



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, NOVEMBER 3, 2021, ~ 5:30 P.M. LAW ENFORCEMENT CENTER – 1601 E. MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member
Polly Rickert, Member

Emily Kirchner, Member
Jill Tabor, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in a regular session on **Wednesday, November 3, 2021, 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 MEETING MINUTES

October 2021 regular meeting minutes

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 remotely:

1. Must be received by 2 p.m. on November 2, 2021.
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 HEARINGS

- A REQUEST Z-2103 – BY ROBERT MOSLEY, APPLICANT, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 5.400 FOR CONDOMINIUM RESIDENTIAL USE ON A C1 ZONED PROPERTY LOCATED AT 803 SOUTH EAGLE STREET.
- B REQUEST Z-2114 – BY WES AND TAMMY PACK TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.510 TO CONSTRUCT A FIRST FLOOR BED AND BREAKFAST UNIT IN THE HISTORIC SHOPPING DISTRICT OVERLY ON PROPERTY LOCATED AT 514 WEST SAN ANTONIO STREET.
- C REQUEST Z-2115 – BY CAROLYN ELLEBRACHT TO CONSIDER A REQUESTED ZONING OF “SINGLE-FAMILY RESIDENTIAL” (R1) FOR APPROXIMATELY 10.839 ACRES OF LAND OUT OF A REMAINING PORTION OF A 258 ACRE TRACT DESCRIBED IN VOLUME 63, PAGE 366, DEED RECORDS, GILLESPIE COUNTY, TEXAS, ALSO BEING SITUATION IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2 GILLESPIE COUNTY, TEXAS LOCATED AT THE SOUTH END OF STONELEDGE DRIVE, EAST OF THE STONERIDGE SUBDIVISION.
- D REQUEST Z-2122 – BY JOHN HEWITT, WITH HEWITT ENGINEERING, TO CONSIDER THE FOLLOWING:
 - 1) A REQUEST FOR A FUTURE LAND USE CHANGE FROM “MEDIUM DENSITY RESIDENTIAL” (MDR) AND “LOW DENSITY RESIDENTIAL (LDR) TO A FUTURE LAND USE OF “HIGH DENSITY RESIDENTIAL” (HDR) FOR APPROXIMATELY 6.9 ACRES OF LAND DESCRIBED AS LOT 1, OF THE VILLAGES OF WINDCREST SUBDIVISION, LOCATED ON THE NORTH SIDE OF WEST WINDCREST DRIVE, APPROXIMATELY 1,300 FEET WEST OF THE POST OAK ROAD AND WEST WINDCREST DRIVE INTERSECTION.
 - 2) A REQUEST FOR A ZONING CHANGE FROM “MEDIUM RESIDENTIAL” (R2) TO “MULTI-FAMILY RESIDENTIAL” (R3) FOR APPROXIMATELY 6.9 ACRES OF LAND DESCRIBED AS LOT 1, OF THE VILLAGES OF WINDCREST SUBDIVISION, LOCATED ON THE NORTH SIDE OF WEST WINDCREST DRIVE, APPROXIMATELY 1,300 FEET WEST OF THE POST OAK ROAD AND WEST WINDCREST DRIVE INTERSECTION.
- E REQUEST Z-2123 – BY WHITNEY KOCH WITH MUSTARD DESIGN TO CONSIDER THE FOLLOWING:
 - 1) A REQUEST FOR A FUTURE LAND USE CHANGE FROM “PARKS OPEN SPACE” (POS) TO A FUTURE LAND USE CLASSIFICATION OF “COMMERCIAL” (C) FOR THE REAR PORTION OF PROPERTY LOCATED AT 305 SOUTH WASHINGTON STREET.

- 2) A REQUEST FOR A ZONING CHANGE FROM “MULTI-FAMILY RESIDENTIAL” (R3) AND “OPEN SPACE” (OS) TO A ZONING CLASSIFICATION OF “COMMERCIAL” (C2) FOR THE REAR PORTION OF PROPERTY LOCATED AT 305 SOUTH WASHINGTON STREET.

6. ACTION ITEMS

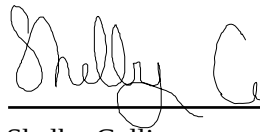
- A DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST Z-2103 (CUP).
- B DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST Z-2114 (CUP).
- C DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST Z-2115 (ZONING).
- D DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST Z-2122 (FUTURE LAND USE).
- E DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST Z-2122 (ZONING).
- F REQUEST SP-2112 BY JOHN HEWITT, WITH HEWITT ENGINEERING, FOR APPROVAL OF A SITE PLAN FOR A PROPOSED MULTI-FAMILY DEVELOPMENT LOCATED ON THE NORTH SIDE OF WEST WINDCREST DRIVE, APPROXIMATELY 1,300 FEET WEST OF THE POST OAK ROAD AND WEST WINDCREST DRIVE INTERSECTION.
- G REQUEST P-2131 BY JOSH LEAMONS, WITH SEARCHERS SURVEYING, FOR APPROVAL OF A REPLAT OF EAGLES COURT SUBDIVISION LOCATED AT 1034 SOUTH EAGLE STREET.
- H REQUEST SP-2119 BY JOHN HEWITT, WITH HEWITT ENGINEERING, FOR APPROVAL OF A CONDOMINIUM DEVELOPMENT LOCATED AT 1034 SOUTH EAGLE STREET.
- I DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST Z-2123 (FUTURE LAND USE).
- J DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST Z-2123 (ZONING).
- K REQUEST SP-2120 BY WHITNEY KOCH, WITH MUSTARD DESIGN, FOR SITE PLAN APPROVAL OF A PROPOSED SHORT-TERM RENTAL FACILITY FOR PROPERTY LOCATED AT 305 SOUTH WASHINGTON STREET.
- L REQUEST SP-2118 BY KEVIN SPRAGGINS, WITH VEI, FOR SITE PLAN APPROVAL OF A SHORT-TERM RENTAL DEVELOPMENT AT 807 POPLAR STREET.
- M REQUEST P-2135 BY JOSHUA NEEDHAM, WITH SECO VENTURES, FOR APPROVAL OF A FINAL PLAT OF THE PROPOSED SECO SUBDIVISION FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

- N REQUEST SP-2124 BY JOSHUA NEEDHAM, WITH SECO VENTURES, FOR SITE PLAN APPROVAL OF PHASE 1 OF THE PROPOSED SECO MIXED USE DEVELOPMENT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.
- O REQUEST P-2138 BY DALE SULTEMEIER, WITH SULTEMEIER SURVEYING, FOR APPROVAL OF A PRELIMINARY PLAT OF THE PROPOSED HUNTER'S MOON SUBDIVISION AT 778 RANCH ROAD 1631 LOCATED IN THE ETJ.
- P REQUEST SP-2126 – BY STUART BARRON, OWNER, FOR SITE PLAN APPROVAL OF A COMMERCIAL DEVELOPMENT FOR APPROXIMATELY 0.647 ACRES OF LAND LOCATED ON THE NORTH SIDE OF FRIENDSHIP LANE, APPROXIMATELY 700 FEET EAST OF THE INTERSECTION OF FRIENDSHIP LANE AND SOUTH WASHINGTON STREET.

7. DISCUSSION ITEMS

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on October 29, 2021, on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelby Collier,
Associate Planner

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

**PLANNING & ZONING COMMISSION
OCTOBER 6, 2021
5:30 P.M.**

On this the 6th day of OCTOBER 2021 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
JIM JARREAU
JEFF LAWRENCE
POLLY RICKERT
EMILY KIRCHNER
JILL TABOR
TIM DOOLEY

ABSENT:

DARYL WHITWORTH
STEVE THOMAS

ALSO, PRESENT:

JASON LUTZ – Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Associate Planner

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

PUBLIC COMMENTS

Leslie Spraggins, City Resident and STR Alliance Member, spoke regarding difficulties for current buyers for Short-Term Rentals.

Randy Brilley, City Resident and STR Alliance Member, spoke regarding taxing for Short-Term Rentals.

Belinda McDonnell, City Resident and STR Alliance Member, spoke regarding software and enforcement for Short-Term Rentals.

Tami Smith, City Resident and STR Alliance Member, spoke regarding evolution of Short-Term Rentals Ordinance discussions and her desire to allow one and two-bedroom units by right in the proposed amendments.

Ed Cowsar will speak when the proposals to the Tent Ordinance are considered.

MINUTES

Janice Menking corrected the spelling of Pedragon

Jim Jarreau moved to approve the corrected minutes of the October 2021 meeting and Polly Rickert seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Request Z-2116 – by Stuart Barron, Owner, To Consider a Requested Zoning Change from C1, Neighborhood Commercial, To C1.5, Medium Commercial for Approximately 0.647 Acres of Land Located on the North Side of Friendship Lane, Approximately 700 Feet West of the Intersection of Friendship Lane and South Washington Street.

Jim Jarreau made a motion to open the Public Hearing. Seconded by Tim Dooley. All voted in favor and the motion carried.

Jeff Lawrence recused himself and left the table.

Stuart Barron presented the application, stating it was his intent to request a zoning of C1.5, Medium Commercial on his property as it allows for more marketing options to attract a tenant. He went on to say he would like to obtain a Conditional Use Permit (CUP) to have 2 drive-throughs on site.

Tim Dooley made a motion to close the Public Hearing. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Recommendation:

Jason Lutz, Director of Development Services, stated Staff recommends approval of the requested zoning change due to the following factors:

The additional single-family residential (Friendship Oaks) and multi-family residential developments (Friendship Oaks & SECO) require additional land uses, than what is allowed under C1, to better serve this area of the community to help reduce the number of trips residents would need to take across town for goods and services.

The request is in line with the City's adopted Comprehensive Plan and the Future Land Use plan calls out this area as a Commercial Center and calls for "community and regional serving shopping centers and malls" which are not allowed in the C1 zoning district.

Tim Dooley asked if this request would be Spot Zoning. Daniel Jones, City Attorney, addressed this concern.

Jim Jarreau made a Motion to Recommend Approval of Application Z-2116A Per Staff Recommendation. Seconded by Jill Tabor. All voted in favor and the motion carried.

Request Z-2116 - by Stuart Barron, Owner, To Consider a Conditional Use Permit Per Section 3.205 to Allow a "Drive Through or Drive-In Facilities" For Approximately 0.647 Acres of Land Located on the North Side of Friendship Lane, Approximately 700 Feet West of the Intersection of Friendship Lane and South Washington Street.

Tim Dooley made a motion to open the Public Hearing. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Jeff Lawrence remained recused.

Stuart Barron, applicant, had nothing to add to his request.

Jim Jarreau made a motion to close the Public Hearing. Seconded by Tim Dooley. All voted in favor and the motion carried.

Recommendation:

Jason Lutz, Director of Development Services, stated Staff recommends approval of the requested CUP due to the following factors and with the following conditions.

1. Factors:
 - a. The additional single-family residential (Friendship Oaks) and multi-family residential developments (Friendship Oaks & SECO) require additional land uses, to better serve this area of the community.
 - b. The request is in line with the City's adopted Comprehensive Plan.
2. Conditions:
 - a. That only one of the two requested drive through facilities be approved.
 - b. That the applicant resubmits the site plan, which meets all city regulations, for P&Z approval at a future meeting.
 - c. Addition of Loading Area

He went on to say he has concerns regarding the pervious concrete proposed onsite.

Jim Jarreau voiced his concerns regarding approving a CUP without knowing the tenant.

Judy Vordenbaum spoke regarding the pervious concrete, which is currently in use on one of her other properties and works well to protect the trees.

Polly Rickert made a Motion to Recommend Approval of Application Z-2116B for 1 drive-thru and the Site Plan returns for approval from Planning and Zoning Commission. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Request Z-2117 – by John Needham of Seco Enterprises LLC, to Consider an Amendment to the PUD, Planned Unit Development Zoning to Allow Building Heights to Exceed the Maximum Height of 38 Feet for Approximately 32.53 Acres of Land Located at the Southwest Intersection of Friendship Lane and South Eagle Street.

Tim Dooley made a motion to open the Public Hearing. Seconded by Jim Jarreau. All voted in favor and the motion carried.

John Needham presented the application.

Tim Dooley made a motion to close the Public Hearing. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Recommendation:

Jason Lutz, Director of Development Services, stated Staff recommends approval of the requested amendment to height due to the following factors:

1. Staff has consistently applied the “Height Definition” when determining max height, and under this definition the proposed hip roof design would meet the City’s Code.
2. The proposed hip roof is more of a residential design given the development patterns in the area and creates more of a residential atmosphere than a commercial design.

Staff received 3 letters in protest and 1 in favor.

Jim Jarreau made a Motion to Recommend Approval of Application Z-2117 Per Staff Recommendation and directs Staff to address the Zoning discrepancies. Seconded by Tim Dooley. All voted in favor and the motion carried.

Request Z-2119 – to Consider Proposed Amendments to Section 8.100 – Temporary Use Types, to Add a Definition for “Event Center”, to Allow Temporary Structures (Tents) for “Event Centers” and Establish Regulations Regarding the Proposed Use.

Tim Dooley made a motion to open the Public Hearing. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Ed Cowsar spoke regarding the proposed amendments to Section 8.100. He provided a handout and additional language. He stated overall he agreed with the proposed changes.

Tim Dooley made a motion to close the Public Hearing. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Polly Rickert stated she would like to see the proposed language prior to recommending approval.

Polly Rickert made a Motion to Recommend Denial of Application Z-2119. Seconded by Jeff Lawrence. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Jill Tabor. All voted in favor and the meeting was adjourned at 7:10 p.m.

PASSED AND APPROVED this 4th day of November 2021.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: November 3, 2021

TO: P&Z Commissioners

FROM: Jason Lutz

SUBJECT: Z-2103 – PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY ROBERT MOSLEY TO CONSIDER A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT A CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED AT 803 SOUTH EAGLE STREET.

Summary:

The applicant is requesting a conditional use permit for the property at 803 South Eagle Street to construct a construct a condominium development, consisting of 8 units.

Background:

The site is in the C1 zoning district and is currently vacant property. The applicant is looking to construct, 4 attached structures consisting of 8 residential condominiums.

Zoned:	C1 – Neighborhood Commercial
Lot Size:	30,209.6 sq. ft. (after R.O.W. dedication) – 7,500 sq. ft. required • This is an existing non-conforming lot and may be developed given its current size
Setbacks:	25' front yard, 25' street side yard, 5' interior side yard, 10' rear yard
Density:	1 unit per 2,400 sq. ft. required (19,200 sq. ft. required)
Impervious Cover:	70% allowed (62% proposed)
Building Height:	3 stories & 38' allowed (1 story, 18' proposed)
Parking:	2 space per unit (16 spaces required) (16 spaces provided)
Adjacent Land Uses:	Mixed use development to the west, single-family to the east, single-family to the south, and a Church/Day Care to the north.

Adjacent Zoning: PUD to the west, C1 to the east, R2 to the South, and R1 to the north.

Analysis:

C1 allows single-family residential and multi-family by right but requires a CUP for condominiums. Given the new developments in the area, staff does see the need for additional commercial in the area, and this development would not provide a commercial land use. However, the single-family attached product proposed is a much-needed residential type within the City, but given the current regulations regarding STRs, this product could end up being all STRs. Mr. Mosley has constructed another similar project and all those units are now STRs. Given the need for additional housing within the city staff supports this type of product but has concerns that this **will not** become long-term housing. Given the CUP process and need for long-term housing within the City staff recommends that the approval of the condominium be conditioned on the prohibition of STRs within the development.

Staff also has parking concerns regarding the 16 spaces, whether long-term or short-term tenants, there is no guest parking within the development. Staff does see areas where additional parking spaces could be provided (an additional 6 spaces) in front of units 302 & 201.

Given the location of the property to other sidewalks planned in the area, staff also has concerns about this project not providing sidewalks to connect to the other developments, especially the mixed-use PUD to the west.

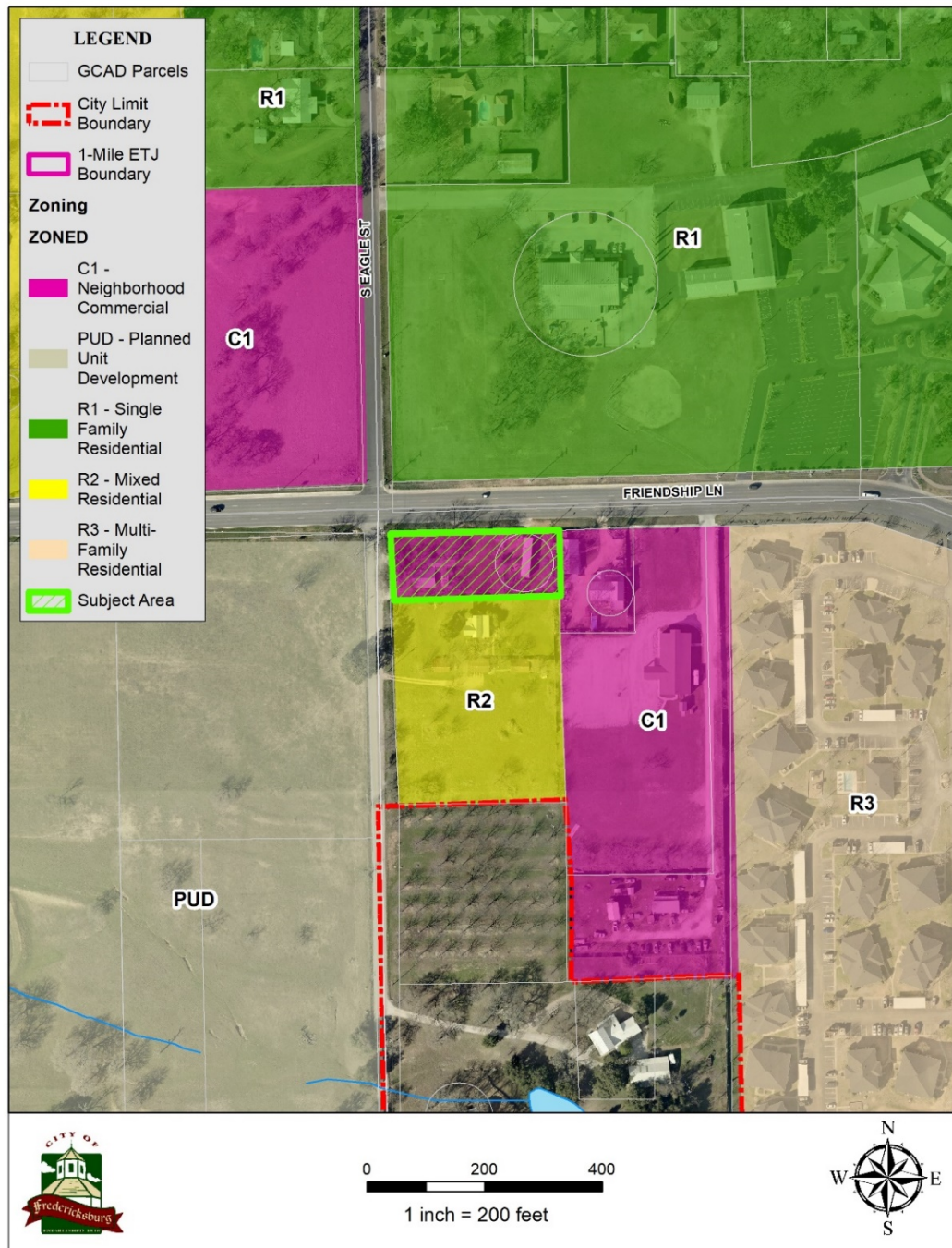
The applicant does need to address some minor comments regarding the site plan and staff will outline those in the recommendation below.

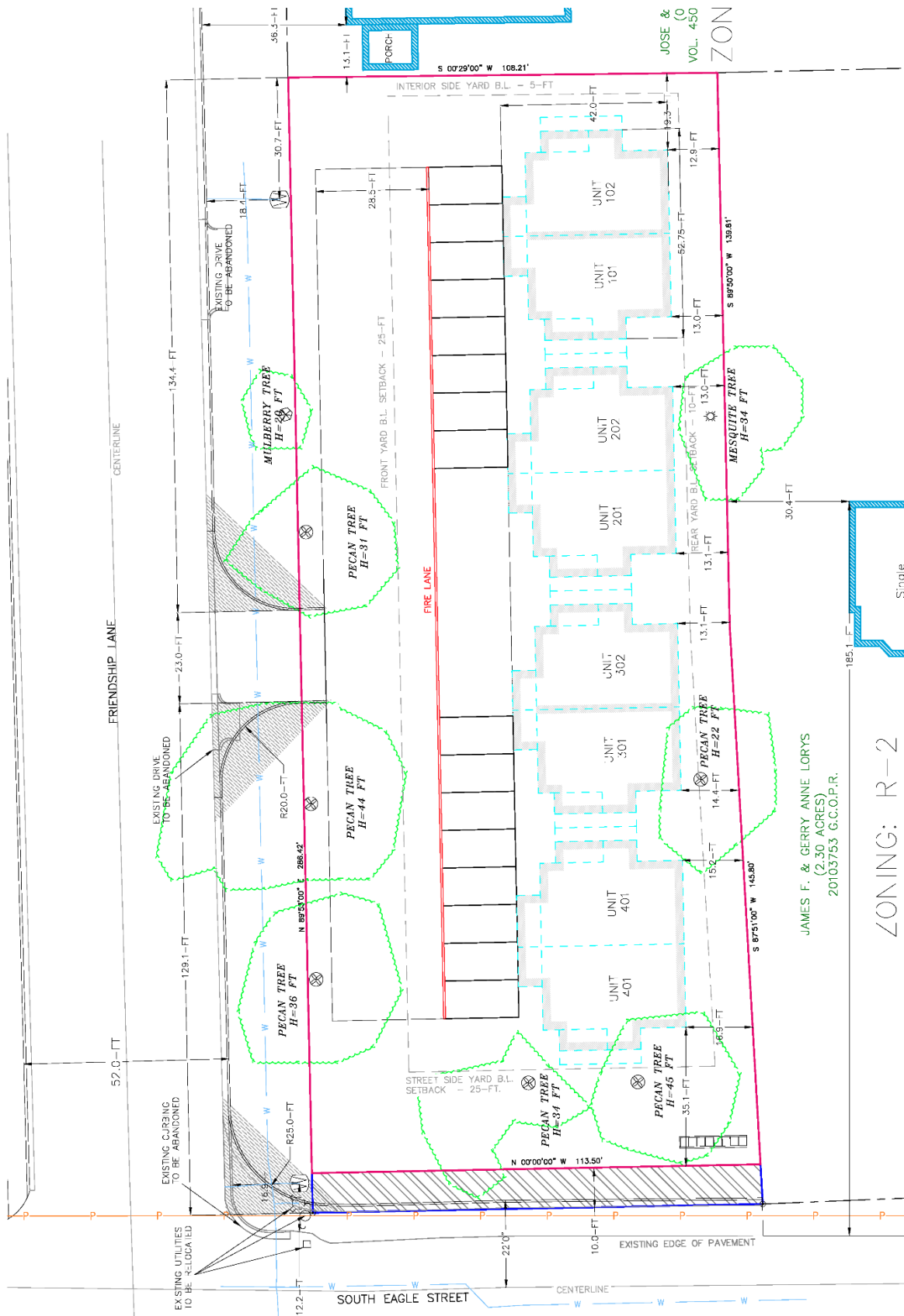
Recommendation:

1. ***CUP Recommendation:*** Based on the property's location, and the need for this type of residential product, staff recommends approval of the requested CUP with the following conditions.
 - a. Provide additional guest parking
 - b. Provide sidewalks along Friendship Lane
 - c. Re-address the property to Friendship Lane
 - d. Prohibit STRs within the condominium development
 2. ***Site Plan Recommendation:*** staff recommends approval of the proposed site plan with the following conditions.
 - a. Enlarge the entrance to a minimum of 24'
 - b. Stripe both sides at the fire lane (end of parking spaces to the curb line of the parking area).
 - c. Move the dumpster location out of the setbacks and show the screening walls
 - d. Remove the existing driveway on Friendship Lane and re-curb that area
 - e. Provide sidewalks along Friendship Lane
 - f. Approval of Civil Construction Plans
-

Attachments:

Zoning/Location map & Proposed Site Plan







PLANNING & ZONING COMMISSION MEMO

DATE: November 3, 2021

TO: P&Z Commissioners

FROM: Jason Lutz

SUBJECT: Z-2121 – Public Hearing, Consideration, and Recommendation regarding a request by Wes and Tammy Pack to consider a Conditional Use Permit (CUP) per section 3.510 to construct a first-floor bed and breakfast unit in the Historic Shopping Overlay District on property located at 514 W. San Antonio St.

Summary:

The applicant is requesting a conditional use permit for the property at 514 W. San Antonio St. to construct a first-floor bed and breakfast unit (3 additional).

Background / Analysis:

The applicant requested a CUP for a bed and breakfast in August of 2021. This request was recommended approval to City Council with conditions regarding occupancy limits and screening requirements. The request was denied by City Council due to parking and density concerns.

The site is in the R2 zoning district and is currently a 2-unit short-term rental structure. The applicant is looking to construct 3 additional (STRs) to include private spa areas. The Historic Review Board had several concerns regarding the location of the spa areas and parking configuration but ultimately approved the Certificate of Appropriateness based on the renderings and HRB guidelines (not zoning guidelines).

The applicant has redesigned the site layout and increased the available parking to 7 spaces + 1 ADA space.

Zoned: R2 – Mixed Residential
Lot Size: 17,424 s.f. (0.40 acres)

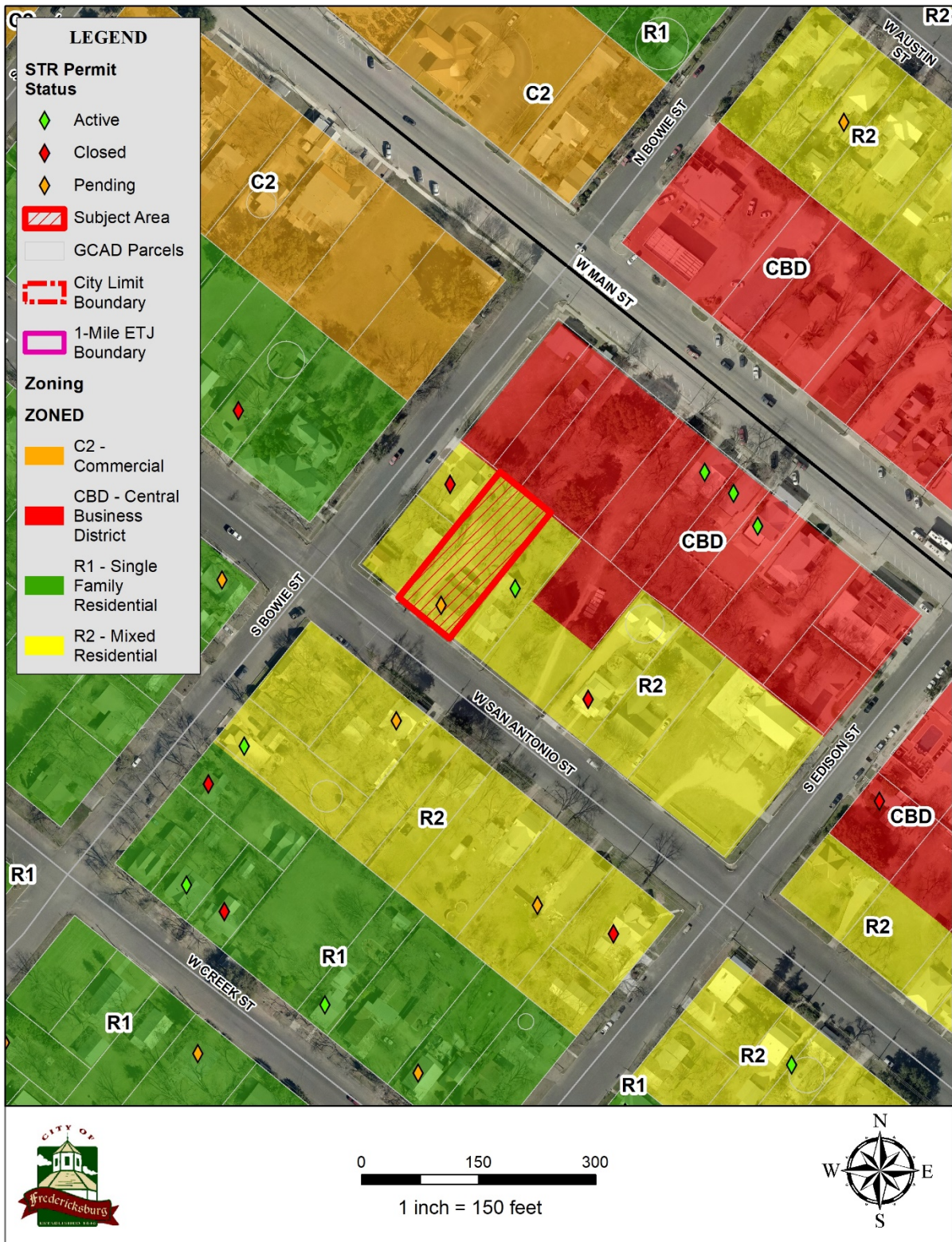
Setbacks:	15' front yard (7.5' existing), 5' side yard (5' on west, 13' on east provided), 10' rear yard (30' provided)
Density:	16,000 s.f. required (17,424 s.f. provided)
Impervious Cover:	65% allowed (53% proposed)
Building Height:	2 stories & 28' allowed (1 story proposed)
Parking:	1 space per STR unit (5 spaces required) (8 spaces provided)
Adjacent Land Uses:	Single-family residential to the west and east, commercial to the north, mix of STRs and single-family residential to the general area.

Recommendation:

Based on the property's location, adjacent to commercial zoning, staff recommends approval of the requested CUP.

Attachments:

Zoning/Location map & Proposed Site Plan





CITY COUNCIL MEMO

DATE: November 3, 2021

TO: P&Z Commissioners

FROM: Jason Lutz

SUBJECT: Z-2115 – PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY CAROLYN ELLEBRACHT TO CONSIDER A REQUESTED ZONING OF “SINGLE-FAMILY RESIDENTIAL” (R1) FOR APPROXIMATELY 10.839 ACRES OF LAND OUT OF A REMAINING PORTION OF A 258 ACRE TRACT DESCRIBED IN VOLUME 63, PAGE 366, DEED RECORDS, GILLESPIE COUNTY, TEXAS, ALSO BEING SITUATION IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2 GILLESPIE COUNTY, TEXAS LOCATED AT THE SOUTH END OF STONELEDGE DRIVE, EAST OF THE STONERIDGE SUBDIVISION.

Summary:

The property owner has requested voluntary annexation of approximately 10.839 acres of land to construct a single-family subdivision. The proposed annexation area is for the development of Stone Ridge Unit 11. The requested zoning of the property is R1.

The property is located at the south end of Stoneledge Street, east of the Stoneridge Subdivision. The developer would be required to extend utilities to serve their property and then be required to extend utilities to adjacent landowners as part of the platting/subdivision process.

There are currently 372 lots within Stone Ridge subdivision, and the proposed phase will add an additional 24 lots bring the total to 396 lots.

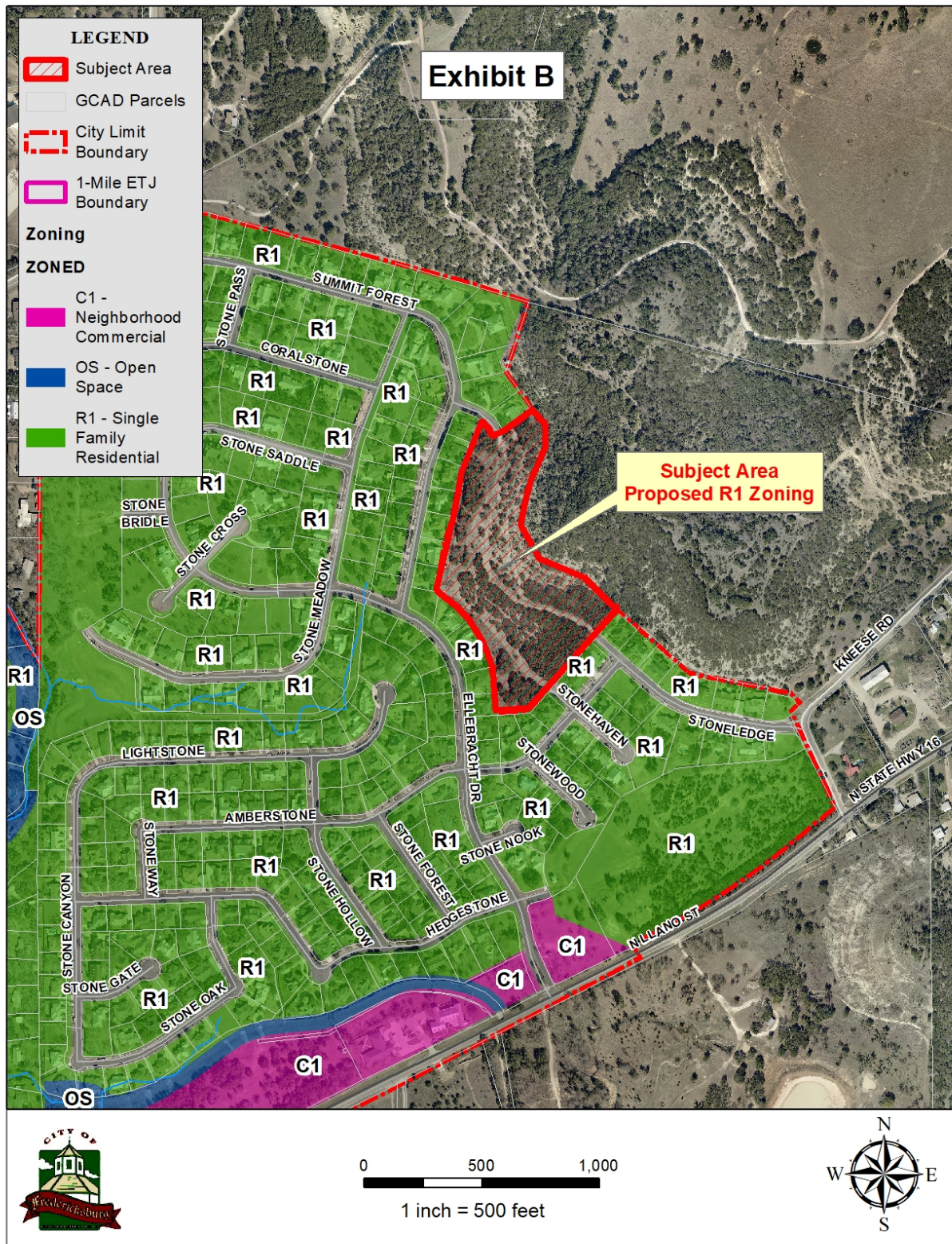
Council approved an annexation agreement on September 20, 2021.

The City’s Future Land Use plan calls this area out as Rural Residential, which is a low-density residential category and the requested R1 zoning would be compatible with the future land use plan and the existing zoning in the area.

Recommendation:

Staff recommends approval of the requested R1 zoning.

Attachments: Draft Annexation Agreement and Exhibits & Location/Zoning Map





PLANNING & ZONING COMMISSION MEMO

DATE: November 3, 2021

TO: P&Z Commissioners

FROM: Jason Lutz

SUBJECT: Z-2122 – PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY JOHN HEWITT, WITH HEWITT ENGINEERING, TO CONSIDER THE FOLLOWING:

- 1) A REQUEST FOR A FUTURE LAND USE CHANGE FROM “MEDIUM DENSITY RESIDENTIAL” (MDR) AND “LOW DENSITY RESIDENTIAL (LDR) TO A FUTURE LAND USE OF “HIGH DENSITY RESIDENTIAL” (HDR) FOR APPROXIMATELY 6.9 ACRES OF LAND DESCRIBED AS LOT 1, OF THE VILLAGES OF WINDCREST SUBDIVISION, LOCATED ON THE NORTH SIDE OF WEST WINDCREST DRIVE, APPROXIMATELY 1,300 FEET WEST OF THE POST OAK ROAD AND WEST WINDCREST DRIVE INTERSECTION.
 - 2) A REQUEST FOR A ZONING CHANGE FROM “MEDIUM RESIDENTIAL” (R2) TO “MULTI-FAMILY RESIDENTIAL” (R3) FOR APPROXIMATELY 6.9 ACRES OF LAND DESCRIBED AS LOT 1, OF THE VILLAGES OF WINDCREST SUBDIVISION, LOCATED ON THE NORTH SIDE OF WEST WINDCREST DRIVE, APPROXIMATELY 1,300 FEET WEST OF THE POST OAK ROAD AND WEST WINDCREST DRIVE INTERSECTION.
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Summary:

The applicant is requesting a future land use change and zoning change to construct a multi-family project.

Background / Analysis:

The site is in the R2 zoning district and is currently vacant property. The applicant is looking to construct 96 units in multiple structures. 4 buildings will be 2-story and contain 48 two-bedroom units, while another 3-story building will contain 48 1-bedroom units.

Future Land Uses: The property consists of 2 Future Land Use Categories (Medium Density Residential and Low Density Residential). The property is bounded by High Density Residential to the north, commercial to the east, and Low Density to the South.

Existing Land Uses: The property is adjacent to vacant property to the north and west, single-family residential to the south, and an Assisted Living Facility to the east/south.

Existing Zoning: The property is adjacent to R3 zoning to the north, R1 to the south, R1 to the west, and R2 to the east/south.

Proposed Site Plan:

Proposed Zoning:	R3 – Multi-family Residential
Lot Size:	6.9 acres (7,500 sq. ft. required)
Setbacks:	25' front yard, 15' street side yard, 5' interior side yard, 10' rear yard
Density:	1-bed units (2,000 sq. ft. per unit required) 2-bed units (2,400 sq. ft. per unit required) Total land required – 211,000 sq. ft. (300,564 sq. ft. provided)
Impervious Cover:	65% allowed (59% proposed)
Building Coverage:	55% allowed (21% proposed)
Building Height:	3 stories & 38' allowed (2 and 3 story, 42' to highest point of roof proposed)
Parking:	1.5 spaces per 1-bedroom unit 2 spaces per 2-bedroom unit 168 spaces required (181 spaces provided)

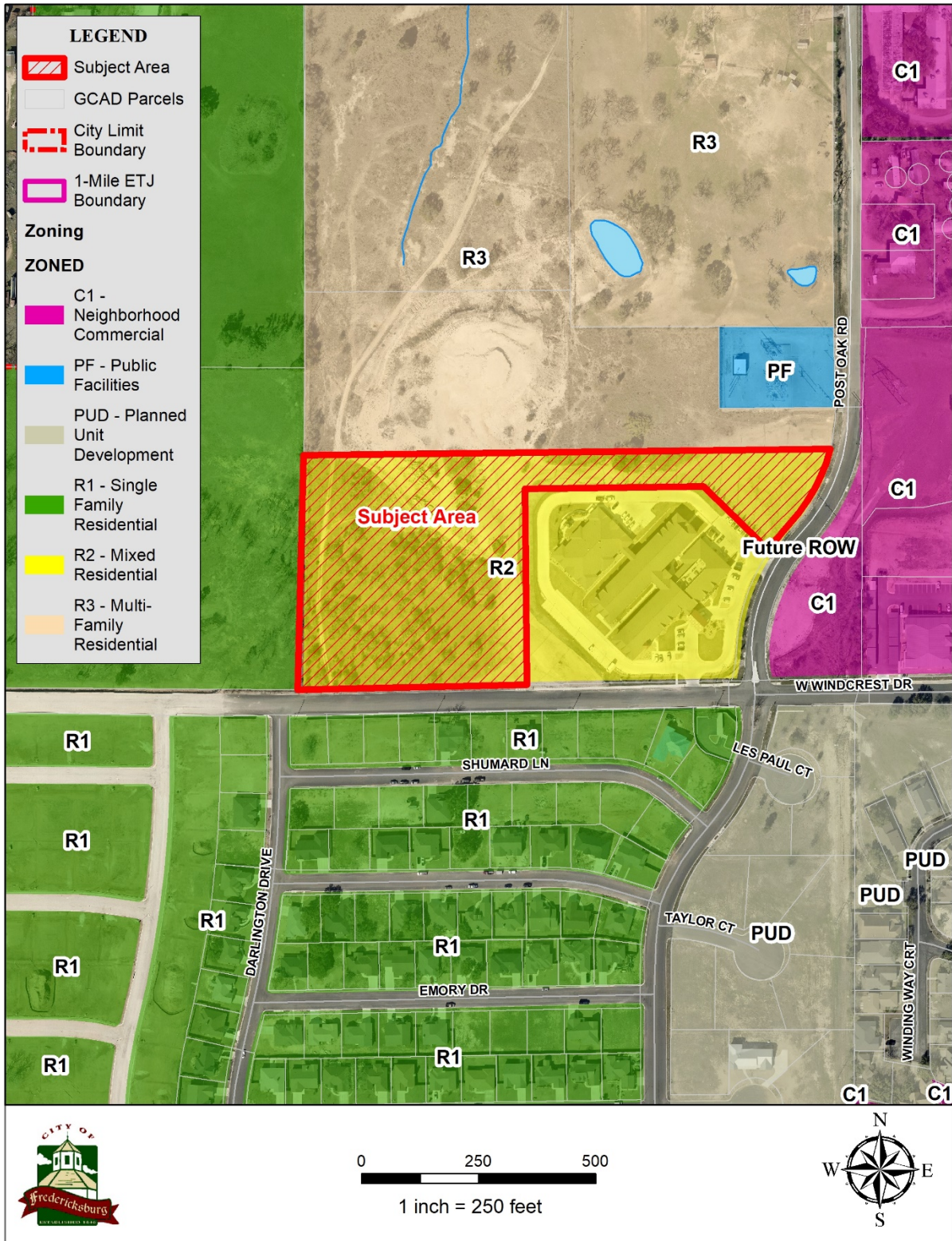
Recommendations:

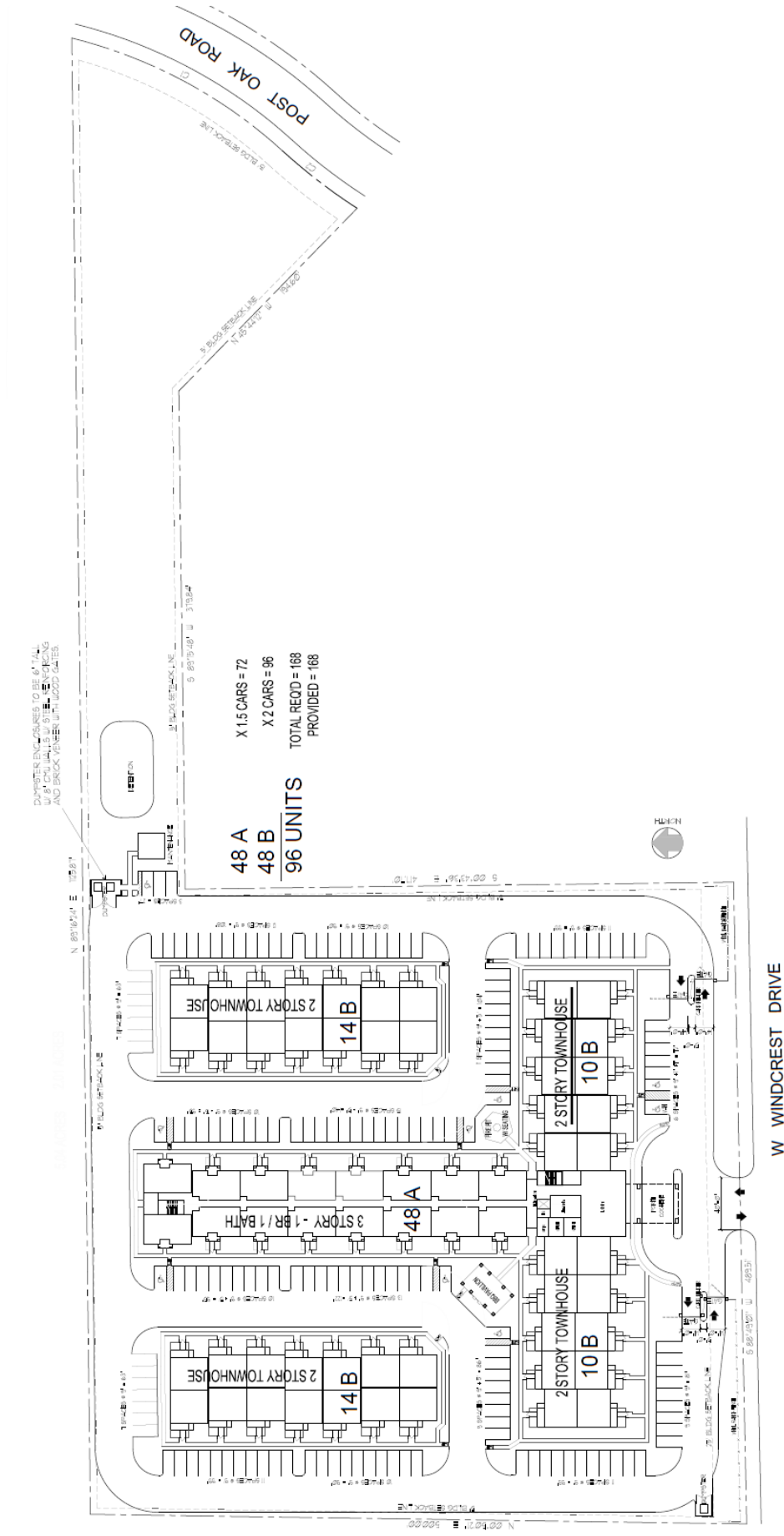
1. **Future Land Use Recommendation:** Based on the property's location, adjacent to other High Density Residential, staff recommends approval of **Z-2122** for the requested land use changes.
 2. **Zoning Recommendation:** Based on the property's location, adjacent to other Multi-family Residential zoning, staff recommends approval of **Z-2122** for the requested zoning change.
 3. **Site Plan Recommendation:** staff recommends approval of **SP-2112** for the proposed site plan with the following conditions.
 - a. Provide sidewalks along the lot frontages to connect to existing sidewalks in the area.
 - b. Provide a landscaping plan with the building permit application.
 - c. Parkland Dedication Fees shall be paid as part of the building permit application.
 - i. \$500 x 96 units = \$48,000
 - d. Approval of Civil Construction Plans
 - e. Update building elevations to show the midpoint of the hipped roof to verify height.
-

Attachments:

Future Land Use Map, Zoning/Location map, and Proposed Site Plan









PLANNING & ZONING COMMISSION MEMO

DATE: November 3, 2021

TO: P&Z Commissioners

FROM: Jason Lutz

SUBJECT: Z-2122 – PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY WHITNEY KOCH WITH MUSTARD DESIGN TO CONSIDER THE FOLLOWING:

- 1) A REQUEST FOR A FUTURE LAND USE CHANGE FROM “PARKS OPEN SPACE” (POS) TO A FUTURE LAND USE CLASSIFICATION OF “COMMERCIAL” (C) FOR THE REAR PORTION OF PROPERTY LOCATED AT 305 SOUTH WASHINGTON STREET.
 - 2) A REQUEST FOR A ZONING CHANGE FROM “MULTI-FAMILY RESIDENTIAL” (R3) AND “OPEN SPACE” (OS) TO A ZONING CLASSIFICATION OF “COMMERCIAL” (C2) FOR THE REAR PORTION OF PROPERTY LOCATED AT 305 SOUTH WASHINGTON STREET.
-

Summary:

The applicant is requesting a future land use change and zoning change to construct a short-term rental facility, with an office.

Background / Analysis:

The site is in the C2 and R3 zoning district and has an existing structure on the front lot and vacant land on the rear tract. The applicant is looking to construct 6 short-term rental units and maintain the existing structure as the office/retail uses.

Future Land Uses: The property consists of 2 Future Land Use Categories (Commercial and Parks & Open Space). The property is bounded by Commercial to the north, Commercial to the east, Commercial to the south, and Parks & Open Space to the east.

Existing Land Uses: The property is adjacent to vacant property to a creek to the east, a short-term rental facility to the north, retail to the south, and retail/restaurant to the west (across S. Washington St.).

Existing Zoning: The property is adjacent to C2 zoning to the north, C2 and R3 to the south, C2 to the west, and Open Space (OS) to the east.

Proposed Site Plan:

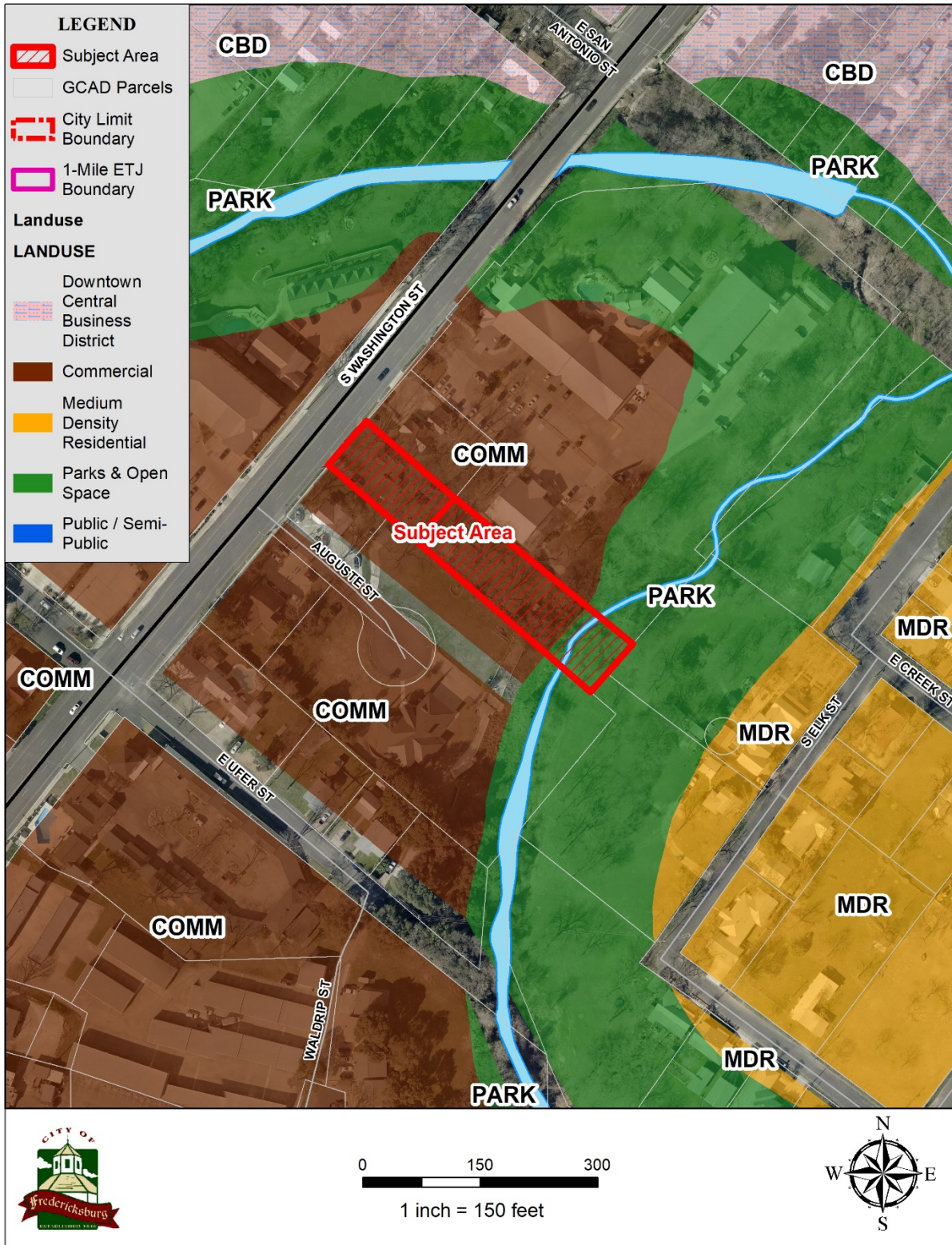
Proposed Zoning:	C2 – Commercial
Lot Size:	34,466 sq. ft. (5,000 sq. ft. required)
Setbacks:	Required - 15' front yard, 15' street side yard, 0' interior side yard, 0' rear yard Provided - 40' front yard, n/a street side yard, 5' interior side yard, 63' rear yard
Impervious Cover:	80% allowed (59% proposed)
Building Coverage:	75% allowed (21% proposed)
Building Height:	3 stories & 38' allowed (1 story proposed)
Parking:	1 space per 1- STR unit 1 space per 400 sq. ft. of office/retail 10 spaces required (15 spaces provided)

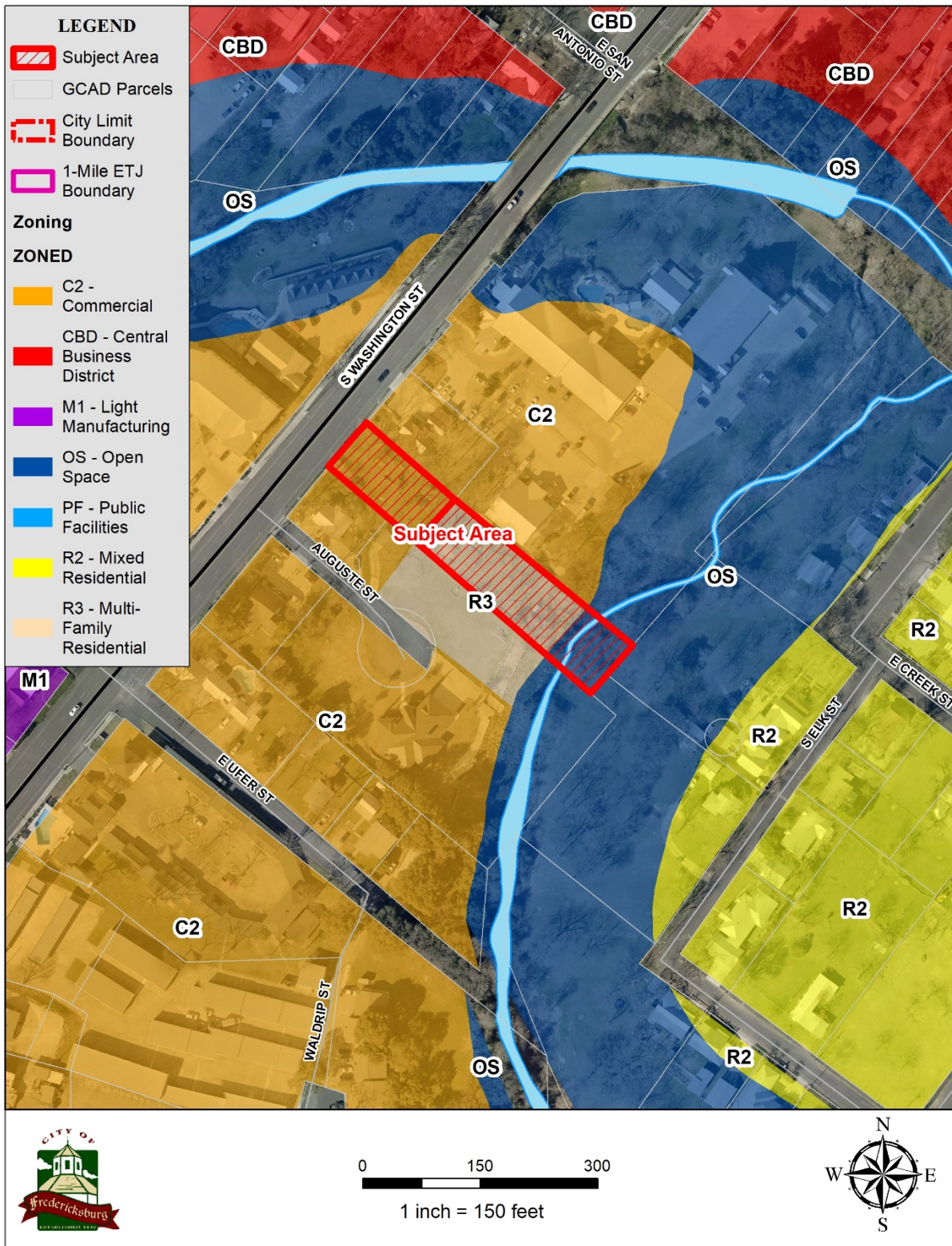
Recommendations:

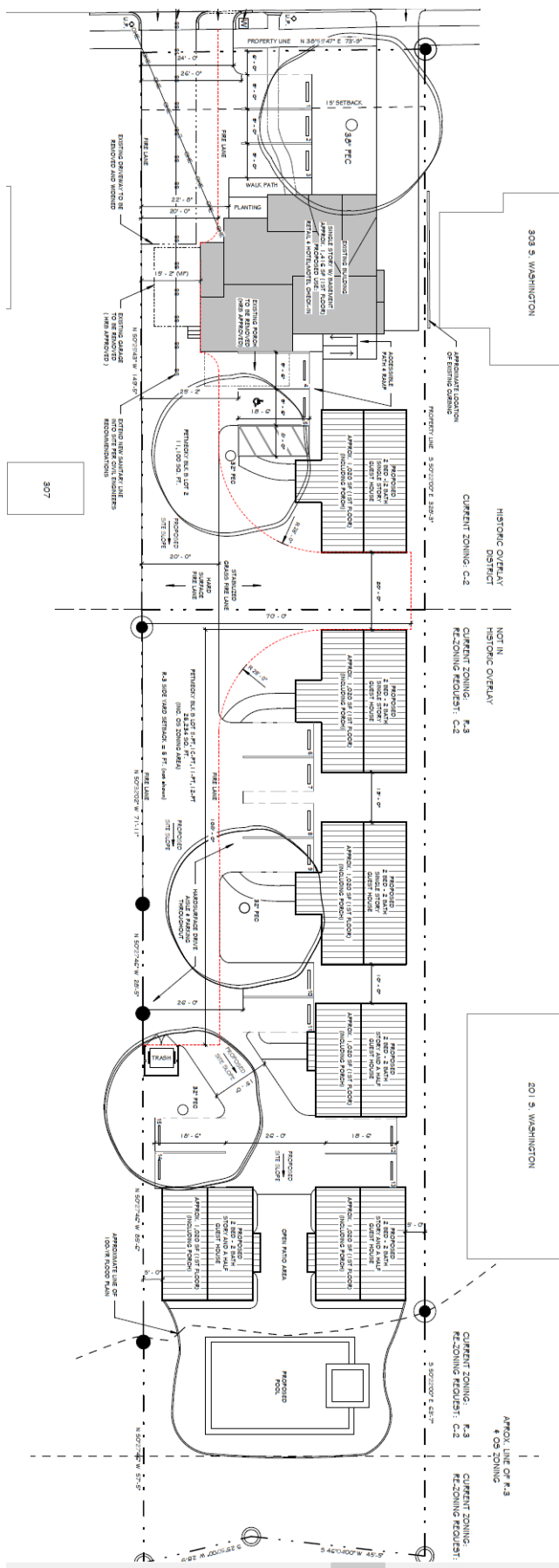
1. **Future Land Use Recommendation:** Based on the property's location, adjacent to other Commercial, staff recommends approval of **Z-2123** for the requested land use changes.
2. **Zoning Recommendation:** Based on the property's location, adjacent to other Commercial zoning, staff recommends approval of **Z-2123** for the requested zoning change.
3. **Site Plan Recommendation:** staff recommends approval of **SP-2120** for the proposed site plan with the following conditions.
 - a. Provide TxDOT approval to keep the existing driveway or remove the existing driveway.
 - b. A floodplain development permit will need to be reviewed/approved prior to issuance of a building permit.
 - c. Approval of Civil Construction Plans
 - d. A replat must be submitted/approved prior to issuance of a building permit.

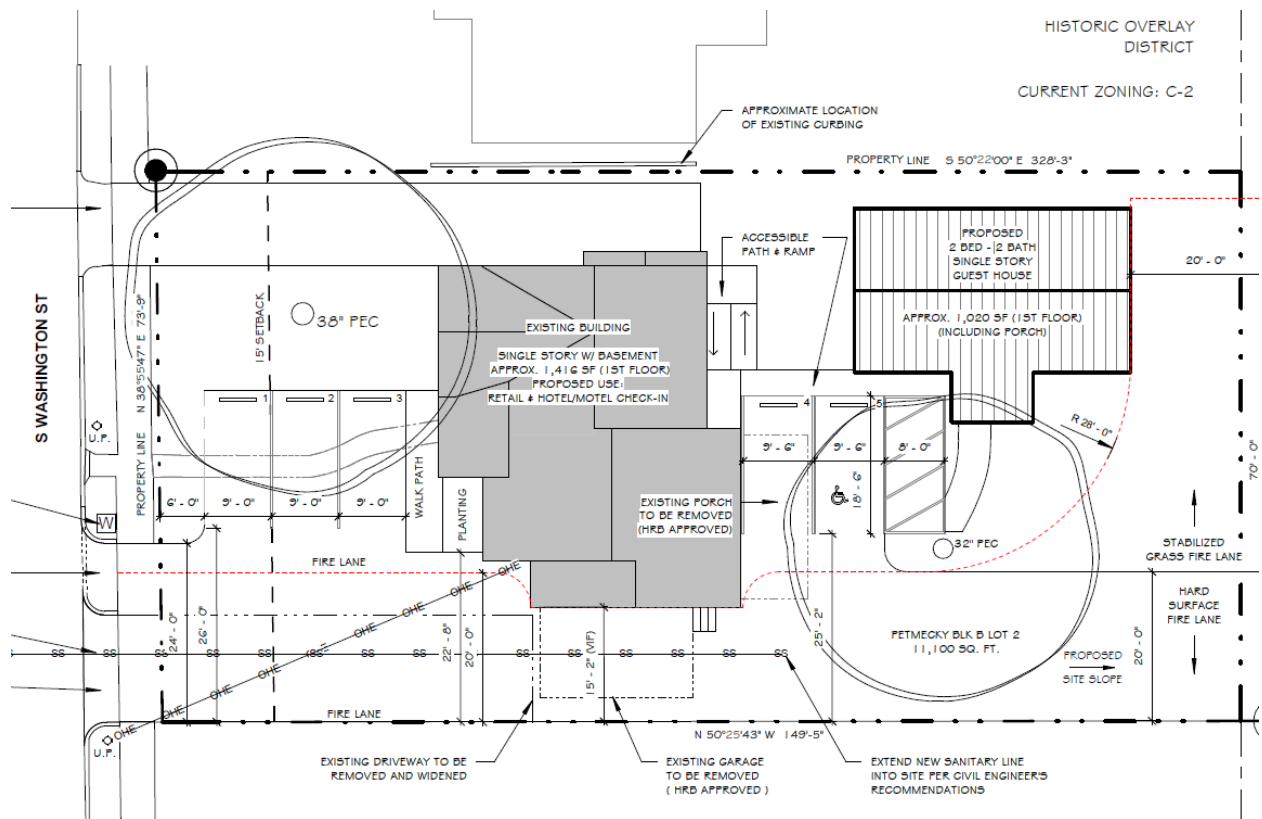
Attachments:

Future Land Use Map, Zoning/Location map, and Proposed Site Plan







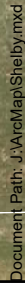


**PRELIMINARY PLAT
BACKGROUND INFORMATION
November 3, 2021**

File Number:	P-2131
Subdivision Name:	Eagles Court – Preliminary Plat.
Location:	1034 South Eagle Street
Zoning:	R2, Mixed Residential
Tract Size:	Approximately 5.12 acres
Number/Size of Lots:	4 lots
Roadways:	All lots will have access to South Eagle Street
Right-of-way:	N/A
Utilities:	Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense to serve the property.
Easements:	Standard easements to include drainage easements across lots, access easements for drive isles for access between lots, and utility easements for private infrastructure.
Easements Abandoned:	NA
Stormwater Detention:	Detention will be addressed as part of the Construction Plans.
Drainage:	See above.
Park Dedication:	The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development. Parkland fees shall be paid prior to recordation of each phase of the project.
Construction Plans:	Construction Plans will be required as part of the Final Plat. All development will be subject to approval of the Construction Plans.
Screening Plan:	None required
P&Z Action:	Final approval
Staff Recommendation:	Staff recommends approval of the proposed preliminary plat conditioned upon all addressing all of Staff's Comments.

Zoned	Category
	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
	PF - Public Facilities
	PUD - Planned Unit Development
	R1 - Single Family Residential
	R1A - Single Family Residential - Small Lots
	R2 - Mixed Residential
	R3 - Multi-Family Residential
	R4 - Manufactured Home Residential
	R5 - Patio Home Residential

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	
PF - Public Facilities	
PUD - Planned Unit Development	
R1 - Single Family Residential	
R1A - Single Family Residential	
R2 - Mixed Residential	
R3 - Multi-Family Residential	
R4 - Manufactured Home Residential	
R5 - Patio Home Residential	





PLANNING & ZONING COMMISSION MEMO

DATE: November 3, 2021
TO: Planning and Zoning Commission
FROM: Shelby Collier
SUBJECT: SP-2119 Consider a Site Plan for a Condominium Project located at 1034 South Eagle Street.

Summary: A Site Plan has been submitted to develop the property at 1034 South Eagle Street as a Condominium complex. The proposed complex will be developed on 3 lots with eight (8) buildings to include sixteen (16) one-bedroom and eight (8) two-bedroom multi-family type units. The buildings will be single story and be equipped with a fire sprinkler.

The Site Plan has been reviewed and meets all city code regarding land use and development regulations, however, Staff has concerns regarding parking. This development requires a total of Forty (40) spaces, which have been provided but do not include any guest or visitor parking. Staff would like to encourage additional parking to accommodate this overflow, in addition, due to its proximity to Friendship Lane and other approved developments such as Seco, Staff would like to encourage the Developer to install Sidewalks to add to the pedestrian experience. While these recommendations are not required, Staff feels that they would add greatly to the function of the project.

Recommendation: Based on conformance with the zoning code, staff recommends approval of the proposed site plan with the following conditions:

1. Landscape plan be provided and approved prior to the commencement of construction.
2. Approved Civil Construction Plans.

Attachments:

General Site Plan and Location Map.

Zone	Count (approximate)
C1 - Neighborhood Commercial	10
C1.5 - Medium Commercial	10
C2 - Commercial	10
CBD - Central Business District	10
M1 - Light Manufacturing	10
M2 - Medium Manufacturing	10
M3 - Industrial Park	10
OS - Open Space	10
PF - Public Facilities	10
PUD - Planned Unit Development	10
R1 - Single Family Residential	100
R1A - Single Family Residential - Small Lots	80
R2 - Mixed Residential	40
R3 - Multi-Family Residential	20
R4 - Manufactured Home Residential	10
R5 - Patio Home Residential	10

Point Table		
Point #	Northing	Easting
1	10059382.03	2762349.73
2	10059369.82	2762334.48
3	10059369.13	2762296.85
4	10059372.07	2762293.79
5	10059389.07	2762293.48
6	10059386.35	2762146.50
7	10059369.35	2762146.82
8	10059366.29	2762143.67
9	10059391.78	2762117.20
10	10059404.80	2762116.94
11	10059404.31	2762090.95
12	10059362.09	2762091.78
13	10059358.96	2762088.79
14	10059358.75	2762074.39
15	10059345.45	2762074.65

Point Table		
Point #	Northing	Easting
16	10059345.73	2762089.10
17	10059342.79	2762092.16
18	10059285.35	2762093.28
19	10059285.83	2762119.28
20	10059313.79	2762118.73
21	10059340.30	2762144.24
22	10059340.52	2762156.05
23	10059343.20	2762301.15
24	10059343.82	2762334.56
25	10059331.97	2762350.30
26	10059232.04	2762351.61
27	10059219.83	2762336.36
28	10059219.73	2762330.86
29	10059208.50	2762299.54
30	10059203.17	2762287.26

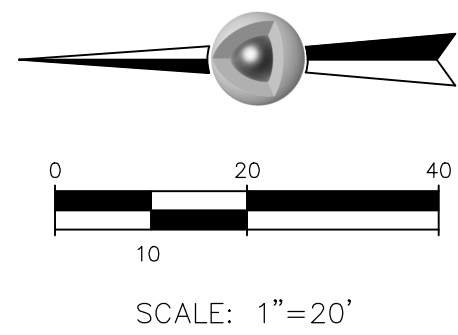
Point Table		
Point #	Northing	Easting
31	10059206.08	2762283.82
32	10059222.89	2762283.48
33	10059220.67	2762163.50
34	10059204.26	2762163.81
35	10059201.28	2762160.15
36	10059205.86	2762150.11
37	10059215.67	2762123.30
38	10059218.61	2762120.52
39	10059220.87	2762120.48
40	10059223.43	2762123.43
41	10059224.24	2762140.42
42	10059251.24	2762139.92
43	10059250.92	2762122.93
44	10059253.87	2762119.87
45	10059260.86	2762119.74

Point Table		
Point #	Northing	Easting
46	10059260.49	2762099.75
47	10059225.82	2762100.39
48	10059223.18	2762095.86
49	10059228.78	2762086.37
50	10059217.32	2762079.62
51	10059211.48	2762089.53
52	10059206.43	2762089.72
53	10059162.85	2762067.52
54	10059052.17	2762069.58
55	10059038.87	2762069.83
56	10059052.36	2762079.58
57	10059057.35	2762081.92
58	10059039.83	2762121.81
59	10059043.91	2762342.09
60	10059033.05	2762357.54

Point Table		
Point #	Northing	Easting
61	10059082.91	2762353.98
62	10059069.85	2762338.55
63	10059068.68	2762275.38
64	10059071.62	2762272.33
65	10059088.62	2762272.01
66	10059085.90	2762125.04
67	10059068.90	2762125.35
68	10059065.83	2762121.33
69	10059091.34	2762094.86
70	10059163.34	2762094.01
71	10059184.37	2762134.59
72	10059174.27	2762169.62
73	10059176.89	2762284.36
74	10059188.12	2762315.68
75	10059193.73	2762331.35

Point Table		
Point #	Northing	Easting
76	10059193.83	2762336.43
77	10059181.98	2762352.18
78	10059339.70	2762301.21
79	10059292.62	2762243.07
80	10059338.11	2762215.11
81	10059291.03	2762156.97
82	10059272.74	2762302.16
83	10059225.66	2762244.02
84	10059271.15	2762216.12
85	10059224.07	2762157.98
86	10059138.00	2762265.40
87	10059090.92	2762207.26
88	10059136.41	2762179.36
89	10059089.33	2762121.22
90	10059092.13	2762272.45

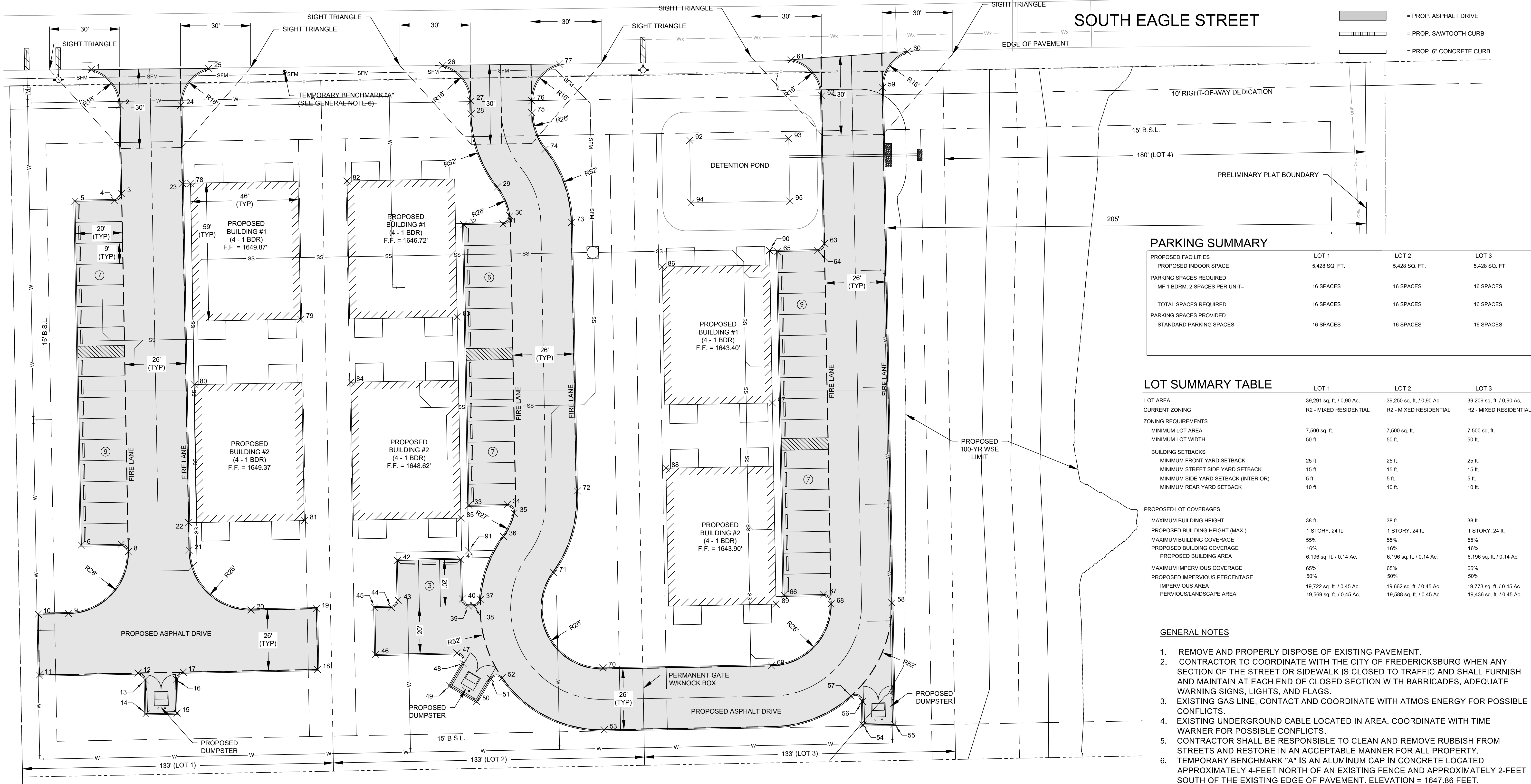
Point Table		
Point #	Northing	Easting
91	10059220.81	2762143.99
92	10059126.25	2762319.58
93	10059083.93	2762320.32
94	10059125.78	2762292.85
95	10059083.47	2762293.58



THE SUBJECT TRACT LIES IN UNSHADED ZONE "X" (DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AND SHADED ZONE "X" (DESIGNATED AS AREAS DETERMINED TO BE INSIDE 500-YEAR FLOOD PLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR GILLESPIE COUNTY, TEXAS AND INCORPORATED AREAS, FIRM MAP NUMBER 48171C0288C DATED OCTOBER 19, 2001 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- = PROPERTY LINE
- x- = EXISTING FENCE
- - - = PROP. EDGE OF GRANITE DRIVE
- [Solid Grey] = PROP. ASPHALT DRIVE
- [Hatched] = PROP. SAWTOOTH CURB
- [Solid Grey] = PROP. 6" CONCRETE CURB



PARKING SUMMARY

PROPOSED FACILITIES	LOT 1	LOT 2	LOT 3
PROPOSED INDOOR SPACE	5,428 SQ. FT.	5,428 SQ. FT.	5,428 SQ. FT.
PARKING SPACES REQUIRED MF 1 BDRM: 2 SPACES PER UNIT=	16 SPACES	16 SPACES	16 SPACES
TOTAL SPACES REQUIRED	16 SPACES	16 SPACES	16 SPACES
PARKING SPACES PROVIDED STANDARD PARKING SPACES	16 SPACES	16 SPACES	16 SPACES

LOT SUMMARY TABLE

	LOT 1	LOT 2	LOT 3
LOT AREA	39,291 sq. ft. / 0.90 Ac.	39,250 sq. ft. / 0.90 Ac.	39,209 sq. ft. / 0.90 Ac.
CURRENT ZONING	R2 - MIXED RESIDENTIAL	R2 - MIXED RESIDENTIAL	R2 - MIXED RESIDENTIAL
ZONING REQUIREMENTS			
MINIMUM LOT AREA	7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.
MINIMUM LOT WIDTH	50 ft.	50 ft.	50 ft.
BUILDING SETBACKS			
MINIMUM FRONT YARD SETBACK	25 ft.	25 ft.	25 ft.
MINIMUM STREET SIDE YARD SETBACK	15 ft.	15 ft.	15 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	5 ft.	5 ft.	5 ft.
MINIMUM REAR YARD SETBACK	10 ft.	10 ft.	10 ft.
PROPOSED LOT COVERAGES			
MAXIMUM BUILDING HEIGHT	38 ft.	38 ft.	38 ft.
PROPOSED BUILDING HEIGHT (MAX.)	1 STORY, 24 ft.	1 STORY, 24 ft.	1 STORY, 24 ft.
MAXIMUM BUILDING COVERAGE	55%	55%	55%
PROPOSED BUILDING COVERAGE	16%	16%	16%
PROPOSED BUILDING AREA	6,196 sq. ft. / 0.14 Ac.	6,196 sq. ft. / 0.14 Ac.	6,196 sq. ft. / 0.14 Ac.
MAXIMUM IMPERVIOUS COVERAGE	65%	65%	65%
PROPOSED IMPERVIOUS PERCENTAGE	50%	50%	50%
IMPERVIOUS AREA	19,722 sq. ft. / 0.45 Ac.	19,662 sq. ft. / 0.45 Ac.	19,773 sq. ft. / 0.45 Ac.
PERVIOUS/LANDSCAPE AREA	19,569 sq. ft. / 0.45 Ac.	19,588 sq. ft. / 0.45 Ac.	19,436 sq. ft. / 0.45 Ac.

GENERAL NOTES

- REMOVE AND PROPERLY DISPOSE OF EXISTING PAVEMENT.
- CONTRACTOR TO COORDINATE WITH THE CITY OF FREDERICKSBURG WHEN ANY SECTION OF THE STREET OR SIDEWALK IS CLOSED TO TRAFFIC AND SHALL FURNISH AND MAINTAIN AT EACH END OF CLOSED SECTION WITH BARRICADES, ADEQUATE WARNING SIGNS, LIGHTS, AND FLAGS.
- EXISTING GAS LINE, CONTACT AND COORDINATE WITH ATMOS ENERGY FOR POSSIBLE CONFLICTS.
- EXISTING UNDERGROUND CABLE LOCATED IN AREA. COORDINATE WITH TIME WARNER FOR POSSIBLE CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REMOVE RUBBISH FROM STREETS AND RESTORE IN AN ACCEPTABLE MANNER FOR ALL PROPERTY.
- TEMPORARY BENCHMARK "A" IS AN ALUMINUM CAP IN CONCRETE LOCATED APPROXIMATELY 4-FEET NORTH OF AN EXISTING FENCE AND APPROXIMATELY 2-FEET SOUTH OF THE EXISTING EDGE OF PAVEMENT. ELEVATION = 1647.86 FEET.

DIMENSIONAL CONTROL PLAN
EAGLE'S VILLAGE
SOUTH EAGLE STREET
FREDERICKSBURG, TEXAS

T-Core Engineers
2907 Redsky Pass • San Antonio, Texas 78259 • 210.900.2448
TBPB Registration No. F-18275 • www.tcore.com

Job No.:	21115
Date:	8/23/2021
Drawn by:	CT
Sheet:	C6



PLANNING & ZONING COMMISSION MEMO

DATE: November 3, 2021
TO: Planning and Zoning Commission
FROM: Shelby Collier
SUBJECT: SP-2118 Consider a Site Plan for a Multi-Family Residential development located at 807 Poplar Street.

Summary: A Site Plan has been submitted to develop the property at 807 Poplar Street as Multi-Family Development with the intent to operate them as Short-Term Rentals. The proposed development would include three (3) existing units, one (1) one- bedroom and two (2) two - bedrooms with the addition of four (4), one-bedroom units.

The proposed development has access off Hale St via a 26' wide driveway and requires 9 parking spaces with 11 provided. The new units will be single story and be equipped with a fire sprinkler.

The Site Plan has been reviewed and Staff has identified a discrepancy regarding the total number of existing units onsite. This property currently has 4 Short Term Rental Permits issued between two addresses: 807 & 809 Polar. The Site Plan currently submitted does not reflect the additional existing unit, which Staff believes to be the "existing out-building".

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

1. Updated Site Plan to include additional residential unit and all other necessary information. I.e., parking & density calculations and to meet City Standards.
 2. Floor plans provided for each unit to confirm density calculations.
 3. Landscape plan be provided and approved prior to the commencement of construction.
-

Attachments:

General Site Plan and Location Map.

Zoning

ZONED

SP-2118

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

PF - Public Facilities

PUD - Planned Unit Development

R1 - Single Family Residential

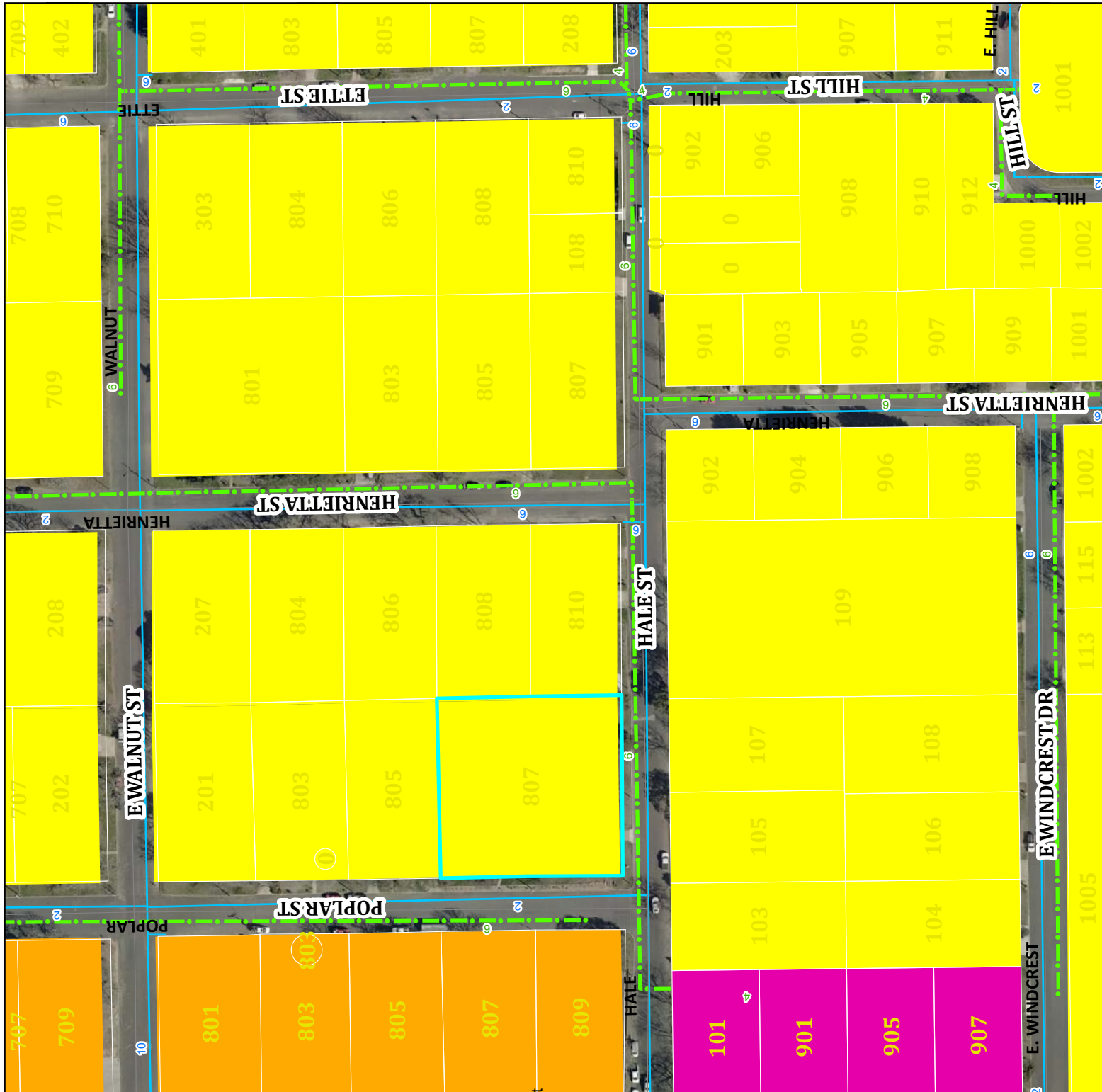
R1A - Single Family Residential - Small Lot

R2 - Mixed Residential

R3 - Multi-Family Residential

R4 - Manufactured Home Residential

R5 - Patio Home Residential



NOTES:

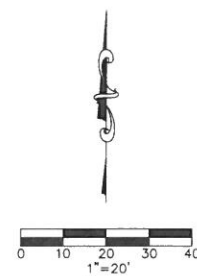
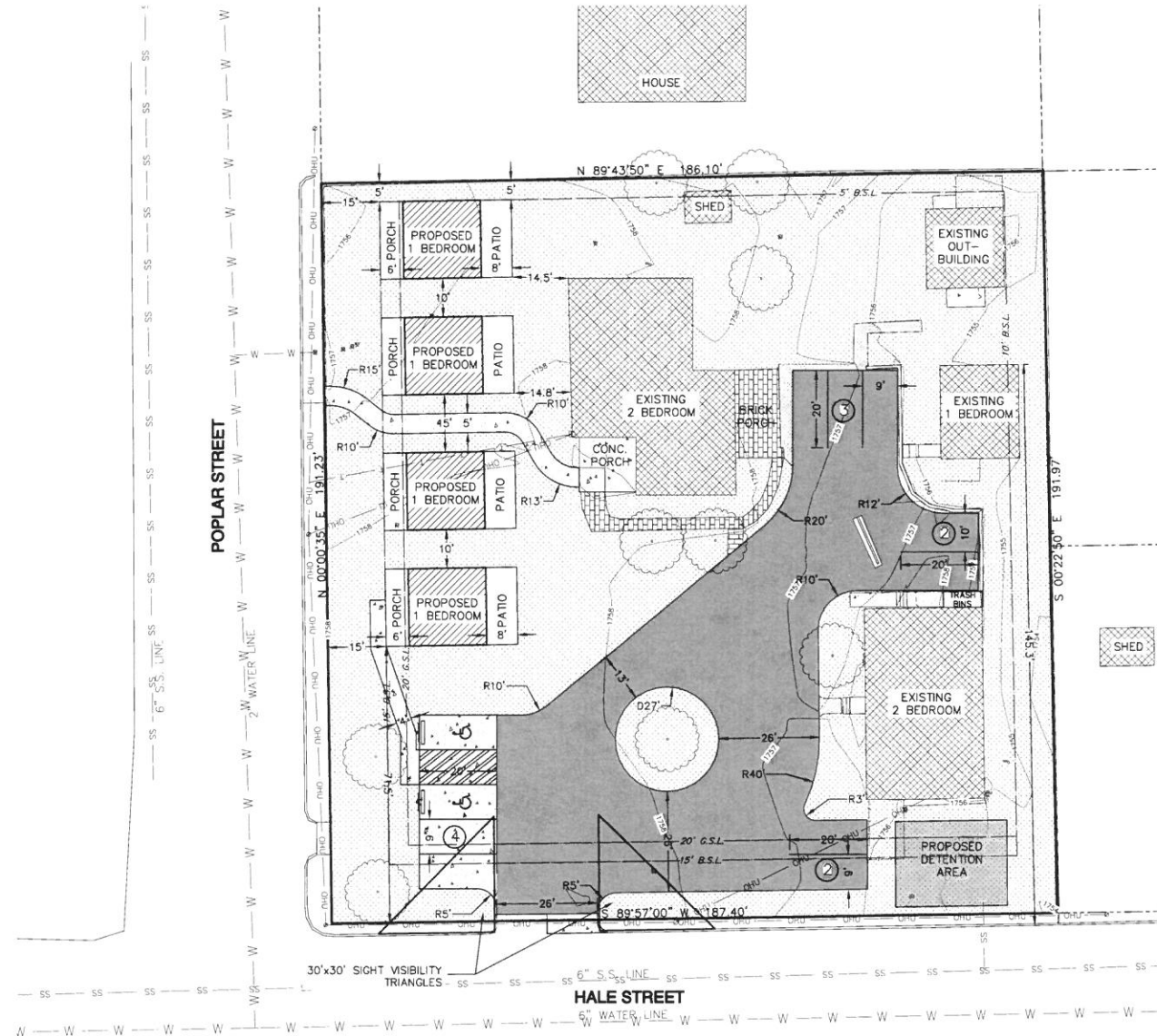
1. THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
2. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
3. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
4. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL BUILDING DIMENSIONS DERIVED FROM OWNER. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
7. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
8. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
9. FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
10. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.

PARKING SUMMARY

PARKING SPACES REQUIRED FOR EXISTING UNITS	
1 BEDROOM UNITS (1 UNIT)	1 SPACES
2 BEDROOM UNITS (2 UNITS)	4 SPACES
PARKING SPACES PROPOSED FOR EXISTING UNITS	5 SPACES
PARKING SPACES REQUIRED FOR PROPOSED UNITS	
1 BEDROOM UNITS (4 UNITS)	1 SPACES
PARKING SPACES PROPOSED FOR PROPOSED UNITS	4 SPACES
TOTAL PARKING SPACES REQUIRED	9 SPACES
TOTAL PARKING SPACES PROPOSED	11 SPACES
REQUIRED NO. OF HANDICAP SPACES	1 VAN + 1 STANDARD
PROPOSED NO. OF HANDICAP SPACES	1 VAN + 1 STANDARD

LOT SUMMARY TABLE

LOT AREA	35,871.74 sq. ft. / 0.82 Ac.
CURRENT ZONING	R2 - MIXED RESIDENTIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	5,000 sq. ft.
MINIMUM LOT WIDTH	50 ft.
MINIMUM SITE AREA PER 1 BEDROOM UNITS	3,000 sq. ft. PER UNIT
TOTAL 1 BEDROOM UNITS	4
TOTAL REQUIRED SITE AREA	12,000 sq. ft.
TOTAL DEVELOPMENT AREA	35,871.74 sq. ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	15 ft.
MINIMUM STREET SIDE YARD SETBACK	15 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	5 ft.
MINIMUM REAR YARD SETBACK	10 ft.
MAXIMUM ALLOWABLE BUILDING HEIGHT	2.5 STORIES, 28 ft.
MAXIMUM ALLOWABLE BUILDING COVERAGE	55%
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE	65%
EXISTING LOT COVERAGES	
EXISTING BUILDING AREA	4,399 SQ. FT. / 0.10 AC.
PROPOSED LOT COVERAGES	
PROPOSED BUILDING HEIGHT (MAX.)	1 STORY
PROPOSED BUILDING COVERAGE	18%
PROPOSED BUILDING AREA	2,080 sq. ft. / 0.05 Ac.
PROPOSED IMPERVIOUS PERCENTAGE	30%
IMPERVIOUS COVER	9,156 sq. ft. / 0.21 Ac.
IMPERVIOUS GRAVEL (50%) (7,855 sq. ft. * .50)	3,927 sq. ft. / 0.09 Ac.
TOTAL IMPERVIOUS AREA	13,318 sq. ft. / 0.30 Ac.
TOTAL PERVIOUS AREA	18,860 sq. ft. / 0.43 Ac.



LOCATION MAP

NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- EXISTING CONCRETE CURB
- EXISTING BUILDING
- EXISTING ROCK DRIVEWAY
- EXISTING BRICK SIDEWALK/PORCH
- EXISTING CONCRETE
- EXISTING WATER METER
- EXISTING CLEANOUT
- EXISTING UTILITY POLE
- EXISTING GAS METER
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITIES
- EXISTING TELEPHONE
- EXISTING TREES TO REMAIN
- EXISTING BUILDING SETBACK LINE
- EXISTING GARAGE SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PARKING STRIPE
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED HANDICAP SIGN
- PROPOSED HANDICAP SPACE
- PROPOSED WHEEL STOP

A
PROPOSED SITE PLAN
FOR

807 POPLAR STREET

±0.82 acres
KLECK BLK N LOT 20R
807 POPLAR STREET, FREDERICKSBURG, GILLESPIE COUNTY, TEXAS.

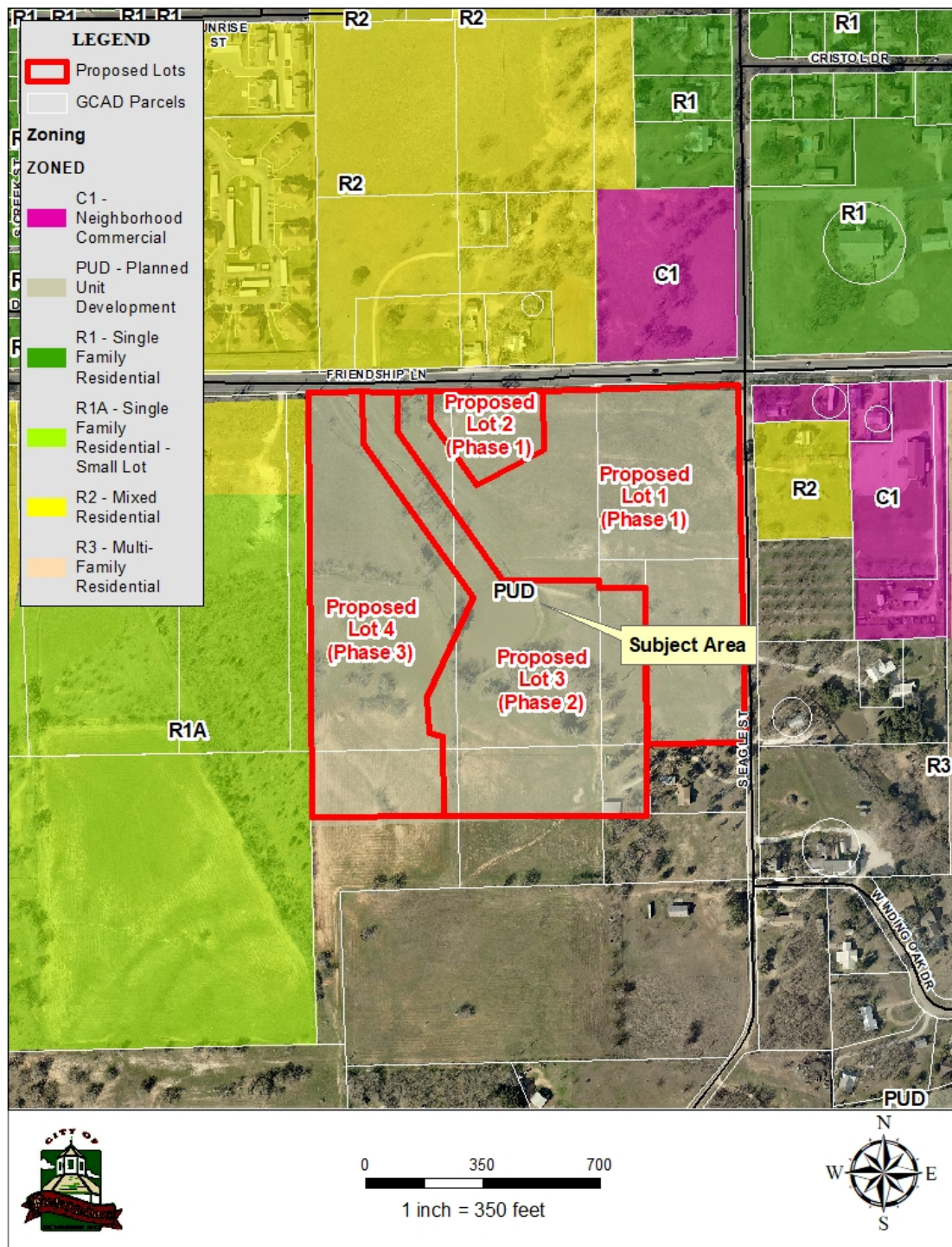
JC4H PARTNERS LLC DEVELOPER
CONTACT: CHASE BEAUREGARD (830) 997-4744
1917 EMERALD BAY (972) 385-4125
ROCKWALL, TEXAS 75087

VEI CONSULTING ENGINEERS ENGINEER
ENGINEERING CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY ST SUITE D. FAX: (830) 997-6967
FREDERICKSBURG, TX 78624 Texas Registration # F-165

FILE NO: 21069
DATE: 10/21/2021 SHEET: SP (2 OF 4)

**FINAL PLAT
BACKGROUND INFORMATION
November 4, 2021**

File Number:	P-2135
Subdivision Name:	Fredericksburg Mixed Use – Final Plat.
Location:	SW corner of the Friendship Lane and S. Eagle St. intersection. (see attached map).
Zoning:	Planned Unit Development (PUD) Mixed Use
Tract Size:	Approximately 32.54 acres
Number/Size of Lots:	4 Mixed Use lots.
Roadways:	All lots will have access to Friendship Lane and S. Eagle Street via access easements and have the required frontage.
Right-of-way:	N/A
Utilities:	Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense to serve the property.
Easements:	Standard easements. Cross access and slope easement will need to be finalized with the adjacent landowner to the west.
Easements Abandoned:	NA
Stormwater Detention:	Detention will be addressed as part of the Construction Plans.
Drainage:	See above.
Park Dedication:	The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development. Parkland fees shall be paid prior to recordation of each phase of the project.
Construction Plans:	All development will be subject to approval of the Construction Plans.
Screening Plan:	None required
P&Z Action:	Final approval
Staff Recommendation:	Staff recommends denial of the proposed final plat, as the applicant is working to address staff comments.



FREDERICKSBURG MIXED FINAL PLAT

MY COMMISSION EXPIRES:_____

OUTLOT 3

DATE: 09/17/2021

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

MY COMMISSION EXPIRES:_____

SEPTEMBER 2021



PLANNING & ZONING COMMISSION MEMO

DATE: November 3, 2021

TO: P&Z Commissioners

FROM: Jason Lutz

SUBJECT: SP-2124 – REQUEST BY JOSHUA NEEDHAM, WITH SECO VENTURES, FOR SITE PLAN APPROVAL OF PHASE 1 OF THE PROPOSED SECO MIXED USE DEVELOPMENT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

Summary:

The applicant is requesting site plan approval for Phase I of the SECO Mixed Use Development.

Background / Analysis:

The site is in PUD zoning district and the development standards of the PUD are based on the MU-2 zoning district. Phase 1 consists of multi-family structures, single-family for rent structures, and commercial structures.

The applicant has several staff comments they are addressing currently. None of these comments would substantially affect the site plan but must be addressed prior to issuance of a building permit.

Unit Breakdown: Total Residential Units = 95

1. 1-bedroom Units = 30 (1.5 spaces per unit) = 45
2. 2-bedroom Units = 45 (2 spaces per unit) = 72
3. Single-family (for rent) Units = 20 (2 spaces per unit) = 40
4. Amenity Center (1 space per 400 sq. ft.) = $3200/4 = 8$
5. Leasing Office (1 space per 400 sq. ft.) = $3,282/4 = 9$
6. Restaurant 1 = 148 seats (1 space per 4 seats) = $148/4 = 37$
7. Restaurant 2 = 86 seats (1 space per 4 seats) = $86/4 = 22$
8. Retail = (1 space per 400 sq. ft.) = $1928/4 = 5$
9. Total Parking Required = 238 (317 spaces provided)

Proposed Site Plan:

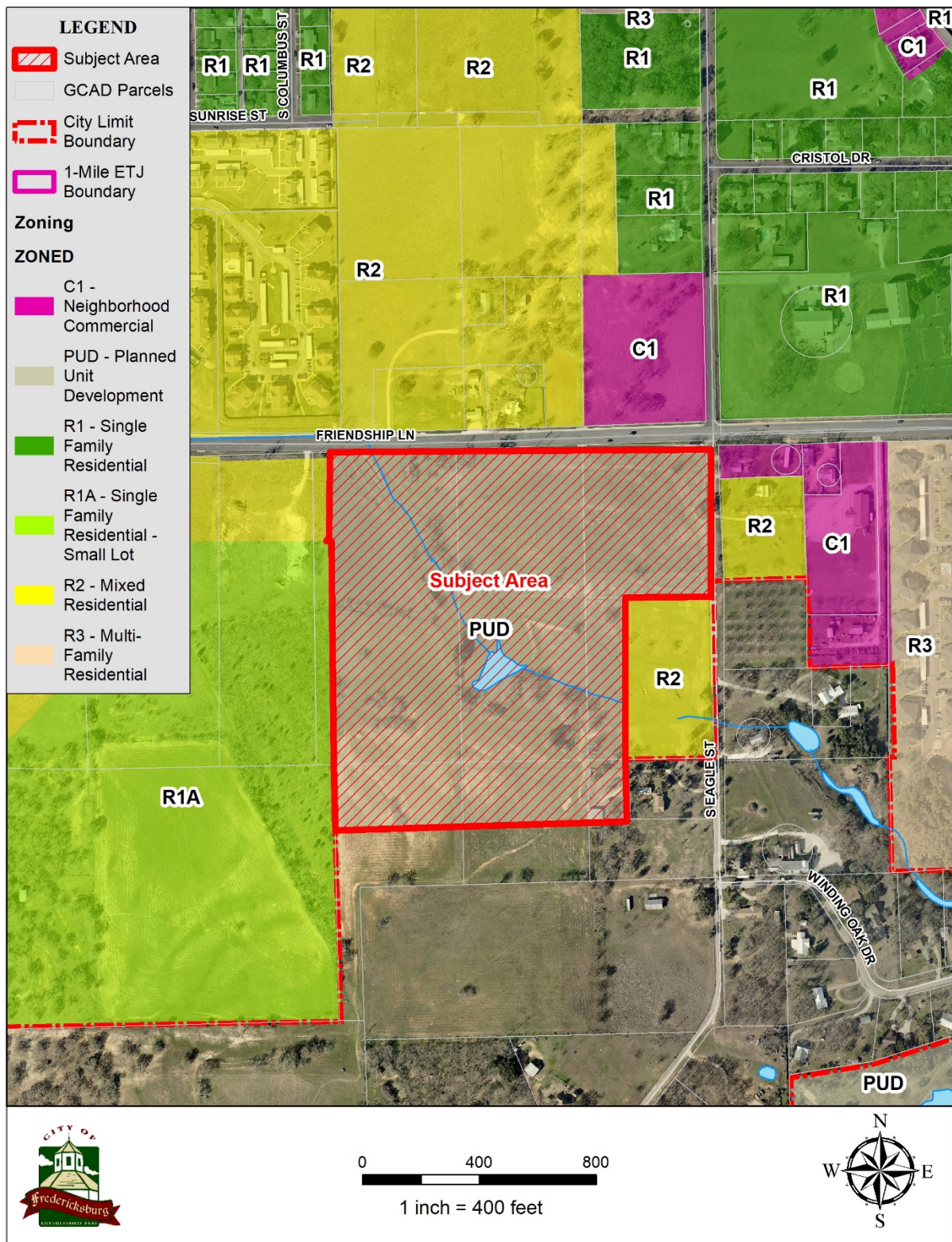
Zoning:	PUD – Planned Unit Development (MU-2 standards)
Setbacks:	Required - 20' front yard, 15' street side yard, 0' interior side yard, 0' rear yard (25 on rear yards adjacent to ETJ)
Impervious Cover:	75% allowed (45.15% proposed)
Building Coverage:	75% allowed (17.7% proposed)
Building Height:	3 stories & 38' allowed (Only 3 story buildings will meet this height).

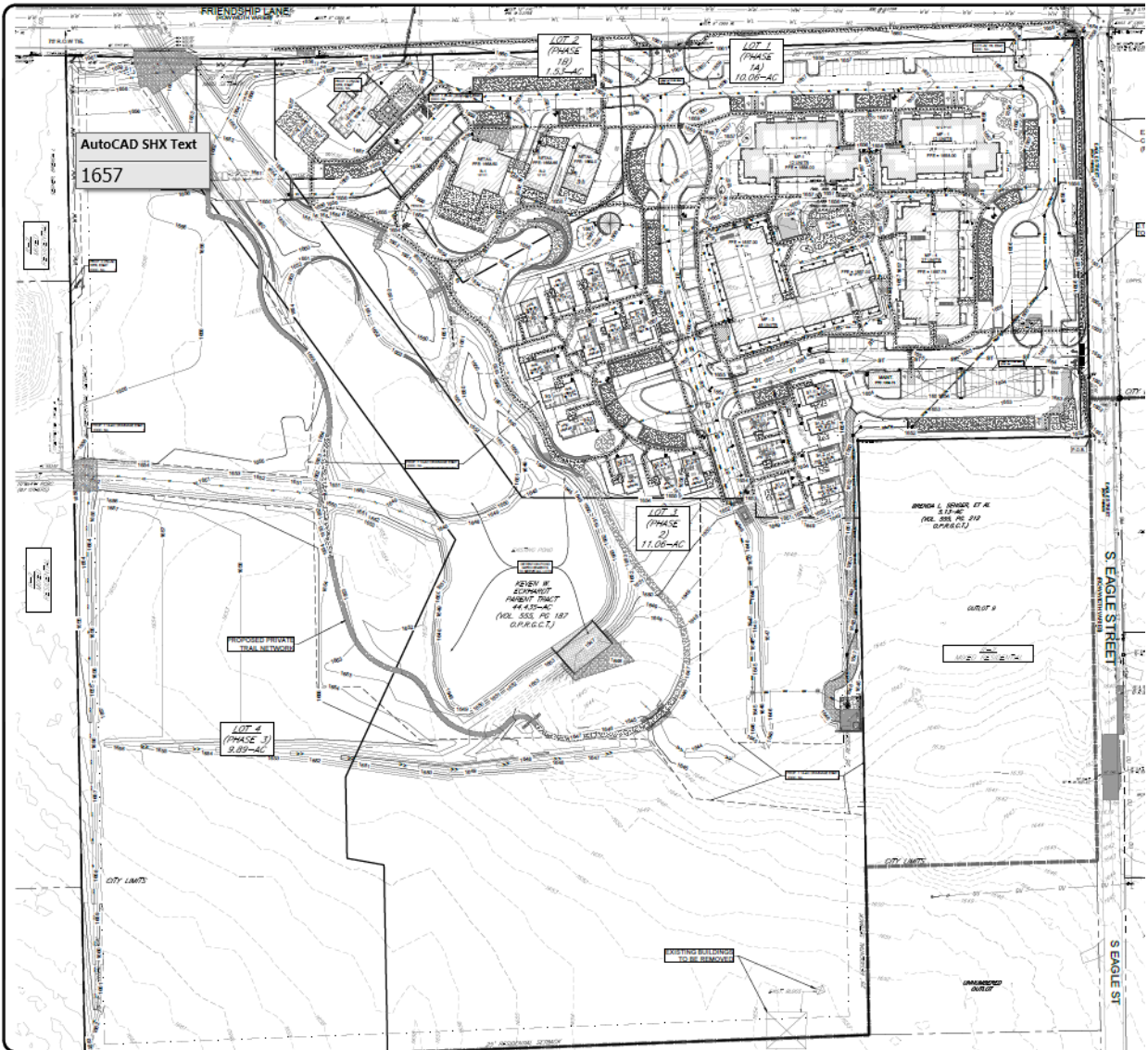
Recommendations:

1. ***Site Plan Recommendation:*** Staff recommends approval of **SP-2124** for the proposed site plan with the following conditions.
 - a. Dumpsters must be screened and located outside of building setbacks.
 - b. Several structures must be moved out of setback lines.
 - c. Parking lot trees and other requirements of the City's landscaping regulations must be met.
 - d. Approval of Civil Construction Plans
 - e. A replat must be approved prior to issuance of a building permit.
-

Attachments:

Zoning/Location map & Proposed Site Plan





**PRELIMINARY PLAT
BACKGROUND INFORMATION
November 3, 2021**

File Number:	P-2138
Subdivision Name:	Hunter's Moon Subdivision
Location:	778 Ranch Road 1631 (see attached map)
Zoning:	Property is in the ETJ and is not zoned.
Tract Size:	Approximately 22.79 acres
Number/Size of Lots:	10 Single Family Lots
Roadways:	The project will be served by the creation of a new Road (not yet named), an ETJ roadway extending out RR 1631
Right-of-way:	Right of way is being dedicated for New Road (not yet named), a public ETJ street.
Utilities:	NA
Easements:	Each lot will include the standard ETJ well and septic setbacks.
Easements Abandoned:	NA
Stormwater Detention:	Development will comply with the City's Stormwater Control Ordinance
Drainage:	In accordance with the City's Flood Hazard Reduction Ordinance, base flood elevation data will be generated for the FEMA A-zone along with dedication of a floodplain easement. A floodplain development permit application will also be required for any development within a regulatory floodplain.
Park Dedication:	Park Dedication is not required until final plat approval.
Construction Plans:	Final Construction Plans will need to be approved by the City of Fredericksburg Engineering Department.
Screening Plan:	NA
Sidewalks:	Sidewalks are not required
P&Z Action:	Final approval

Staff Recommendation:

Staff recommends denial so the City and the applicant can receive more time to address comments.

Conditions:

N/A

ZONED P-2138

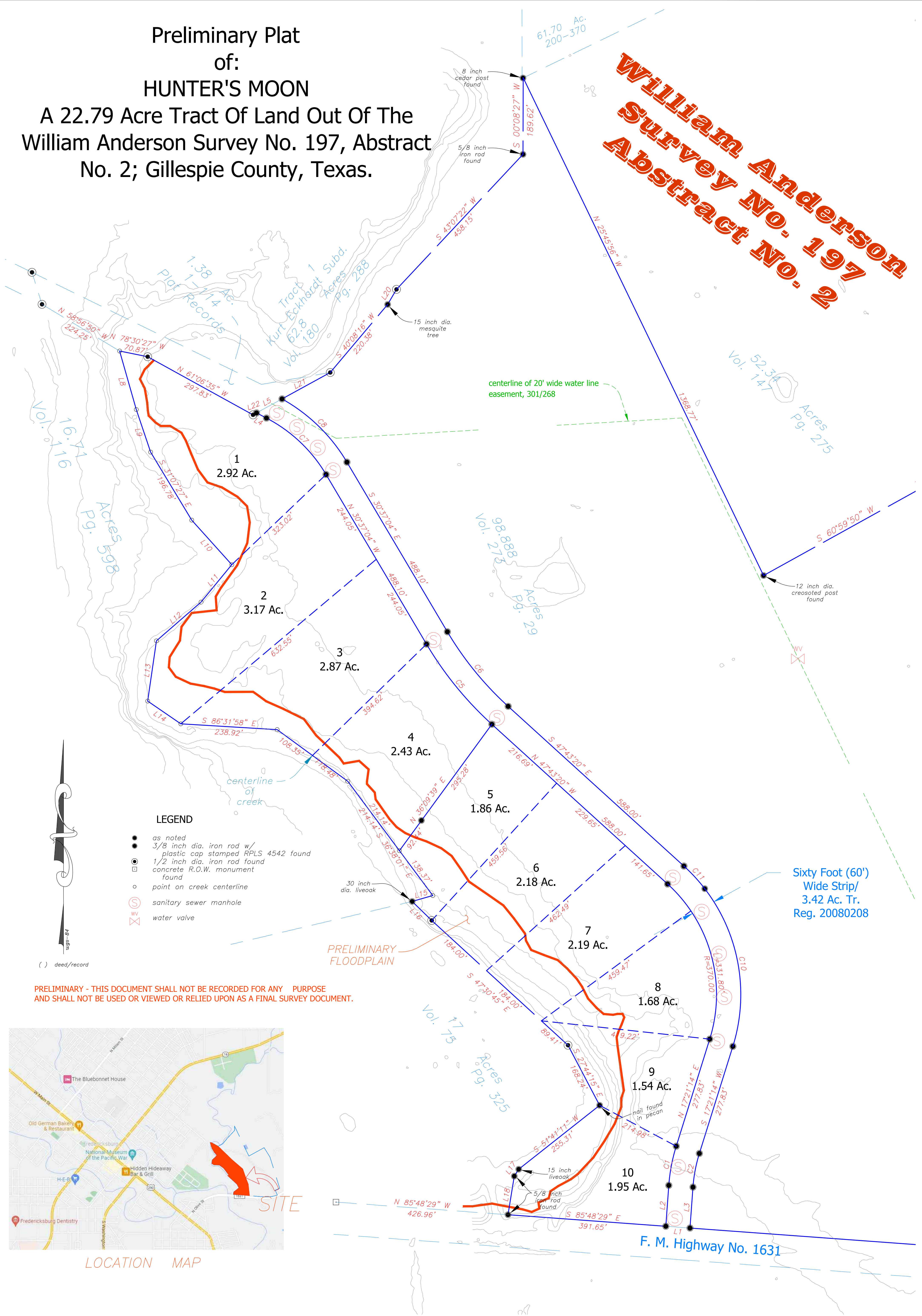
Zone Type	Count (Approximate)
C1 - Neighborhood Commercial	1
C1.5 - Medium Commercial	1
C2 - Commercial	1
CBD - Central Business District	1
M1 - Light Manufacturing	1
M2 - Medium Manufacturing	1
M3 - Industrial Park	1
OS - Open Space	1
PF - Public Facilities	1
PUD - Planned Unit Development	1
R1 - Single Family Residential	1
R1A - Single Family Residential - Small Lots	1
R2 - Mixed Residential	1
R3 - Multi-Family Residential	1
R4 - Manufactured Home Residential	1
R5 - Patio Home Residential	1

49



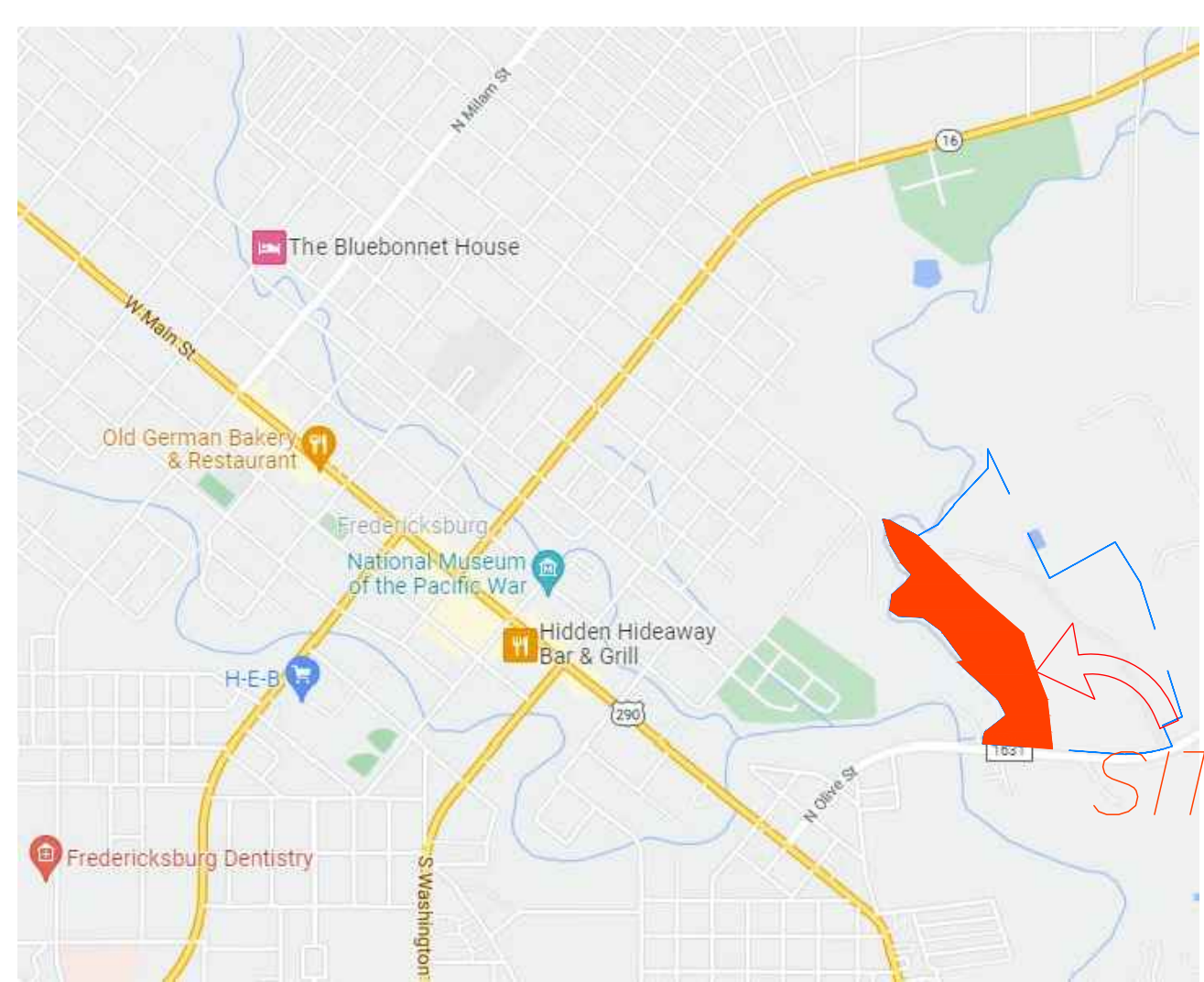
Preliminary Plat
of:
HUNTER'S MOON
A 22.79 Acre Tract Of Land Out Of The
William Anderson Survey No. 197, Abstract
No. 2; Gillespie County, Texas.

William Anderson
Survey No. 197
Abstract No. 2



- LEGEND
- as noted
 - 3/8 inch dia. iron rod w/ plastic cap stamped RPLS 4542 found
 - 1/2 inch dia. iron rod found
 - concrete R.O.W. monument found
 - point on creek centerline
 - ⊙ sanitary sewer manhole
 - ⊗ water valve

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



LOCATION MAP

SHEET NUMBER 1	SHEET TITLE preliminary plat	REVISIONS: Item/Date/Description	PRODUCT: 7090 DATE: 2021	HUNTER'S MOON Fredericksburg, Texas 78624	S SULTEMEIER SURVEYING & ENGINEERING Boundary-Title-Topographic-Construction Surveys Engineering - Land Development Services 501 West Main, Suite 109 Fredericksburg, Texas 78624 (830) 990-1221 Copyright © 2021 All Rights Reserved sultemeiersurveying.com	TBPELS Surveying Firm 100930-00	TBPELS Engineering Firm F-10608
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PLANNING & ZONING COMMISSION MEMO

DATE: November 3, 2021

TO: Planning & Zoning Commission

FROM: Jason Lutz

SUBJECT: SP-2126 – REQUEST BY STUART BARRON, OWNER, FOR SITE PLAN APPROVAL OF A COMMERCIAL DEVELOPMENT FOR APPROXIMATELY 0.647 ACRES OF LAND LOCATED ON THE NORTH SIDE OF FRIENDSHIP LANE, APPROXIMATELY 700 FEET EAST OF THE INTERSECTION OF FRIENDSHIP LANE AND SOUTH WASHINGTON STREET.

Summary:

The applicant is seeking site plan approval for a proposed a commercial development with a drive through for property located approximately 700 Feet east of the Intersection of Friendship Lane and South Washington Street.

Background:

The Planning & Zoning Commission and City Council approved a zoning change and a CUP for the subject property in October.

The CUP was approved for 1 drive through, and Council added a condition that a striped crosswalk be provided along the property to provide additional safety for pedestrians entering the site.

The applicant has provided the crosswalk on their site plan.

Analysis:

The proposed facility is 4,600 square feet and has 1 approved drive through on the east side of the property. The proposed uses would require 27 parking spaces and 34 have been provided. Staff has reviewed the proposed site plan and the development meets all requirements of the C1.5 zoning district.

1. The applicant is utilizing pervious concrete around some existing trees. The applicant is meeting the impervious cover requirements, has added additional landscaping, and the pervious concrete is not being utilized to meet impervious cover caps.
-

Recommendation:

Staff recommends approval of the SP-2126 with the following conditions.

1. Conditions:
 - a. That a final landscaping plan be submitted with the building plans.
 - b. Approval of Civil Construction Plans.

Attachments:

Location/Zoning Map & Proposed Site Plan

