



CITY OF FREDERICKSBURG

PLANNING AND ZONING MEETING AGENDA WEDNESDAY, NOVEMBER 9, 2022, ~ 5:30 P.M. LAW ENFORCEMENT CENTER – 1601 E. MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member
Cindy Scroggins, Member

Tom Musselman, Member
Polly Rickert, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in regular session on **Wednesday, November 9, 2022, at 5:30 p.m. The meeting will be in person at the Law Enforcement Center 1601 E. Main Street.** This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube
<https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE MEETING MINUTES

A. OCTOBER 5, 2022, REGULAR PLANNING AND ZONING MEETING

4. PUBLIC COMMENTS

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Planning and Zoning Commission is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted:

1. Must be received by 2 p.m. on November 9, 2022.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center to comment.

You will be limited to 3 minutes to speak.

The Planning and Zoning Commission (P&Z) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the P&Z regarding an item on this agenda is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda and shall be limited to 3-minutes in duration. At the discretion of the P&Z Chair, or upon an affirmative vote of the P&Z, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the P&Z to complete its legislative agenda. Persons addressing the P&Z are prohibited from trading time with other speakers or reserving of time.

5. PUBLIC HEARING

- A REQUEST #Z-2225 BY DAVID TURPIN TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED AT 507 CORA STREET **(PAGES 13-28)**.
- B REQUEST #Z-2226 BY RALPH AND KRISTI GALICHETTO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT. **(PAGES 29-56)**.
- C REQUEST #Z-2227: BY SEAN SMITH WITH MOY TARIN RAMIREZ ENGINEERS, LLC TO CONSIDER THE FOLLOWING: **(PAGES 57-66)**.
 - i FUTURE LAND USE CHANGE FROM COMMERCIAL (C), MIXED USE CORRIDOR (MUC), AND HIGH DENSITY RESIDENTIAL (HDR) TO PUBLIC FACILITIES (PF)FOR APPROXIMATELY 56.463 ACRES OF LAND LOCATED AT 257 VERNONS LANE.
 - ii. A ZONING CHANGE FROM (C2) COMMERCIAL, (R3) MULTI FAMILY RESIDENTIAL AND (C1) NEIGHBORHOOD COMMERCIAL TO (PF) PUBLIC FACILITIES FOR APPROXIMATELY 56.463 ACRES OF LAND LOCATED AT 257 VERNONS LANE.

6. ACTION ITEMS

- A DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2225 BY DAVID TURPIN TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED AT 507 CORA STREET. **(PAGES 13-28)**.
- B DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2226 BY RALPH AND KRISTI GALICHETTO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT. **(PAGES 29-56)**.

- C DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2227: BY SEAN SMITH WITH MOY TARIN RAMIREZ ENGINEERS, LLC TO CONSIDER THE FOLLOWING: **(PAGES 57-66)**.
- i FUTURE LAND USE CHANGE FROM COMMERCIAL (C), MIXED USE CORRIDOR (MUC), AND HIGH DENSITY RESIDENTIAL (HDR) TO PUBLIC FACILITIES (PF) FOR APPROXIMATELY 56.463 ACRES OF LAND LOCATED AT 257 VERNONS LANE.
 - ii. A ZONING CHANGE FROM (C2) COMMERCIAL, (R3) MULTI FAMILY RESIDENTIAL AND (C1) NEIGHBORHOOD COMMERCIAL TO (PF) PUBLIC FACILITIES FOR APPROXIMATELY 56.463 ACRES OF LAND LOCATED AT 257 VERNONS LANE
- D REQUEST SP-2218 BY WILLIAM MAJORS WITH FTX QATAIL VENTURES, LLC - SITE PLAN FOR DEVELOPMENT OF A RETAIL FACILITY LOCATED AT 1455 EAST MAIN STREET. **(PAGES 67-78)**.
- E REQUEST SP-2220 BY SEAN SMITH WITH MOY TARIN RAMIREZ ENGINEERS, LLC - SITE PLAN FOR DEVELOPMENT OF FUSD MIDDLE SCHOOL CAMPUS LOCATED AT 257 VERNONS LANE OFF ST HWY 16 SOUTH **(PAGES 79-94)**.
- F REQUEST P-2236 BY SEAN SMITH WITH MOY TARIN RAMIREZ ENGINEERS TO CONSIDER A PRELIMINARY PLAT OF APPROXIMATELY 56.463 ACRES OF LAND LOCATED AT 257 VERNONS LANE OFF ST HWY 16 SOUTH **(PAGES 95-104)**.
- G REQUEST EC2022-05 BY PETER LEWIS WITH ARCHITECT & ASSOCIATES PLLC TO CONSIDER ENTRY CORRIDOR DESIGN STANDARDS FOR PROPERTY LOCATED AT 1602 STATE HIGHWAY 16 NORTH **(PAGES 105-127)**.

7. DISCUSSION ITEMS

- A. Training Session set for November 16, 2022, at 12:00 pm at City Hall Fire Training Room.
- B. Comprehensive Plan Update: Consultants to host 3 more focus groups, staff meeting, and first outreach efforts at the Chamber Fun After 5 event on November 10, 2022. Consultants will be at soccer fields at Oak Crest Park on Saturday, November 12, 2022.

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on Friday, November 4, 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas as well as the City of Fredericksburg's website fbgtx.org.

Shelby Collier
Associate Planner

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

**PLANNING & ZONING COMMISSION
OCTOBER 5, 2022
5:30 P.M.**

On this the 5TH day of OCTOBER 2022 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center located at 1601 E. Main Street with the following members present to constitute a quorum:

PRESENT:

POLLY RICKERT
JEFF LAWRENCE
JIM JARREAU
TOM MUSSELMAN
TIM DOOLEY
DARYL WHITWORTH
CINDY SCROGGINS

ABSENT:

JANICE MENKING
STEVE THOMAS

ALSO, PRESENT:

GARRET BONN – Interim Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Associate Planner

Tim Dooley called the meeting to order at 5:30 P.M.

PUBLIC COMMENTS

MINUTES

Tom Musselman made a Motion to Approve the September 2022 Meeting Minutes including corrections. Seconded by Jim Jarreau. All voted in favor and the motion carried.

PUBLIC HEARING

REQUEST #Z-2219 BY TRAVIS JACKO TO CONSIDER A LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL TO (R2) MIXED RESIDENTIAL FOR PROPERTIES LOCATED AT 611 & 613 EAST AUSTIN STREET AND 106 & 108 NORTH COLUMBUS STREET.

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

Travis Jacko, the applicant, presented his application and explained that it was his and desire and the desire of his neighbors to rezone their properties from R1, Single Family Residential to R2, Mixed Residential.

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

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

Tom Musselman recused himself and left the table.

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

Jeff Stewart presented the application. He stated there is a need to amend the land uses in the PUD to allow Food Sales and Consumer Convenience Services as a Conditional Use. There was a clerical error regarding the Conditional Uses that references a use called Convenience Services, which doesn't exist and should be referred to as Consumer Convenience Services

Tom Musselman spoke in protest.

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

REQUEST #Z-2221 REQUEST BY SKIP PREBLE TO CONSIDER AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD) TO ALLOW HOTEL-MOTEL AS A PRINCIPLE PERMITTED USE IN THE CD DISTRICT FOR THE DEVELOPMENT KNOWN AS FRIEDEN LOCATED AT 133 OTTO ECKHARDT ROAD.

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

Skip Preble, the applicant, stated that due to a clerical error, the Hotel/Motel land use was not included in the PUD for the Frieden development.

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

REQUEST #Z-2222 REQUEST BY SKIP PREBBLE TO CONSIDER A ZONING CHANGE FROM R1, SINGLE FAMILY RESIDENTIAL TO R5, PATIO HOME RESIDENTIAL FOR APPROXIMATELY 70.175 ACRES LOCATED AT 256 PYKA ROAD.

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

Skip Preble, the applicant, stated that he is requesting a Zoning change from R1, Single Family Residential to R5, Patio Home Residential. He went on to explain that both uses are single family uses, however, the R5 Zoning allows for larger side yards given the zero setback on one side of the property. The side of the property that has a zero setback does not allow openings in the building such as doors or windows so this makes for a fairly private side yard.

Dell Gordon spoke regarding the 200 buffer and whether this would change the Zoning of her property. Staff explained that the zoning change is only proposed for the subject tract and not her property.

Charles Schrader spoke in protest of the zoning change.

Matt Warfield spoke regarding Short Term Rental restrictions Staff explained that R5 does not allow for Short Term Rentals.

Ruth Boden lives in Windmill Oaks and spoke regarding drainage concerns.

Stewart Hendrickson spoke in protest of the zoning change from R1 to R5.

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

REQUEST #Z-2223 REQUEST BY GORDON SAUER TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.220 TO CONSTRUCT A SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT 112 E AUSTIN.

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

Brandon Weinheimer with SKT Architects presented the application. He stated this project was presented previously and while it is similar, there were some changes to accommodate better fire protection resulting in a flip of the site plan. A CUP was previously approved for a Short Term Rental which is no longer the intent and instead the new construction will be for a Single Family Residence.

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

ACTION ITEM

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2219 BY TRAVIS JACKO TO CONSIDER A LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL TO (R2) MIXED RESIDENTIAL FOR PROPERTIES LOCATED AT 611 & 613 EAST AUSTIN STREET AND 106 & 108 NORTH COLUMBUS STREET.

Shelby Collier, Associate Planner, stated that Staff received an application for a Land use and Zoning change for properties located at 611 & 613 East Austin Street and 106 & 108 North Columbus Street.

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

Zoning to the north across East Austin and east across North Columbus is R1 – Single Family Residential.

Zoning to the west is R2 – Mixed Residential and Zoning to the south is Commercial – C2.

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

Given the location of the properties and the fact that they abut C2 Commercially Zoned properties, Staff

recommends approval of the requested land use classification change from “Low Density Residential” (LDR) to “Medium Density Residential” (MDR) and zoning change from “Single Family Residential” (R1) to “Mixed Residential” R2 as it is appropriate for R2 – Mixed Residential to act as a buffer between Single Family uses and commercial uses.

Jim Jarreau made a Motion to recommend Approval of Z-2219 as presented. Daryl Whitworth seconded the motion. Tom Musselman voted in opposition, all others voted in favor and the motion carried.

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

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

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

As development plans for the site have progressed and program uses and physical characteristics have become more defined, the developer has submitted the proposed PUD amendment which would allow for the use of Food Sales with the issuance of a Conditional Use Permit. Food Sales are defined as “establishments or places of business primarily engaged in the retail sale of food (with incidental sale of beer and wine) for home consumption or household products. Typical uses include groceries, delicatessens, meat markets, retail bakeries, candy shops and ice cream parlors. Restaurants are specifically excluded from this definition.”

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

Daryl Whitworth made a Motion to recommend Approval of Z-2220 per Staff recommendation. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

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

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

The current PUD zoning was established to allow for construction of a mix of single family residential, commercial, and multi-family uses.

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

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

Daryl Whitworth made a Motion to recommend Approval of Z-2221 per Staff recommendation. Tom Musselman seconded the motion. All voted in favor and the motion carried.

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2222 REQUEST BY SKIP PREBBLE TO CONSIDER A ZONING CHANGE FROM R1, SINGLE FAMILY RESIDENTIAL TO R5, PATIO HOME RESIDENTIAL FOR APPROXIMATELY 70.175 ACRES LOCATED AT 256 PYKA ROAD.

Garret Bonn, Interim Director of Development Services, stated the applicant is seeking a zoning change from "Single Family Residential" (R1) to "Patio Home Residential" R5 for a +/- 70.175-acre tract located at 256 Pyka Road.

The tract is currently designated for Low Density Residential on the City's land use plan (exhibit attached). According to the City's Zoning Ordinance, the requested "Patio Home Residential" (R5) zoning district "is typically associated with low to moderate density residential land use categories" so no land use change is required. The R5 zoning would require a minimum lot area of 4500 SF, minimum lot width of 50 feet, minimum lot depth of 85 feet, and a maximum building height of 2 stories/28 feet. The R5 zoning district will allow the homebuilder to have a ten (10) feet minimum building setback on at least one side of the lot and zero feet on the opposite side. Adjoining lots shall not have a common zero lot line and no windows, doors, or other openings will be allowed on the zero lot line. A full copy of the R-5 zoning district development regulations is attached for reference. Future development of the subject tract will be required to comply with all applicable City development regulations.

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

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

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

Jim Jarreau made a Motion to recommend Approval of Z-2222 per Staff recommendation. Jeff Lawrence seconded the motion. All voted in favor and the motion carried.

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

Garret Bonn, Interim Director of Development Services, stated the applicant

REQUEST SP-2219 BY RAY HERRERA TO CONSIDER A SITE PLAN FOR DEVELOPMENT OF A PROFESIONAL OFFICE COMPLEX LOCATED AT 1403 EAST MAIN STREET.

Ray Herrera, the applicant, presented the application. He stated it was his desire to build 6 individual office's for rent.

Shelby Collier, Associate Planner, stated that

Tim Dooley made a Motion to Approve P-2230 per Staff recommendation. Daryl Whitworth seconded the motion. All voted in favor and the motion carried. A Site Plan has been submitted to redevelop property located at 1403 E. Main Street. The proposed redevelopment would include 6 single-story buildings surrounding a private courtyard.

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

The project complies with the building coverage but is slightly over the max allowed impervious coverage of 70%. The project is appropriately parked with 8 spaces required and 12 provided. The project will require landscaping and screening.

Staff recommends approval with conditions to include an approved landscape and screening plan prior to review of building permits, addressing all of Staff's comments and compliance with Sec. 3.200 regarding impervious cover and setbacks.

Polly Rickert made a Motion to Approve Application SP-2219 per Staff recommendation. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

REQUEST SP-2220 BY JAMES FONDER TO CONSIDER A SITE PLAN FOR DEVELOPMENT A PERSONAL SERVICES FACILITY LOCATED AT 113 E GROTHE STREET.

Mr. and Mrs. Fonder presented their application stating that it was their intent to build an office so that Mrs. Fonder could have a location for her seamstress business.

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

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

The application is in compliance with Sec. 3.200 of the Zoning Ordinance and meets the requirements for building and impervious coverage as well as the parking requirements with 11 spaces required and 13 provided including 1 ADA space.

Staff recommends approval conditioned upon an approved landscape plan and approval of detention plans prior to review of building permits.

Jim Jarreau made a motion to Approve Application SP-2220 per Staff recommendation. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

REQUEST SP-2221 BY THOMAS BAKER WITH iM STUDIOS TO CONSIDER A SITE PLAN FOR A MULTI-FAMILY DEVELOPMENT LOCATED AT 801 MARIPOSA DRIVE.

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

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

The application is in compliance with Sec. 3.700 of the Zoning Ordinance and meets the requirements for building and impervious coverage as well as the parking requirements with 591 spaces required and 642 provided.

The applicant shall pay parkland dedication fees (full rate) per Sec. 3.07 of the previously approved annexation agreement and based on the overall density of the development at \$500.00 per Unit (305) for a total of \$152,500. Parkland fees shall be paid prior to issuance of building permits.

Screening is required and provided along southern, western, and eastern property lines. The entire development will be fenced with 2 gated entrances. Screening regulations required a minimum of 6 ft wood and or masonry fence OR a hedge-like screen of evergreen plant material capable of attaining a minimum height of eight (8) feet at maturity. A hedge or fence per specifications is required and provided when abutting property is zoned for non-commercial use (southern, western and eastern property lines). One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space.

Staff recommends approval conditioned upon a landscape plan to include screening be provided and approved prior to review of a building permit application, approval of Civil Construction plans prior to review of building permit applications, recordation of previously approved plat, approval of an addressing plan, and payment of the required park dedication fees.

Jim Jarreau made a motion to Approve Application SP-2221 per Staff recommendation. Tom Musselman seconded the motion. All voted in favor and the motion carried.

REQUEST P-2234 BY JOSH LEAMONS WITH SEARCHERS SURVEYING TO CONSIDER A FINAL PLAT FOR ALTSTADT VILLAGE SUBDIVISION PHASE I.

Josh Leamons with Searchers Surveying presented the application.

Shelby Collier, Associate Planner, stated Staff received a Final Plat application for Phase 1 of Altstadt Subdivision. The subject property is located at 518 E. College and includes a 10.035 Acre tract that when developed has lots fronting on East Morse Street, East Centre Street and Altstadt Drive.

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

The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500.00 per lot (23) for a total of \$11,500.00. Parkland fees shall be paid prior to recordation of each phase of the project.

Staff recommends approval conditioned upon payment of parkland dedication fees and addressing all of Staff's comments.

Jim Jarreau made a motion to Approve Application P-2234 per Staff recommendation. Tom Musselman seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEM

Director of Development Services Update.

ADJOURN

With nothing further to come before the Commission, Polly Rickert moved to adjourn. Seconded by Tom Musselman. All voted in favor and the meeting was adjourned at 7:39 p.m.

PASSED AND APPROVED this 9th day of November 2022.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: November 9, 2022

TO: Planning & Zoning Commission

FROM: Garret Bonn – Interim City Engineer

SUBJECT: REQUEST #Z-2225 Request by David Turpin to consider a Conditional Use Permit (CUP) per section 3.110 to operate a STR-Unoccupied in a R2-zoned area located in the Historic Overlay District on property located at 507 Cora

Summary/Analysis:

The Applicant is requesting a Conditional Use Permit per Sec. 3.110 of Ordinance 2022-13 to operate a STR-Unoccupied in a R2-zoned area located within the Historic Overlay District on property located at 507 Cora. The subject tract is bordered by R2 zoning to the north, south, and west, and C2 zoning to the east (properties fronting N. Llano). The proposed development would include a two-bedroom, one bath STR unit with four City-compliant parking spaces provided (two required); two on site and two on the street as allowed by code (Table 7.863).

Initially, the applicant had requested a CUP for a STR-Facility which would allow for the primary residence and accessory dwelling unit to be rented as separate units. However, after consultation with City staff regarding concerns with parking and potential negative impacts to adjacent properties, the applicant has amended the application to include an STR-unoccupied use with a maximum of 6 occupants. Previously, the property had an STR permit for the accessory dwelling unit based on 6 occupants. If approved, the STR-Unoccupied permit would only allow for short term rental of the primary residence with a maximum occupancy of 6. The accessory dwelling unit would not be available for short term rental purposes without approval of a revised conditional use permit application.

The City's Historic Preservation Officer has reviewed the project application and has no objections to the proposed improvements. Public notification, including letters being sent to property owners within 200 feet, resulted in no responses either in support or protest as of the publishing of this agenda.

Recommendation:

As presented, the proposed STR-Unoccupied use meets the requirements of a conditional use permit. As the subject tract is primarily surrounded by STR or commercial uses, staff recommends approval, conditioned upon review/inspection and approval of a STR Permit Application under current regulations and payment of applicable fees (\$250 for 2-bedroom unit).

Attachments:

1. Public Hearing Map
2. Location/Zoning Map
3. Surrounding Use Map
4. Project Application Including Site & Floor Plans and CUP Narrative
5. City Review Comments and Responses

Z-2225



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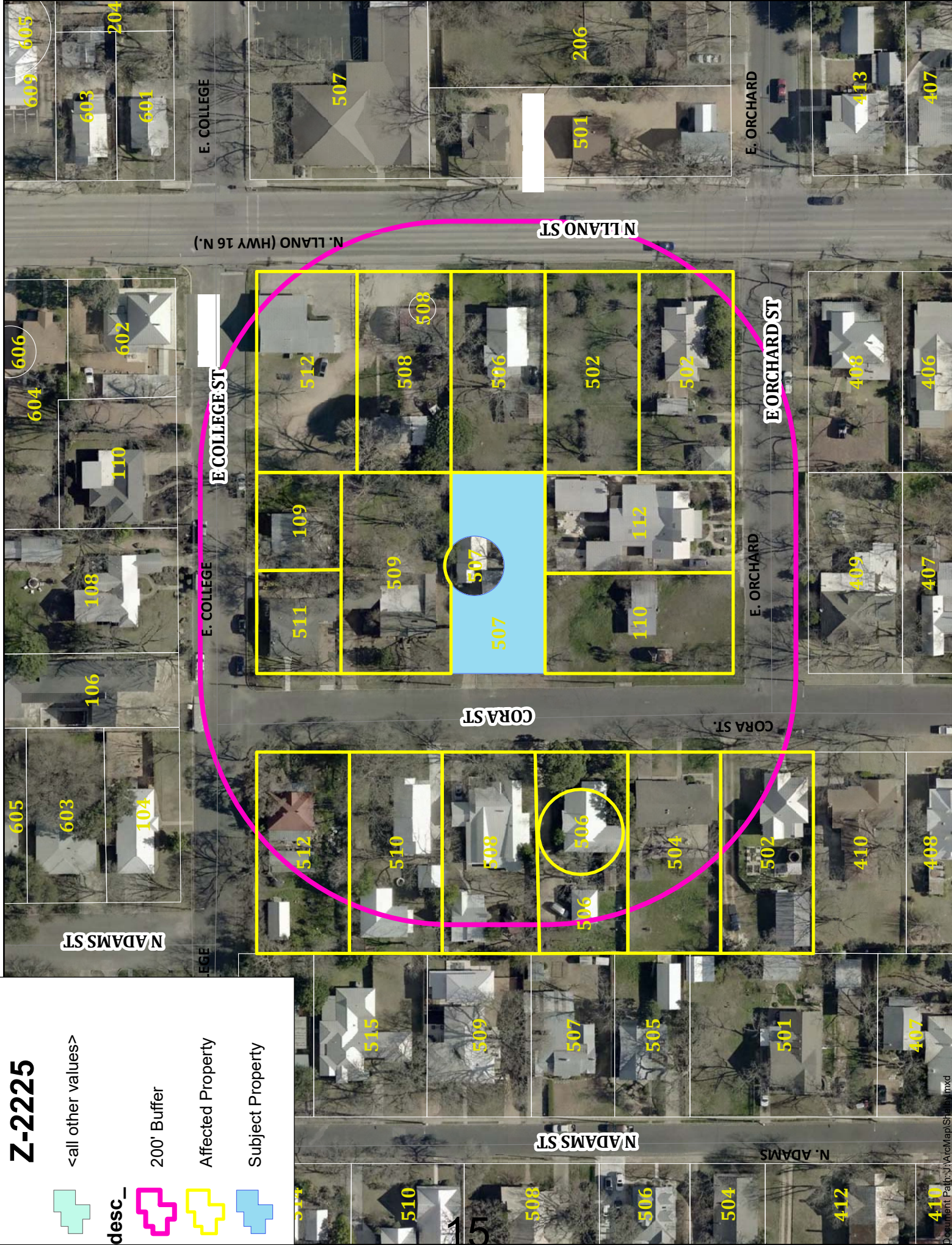
200' Buffer



Affected Property



Subject Property





1 inch = 70 feet

FIGURE
LOCATION/ZONING MAP

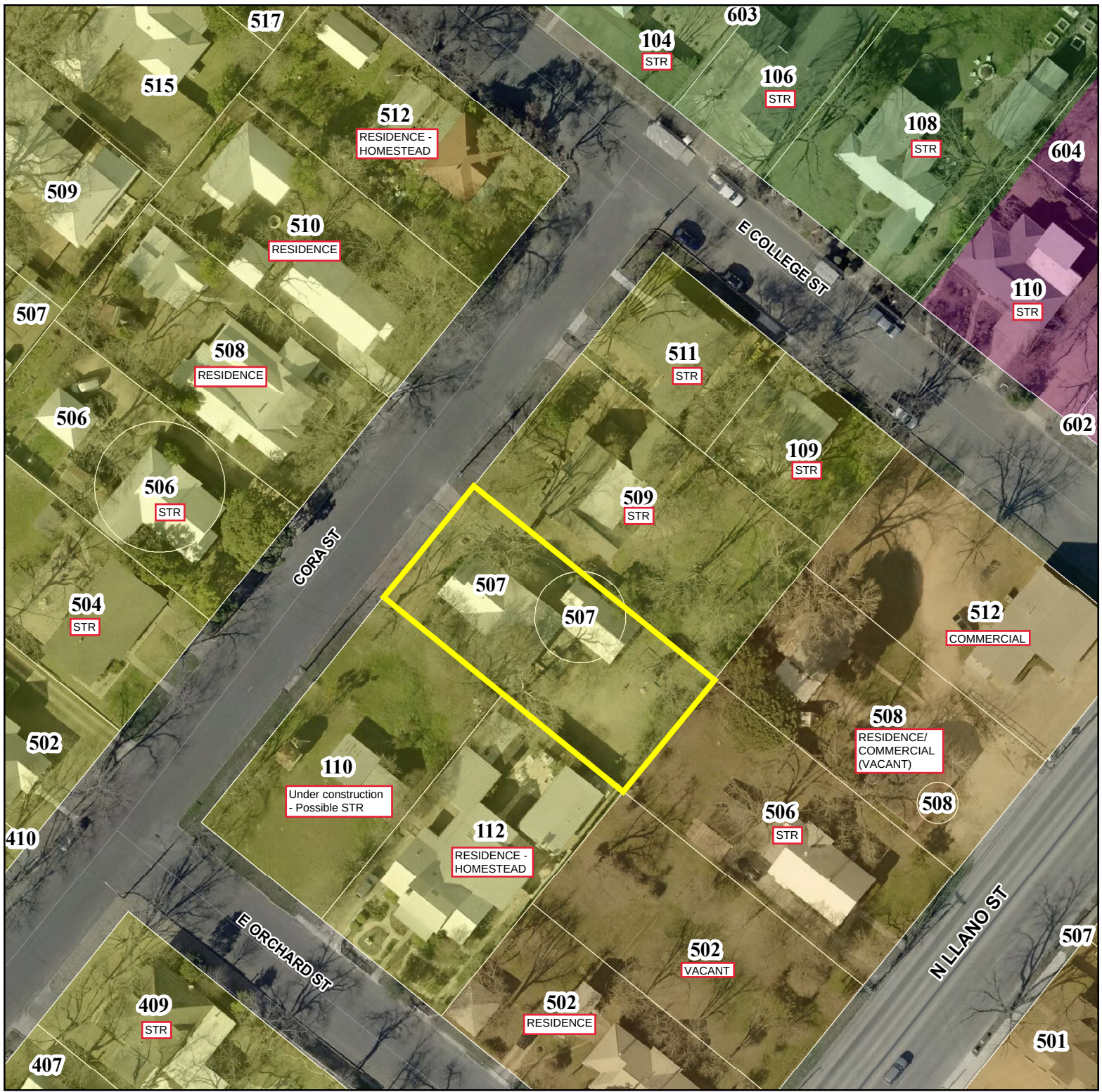
Zoning
ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space

LEGEND

- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential
- City Limit Boundary
- 1-Mile ETJ Boundary

GCAD Parcels



1 inch = 70 feet

FIGURE
SURROUNDING USES

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space

LEGEND

- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential
- City Limit Boundary
- 1-Mile ETJ Boundary

GCAD Parcels



Project Application

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

A. Project Information (Please complete all items)

Project Name: CUP 507 Cora

Project Address: 507 Cora

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: .274 No. of Lots: 1

Original Survey & Abstract No: (see attached)

Legal Description:

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: R-2 Historic

Proposed Zoning:

Location: 507 Cora

Proposed Use(s): Unoccupied STR

Applicant's Signature

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

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

Signature: David Turpin

Printed Name: David Turpin Date: 11.2.22

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: David Turpin

Address: 507 Cora

Phone: 310.497.3688

Fax:

Email: david@momentumcamp.cor

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone: Fax: Email:

Address and Legal Description:

507 Cora Street. Lot 18, Block B, C. Henke addition to the City of Fredericksburg, Gillespie County, Texas. Plat found of record in volume 18, page 164 of the deed records of Gillespie County, Texas.

Proof of Title: Attached separately

Description / Narrative of Property:

This property consists of a 1,729' main house (noted on survey as RESIDENCE) as well as a 429' backhouse (noted on survey as GARAGE/BUILDING). I am requesting a permit to operate the main house (RESIDENCE) as an Unoccupied STR.

This property has been our family's home for eleven years. In that time the block has evolved into increasing unoccupied STRs. 507 Cora is currently bordered by two STRs as well as a planned third STR (under construction though not permitted) immediately to our south.

We are in the process of selling our home and moving to the county. After six weeks of unsuccessfully trying to market 507 Cora without an STR permit, I acknowledge this property becoming an STR seems inevitable, as our block is almost exclusively STR, is zoned R-2, and abuts Commercial Zoning.

Buyer's offer (we are currently under contract) is contingent upon their being able to operate an Unoccupied STR (when they are not here). In light of this reality, I seek a conditional use permit for 507 Cora to be what it is more or less surrounded by – Unoccupied STRs.

This permit application is requesting an occupancy of six guests total, a modest number, as the main house has two proper bedrooms (plus an office that we as well as prior owners used as a kid's room). The proposed occupancy of six is actually comparable to the max occupancy of our Backhouse, which we have rented for years as an owner-occupied B&B, without issue.

At the request of our potential-buyer, I had initially applied for a permit (STR-Facility) that would enable renting of the main house as well as the backhouse, but upon meeting with City Staff, I have revised my application for a permit simply for Unoccupied STR, as this use is more consistent with surrounding properties.

I (and would-be buyers) agree to comply with all standards of the new ordinance.

Zoning Summary:

- Zoned R-2: Mixed Residential (Historic)
 - Minimum Lot Size: 5,000'
 - Actual Lot Size: 12,000'
- Zoning Summary Density Calculations:

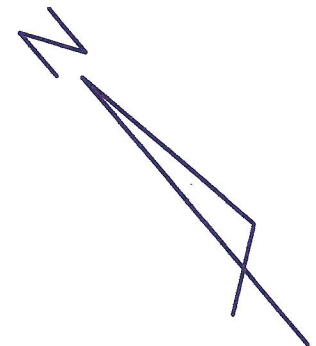
- Per Sec 3.110, This zone is intended to provide for medium density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area.
 - 507 Cora lot size of 12,000' and two-bedrooms is permissible as Unoccupied STR. 507 Cora meets requirements of sec 5.401 (Additional requirements for STR uses).
 - Per Sec 3.110, Unoccupied STR may be permitted if the property is immediately abutting a Non-Residential Zoning District (Open Space not included), or a PUD that allows commercial uses.
 - 507 Cora abuts commercial zoning district (to the east).
 - Conclusion: 507 Cora meets all requirements for Unoccupied STR use.
- Setbacks
 - Front Yard Minimum: 15'
 - Front Yard Actual: 25'
 - Street Side Minimum: 15'
 - Street Side Yard Actual: 25'
 - Building Height:
 - Maximum Building Height: 28'
 - Actual Building Height: 22'
 - Impervious Coverage:
 - Maximum Impervious Coverage: 65%
 - Actual Impervious Coverage: 24%
 - Building Coverage:
 - Maximum Building Coverage: 55%
 - Actual Building Coverage: 18%
 - Parking:
 - Sec 7.863 stipulates Unoccupied STR must provide parking at a ratio of 1 space per bedroom and allows on-street parking of 1 space per every 22' of lot frontage excluding driveway openings, etc. Sec 7.680 stipulates a standard parking spot be not less than 8.5' wide and 18.5' long.
 - For this proposed two-bedroom Unoccupied STR, a minimum of 2 spaces is required. The existing driveway (102' in length plus a widened area of 20' width) comfortably provides parking for three vehicles, while the street provides on-street parking of two vehicles (22' per vehicle minimum; excluding driveway opening 507 Cora has a continuous run of 58' of Cora St frontage).
 - Conclusion: 507 Cora provides safe and easy parking of a minimum five vehicles for this two-bedroom STR. There is ample parking for the proposed two-bedroom Unoccupied STR.
 - Review & Evaluation Criteria noted in Sec 5.460:

- 507 Cora is located in R-2 Historic, which may be permitted as an Unoccupied STR via CUP process.
- 507 Cora is compatible with existing uses on abutting sites in terms of height, bulk, scale, setbacks, and open spaces, etc. This application does not contemplate an expansion of current footprint on 507 Cora.
- As this is not a request to remodel or build a new STR, Texas Accessibility Standards shall not apply.
- 507 Cora is bordered by multiple Unoccupied STRs and its operation as an Unoccupied STR would be consistent with the existing block.
- All exterior lighting shall be night sky compliant.
- Modifications do not need to be made. 507 Cora exists as a small home and backhouse and will not present significant vehicular traffic, erosion, fire, noise, glare or other deleterious impacts.
- 507 Cora offers adequate parking on-site as well as two on-street parking spots.
- Ultimately 507 Cora being an Unoccupied STR is consistent with the existing development of the block and will not be detrimental to the public health, safety, or welfare of properties in the vicinity.

Driveway Dimension: 9.5' x 102'

SURVEY MAP SHOWING
LOT 18, BLOCK B, C. HENKE ADDITION TO THE CITY
OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS,
PLAT FOUND OF RECORD IN VOLUME 18, PAGE 164
OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.
SURVEY MADE AT THE REQUEST OF
DAVID ALLAN TURPIN.

BORROWER / ADDRESS:
DAVID ALLAN TURPIN AND
KATHRYN HILL TURPIN
507 CORA STREET
FREDERICKSBURG, TEXAS 78624



SCALE 1" = 20'

LEGEND:

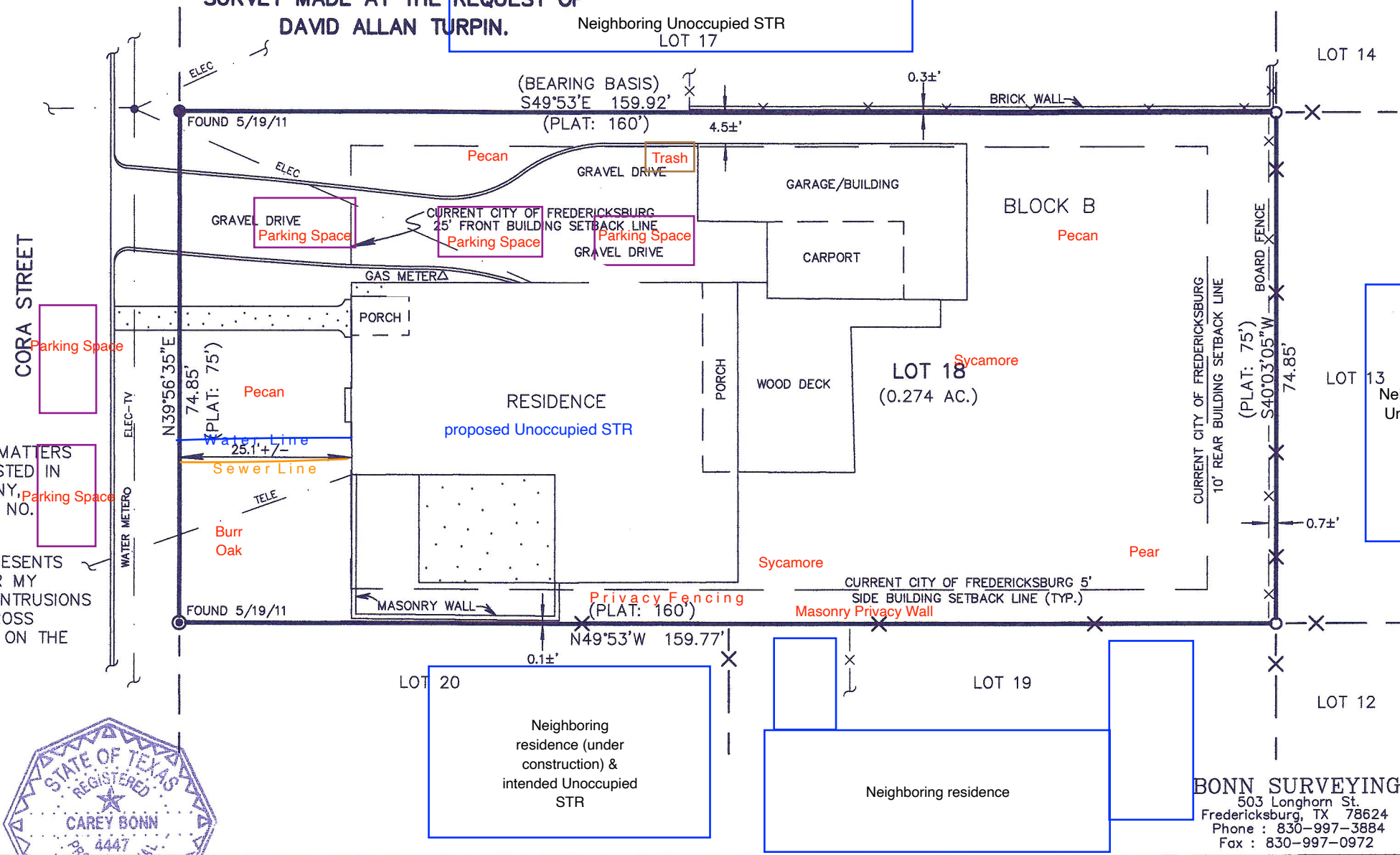
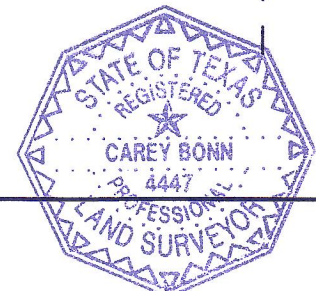
- 1/2" DIA. STEEL BAR FOUND
- ⊙ 1/2" DIA. STEEL BAR SET
- PIPE FENCE CORNER POST
- X FENCE LINE

EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS TRACT OF LAND ARE LISTED IN WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, G.F. NO. 211-279, ISSUED MAY 4, 2011.

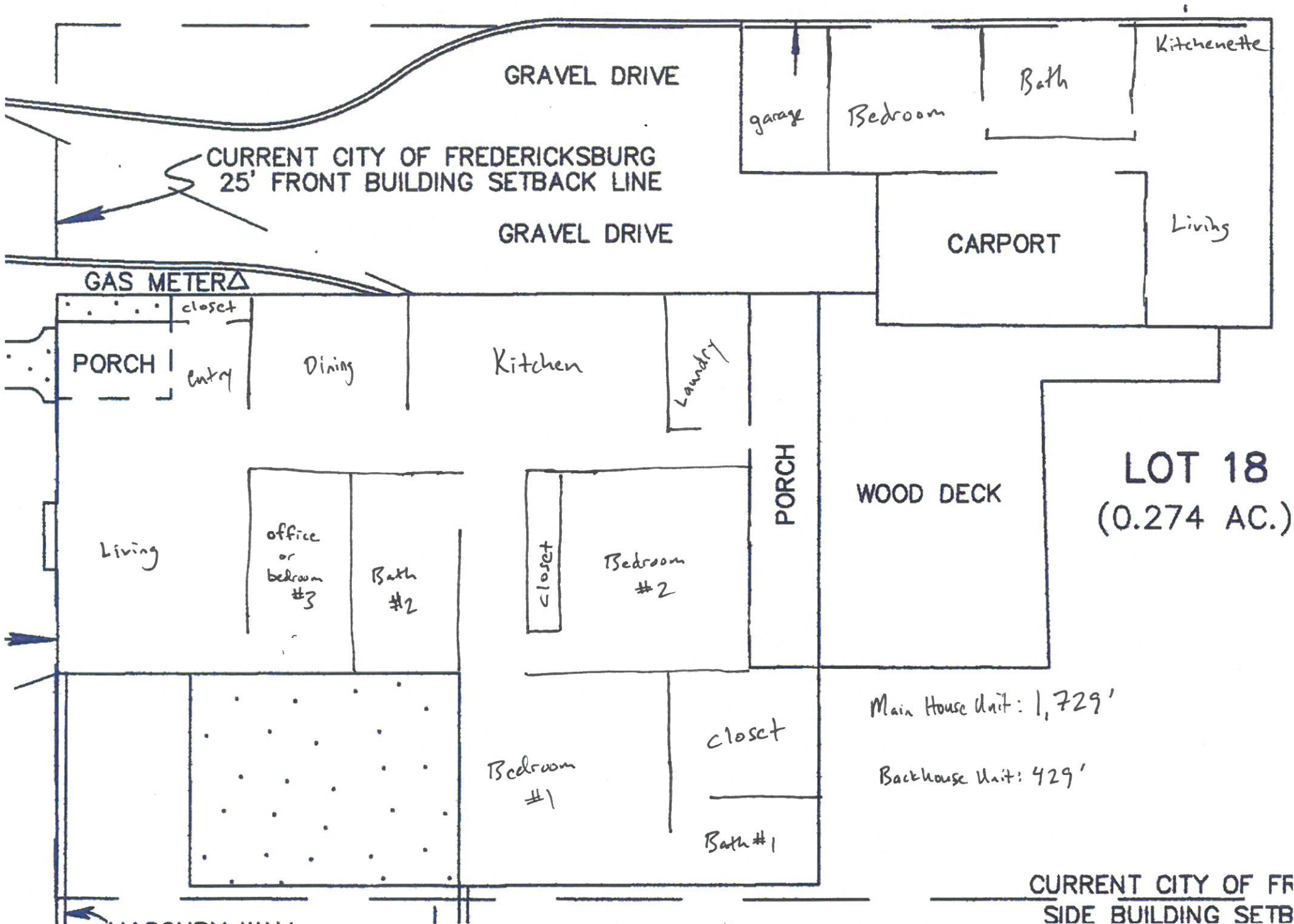
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS BOUNDARY LINES, VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

Surveyed May 13, 2002
Updated May 19, 2011


Carey Bonn
Reg. Prof. Land Surveyor No. 4447



BONN SURVEYING
503 Longhorn St.
Fredericksburg, TX 78624
Phone : 830-997-3884
Fax : 830-997-0972





PLANNING & ZONING COMMISSION MEMO

DATE: November 9, 2022

TO: Planning & Zoning Commission

FROM: Garret Bonn – Interim City Engineer

SUBJECT: REQUEST #Z-2226 Request by Kristi and Ralph Galichet to consider a Conditional Use Permit (CUP) per section 3.110 to operate a STR-Unoccupied in a R2-zoned area located in the Historic Overlay District on property located at 405 N. Orange

Summary/Analysis:

The applicants are requesting a Conditional Use Permit per Sec. 3.110 of Ordinance 2022-13 to operate a STR-Unoccupied in a R2-zoned area located within the Historic Overlay District on property located at 405 N. Orange. The subject tract is surrounded entirely by R2 zoning, with the FISD Middle School campus located approximately 115' the east (PF zoning). The proposed development would include a three-bedroom, two bath STR unit with three on-site parking spaces provided (two off a public alleyway and one utilizing an existing curb cut). The applicants have indicated they would only be requesting a maximum occupancy of 6.

As part of the development, the applicant will be required to improve the alleyway to an all-weather, City standard surface to access the on-site parking spaces. A sidewalk will also be required along the frontage as the site lies on the City's adopted sidewalk plan. The owner has indicated that they intend to make an escrow deposit in lieu of the sidewalk construction.

The City's Historic Preservation Officer has reviewed the project application and has no objections to the proposed improvements. Public notification, including letters being sent to property owners within 200 feet, resulted in no responses, either in support or protest, as of the publishing of this agenda.

Recommendation:

As presented, the proposed STR-Unoccupied use meets the requirements of a conditional use permit. As the subject tract lies within an area with a number of established STR uses, staff recommends approval, conditioned upon the following:

- review/inspection and approval of a STR Permit Application under current regulations with max occupancy of 6, as requested
 - payment of applicable fees (\$350 for 3-bedroom unit)
 - improvements to alley
 - sidewalk construction or escrow deposit
-

Attachments:

1. Public Hearing Map
2. Location/Zoning Map
3. Surrounding Use Map
4. Project Application Including Site & Floor Plans and CUP Narrative
5. City Review Comments and Responses

Z-2226

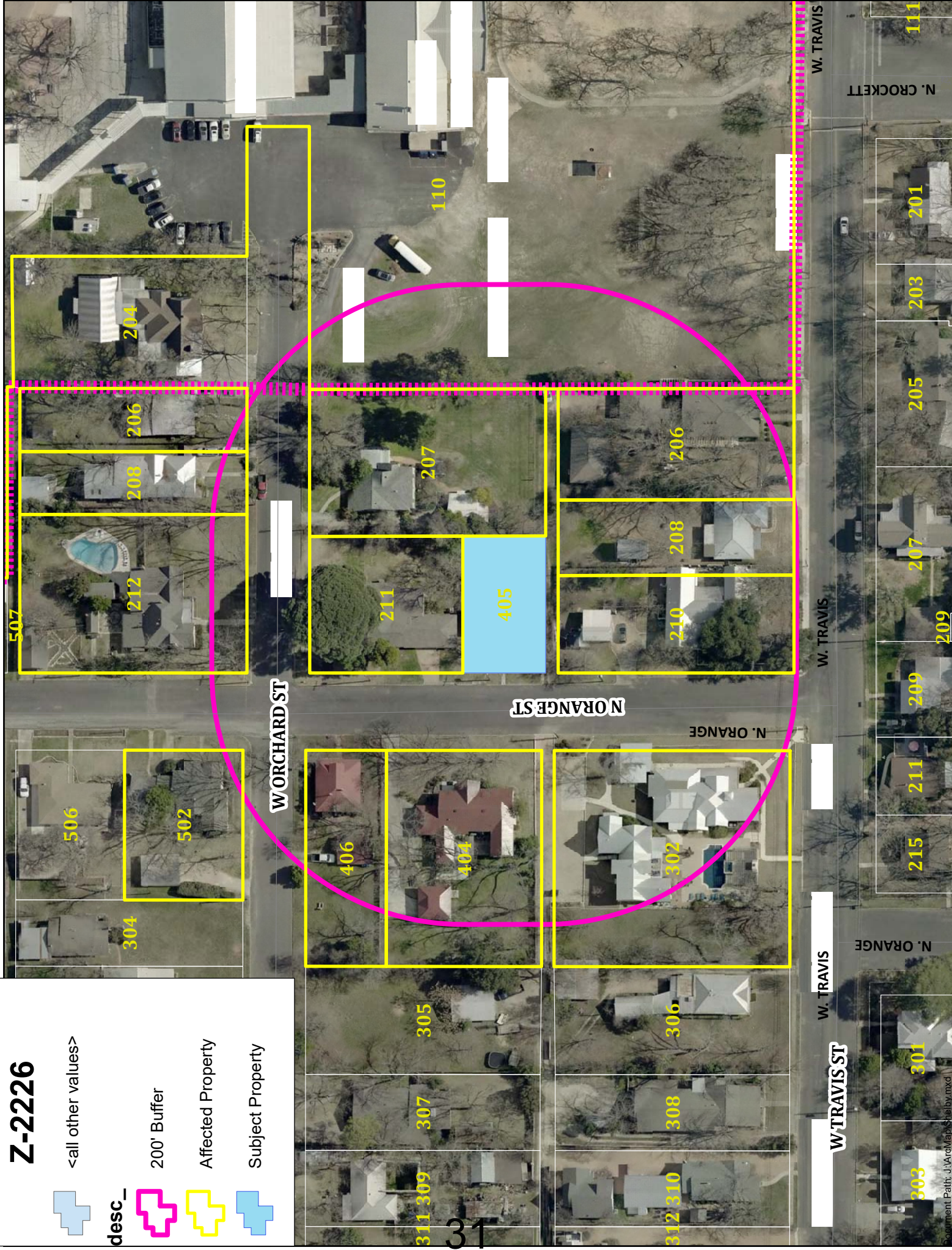
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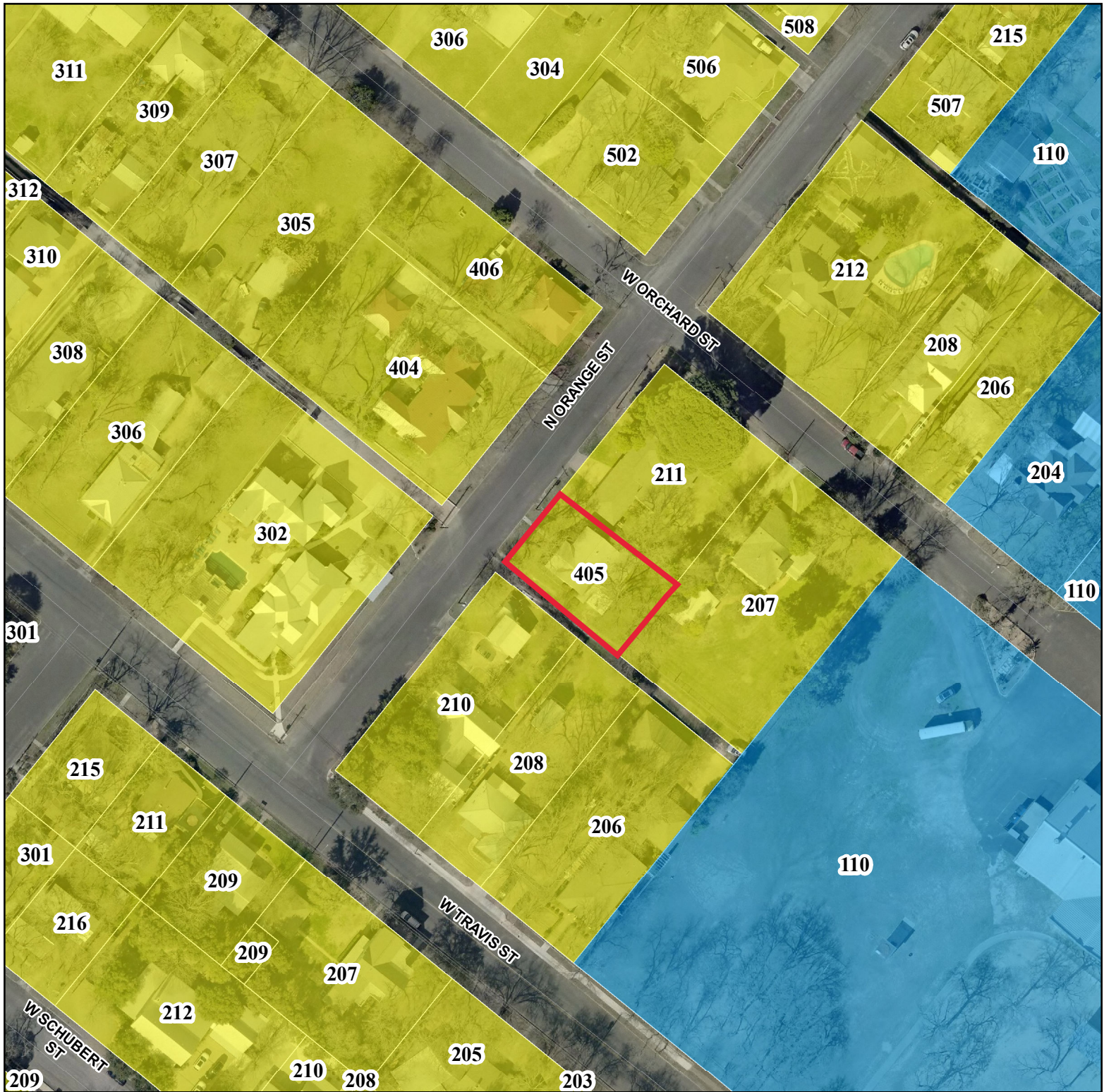
desc_

200' Buffer

Affected Property

Subject Property





1 inch = 100 feet

FIGURE
LOCATION/ZONING MAP

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space

LEGEND

- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential
- City Limit Boundary
- 1-Mile ETJ Boundary

GCAD Parcels





Project Application

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

A. Project Information (Please complete all items)

Project Name:

Project Address: 405 N. Orange St. Fredericksburg, TX 78624

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 0.164 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: 0.164 Acres out of Lot 4, Block Kallenburg Addition

Current Land Use Plan: Residential single family home Proposed Land Use Plan: Short term rental use
Unoccupied

Current Zoning: R2

Proposed Zoning:

Location: 405 N. Orange Street Fredericksburg, TX 78624

Proposed Use(s): Short Term Rental - Unoccupied

Applicant's Signature

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

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

Signature: Kristi Galichet & Ralph Anthony

Printed Name: Kristi Galichet & Ralph Anthony Date: 9-23-22

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s) Kristi Galichet & Ralph (Anthony) Galichet

Firm Name (if applicable):

Owner Name: Kristi and Ralph (Anthony) Galichet

Address: 97 Sendero Woods Boerne, TX 78015 (mailing address)

Phone: 404.406.2407

Fax:

Email: Kristi.galichet@gmail.com

* Physical address - 405 N. Orange St. Fredericksburg, Texas 78624

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): Kristi and Ralph (Anthony) Galichet

Address: 97 Sendero Woods Boerne, TX 78015

Phone: 404.406.2407

Fax:

Email: Kristi.galichet

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone: Fax: Email:

EXHIBIT "A"

SULTEMEIER

SURVEYING & ENGINEERING

TBPELS SURVEYING FIRM: 100930-00
TBPELS ENGINEERING FIRM: F-10608

501 West Main, Suite 109
Fredericksburg, TX 78624
Tel.: (830) 990-1221

0.164 OF AN ACRE
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS

FN-21-6998
APRIL 22ND, 2021

A DESCRIPTION OF A 0.164 OF AN ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS; BEING PART OF LOT 4 IN BLOCK I OF THE KALLENBERG ADDITION TO THE SAID CITY OF FREDERICKSBURG AS SHOWN ON A PLAT OF RECORD IN VOLUME 14, PAGE 515 OF THE DEED RECORDS OF SAID COUNTY, BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN A CONVEYANCE TO GUENTHER ELLEBRACHT FOUND OF RECORD IN A WARRANTY DEED RECORDED IN VOLUME 63, PAGE 409 OF THE SAID DEED RECORDS AND ALL OF THAT CERTAIN TRACT DESCRIBED IN A CONVEYANCE TO THE SAID GUENTHER ELLEBRACHT FOUND OF RECORD IN A WARRANTY DEED RECORDED IN VOLUME 74, PAGE 66 OF THE SAID DEED RECORDS; SAID 0.164 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found on the southeast line of Orange Street, and northwest line of said Block I and Lot 4, at the west corner of the said tract described in Volume 63, Page 409 and at the north corner of a 5 foot wide Public Alley described in Volume 312, Page 980 of the Real Property Records of said County, for the west corner hereof;

THENCE departing from said northwest line and passing over and across said Lot 4 with the southwest line of the said tract described in Volume 63, Page 406, S 49° 46' 10" E, a distance of 108.31 feet to a 3/8 inch iron rod (capped RPLS 4542) found on the common line of Lot 4 and Lot 5 as shown on said Plat, at the south corner of the said tract described in Volume 63, Page 406 and at the west corner of that certain 0.52 acre tract described under Register No. 20060651 of the Official Public Records of said County, for the south corner hereof;

THENCE with the said common line of Lot 4 and Lot 5, the southeast line of the said tract described in Volume 63, Page 409 and continuing with the southeast line of the said tract described in Volume 74, Page 66, N 39° 59' 45" E, a distance of 66.03 feet to a ½ inch iron rod found at the east corner of the said tract described in Volume 74, Page 66, for the east corner hereof;

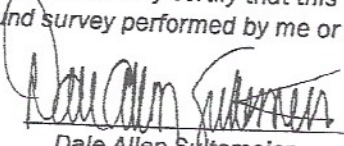
THENCE departing from said common line and passing over and across said Lot 4 with the northeast line of the said tract described in Volume 74, Page 66, N 49° 46' 03" W, a distance of 108.31 feet to a ½ inch iron rod found on the said southeast line of Orange Street, and northwest line of said Block I and Lot 4, at the north corner of the said tract described in Volume 74, Page 66, for the north corner hereof;

THENCE with the said southeast line of Orange Street, and northwest line of said Block I and Lot 4, S 40° 00' 00" W (BASE BEARING FOR DIRECTIONAL CONTROL FROM PLAT REFERENCE), a distance of 66.03 feet to the POINT OF BEGINNING, containing 0.164 of an acre of land, more or less.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey performed by me or under my direction and supervision.

SULTEMEIER SURVEYING &
ENGINEERING, LLC
501 West Main, Suite 109
Fredericksburg, Texas 78624
(830) 990-1221




Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas

EXECUTED this the 11 day of May, 2021.

Opal Faye Klaehn
OPAL FAYE KLAEHN

Doris Ann Zamzow
DORIS ANN ZAMZOW

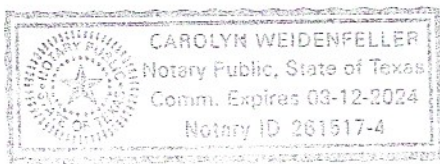
Address of Grantees:

97 Sendero Woods
Fair Oaks Ranch, TX 78015

THE STATE OF TEXAS §

COUNTY OF Giles §

This instrument was acknowledged before me on this the 11 day of May, 2021, by OPAL FAYE KLAEHN.

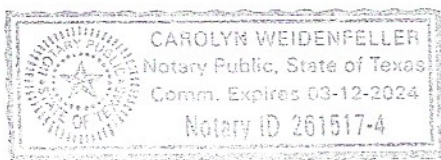


Carolyn Weidenfeller
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF Giles §

This instrument was acknowledged before me on this the 11 day of May, 2021, by DORIS ANN ZAMZOW.



Carolyn Weidenfeller
Notary Public, State of Texas

the said Guenther Ellebracht found of record in a Warranty Deed record in Volume 74, Page 66 of the said Deed Records. Said 0.164 of an acre tract, more or less, is more particularly described by metes and bounds on **Exhibit "A"** attached hereto and made a part hereof for all pertinent purposes.

This conveyance is expressly made by Grantors and accepted by Grantees subject to the following matters to the extent, but only to the extent, the same are valid and subsisting and affect the Property (without waiving rights or defenses relating to, and without ratifying, creating or reviving such matters and the mere reference herein shall not be deemed to impose, reimpose or reinstate such Exceptions to Conveyance and Warranty), to-wit:

- a. Overhead utility lines, gas meter, electric meter pad, and fence encroachments/protrusions shown on survey dated April 22, 2021, prepared by Dale Allen Sultemeier, Registered Professional Land Surveyor No. 4542.
- b. Rights of adjoining property owners, if any, in and to those portions lying between the fences and the Northeast and Southeast property lines as shown on survey dated April 22, 2021, prepared by Dale Allen Sultemeier, Registered Professional Land Surveyor No. 4542.

Ad valorem taxes on said property for the current year have been prorated and the payment thereof is assumed by Grantees.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the exceptions to conveyance and warranty.



2021275

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

OPAL FAYE KLAEHN and
DORIS ANN ZAMZOW

TO

RALPH ANTHONY GALICHET and
KRISTI GALICHET

WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE

§

THAT **OPAL FAYE KLAEHN**, a single person, of the County of HAYS and State of Texas, and **DORIS ANN ZAMZOW**, dealing with her separate property and estate and not joined herein by her spouse, as they own, occupy and claim other property as their homestead, of the County of ATASCOSA and State of Texas, (herein referred to as "Grantors"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto **RALPH ANTHONY GALICHET and KRISTI GALICHET**, (herein referred to as "Grantees"), all of the following described real property and improvements situated thereon in Gillespie County, Texas, together with all rights, privileges, and appurtenances pertaining thereto (collectively the "Property"), to-wit:

BEING a 0.164 of an acre tract of land, more or less, situated in the City of Fredericksburg, Gillespie County, Texas, being part of Lot No. 4 in Block No. 1 of the Kallenberg Addition to the said City of Fredericksburg as shown on a plat of record in Volume 14, Page 515 of the Deed Records of Gillespie County, Texas, and being all of that certain tract described in a conveyance to Guenther Ellebracht found of record in a Warranty Deed recorded in Volume 63, Page 409 of the said Deed Records and all of that certain tract described in a conveyance to

CUP Narrative – 405 N. Orange St. Fredericksburg, TX

Brief Description of Proposed Use: We are applying for a Conditional Use Permit, as well as a Short Term Rental Permit – Unoccupied - for use of renting our home out for short term use.

This single family home is a very special home to me. I, Kristi Galichet, am the grand-daughter of the only owners of the property. This home served as my “second home” for most of my life. My grandma, Estella Rech Ellebracht, and my grandpa, Guenther Ellebracht bought the property and built this home in 1948. My mother, Doris Ellebracht Zamzow, was born here and was raised in this home her entire childhood, along with her sister.

We spent most holidays at this home, baking cookies, riding bikes all around Fredericksburg, and gardening. After 66 years of marriage, my grandpa passed away in 2006 and then, my grandma in 2012, both in their 90s. My mom and aunt subsequently inherited the home. Since this house is so special to our family and me, my husband and I decided to buy it from my parents and my aunt. Our ultimate goal for the home is to keep it in our family, eventually giving it to our children; all the while, hoping to rent it out to family friends and visitors, alike.

We ask that you please consider allowing us to rent it out for a short term rental (unoccupied), allowing us to ultimately keep the home in our family and creating more memories.









ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

11550 IH-10 West, Suite 395 • San Antonio, Texas 78230-1037 • Phone (210) 641-9999

September 21, 2022

Development Services Department
City of Fredericksburg
126 West Main Street
Fredericksburg, Texas 78624

RE: 405 N Orange St. Conditional Use Permit
SUBJECT: Sidewalk Requirement

KCI has assisted the Galichet's in preparation of the Site Plan for the Conditional Use Permit on the above referenced property. As a result of that work, it is our understanding that the City of Fredericksburg is requesting that a sidewalk be constructed at 405 N Orange as part of the review process for the Conditional Use Permit. We have reviewed the site and surrounding areas and offer the following comments:

- There are no sidewalks on North Orange St in this block so constructing this walk would not improve pedestrian circulation at this time.
- There is no visible evidence that pedestrians have been walking on the grass on either side of the street.
- Pedestrian access to the school is likely to occur on W Orchard St rather than down North Orange and then down Travis St. as the W Orchard route is shorter.
- The nearest public sidewalk is on the north side of Travis Street with no sidewalks on the east or west sides of North Orange between this property and Travis St.
- The property north of 405 N Orange St. has a wide and steep driveway approach that starts just off the common property corner of 405 N Orange. The south portion of that approach does not connect to a driveway with grass between the approach and the garage. Constructing a sidewalk adjacent to the curb along the 405 N Orange St frontage would result in an unsafe condition at the north end of the walk where there would be an abrupt change in grade. Constructing a walk at the property line would have the walk end behind the approach and pedestrians using the walk and travelling north would be directed into the neighbor's property.

-The south side of 405 N. Orange St abuts an existing ten foot wide alley that does not have a concrete approach. If a walk were constructed, either at the curb or at the property line, it is likely that portions of the walk would need to be removed and replaced at such time as the city constructs an alley approach.

We would suggest that the City and the property owner enter into an agreement where the owner agrees to construct a sidewalk along their frontage at such time as a walk is constructed on either the property to the north or south so that the walk serves a purpose.

Please let me know if you have any questions or comments.

Very Truly Yours

Alan D Lindskog, PE RPLS

Senior Project Manager

Staff Review Comments and Information – 405 N. Orange Street Fredericksburg, TX

Please provide interior floor plans to determine density. Sec. 3.110

Interior floor plans are on Site Plan and are in accordance with Density requirements.

- Please update the Zoning Summary to include Density Calculations. Sec. 3.110

I have updated the Density Calculations on the Site Plan. There are 3 bedrooms in this home and the home is on 7,144 square foot lot. This home is in accordance with the Density Calculations.

- Please update the Zoning Summary to include Parking Calculations (STR-Facility) and dimension all parking spaces to show compliance with Sec. 7.863

I have also noted on Site Plan. Parking space one is 21 ft. x 10 ft., parking space two is 21 ft. x 10 ft., parking space three is 13 ft. x 15 ft.

- Site Plan requires Planning and Zoning Approval, scheduled for November 9, 2022.

Confirmed.

- ADA unit is required.

This home is not handicap accessible. The home is original, and was constructed in 1948 and was not constructed to accommodate a wheelchair. There has been no new exterior changes or construction. My grandparents build this home for their family of 4 and have been the only owners of the property. When they passed, my mom and Aunt inherited the home (my grandparent's children) , which we purchased from them. This is a home we would like to keep in our family for generations to come.

- In lieu of sidewalk construction, the owner may submit an escrow deposit to the City for future construction of the sidewalk. Current contract price for sidewalk is \$38.75/LF for City standard 5' wide sidewalk.

We will submit an escrow deposit to the City for future construction of the sidewalk.

- If the alley is to be utilized to access onsite parking areas, it must be an all-weather surface. Call out existing condition of alley and note improvements, as required,

including City standard driveway ramp off of N. Orange.

The alley is the property of City of Fredericksburg and is not our property; therefore, we are not able to make improvements on it. It is supposed to be maintained by the City of Fredericksburg, but to my knowledge, has never been maintained. There is another homeowner that lives behind us that also utilizes the alley daily for access to her driveway. The alley is constructed of pea gravel and dirt and does need to be maintained by the City.

- If existing driveway onto property will not be utilized or parking along frontage is needed, call for removal of driveway and replacement with City standard curbing.

I will call the City to remove the existing driveway apron and replace with City standard curbing.

- Provide drainage flow arrows to ensure historical drainage patterns are maintained and adjacent and downstream properties are not adversely impacted.

There has been no new exterior changes or construction to the home; therefore, historical drainage patterns are maintained and downstream properties are not adversely impacted.

- Please update CUP Narrative with specific responses to each of the review and evaluation criteria noted in Sec.5.460. This will be used by the Planning and Zoning Commission and City Council to make their determination. See below.

Conformance with applicable regulations and standards established by the Zoning Regulations. We are in conformance with applicable regulations and standards established by Zoning Regulations.

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. There has been no new structural exterior changes or construction to the home; therefore, we are in compatibility to existing abutting sites, regarding building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use. There has been no new structural exterior changes or construction to the home; therefore, there are no potentially unfavorable affects or impacts on other existing abutting sites.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health,

safety, morals and general welfare. **We are in compliance to applicable regulations and standards that would continue to protect the public health, safety, morals, and general welfare.**

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area. **We are in compliance and agree to continue to keep the vehicular and pedestrian circulation in the vicinity in a safe manner.**

Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts. **We will continue to protect persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.**

Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties. **We are in compliance with location, lighting, and signs regarding traffic control.**

Adequacy and convenience of off-street parking and loading facilities. **We will have 3 off-street parking spaces – 1 per bedroom, on our property.**

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located. **Yes, the proposed use of our home is in accordance with the objectives of the Zoning Regulations.**

Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations. **Yes, we agree that the proposed use of our home will comply with each of the applicable provisions on the Zoning Regulations.**

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. **There has been no new exterior construction or changes; therefore, the proposed use is compatible with existing and permitted uses in the vicinity.**

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. **We agree to minimize unfavorable impacts on nearby uses and ensure compatibility of the proposed use with existing uses in the same district and surrounding area.**

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. **We agree that the proposed use will not be detrimental to the public health, safety, or welfare or materially injurious to properties in the vicinity.**

- Provide a note regarding all exterior lighting shall be night sky compliant.

Yes, all exterior lighting shall be night sky compliant.

From: [Garret Bonn](#)
To: [Kristi Galichet](#)
Cc: [Shelby Collier](#); [Anna Hudson](#); [hubby](#)
Subject: RE: Z-2226 Review Comments
Date: Wednesday, November 2, 2022 5:08:00 PM

Thank you for this response. We will incorporate this information into the staff report and if any issues remain outstanding, we will include conditions in the staff recommendation. Since the proposed onsite (off-street) parking spaces are part of an establishment of a new use and are proposed to be accessed off the alleyway, the access to the parking areas will need to be improved to current standards. Please refer to Section 7.860 of the zoning code which refers to design standards for parking improvements (link below). Pea gravel may be acceptable as an all weather surface but staff would need to review an updated site plan prior to approval.

https://library.municode.com/tx/fredericksburg/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZOOOR_ENCL_S7.860DEST

Garret Bonn, P.E., CFM

Interim City Engineer

City of Fredericksburg

126 West Main Street
Fredericksburg, TX 78624
Direct 830.990.2020
Office 830.997.7521
www.fbgtx.org

From: Kristi Galichet <kristi.galichet@gmail.com>
Sent: Wednesday, November 2, 2022 4:34 PM
To: Garret Bonn <gbonn@fbgtx.org>
Cc: Shelby Collier <scollier@fbgtx.org>; Anna Hudson <ahudson@fbgtx.org>; hubby <anthony.galichet@att.com>
Subject: Re: Z-2226 Review Comments

Thank you, Garret, for this feedback and guidance so we're able to be prepared for our upcoming meeting next week. We are in agreement for the first four requests, but still need clarification on the last item. Please see comments below and let me know if you have any questions.

-Provide detailed dimensions of bedroom areas to confirm bedroom sizes are in compliance with applicable standards.

See Site Plan with bedroom dimensions, also. Bedroom one: 12'6" x 9'10", Bedroom two: 11'9" x 10'9", Bedroom three: 11'7" x 11'.

-The proposed parallel space along the alley is called out as 13' in length and 15' in width. The City standard minimum for a parallel space is 8.5' in width and 22' in length. Please update site plan accordingly and provide dimensions for all parking spaces and drive aisles/alley. We will remove Parking Space Three and relocate it directly in front of the concrete apron. The dimensions are 10'5 inches x 21'. I have noted this on the Site Plan,

also.

-For clarification, the applicant/developer/owner will be responsible for removal of the existing driveway apron and replacement with City standard curbing along N. Orange. We will remove Parking Space three from Site Plan and, instead, have Parking Space three be directly in front of the concrete apron (on our property). The parking space dimensions will be 10'5" x 21'. I have notated this on the Site Plan.

-Although the applicant intends to submit an escrow deposit to the City for future construction of the sidewalk, the sidewalk should be shown on the site plan. I have updated the sidewalk on the Site Plan.

-As discussed in the pre-application meeting and as noted in the comment report, if the alley is to be utilized to access onsite parking areas as part of a change in use, the access to the parking spaces must be improved to City standards. As noted, the alley is the property of the City of Fredericksburg and may continue to be utilized in its current condition by the adjacent property owners. However, if the intent is to provide access to on-site parking spaces for the STR-unoccupied use, it will need to be improved to an all-weather surface.

While I appreciate that the alley would be used for access for our STR, this is not new and currently the home behind us (right side that faces Travis Street) uses this driveway for STR, as well. The other (full-time home owner) right behind us (that faces West Orchard) also uses this alley for her landscaping crews, contractors, painters, etc. In addition, can you share with me the by laws that require us to be responsible to improve a city alley driveway that does not belong to us? If that is in the by laws, we are willing to provide an all weather surface of pea gravel.

Again, we really appreciate all your help in getting us ready for the meeting but also want to make sure we are complying with reasonable requests. I have attached the updated Site Plan to this email.

Thank you,
Kristi

On Fri, Oct 28, 2022 at 3:05 PM Garret Bonn <gbonn@fbgtx.org> wrote:

Kristi:

During the Development Review Committee meeting yesterday, staff reviewed your response to comments. There are still a number of concerns with the proposed use of the property as an STR-unoccupied. Please provide responses to these remaining comments/questions:

- Provide detailed dimensions of bedroom areas to confirm bedroom sizes are in compliance with applicable standards.
- The proposed parallel space along the alley is called out as 13' in length and 15' in width. The City standard minimum for a parallel space is 8.5' in width and 22' in length. Please update site plan accordingly and provide dimensions for all parking spaces and drive

aisles/alley.

- For clarification, the applicant/developer/owner will be responsible for removal of the existing driveway apron and replacement with City standard curbing along N. Orange.
- Although the applicant intends to submit an escrow deposit to the City for future construction of the sidewalk, the sidewalk should be shown on the site plan.
- As discussed in the pre-application meeting and as noted in the comment report, if the alley is to be utilized to access onsite parking areas as part of a change in use, the access to the parking spaces must be improved to City standards. As noted, the alley is the property of the City of Fredericksburg and may continue to be utilized in its current condition by the adjacent property owners. However, if the intent is to provide access to on-site parking spaces for the STR-unoccupied use, it will need to be improved to an all-weather surface.

Staff will continue to research adjacent uses and other information as we prepare the agenda memo for P&Z but please provide additional information and then if you or your site designer have additional questions or concerns, please let us know.

Thanks.

Garret Bonn, P.E., CFM

Interim Director of Development Services/City Engineer

City of Fredericksburg

126 West Main Street
Fredericksburg, TX 78624
Direct 830.990.2020
Office 830.997.7521
www.fbgtx.org

From: Kristi Galichet <kristi.galichet@gmail.com>

Sent: Wednesday, October 26, 2022 2:19 PM

To: Shelby Collier <scollier@fbgtx.org>

Cc: Anna Hudson <ahudson@fbgtx.org>; Garret Bonn <gbonn@fbgtx.org>; hubby <anthony.galichet@att.com>

Subject: Re: Z-2226 Review Comments

Thank you, Shelby.

-Kristi

On Tue, Oct 25, 2022 at 9:44 AM Shelby Collier <scollier@fbgtx.org> wrote:

Good morning Kristi,

Thank you for submitting the revisions.

Staff will continue our review and use this information to draft our recommendation to the Planning & Zoning Commission and City Council.

We will email you Staffs recommendations on Friday, November 4th.

Have a blessed day!



"We're leading with integrity while providing the best customer services to our community."

Shelby Collier/ Associate Planner/ City of Fredericksburg

O. 830-990-2013/ scollier@fbgtx.org

From: Anna Hudson <ahudson@fbgtx.org>

Sent: Monday, October 24, 2022 3:38 PM

To: Kristi Galichet <kristi.galichet@gmail.com>; Shelby Collier <scollier@fbgtx.org>

Cc: Garret Bonn <gbonn@fbgtx.org>; hubby <anthony.galichet@att.com>

Subject: Re: Z-2226 Review Comments

Kristi,

Thank you for providing more information in the narrative. Generally, when it comes to CUP's the council is interested in the impact to the neighborhood and especially immediate neighbors. They will likely ask if you plan on installing a hot tub, if you plan on putting up any privacy screening, if you plan on hanging exterior lights, if you'll use a management company. CUPs are very site specific.

If you do plan on a fence I will review it administratively, no HRB approval for fencing.

Regards,

Anna

From: Kristi Galichet <kristi.galichet@gmail.com>

Sent: Monday, October 24, 2022 12:11 PM

To: Shelby Collier <scollier@fbgtx.org>

Cc: Garret Bonn <gbonn@fbgtx.org>; Anna Hudson <ahudson@fbgtx.org>; hubby <anthony.galichet@att.com>

Subject: Re: Z-2226 Review Comments

Hi Shelby,

Attached is the Site Plan with Interior Floor Plan and Parking Space Dimensions noted, as well as feedback on items from Staff Comments. I have also included the Plat, as well. I included the

original CUP Narrative also for historical information about our home.

Please let me know if you have any questions.

Thank you,
Kristi

On Wed, Oct 12, 2022 at 10:06 AM Shelby Collier <scollier@fbgtx.org> wrote:

Good morning Kristi,

Please see attached Review Comments for Z-2226, 405 N. Orange.

Please feel free to contact me if you have any questions.

Have a blessed day!



"We're leading with integrity while providing the best customer services to our community."

Shelby Collier/ Associate Planner/ City of Fredericksburg

O. 830-990-2013/ scollier@fbgtx.org



PLANNING & ZONING COMMISSION MEMO

DATE: November 7, 2022

TO: Planning & Zoning Commission

FROM: Shelby Collier, Associate Planner

SUBJECT: Z-2227 – Request to Consider a Land Use Change from Commercial (C), Mixed Use Corridor (MUC), and High Density Residential (HDR) to Public Facilities (PF) and a Zoning Change from (C2) Commercial, (R3) Multifamily Residential and (C1) Neighborhood Commercial to (PF) Public Facilities for approximately 56.463 Acres of Land Located at 257 Vernon’s Lane.

Summary:

The applicant is seeking a future land use classification change from “Commercial” (C), “Mixed Use Corridor” (MUC), and “High Density Residential” (HDR) to “Public Facilities” (PF) and a zoning change from (C2) Commercial, (R3) Multifamily Residential and (C1) Neighborhood Commercial to (PF) Public Facilities

Analysis:

257 Vernon’s Lane is 56.463 acres that has recently been purchased by FSD for the purpose of developing the new Middle School. The property consists of a vacant, Single-Family Residence and several ancillary structures such as barns and storage buildings.

Land uses surrounding this property include Mixed Use Corridor (MUC), and High Density Residential (HDR) to the north. Public Facilities (PF) to the east across Hollmig Ln., Mixed Use Corridor (MUC), and High Density Residential (HDR) to the west, and Commercial (C), and High Density Residential (HDR) to the south across Friendship Ln.

Zoning to the north is a mix of (C2) Commercial and (R3) Multifamily Residential. Public Facilities (PF) to the east across Hollmig Ln. A mix of (R3) Multifamily Residential and (C1) Neighborhood Commercial to the South across Friendship Ln and (C2) Commercial and (R3) Multifamily Residential to the West.

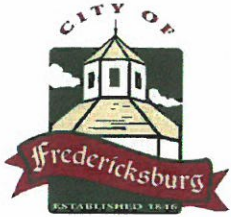
This portion of Friendship Lane has recently seen significant development, including an approved Multifamily project that will add 296 Residential units (Prospect and Carbon Project) South of the Subject tract as well as the extension of Post Oak Rd to connect with Friendship Lane.

Recommendation:

Given the variety of Land uses and Zoning classifications surrounding the property and the fact that the property is an extension of the existing development in the area (FISD) Staff recommends approval of the requested land use classification change Commercial (C), Mixed Use Corridor (MUC), and High Density Residential (HDR) to Public Facilities (PF) and a Zoning Change from (C2) Commercial, (R3) Multifamily Residential and (C1) Neighborhood Commercial to (PF) Public Facilities per Comprehensive Plan Sec. 4.B.I – Support Existing Development Patterns.

Attachments:

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



Project Application

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

A. Project Information (Please complete all items)

Project Name: FISD - New Middle School
Project Address: 257 Vernons Ln Off S St Hwy 16, TX
Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 56.46 No. of Lots: 2

Original Survey & Abstract No: ABS A0180, George Debrant Survey # 42.

Legal Description: ABS A0180 G DE BRANDT #42, 56.462 ACRES, -HOMESITE-FARM

Current Land Use Plan: Undeveloped

Proposed Land Use Plan: Public Roadway and Middle School

Current Zoning: C1, C2, R3

Proposed Zoning: Public Facility (PF)

Location: Northwest corner of Friendship Ln and Hollmig Ln intersection.

Proposed Use(s): Public Roadway and Middle School

Applicant's Signature

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

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

Signature: [Signature]

Printed Name: Joe Rodriguez Date: 10.5.2022

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): Fredericksburg Independent School District

Owner Name:

Address: 234 Friendship Ln Fredericksburg, TX 78624

Phone: (830) 997-9551

Fax:

Email:

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

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

Firm Name (if applicable): Moy Tarin Ramirez Engineers, LLC

Address: 12770 Cimarron Path, Suite 100

Primary Contact Name: Sean Smith, PE

Phone: (210) 698-5051

Fax:

Email: ssmith@mtrengineers.com

Secondary Contact Name: Edgar Calderon

Phone: (210) 698-5051

Fax:

Email: ecalderon@mtrengineers.com

III. Applicant

Firm Name (if applicable): Same as above

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): Same as above

Address:

Primary Contact Name:

Phone: Fax: Email:

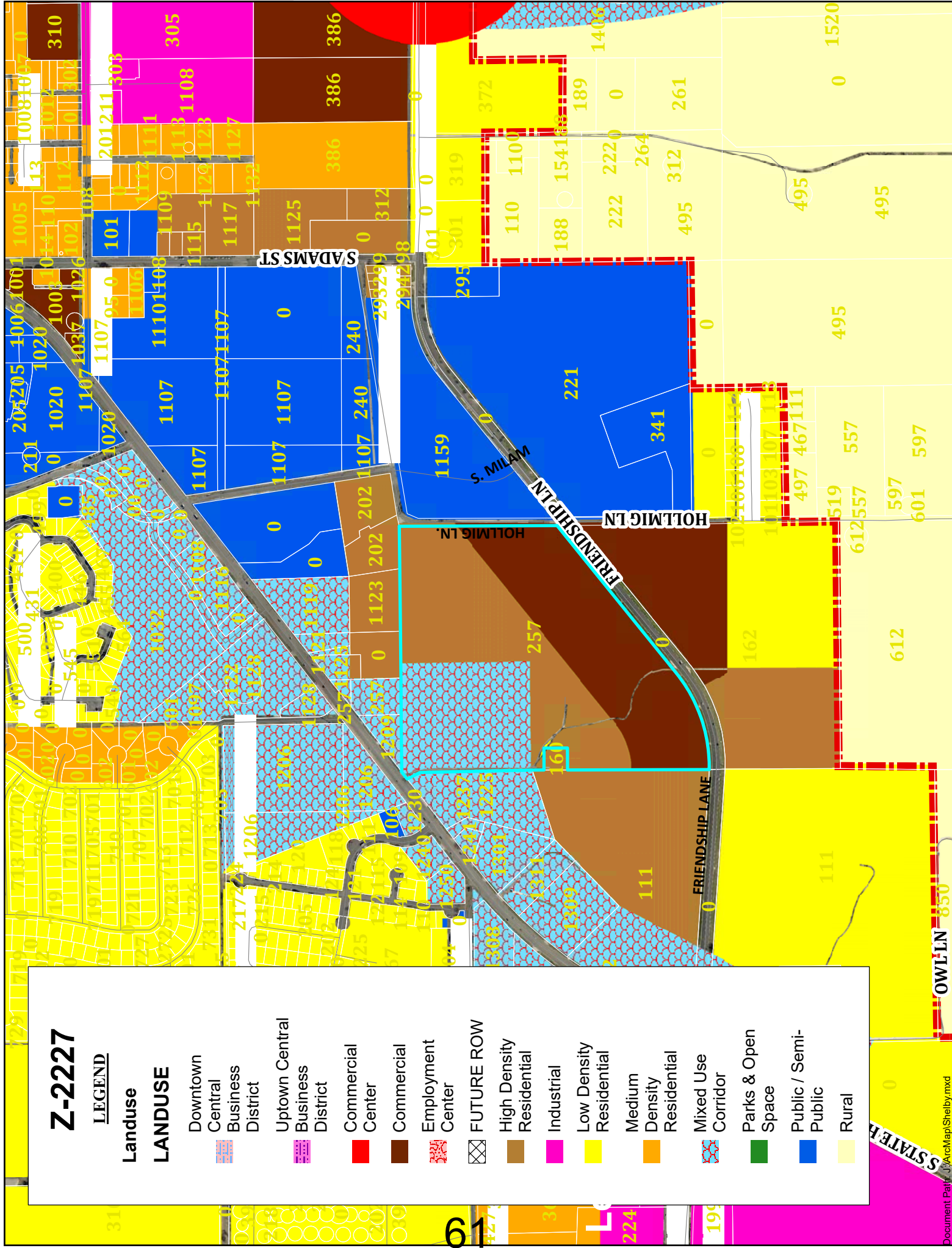
Z-2227

LEGEND

Landuse

LANDUSE

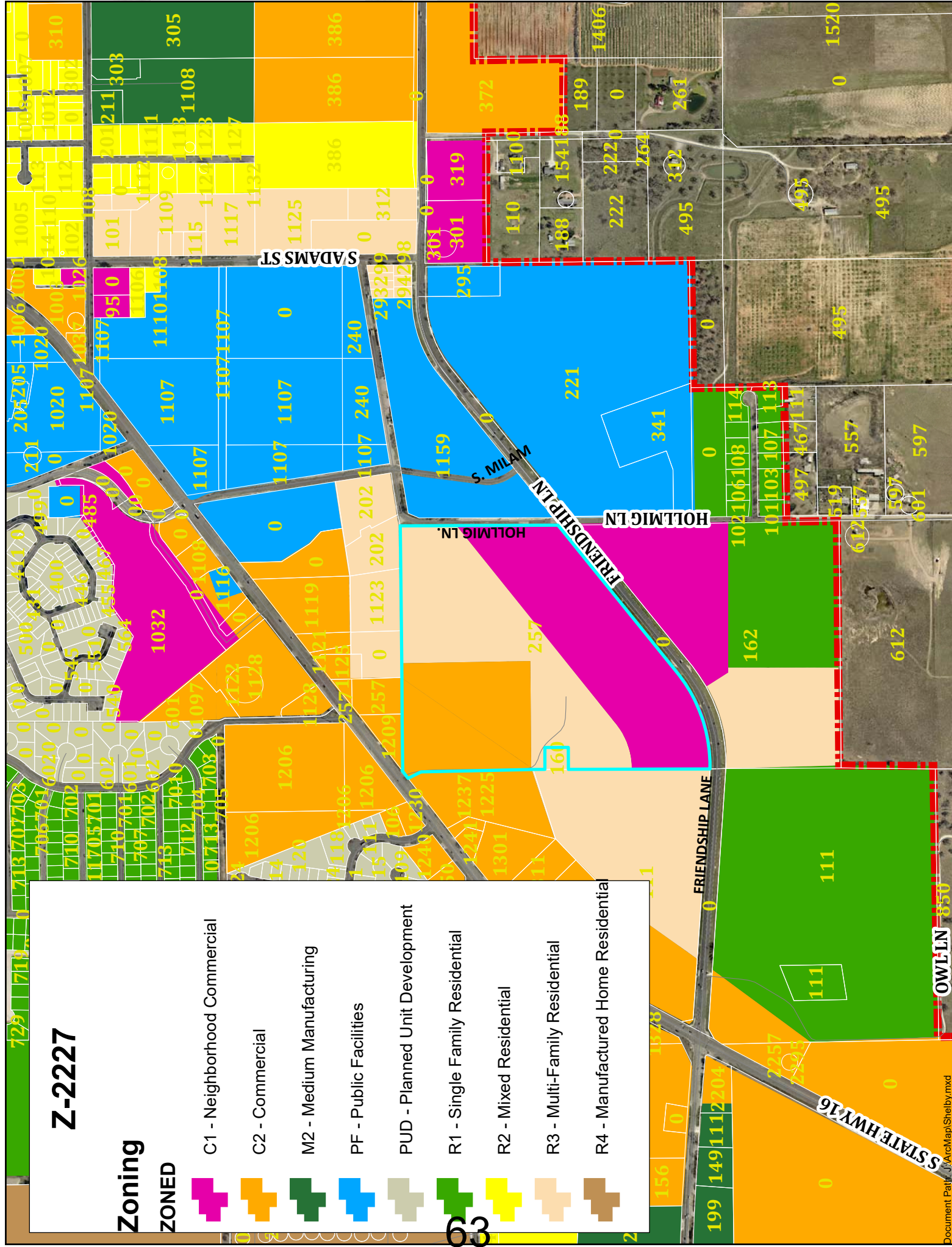
- Downtown Central Business District
- Uptown Central Business District
- Commercial Center
- Commercial
- Employment Center
- FUTURE ROW
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Parks & Open Space
- Public / Semi-Public
- Rural



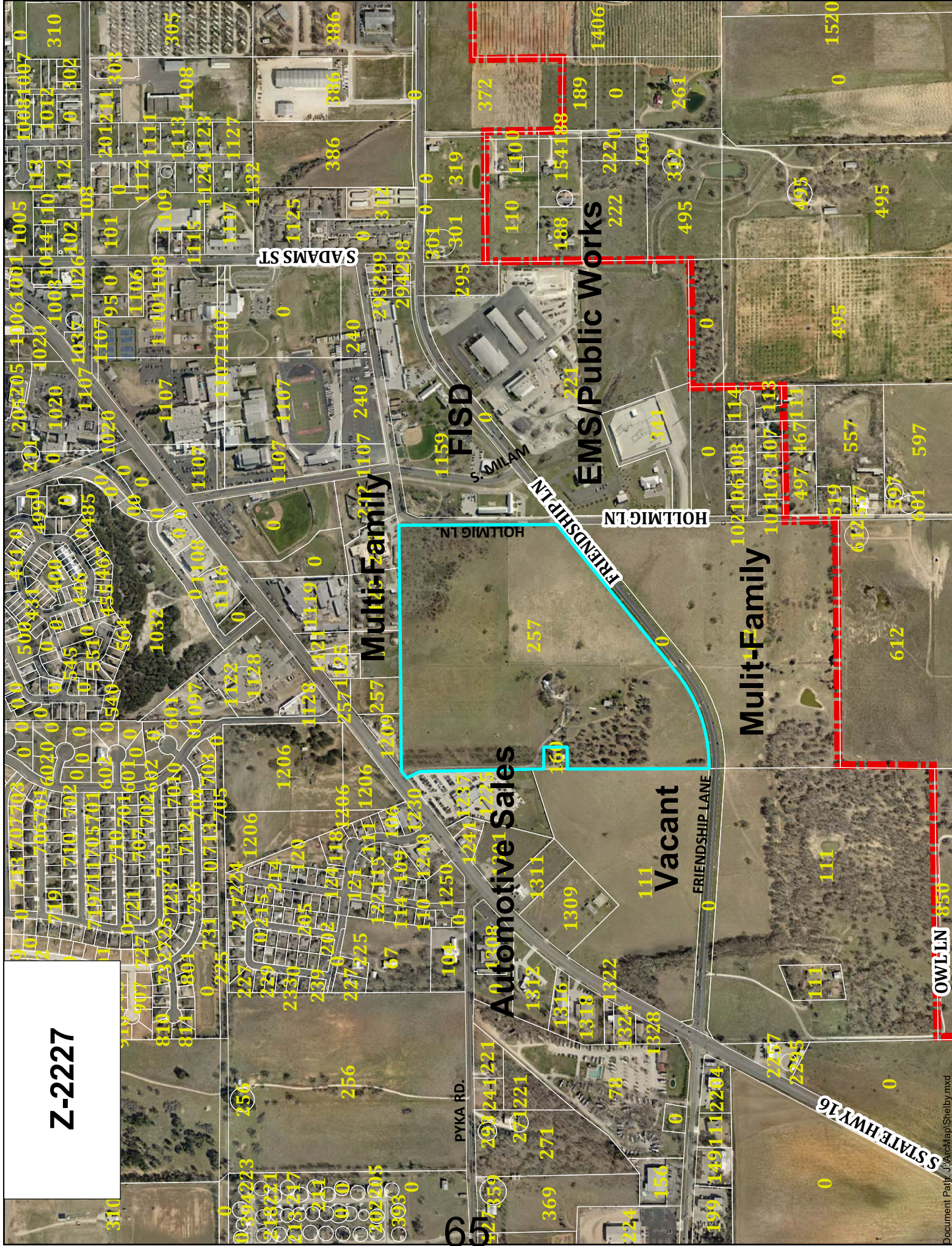
Zoning

ZONED

- | Land Use Category | Percentage |
|------------------------------------|------------|
| C1 - Neighborhood Commercial | 1% |
| C2 - Commercial | 2% |
| M2 - Medium Manufacturing | 3% |
| PF - Public Facilities | 4% |
| PUD - Planned Unit Development | 5% |
| R1 - Single Family Residential | 33% |
| R2 - Mixed Residential | 13% |
| R3 - Multi-Family Residential | 10% |
| R4 - Manufactured Home Residential | 1% |



Z-2227





PLANNING & ZONING COMMISSION MEMO

DATE: November 7, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: SP-2218 Consider a Site Plan for a Shopping Center located at 1455 East Main Street.

Summary: A Site Plan has been submitted to develop property located at 1455 East Main Street. The proposed development would include one (1), single-story (3) building with four (4) proposed individual lease spaces.

The proposed development has access on East Main Street.

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

Site Area:	83,289 Square Feet or 1.91 Acres
Zoning:	M2, Medium Manufacturing Sec. 3.320
Building Coverage:	21% (12,300 sq ft) (80% maximum) Sec. 3.320
Impervious Coverage:	70 % (58,490 sq ft) (85% maximum) Sec. 3.320
Heights:	Max Building Height 38 Feet Sec. 3.320
Parking:	Shopping Centers require 1 parking space per 200 sq ft resulting in 61 spaces required with a total of 69 spaces provided including 1 ADA parking spaces and 2 van spaces. Sec. 7.863
Utilities:	Water and sanitary sewer are available to serve the site.

Detention:	Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.
Screening:	No screening required Sec. 7.940
Landscape:	One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) in depth located between the abutting right-of-way and the off-street parking areas or other vehicular use area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (5) lineal feet. In addition, a hedge, wall, or other durable landscape barrier of at least two (2) feet in height shall be place along the permitter. Sec. 7.920

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

1. Landscape plan per [Sec. 7.920](#), including screening per [Sec 7.940](#), be provided and approved prior review of Building Permit Applications.
2. Approval of Civil Construction Plans prior to review of Building Permit Applications.
3. Approval of Entry Corridor Design Guidelines prior to review of Building Permit Applications.
4. Approval of Final Plat
5. Approval of Addressing Plan

Attachments:

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

Drawing Name: EM_SHEETS.DWG

NOTES:

- THIS DRAWING AND SERVICES BY T-CORE ENGINEERS, LLC DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
- SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES
- THE DRAWING AND SERVICES BY T-CORE ENGINEERS, LLC DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
- ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
- REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
- 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.
- FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
- 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.
- ALL SIDEWALK AND DRIVEWAY IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY STANDARDS.
- ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT.

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.

PROPOSED 5' CURB INLET 1A
TOP OF CURB ELEVATION=1625.25
6LF 18" RCP
UPSTREAM FLOWLINE ELEVATION=1617.12
DOWNSTREAM FLOWLINE ELEVATION=1617.00

PROPOSED DETENTION POND P-1
TOP ELEVATION=1620.00
BOTTOM ELEVATION=1617.00
10" ORIFICE ELEVATION=1617.00
V-NOTCH(90") WEIR ELEVATION=1619.00

PROPOSED 5' CURB INLET 1B
TOP OF CURB ELEVATION=1625.25
6LF 18" RCP
UPSTREAM FLOWLINE ELEVATION=1617.12
DOWNSTREAM FLOWLINE ELEVATION=1617.00

PROPOSED 5' CURB INLET 1B
TOP OF CURB ELEVATION=1625.25
6LF 18" RCP
UPSTREAM FLOWLINE ELEVATION=1617.12
DOWNSTREAM FLOWLINE ELEVATION=1617.00

PROPOSED WALL C
TYPE=HILL
AVERAGE HEIGHT=3.50'
MAXIMUM HEIGHT=6.45'
LENGTH=40LF

PROPOSED 2-36" CMP
LENGTH=85LF
SETPD US&DS
UPSTREAM FLOWLINE ELEVATION=1618.00
DOWNSTREAM FLOWLINE ELEVATION=1617.00

PROPOSED DETENTION POND P-2
TOP ELEVATION=1625.00
BOTTOM ELEVATION=1621.00
V-NOTCH(7") WEIR ELEVATION=1621.00

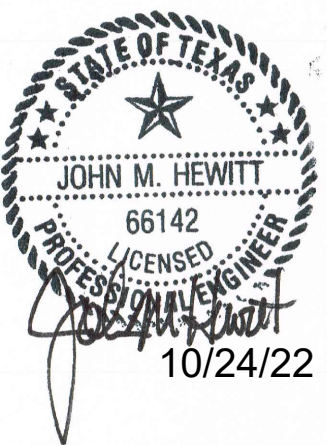
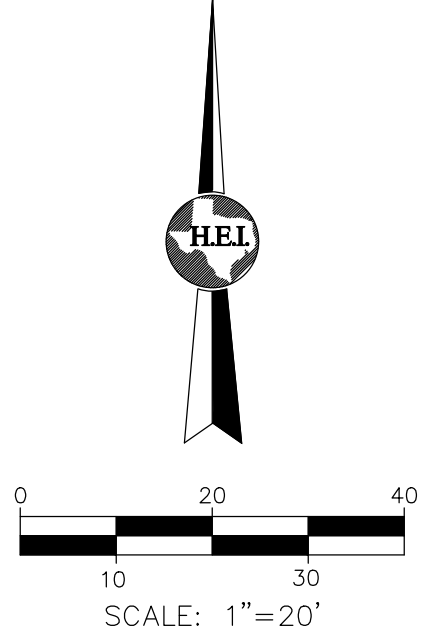
PROPOSED 5' CURB INLET 2A
TOP OF CURB ELEVATION=1626.13
2LF 18" RCP
UPSTREAM FLOWLINE ELEVATION=1621.10
DOWNSTREAM FLOWLINE ELEVATION=1621.00

PROPOSED WALL A
TYPE=CUT
AVERAGE HEIGHT=3.50'
MAXIMUM HEIGHT=4.50'
LENGTH=160LF

EXISTING 15" SANITARY SEWER LINE
EST FL @ EL 1625.00

EXISTING 12" SANITARY SEWER LINE
EST FL @ EL 1625.26

EXISTING 24" SANITARY SEWER LINE
EST FL @ EL 1622.52



PROPOSED	EXISTING
PROPOSED BUILDING	EXISTING TO REMOVE
PROPOSED CONCRETE PAVING	EXISTING CONCRETE PAVING
PROPOSED ASPHALT PAVING	EXISTING GRAVEL DRIVE
PROPOSED LANDSCAPE AREA	PROPERTY BOUNDARY
PROPOSED LANDSCAPE TRIANGLE	ADJACENT PROPERTY BOUNDARY
BUILDING SETBACK LINE	EXISTING WATER LINE
PROPOSED CONTOURS	EXISTING SANITARY SEWER
PROPOSED WATER LINE	EXISTING OVERHEAD UTILITY LINE
PROPOSED SANITARY SEWER	EXISTING CONTOURS
PROPOSED FENCE LINE	EXISTING FENCE LINE
PROPOSED CONCRETE CURB	EXISTING CONCRETE
PROPOSED FIRE LANE	EXISTING MAILBOX
PROPOSED TRAFFIC DIRECTIONAL ARROWS	EXISTING GAS METER
PROPOSED NUMBER OF PARKING SPACES	EXISTING ELECTRIC METER
PROPOSED DUMPSTER	EXISTING WATER METER
PROPOSED FIRE DEPT. CONNECTION (FDC)	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING MANHOLE
	EXISTING FIRE DEPT. CONNECTION (FDC)
	BUILDING SETBACK LINE
	GARAGE SETBACK LINE

PARKING SUMMARY

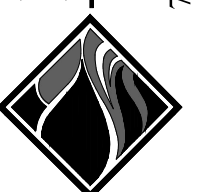
PROPOSED FACILITIES	
PROPOSED INDOOR SPACE	12,300 SQ. FT.
PARKING SPACES REQUIRED	
SHOPPING CENTER: 1 SPACE PER 200 SF =	61 SPACES
TOTAL SPACES REQUIRED	61 SPACES
PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	69 SPACES
REQUIRED NO. OF HANDICAP SPACES	1 STANDARD + 2 VAN
PROPOSED NO. OF HANDICAP SPACES	1 STANDARD + 2 VAN

LOT SUMMARY TABLE

LOT AREA	83,289 sq. ft. / 1.91 Ac.
CURRENT ZONING	M2 - MEDIUM MANUFACTURING
ZONING REQUIREMENTS	
MINIMUM LOT AREA	10,000 sq. ft.
MINIMUM LOT WIDTH	100 ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	10 ft.
MINIMUM STREET SIDE YARD SETBACK	10 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	10 ft.
MINIMUM REAR YARD SETBACK	10 ft.
PROPOSED LOT COVERAGES	
MAXIMUM BUILDING HEIGHT	38 ft.
PROPOSED BUILDING HEIGHT (MAX.)	1 STORY, 18 ft.
MAXIMUM BUILDING COVERAGE	80%
PROPOSED BUILDING COVERAGE	21%
PROPOSED BUILDING AREA	12,300 sq. ft. / 0.28 Ac.
MAXIMUM IMPERVIOUS COVERAGE	85%
PROPOSED IMPERVIOUS PERCENTAGE	70%
IMPERVIOUS AREA	58,490 sq. ft. / 1.34 Ac.
PERVIOUS/LANDSCAPE AREA	24,799 sq. ft. / 0.57 Ac.

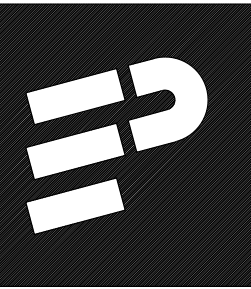
1455 EAST MAIN STREET
PRELIMINARY SITE LAYOUT

Hewitt Engineering Inc.
Consulting Engineering Services
716 Barnett Street • Kerrville, Texas 78028 • 830.315.8800
TBPE Registration No. F-10739 • www.hewitt-inc.com



JOB NO.: 22128
DATE: 10/24/2022
DRAWN BY: CT

SHEET
PSL-01



4942 HWY 290 W
AUSTIN, TEXAS
78735
(512) 476-0622

1455 E. Main Street
Fredericksburg, Texas 78624

PROJECT

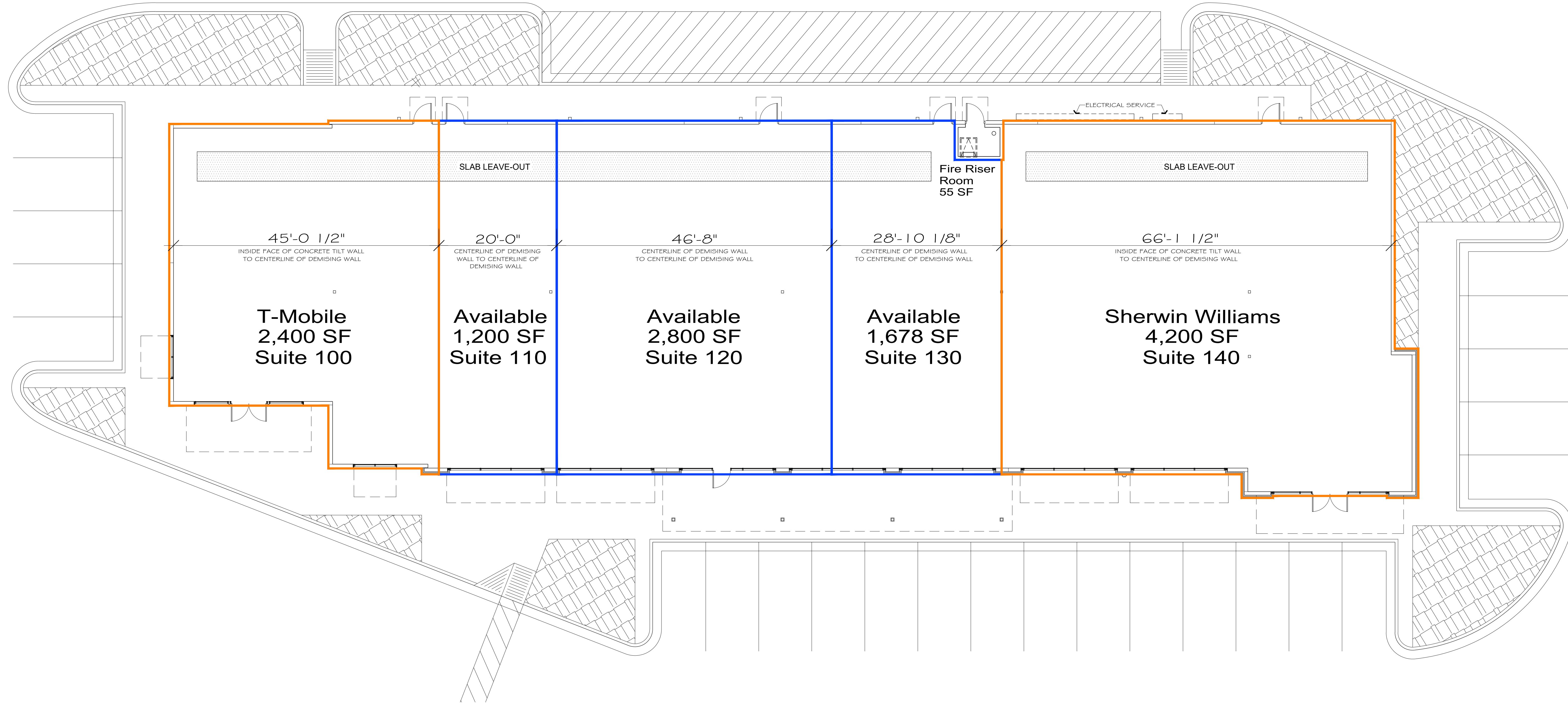
ENVIROPLAN
ARCHITECTS PLANNERS

REVISIONS

10.14.22

DATE

LEASE
EXHIBIT



LEASE OUTLINE DRAWING





SP-2218

Zoning

ZONED



C2 - Commercial



M2 - Medium Manufacturing



M3 - Industrial Park



PF - Public Facilities



PUD - Planned Unit Development



October 12, 2022

William Majors
FTX Retail Ventures, LLC
will.majors@srsre.com

RE: SP-2218, Review Comments for Site Plan Review of a General Retail Development located at 1455 E. Main Street.

Dear Mr. Majors,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plan.

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

Engineering

- This project will require submission of civil construction to the City engineering department for review and approval prior to construction.
- Please provide TXDOT approval for driveway access modifications and improvements in the right of way.
- This lot should be platted showing utility and retaining wall easements as required by the City's subdivision ordinance prior to issuance of a building permit.

Development:

- Requires Planning & Zoning Approval tentatively scheduled for Wednesday, November 9, 2022.
- Please provide floor plan identifying the units as well as an addressing plan
- Provide a note that all exterior lighting shall be night sky compliant.
- Landscape plan required prior to issuance of building permits and shall include screening
Sec. 7.970

- Provide location and height of Signage [Sec. 7.131](#)
- Provide location of refuse collection. [Sec. 7.980](#) requires trash storage to be fully screened.
- Provide location of loading facilities [Sec. 7.131](#)

Please return the revised plans along with your written response as to how the comments have been addressed by Monday, October 24th to ensure consideration by Planning & Zoning Commission on Wednesday, November 9th.

Shelby Collier
Development Review Committee (DRC)



Project Application

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

A. Project Information (Please complete all items)

Project Name: Fredericksburg Retail
Project Address: 1455 East Main Street, Fredericksburg, TX 78624
Tax ID Number (s): 84-3032034

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

Jurisdiction: ☐ City Limits ☐ ETJ Total Acres: 1.912 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: ABS A0002 W H ANDERSON #197, 1.912 ACRES

Current Land Use Plan: Proposed Land Use Plan:

Current Zoning: Medium Manufacturing Proposed Zoning:

Location: 1455 E. Main Street, Fredericksburg, TX 78624

Proposed Use(s): Retail Building

Applicant's Signature

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

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

Signature: [Signature]

Printed Name: William Majors Date: 8/15/2022

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): *FTX Retail Ventures, LLC*
Owner Name: *William Majors and Mark Franklin*
Address: *2407 Indian Trail, Austin, TX 78703*
Phone: *(512)431-0786* Fax: Email: *Will.Majors@srs12.com*

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

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

Firm Name (if applicable): *Hewitt Engineering, Inc.*
Address: *716 Barnett Street, Kerrville, TX 78028*
Primary Contact Name: *John Hewitt*
Phone: *(830)315-8800* Fax: Email: *jmhewitt@hewitt-inc.com*
Secondary Contact Name:
Phone: Fax: Email:

III. Applicant

Firm Name (if applicable): *FTX Retail Ventures, LLC*
Applicant Name (s): *William Majors*
Address: *2407 Indian Trail, Austin, TX 78703*
Phone: *(512)431-0786* Fax: Email: *Will.Majors@srs12.com*

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

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

Firm Name (if applicable): *Hewitt Engineering, Inc.*
Address: *716 Barnett Street, Kerrville, TX 78028*
Primary Contact Name: *John Hewitt*
Phone: *(830)315-8800* Fax: Email: *jmhewitt@hewitt-inc.com*



PLANNING & ZONING COMMISSION MEMO

DATE: November 9, 2022

TO: Planning and Zoning Commission

FROM: Garret Bonn, Interim City Engineer

SUBJECT: SP-2222 Consider a Site Plan for Development of a School Campus (Middle School) on a 56.463 acre parent tract located at 257 Vernons Ln.

Summary:

A Site Plan has been submitted to develop a 56.463-acre tract of land located between SH 16 South and Friendship Ln. The proposed development of the tract would include the extension of Post Oak Rd. (connection between SH 16 South & Friendship Ln.) and a new middle school campus on Lot 1 as part of an Fisd bond package approved by voters in May of 2022.

Lot 1 will have legal frontage on Friendship Ln., Hollmig Ln., and the extension of Post Oak Rd. Access to the proposed school site will be taken off the extension of Post Oak Rd. and a private drive off of Billie Drive/Hollmig Ln. A Traffic Impact Analysis (TIA) has been completed and is currently under review by City staff and TxDOT (approval by both required). Sidewalks will be installed along Friendship Ln. and the extension of Post Oak Rd., along with a connection to the existing Fisd Agricultural Facility on Hollmig Ln. Additional sidewalks connections may be contemplated as part of the TIA review process.

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

Site Area:	25.81 acres (Lot 1)
Zoning:	PF (Proposed), Neighborhood Commercial Sec. 3.600
Building Coverage:	2.90 acres – 11.24% (75% maximum allowed by code) Sec. 3.600
Impervious Coverage:	10.46 acres – 40.52% (85% maximum allowed by code) Sec. 3.600

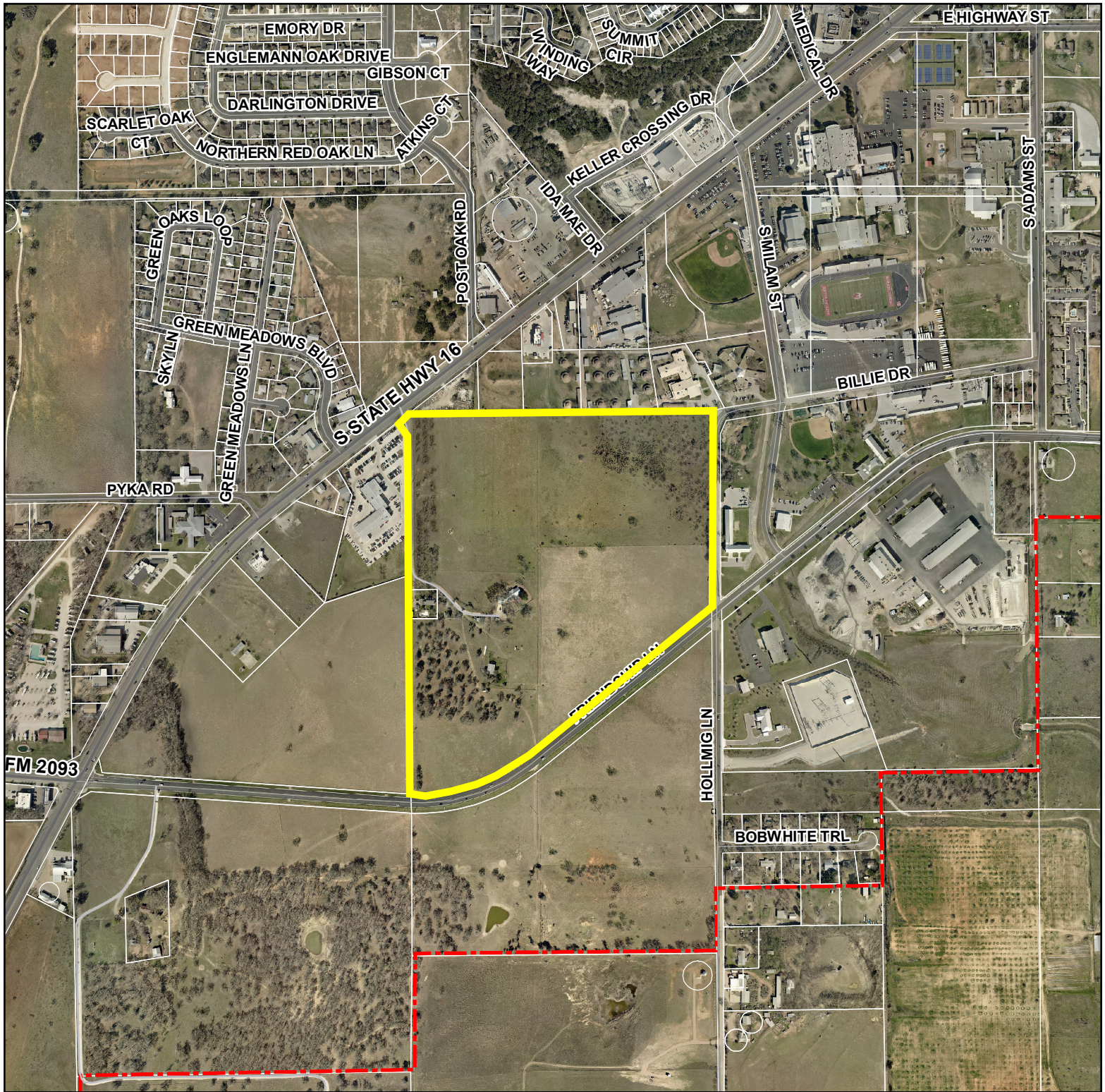
Setbacks	25' Minimum – Front Setback 0' Minimum – Interior Setback 10' Minimum – Rear Setback Sec. 3.600
Heights:	Max Building Height – 4 stories, 50 feet - Sec. 3.600
Parking:	Parking for Public and Private Primary Educational Facilities requires 1 space per classroom plus public assembly requirement for auditorium or assembly hall - Sec. 7.863 As presented, the site requires 100 spaces based on classrooms (50 classrooms @ 2 spaces per classroom). 190 spaces are being provided based on gym space (950 gym seats @ 1 space for each 5 seats). A total of 198 parking spaces are provided.
Utilities:	Water and sanitary sewer design shall be approved as part of Civil Construction Plan review process. Utilities will be extended to serve subject tract(s) as well as future development.
Detention:	Stormwater detention plans & studies shall be approved as part of the Civil Construction Plan review process. A portion of the project area lies within the drainage basin of the City's Consolidated Warehouse Regional Detention Facility.
Landscape/Screening:	Required along northern boundary – Section 7.940. A hedge or fence per specifications is required and provided when abutting property zoned for non-commercial use. In addition, one (1) tree per 75 LF is required and provided, and off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. Sec. 7.920

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

1. Approval of landscape plan per Sec. 7.920 to include screening per Sec. 7.940 as part of Building Permit application(s).
2. Approval of final plat, including addressing plan, and sign permit.
3. Approval of Civil Construction Plans including stormwater controls.
4. Approval of Traffic Impact Analysis including TxDOT review/approval.
5. Gillespie Co. Health Division approval of food service plan.

Attachments:

1. Location Map
 2. Project Application & Updated Documentation
 3. Review Comments & Responses
-



1 inch = 700 feet

FIGURE
LOCATION MAP

LEGEND



City Limit Boundary
1-Mile ETJ Boundary

GCAD Parcels



Project Application

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

A. Project Information (Please complete all items)

Project Name: FISD - New Middle School
Project Address: 257 Vernons Ln Off S St Hwy 16, TX
Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 56.46 No. of Lots: 2

Original Survey & Abstract No: ABS A0180, George Debrant Survey # 42.

Legal Description: ABS A0180 G DE BRANDT #42, 56.462 ACRES, -HOMESITE-FARM

Current Land Use Plan: Undeveloped

Proposed Land Use Plan: Public Roadway and Middle School

Current Zoning: C1, C2, R3

Proposed Zoning: Public Facility (PF)

Location: Northwest corner of Friendship Ln and Hollmig Ln intersection.

Proposed Use(s): Public Roadway and Middle School

Applicant's Signature

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

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

Signature: [Signature]

Printed Name: Joe Rodriguez Date: 10.5.2022

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): Fredericksburg Independent School District

Owner Name:

Address: 234 Friendship Ln Fredericksburg, TX 78624

Phone: (830) 997-9551

Fax:

Email:

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

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

Firm Name (if applicable): Moy Tarin Ramirez Engineers, LLC

Address: 12770 Cimarron Path, Suite 100

Primary Contact Name: Sean Smith, PE

Phone: (210) 698-5051

Fax:

Email: ssmith@mtrengineers.com

Secondary Contact Name: Edgar Calderon

Phone: (210) 698-5051

Fax:

Email: ecalderon@mtrengineers.com

III. Applicant

Firm Name (if applicable): Same as above

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): Same as above

Address:

Primary Contact Name:

Phone: Fax: Email:



SITE PLAN/CONDITIONAL USE PERMIT CHECKLIST

P & Z and Administrative Review

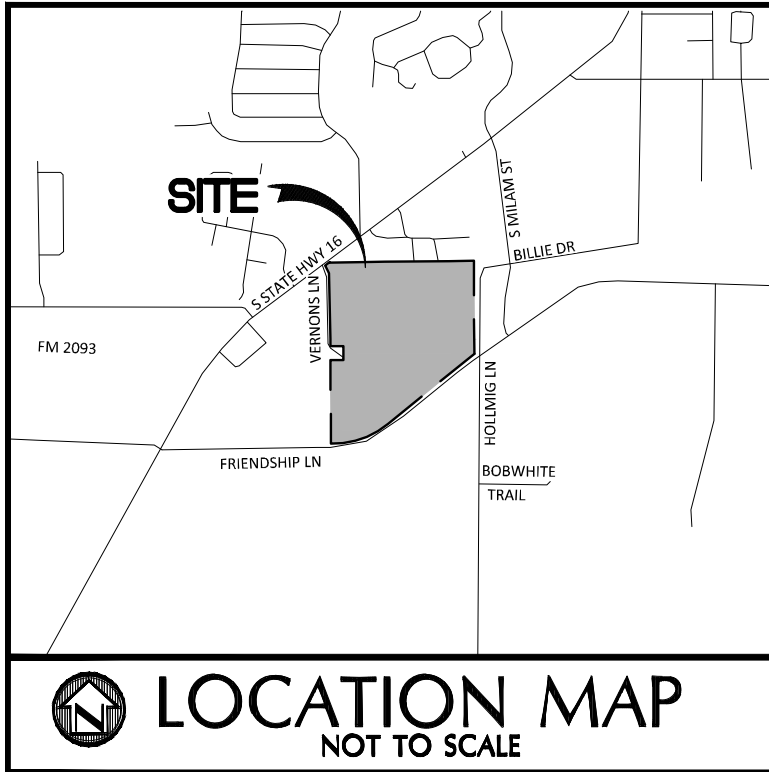
- ☐ Address and legal description of property
- ☐ Proof of title showing the owner and lien holders, if any
- ☐ Brief description of the proposed use, including information pertinent to the review and evaluation criteria stated in Section 7.131
- ☐ 6 Copies of the Site Plan (24" x 36" sheet size)
- ☐ PDF copies emailed to scollier@fbgtx.org
- ☐ The site plan shall be drawn to scale, and sufficiently dimensional as necessary to show the following:
 - ☐ The date, scale, north point, title, name of owner and name of person preparing the Site Plan.
 - ☐ The location and dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements.
 - ☐ The location, height and intended use of existing and proposed buildings on site, and approximate locations of buildings on abutting sites within 50'
 - ☐ The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access and utility or service areas.
 - ☐ The location of existing and proposed fencing and screening.
 - ☐ Proposed exterior lighting, including fixture type.
 - ☐ The center line of existing water courses, drainage features and 100-year floodplain.
 - ☐ On sites affected by the 100 year floodplain, impervious coverage and building coverage are based on the area outside the floodplain. Provide calculations accordingly.
 - ☐ Location and size of existing and proposed streets and alleys.
 - ☐ The number of existing and proposed parking and loading spaces, and a calculation of applicable minimum requirements.
 - ☐ Zoning summary, including type, minimum and actual lot size, setbacks, maximum and actual building height, building coverage and impervious coverage.
 - ☐ Sites with 10% or greater slope, provide existing and proposed topography and grading (5' minimum contour intervals), and erosion control measures.
 - ☐ The location of signs, if known.
 - ☐ Location of solid waste container.
 - ☐ Locations of proposed and existing water, sewer and electric utilities.
 - ☐ The location of the visibility triangle at street intersections and driveways.
 - ☐ Fire Lanes
 - ☐ Landscaping, including location, size, and species of existing trees on site, square footage of all proposed landscape areas
 - ☐ Applicable Fee

Note: Additional information may be required to complete review of proposed project by City of Fredericksburg.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent:  Date: 10/6/2022

Printed Name: Sean Smith, P.E.



LOT 1	
ZONE	PUBLIC FACILITY (PF)
MIN LOT SIZE	NO REQUIREMENT
ACTUAL LOT SIZE	25.81 ACRES
MAX BUILDING HEIGHT	50'
ACTUAL BUILDING HEIGHT	41'-1 3/8"
MAX BUILDING COVERAGE (75% OF LOT)	19.52 ACRES
ACTUAL BUILDING COVERAGE	2.90 ACRES
MAXIMUM IMPERVIOUS COVER (85% OF LOT)	22.12 ACRES
ACTUAL IMPERVIOUS COVER	10.46 ACRES
SETBACKS	
FRONT YARD	25 FEET
INTERIOR SIDE YARD	0 FEET
STREET SIDE YARD	0 FEET
REAR YARD	10 FEET

LOT 2	
ZONE	PUBLIC FACILITY (PF)
MIN LOT SIZE	NO REQUIREMENT
ACTUAL LOT SIZE	28.42 ACRES
MAX BUILDING HEIGHT	50'
ACTUAL BUILDING HEIGHT	N/A
MAX BUILDING COVERAGE (75% OF LOT)	21.17 ACRES
ACTUAL BUILDING COVERAGE	0.09 ACRES (EXISTING)
MAXIMUM IMPERVIOUS COVER (85% OF LOT)	23.99 ACRES
ACTUAL IMPERVIOUS COVER	0.12 ACRES (EXISTING)
SETBACKS	
FRONT YARD	25 FEET
INTERIOR SIDE YARD	0 FEET
STREET SIDE YARD	0 FEET
REAR YARD	10 FEET

LANDSCAPING	
TOTAL LANDSCAPING AREA	15.35 ACRES

EXTERIOR LIGHTING	
Full cut off LED Pole Mounted and Wall Mounted exterior lighting. In compliance with Night Sky requirements	

PARKING COUNT REQUIRED		
2 SPACES PER CLASSROOM	50 CLASSROOMS	100
1 ADDITIONAL SPACE FOR EACH 5 GYM SEATS	950 GYM SEATS	190

PARKING COUNT PROVIDED	198
------------------------	-----

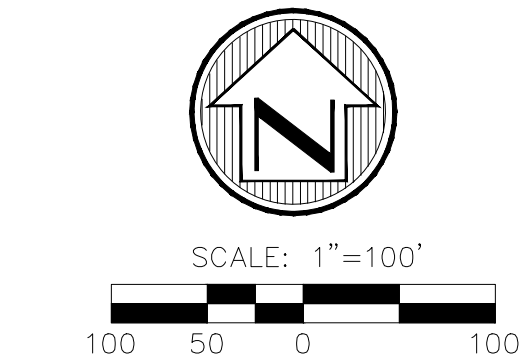
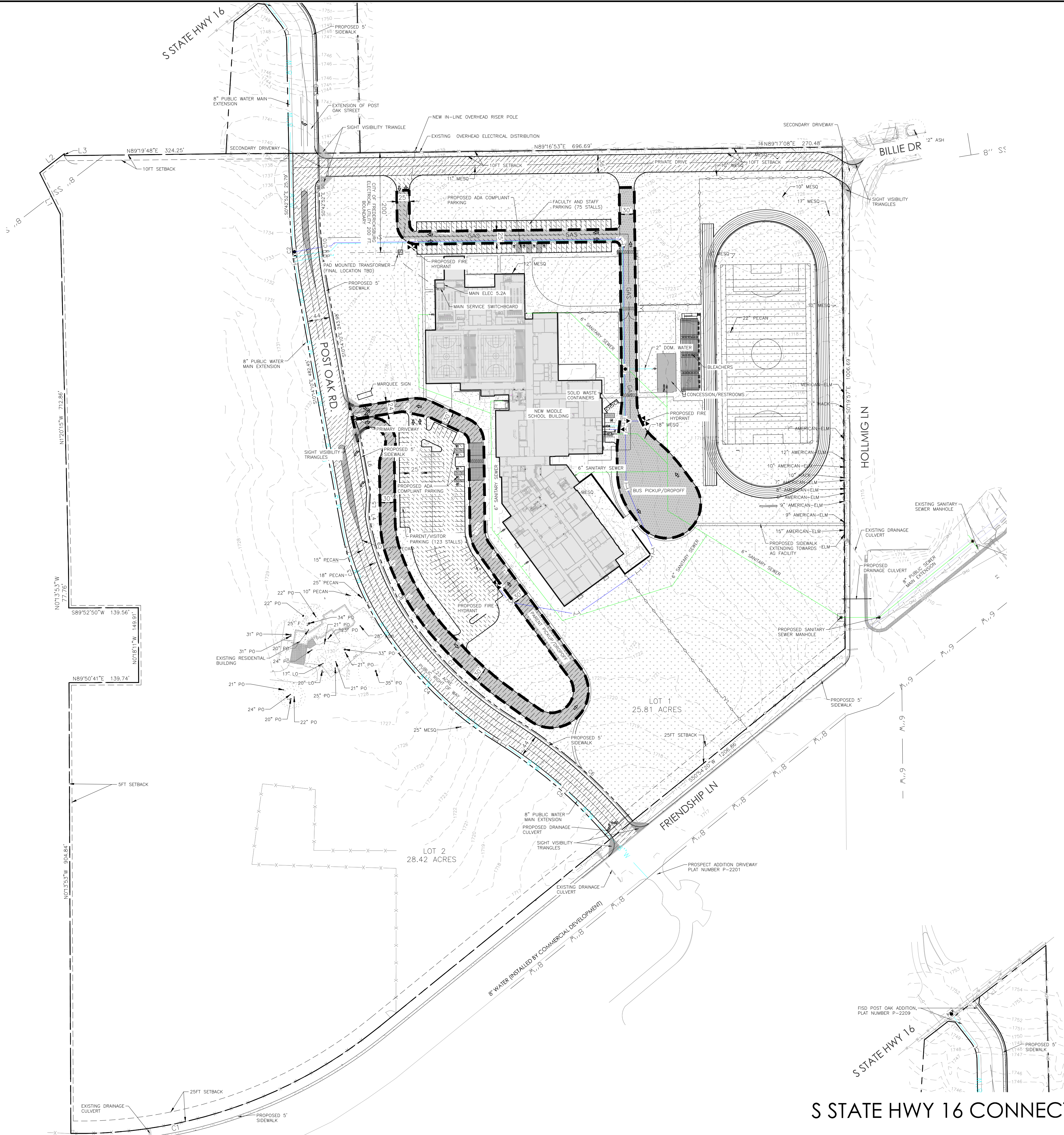
OWNER:
FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT
234 FRIENDSHIP LN
FREDERICKSBURG, TX 78624

SITE PLAN PREPARED BY:
MOY TARIN RAMIREZ ENGINEERS,LLC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TX 78249

MTR
Moy Tarin Ramirez Engineers, LLC

• Engineers
• Surveyors
• Planners

FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



LEGEND:

- SS SANITARY SEWER SYSTEM
- W WATER SOURCE
- PROPERTY LINE
- BUILDING SETBACK
- DOMESTIC WATER
- FIRE LINE
- 6" W EXISTING WATER MAIN
- 8" SS EXISTING PUBLIC SEWER
- 8" W PROPOSED WATER MAIN
- PROPOSED SEWER
- EXISTING WIRE FENCE
- PROPOSED 6" CHAINLINK FENCE
- OHU EXISTING OVERHEAD UTILITIES
- NEW FIRE LANE
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE RIGID PAVEMENT
- CONCRETE SIDEWALK/FLATWORK
- LANDSCAPED AREA

ADDRESS:
257 VERNONS LN OFF S ST HWY 16, FREDERICKSBURG, TX 78624

LEGAL DESCRIPTION:
BEING A 56.463 ACRE (2,459,519.65 SQUARE FEET) TRACT OF LAND IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, SITUATED IN THE GEORGE DEBRANT SURVEY NUMBER 42, ABSTRACT NUMBER 180, BEING ALL OF THAT CERTAIN 56.462 ACRE TRACT AS CONVEYED TO FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20214067 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

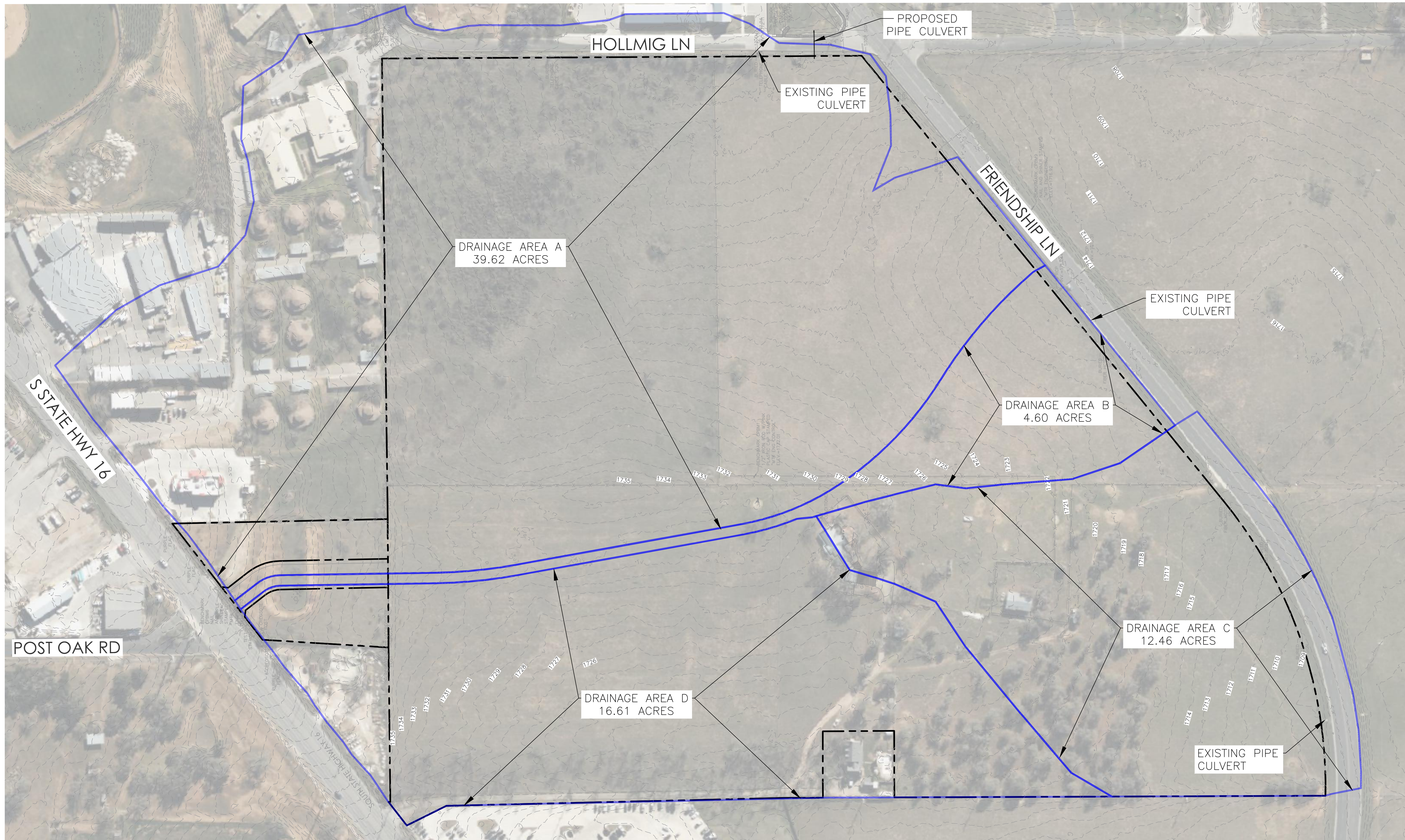
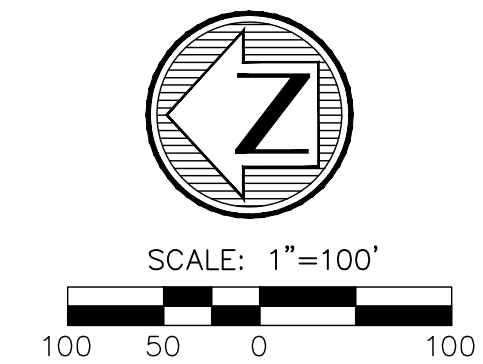
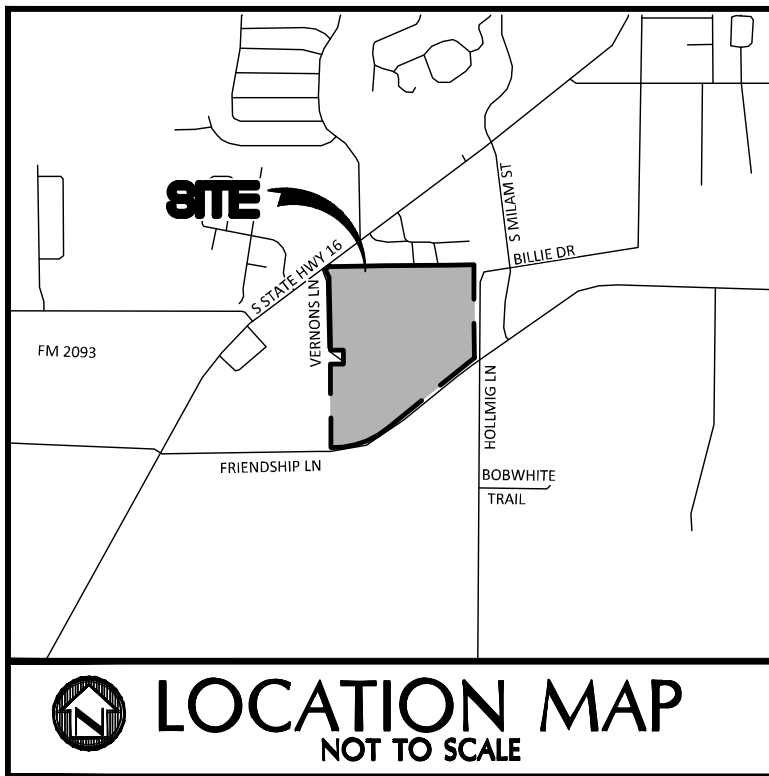
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	92.550	N26° 29' 07.00"W
L2	62.520	N52° 09' 48.00"E
L3	3.820	S00° 35' 11.00"E
L4	9.117	S10° 14' 10.39"E
L5	49.218	S03° 15' 34.25"W
L6	118.094	S10° 13' 41.94"E
L7	64.432	S20° 31' 11.29"E

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	950.00'	40°10'43"	347.45'	666.19'	652.62'
C2	1052.00'	9°31'18"	87.62'	174.83'	174.63'
C3	572.00'	12°55'57"	64.83'	129.11'	128.83'
C4	752.00'	24°39'56"	164.41'	323.73'	321.24'
C6	1008.63'	18°01'19"	159.95'	317.26'	315.95'
C7	692.00'	24°39'56"	151.30'	297.90'	295.61'
C8	512.00'	10°17'56"	46.14'	92.03'	91.91'
C9	512.00'	12°55'57"	58.03'	115.57'	115.32'
C10	992.00'	9°31'18"	82.62'	164.86'	164.67'

S STATE HWY 16 CONNECTION

FREDERICKSBURG MIDDLE SCHOOL
SITE PLAN

OCTOBER 2022



OWNER:
FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT
234 FRIENDSHIP LN
FREDERICKSBURG, TX 78624

SITE PLAN PREPARED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TX 78249

MTR

- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

LEGEND:

--- PROPERTY LINE
--- EXISTING CONTOURS

**FREDERICKSBURG MIDDLE SCHOOL
DRAINAGE AREA MAP -PROPOSED**

OCTOBER 2022

October 31, 2022

Anna Hudson
The City of Fredericksburg
Development Review Committee (DRC)
126 W. Main St.
Fredericksburg, TX 78624

Re: **SP-2222, Review Comments for Site Plan Review of the FSD campus located at 257 Vernons Lane off St Hwy 16**

Dear Ms. Hudson,

This letter is our formal response to the comments dated October 24, 2022. Below are the comments with regard to the referenced project and responses (***bold-italics***) to each:

Engineering:

1. A full review will be conducted as part of the Civil Construction Plan review phase. Site plan approval will be conditioned on future approval of Civil Construction Plans.
Response: Civil Construction Plans will be submitted following the approval of the Site Plan.
2. A Traffic Impact Analysis will be required.
Response: A Traffic Impact Analysis has been conducted and is included in this submittal.
3. Please provide a preliminary drainage plan. A portion of the site lies within the Consolidated Warehouse Regional Detention Pond drainage basin, however, please explain how the remainder of the development will comply with the City's stormwater control ordinance.
Response: A preliminary drainage plan showing the existing and proposed drainage conditions has been provided with this submittal. The remainder of the development will not produce an adverse impact to the other properties, habitable structures, or drainage infrastructure systems.
4. Show existing or approved driveway locations along Friendship Lane and SH 16S. Driveways should align or comply with City/TxDOT spacing requirements.
Response: Driveway locations are shown in the site plan included with this submittal. The driveway located on Friendship Lane has been aligned with the driveway from the Prospect Addition construction plans as well as plat number P-2201. The roadway extension of Post Oak Rd. has been aligned with the construction per plat P-2209.
5. For Information Only – The tie in with Billie Drive may need to be adjusted based on access considerations currently being discussed.
Response: Noted.

6. Sidewalk shall be installed along the site frontage of Friendship Ln, in accordance with the City's adopted sidewalk plan. Sidewalk appears to extend over to Hollmig Lane. Please explain where it will tie in to existing to terminate.
Response: Sidewalk is shown along the site frontage of Friendship Lane. The Sidewalk extending over to Hollmig Lane will extend towards and terminate at the Fredericksburg ISD Agricultural Facility.
7. The existing residential building appears to encroach upon the 25' building setback that is shown on the plan. Please address.
Response: The building setbacks have been discussed with the City of Fredericksburg. The correct setbacks are shown on the site plan in this submittal and the existing residential building is no longer encroaching due to a 0' building setback and re-alignment of Post Oak Road.

Health:

1. Project will require a Gillespie County Health Division plan review packet to be completed and submitted on the food service area of the new proposed campus. Plan review fee is \$100. This packet can be found on our website
<https://www.fbgtx.org/DocumentCenter/View/3800/Plan-Review-Application-Packet>
Response: A Gillespie County Health Division packet has been completed and submitted with a Food Service Plan.

Development:

1. Requires Planning & Zoning Approval tentatively scheduled for Wednesday, November 9, 2022.
Response: Noted.
2. Please provide interior floor plans to determine density.
Response: Interior floor plans have been included in this submittal.
3. Please provide Zoning Summary to include Density Calculations. **Sec. 3.120**
Response: Since the density calculations being requested are typically done for multi-family residential, they will not be provided in this submittal.
4. Please provide addressing plan for all units.
Response: An addressing plan has been developed and included in this submittal.
5. Provide a note that all exterior lighting shall be night sky compliant.
Response: A note stating that all exterior lighting will be night sky compliant has been provided in the site plan.
6. Landscape plan required prior to issuance of building permits and shall include screening. **Sec. 7.970**
Response: Noted. A landscape plan will be submitted with building permit.

7. Provide location of Signage **Sec. 7.131**

Response: Location of the Marquee sign is shown on the site plan included in this submittal.

8. Provide building heights.

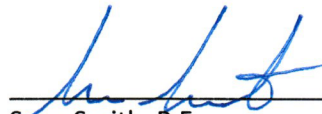
Response: Building heights have been included in this submittal. See attached Elevation Plans.

9. Sidewalks should be wider than the 5' minimum and should extend both east and west on Friendship Lane. No sidewalk has been indicated along Post Oak from Hwy 16 entrance.

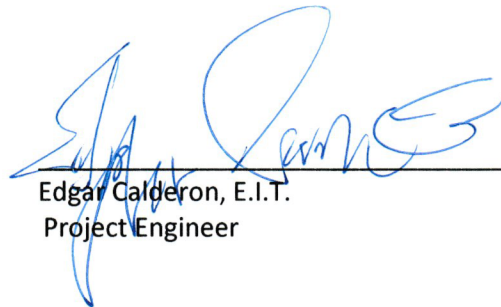
Response: Sidewalks are shown in the site plan included in this submittal. Sidewalks are shown extending east and west on Friendship Lane and along Post Oak Road from Hwy 16 to Friendship Lane.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,
Moy Tarin Ramirez Engineers, LLC.



Sean Smith, P.E.
Senior Vice President



Edgar Calderon, E.I.T.
Project Engineer



PLANNING & ZONING COMMISSION MEMO

DATE: November 9, 2022
TO: Planning and Zoning Commission
FROM: Garret Bonn, Interim City Engineer
SUBJECT: P-2236 Preliminary Plat of Fredericksburg Middle School Site located at 257 Vernons Ln.

Summary:

The Fredericksburg Independent School District (FISD) has submitted a preliminary plat relating to the development of a new middle school campus on a tract of land described as ABS A0180 GE Brandt #42, 56.462 acres. The proposed development consists of 2 lots and the extension of Post Oak Rd with a requested zoning designation of Public Facilities (PF).

Background / Analysis:

The subdivision plat includes the following:

Zoning: PF -Public Facilities (Requested) Sec 3.600

Tract Sizes: Lot 1 – 26.05 acres (middle school site)

Lot 2 – 28.22 acres

ROW Dedication – 2.20 acres

Roadways (Frontage): Friendship Ln./Hollmig Ln./Extension of Post Oak Rd.

Utilities: As part of the subdivision process, the developer is required to extend utilities to serve the development and adjacent landowners.

Easements:	Standard City easements such as sight visibility triangles shall be provided.
Stormwater Detention/Drainage:	Stormwater detention will be addressed as part of the Civil Construction Plans.
Construction Plans:	Construction Plans will be required as part of the Final Plat process. All development will be subject to approval of the Civil Construction Plans.

As currently proposed (PF Zoning), all lots are in compliance with the City's subdivision ordinance regarding lot size and frontage.

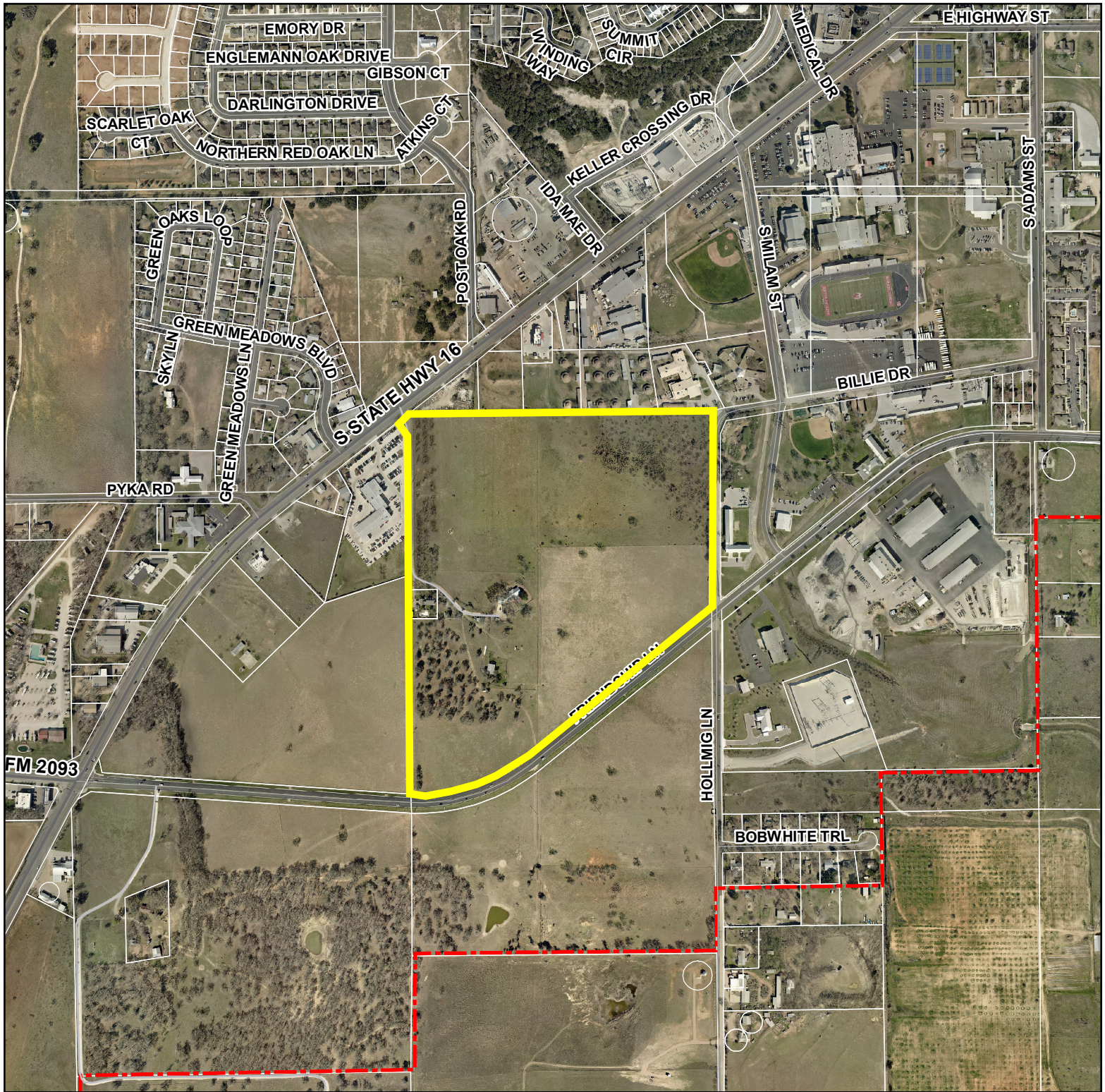
Recommendation:

Staff recommends approval of the proposed preliminary plat application conditioned upon the following:

- Civil construction plan approval for any public improvements.
- Approved addressing plan and lot numbering.
- Approval of the Final Plat.

Attachments:

- 1 Location Map
- 2 Project Application & Plat



1 inch = 700 feet

FIGURE
LOCATION MAP

LEGEND



City Limit Boundary



1-Mile ETJ Boundary

GCAD Parcels



Project Application

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

A. Project Information (Please complete all items)

Project Name: FISD - New Middle School
Project Address: 257 Vernons Ln Off S St Hwy 16, TX
Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 56.46 No. of Lots: 2

Original Survey & Abstract No: ABS A0180, George Debrant Survey # 42.

Legal Description: ABS A0180 G DE BRANDT #42, 56.462 ACRES, -HOMESITE-FARM

Current Land Use Plan: Undeveloped

Proposed Land Use Plan: Public Roadway and Middle School

Current Zoning: C1, C2, R3

Proposed Zoning: Public Facility (PF)

Location: Northwest corner of Friendship Ln and Hollmig Ln intersection.

Proposed Use(s): Public Roadway and Middle School

Applicant's Signature

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

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

Signature: [Signature]

Printed Name: Joe Rodriguez Date: 10.5.2022

Staff Use Only

Application No.: P-2236/Z-2227/SP-2222 Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): Fredericksburg Independent School District

Owner Name:

Address: 234 Friendship Ln Fredericksburg, TX 78624

Phone: (830) 997-9551

Fax:

Email:

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

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

Firm Name (if applicable): Moy Tarin Ramirez Engineers, LLC

Address: 12770 Cimarron Path, Suite 100

Primary Contact Name: Sean Smith, PE

Phone: (210) 698-5051

Fax:

Email: ssmith@mtrengineers.com

Secondary Contact Name: Edgar Calderon

Phone: (210) 698-5051

Fax:

Email: ecalderon@mtrengineers.com

III. Applicant

Firm Name (if applicable): Same as above

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): Same as above

Address:

Primary Contact Name:

Phone: Fax: Email:



SITE PLAN/CONDITIONAL USE PERMIT CHECKLIST

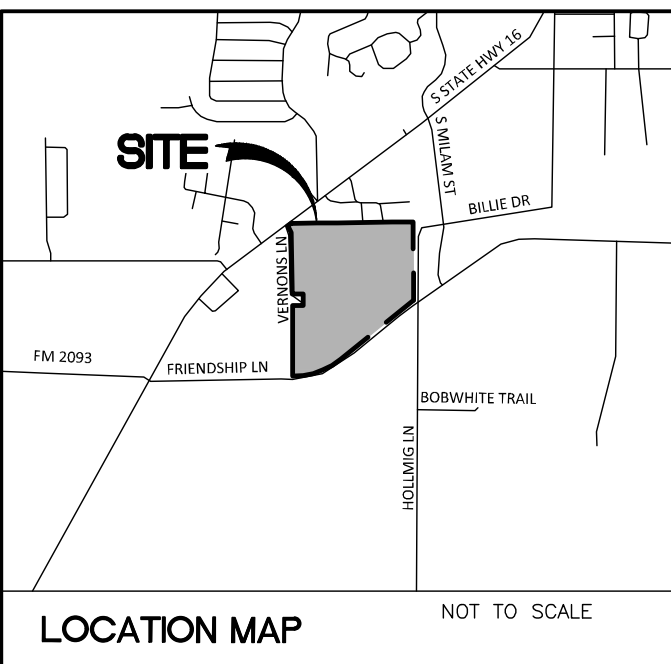
P & Z and Administrative Review

- ☐ Address and legal description of property
- ☐ Proof of title showing the owner and lien holders, if any
- ☐ Brief description of the proposed use, including information pertinent to the review and evaluation criteria stated in Section 7.131
- ☐ 6 Copies of the Site Plan (24" x 36" sheet size)
- ☐ PDF copies emailed to scollier@fbgtx.org
- ☐ The site plan shall be drawn to scale, and sufficiently dimensional as necessary to show the following:
 - ☐ The date, scale, north point, title, name of owner and name of person preparing the Site Plan.
 - ☐ The location and dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements.
 - ☐ The location, height and intended use of existing and proposed buildings on site, and approximate locations of buildings on abutting sites within 50'
 - ☐ The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access and utility or service areas.
 - ☐ The location of existing and proposed fencing and screening.
 - ☐ Proposed exterior lighting, including fixture type.
 - ☐ The center line of existing water courses, drainage features and 100-year floodplain.
 - ☐ On sites affected by the 100 year floodplain, impervious coverage and building coverage are based on the area outside the floodplain. Provide calculations accordingly.
 - ☐ Location and size of existing and proposed streets and alleys.
 - ☐ The number of existing and proposed parking and loading spaces, and a calculation of applicable minimum requirements.
 - ☐ Zoning summary, including type, minimum and actual lot size, setbacks, maximum and actual building height, building coverage and impervious coverage.
 - ☐ Sites with 10% or greater slope, provide existing and proposed topography and grading (5' minimum contour intervals), and erosion control measures.
 - ☐ The location of signs, if known.
 - ☐ Location of solid waste container.
 - ☐ Locations of proposed and existing water, sewer and electric utilities.
 - ☐ The location of the visibility triangle at street intersections and driveways.
 - ☐ Fire Lanes
 - ☐ Landscaping, including location, size, and species of existing trees on site, square footage of all proposed landscape areas
 - ☐ Applicable Fee

Note: Additional information may be required to complete review of proposed project by City of Fredericksburg.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent:  Date: 10/6/2022
Printed Name: Sean Smith, P.E.



- LEGEND**
- ADJACENT PROPERTY
 - EASEMENT
 - CENTERLINE
 - R.O.W. RIGHT-OF-WAY
 - EOTCTV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
 - CB COUNTY BLOCK
 - O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GILLESPIE COUNTY TEXAS
 - PROPOSED EASEMENT
 - EXISTING EASEMENT

- KEYNOTES**
- RESERVED ROADWAY EASEMENT DOCUMENT NUMBER 20214067 AND ORIGINALLY CONVEYED IN WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NUMBER 2009357 O.P.R.G.C.T.
 - 0.227 ACRE UTILITY EASEMENT
 - 0.253 ACRE PUBLIC ROAD EASEMENT

- NOTES:**
- SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" AT ALL PROPERTY CORNERS UNLESS OTHERWISE STATED.
 - THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

- SURVEYOR'S NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1988) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

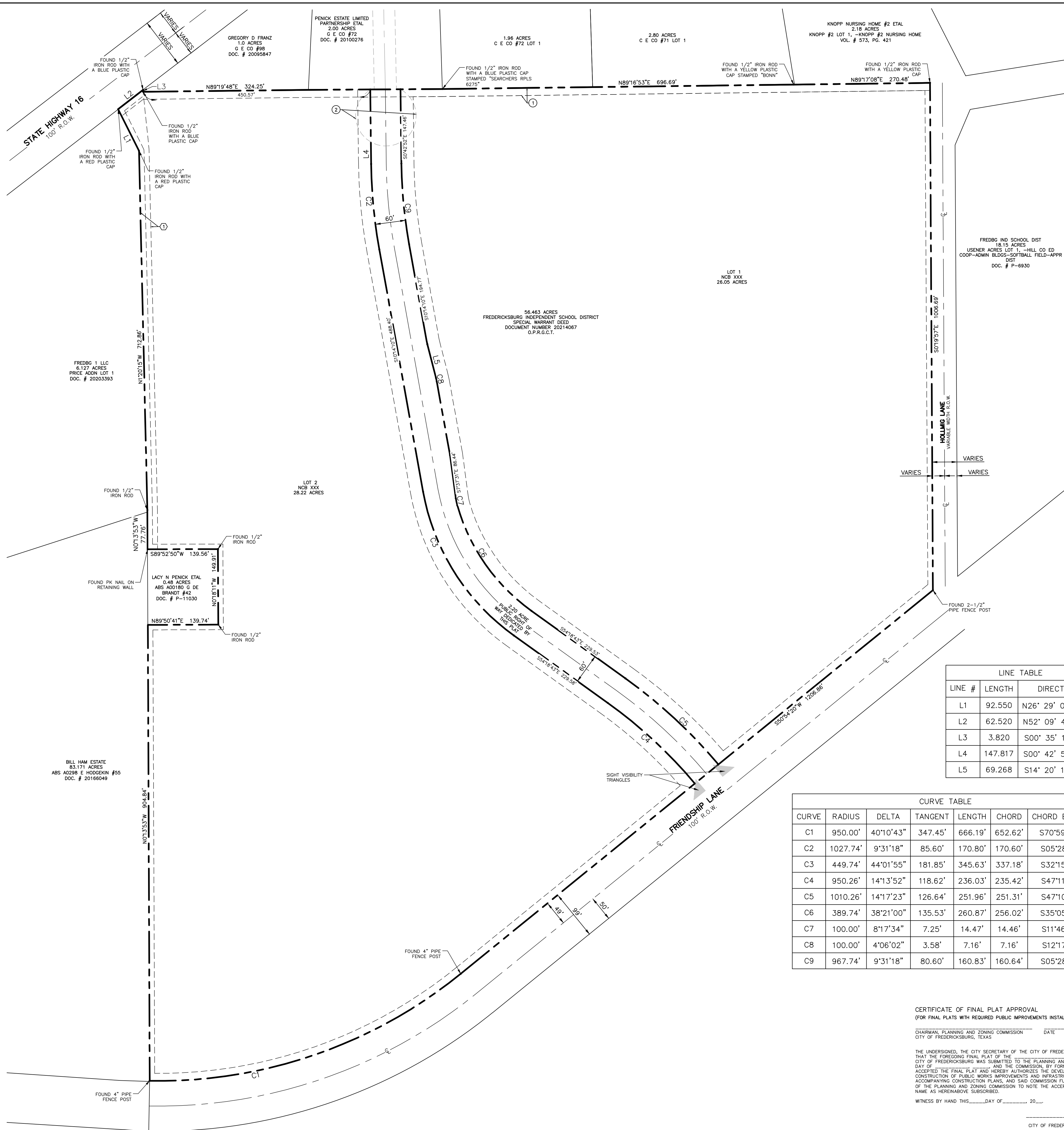
MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

ROLANDO RAMIREZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	92.550	N26° 29' 07.00"W
L2	62.520	N52° 09' 48.00"E
L3	3.820	S00° 35' 11.00"E
L4	147.817	S00° 42' 52.00"E
L5	69.268	S14° 20' 12.05"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	950.00'	40°10'43"	347.45'	666.19'	652.62'	S70°59'40"W
C2	1027.74'	9°31'18"	85.60'	170.80'	170.60'	S05°28'31"E
C3	449.74'	44°01'55"	181.85'	345.63'	337.18'	S32°15'08"E
C4	950.26'	14°13'52"	118.62'	236.03'	235.42'	S47°11'47"E
C5	1010.26'	14°17'23"	126.64'	251.96'	251.31'	S47°10'01"E
C6	389.74'	38°21'00"	135.53'	260.87'	256.02'	S35°05'36"E
C7	100.00'	8°17'34"	7.25'	14.47'	14.46'	S11°46'19"E
C8	100.00'	4°06'02"	3.58'	7.16'	7.16'	S12°17'11"E
C9	967.74'	9°31'18"	80.60'	160.83'	160.64'	S05°28'31"E

CERTIFICATE OF FINAL PLAT APPROVAL
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE: _____
CITY OF FREDERICKSBURG, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THEREAFTER, ACCEPTED THE FINAL PLAT AND HEREBY AUTHORIZES THE DEVELOPER TO PROCEED WITH THE CONSTRUCTION OF PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE AS INDICATED ON THE ACCOMPANYING CONSTRUCTION PLANS, AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINAFTER SUBSCRIBED.

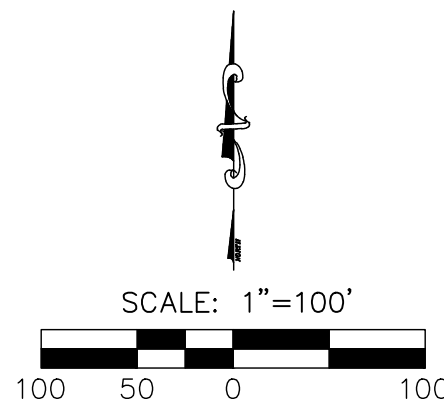
WITNESS BY HAND THIS _____ DAY OF _____, 20____.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

LAND-PLAT-XX-XXXXXXXX

PLAT ESTABLISHING FREDERICKSBURG MIDDLE SCHOOL

BEING A 56.463 ACRE (2,459,519.65 SQUARE FEET) TRACT OF LAND IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, SITUATED IN THE GEORGE DEBRANT SURVEY NUMBER 42, ABSTRACT NUMBER 180, BEING ALL OF THAT CERTAIN 56.462 ACRE TRACT AS CONVEYED TO FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20214067 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



MTR
Moy Tarin Ramirez Engineers, LLC

FIRM TYPE NO. F-6297 & TBP.LS NO. 10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5055
DATE OF PLAT PREPARATION: JUNE 2022

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED, A (LICENSED PROFESSIONAL ENGINEER / REGISTERED PROFESSIONAL SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

(ENGINEER'S OR SURVEYOR'S SEAL)

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

DATE: _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO BE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

OWNER'S STATEMENT FORE FIRE LANE EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED, A (LICENSED PROFESSIONAL ENGINEER / REGISTERED PROFESSIONAL SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

(ENGINEER'S OR SURVEYOR'S SEAL)

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

DATE: _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO BE FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF GILLESPIE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN THE PROPERTY EITHER BY LEASE, OR OTHER EQUITABLE INTEREST UNLESS OTHERWISE NOTED HEREON, AND THAT (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SET-BACK LINES, AND DEDICATE ALL ALLEYS, WALKS, PARKS, WATERCOURSES, EASEMENTS, AND OTHER OPEN SPACE TO PUBLIC USE FOREVER AND HEREBY CONVEY, BY FEE SIMPLE TITLE, ALL PUBLIC RIGHT-OF-WAY PURPOSES FOREVER AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HERE AND ASSIGNS TO ABIDE FOREVER BY ALL LINES, DEDICATIONS, CONVEYANCES FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES, AND OTHER RESTRICTIONS SHOWN HEREON.

FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT
234 FRIENDSHIP LN
FREDERICKSBURG, TX 78624

DATE: _____

BY: _____

NAME: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE ABOVE-NAMED PERSON, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

(SEAL)

NOTARY PUBLIC



PLANNING & ZONING COMMISSION MEMO

DATE: November 9, 2022

TO: Planning and Zoning Commission

FROM: Anna Hudson, Interim Director of Development Services

SUBJECT: EC-2022-05 Entry Corridor review for Orchard Grove Apartments Phase II at 1602 N Llano St.

Summary: A Site Plan was approved by Planning & Zoning in May 2022. Entry Corridor review covers 14 design considerations including: site plan; architectural style; landscaping; signage; and lighting.

This application was reviewed for its conformity with Design Guidelines and Standards found on pages 67-105 in the Fredericksburg Comprehensive Plan Issues Update 2015. Listed below are the 14 topics with the applicant's response to the requirements with staff's comments *italicized*.

1. Architectural Style:

The buildings are designed in a Texas Regional style, familiar to the Texas Hill Country, incorporating simple geometric forms and using the unit floor plans to create different planes in the facade as well as varying roof heights. Gable roofs with 4: 12 slopes on the main body of the buildings and 9: 12 slopes at the Breezeways echo the influence of traditional German homes.

Staff finds the architectural style to meet the intent and requirements.

2. Architectural Materials:

The buildings employ native limestone at the breezeways emphasizing the entry portals to the units. Exterior siding is a combination of cement fiber horizontal lap and vertical board and batten. Roofing materials are 30-year dimensional asphalt shingles in weathered wood color pattern. Doors and windows are Low-E insulated glass in prefinished aluminum frames.

Staff finds the architectural materials to meet intent and requirements.

3. Architectural Colors

Stone: Sisterdale Cream

Siding: Benjamin Moore Mississippi River and Benjamin Moore Corkboard

Trim: Benjamin Moore Texan Angel

Doors/Railings: Benjamin Moore Barnwood

Staff finds the architectural colors to meet intent and requirements.

4. **Architectural Features:** The facades are broken into symmetrical masses punctuated by windows and doors. Recessed balconies and patios create a shade and shadow pattern to the front facades offering visual relief. The breezeway entry portals project beyond the face of the adjacent walls with a gable end facade to complement the 'wings' to either side. The sides of Buildings 6,8,9 and 10/Building Type II, facing Highway 16 are divided into 3 panels, punctuated by windows and feature alternating siding treatments: incorporating horizontal lap siding and vertical board and batten siding (Buildings 6,8 & 10) and injecting full height native limestone at the center panel of Building 9.

Staff finds the architectural features to meet intent and requirements.

5. **Massing and Scale:**

The massing and scale of the 2-story buildings is consistent with Phase I and the surrounding residential and light commercial uses. The front and rear elevations of the three building types range modestly from 64'-4" to 102'-4" in width to a 76'-1" in depth at the breezeways. The vertical transition of siding profiles from horizontal to vertical board and batten offers relief on all four facades. Refer to the attached Building Plans (A2.4, A2.5, A2.6) for specific dimensions by Building Type.

Staff finds the massing and scale to meet intent and requirements.

6. **Signage:** Building signage is comprised of Building numbers mounted on the front face of each building. There is no site signage. Project signage is provided in Phase 1.

Staff finds the signage to meet intent and requirements.

7. **Building Height:**

Maximum allowed building height, as defined by the Building Code, is 38'-0". Building height for Buildings 6,7,8,9 &10 is 28'-8". Refer to the attached Exterior Elevations (A3.1, A3.2, A3.3) for overall building heights by Building Type.

Staff finds the building height to meet intent and requirements.

SITE DESIGN

8. **Frontage:**

The main site entry is along Lower Crabapple Road. The site is also connected to Phase I for pedestrian and vehicle access. Buildings located along SH 16 are setback 25' from the property line and generally 50' from SH16 edge of pavement. Three of the building facades are parallel to the highway and two are canted to provide visual relief along the frontage while creating interesting spaces between buildings.

Landscape screening includes tree plantings, ornamentals, and ground cover. Refer to Site Elevation Exhibit, attached.

A sidewalk network connecting buildings and parking areas throughout the site and along Lower Crabapple affords a safe, accessible pedestrian connection from the property to the Entry Corridor.

Standard 6.1: 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.

This project was not designed to “face” the Entry Corridor (Hwy 16 N) but it does have extensive Entry Corridor frontage. The project is sufficiently broken up into multiple buildings and parking lots are scattered between buildings to give the project a more residential feel. Options to improve the connectivity of the frontage would be to add a pedestrian entrance from the site to the Entry Corridor. Building number 7 is situated at an angle that help reduce the “back of house” orientation the rest of the buildings have.

9. Landscaping:

The project is designed to comply with the City of Fredericksburg Landscape Ordinance. Refer to LA-1 Landscape Plan, attached.

Staff finds the landscaping to meet intent and requirements.

10. Lighting:

Exterior Lighting meets International Dark-Sky Association requirements. Refer to MEP-1.1 Site Illumination Plan, attached.

Staff finds the lighting to meet intent and requirements.

11. Service Area:

The dumpster screen along SH 16 is a 6' high solid wood fence. Refer to LA-1 Landscape Plan for vegetative screening.

Staff finds the service area to meet intent and requirements.

12. Parking and Access:

All parking complies with Texas Accessibility standards. A total of 112 standard spaces and 6 accessible spaces (5% of total) are provided. 26 parking spaces are covered. Tree islands are provided, where practical, in the parking areas. Islands with Fire Department Connections and lighting standards are landscaped with turf. Refer to LA-1 Landscape Plan, attached. Accessible pedestrian access is provided from parking areas to all buildings and an accessible route is provided to the sidewalk along Lower Crabapple Road.

Staff finds the parking and access to meet intent and requirements.

13. Drainage and Stormwater:

Site drainage has been closely coordinated with City of Fredericksburg Engineering staff, includes modifications and improvements to the existing Detention area along Lower Crabapple and complies with local and state requirements for stormwater management.

Staff finds the drainage and stormwater to meet intent and requirements.

14. Streetscape:

Refer to Items 8 & 9, above.

The intent of the Streetscape Standards is to: create a connected sidewalk system throughout the city to ensure safety and connectivity between destinations; increase the mobility of persons walking throughout the city into all areas.

Standards 14.1 – Sidewalks along the street right of way must be a minimum of 5 ft 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.

Staff finds the streetscape to meet most of the intent and requirements. An option to improve the connectivity of the frontage would be to add a pedestrian entrance from the site to the Entry Corridor.

Attachments:

1. Area Map
 2. Project Application
 3. Site Plan
 4. Elevations
 5. Review Comments
-



1602 N S Hwy 16

Orchard Grove Phase II



Entry Corridor Design Standards Application

Required for all exterior modifications to properties directly adjacent
to 290 E&W, Hwy 16 N&S, Hwy 87 N&S, FM 965N

For more information on the Entry Corridor Design Standards & Guidelines refer to the
2015 Comprehensive Plan Update and Ordinance 25-016

Subject Property Address 1602 S.H. 16 North

Date Submitted 10/10/2022

Owner name: Juniper Orchard Grove II LLP

Phone # 512.422.9145

Owner Address: 520 Post Oak Blvd., #525
Houston, Texas 77027

Authorized Applicant: Peter Lewis

Phone # 830.896.4226

Applicant Signature: [Signature]

Applicant E-mail: peter@pwlarchitect.com

Applicant certifies that he/she is the Owner or duly authorized agent
for the owner of the property.

Desired Start Date: TBD

Desired Completion Date: TBD

Please give a detailed description of the exterior changes/work to be completed. A copy of the Design Standards are available on-line or in person. The standards apply to 14 categories including building and site design. Provide a narrative explaining how the proposed changes comply with each of the applicable guidelines and standards.

Attached

* Refer to Building Design: Items 2 & 3 (attach another sheet if necessary)

Attach supporting documentation including: ☒ paint color ☒ color photographs ☒ site plan
☒ elevations & floorplans ☒ material specifications*. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 2022-05

new construction on
Year Built: empty lot
C2

DRC Meeting Date: _____

Zoning: _____

Insignificant Alteration ☐ Yes ☒ No

Application Fee \$100 paid

Planning & Zoning Date Nov 9, 2022

Staff Comments regarding Insignificant Alteration:

Director of Development Services Signature _____ Planning & Zoning Chair Signature _____



October 10, 2022

City of Fredericksburg
126 W. Main Street
Fredericksburg, TX 78624
ATTN: Anna Hudson, Historic Preservation Officer

Please accept the following Design Standards Narrative for the proposed Orchard Grove Phase II Apartments located at 1602 SH 16 North along the SH Highway North Entry Corridor at the intersection of Lower Crabapple Road.

PROJECT SUMMARY

Orchard Grove II is an 80-unit Apartment Community, an extension of and complementing Orchard Grove I to the north. It is comprised of ten 2-story buildings providing 48 1-Bedroom, 8 2-Bedroom and 24 Efficiency apartment units adding to the demand for long term rental housing in the Fredericksburg community. The Phase I Leasing Office/Clubhouse and pool will support Phase II.

BUILDING DESIGN

1. Architectural Style:

The buildings are designed in a Texas Regional style, familiar to the Texas Hill Country, incorporating simple geometric forms and using the unit floor plans to create different planes in the façade as well as varying roof heights. Gable roofs with 4:12 slopes on the main body of the buildings and 9:12 slopes at the Breezeways echo the influence of traditional German homes.

2. Architectural Materials:

The buildings employ native limestone at the breezeways emphasizing the entry portals to the units. Exterior siding is a combination of cement fiber horizontal lap and vertical board and batten. Roofing materials are 30-year dimensional asphalt shingles in weathered wood color pattern. Doors and windows are Low-E insulated glass in prefinished aluminum frames.

3. Architectural Colors:

Stone:	Sisterdale Cream
Siding:	Benjamin Moore Mississippi River
	Benjamin Moore Corkboard
Trim:	Benjamin Moore Texan Angel
Doors/Railings:	Benjamin Moore Barnwood

4. Architectural Features:

The facades are broken into symmetrical masses punctuated by windows and doors. Recessed balconies and patios create a shade and shadow pattern to the front facades offering visual relief. The breezeway entry portals project beyond the face of the adjacent walls with a gable end façade to complement the 'wings' to either side. The sides of Buildings 6,8,9 and 10/Building Type II, facing Highway 16 are divided into 3 panels, punctuated by windows and feature alternating siding treatments: incorporating horizontal lap siding and vertical board and batten siding (Buildings 6,8 & 10) and injecting full height native limestone at the center panel of Building 9.

5. Massing and Scale:

The massing and scale of the 2-story buildings is consistent with Phase I and the surrounding residential and light commercial uses. The front and rear elevations of the three building types range modestly from 64'-4" to 102'-4" in width to a 76'-1" in depth at the breezeways. The vertical transition of siding profiles from horizontal to vertical board and batten offers relief on all four facades. Refer to the attached Building Plans (A2.4, A2.5, A2.6) for specific dimensions by Building Type.

6. Signage: Building signage is comprised of Building numbers mounted on the front face of each building. There is no site signage. Project signage is provided in Phase I.

7. Building Height:

Maximum allowed building height, as defined by the Building Code, is 38'-0". Building height for Buildings 6,7,8,9 &10 is 28'-8". Refer to the attached Exterior Elevations (A3.1, A3.2, A3.3) for overall building heights by Building Type.

SITE DESIGN

8. Frontage:

The main site entry is along Lower Crabapple Road. The site is also connected to Phase I for pedestrian and vehicle access. Buildings located along SH 16 are setback 25' from the property line and generally 50' from SH16 edge of pavement. Three of the building facades are parallel to the highway and two are canted to provide visual relief along the frontage while creating interesting spaces between buildings.

Landscape screening includes tree plantings, ornamentals, and ground cover. Refer to Site Elevation Exhibit, attached.

A sidewalk network connecting buildings and parking areas throughout the site and along Lower Crabapple affords a safe, accessible pedestrian connection from the property to the Entry Corridor.

9. Landscaping:

The project is designed to comply with the City of Fredericksburg Landscape Ordinance. Refer to LA-1 Landscape Plan, attached.

10. Lighting:

Exterior Lighting meets International Dark-Sky Association requirements. Refer to MEP-1.1 Site Illumination Plan, attached.

11. Service Area:

The dumpster screen along SH 16 is a 6' high solid wood fence. Refer to LA-1 Landscape Plan for vegetative screening.

12. Parking and Access:

All parking complies with Texas Accessibility standards. A total of 112 standard spaces and 6 accessible spaces (5% of total) are provided. 26 parking spaces are covered.

Tree islands are provided, where practical, in the parking areas. Islands with Fire Department Connections and lighting standards are landscaped with turf. Refer to LA-1 Landscape Plan, attached.

Accessible pedestrian access is provided from parking areas to all buildings and an accessible route is provided to the sidewalk along Lower Crabapple Road.

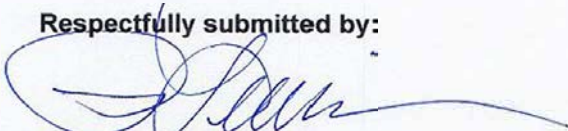
13. Drainage and Stormwater:

Site drainage has been closely coordinated with City of Fredericksburg Engineering staff, includes modifications and improvements to the existing Detention area along Lower Crabapple and complies with local and state requirements for stormwater management.

14. Streetscape:

Refer to Items 8 & 9, above.

Respectfully submitted by:



Peter Lewis, Architect

Peter Lewis Architect + Associates, PLLC

334 West Water Street

Kerrville, TX 78028

830.896.4220

peter@pwlarchitect.com



-  KM4847-3 MISSISSIPPI RIVE
SIDING
-  KM5719-3 CORKBOARD
SIDING
-  KMA72 BARNWOOD
(DOORS & METAL RAILINGS)
-  KM4597 TEXAN ANGEL
(TRIM)







- G1. SITE PLAN FOR GENERAL BUILDING, PARKING, LAUNCHING AND INFORMATION PURPOSES ONLY.
- G2. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL GRADING, DIMENSIONAL CONTROL, PAVING INFORMATION, AND DETAILED LOCATIONS OF BUILDINGS, PARKING, SIDEWALKS AND OTHER INFORMATION.
- G3. REFER TO MEP DRAWINGS FOR COORDINATION OF SITE UTILITIES AND OTHER INFORMATION.
- G4. LAUNCH PARKING, ROADWAY AND WALKS. MAKE ADJUSTMENTS AS REQUIRED DUE TO ACTUAL FIELD CONDITIONS AND AS APPROVED BY OWNER. PROVIDE FIELD ADJUSTED PARKING, ROADWAYS AND WALKS AT NO ADDITIONAL COST.
- G5. EXCAVATE AND FILL WITH BASE MATERIAL AT ALL PEDESTRIAN WALKS TO MAINTAIN A 4.9% SLOPE OR LESS. RE: CIVIL.
- G6. PROVIDE ACCESSIBLE SIGNAGE W/ THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- G7. FIRE DEPARTMENT CONNECTION TO BE LOCATED W/SEPARATE ACCESS. REFER TO CIVIL PLANS FOR LOCATIONS.
- G8. ALL GROUND FLOOR UNITS TO BE ACCESSIBLE. PER FIRE HOUSING REQUIREMENTS.
- G9. NOT USED
- G10. ALL APARTMENT BUILDINGS TO BE 2-STORY IN HEIGHT UNLESS NOTED OTHERWISE.
- G11. AMERICAN NATIONAL STANDARDS INSTITUTE / UNIFORM FEDERAL ACCESSIBILITY STANDARDS ACCESSIBLE UNITS (5%)
A1 UNITS - 311-911
B1 UNITS - 113
E1 UNITS - 514
- G12. UNIFORM FEDERAL ACCESSIBILITY STANDARDS HEARING / VISION (Hv) ADAPTED UNITS (2%)
A1 UNITS - 811
B1 UNITS - 113
E1 UNITS - 711
- G13. PROVIDE 911 STREET ADDRESS NUMBERS ON BUILDING ELEVATION NEAR FRONT ENTRANCE.

ADDRESS NUMBERS TO BE MIN. 6" IN HEIGHT AND LEGIBLE FROM FIRE LANE. -VERIFY REQUIREMENTS W/ FIRE MARSHAL PRIOR TO INSTALLATION.
- G14. LANDSCAPING TO CONFORM TO CITY ORDINANCE. REFER TO LANDSCAPING DRAWINGS FOR PLANTINGS, FENCING, IRRIGATION.
- G15. ENGINEERED PLANS FOR SWIMMING POOL TO BE SUBMITTED TO CITY PRIOR TO SWIMMING POOL CONSTRUCTION. (NIC)
- G16. PROVIDE KNOX LOOKING CAP & SIGNAGE PER FIRE MARSHAL SPECIFICATIONS AT EACH FIRE DEPARTMENT CONNECTION.
- G17. PROVIDE SPLASH-BLOCK AT ALL DOWNSPOUT DISCHARGE LOCATIONS. RE: 4A1.2



PETER LEWIS
ARCHITECT + ASSOCIATES

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Kerrville, TX 78028
(830) 896-4226

www.pwlaarchitect.com

**100% FOR
CONSTRUCTION**

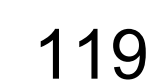
1. ASPHALT PAVING (TYP) RE: CIVIL
2. CURB AND GUTTER RE: CIVIL (TYP)
3. ACCESSIBLE CURB RAMP AT ALL CROSSWALKS (TYP) RE: CIVIL
4. CONCRETE SIDEWALK (TYP) RE: CIVIL
5. CONDENSING UNITS ON CONCRETE PADS (TYP) RE: MECH
6. STANDARD HANDICAP PARKING STALL (TYP) RE: 3A1.2 AND CIVIL
7. 36" H STANDARD HANDICAP SYMBOL - STD. ADA GRAPHICS (TYP) AND CIVIL
8. 4" PAINTED STRIPING AT 12" O.C. (TYP) RE: CIVIL
9. 4" PAINTED PARKING STRIPING WHITE (TYP) RE: CIVIL
10. HANDICAP PARKING SIGNAGE (TYP) RE: CIVIL
11. CARPORT RE: 5A1.2 AND STRUCTURAL
12. LIGHT POLE (TYP) RE: MPE 1.1
13. IRRIGATION SLEEVE BELOW PAVING RE: CIVIL (TYP)
14. HANDICAP ACCESS ROUTE RE: CIVIL (TYP)
15. DUMPSTER SCREEN RE: 1&2A1.2 AND MPE
16. FIRE HYDRANT RE: CIVIL
17. 36" GRAVEL BED SURROUNDING CONDENSER PADS (TYP)
18. REINFORCED CONCRETE PAD FOR DUMPSTER TRUCK RE: CIVIL
19. SPRINKLER RISER ROOM (TYP) RE: BUILDING PLANS AND CIVIL
20. MAILBOX CLUSTER ON CONCRETE PAD RE: 8A1.2
21. NOT USED
22. EXISTING TREE TO REMAIN (TYP) RE: CIVIL
23. NEW 6'-0" H CHAIN SAFETY LINK FENCE RE: CIVIL
24. WOOD FENCE TO REMAIN
25. NEW 4' HIGH WROUGHT IRON FENCE W/ SELF CLOSING, SELF LATCHING GATE RE: 9A1.2
26. DRAINAGE CULVERT RE: CIVIL
27. PROPERTY LINE RE: CIVIL (TYP)
28. SETBACK LINE RE: CIVIL (TYP)
29. LINE OF DETENTION POND RE: CIVIL
30. TRANSFORMER RE: MPE - 1.0
31. NOT USED
32. FUTURE DUEL ELECTRIC VEHICLE CHARGING STATION TO SERVE 2 PARKING SPACES.
RE: MPE AND 3A1.2
33. ELECTRIC METER TO SERVE EV CHARGING STATIONS. RE MPE
34. REMOVE EXISTING CONSTRUCTION (TYP) RE: CIVIL
35. REMOVE EXISTING CHAIN LINK FENCING - TYP

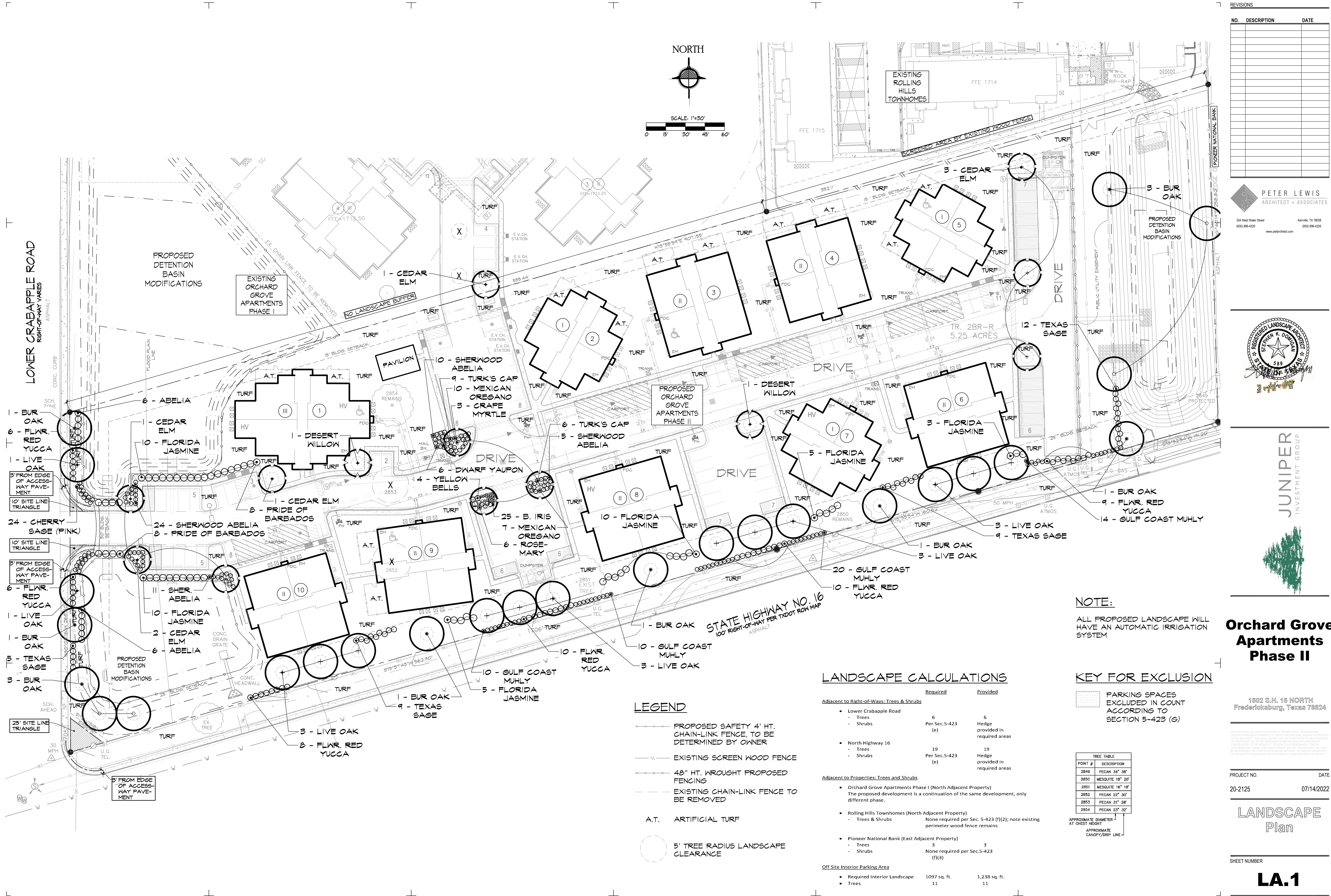
Orchard Grove Apartments Phase II

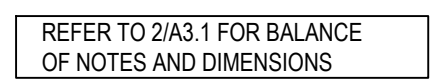
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Architectural Site Plan

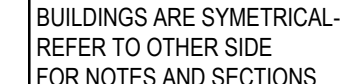
A1.1







BUILDINGS ARE SYMMETRICAL-
REFER TO OTHER SIDE
FOR NOTES AND SECTIONS



BUILDINGS ARE SYMMETRICAL-
REFER TO OTHER SIDE FOR
NOTES AND SECTIONS

REFER TO 2 & 3/A3.1 FOR BALANCE
OF NOTES AND DIMENSIONS

TYPE ALL BUILDINGS - CONFIRM
EXTERIOR PAINT COLORS TO
MATCH ORCHARD GROVE PHASE I
INCLUDE THE FOLLOWING
BENJAMIN MOORE:
CORKBOARD = BROWN
MISSISSIPPI RIVER = BLUE
TEXAN ANGEL = TRIM



PETER LEWIS
ARCHITECT + ASSOCIATES

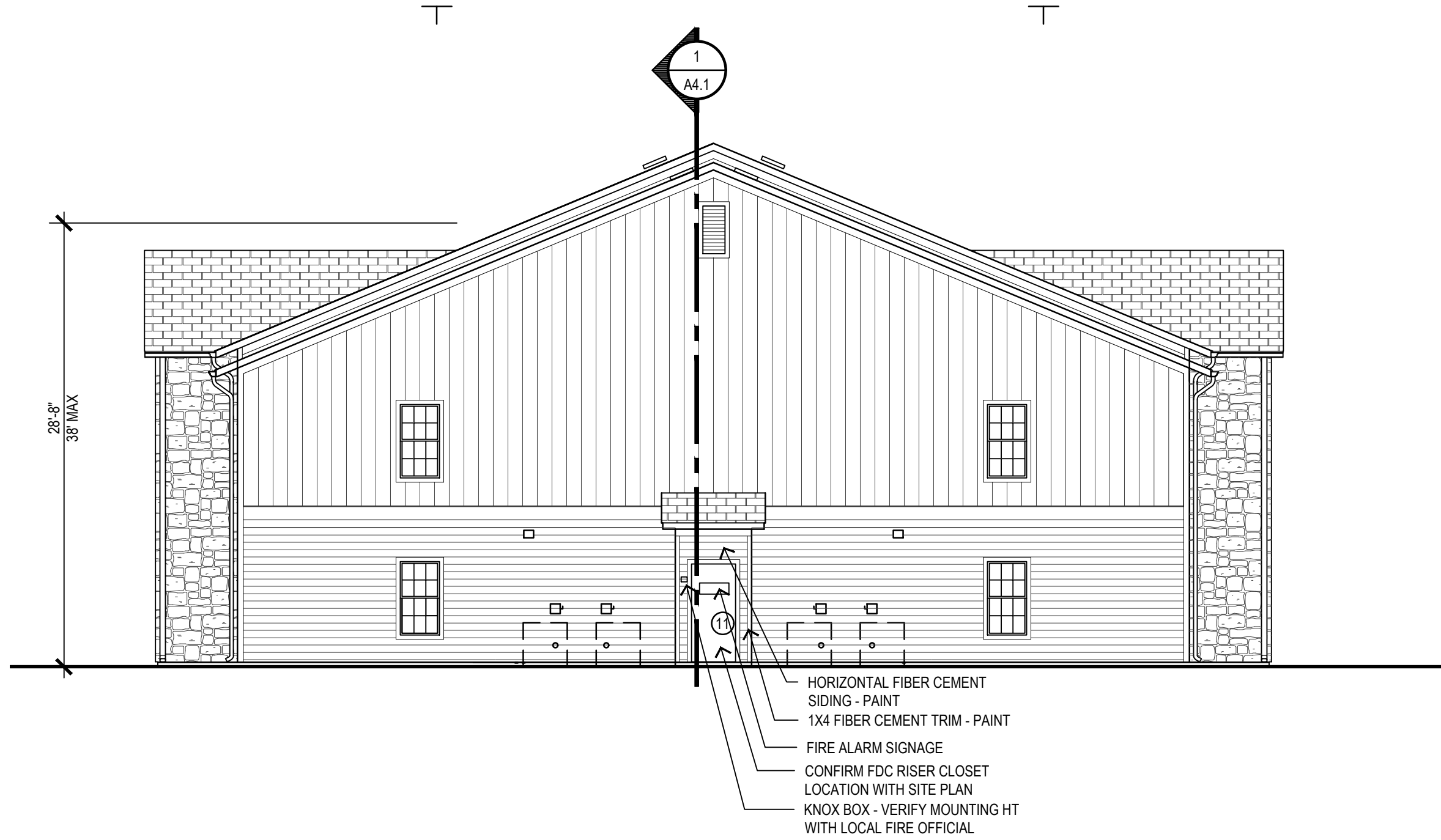
334 West Water Street
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www.pelarchitect.com

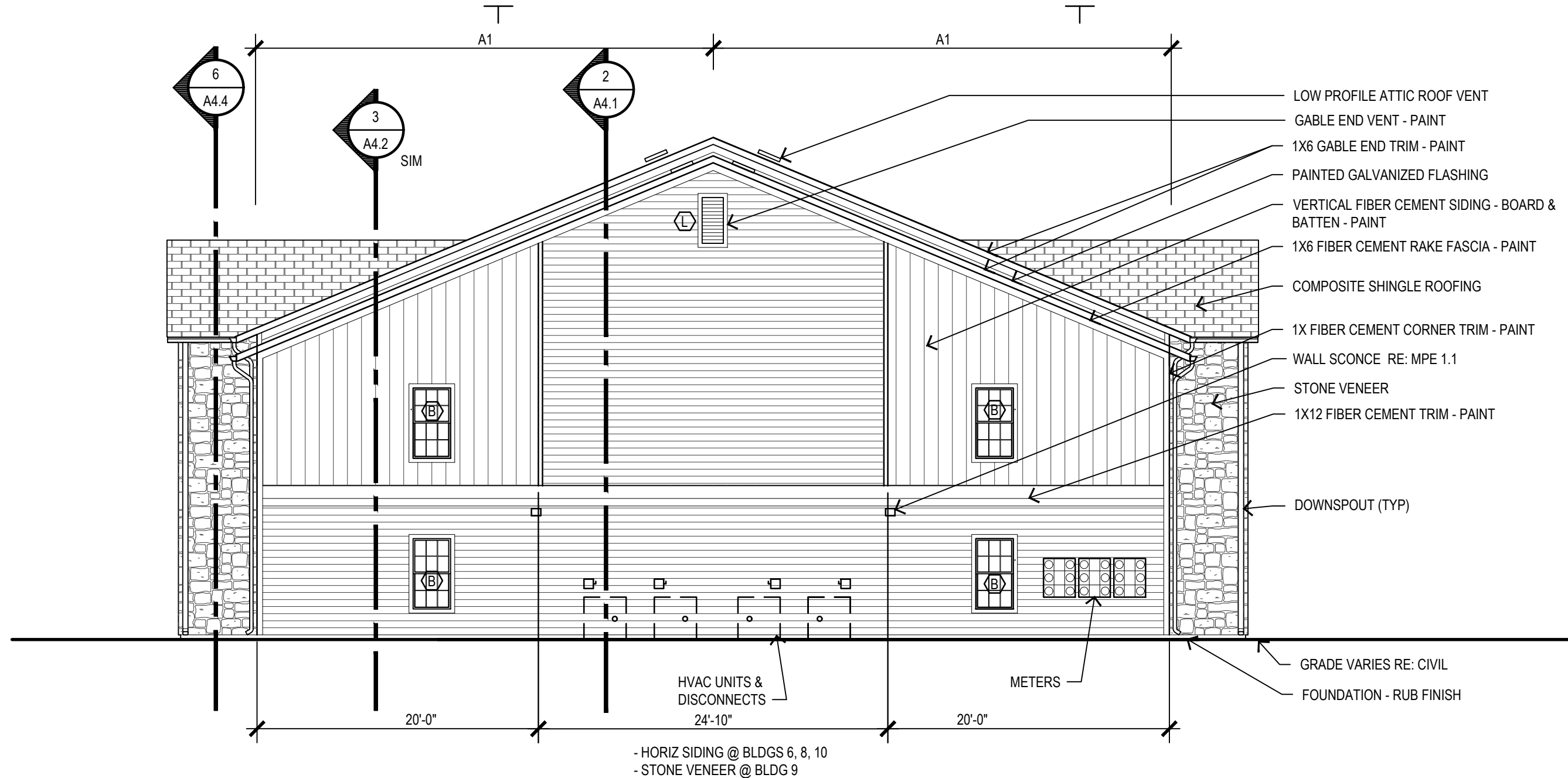
SHEET NUMBER

A3.1



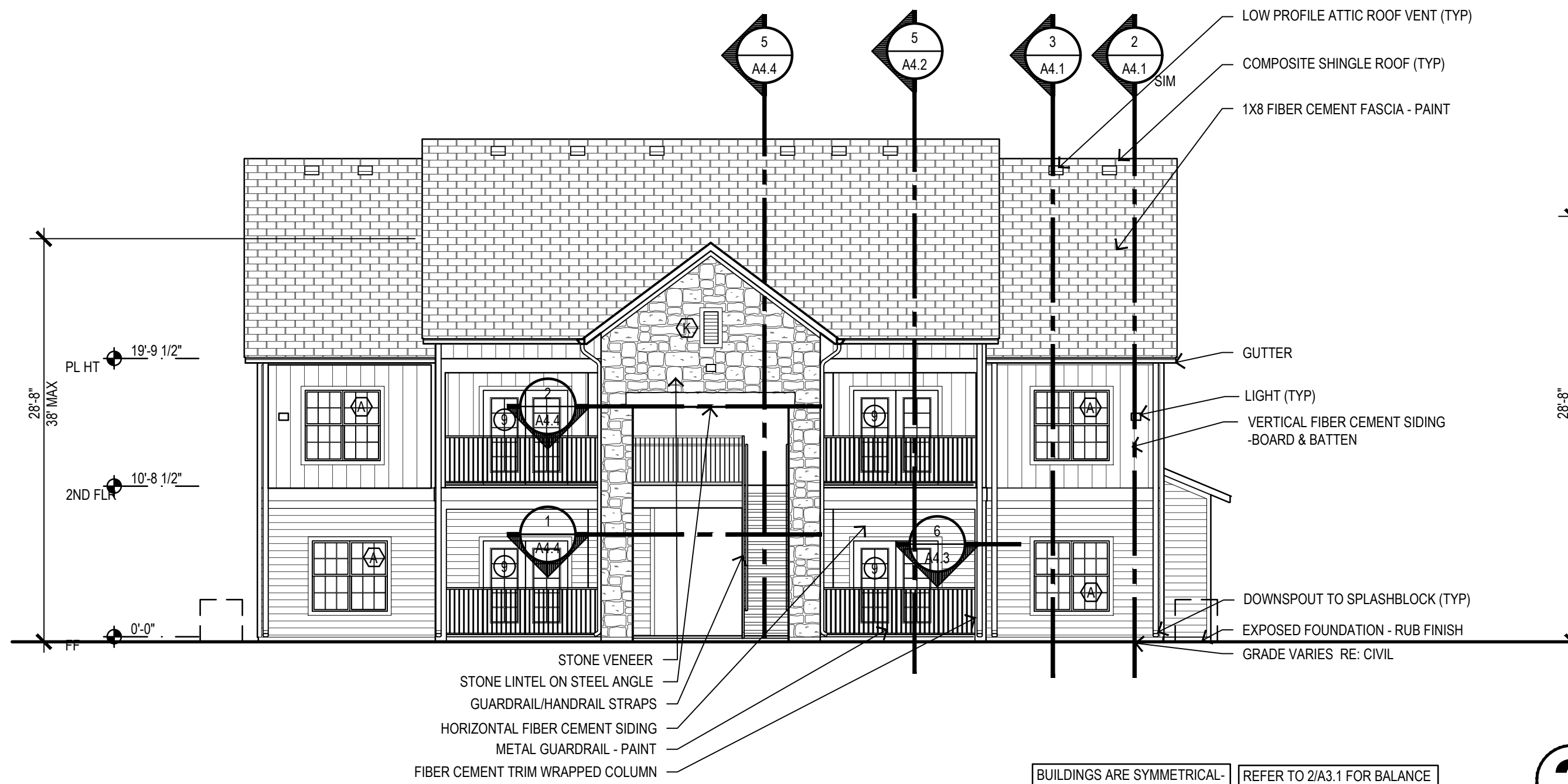
REFER TO 2/A3.1 FOR BALANCE OF NOTES AND DIMENSIONS

1 Right Side Elevation
Scale: 1/8" = 1'-0"



BUILDINGS ARE SYMMETRICAL - REFER TO OTHER SIDE FOR NOTES AND SECTIONS

2 Left Side Elevation
Scale: 1/8" = 1'-0"



BUILDINGS ARE SYMMETRICAL - REFER TO OTHER SIDE FOR NOTES AND SECTIONS

REFER TO 2/A3.1 FOR BALANCE OF NOTES AND DIMENSIONS

3 Front Elevation
Scale: 1/8" = 1'-0"



REFER TO 2 & 3/A3.1 FOR BALANCE OF NOTES AND DIMENSIONS

4 Rear Elevation
Scale: 1/8" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

PETER LEWIS
ARCHITECT + ASSOCIATES
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(830) 896-4220
Karnville, TX 78093
(830) 896-4226
www.peterlewisarch.com

Interim Review Only.
These documents are incomplete and may not be used for regulatory approval, permit or construction.
Peter Lewis: 08295
DATE:
Oct 07, 2022

100% FOR CONSTRUCTION



Orchard Grove Apartments Phase II

1602 S.H. 16 NORTH
Fredericksburg, Texas 78824

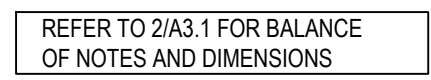
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PROJECT NO. DATE
20-2125.01 XX-XX-XXXX

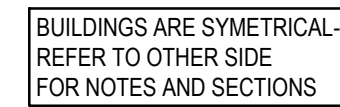
Building
Type II
Ext. Elev.

SHEET NUMBER

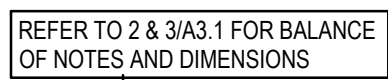
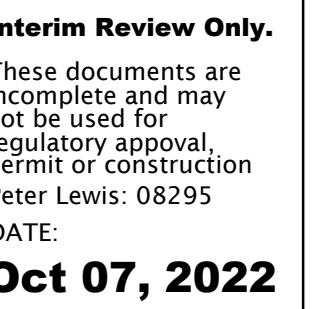
A3.2



BUILDINGS ARE SYMMETRICAL-
REFER TO OTHER SIDE
FOR NOTES AND SECTIONS



3 Front Elevation
Scale: 1/8" = 1'-0"

[illegible]

JUNIPER
INVESTMENT GROUP

1602 S.H. 16 NORTH
Fredericksburg, Texas 78624

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Building Type III Ext. Elevations

SHEET NUMBER

A3.3



JUNIPER
INVESTMENT GROUP

**Orchard Grove
Phase II**

Fredericksburg, Texas

125



PETER LEWIS
ARCHITECT + ASSOCIATES

10-07-22



PETER LEWIS
ARCHITECT + ASSOCIATES
PLLC

September 29, 2022

City of Fredericksburg
126 W. Main Street
Fredericksburg, TX 78624
ATTN: Anna Hudson, Historic Preservation Officer

Please accept the following Design Standards Narrative for the proposed Orchard Grove Phase II Apartments located at 1602 SH 16 North along the SH Highway North Entry Corridor at the intersection of Lower Crabapple Road.

PROJECT SUMMARY

Orchard Grove II is an 80-unit Apartment Community, an extension of and complementing Orchard Grove I to the north. It is comprised of ten 2-story buildings providing 48 1-Bedroom, 8 2-Bedroom and 24 Efficiency apartment units adding to the demand for long term rental housing in the Fredericksburg community. The Phase I Leasing Office/Clubhouse and pool will support Phase II.

BUILDING DESIGN

1. Architectural Style:

The buildings are designed in a Texas Regional style, familiar to the Texas Hill Country, incorporating simple geometric forms and using the unit floor plans to create different planes in the façade as well as varying roof heights. Gable roofs with 4:12 slopes on the main body of the buildings and 9:12 slopes at the Breezeways echo the influence of traditional German homes.

2. Architectural Materials:

The buildings employ native limestone at the breezeways emphasizing the entry portals to the units. Exterior siding is a combination of cement fiber horizontal lap and vertical board and batten. Roofing materials are 30-year dimensional asphalt shingles in weathered wood color pattern. Doors and windows are Low-E insulated glass in prefinished aluminum frames.

3. Architectural Colors:

Stone:	Sisterdale Cream
Siding:	Benjamin Moore Mississippi River Benjamin Moore Corkboard
Trim:	Benjamin Moore Texan Angel
Doors/Railings:	Benjamin Moore Barnwood

4. Architectural Features:

The facades are broken into symmetrical masses punctuated by windows and doors. Recessed balconies and patios create a shade and shadow pattern to the front facades offering visual relief. The breezeway entry portals project beyond the face of the adjacent walls with a gable end façade to complement the 'wings' to either side.

5. Massing and Scale:

The massing and scale of the 2-story buildings is consistent with Phase I and the surrounding residential and light commercial uses. The front and rear elevations of the 3 building types range modestly from 64'-4" to 102'-4" in width to a 76'-1" in depth at the breezeways. The vertical transition of siding profiles from horizontal to vertical board and batten offers relief on all 4 facades.

6. Signage:

Building signage is comprised of Building numbers mounted on the front face of each building. There is no site signage. Project signage is provided in Phase I.

7. Building Height:

Maximum building height matches Phase I and complies with the Zoning Ordinance.

more info on Bldg Type II - side facing Hwy 16

5.4
- need
measurements

- show height as
defined by building
code - mid point of
ridge

Sidewalk along Hwy 16 - 12.4

SITE DESIGN

8.1 buildings to do not face Hwy 16 - blank side fronts 16
show rendering w/ fencing, landscape, et c.

8. Frontage:

The main site entry is along Lower Crabapple Road. The site is also connected to Phase I for pedestrian and vehicle access. Buildings located along SH 16 are setback 25' from the property line and generally 50' from SH16 edge of pavement. Three of the building facades are parallel to the highway and two are canted to provide visual relief along the frontage and creating interesting spaces between buildings. A 5' wide concrete sidewalk affords safe, accessible pedestrian access from Lower Crabapple to properties to the northeast.

8.2 - connection to E.C.
9. Landscaping:

The project is designed to comply with the City of Fredericksburg Landscape Ordinance. Refer to LA-1 Landscape Plan, attached.

10. Lighting:

Exterior Lighting meets International Dark-Sky Association requirements. Refer to MEP-1.1 Site Illumination Plan, attached.

11. Service Area:

The dumpster screen along SH 16 is a 6' high solid wood fence. Refer to LA-1 Landscape Plan for vegetative screening.

12. Parking and Access:

All parking complies with Texas Accessibility standards. A total of 112 standard spaces and 6 accessible spaces (5% of total) are provided. 26 parking spaces are covered.

Accessible pedestrian access is provided from parking to all buildings and an accessible route is provided to the sidewalk along Lower Crabapple Road. 12.5 trees in parking islands.

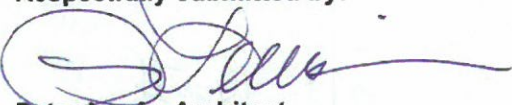
13. Drainage and Stormwater:

Site drainage has been closely coordinated with City of Fredericksburg Engineering staff, includes modifications and improvements to the existing Detention area along Lower Crabapple and complies with local and state requirements for stormwater management.

14. Streetscape:

Refer to Items 8 & 9, above.

Respectfully submitted by:



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