



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, June 7, 2023 ~ 4:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

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 Commission will meet in a regular session on Wednesday, June 7, 2023, at 4:30 PM. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube <https://www.youtube.com/c/FredericksburgTexasUSA>).

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on June 7, 2023.
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, 1601E. Main Street, in order to comment.

You will be limited to 3 minutes to speak.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COMMISSIONER TRAINING**
4. **BUSINESS MEETING 5:30**
5. **APPROVAL OF MINUTES**
 - A. MAY 3, 2023, REGULAR MEETING MINUTES

- B. APRIL 18, 2023 JOINT CITY COUNCIL & PLANNING AND ZONING MEETING MINUTES

6. PUBLIC HEARING

- A. Z-2311 - Request by JESSE DURDEN with KEPT PROPERTY GROUP, LLC to consider a CONDITIONAL USE PERMIT per SECTION 3.110 to allow for a CONDOMINIUM USE for property located 1 LOT EAST OF 591 FRIENDSHIP LANE. Property is defined as GERMAN EMIGRATION COMPANY LOT 24.
- B. Z-2312 - Request by KEVIN SPRAGGINS with VEI to consider a CONDITIONAL USE PERMIT (CUP) PER SECTION 3.210 to allow a "DRIVE THROUGH OR DRIVE-IN FACILITIES" for property located at 720 SOUTH ADAMS STREET.

7. ACTION ITEMS

- A. Discussion, Consideration and Recommendation for Z-2311 request by JESSE DURDEN with KEPT PROPERTY GROUP, LLC to consider a CONDITIONAL USE PERMIT (CUP) per SECTION 3.110 to allow for a CONDOMINIUM USE for property located 1 LOT EAST OF 591 FRIENDSHIP LANE. Property is defined as GERMAN EMIGRATION COMPANY LOT 24.
- B. Discussion, Consideration and Recommendation of Z-2312 request by KEVIN SPRAGGINS with VEI to consider a CONDITIONAL USE PERMIT PER SECTION 3.210 to allow "DRIVE THROUGH OR DRIVE-IN FACILITIES" for property located at 720 SOUTH ADAMS STREET.
- C. P-2308 - Request by BRYAN SHERRIEB with DUNAWAY ASSOCIATES, LLC to consider a PRELIMINARY PLAT FOR THE MEUSE DEVELOPMENT at HWY 290 WEST and US HWY 87 NORTH
- D. SP-2305 - Request by KEVIN SPRAGGINS with VEI to consider a SITE PLAN for a MODULAR MULTI-FAMILY DEVELOPMENT located at SOUTH EAGLE AND FRIENDSHIP LANE.
- E. SP-2306 - Request by KEVIN SPRAGGINS with VEI to consider a SITE PLAN FOR A HOTEL COMPLEX LOCATED AT 1100 FRIENDSHIP LANE.

8. DISCUSSION ITEMS

- A. Director's Report

9. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda at 12:00 PM. on June 2, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier
Associate Planner

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

**PLANNING & ZONING COMMISSION
May 3, 2023
5:30 P.M.**

On this the 3rd day of MAY 2023 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center located at 1601 E. Main Street with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
JEFF LAWRENCE
JIM JARREAU
TOM MUSSELMAN
CINDY SCROGGINS
TIM DOOLEY
STEVE THOMAS

ABSENT:

POLLY RICKERT
DARYL WHITWORTH

ALSO, PRESENT:

ANNA HUDSON - Interim Director of Development Services
MICK MCKAMIE – Interim City Attorney
SHELBY COLLIER – Associate Planner

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

PUBLIC COMMENTS

MINUTES

Jim Jarreau made a Motion to Approve the March 2023 Regular Meeting Minutes. Seconded by Cindy Scroggins. All voted in favor and the motion carried.

PUBLIC HEARING

REQUEST #Z-2305 – REQUEST BY REBECCA RATHER, CLAYTON WALVOORD AND BRADLEY OEHLER TO CONSIDER THE FOLLOWING:

- A. A LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (C) FOR PROPERTIES LOCATED AT 408, 412 AND 414 EAST AUSTIN STREET.**
- B. A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL TO (C1.5) MEDIUM COMMERCIAL FOR PROPERTIES LOCATED AT 408, 412 AND 414 EAST AUSTIN STREET.**

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

Clayton Walvoord, applicant, presented the application. He stated it was their desire to obtain a zoning of C1.5 as the location of their property is close to main street and experiences significant amounts of noise and traffic, both vehicular and pedestrian. He went on to say that it didn't make sense for the properties to be used as residences given these issues and location to other businesses.

Kathy Harrison spoke in opposition to the request. She stated that she was not opposed to the properties operating as commercial businesses, but she is opposed to the potential for 3 story buildings in the commercial zones. She went on to say that she is not opposed to an R2 Zoning for this area.

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

ACTION ITEM

DISCUSSIONS, CONSIDERATION AND RECOMMENDATION REGARDING #2305 -REQUEST BY REBECCA RATHER, CLAYTON WALVOORD AND BRADLEY OEHLER TO CONSIDER THE FOLLOWING:

- A. A LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (C) FOR PROPERTIES LOCATED AT 408, 412 AND 414 EAST AUSTIN STREET.**
- B. A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL TO (C1.5) MEDIUM COMMERCIAL FOR PROPERTIES LOCATED AT 408, 412 AND 414 EAST AUSTIN STREET.**

Anna Hudson, Interim Director of Development Services, stated the subject properties have frontage on East Austin Street and two are operating as Short-Term Rentals (STR), 412 and 414 East Austin Street. The Zoning to the north, east, and west is R1 and across East Austin, to the south, is Zoned CBD.

In addition, the Historic District Boundary stops as North Washington Street, but extends south along East Austin Street to include the properties that are zoned CBD.

The Commercial uses across the street from the subject tracts include The Inn Above Town Creek (107 N. Washington) and Winchester Lodge (415 East Austin). The subject properties are also located between the National Museum of the Pacific War (300 block East Austin) and the Reenactment Area affiliated with the museum (500 block East Austin)

There is a total of 13 R1 properties located within the 200-foot notification area and 3 of them are Short-Term Rentals and the rest are residences or second homes.

Tom Musselman stated the Creek acts as a natural buffer. He does not support the expansion of Commercial business into residential neighborhoods. He stated if approved, this change would negatively impact the residential neighbors to the North.

Jim Jarreau stated that he believes R2 would be an appropriate Zoning for the subject properties.

Polly Rickert stated that she would be interested in an expansion of the Historic District to include the subject properties. She asked the City Attorney, Mick McKamie, if the properties could voluntarily request to be included into the Historic District. Mick McKamie stated that they could.

Polly Rickert made a Motion to recommend Denial of Application Z-2305 (A) Land Use Change. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Polly Rickert made a Motion to recommend Denial of Application Z-2305 (B) Zoning Change. Seconded by Jeff Lawrence. All voted in favor and the motion carried.

REQUEST # SP-2302 – SITE PLAN REVIEW OF THE MOM CENTER LOCATED AT 528 SOUTH MILAM STREET.

Matt Jarosz with Sport and Country presented the application.

Shelby Collier, Associate Planner, stated the applicant is requesting approval of a Site Plan for the MOM Center located at 528 South Milam.

The proposed development would include one single story building that is approximately 6,000 sq ft that would serve as the Office for the MOM Center. The property is zoned C1, Neighborhood Commercial and the development as presented meets all of the required development standards including 16 parking spaces and building size and height.

Staff recommends approval conditional upon an approved Landscape Plan. Approval of Civil Construction Plans and an approved Final Plat.

Jim Jarreau made a motion to recommend Approval of SP-2302 per Staff recommendation. Seconded by Tom Musselman. All voted in favor and the motion carried.

DISCUSSION ITEM

Directors Update

Anna Hudson, Interim Director of Development Services, discussed reappointments, Tim Dooley, Jeff Lawrence and Jim Jarreau. She also provided an update on the Comprehensive Plan.

Future Agenda Items

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Polly Rickert. All voted in favor and the meeting was adjourned at 6:35 p.m.

PASSED AND APPROVED this 7th day of June 2023.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



City of Fredericksburg

CITY COUNCIL AND PLANNING AND ZONING COMMISSION JOINT MEETING MINUTES

TUESDAY, APRIL 18, 2023 ~ 5:30 p.m.
LADY BIRD GOLF COURSE – CARDINAL ROOM
FREDERICKSBURG, TEXAS 78624

City Council

Mayor Jeryl Hoover
Mayor Pro-Tem Bobby Watson
Councilmember Emily Kirchner
Councilmember Tony Klein

Members Absent:

Councilmember Sharon Joseph

Planning and Zoning Commission

Janice Menking, Chair
Commissioner Steve Thomas
Commissioner Tom Musselman
Commissioner Tim Dooley
Commissioner Daryl Whitworth

Members Absent:

Commissioner Jeff Lawrence
Commissioner Jim Jarreau
Commissioner Polly Rickert
Commissioner Cindy Scroggins

City Staff Present:

Clinton Bailey, City Manager
Mick McKamie, City Attorney
Racheal Raggio, Attorney with TOASE (attended by video conference)
Garret Bonn, Assistant City Manager
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Eric Whiting, Director of Information Technology
Anna Hudson, Interim Director of Development Services
Leslie Embrey, Administrative Assistant
Shelby Collier, Associate Planner
Jan Musgrove, STR Specialist
Darren Eckhardt, HOT/SUT Collections Specialist
Janelle Chapman, Purchasing Coordinator
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Hoover called the Fredericksburg City Council and Planning and Zoning Commission Joint Meeting to order at 5:30 p.m. on Tuesday, April 18, 2023. He announced that a quorum had been met of the City Council.

Chair Menking announced that a quorum had been met of the Planning and Zoning Commission.

2. PLEDGE OF ALLEGIANCE

Mayor Hoover lead the Pledge of Allegiance

3. EXECUTIVE SESSION

A. Pending or contemplated litigation related to short-term rentals.

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Watson, to go out of the Regular Meeting and into the Executive Session at 5:35 p.m. The City Council and Planning and Zoning Commission voted unanimously.

Motion: A motion was made by Councilmember Watson, seconded by Planning and Zoning Commissioner Dooley, to go out of the Executive Session and into the Regular Meeting at 6:19 p.m. The City Council and Planning and Zoning Commission voted unanimously.

4. BUSINESS ITEM

No action was taken after the Executive Session.

5. DISCUSSION AND POSSIBLE ACTION

A. Proposed amendments to the Short-Term Rental (STR) Ordinance

i. Discussion - continued from joint meeting on March 28, 2023

Nancy Stevens provided a handout of her neighborhood and all the STRs. She discussed an STR application at 804, 802, and 513 North Olive Street and the rezoning of her neighborhood from R2 to R1.

Garret Bonn, Assistant City Manager, provided a PowerPoint Presentation.

The City Council discussed the following:

- Code Enforcement
- Current Fine Structure for STR Violations
- Suspensions of STR Permits
- Occupancy
- Renewals
- Transfers
- Residential Zoning Regulations

ii. Next Steps

(a) Initiation of the formal ordinance amendment process

(b) Schedule a follow-up joint meeting

Garret Bonn, Assistant City Manager, reviewed the next steps in the process.

Motion: A motion was made by Commissioner Musselman for the initiation of the Ordinance.

Commissioner Musselman withdrew his motion.

Motion: A motion was made by Commissioner Musselman, seconded by Commissioner Thomas, to initiate the Ordinance to begin making the amendments and the review process. The Planning and Zoning Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

The Planning and Zoning Commission and City Council agreed to hold a Joint Meeting to receive the City Attorney's advice in Executive Session before they review the proposed Ordinance amendments.

Mick McKamie, City Attorney, stated he and Racheal Raggio would begin amending the Ordinance.

6. ADJOURN

Motion: A motion was made by Commissioner Dooley, seconded by Commissioner Musselman, to adjourn the meeting at 7:37 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Watson, to adjourn the meeting at 7:37 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.


Jeryl Hoover
Mayor

Janice Menking
Planning and Zoning Commission Chair


Shelley Goodwin, TRMC/CMC
City Secretary



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Anna Hudson, Interim Director of
Development Services
MEETING DATE: June 7, 2023

CATEGORY: ACTION ITEMS

CAPTION: Discussion, Consideration and Recommendation for Z-2311 request by JESSE DURDEN with KEPT PROPERTY GROUP, LLC to consider a CONDITIONAL USE PERMIT (CUP) per SECTION 3.110 to allow for a CONDOMINIUM USE for property located 1 LOT EAST OF 591 FRIENDSHIP LANE. Property is defined as GERMAN EMIGRATION COMPANY LOT 24.

PRESENTATION:

SUMMARY:

A Conditional Use Permit (CUP) application has been submitted to allow Condominium Use for property located 1 lot East of 591 Friendship Lane. Property is defined as German Emigration Company Lot 24. The Condominium use does *not* allow for Short-Term Rentals.

The proposed development would subdivide an existing German Emigration Lot that is 5.34 acres into 2 lots, resulting in this lot (3.083 acres) being developed as Phase I and would include 22 1-story buildings, 13 1-bedrooms and 9 2-bedrooms, that average 1,366 sq ft per unit. The project is not proposing sidewalks within the development but is providing centrally located green space that includes night-sky compliant lighting.

BACKGROUND:

This application was reviewed for its conformity with relevant City Ordinances including **Sec. 7.131**, review and evaluation criteria for Site Plans and **Sec. 5.460 , review and evaluation criteria** for a Conditional Use Permit.

Site Area: 134,295 Square Feet (3.083 acres)

Zoning: R2, Mixed Residential **Sec. 3.110**

Building Coverage: 22% (30,057 sq ft) (55% Maximum) More information is needed regarding the square footage of the buildings **Sec. 3.110**

Impervious Coverage: 49% (65,608 sq ft) (65% Maximum) **Sec. 3.110**

Heights: 1 Story - Max Building Height 28 Feet **Sec. 3.110**

Parking: 56 spaces (1 space per bedroom plus 1 space per unit for guest parking. There are 13 1-bedroom units and 9 2-bedroom units which require 31 spaces plus 22 guest spaces for a total of 53 spaces required.) **Sec. 7.863**

Utilities: Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense, to serve the property.

Detention: Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.

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 (50) lineal feet. In addition, a hedge, wall, or other durable landscape barrier Page 26 of 41 of at least two (2) feet in height shall be placed along the perimeter. **Sec. 7.920**

Parkland Dedication: A fee in the amount of \$500 per lot shall be required prior to issuance of a Building Permit for a total of \$11,000 (\$500 per 22 units) . **Sec. 6.15**

Public Hearing Notice: As of June 1, 2023, one letter was received in protest of the project.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Sec. 5.460 – Review and Evaluation Criteria contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, staff has found that the applicant has met or responded to all the requirements including adequacy and convenience of off-street parking, determination that the proposed use will not be detrimental to public safety or materially injurious to properties in the vicinity, and determination that the proposed use and site development will be compatible with existing uses in the vicinity.

Condominium uses align with the City's need for more diverse housing stock and offer a lower entry point for homeownership than single-family houses. STR-Condo requires a CUP and is not part of this request, as such staff supports the use. Staff anticipates small changes to the site plan as the developer is continuing to work toward his vision for the site. With this in mind, Staff recommends approval of the Conditional Use Permit with conceptual approval for the Site Plan conditioned upon the following:

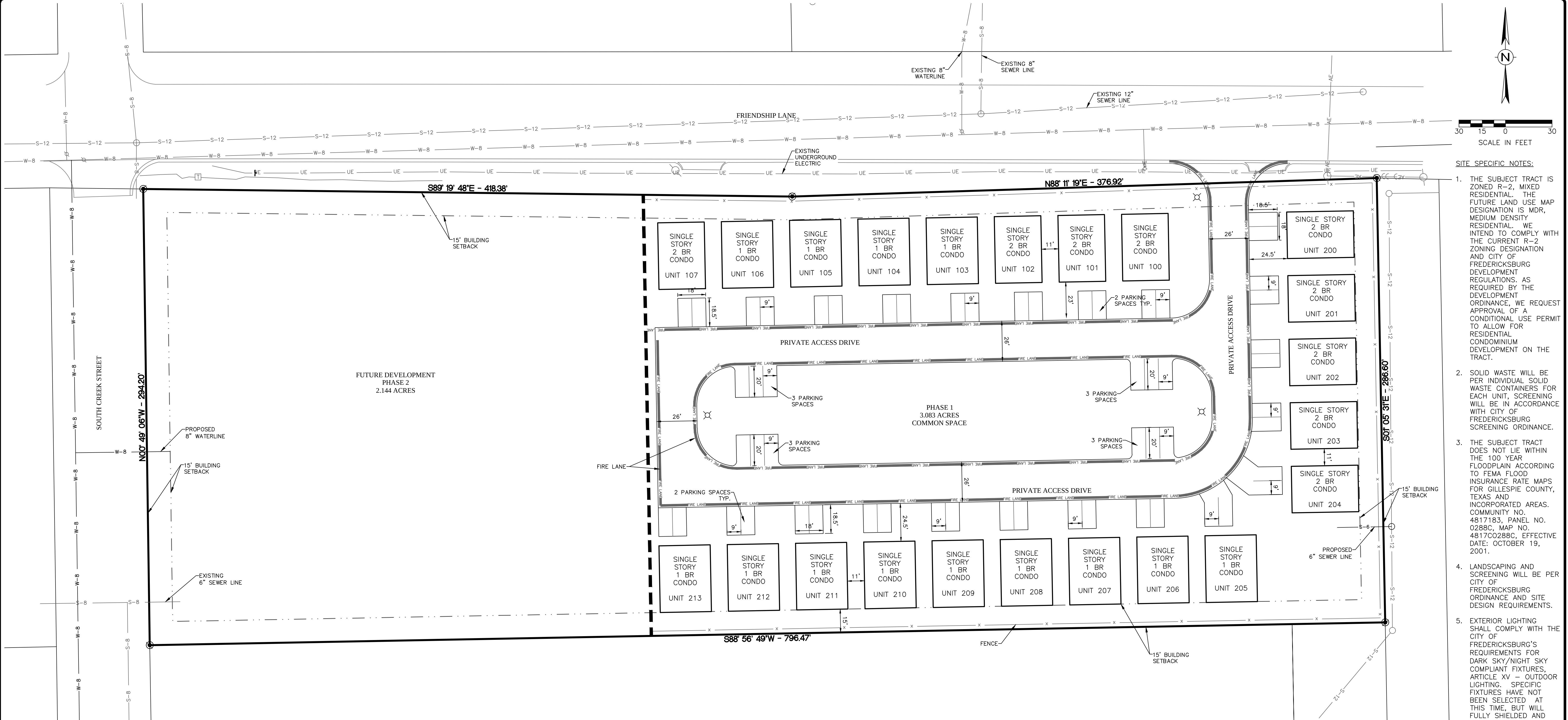
Approved Site Plan
Approved Final Plat and Condominium Plat
Approved Addressing Plan
Approved Landscape and Screening Plan
Approved Civil Construction Plan

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

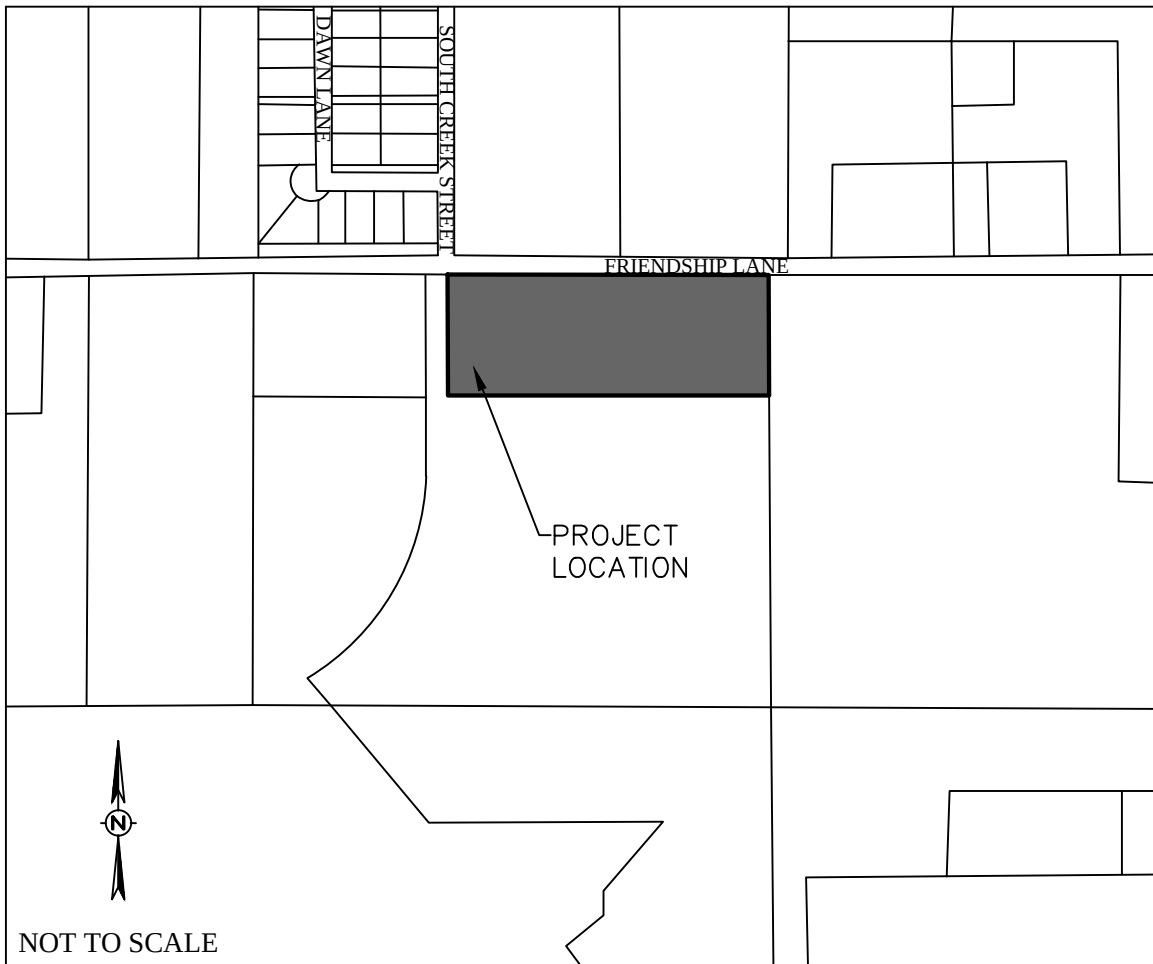
1. Z-2311 Revised Site Plan
2. Z-2311 Response to Comments
3. PROJECT NARRATIVE PER UDO SECTION 5
4. Z-2311 Public Hearing Map
5. Z-2311 Mailing Labels
6. Sec. 5.460. - CUP Review and Evaluation Criteria.
7. Price Protest

APPROVAL/REVIEW:



- SITE SPECIFIC NOTES:**
1. THE SUBJECT TRACT IS ZONED R-2, MIXED RESIDENTIAL. THE FUTURE LAND USE MAP DESIGNATION IS MDR, MEDIUM DENSITY RESIDENTIAL. WE INTEND TO COMPLY WITH THE CURRENT R-2 ZONING DESIGNATION AND CITY OF FREDERICKSBURG DEVELOPMENT REGULATIONS, AS REQUIRED BY THE DEVELOPMENT ORDINANCE. WE REQUEST APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW FOR RESIDENTIAL CONDOMINIUM DEVELOPMENT ON THE TRACT.
 2. SOLID WASTE WILL BE PER INDIVIDUAL SOLID WASTE CONTAINERS FOR EACH UNIT, SCREENING WILL BE IN ACCORDANCE WITH CITY OF FREDERICKSBURG SCREENING ORDINANCE.
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR GILLESPIE COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 4817183, PANEL NO. 0288C, MAP NO. 4817C0288C, EFFECTIVE DATE: OCTOBER 19, 2001.
 4. LANDSCAPING AND SCREENING WILL BE PER CITY OF FREDERICKSBURG ORDINANCE AND SITE DESIGN REQUIREMENTS.
 5. EXTERIOR LIGHTING SHALL COMPLY WITH THE CITY OF FREDERICKSBURG'S REQUIREMENTS FOR DARK SKY/NIGHT SKY COMPLIANT FIXTURES, ARTICLE XV - OUTDOOR LIGHTING. SPECIFIC FIXTURES HAVE NOT BEEN SELECTED AT THIS TIME, BUT WILL FULLY SHIELDED AND EMIT NO LIGHT ABOVE THE HORIZONTAL PLANE. THERE WILL BE NO SAG OR DROP LENSES, SIDE LIGHT PANELS, UP LIGHT PANELS, ETC.

VICINITY MAP



FBG CONDOS
FRIENDSHIP LANE AND SOUTH CREEK STREET

REMAINDER OF DALE CRENWELGE TRACTS
TOTAL AREA = 5.23 ACRES
JOSE E. BARGAS SURVEY NO. 115, A-83
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

SCALE: 1"=30'

OWNER/DEVELOPER:
DALE CRENWELGE
P.O. BOX 717
COMFORT, TX 78013

MAY 2023

SURVEYOR:
MDS LAND SURVEYING
COMPANY INC.
874 HARPER ROAD, STE. 104
KERVILLE, TX 78028
(830)-818-1818

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

LOT SUMMARY TABLE	
PHASE 1	
LOT AREA	134,295.48 SQ FT ~ 3.083 ACRES
CURRENT ZONING	R2 - MIXED RESIDENTIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	5,000 SQ FT
MINIMUM LOT WIDTH	50 FT
MINIMUM FRONT YARD SETBACK	15 FT
MINIMUM STREET SIDE YARD SETBACK	15 FT
MINIMUM SIDE YARD SETBACK INTERIOR	5 FT
MINIMUM REAR YARD SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES, 28 FT
MAXIMUM BUILDING COVERAGE	55%
MAXIMUM IMPERVIOUS COVERAGE	65%

PROPOSED LOT COVERAGES	
PROPOSED BUILDING HEIGHT (MAX.)	1 STORY, 24 FT
PROPOSED BUILDING COVERAGE	22%
PROPOSED BUILDING AREA	30,057 SQ FT ~ 0.69 ACRES
PROPOSED IMPERVIOUS COVERAGE	49%
IMPERVIOUS AREA (BUILDING, PARKING AND PAVEMENT)	65,607.05 SQ FT ~ 1.506 ACRES
TOTAL PERVIOUS AREA	68,688.43 SQ FT ~ 1.577 ACRES
PROPOSED UNITS	
NUMBER OF 1 BEDROOM UNITS	13
NUMBER OF 2 BEDROOM UNITS	9
TOTAL NUMBER OF UNITS	22
TOTAL NUMBER OF BEDROOMS	31

PARKING ANALYSIS CONDOMINIUM RESIDENTIAL
REQUIRED PARKING
13 ~ 1 BEDROOM UNITS
9 ~ 2 BEDROOM UNITS
1 SPACE PER BEDROOM PLUS 1 SPACE PER UNIT FOR GUEST PARKING
53 SPACES REQUIRED
MINIMUM PARKING DIMENSION
8.5' WIDTH, 18.5' LENGTH TYP.
PROPOSED PARKING
44 SPACES IN FRONT OF UNITS
12 SPACES IN COMMON AREA
56 SPACES PROVIDED

LEGEND

LIGHT POLE - NIGHT SKY COMPLIANT

MARK	REVISION	BY	DATE

911 Southwest Pkwy E.
College Station, Texas 77840
979.764.3900
TBPE FIRM NO. 12327

THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

ON MAY 12, 2023,
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
MDS	DLD	DLD	JPS	23-103	MAY 2023

THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

ON MAY 12, 2023,
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

FBG CONDOS
CONDITIONAL USE PERMIT
FREDERICKSBURG, TEXAS

SITE PLAN

SCALE	EXHIBIT
VERTICAL: N/A	A
HORIZONTAL: 1"=30'	
PLOTTING SCALE: 1:1	
FILE NAME:	

ZONING REVIEW COMMENTS No. 1

Project: Z23-11 Review Comments for a Conditional Use Permit to allow Condominiums for property located on Friendship Lane 1 lot east of 591 Friendship Lane.

1. Conditional Use Permit and Entry Corridor Review requires Planning and Zoning Approval, scheduled for June 7, 2023.

Noted.

2. Provide Zoning Summary per Sec. 3.110.

A Zoning Summary Table has been added to the Conditional Use Permit Plan. Note 1 is the zoning summary narrative.

3. Provide Impervious Cover Calculations per Sec. 3.110 – Site Plan Checklist.

Impervious cover maximum requirements and proposed impervious cover calculations have been added to the Zoning Summary Table.

4. Provide Building Coverage calculations per Sec. 3.110 – Site Plan Checklist.

Building coverage maximum requirements and proposed building coverage calculations have been added to the Zoning Summary Table.

5. Provide Building Height per Sec. 3.110 – Site Plan Checklist.

Building height maximum requirements, and proposed building heights have been added to the Zoning Summary Table.

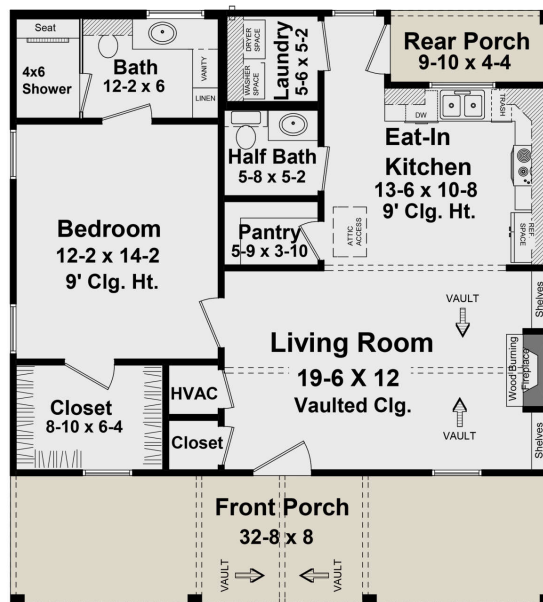
6. Provide location of solid waste container Sec. 3.110 – Site Plan Checklist.

Note 2 addresses solid waste.

7. Please provided interior floor plans to determine density and update Zoning Summary – Sec. 3.110.

See below.

- 1br / 1.5ba



- 2br / 2ba



8. Please update the Zoning Summary to include Parking Calculations (Condominium Residential) and dimension all parking spaces to show compliance with Sec. 7.863 and Sec. 3.110.

A “Parking Analysis Condominium Residential” Table has been added to the Conditional Use Permit Plan. Additional dimension have been added to the parking as well.

9. Please provide an addressing plan Sec. 7.131.

Building unit numbers have been added to the Conditional Use Permit Plan.

10. Condominium Plat is required.

As a condition of the Conditional Use Permit we would like to provide the Condominium Plat once the final building locations are identified. We will provide a plat to divide the tract into 2 lots first, and then do a condominium plat submittal later.

11. Please provide a 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. Please explain that the requested use is Condominiums. If it is your desire to rent these units as Short-Term Rentals a Conditional Use Permit is required and the desired use needs to be identified now. Definitions are found in Sec. 2. 100.

CUP Narrative

- Our project will be developed in 2 phases. The first phase will accommodate approximately 22 residential condo units. We ARE NOT requesting Short Term Rental (STR) permits. A central common gathering area will be available for use by residents. The development will be professionally managed. Landscape maintenance will be part of the condo association dues.***

- *The requested use conforms to the current R2 zoning designation and land plan.*
- *The project is situated along a major east-west connector, Creek Street and an planned development to the east. Our rear property line abuts the Lennar homes community. Our use is compatible with these adjacent tracts.*
- *There will be no negative impacts on adjacent sites. Adequate stormwater detention is provided via an agreement with the Lennar developer. Water and sewer are or will soon be stubbed to the tract by the Lennar developer.*
- *We are not seeking modifications from the development ordinance, only a Conditional Use Permit for condos as required. If developed as condos, we can increase density enough to establish a price point below \$350,000 while still offer significant open area and an organized community feel.*
- *Access and safety for vehicular and pedestrian traffic will be handled by conforming to UDO regulations.*
- *Storm water will be engineered and be part of the Lennar storm water detention system. There will be no excessive glare, noise or other hazard that would be any different than existing residential uses.*
- *We request one monument sign location at the entrance off Friendship and another off the future entrance (location TBD) off Creek Street.*
- *We will meet parking requirements set for in the UDO.*
- *This project will not be detrimental to public health, safety or welfare. Its development will be cohesive with adjacent tracts. This project will provide much-needed affordable housing options to the City.*

12. Please provide a note regarding all exterior lighting shall be night sky compliant. Provide the requested Fixture Type Article XV – Outdoor Lighting – Site Plan Checklist.

Note 5 has been added to the Conditional Use Permit Plan, and attached is a sample fixture specification, although no fixtures have been selected at this time.

13. Provide location of existing landscaping/trees Sec. 7.131-Sec. 7.920 – Site Plan Checklist.

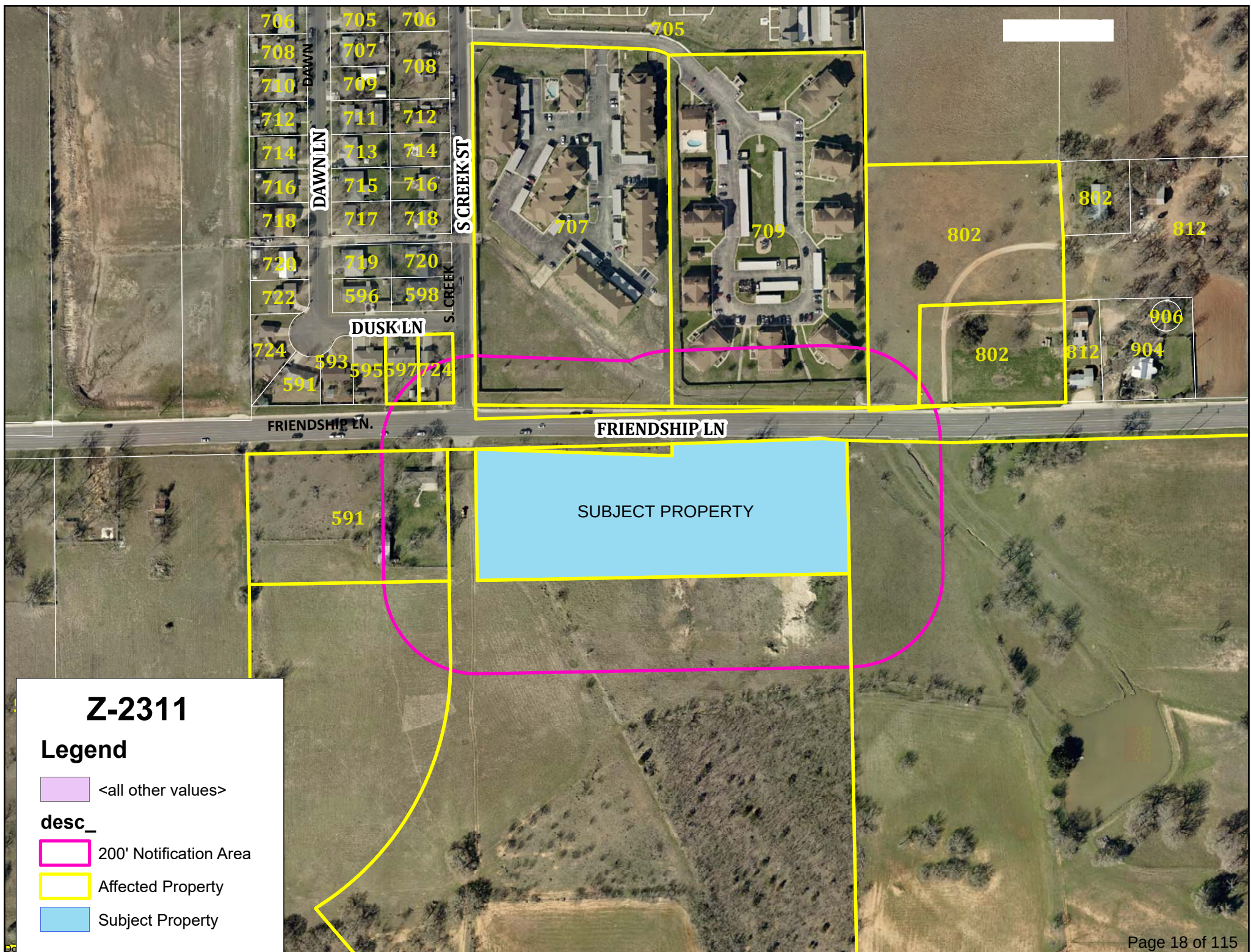
There are no existing landscaping/trees located on this site.

14. Provide a Landscape and Screening Plan per Sec. 7.920 – Sec. 7.980. To include calculation of all required landscaping onsite. Site Plan Checklist.

As a condition of the Conditional Use Permit we would like to use Note 4 on the Conditional Use Permit Plan as our response to the landscape and screening requirements for this submittal. At a later date we will submit a landscape and screening plan that meets the City's Requirements including calculations of all required landscaping onsite.

PROJECT NARRATIVE PER UDO SECTION 5.460

- Our project will be developed in 2 phases. The first phase will accommodate approximately 22 residential condo units. We ARE NOT requesting Short Term Rental (STR) permits. A large common gathering area will be available for use by residents. The development will be professionally managed. Landscape maintenance will be part of the condo association dues.
- The requested use conforms to the current R2 zoning designation and land plan.
- The project is situated along a major east-west connector, Creek Street and an planned development to the east. Our rear property line abuts the Lennar homes community. Our use is compatible with these adjacent tracts.
- There will be no negative impacts on adjacent sites. Adequate stormwater detention is provided via an agreement with the Lennar developer. Water and sewer are or will soon be stubbed to the tract by the Lennar developer.
- We are not seeking modifications from the development ordinance, only a Conditional Use Permit for condos. If developed as condos, we can increase density enough to establish a price point below \$350,000 while still offer significant open area and an organized community feel.
- Access and safety for vehicular and pedestrian traffic will be handled by conforming to UDO regulations.
- Storm water will be engineered and be part of the Lennar storm water detention system. There will be no excessive glare, noise or other hazard that would be any different than existing residential uses.
- We request one monument sign location at the entrance off Friendship and another off the future entrance (location TBD) off Creek Street.
- We will meet parking requirements set for in the UDO.
- This project will not be detrimental to public health, safety or welfare. Its development will be cohesive with adjacent tracts. This project will provide much-needed affordable housing options to the City.



Z-2311

Legend

-  <all other values>
- desc_**
-  200' Notification Area
-  Affected Property
-  Subject Property

BEATRICE PRICE LIFE ESTATE
597 DUSK LN
FREDERICKSBURG, TX 78624

JULIA WALKER
724 S CREEK
FREDERICKSBURG, TX 78624

FREDBG TERRACES AT CREEK STREET
P.O. BOX 295076
KERRVILLE, TX 78029

FREDBG FRIENDSHIP LACE
APARTMENTS
P.O. BOX 295076
KERRVILLE, TX 78029

SV FRIENDSHIP LANE MU LP
2204 LAKE AUSTIN BLVD
AUSTIN, TX 78703

LENNAR HOMES OF TEXAS &
CONSTRUCTION
100 NE LOOP 410 SE 1155
SAN ANTONIO, TX 78216

HK FREDERICKSBURG LLC
24607 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260

DALE CRENWELGE
P.O. BOX 717
COMFORT, TX 78013

FRIENDSHIP LANE LLC
1902 JENTSCH CT UNIT B
AUSTIN, TX 78745

Z-2311

Sec. 5.460. Review and Evaluation Criteria.

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:

- 1 Conformance with applicable regulations and standards established by the Zoning Regulations.
- 2 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.
- 3 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.
- 4 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.
- 5 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.
- 6 Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
- 7 Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.
- 8 Adequacy and convenience of off-street parking and loading facilities.
- 9 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.
- 10 Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.
- 11 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.
- 12 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.
- 13 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.

Public Comment Form
Please return this form to:

scollier@fbgtx.org

OR
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521



REQUEST NO. Z-2311

As an interested property owner, I (PROTEST) / ~~(APPROVE)~~ the requested CONDITIONAL USE PERMIT,
represented by the above file number because:

*Fbg has too many STR now also the
increased use of city water which is
already in danger of more used and
in stage 4 now.*

Signature

Beatrice V. Price

Date

May 30, 2023

Printed Name

Beatrice V. Price

Address

*597 Dusk Lane
Fredericksburg, TX,
78624*



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Anna Hudson, Interim Director of
Development Services
MEETING DATE: June 7, 2023

CATEGORY: ACTION ITEMS

CAPTION: Discussion, Consideration and Recommendation of Z-2312 request by KEVIN SPRAGGINS with VEI to consider a CONDITIONAL USE PERMIT PER SECTION 3.210 to allow "DRIVE THROUGH OR DRIVE-IN FACILITIES" for property located at 720 SOUTH ADAMS STREET.

PRESENTATION:

SUMMARY:

A Conditional Use Permit (CUP) application has been submitted to allow a "drive-through" associated with a dry cleaning/laundry business on vacant property located at 720 South Adams between two existing developments, Guadalupe Bank and Happy State Bank.

The proposed development would include a 2-story building that is approximately 31,500 sq ft and consists of 16 units, 8 on each floor. It is likely that some units will be combined, lowering the possible total number of units. The anticipated uses are professional offices, general retail and personal services. The drive-through is requested for the dry cleaning/laundry business that will be located on the north end of the first floor of the building.

BACKGROUND:

This application was reviewed for its conformity with relevant City Ordinances including **Sec. 7.131**, review and evaluation criteria for Site Plans and **Sec. 5.460**, review and evaluation criteria for a Conditional Use Permit (CUP).

Site Area: 65,304 Square Feet (1.50 acres)

Zoning: C2, Commercial **Sec. 3.210**

Building Coverage: 24% (19,250 sq ft) (75% maximum) **Sec. 3.210**

Impervious Coverage: **79 % (51,978 sq ft) (80% maximum)** **Sec. 3.210**

Heights: 2 Story (28') (Max Height 38') **Sec. 3.210**

Parking: 72 provided (General Retail and Professional Office requires 1 parking space per 400 sq ft. Personal Services requires 1 parking space per 300 sq ft) **Sec. 7.863**

Utilities: Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense, to serve the property.

Detention: Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.

Entry Corridor: Elevations and renderings were provided as well as a narrative that indicates the developments' compliance with the Entry Corridor Overlay.

Landscape and Screening: More detail is required to approve the Landscape and Screening Plan, including a landscape calculation based on **Sec. 7.920** . 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 (50) lineal feet. In addition, a hedge, wall, or other durable landscape barrier, Page 26 of 41 of at least two (2) feet in height, shall be placed along the perimeter.

Public Hearing Notices: As of June 1st, one letter of support was submitted.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Sec. 5.460 – Review and Evaluation Criteria contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, Staff has found that the applicant has met or responded to all the requirements including adequacy and convenience of off-street parking, determination that the proposed use will not be detrimental to public safety or materially injurious to properties in the vicinity, and determination that the proposed use and site development will be compatible with existing uses in the vicinity.

The traditional design of the commercial development is in keeping with the intent of the Entry Corridor Design Guidelines. Staff notes that any use allowed in C2 zoning would be able to occupy part of the building but only personal service and general retail have been identified for parking calculations. A restaurant would have a different calculation. The site is maxed out for impervious cover limiting the ability to add more parking.

Staff recommends approval conditioned upon the following:

Approved Addressing Plan
Approved Landscape and Screening Plan
Approved Civil Construction Plan

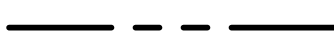
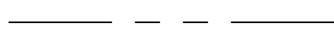
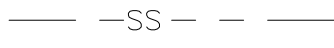
COMMUNITY VISIONING/STRATEGIC INITIATIVES:

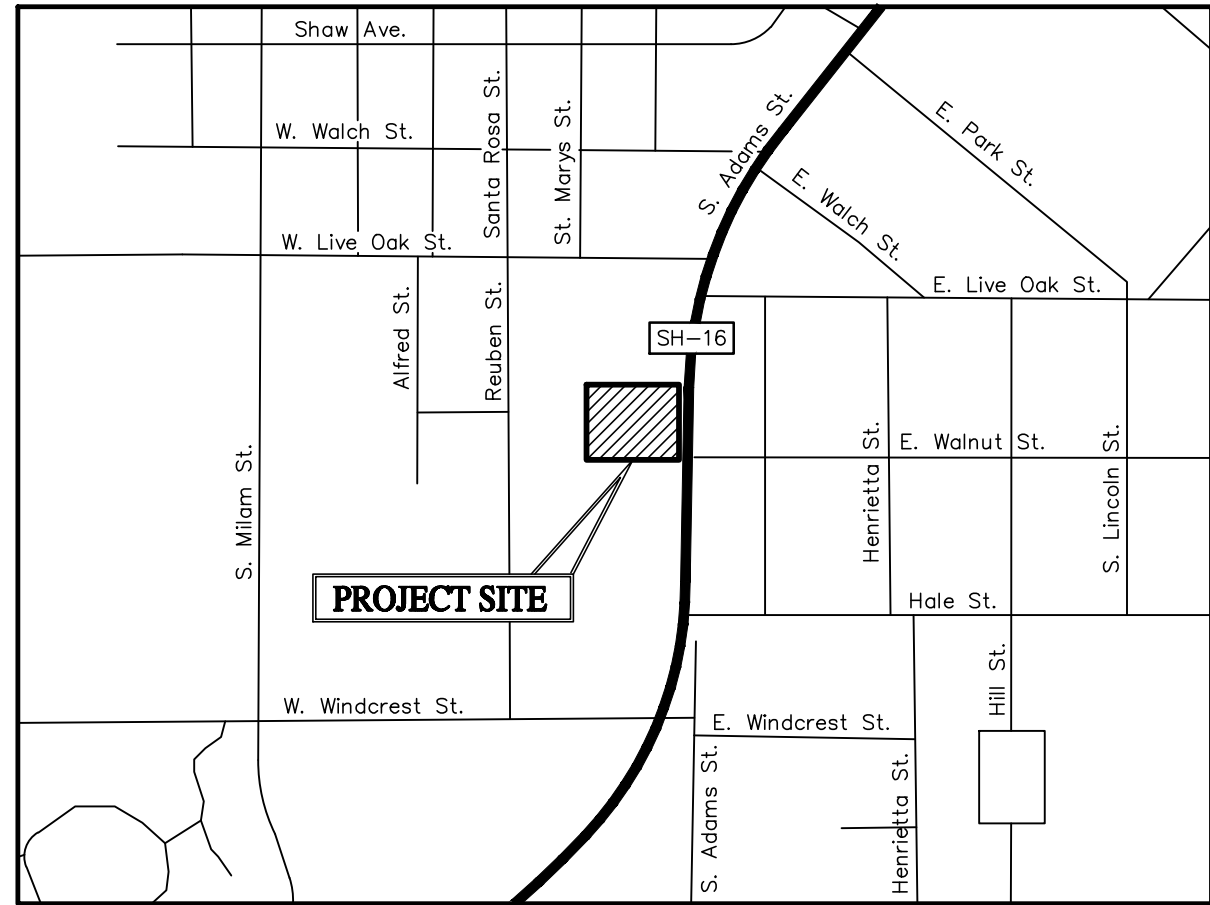
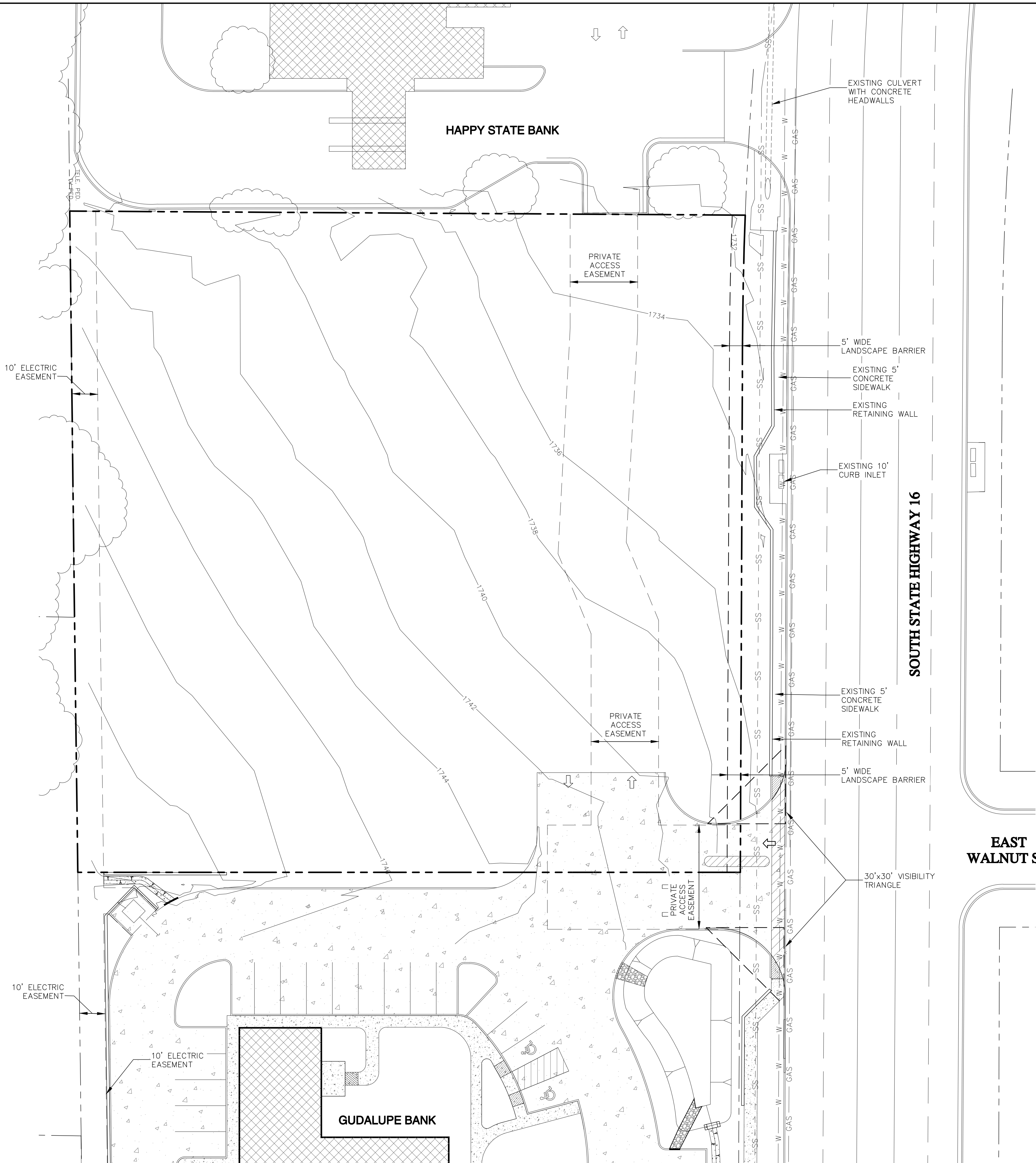
ATTACHMENTS:

1. Z-2312 Revised Site Plan
2. Z-2312 Response to Comments
3. S Adams Development Colors and Materials 5.24.23
4. S AdamsDevelopment Concept Images 5.24.23
5. Z-2312 Entry Corridor Narrative
6. Sec. 5.460. - CUP Review and Evaluation Criteria.
7. Z-2312 Public Hearing Map
8. Z-2312 Mailing Labels
9. Z-2312 Project Application
10. Rokohe Approval

APPROVAL/REVIEW:

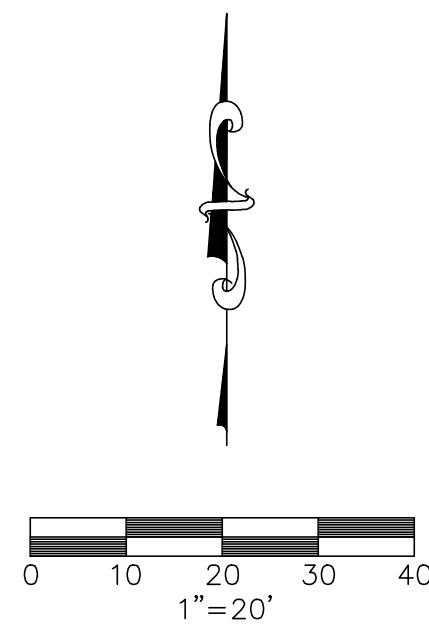
LEGEND

-  EXISTING STRUCTURES
-  PROPERTY BOUNDARY
-  ADJACENT PROPERTY BOUNDARY
-  EXISTING SANITARY SEWER
-  EXISTING WATER LINE
-  EXISTING GAS LINE
-  EXISTING EASEMENT
-  EXISTING RETAINING WALL
-  EXISTING CONCRETE CURB
-  EXISTING TREES



LOCATION MAP

NOT TO SCALE



AN
EXISTING CONDITIONS PLAN
FOR

**S. ADAM ST.
COMMERCIAL**

720 SOUTH ADAMS STREET
BEING A 1.50 ACRE TRACT, CALLED LOT 3R, IN ROBERT WALTER
SUBDIVISION, RECORDED IN VOLUME 4, PAGE 7 OR THE PLAT RECORDS
OF GILLESPIE COUNTY, TEXAS

PROPERTIES OF BARONS CREEK OWNER

CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY ST., SUITE D
FREDERICKSBURG, TX 78624 FAX: (830) 997-6967

VEI CONSULTING ENGINEERS ENGINEER

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

FILE NO: 23004

DATE: 05/12/2023

SHEET: SP1 (1 OF 5)

NOTES:

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

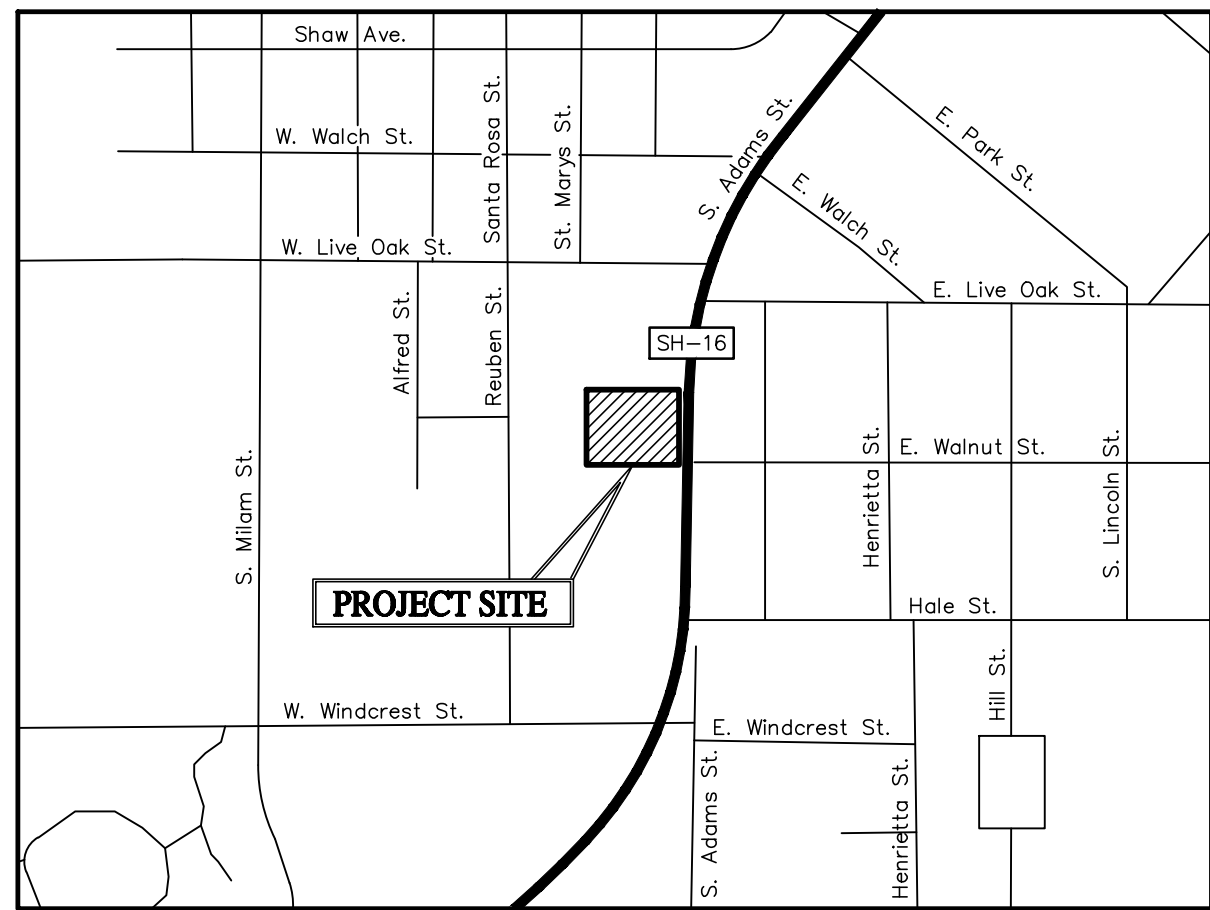
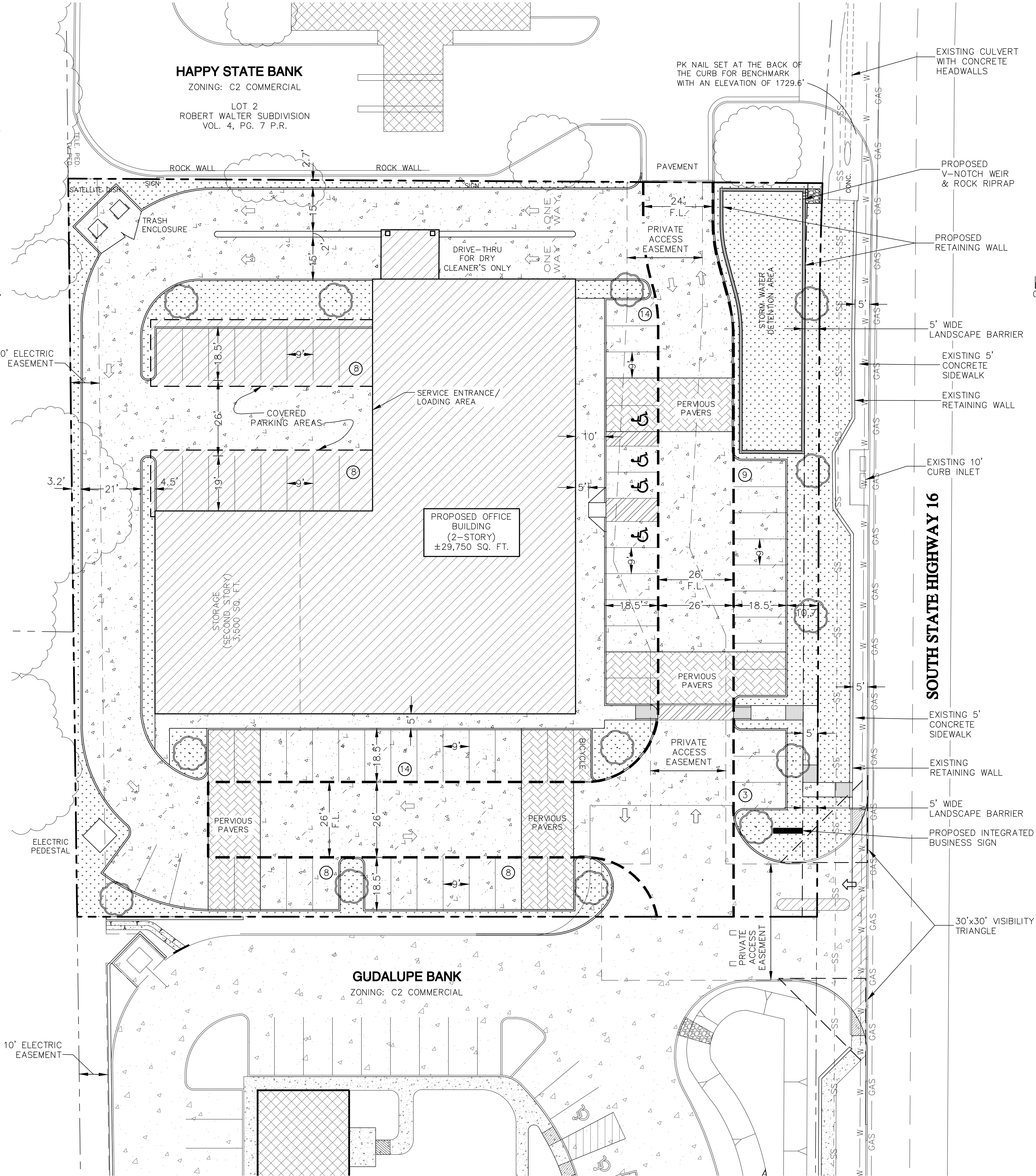
LEGEND

EXISTING

- EXISTING STRUCTURES
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING EASEMENT
- EXISTING RETAINING WALL
- EXISTING CONCRETE CURB
- EXISTING TREES

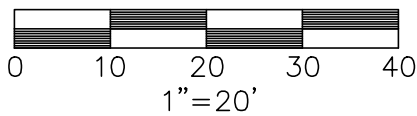
PROPOSED

- PROPOSED BUILDING
- PROPOSED PARKING STRIPE
- PROPOSED LANDSCAPING/ GRASS SEEDING
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE CURB
- PROPOSED FIRE LANE
- PROPOSED HANDICAP SPACE
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED 4 INCH TREE
- PROPOSED INTEGRATE BUSINESS SIGN



LOCATION MAP

NOT TO SCALE



SUMMARY TABLE

LOT AREA	65,304 sq. ft. / 1.50 Ac.
LOT ZONING	C2 – COMMERCIAL
PROPOSED BUILDINGS AREA	
FIRST FLOOR AREA	15,750 sq. ft.
SECOND FLOOR AREA	12,250 sq. ft.
STORAGE AREA	3,500 sq. ft.
TOTAL AREA	31,500 sq. ft.
PARKING SPACES REQUIRED (1 PER 400 sq. ft.)	70
PARKING SPACES PROVIDED	72
HANDICAP PARKING SPACES REQUIRED	4
HANDICAP PARKING SPACES PROVIDED	4
PERVIOUS AREA	13,326 sq. ft. / 0.31 Ac.
IMPERVIOUS AREA	51,978 sq. ft. / 1.19 Ac.
ALLOWABLE IMPERVIOUS PERCENTAGE	80%
PROPOSED IMPERVIOUS PERCENTAGE	79%
BUILDING COVERAGE ALLOWED	75%
BUILDING COVERAGE PROVIDED	24%

A
SITE PLAN
FOR
**S. ADAM ST.
COMMERCIAL**

720 SOUTH ADAMS STREET
BEING A 1.50 ACRE TRACT, CALLED LOT 3R, IN ROBERT WALTER
SUBDIVISION, RECORDED IN VOLUME 4, PAGE 7 OR THE PLAT RECORDS
OF GILLESPIE COUNTY, TEXAS

PROPERTIES OF BARONS CREEK OWNER

CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY ST., SUITE D FAX: (830) 997-6967
FREDERICKSBURG, TX 78624

VEI CONSULTING ENGINEERS ENGINEER

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

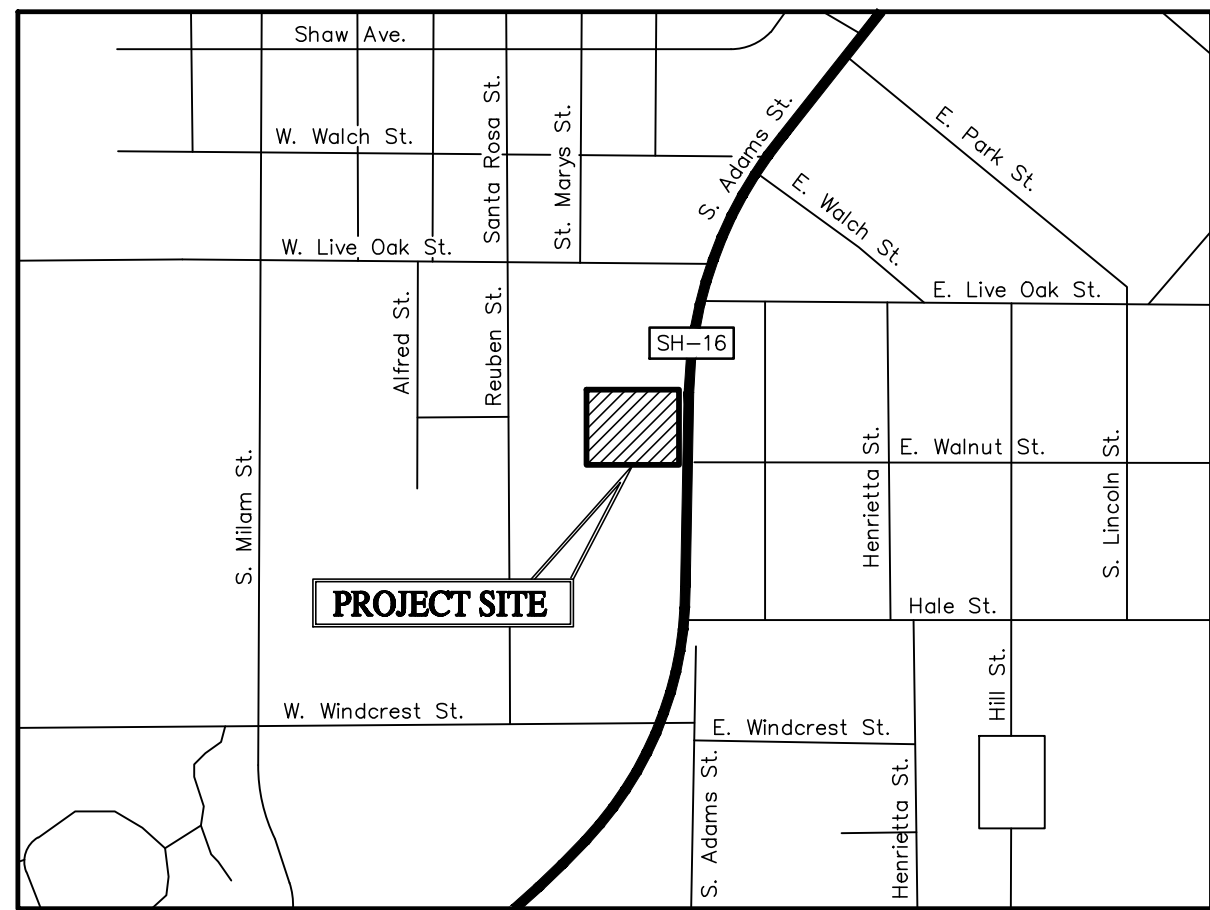
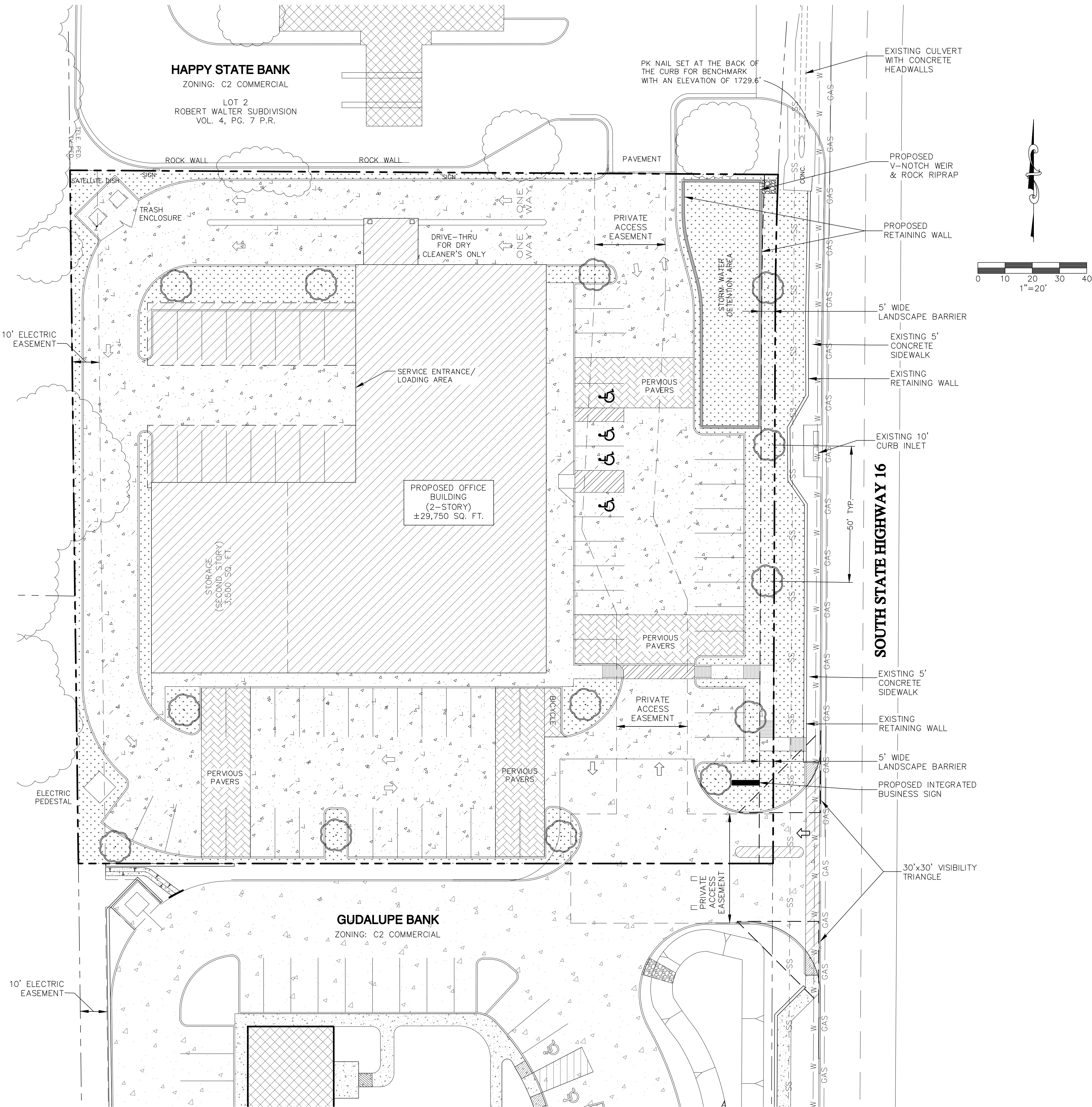
FILE NO: 23004

DATE: 05/12/2023

SHEET: SP2 (2 OF 5)

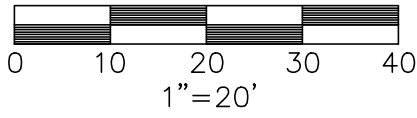
NOTES:

1. ALL BUILDING DIMENSIONS DERIVED FROM OWNER. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
3. REFER TO LANDSCAPE ARCHITECT PLANS FOR FINAL LANDSCAPE DESIGN.
4. 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.
5. 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.
6. ALL SECURITY AND SAFETY LIGHTING SHALL BE FULLY SHIELDED AND COMPLY WITH "DARK SKY" COMPLIANT (REF. CITY OF FREDERICKSBURG ARTICLE XV – OUTDOOR LIGHTING)



LOCATION MAP

NOT TO SCALE



SUMMARY TABLE

LOT AREA	351,965 sq. ft. / 8.08 Ac.
CURRENT ZONING	C2 COMMERCIAL
PROPOSED NUMBER OF PARKING SPACES	72
PROPOSED PAVING AREA	36,250 sq. ft.
REQUIRED INTERIOR LANDSCAPE AREA	
10 sq. ft. PER PARKING SPACE	720 sq. ft.
1 sq. ft. PER 100 sq. ft. OF PAVING (for the first 50,000 sq. ft. of paving)	363 sq. ft.
TOTAL REQUIRED LANDSCAPE AREA	1,083 sq. ft.
PROPOSED LANDSCAPE AREA	9,116 sq. ft. / 0.21 Ac.
REQUIRED NUMBER OF TREES (1 for each 100 sq. ft. of required landscape area)	11 TREES
PROPOSED NUMBER OF TREES	13 TREES

LEGEND

EXISTING

- EXISTING STRUCTURES
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING EASEMENT
- EXISTING RETAINING WALL
- EXISTING CONCRETE CURB
- EXISTING TREES

PROPOSED

- PROPOSED BUILDING
- PROPOSED PARKING STRIPE
- PROPOSED LANDSCAPING/ GRASS SEEDING
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE CURB
- PROPOSED 4 INCH TREE
- PROPOSED INTEGRATE BUSINESS SIGN

A
LANDSCAPE & SCREENING PLAN
FOR

S. ADAM ST.
COMMERCIAL

720 SOUTH ADAMS STREET
BEING A 1.50 ACRE TRACT, CALLED LOT 3R, IN ROBERT WALTER
SUBDIVISION, RECORDED IN VOLUME 4, PAGE 7 OR THE PLAT RECORDS
OF GILLESPIE COUNTY, TEXAS

PROPERTIES OF BARONS CREEK OWNER

CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY ST., SUITE D
FREDERICKSBURG, TX 78624 FAX: (830) 997-6967

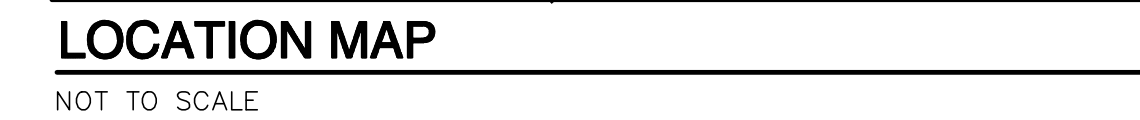
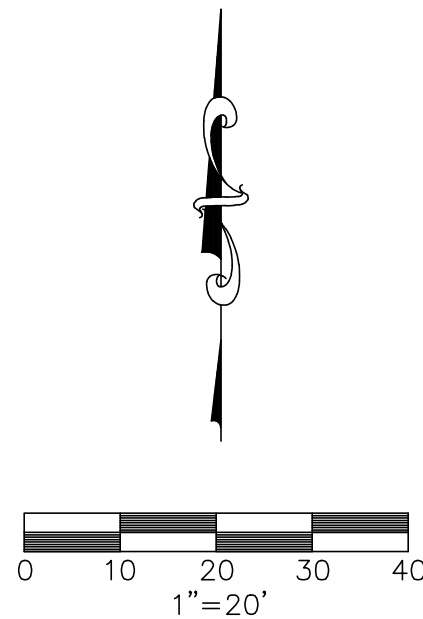
VEI CONSULTING ENGINEERS ENGINEER

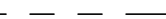
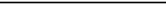
CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY ST., SUITE D
FREDERICKSBURG, TX 78624 FAX: (830) 997-6967
Texas Registration # F-165

FILE NO: 23004

DATE: 05/12/2023

SHEET: SP3 (3 OF 5)



- | | |
|---|------------------------------|
| EXISTING | |
|  | EXISTING STRUCTURES |
|  | PROPERTY BOUNDARY |
|  | ADJACENT PROPERTY BOUNDARY |
|  | EXISTING EASEMENT |
|  | EXISTING RETAINING WALL |
|  | EXISTING CONCRETE CURB |
| PROPOSED | |
|  | PROPOSED BUILDING |
|  | PROPOSED PARKING STRIPE |
|  | PROPOSED RETAINING WALL |
|  | PROPOSED CONCRETE CURB |
|  | DRAINAGE AREA BOUNDARY |
|  | DRAINAGE AREA FLOW DIRECTION |

A DRAINAGE PLAN FOR

S. ADAM ST.
COMMERCIAL

720 SOUTH ADAMS STREET
BEING A 1.50 ACRE TRACT, CALLED LOT 3R, IN ROBERT WALTER
SUBDIVISION, RECORDED IN VOLUME 4, PAGE 7 OF THE PLAT RECORDS
OF GILLESPIE COUNTY, TEXAS

PROPERTIES OF BARONS CREEK OWNER

CONTACT: KEVIN W. SPRAGGINS
507 E. HIGHWAY ST., SUITE D (830) 997-4744
FREDERICKSBURG, TX 78624 FAX: (830) 997-6967

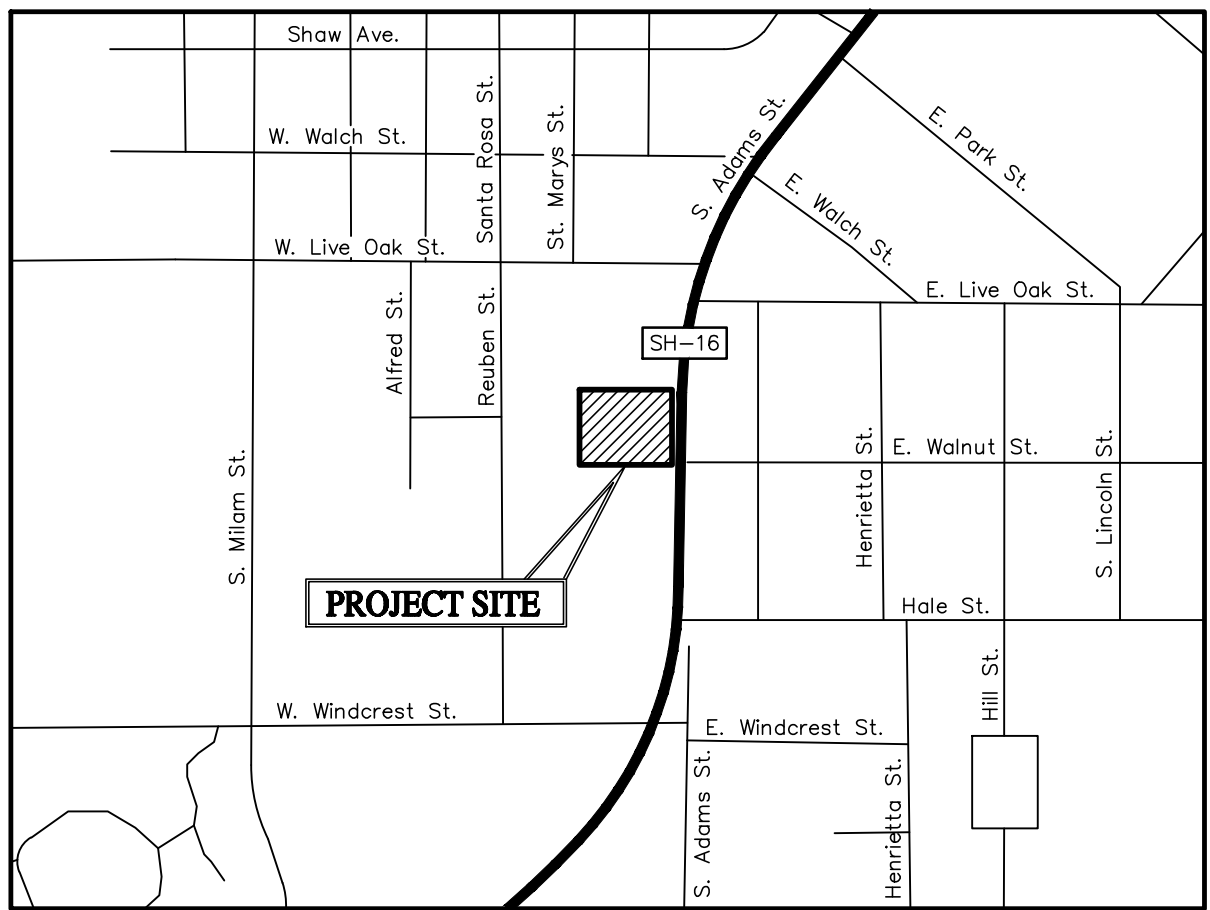
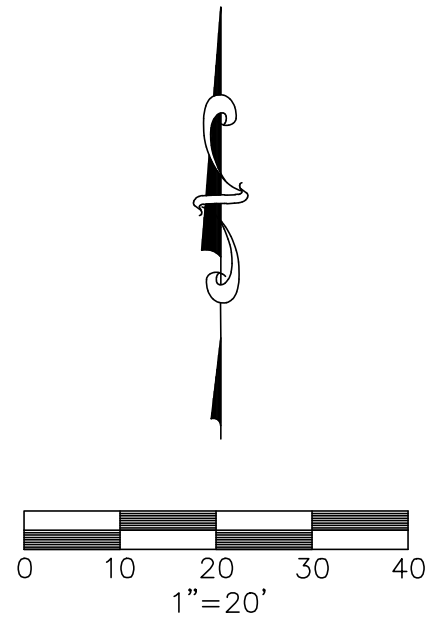
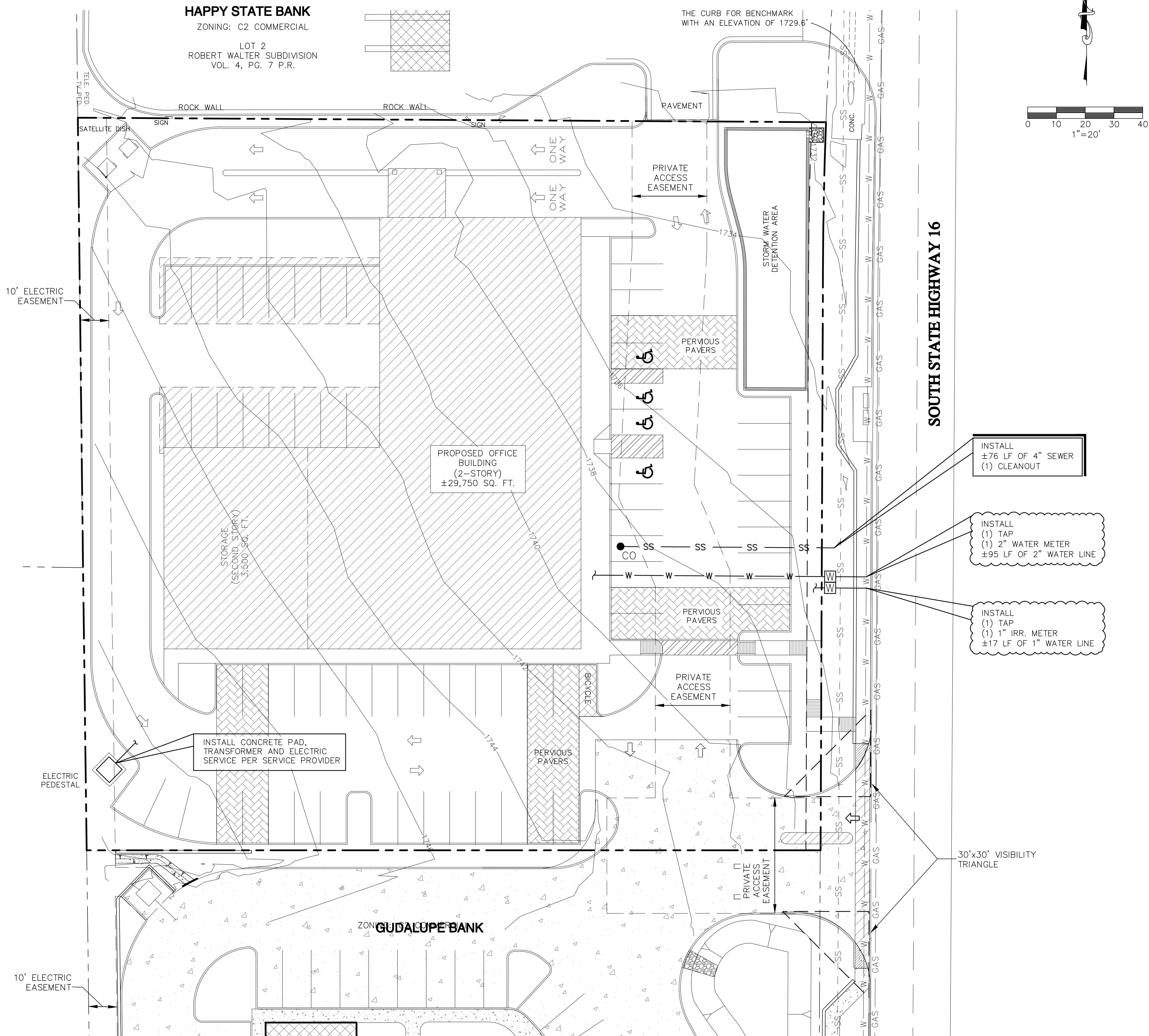
VEI CONSULTING ENGINEERS ENGINEER

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

FILE NO: 23004

DATE: 05/12/2023

SHEET: SP4 (4 OF 5)



LOCATION MAP
NOT TO SCALE

**A
UTILITY PLAN
FOR**

**S. ADAM ST.
COMMERCIAL**

720 SOUTH ADAMS STREET
BEING A 1.50 ACRE TRACT, CALLED LOT 3R, IN ROBERT WALTER
SUBDIVISION, RECORDED IN VOLUME 4, PAGE 7 OR THE PLAT RECORDS
OF GILLESPIE COUNTY, TEXAS

PROPERTIES OF BARONS CREEK OWNER

CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY ST., SUITE D
FREDERICKSBURG, TX 78624 FAX: (830) 997-6967

VEI CONSULTING ENGINEERS ENGINEER

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

FILE NO: 23004

DATE: 05/12/2023

SHEET: SP5 (5 OF 5)



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

507 E. Highway Street, Suite D • Fredericksburg, TX 78624

Tel (830) 997-4744 • <http://vei-tx.com>

Licensed in Texas (Firm No. F-165) • Arkansas • Oklahoma • Colorado • Louisiana • New Mexico

May 12, 2023

City of Fredericksburg

Attn: Shelby Collier, Assoc. Planner, DRC (scollier@fbgtx.org)

126 W. Main Street

Fredericksburg, TX 78624

Re: Your letter dated May 8, 2023, Re: Z-2312 Review Comments for a CUP for a Drive Through & Entry Corridor Review for property located at 720 South Adams Street (VEI No. 23004)

Dear Ms Collier,

Below you will find our responses to your comments in the above-mentioned letter.

City Comment:

1. *Conditional Use Permit and Entry Corridor Review requires Planning and Zoning Approval, scheduled for June 7, 2023.*

VEI Response:

Comment noted.

City Comment:

2. *Please provide interior floor plans to include proposed addressing Sec. 7.131.*

VEI Response:

The preliminary interior layout of both floors, after full build-out, is attached in the architectural drawing and includes a possible total of 16 office/retail suites, eight (8) on each floor. Each unit will have the same street address (720 S. Adams) and be further designated by a suite number or letter. It is likely that some units will be combined into a larger suite, lowering the possible total number of rental suites.

City Comment:

3. *Please provide a location of loading facilities. Sec. 7.131.*

VEI Response:

The loading facilities will be in the Service Area in the northwest corner of the building.

City Comment:

4. *Please adjust Parking Calculations to reflect Sec. 7.863. Do not overpark development.*

VEI Response:

The following table describes the parking requirements of the proposed building, based on *Table 7.863, OFF-STREET PARKING*, the proposed tenants, and the preliminary floor plan's square-footage. Please note that four (4) of the spaces are designated as ADA parking.

Use Type	Requirement	Total Prelim. Sq.Ft.	Total Parking Spaces
General Retail, Professional offices, Administrative & Business Offices	1 space per 400 sq.ft.	25,404	63.51, or 64-spaces
Personal Services (dry cleaners drop location)	1 space per 300 sq.ft.	1,632	5.44, or 6-spaces
TOTAL Parking Required		27,036 sq.ft.	70-spaces
TOTAL Parking Provided			72-spaces (incl. 4 ADA)

City Comment:

5. *Provide details of proposed pervious pavers. Sec. 3.210.*

VEI Response:

Pervious paver details and specifications from Belgard are attached.

City Comment:

6. *Please provide a 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. Please explain that the drive through is for a dry cleaning pick-up station (Personal Services Use) Definition is found in Sec. 2.100.*

VEI Response:

A CUP Narrative based on Sec. 5.46 is attached for your review. An explanation of the dry-cleaning pick-up station has been added using the definition in Sec. 2.1. Please note that the two adjacent banks and the Walgreens all have drive-thru lanes.

City Comment:

7. *Provide a note regarding all exterior lighting shall by night sky compliant. Provide the requested fixture type Article XV- Outdoor Lighting.*

VEI Response:

A note has been added to the Site Plan that all exterior lighting will be Dark Sky Compliant. Examples of the type of lighting that will be placed in and around the building are below. Once a decision on the lighting is reached, it will be submitted to the City for approval.



City Comment:

8. *Provide a Landscape and Screening Plan per Sec. 7.920 - 7.980. To include calculation of all required landscaping onsite. Site Plan Checklist.*

VEI Response:

A Landscape & Screening Plan has been added to the Site Plan set.

City Comment:

9. *Please provide an integrated business sign for the development. Sec. 29-3 and Sec. 29-7.*

VEI Response:

An integrated sign will be provided for the building at the monument sign location.

City Comment:

10. *Please provide more details on landscaping per Entry Corridor Design Standards Sec. 9.*

VEI Response:

Please see our response to question 8.

City Comment:

11. *Please provide more details on lighting Entry Corridor Design Standards Sec.10.*

VEI Response:

Please see the response to question 7.

City Comment:

12. *Pedestrian walkways connecting to adjacent developments shall be provided. Entry Corridor Design Standards Sec. 12.4.*

VEI Response:

Comment noted. We have connected to the existing sidewalks on S. Adams St. Adjacent sites do not have sidewalks to which we can tie to from our building.

City Comment:

13. *4" trees per 8 parking spaces to be planted in beds located of parking lots and "islands" Entry Corridor Design Standards Sec. 12.5*

VEI Response:

Comment noted. Please see the Landscape & Screening Plan for more details. There are a total of 72-parking spaces in the revised Site Plan, which will require a total of nine (9) four-inch trees. The Plan calls for thirteen (13) 4-inch trees.

City Comment:

14. 12.8

VEI Response:

Please advise your comment for this requirements. The ECD 12.8 Guideline reads:

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

A bicycle parking area and facility has been added to the plan.

City Comment:

15. *The site is at the maximum for impervious cover.*

VEI Response:

Comment noted.

City Comment:

16. *Not all documentation has been provided for Entry Corridor.*

VEI Response:

Comment noted. More details have been provided in this response.

City Comment:

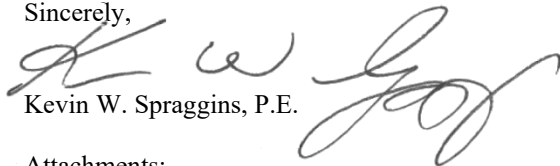
17. *Sections 1, 2, 3,4,5,6,7 will need to be evaluated with elevations and renderings and will require P&Z approval.*

VEI Response:

Comment noted. Elevations and renderings will be provided to P&Z for approval. At this time, only the preliminary interior floorplan is available.

Should you have further questions or comments please do not hesitate to contact me at the information at the top of this letter or at kspraggins@vei-tx.com.

Sincerely,



Kevin W. Spraggins, P.E.

Attachments:

1. CUP Narrative
2. Preliminary floorplan (SKT Architects, dated May 12, 2023)
3. Pervious paver details/spec sheet (Belgard pavers)
4. Revised Site Plan set with Landscape & Screening Plan

C.U.P. NARRATIVE

for 720 S. Adams Street

CUP Requirement

1. *Conformance with applicable regulations and standards established by the Zoning Regulations.*

VEI Response:

The site design will adhere to the applicable regulations and standards as established by the Zoning Regulations.

CUP Requirement

2. *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.*

VEI Response:

The proposed building use is compatible with neighboring sites in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.

CUP Requirement

3. *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.*

VEI Response:

The proposed building will be designed to mitigate 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.

CUP Requirement

4. *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.*

VEI Response:

The site design will be modified, including variances from regulations, such that it results in increased compatibility, and mitigate potentially unfavorable impacts, so that it will conform to applicable regulations and standards and protect the public health, safety, morals, and general welfare.

CUP Requirement

5. *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.*

VEI Response:

This requirement will be incorporated into the site's design.

CUP Requirement

6. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.*

VEI Response:

These requirements will be incorporated into the site's design.

CUP Requirement

7. *Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.*

VEI Response:

This requirement will be incorporated into the site's design.

CUP Requirement

8. *Adequacy and convenience of off-street parking and loading facilities.*

VEI Response:

Sufficient parking and loading facilities that are convenient to customers and tenants are provided.

CUP Requirement

9. *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.*

VEI Response:

The proposed use of the building and is in accordance with the zoning of the site, C2-Commercial.

CUP Requirement

10. *Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.*

VEI Response:

The proposed use complies with the applicable provisions of the zoning regulations.

CUP Requirement

11. *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.*

VEI Response:

The tract is undeveloped land, and the adjacent uses are banks with drive-thru lanes. An office/retail building with a dry-cleaner's drive-thru is compatible with these uses.

CUP Requirement

12. *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.*

VEI Response:

This requirement will be incorporated into the site design.

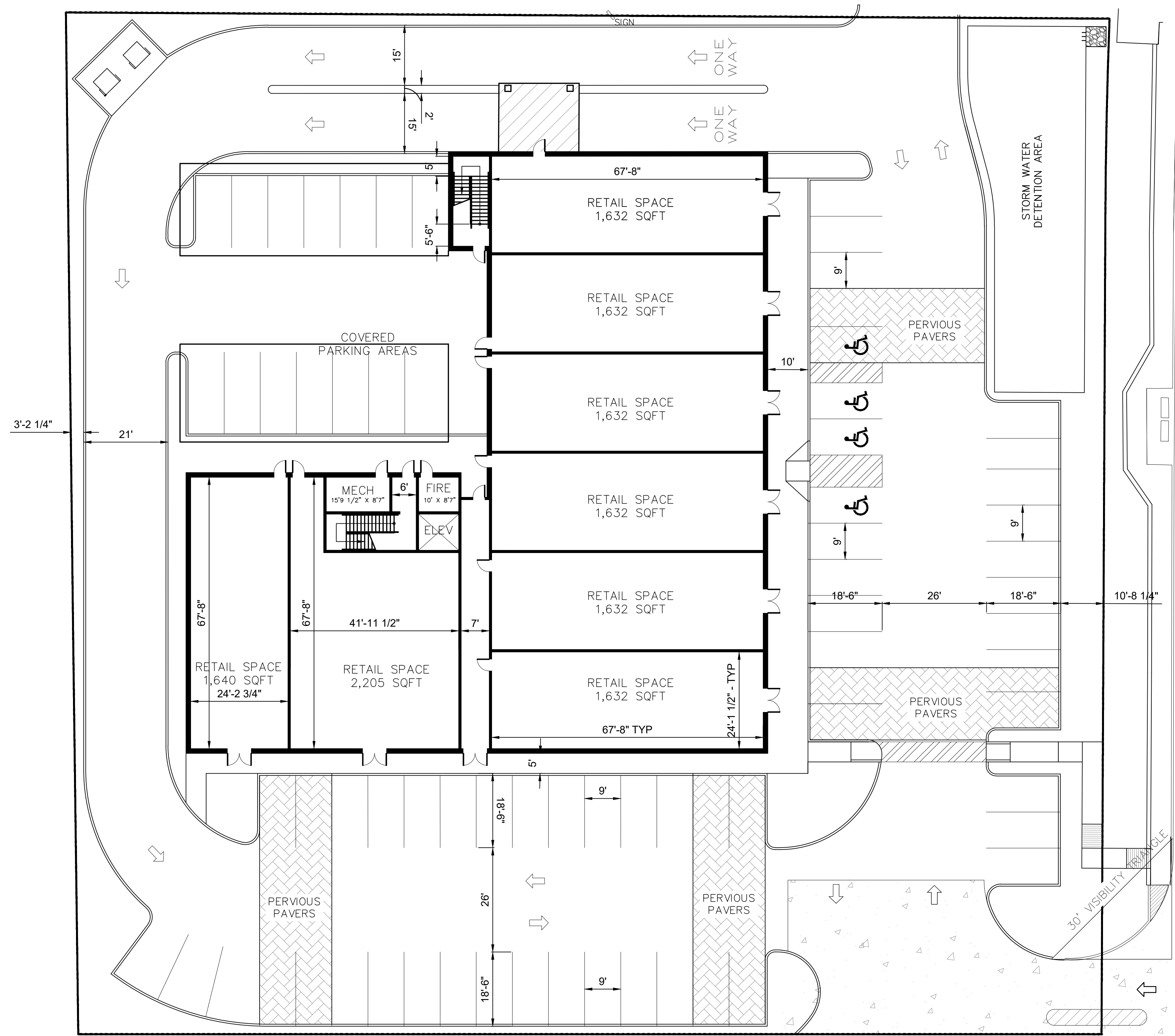
CUP Requirement

13. *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.*

VEI Response:

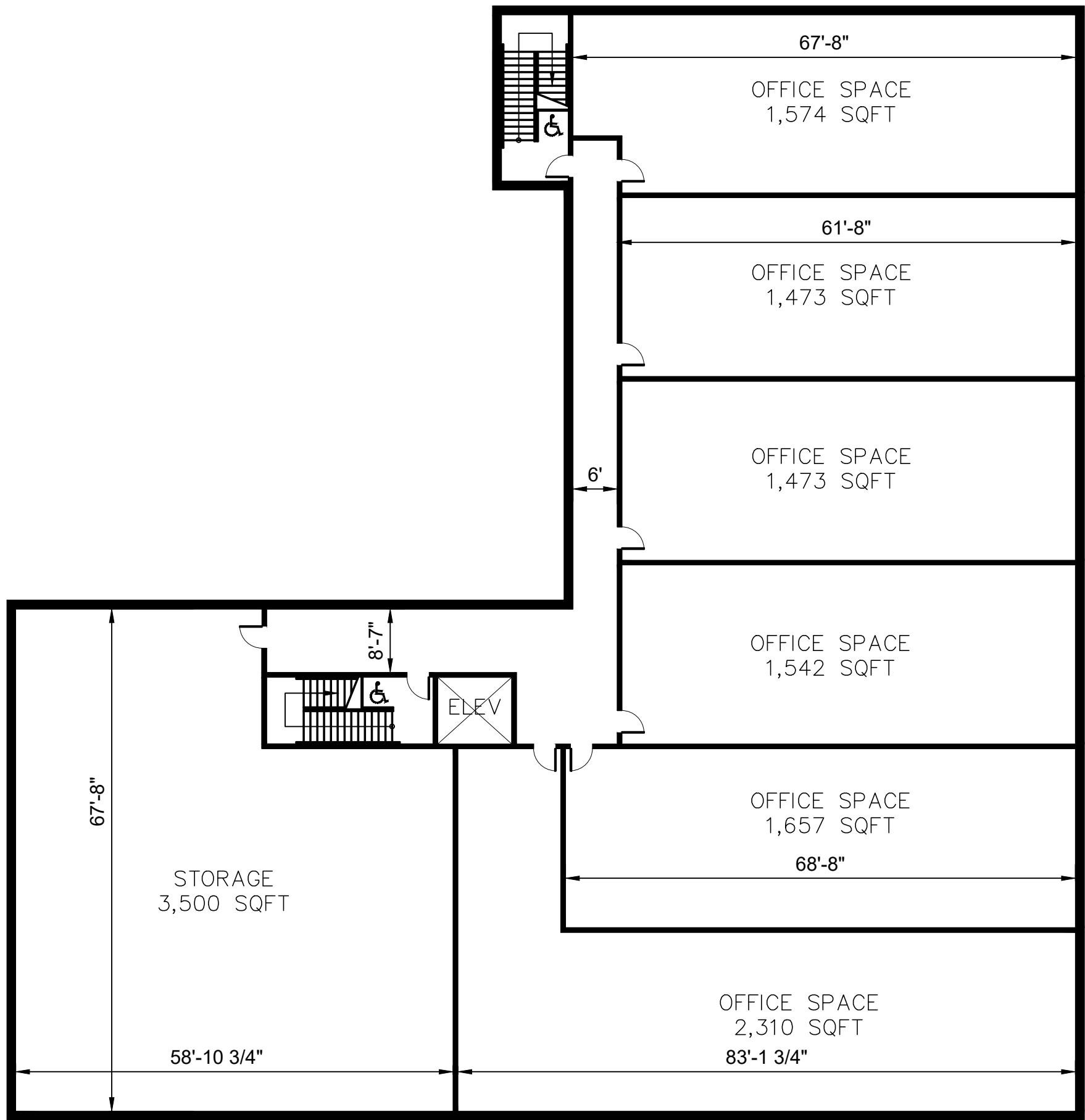
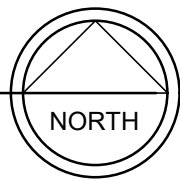
The proposed use of the building is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The dry-cleaner's drive-thru will operate during normal business hours and half a day on Saturday mornings. This use is in keeping with the surrounding businesses and bank drive-thru lanes.

♦♦ End of C.U.P. Narrative ♦♦



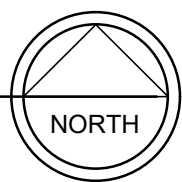
PROPOSED FIRST FLOOR PLAN AND SITE

1/16" = 1' - 0"



PROPOSED SECOND FLOOR PLAN

1/16" = 1' - 0"





OPERATION & MAINTENANCE GUIDE

for Belgard Permeable Interlocking Concrete Pavement Systems



BELGARD PERMEABLE PAVERS are produced by Oldcastle Architectural Products Group (APG) plants throughout North America and are manufactured in accordance with ASTM C936 *Standard Specification for Solid Concrete Interlocking Paving Units*, and ASTM C1782 *Standard Specification for Segmental Concrete Paving Slabs* in the United States. In Canada, pavers and slabs are manufactured in accordance with CSA A231.1/ A231.2 *Precast Concrete Paving Slabs/Precast Concrete Pavers*.

Permeable Interlocking Concrete Pavement (PICP), like all types of permeable pavement, is a stormwater control measure that requires periodic inspection and maintenance to ensure long-term performance throughout the design life of the system. The type of maintenance differs from traditional impermeable pavements and maintenance methods can vary based on site-specific conditions.

All permeable pavements will collect sediment and debris which results in a decreasing infiltration rate over time. The rate of decrease depends on the sources of sediment. The surface infiltration rate reduction is gradual over time and most rain events are still infiltrated through the sediment filled joints. Gradual sedimentation captures suspended solids near the surface where routine maintenance can readily remove the sediment.

This document addresses the key inspection and maintenance requirements for Belgard permeable paver systems and does not address other types of permeable pavement systems or the cleaning and maintaining of standard concrete pavers. Belgard recommends that a site-specific Operations & Maintenance (O&M) Manual be developed, based on guidelines presented in this document, for large commercial and municipal projects.

Visit www.BelgardCommercial.com for a full collection of resources related to Belgard permeable pavers including typical details, guide specifications, laying patterns, and other reference material.

Oldcastle APG, a part of CRH International, is committed to delivering sustainable products that provide environmental benefits, including concrete products for stormwater management. Belgard permeable pavers are used throughout North America as part of a Low Impact Development strategy to infiltrate stormwater, reduce runoff, and associated flooding. Oldcastle’s commitment to a cleaner environment extends beyond the products we manufacture and now includes a variety of post-construction maintenance programs for owners, municipalities, and facility managers. For more information about Oldcastle’s commitment to the environment, go to <http://www.crh.com/sustainability>.



TABLE OF CONTENTS

Site Construction Protection for PICP Systems	2
Post-Construction Inspection/Close-out Documents	3
Types of PICP Maintenance Issues	5
Structural Repairs	7
Utility Repairs	8
Winter Considerations	9
Annual Inspection & Routine Maintenance Program	10
Restorative Maintenance	12
Maintenance Research	13
PICP Resources	14



SITE CONSTRUCTION PROTECTION FOR PICP SYSTEMS

Protecting PICP from excessive sediment buildup during construction is important to long-term performance and effective future maintenance efforts. Most sites build PICP systems first to protect the open-graded aggregates from debris, dirt, etc., and then the PICP is used for site access during construction. During the pre-construction meeting, various trades should review material flow that will impact or stain the paver surface, e.g. concrete trucks, dry wall, masonry, etc. These vehicles may utilize the pavement, but consideration on how washout and debris from these trades will impact the paver surface must be addressed. Excessive mud tracked on the pavers may cause excessive sedimentation in some areas but can be removed with a vacuum street sweeper at the conclusion of construction activities and prior to turning the project over to the owner. In addition, the PICP system can serve as an integral part of the project’s Stormwater Pollution Prevention Plan if designated before construction with a plan to maintain and restore the PICP to full surface infiltration capacity. Oldcastle recommends that the PICP can be used by construction traffic if the joint material is removed and replaced upon substantial completion of the project, as necessary due to sedimentation. Surface infiltration testing must be performed and exceed 100 in/hr. unless otherwise specified by the construction documents.

An alternative solution to protect the PICP system would be to excavate to the final subgrade elevation and install the ASTM No. 2 aggregate to the depth shown in the construction documents (the layer can be increased in thickness to reduce the grade change as you enter the permeable paver area, as needed). The ASTM No. 2 aggregate can then be used by construction traffic and as a sediment trap. Once the final road construction can proceed, the top 6 to12 inches of ASTM No. 2 aggregate is excavated and the PICP system is built in its entirety as designed. Once final road construction begins, prohibit construction traffic access over the open-graded aggregate subbase and base materials.



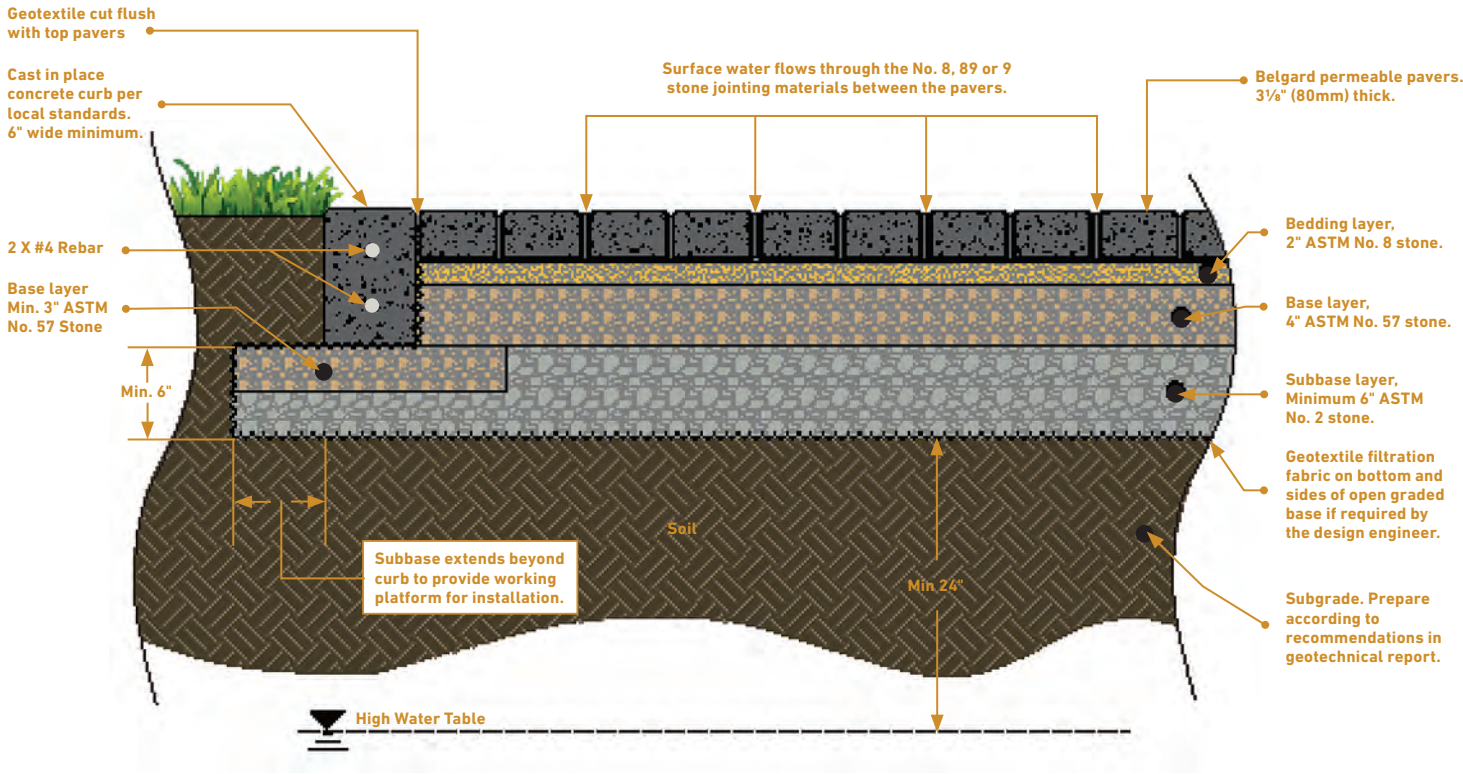
Another alternative solution would employ the use of a sacrificial layer of asphalt over the base (ASTM No. 57 aggregate). This approach would require the eventual removal of the asphalt layer and re-grading the base layer before proceeding with the setting bed layer and paver installation.

Each of these options would allow immediate traffic flow after the permeable pavers have been installed, compacted and joint fill added. Protection of the pavers may or may not be required based on the stage at which they were installed; the projected use by the trades; and needs of the property owner. Plywood, fabric with chips, tarps, and numerous other methods have been used in attempts to provide a protective layer over the paver surface, however, most have proven costly and ineffective.

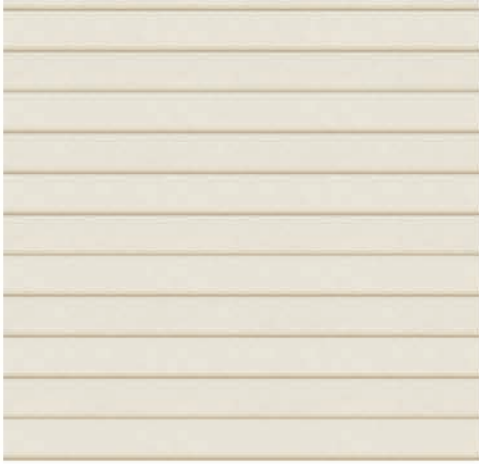
POST-CONSTRUCTION (PUNCHLIST) INSPECTIONS AND CLOSE-OUT DOCUMENTS

When the PICP construction is complete, the owner or their representative should confirm that the newly built PICP was installed in general conformance with the construction documents. Confirmation that the proper materials and drainage were installed, through site visits and/or photographs, is recommended to ensure the long-term performance of the PICP system.

Example Construction Detail for a PICP System



COLORS AND FINISHES



SMOOTH LAP SIDING
FARROW & BALL,
SCHOOLHOUSE WHITE, No 291



GENERAL PAINT COLOR
FARROW & BALL, RAILINGS, No31



ACME BRICK -
BURLINGTON CBP140



PAINTED BRICK
FARROW & BALL,
SCHOOLHOUSE WHITE, No 291



GENERAL PAINT COLOR
FARROW & BALL, DENIMES, No 299



ACME BRICK -
CHICAGO SOUTHSIDE DTP60



STUCCO
FARROW & BALL,
SCHOOLHOUSE WHITE, No 291



S. ADAMS DEVELOPMENT
CONCEPT IMAGES
5/24/23



S. ADAMS DEVELOPMENT
CONCEPT IMAGES
5/24/23





**S. ADAMS DEVELOPMENT
CONCEPT IMAGES
5/24/23**



S. ADAMS DEVELOPMENT
CONCEPT IMAGES
5/24/23





Retail Space 6

S. ADAMS DEVELOPMENT
CONCEPT IMAGES
5/24/23





**S. ADAMS DEVELOPMENT
CONCEPT IMAGES
5/24/23**



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

507 E. Highway Street, Suite D ♦ Fredericksburg, TX 78624

Tel (830) 997-4744 ♦ <http://vei-tx.com>

Texas (Firm No. 165) ♦ Arkansas ♦ Oklahoma ♦ Colorado ♦ Louisiana ♦ New Mexico

April 28, 2023

City of Fredericksburg Planning & Development

126 W. Main Street

Fredericksburg, TX 78624

Re: Entry Corridor Design Narrative for a Proposed Commercial/Retail Building at 720 S. Adams Street, Fredericksburg, Gillespie County, Texas (VEI No. 23004)

Dear Reviewer,

Attached to this letter you will find an Entry Corridor Design Narrative. This narrative describes the above proposed development and meets the Entry Corridor Project Checklist requirements.

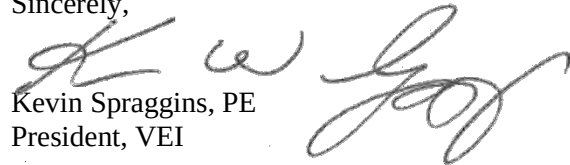
There are placeholders in this document for architectural details that will be provided at a later date. The architecture will follow the City's standards.

This narrative includes the following sections.

1. Architectural Style (pending)	8. Setbacks & Frontage
2. Architectural Materials (pending)	9. Landscaping
3. Architectural Color (pending)	10. Lighting
4. Architectural Features (pending)	11. Service Areas
5. Massing & Scale (pending)	12. Parking & Access
6. Signage	13. Drainage & Stormwater
7. Building Height.	14. Streetscape

Please contact me should you have any questions or comments. I can be reached at the information at the top of this letter or at kspraggins@vei-tx.com.

Sincerely,


Kevin Spraggins, PE
President, VEI

Entry Corridor Design Narrative

FOR

720 S. ADAMS STREET

1. Architectural Style

- 1.1 COF STANDARD: *Adhere to the Historic District Guidelines when rehabilitating designated historic landmark buildings or potential historic buildings.*

Not applicable. The site is not in the Historic District.

- 1.2 COF STANDARD: *The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic.*

Noted. The architectural design will meet the specifications described in the standard.

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

Noted.

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

Noted.

2. Architectural Materials

- 2.1 COF STANDARD: *Buildings shall employ authentic, textured materials, compatible with the traditional Hill Country aesthetic. Highly reflective materials are unacceptable, because of their tendency to create uncomfortable glare conditions.*

Noted. The proposed architectural materials and surfaces will meet the specifications described in the standard.

- 2.2 COF STANDARD: *Abide by Historic District Guidelines for preserving historic buildings.*

Not applicable.

- 2.3 COF STANDARD: *Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building's historical character. (per Historic Design Guidelines).*

Not applicable.

- 2.4 COF STANDARD: *Do not create a false sense of era or appearance with replacement of metal details or features that are not based upon any historical evidence (per Historic Design Guidelines)*

Noted. The proposed design and features will meet the specifications described in the standard.



- 2.5 COF GUIDELINE: *Select materials native to the Hill Country, such as cedar, limestone and brown sandstone.*

Noted.

- 2.6 COF GUIDELINE: *New developments should choose materials that offer texture and avoid monotonous faces to add visual interest and reduce its apparent scale.*

Noted.

3. Architectural Color

- 3.1 COF STANDARD: *Choose colors used traditionally in Fredericksburg such as muted shades of greens, blues, and tans (Historic Design Guidelines).*

Noted. Architectural design is pending and will adhere to this standard.

- 3.2 COF STANDARD: *Use color to coordinate façade elements in an overall composition and tie all of the building elements together.*

Noted. Architectural design is pending and will adhere to this standard.

- 3.3 COF STANDARD: *Reserve bright colors for accents only. Limit the use of bright colors to no more than 15 percent of the overall exterior building façade.*

Noted. Architectural design is pending and will adhere to this standard.

- 3.4 COF GUIDELINE: *Predominant building colors should be of earth tones but may be accented with brighter colors to provide color variation, punctuation, and eclecticism unique to Fredericksburg.*

Noted.

4. Architectural Features

- 4.1 COF STANDARD: *Blank or featureless walls will not be approved along parks, plazas, entry corridors or side streets.*

Architectural design is pending and will adhere to this standard.

- 4.2 COF STANDARD: *Design buildings with a "human scale" by using architectural enhancements. The building facade facing the parks, plazas, entry corridors or side streets shall have visible, clearly defined customer entrances that include at least three of the following elements: canopies or porticos, overhangs, recesses or projections, arcades, raised cornice parapets over the entrance door, distinctive roof forms, arches, outdoor patios or plazas, display windows, or integral planters.*

Architectural design is pending and will adhere to this standard.

- 4.3 COF STANDARD: *Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building's historical character. (Historic Design Guidelines).*

Not applicable.

- 4.4 COF STANDARD: *Windows and doors shall be equally spaced and provide rhythm along the façade of the building.*

Architectural design is pending and will adhere to this standard.

- 4.5 COF STANDARD: *With exception of historic or potential historic landmarks, at least 40 percent of the ground floor façade facing parks, plazas, entry corridors or side streets shall be constructed of clear and non-tinted windows.*

Architectural design is pending and will adhere to this standard.

- 4.6 COF STANDARD: *For any multi-tenant commercial development, a covered arcade/structural canopy shall be provided along the front facade of the building. Arcades are covered walkways connected to the principal building. They should be a minimum of five feet in width and designed to provide covered areas for relief from the weather. Different arcade/structural canopy designs may be used for each individual tenant/business within a multi-tenant commercial development provided that they blend aesthetically with the front facade of the building.*

Architectural design is pending and will adhere to this standard.

- 4.7 COF GUIDELINE: *Choose features that fit the scale of the building and its surroundings.*

Noted.

- 4.8 COF GUIDELINE: *If a shed roof or flat roof design is used, add a parapet wall to screen the roof.*

Noted.

5. Massing & Scale

- 5.1 COF STANDARD: *Break up the front of large retail buildings by dividing it into individual bays 25 to 40 feet wide.*

Architectural design is pending and will adhere to this standard.

- 5.2 COF STANDARD: *Use variation in materials, textures, patterns, colors, and details to break down the mass and scale of a building.*

Architectural design is pending and will adhere to this standard.

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

Architectural design is pending and will adhere to this standard.

- 5.4 COF STANDARD: *Each building shall have sufficient facade relief and interruption every 30 feet so as to provide visual architectural interest.*

Architectural design is pending and will adhere to this standard.

- 5.5 COF GUIDELINE: *When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.*

Not applicable.

- 5.6 COF GUIDELINE: *Faux windows and similar details are not appropriate articulation.*

Noted.

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

Noted.

6. Signage

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

Landscaping will be designed to meet this standard. A Landscape Plan will be provided for the City's review and approval during the Construction Document review process.

- 6.2 **COF GUIDELINE:** *A minimal number of colors should be used per sign where possible. Bright colors should be reserved for accent only.*

Noted. The design of the signage will adhere to this guideline.

- 6.3 **COF GUIDELINE:** *Integrate signs into building and site design so they do not appear as an afterthought.*

It is our intention to locate a monument sign in as effective a manner as possible to advertise the businesses in the building and adhere to this guideline.

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

All signage locations will be compatible with, and integrated into, the overall design. All signs will comply with the City of Fredericksburg's Signage ordinances.

7. Building Height

- 7.1 **COF STANDARD:** *Use existing height standards from the Zoning Ordinance.*

The tract is zoned C2 – Commercial. The building's height will meet the Zoning Ordinance's maximum of 38-ft.

- 7.2 **COF GUIDELINE:** *Work with the existing streetscape and define heights that are appropriate to create a welcoming environment and consistency.*

Noted. The design of the streetscape will create a welcoming environment.

- 7.3 **COF GUIDELINE:** *Use building height to define neighborhood and district edges, and to provide a "human scale."*

The building's elevation on S. Adams Street will adhere to the City's ordinances.

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

Noted.

8. Setbacks & Frontage

- 8.1 COF STANDARD: *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.*

Noted. Architectural design is pending and will adhere to this standard.

- 8.2 COF GUIDELINE: *The front door should connect to the sidewalk along the entry corridor.*

Noted.

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

Not applicable.

- 8.4 COF GUIDELINE: *A contiguous building arrangement without large breaks between buildings along the street face is encouraged.*

Noted.

9. Landscaping

- 9.1 COF STANDARD: *Landscaping, including planting and trees, shall be provided as a buffer between the street and parking area.*

Noted. New landscaping will be installed to create the requested buffer between parking and the street. A Landscape Plan will be provided for the City's review and approval during the Construction Document review process.

- 9.2 COF GUIDELINE: *To create a cohesive tree canopy that provides for consistent shade, street trees should be planted a minimum of every 50 feet on center (centered between the curb and sidewalk). The same amount of trees may also be clustered in groups.*

Noted.

- 9.3 COF GUIDELINE: *Native, drought tolerant and adapted landscape species should be used to the greatest extent possible.*

Noted.

- 9.4 COF GUIDELINE: *A minimum of 50 percent of the plant species should be selected from the approved plant list.*

Noted.

- 9.5 COF GUIDELINE: *Minimize impervious coverage to reduce the need for energy and water consumption.*

Impervious coverage is 79% (80% is the maximum impervious coverage allowed by the standard).

- 9.6 COF GUIDELINE: *Utilize parks, open spaces and natural areas as buffers between incompatible uses or as a means of maintaining natural viewsheds.*

Noted.

- 9.7 COF GUIDELINE: *Planting is preferable to turf within the right-of-way, including spaces between sidewalks and the street. Landscaping between the curb and sidewalk should be no taller than 24 inches tall and trees should be limbed up 7.5 feet above the sidewalk in the sight distance triangle.*

Plantings and a conservative amount of turf will be utilized. Plants will conform with height and sight triangle requirements.

- 9.8 COF GUIDELINE: *Every effort should be made to protect underground utilities such as water, sewer, phone and cable from tree or plant roots.*

Coordination with subsurface utilities location and tree planting will be considered during the design.

- 9.9 COF GUIDELINE: *Restoration of natural areas is strongly encouraged during new development and, to the extent possible, redevelopment.*

Noted.

- 9.10 COF GUIDELINE: *Wherever possible, parks should take advantage of existing mature vegetation by preserving it and incorporating it as a feature of the park to maximize use of shaded areas.*

Noted. Mature vegetation will remain on the site where possible.

- 9.11 COF GUIDELINE: *Minimize grading and preserve existing vegetation whenever possible.*

Noted. Existing, mature vegetation will be used whenever possible.

- 9.12 COF GUIDELINE: *Landscapes should be irrigated to establish planting and provide the correct water levels to support the long-term growth of landscape. Irrigation systems should use efficient water methods, group planting by similar watering needs, and use moisture sensors to control the use of water.*

Noted. Landscape irrigation design is pending.

- 9.13 COF GUIDELINE: *Root barriers should be used in planting areas between the sidewalk and street which are less than 10 feet in width.*

Root barriers will be implemented in applicable areas.

10. Lighting

- 10.1 COF STANDARD: *Lighting fixtures should be selected from the International Dark-Sky Association Approved Fixtures.*

All lighting will be Dark-Sky compliant.

- 10.2 COF GUIDELINE: *Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixtures is prohibited.*

Noted.

- 10.3 COF GUIDELINE: *Fixture style and location should be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style should be consistent throughout the project.*

Light fixtures will be chosen to blend with the architectural style of the building.

- 10.4 COF GUIDELINE: *Light fixtures should be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures should be cut-off luminaries that have less than 90-degree cut-off so that the light is not emitted horizontally or upward.*

Noted.

- 10.5 COF GUIDELINE: *Projects located near residential or open space areas should use low intensity/wattage lights and all lighting is to be extinguished or reduced in intensity 30 minutes after the close of business.*

Noted.

- 10.6 COF GUIDELINE: *Off-site street lighting may be required over driveways to provide safe entrances and exits.*

Noted.

- 10.7 COF GUIDELINE: *Decorative seasonal lighting encouraged.*

Noted.

11. Service Areas

- 11.1 COF STANDARD: *Loading/unloading areas shall be clearly identified by installing no parking signs and/ or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. The size and number of the loading/ unloading areas must be consistent with the requirements of the Zoning Ordinance*

There will be a small loading/service area in the covered parking area in the northwest corner of the proposed building. The trash enclosure is in the northwest corner of the tract and will be screened.

- 11.2 COF GUIDELINE: *All trash, recycling and utilities facilities should be visually and acoustically screened from pedestrian rights of way.*

The service area will be screened visually and acoustically from pedestrian rights of way and placed away from neighbors.

- 11.3 COF GUIDELINE: *Screening should be achieved through the installation of a wall or fence six foot in height or a height sufficient to obscure the area or equipment, whichever is less.*

Noted.

- 11.4 COF GUIDELINE: *Screening may be provided by using a semi-opaque fence, solid vegetative surface or combination of both.*

Noted.

- 11.5 COF GUIDELINE: *The height of screening plants should be based on typical plant size within five growing seasons.*

Noted.

- 11.6 COF GUIDELINE: *All roof-top equipment should be screened from entry corridors, side streets, plazas and parks.*

Noted.

- 11.7 COF GUIDELINE: *It is encouraged to provide a separate waste and recycling unit to encourage environmental sustainability and support efforts to reduce, reuse, and recycle in Fredericksburg. The City of Fredericksburg Recycling Center provides recycling and safe disposal options. Fredericksburg Shines has compiled a list of items that can be recycled along with the location where that recycling occurs.*

Noted.

12. Parking & Access

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

Not applicable.

- 12.2 COF STANDARD: *All parking shall comply with the most current American with Disabilities Act (ADA) standards and regulations.*

All parking will comply with current ADA guidelines.

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

Access to 720 S. Adams will be provided by driveways on neighboring bank properties. The access easement between these driveways will adhere to this standard.

- 12.4 COF STANDARD: *Pedestrian walkways connecting to adjacent development shall be provided.*

Pedestrian walkways will be provided connecting adjacent pedestrian access.

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

A total of 70 parking spaces are being provided (four are ADA spaces). At least ten (10) 4-inch diameter trees are shown on the Site Plan in corners and landscaped areas.

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

The building has conforming sidewalks around all entries and parking.

- 12.7 COF GUIDELINE: *Parking should be located behind buildings or on the side.*

Where possible, the parking design complies with this guideline. The drive-thru porte-cochere and drive aisles limit parking placement on one side and at the rear of the building.

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

The proposed development is not in an intersection.

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

Noted. The parking design complies with this guideline.

- 12.10 COF GUIDELINE: *At least one drive aisle should be designed to provide sufficient emergency vehicle access and maneuverability.*

The parking design complies with this emergency vehicle access guideline.

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

There is a bypass drive next to the drive-thru aisle, allowing vehicles to exit the parking area without going through the drive-thru aisle.

- 12.12 COF GUIDELINE: *Parking lots should be located and designed with storm water Best Management Practices to capture, treat and infiltrate storm water.*

The parking design complies with this guideline. Please see the next section for more details on stormwater handling.

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

Noted. The site design meets this standard.

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

Noted.

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

Noted.

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

This project does not use detached parking structures.

- 12.17 COF GUIDELINE: *Shared driveways are encouraged.*

Shared driveways will be utilized with the banks on the north and south of the proposed building.

13. Drainage & Stormwater

- 13.1 COF GUIDELINE: *LID techniques such as rain barrels, cisterns, raingardens, naturalized landscaping, porous pavement, and roof gardens are encouraged.*

Noted. Please see the Drainage Plan attached for directional flow and the location of stormwater detention. Please note that we are proposing the use of permeable pavers in several sections of the parking area.

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

Noted.

- 13.3 COF GUIDELINE: *Existing drainage patterns and flows on site should be preserved to the greatest extent possible.*

Existing drainage patterns and flows on the site are preserved to the greatest extent possible.

- 13.4 COF GUIDELINE: *Decorative or aesthetically pleasing stormwater mechanisms should be incorporated into stormwater designs to the greatest extent possible.*

Noted.

14. Streetscape

- 14.1 COF STANDARD: *Sidewalks along the street right of way must be a minimum of 5 feet wide.*

Sidewalks on the site will conform with this requirement.

- 14.2 COF GUIDELINE: *Sidewalks and pedestrian pathways should safely connect from the street to commercial buildings, surrounding residential areas, and parks and open spaces.*

Sidewalks and pedestrian pathways will safely connect from the street to the building and other areas of the facility.

- 14.3 COF GUIDELINE: *Seating is encouraged in front of businesses, in public spaces and other instances where appropriate.*

A small seating area is planned in the front (east side) of the building.

- 14.4 COF GUIDELINE: *All pedestrian areas should comply with the most current American with Disabilities Act (ADA) standards and regulations. Particular attention should be given to ramps, accessible paths of travel, level landings and handrails.*

All pedestrian areas will comply with the current ADA and Texas Accessibility Standards.

- 14.5 COF GUIDELINE: *Create a quality-built environment with the inclusion of amenities such as street furnishing, plantings, art works, and water features to enhance the places that people will walk, gather, or recreate.*

The streetscape design will comply with this guideline.

- 14.6 COF GUIDELINE: *Developments adjacent to multi-use trails should provide a direct connection from the trail to the development's internal pedestrian circulation system.*

Not applicable.

- 14.7 COF GUIDELINE: *Streetscape furnishing should be made of high-quality materials and be coordinated with the architecture of the building.*

The streetscape design will comply with this guideline.

- 14.8 COF GUIDELINE: *To create a cohesive tree canopy for consistent shade, street trees should be planted a minimum of every 50 feet on center (centered between the curb and sidewalk). The same amount of trees may also be clustered in groups.*

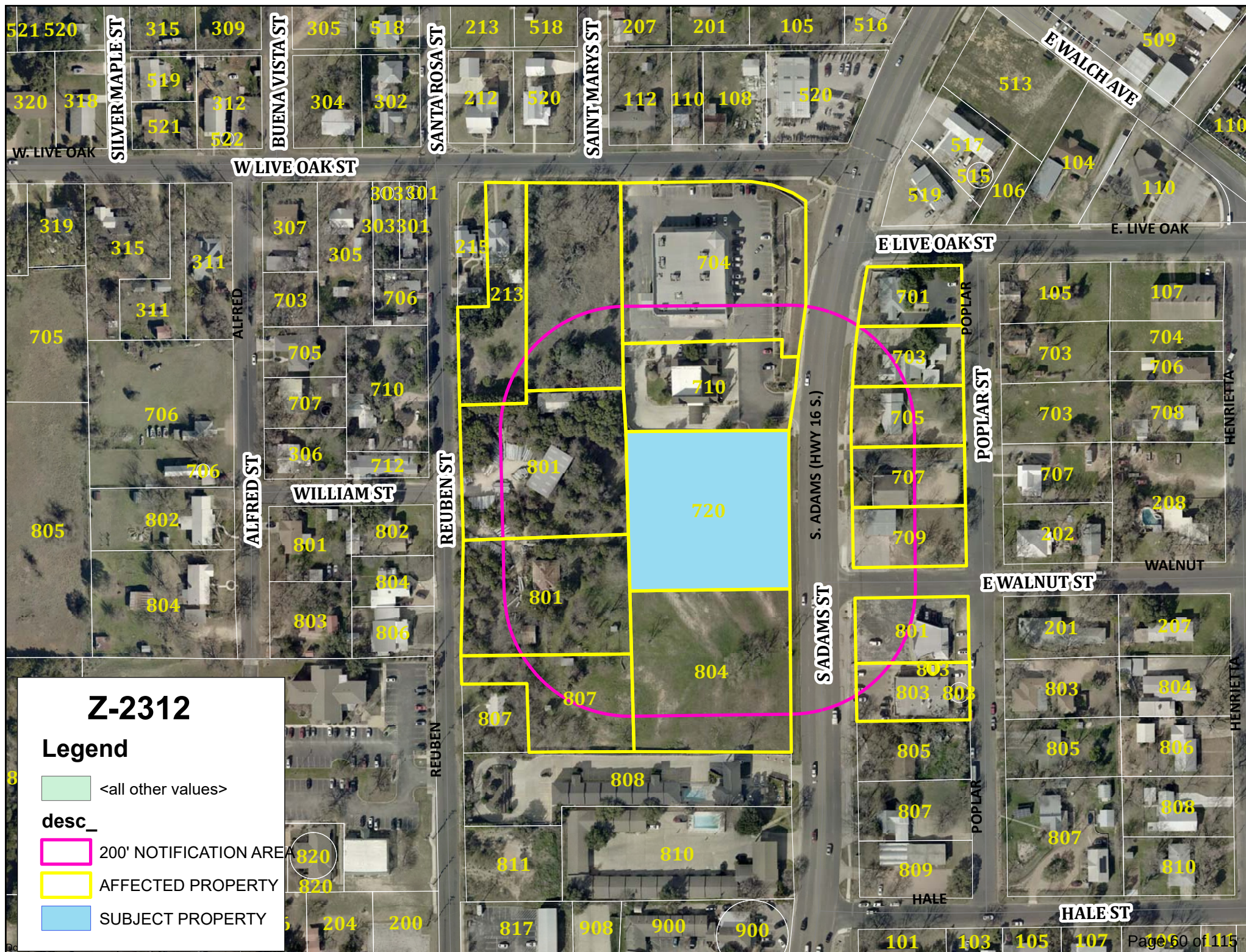
The streetscape design will comply with this guideline.

-- END OF ENTRY CORRIDOR NARRATIVE --

Sec. 5.460. Review and Evaluation Criteria.

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:

- 1 Conformance with applicable regulations and standards established by the Zoning Regulations.
- 2 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.
- 3 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.
- 4 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.
- 5 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.
- 6 Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
- 7 Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.
- 8 Adequacy and convenience of off-street parking and loading facilities.
- 9 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.
- 10 Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.
- 11 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.
- 12 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.
- 13 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.



MANTA PROPERTIES LLC
845 S HIGH ST
DENVER, CO 80209

HCSB
ATTN ACCOUNTIG DEPT
701 S TAYLOR ST LB 120
AMARILLO, TX 79101

FRED 16 LLC & GUADALUPE NATIONAL
BANK
1309 BANDERA HWY
KERRVILLE, TX 78028

PAUL & LESLIE WHITE
1314 COUNTRYSIDE BEND
FREDERICKSBURG, TX 78624

HILL COUNTRY UROLOGY
MANAGEMENT LLC
703 S ADAMS
FREDERICKSBURG, TX 78624

UGA ENTERPRISES, LLC
621 TWIN PEAKS RD
FREDERICKSBURG, TX 78624

DARIN & ELIZABETH HOLMES
202 E WALNUT
FREDERICKSBURG, TX 78624

SOFRAN PROPERTIES LLC
105 ERNST
BOERNE, TX 78006

EHRlich FREDERICKSBURG LLC
1601 W 38TH ST STE 206
AUSTIN, TX 78731

DOUGLAS BASHRUM
149 ZEDER STASSE
FREDERICKSBURG, TX 78624

BAMBIE WALTER LIVING TRUST
324 MORNING GLORY DR
FREDERICKSBURG, TX 78624

CYNTHIA ROKOHL
213 W LIVE OAK
FREDERICKSBURG, TX 78624

Z-2312



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: S. Adams Street Commercial

Project Address: 720 S. Adams St, Fbg, TX 78624

Tax ID Number (s): 90189

Application Type (Check all items that apply.)

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 1.5 No. of Lots: 1

Original Survey & Abstract No: S1701 - WALTER, ROBERT SUB

Legal Description: WALTER, ROBERT SUB LOT 3R, 1.5, -REPLAT-

Current Land Use Plan: Commercial

Proposed Land Use Plan:

Current Zoning: C2 - Comm'l (Entry Corr)

Proposed Zoning:

Location: West side of S. Adams, across from E. Walnut Street

Proposed Use(s): Commercial/retail with drive-thru

Applicant's Signature

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

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

Signature: Kevin W. Spraggins

Digitally signed by Kevin W. Spraggins
Date: 2023.04.21 13:09:37 -05'00'

Printed Name: Kevin W. Spraggins, P.E.

Date: 04/21/2023

Staff Use Only

Application No.: **Z-2312** Date: **04/24/23**

*Copy of current Title Search required with application.

CK#2072 - \$100.00 - ENTRY CORRIDOR

CK# 2069 \$800.00 - \$400 FOR CUP



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): Fred 16 LLC & Guadalupe National Bank

Owner Name: Oehler Appraisal & Consulting

Address: 1309 Bandera Hwy, Kerrville, TX 78028

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): Properties of Barons Creek LLC

Address: 507 E. Highway Street, Ste. D, Fredericksburg, TX 78624

Primary Contact Name:

Phone: 830-997-4744

Fax: Kevin Spraggins

Email: kspraggins@vei-tx.com

Secondary Contact Name:

Phone:

Fax: Gwen Wells

Email: gwells@vei-tx.com

III. Applicant

Firm Name (if applicable): VEI CONSULTING ENGINEERS

Applicant Name (s): Kevin Spraggins or Gwen Wells

Address: 507 E. Highway Street, Ste. D, Fredericksburg, TX 78624

Phone: 830-997-4744

Fax:

Email: kspraggins or gwells@vei-tx.com

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 III.

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Public Comment Form

Please return this form to:

scollier@fbgtx.org

OR

Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521



REQUEST NO. Z-2312

As an interested property owner, I (PROTEST) (APPROVE) the requested CONDITIONAL USE PERMIT,
represented by the above file number because:

I believe it's A needed service on this side of town.

Cynthia Ann Rokohl

Signature

May 25, 2023

Date

CYNTHIA ANN ROKOHL

Printed Name

213 W. Live Oak St. FBG, TX

Address



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: June 7, 2023

CATEGORY: ACTION ITEMS

CAPTION: P-2308 - Request by BRYAN SHERRIEB with DUNAWAY ASSOCIATES, LLC to consider a PRELIMINARY PLAT FOR THE MEUSE DEVELOPMENT at HWY 290 WEST and US HWY 87 NORTH

PRESENTATION:

SUMMARY:

A Preliminary Plat Application has been submitted for the Meuse Subdivision which consists of approximately 22 acres and is zoned Planned Unit Development (PUD). The subject property consists of multiple parcels (8) located at the intersection of Highway 290 West and US HWY 87 North.

BACKGROUND:

These properties were annexed and zoned in 2018 (Z-1809) and a Preliminary Plat was approved (P-1828) as part of a previous development called Seven Hills. The Seven Hills development will not be moving forward. Instead, a new developer has purchased the property with plans to develop the site as a mixed-use development. As part of that process, a new Preliminary Plat is required as the development will not follow the same 3 lot configuration as the previously approved preliminary Plat.

Zoning:	Planned Unit Development (PUD) Sec. 3.700
Tract Size:	Approximately 22 Acres
Number/Size of Lots:	1 Lot
Roadways:	No new roadways will be created as part of the Plat.
Utilities:	Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense, to serve the property.
Easements:	Standard easements such as utility and drainage must be in accordance with City's Subdivision Ordinance.
Stormwater Detention:	Detention will be addressed as part of the

Construction Plans.

Drainage: See above.

Park Dedication: The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500 per new lot for a total of \$500. Additional parkland dedication will be required per unit as part of the PUD Amendment. [Sec. 6.15](#)

Construction Plans: Construction plans will be required as part of the Final Plat. All development will be subject to approval of the Construction Plans.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: Staff recommends approval conditioned upon the following:

- Approval of Civil Construction Plans.
- Approval of a Final Plat
- Approval of a PUD Amendment
- Approval of a Developers Agreement
- Approved Addressing added to Final Plat prior to recordation of Plat.

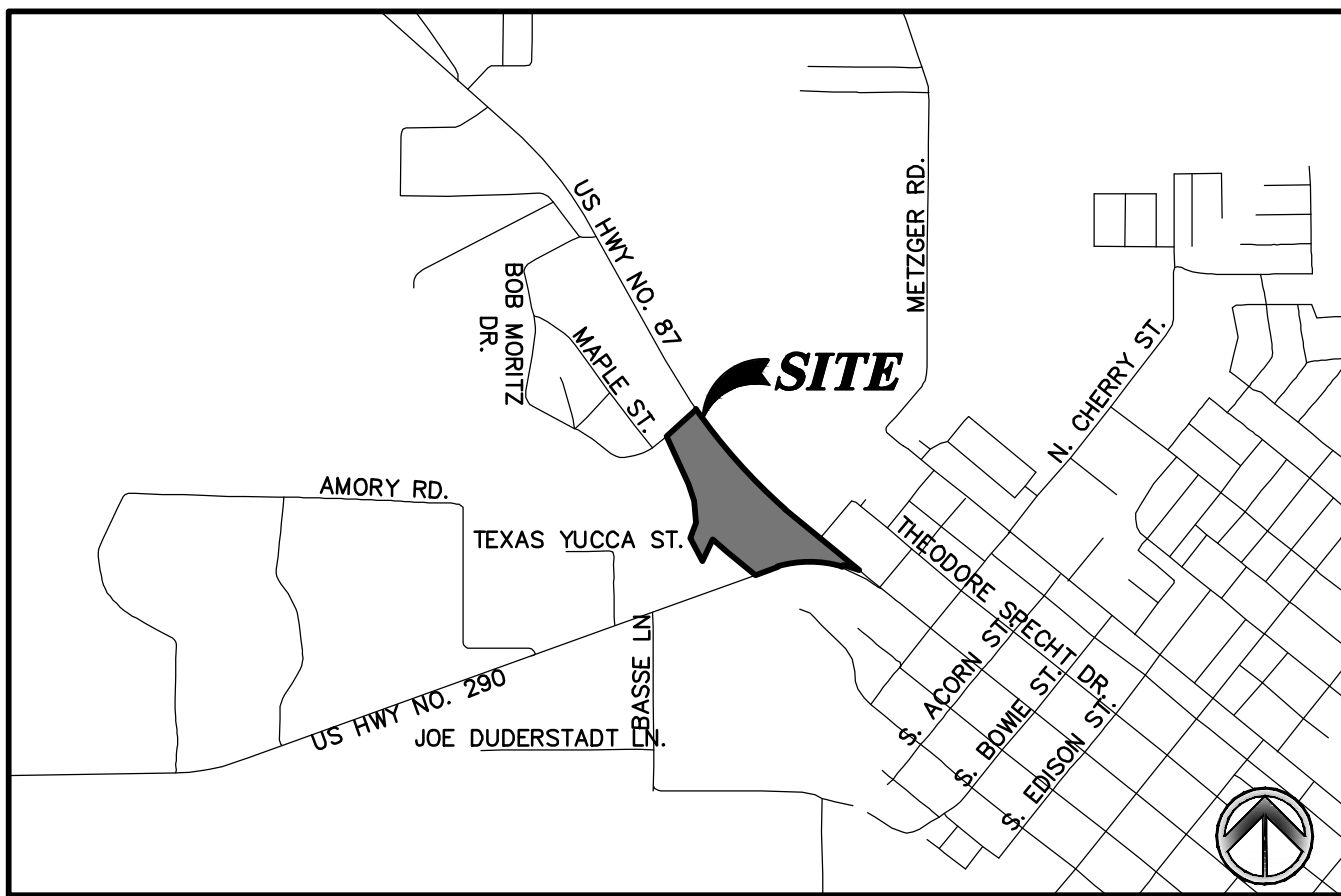
COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. P-2308 Revised Plat
2. P-2308 Response to Comments
3. P-1828 Approval Letter
4. Proposed Preliminary Plat
5. P-2308 Project Application

APPROVAL/REVIEW:



VICINITY MAP

1"=2000'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	250.21'	1195.92'	11°59'15"	N81°49'02"W	249.76'
C2	461.16'	1195.92'	22°05'39"	S81°11'54"W	458.31'
C3	291.85'	5794.58'	2°53'09"	S37°14'49"E	291.82'
C4	414.10'	5794.58'	4°05'40"	S40°43'46"E	414.01'
C5	209.07'	5794.58'	2°04'02"	S39°09'50"E	209.06'

LOT LINE TABLE		
LINE NUMBER	LINE BEARING	LINE LENGTH
L1	S70°08'55"W	113.23
L2	N50°41'01"W	361.54
L3	N50°39'39"W	217.49
L4	S25°15'22"W	264.09
L5	N28°34'06"W	287.79
L6	N21°08'15"E	188.51
L7	N4°28'42"W	243.90
L8	N20°00'44"W	202.50
L9	N24°42'43"W	460.06
L10	N47°39'50"E	265.58
L11	S37°28'42"E	78.93
L12	S50°29'23"E	198.95
L13	S51°01'32"E	45.99
L14	S50°51'20"E	227.36
L15	S50°57'39"E	134.87
L16	S50°47'04"E	304.61
L17	S50°44'21"E	249.15
L18	S28°39'19"W	10.09
L19	S70°08'55"W	1042.18

LEGEND

	PROPERTY BOUNDARY
	ADJOINERS
	EXISTING EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED SETBACK
	CITY LIMIT
	FLOODPLAIN EASEMENT
	100 YEAR FLOODWAY
	100 YEAR FLOODPLAIN
	ABBREVIATIONS
	P.U.E.

PROPOSED USE:
RETAIL, RESIDENTIAL, COMMERCIAL, HOTEL

PRELIMINARY - FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER THE SUPERVISION OF:
BRYAN E. SHERRIEB
P.E.# 92723
DATE: 4/24/23

CITY OF FREDERICKSBURG
NO. P-2308
PRELIMINARY PLAT OF THE MEUSE
LOT 1 BLOCK 1
BEING A REPLAT OF

LOT 1B, Klier Subdivision (Resubdivision) Vol 2, Pg. 144, Lot 2
Klier Subdivision, Vol 2, Pg. 64 of the Jose Marie Chapa
Survey No. 131 in Gillespie County, Texas, Lot 1A, Carabetta
Subdivision (Resubdivision) Vol 2, Pg. 147, Lot 1B,
Carabetta Subdivision (Resubdivision) Vol 2, Pg. 141, Lot 2
Carabetta Subdivision Vol 2, Pg. 96, 1.004 Acre Tract
Conveyed to Baron's Club Project LLC as recorded in
document #20180103 DRGCT of the Jose Marie Chapa Survey
No. 131 in Gillespie County, 0.399 Acre Tract Conveyed to
Baron's Club Project LLC as recorded in document
#20173233 DRGCT of the Jose Marie Chapa Survey No. 131 in
Gillespie County, Texas

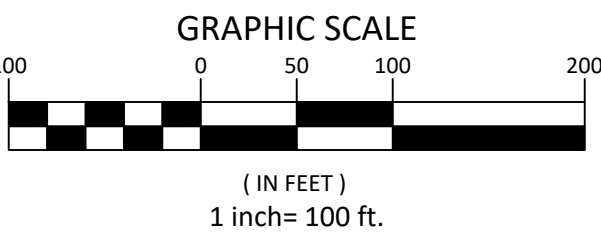
22.031 ACRES

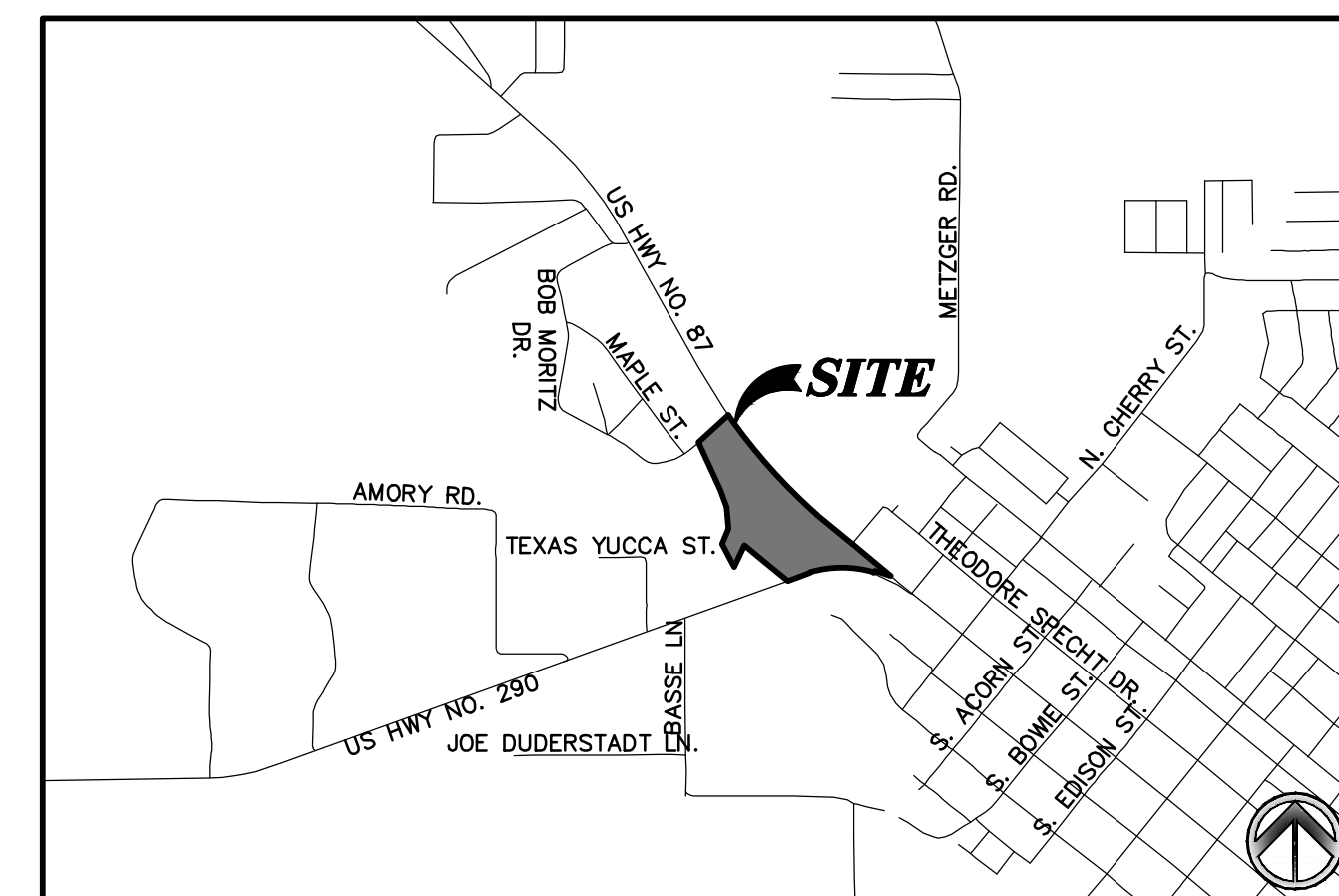
SHEET 1 OF 3



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

- NOTE:
- EASEMENTS SHOWN ON THIS SHEET ARE INTENDED TO BE DEDICATED BY PLAT.
 - EXISTING WATER WELLS MAY NOT BE INTERCONNECTED TO THE CITY'S PUBLIC WATER SYSTEM.
 - A LOMR HAS BEEN APPROVED FOR BARONS CREEK AND DRY CREEK. THE REVISED FLOODPLAIN BECAME EFFECTIVE ON 12/05/2019.
 - FBRG CODE OF ORDINANCES CH 38, SEC 6.07 A.5: ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY), AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.





BEGINNING, AT A POINT 1/2" IRON ROD IN THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BOB MORITZ DRIVE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 87, FOR THE NORTHERLY CORNER OF SAID LOT 1B, Klier SUBDIVISION;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1B, COMMON WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 87, THE FOLLOWING COURSES:

S 37°28'42" E, A DISTANCE OF 78.93 FEET TO A TxDOT TYPE 1 MONUMENT FOR A CORNER;

ALONG THE ARC A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 291.85 FEET, A RADIUS OF 5794.58 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 37°14'49" E, 291.82 FEET TO A FOUND 1/2" IRON ROD FOR THE EASTERLY CORNER OF SAID LOT 1B AND THE NORTHERLY CORNER OF SAID LOT 2, Klier SUBDIVISION;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, Klier SUBDIVISION, COMMON WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 87, ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, WITH AN ARC LENGTH OF 414.10 FEET, A RADIUS OF 5794.58 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 40°43'46" E, 414.01 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEASTERLY CORNER OF SAID LOT 2, Klier SUBDIVISION AND THE NORTHERLY CORNER OF SAID LOT 1.004 ACRE TRACT;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID 1.004 ACRE TRACT, COMMON WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 87, ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, WITH AN ARC LENGTH OF 209.07 FEET, A RADIUS OF 5794.58 FEET, WITH A CHORD BEARING AND DISTANCE OF S 39°09'50" E, 209.06 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEASTERLY CORNER OF SAID 1.004 ACRE TRACT AND THE NORTHERLY CORNER OF SAID LOT 1AR, CARABETTA SUBDIVISION;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1AR, CARABETTA SUBDIVISION, COMMON WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 87, THE FOLLOWING COURSES:

S 50°29'23" E, A DISTANCE OF 198.95 FEET TO A TxDOT TYPE 1 MONUMENT FOR A CORNER;

S 51°01'32" E, A DISTANCE OF 45.89 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEASTERLY OF SAID LOT 1AR AND THE NORTHERLY CORNER OF SAID LOT 1BR, CARABETTA SUBDIVISION;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1BR, CARABETTA SUBDIVISION, COMMON WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 87, A DISTANCE OF 227.36 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEASTERLY CORNER OF SAID LOT 1BR AND THE NORTHERLY CORNER OF SAID LOT 2, CARABETTA SUBDIVISION;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, CARABETTA SUBDIVISION, COMMON WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 87, THE FOLLOWING COURSES:

S 50°57'39" E, A DISTANCE OF 134.87 FEET TO A BROKEN TxDOT TYPE 1 MONUMENT FOR A CORNER;

S 50°47'04" E, A DISTANCE OF 304.61 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER;

S 50°44'21" E, A DISTANCE OF 104.95 FEET TO A FOUND MAG NAIL WITH WASHER FOR A CORNER;

S 28°39'39" W, A DISTANCE OF 10.49 FEET TO A FOUND MAG NAIL WITH WASHER IN THE INTERSECTION TO THE SOUTHWESTERLY LINE OF SAID U.S. HIGHWAY NO. 87 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 290 FOR THE SOUTHEASTERLY CORNER OF SAID LOT 2, CARABETTA SUBDIVISION AND THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 2, CARABETTA SUBDIVISION, COMMON WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 290, THE FOLLOWING COURSES:

ALONG THE ARC OF A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 250.21 FEET, A RADIUS OF 1195.92 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 81°49'02" W, 249.76 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER;

ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, WITH AN ARC LENGTH OF 461.16 FEET, WITH A RADIUS OF 1195.92 FEET, HAVING A CHORD BEARING AND DISTANCE OF S 81°11'54" W, 458.31 FEET TO A TxDOT TYPE 1 MONUMENT FOR A CORNER;

S 70°08'55" W, A DISTANCE OF 113.23 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "SEARCHERS 6275" FOR THE SOUTHEASTERLY CORNER OF A TRACT OWNED BY JCMC PROPERTIES LP, RECORDED IN DOCUMENT 20094497, OFFICIAL PUBLIC RECORDS, GILLESPIE, COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER OF SAID LOT 2, CARABETTA SUBDIVISION, AND THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHWESTERLY LINES OF SAID LOT 2 AND LOT 1AR, CARABETTA SUBDIVISION, THE FOLLOWING COURSES:

N 50°41'01" W, A DISTANCE OF 361.54 FEET TO A FOUND 1/2" IRON ROD;

N 50°39'39" W, A DISTANCE OF 217.48 FEET TO A FOUND 1/2" IRON ROD, IN THE SOUTHERLY LINE OF AFOREMENTIONED LOT 2 Klier SUBDIVISION, FOR THE WESTERLY CORNER OF SAID LOT 1BR, CARABETTA SUBDIVISION;

THENCE, CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 2 Klier SUBDIVISION,

S 25°15'22" W A DISTANCE OF 264.09 FEET TO A CALCULATED POINT IN THE CENTERLINE OF BARONS CREEK, FOR THE SOUTHERLY CORNER OF SAID LOT 2, Klier SUBDIVISION, AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE CENTER LINE OF BARONS CREEK, COMMON WITH THE WESTERLY LINE OF SAID LOT 2, Klier SUBDIVISION, THE FOLLOWING COURSES:

N 28°34'06" W, A DISTANCE OF 287.79 FEET TO A CALCULATED POINT FOR A CORNER;

N 21°08'15" E, A DISTANCE OF 188.51 FEET TO A CALCULATED POINT FOR A CORNER;

N 04°28'42" W, A DISTANCE OF 243.90 FEET TO A CALCULATED POINT FOR A CORNER;

N 20°00'44" W, A DISTANCE OF 202.50 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID LOT 2, Klier SUBDIVISION AND THE SOUTHERLY CORNER OF AFOREMENTIONED LOT 1B, Klier SUBDIVISION;

THENCE, CONTINUING ALONG THE CENTERLINE OF BARONS CREEK, COMMON WITH THE WESTERLY LINE OF SAID LOT 1B, Klier SUBDIVISION, N 12°43'43" W, A DISTANCE OF 10.49 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" IN THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF BOB MORITZ DRIVE, FOR THE NORTHWESTERLY CORNER OF SAID LOT 1B, Klier SUBDIVISION AND THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BOB MORITZ DRIVE, COMMON WITH THE NORTHWESTERLY LINE OF SAID LOT 1B, Klier SUBDIVISION, N 47°39'50" E, A DISTANCE OF 265.58 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 22.031 ACRES OF LAND MORE OR LESS.

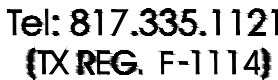
THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A FIRE LANE IN ACCORDANCE WITH THE FIRE CODE AND THE CITY ORDINANCES. THE UNDERSIGNED (THEY) SHALL MAINTAIN THE FIRE LANE IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY ORDINANCE. THE FIRE LANE EASEMENT SHALL BE KEPT FREE OF OBSTRUCTIONS IN ACCORDANCE WITH THE CITY ORDINANCE. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO CITY ORDINANCE OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL IDENTIFY THE FIRE LANE ON THE GROUND IN ACCORDANCE WITH CITY ORDINANCE. THE OWNER SHALL OBTAIN HIS/HERS/ITS AUTHORITY FROM THE CITY OF CHICAGO TO BE AUTHORIZED TO MAINTAIN THE FIRE LANE AND UTILIZE EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

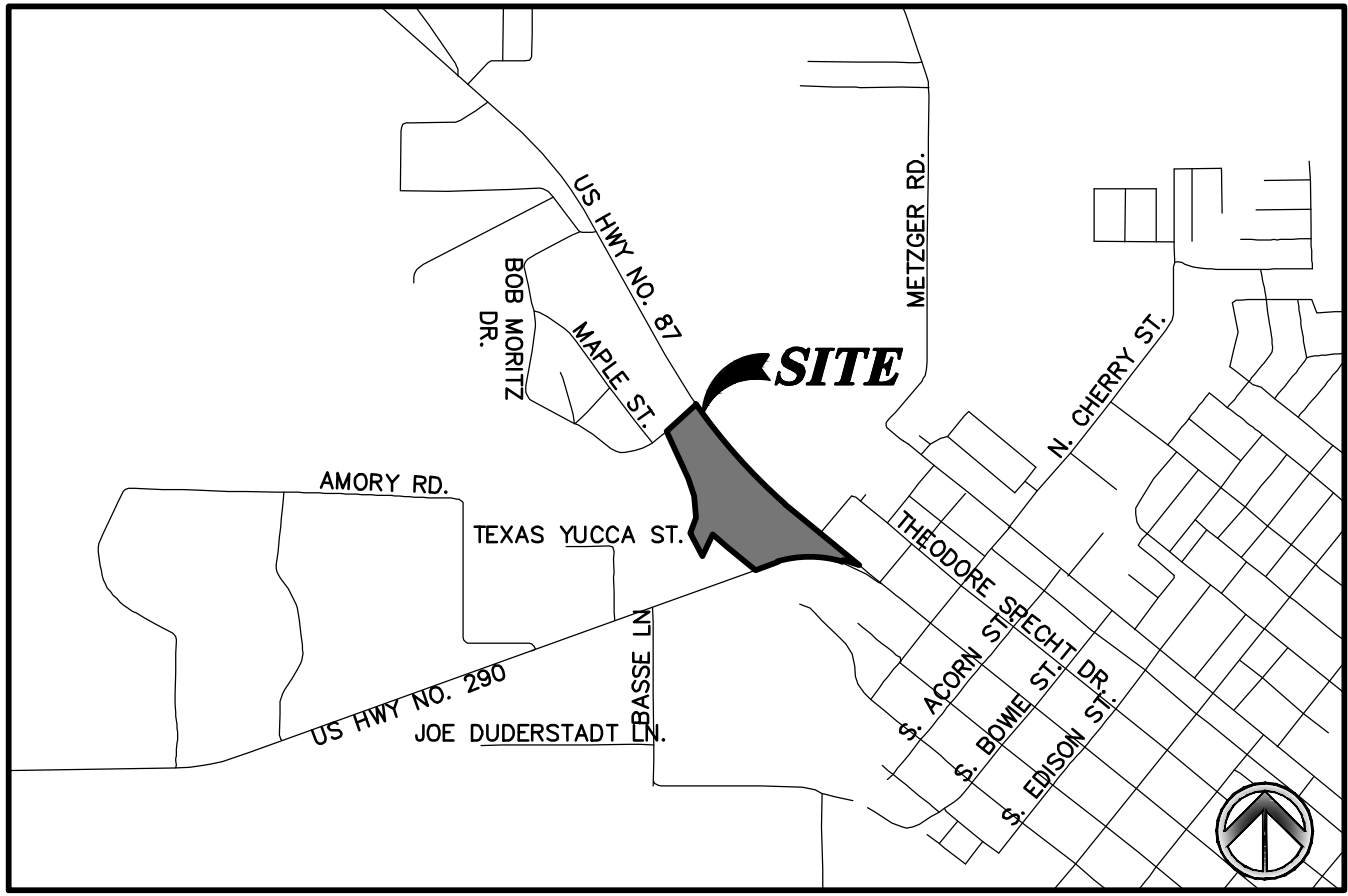
		OWNER'S ACKNOWLEDGEMENT AND DECLARATION
STATE OF TEXAS	§	
COUNTY OF GILLESPIE	§	
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:		
(METES AND BOUNDS DESCRIPTION OF BOUNDARY)		
AND DESIGNATED HEREIN AS THE _____ SUBDIVISION TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEET SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS AND OTHER UTILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.		
		OWNER: _____
		DATE: _____
STATE OF TEXAS	§	
COUNTY OF GILLESPIE	§	
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.		
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.		

		NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

		TYPE OR PRINT NOTARY'S NAME
MY COMMISSION EXPIRES: _____		

MY COMMISSION EXPIRES:





VICINITY MAP

1"=2000

LEGEND

	PROPERTY BOUNDARY
	ADJOINERS
	EXISTING EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED SETBACK
	EXISTING WATER LINE
	PROPOSED WATER LINE

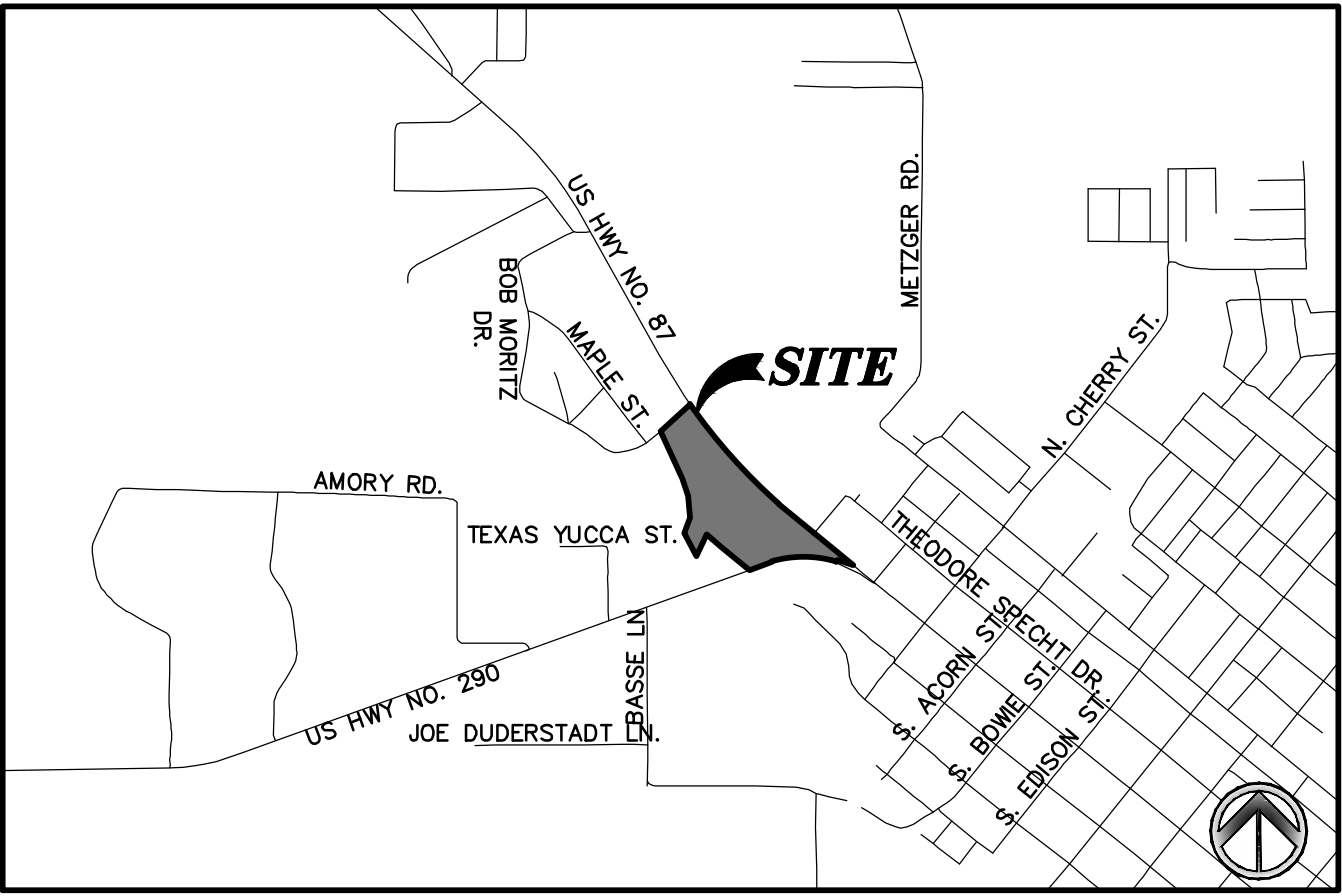
NOTE:
1. OFFSITE WATER EASEMENT SUBJECT TO
FINAL REVIEW OF CONSTRUCTION PLANS

**PROPOSED WATER UTILITY LAYOUT
CITY OF FREDERICKSBURG
NO. P-2308
PRELIMINARY PLAT OF THE MEUSE
LOT 1 BLOCK 1**

LOT 18, KUIER SUBDIVISION (RESUBDIVISION) VOL 2, PG. 144, LOT 2
KUIER SUBDIVISION, VOL 2 PG. 64 OF THE JOSE MARIE CHARA SURVEY
NO. 131 IN GILLESPIE COUNTY, TEXAS, LOT 1AR CARABETTA
SUBDIVISION (RESUBDIVISION) VOL 2, PG. 147, LOT 1BR CARABETTA
SUBDIVISION (RESUBDIVISION) VOL 2, PG 141, LOT 2 CARABETTA
SUBDIVISION VOL 2, PG. 96, 1.004 ACRE TRACT CONVEYED TO
BARON'S CLUB PROJECT LLC AS RECORDED IN DOCUMENT #0180103
DRGCT OF THE JOSE MARIE CHARA SURVEY NO. 131 IN GILLESPIE
COUNTY, 0.399 ACRE TRACT CONVEYED TO BARON'S CLUB PROJECT
LLC AS RECORDED IN DOCUMENT #20173233 DRGCT OF THE JOSE
MARIE CHARA SURVEY NO. 131 IN GILLESPIE COUNTY, TEXAS



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
{TX REG. F-1114}



VICINITY MAP

 $1'' = 2000$

LEGEND	
	PROPERTY BOUNDARY
	ADJOINERS
	EXISTING EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED SETBACK
	EXISTING SANITARY SEWER
	PRIVATELY MAINTAINED LINES
	8" GRAVITY MAIN (PUBLIC)
	6" FORCE MAIN (PUBLIC)

NOTE:

1. MANHOLES ARE NOT SHOWN FOR CLARITY

**PROPOSED SANITARY SEWER UTILITY LAYOUT
CITY OF FREDERICKSBURG
NO. P-2308
PRELIMINARY PLAT OF THE MEUSE
LOT 1 BLOCK 1**

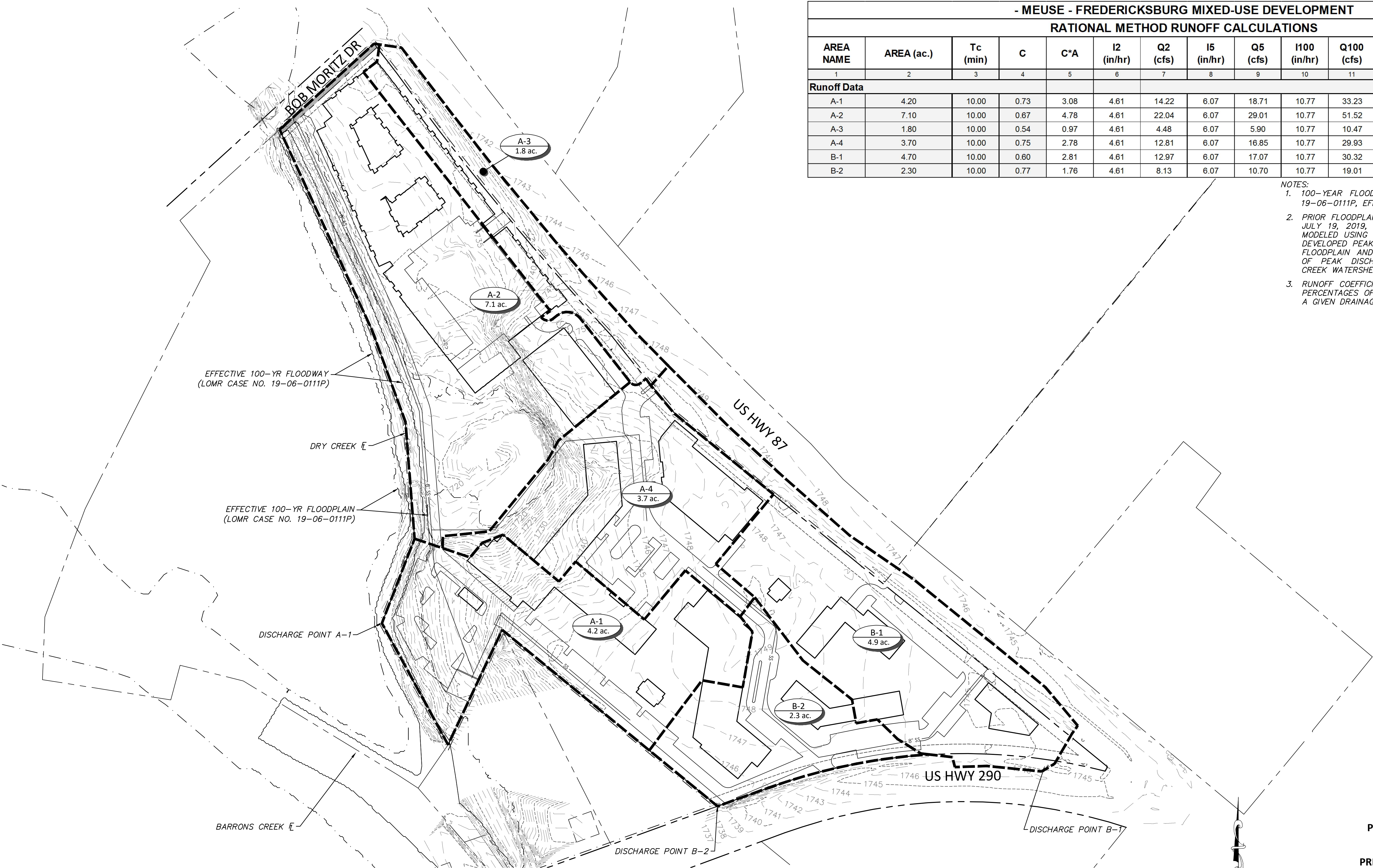
LOT 1B, KUIER SUBDIVISION (RESUBDIVISION) VOL 2, PG. 144, LOT 2
 KUIER SUBDIVISION, VOL 2 PG. 64 OF THE JOSE MARIE CHAPA SURVEY
 NO. 131 IN GILLESPIE COUNTY, TEXAS, LOT 1AR CARABETTA
 SUBDIVISION (RESUBDIVISION) VOL 2, PG. 147, LOT 1BR CARABETTA
 SUBDIVISION (RESUBDIVISION) VOL 2, PG. 141, LOT 1CAR CARABETTA
 SUBDIVISION VOL 2, PG. 96, 1.004 ACRE TRACT CONVEYED TO
 BARON'S CLUB PROJECT LLC AS RECORDED IN DOCUMENT #20180103
 DRGCT OF THE JOSE MARIE CHAPA SURVEY NO. 131 IN GILLESPIE
 COUNTY, 0.399 ACRE TRACT CONVEYED TO BARON'S CLUB PROJECT
 LLC AS RECORDED IN DOCUMENT #20173233 DRGCT OF THE JOSE
 MARIE CHAPA SURVEY NO. 131 IN GILLESPIE COUNTY, TEXAS



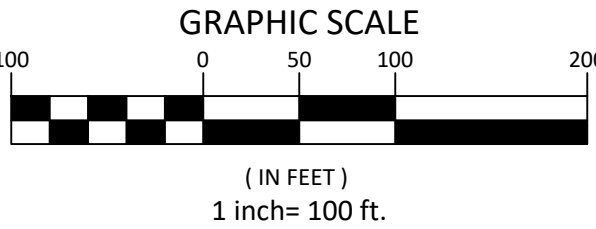
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
{TX REG. F-1114}

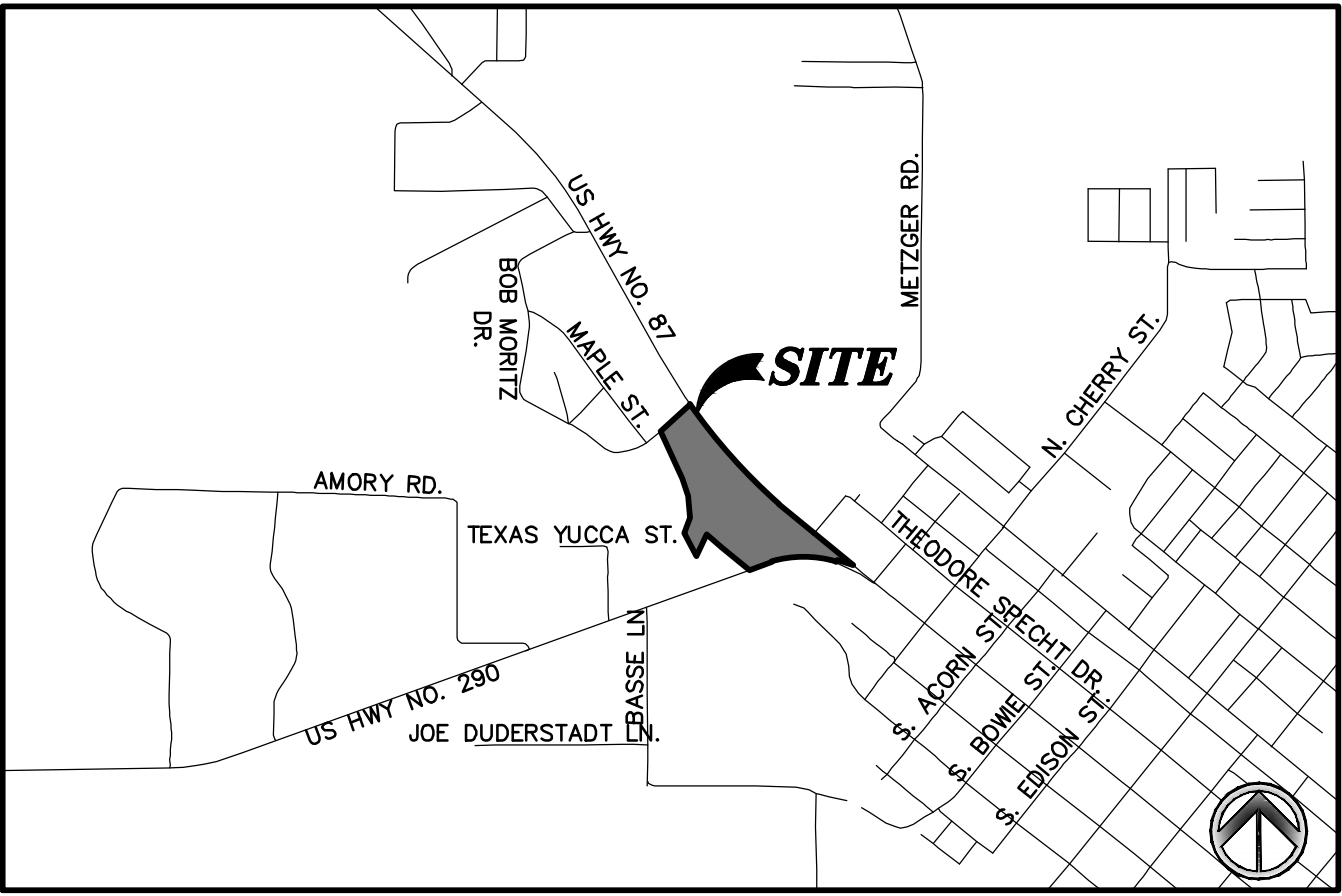
- MEUSE - FREDERICKSBURG MIXED-USE DEVELOPMENT											
RATIONAL METHOD RUNOFF CALCULATIONS											
AREA NAME	AREA (ac.)	Tc (min)	C	C*A	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I100 (in/hr)	Q100 (cfs)	COMMENTS
1	2	3	4	5	6	7	8	9	10	11	12
Runoff Data											
A-1	4.20	10.00	0.73	3.08	4.61	14.22	6.07	18.71	10.77	33.23	Discharge to Dry Creek
A-2	7.10	10.00	0.67	4.78	4.61	22.04	6.07	29.01	10.77	51.52	Discharge to Dry Creek
A-3	1.80	10.00	0.54	0.97	4.61	4.48	6.07	5.90	10.77	10.47	TxDOT Drainage Discharge to Dry Creek
A-4	3.70	10.00	0.75	2.78	4.61	12.81	6.07	16.85	10.77	29.93	Discharge to Dry Creek
B-1	4.70	10.00	0.60	2.81	4.61	12.97	6.07	17.07	10.77	30.32	Discharge to US 290
B-2	2.30	10.00	0.77	1.76	4.61	8.13	6.07	10.70	10.77	19.01	Discharge to US 290

- NOTES:
- 100-YEAR FLOODPLAIN DELINEATED PER LOMR CASE NO. 19-06-0111P, EFFECTIVE 12/05/2019.
 - PRIOR FLOODPLAIN ANALYSIS CONCLUDING IN LOMR ISSUED JULY 19, 2019, EFFECTIVE DATE DECEMBER 5, 2019 WAS MODELED USING DEVELOPED FLOWS FROM THE SITE. FULLY DEVELOPED PEAK FLOWS ARE WELL CONTAINED WITHIN THE FLOODPLAIN AND WILL PASS PRIOR TO THE OCCURRENCE OF PEAK DISCHARGED GENERATED FROM THE BARONS CREEK WATERSHED. DETENTION IS NOT RECOMMENDED.
 - RUNOFF COEFFICIENTS HAVE BEEN CALCULATED BASED ON PERCENTAGES OF PERVIOUS AND IMPERVIOUS COVERAGE IN A GIVEN DRAINAGE AREA.



**PRELIMINARY DRAINAGE PLAN
CITY OF FREDERICKSBURG
NO. P-2308
PRELIMINARY PLAT OF THE MEUSE
LOT 1 BLOCK 1
BEING A REPLAT OF
LOT 18, Klier Subdivision (Resubdivision) Vol 2, Pg. 144, Lot 2
Klier Subdivision, Vol 2 Pg. 64 of the Jose Marie Chapa Survey
No. 131 in Gillespie County, Texas, Lot 1A Carabetta
Subdivision (Resubdivision) Vol 2, Pg. 147, Lot 1B Carabetta
Subdivision (Resubdivision) Vol 2, Pg. 141, Lot 2 Carabetta
Subdivision Vol 2, Pg. 96, 1.004 Acre Tract Conveyed to
Baron's Club Project LLC as Recorded in Document #20180103
DrGCT of the Jose Marie Chapa Survey No. 131 in Gillespie
County, 0.399 Acre Tract Conveyed to Baron's Club Project
LLC as Recorded in Document #20173233 DrGCT of the Jose
Marie Chapa Survey No. 131 in Gillespie County, Texas**




$$1'' = 2000$$

LEGEND

	PROPERTY BOUNDARY
	ADJOINERS
	EXISTING EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED SETBACK
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN

NOTE:
1. ALL STORM DRAIN SYSTEMS SHOWN SHALL BE PRIVATELY MAINTAINED. FINAL SIZING AND APPROPRIATE VELOCITY CONTROLS WILL BE DESIGNED AND PROVIDED WITH THE SITE PLAN PACKAGE.

**PROPOSED STORM DRAIN LAYOUT
CITY OF FREDERICKSBURG
NO. P-2308
PRELIMINARY PLAT OF THE MEUSE
LOT 1 BLOCK 1**

BEING A REPLAT OF
LOT 1B, KLIER SUBDIVISION (RESUBDIVISION) VOL 2, PG. 144, LOT 2
KLIER SUBDIVISION, VOL 2 PG. 64 OF THE JOSE MARIE CHARA SURVEY
NO. 131 IN GILLESPIE COUNTY, TEXAS, LOT 1AR CARABETTA
SUBDIVISION (RESUBDIVISION) VOL 2, PG. 147, LOT 1BR CARABETTA
SUBDIVISION (RESUBDIVISION) VOL 2, PG. 141, LOT 2 CARABETTA
SUBDIVISION VOL 2, PG. 96, 1.004 ACRE TRACT CONVEYED TO
BARON'S CLUB PROJECT LLC AS RECORDED IN DOCUMENT #20180103
DRGCT OF THE JOSE MARIE CHARA SURVEY NO. 131 IN GILLESPIE
COUNTY, 0.399 ACRE TRACT CONVEYED TO BARON'S CLUB PROJECT
LLC AS RECORDED IN DOCUMENT #20173233 DRGCT OF THE JOSE
MARIE CHARA SURVEY NO. 131 IN GILLESPIE COUNTY, TEXAS



Tel: 817.335.1121
(TX REG. F-1114)



Dunaway No. 8502.002

May 15, 2023

Shelby Collier
Associate Planner
Development Review Committee (DRC)
The City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas
78624-3708

Reference: P-2308 Preliminary Plat for the Meuse Subdivision – Response Sheet

Dear Ms. Collier:

Thank you and your team for reviewing the preliminary plat submitted for the above project. Per the instructions provided on the DRC Comments on May 8th, 2023, I am providing responses for each item noted in italics, as well items provided subsequently by Evan Williamson. In addition, the updated preliminary plat is attached.

1. Requires Planning and Zoning Commission Approval, scheduled for Wednesday, June 7, 2023.
Noted
2. Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
Noted
3. Add Project Number, P-2308, to Plat.
Project Number has been added to the title block on each sheet.
4. Necessary electric service easements will be required in the future to accommodate service for the development and may be dedicated by separate instrument or as a part of the final plat when design for the buildings and lift station has solidified the location of transformers and other public infrastructure.
We will provide such easements on the final plat or by separate instrument once transformer locations and electric routing is confirmed.
5. Provide dimensions for the area dedicated for the lift station. The lift station easement should not overlap with the 100-year floodplain easement at all.
The lift station is 50' X 50' per the annexation agreement. We have located the lift station outside of the floodplain.

P-2308 Preliminary Plat for the Meuse Subdivision – Response Sheet

July 26, 2022

Page 2

6. Clearly show and note any off-site utility easements and provide space for instrument numbers to be shown on the plat.

We show a proposed alignment for connection the 8" water line at Barron's Creek. Precise easement will be located as design is completed and approved.

7. Include utility easement note in the Subdivision ordinance section 6.07.5

This note has been added to sheet 1.

8. Bob Moritz right of way is noted as 40 feet wide. Show dedication of 10 feet of right of way to account for half the necessary right of way for standard ETJ road cross section.

Per subsequent email, a ten-foot roadway easement has been added to the preliminary plat.

Thank you again for the review.

Sincerely,

DUNAWAY ASSOCIATES, LLC
a Texas limited liability company



Bryan E. Sherrieb
Senior Design Engineer

BES/BES

<G:\Production8000\008500\8502\002\Project Management\Correspondence\Preliminary Plat\Meuse preliminary plat response.docx>

cc: City of Fredericksburg
DC Partners
MMA



February 19, 2019

Dennis Murphree
Murphree and Company
1221 Lamar, Suite 7736
Houston, TX. 77010

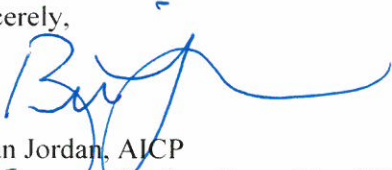
RE: P - 1828, Preliminary Plat of Seven Hills Resort and Conference Center, 22.03 acres located at the intersection of US Highway 87 N. and US Highway 290 W., Fredericksburg, Texas

Dear Dennis:

Please consider this letter as approval of the Preliminary Plat described above. It should be noted that additional comments or changes to the proposed development plan may be required based on a review of the final plat or civil construction drawing submittals.

Please contact Shelby Collier, Development Coordinator, with any comments or questions, and she will direct you to the appropriate staff person.

Sincerely,

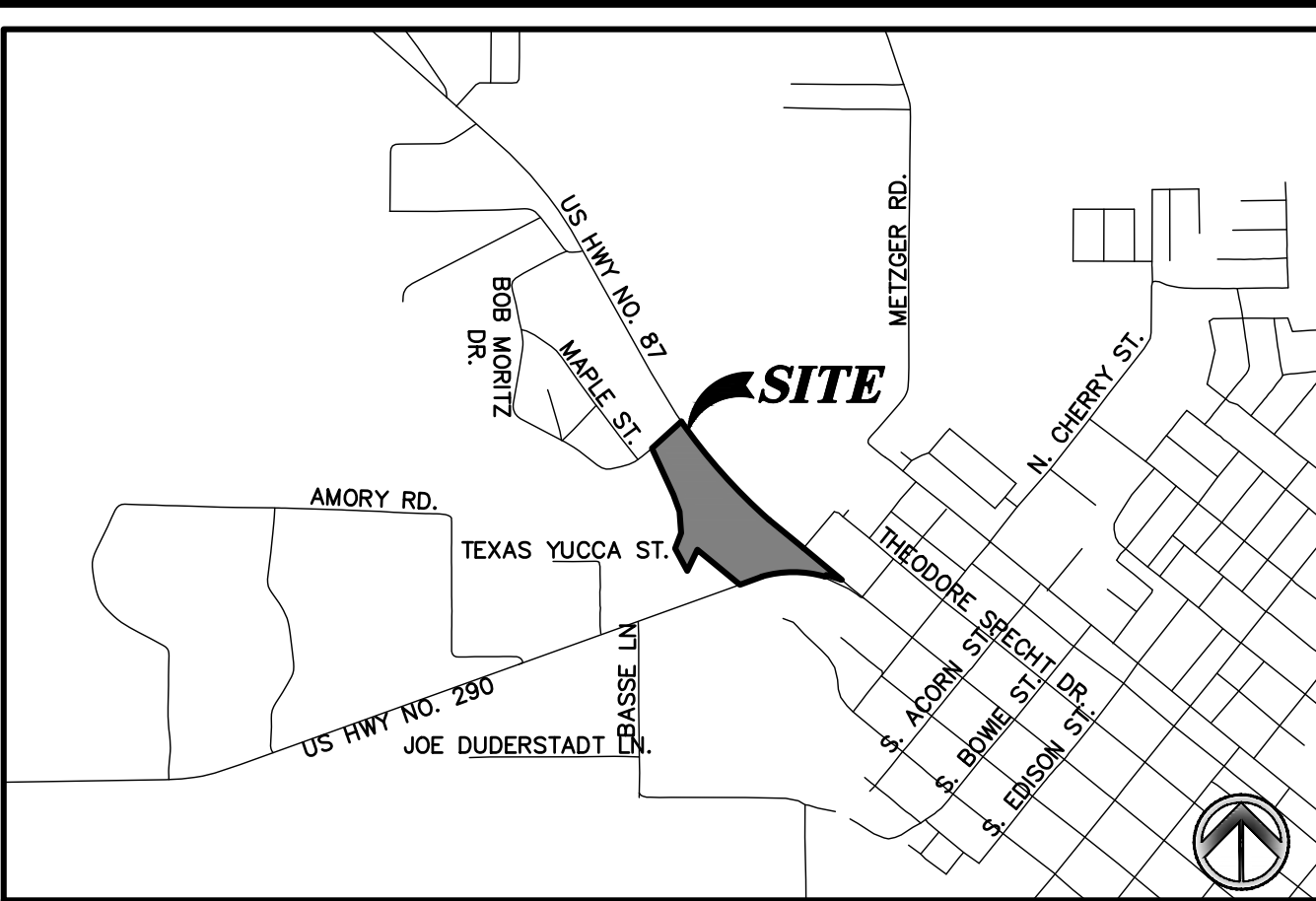
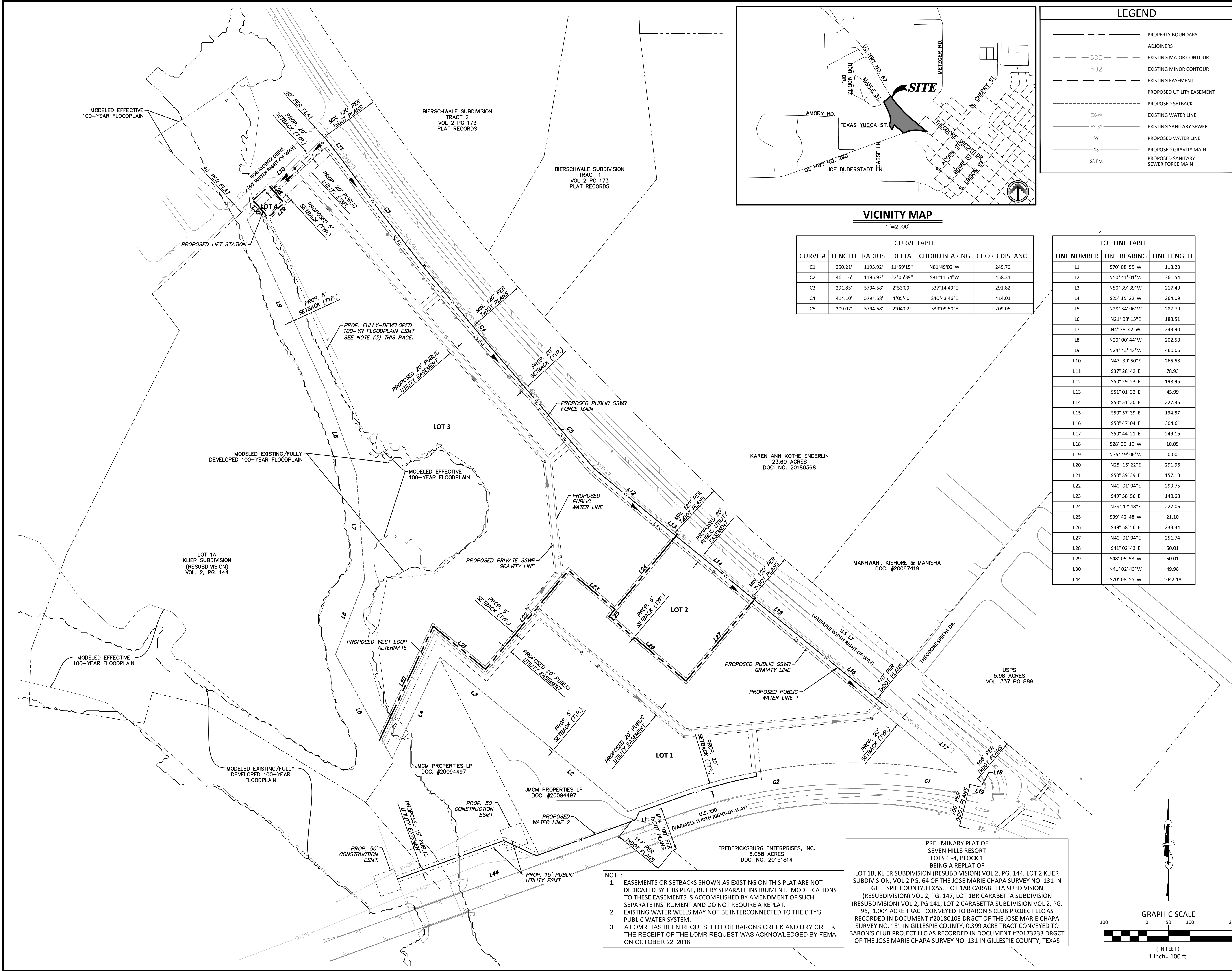

Brian Jordan, AICP
Development Review Committee (DRC)

CC: Anna Hudson, Kyle Staudt, Dave Wisniewski, Kris Kneese, PE, Garret Bonn, PE, Clinton Bailey, PE, Shelby Collier

City of Fredericksburg

126 West Main Street • Fredericksburg, TX 78624 • Phone: 830-997-7521 • Fax: 830-997-1861

FILE PATH: G:\production\2020\20200806\20190101\Civil\Drawing\Prop\Seven Hills Site\Utilities\PRELIMINARY PLAT
DRAWN BY: Andrew Jaymes
CHECKED BY: Andrew Jaymes
DATE: 2/1/2019
PLOT DATE: 2/1/2019
PLOT TIME: 10:00 AM
PLOT BY: Andrew Jaymes



VICINITY MAP

1"=2000'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	250.21'	1195.92'	11°59'15"	N81°49'02"W	249.76'
C2	461.16'	1195.92'	22°05'39"	S81°11'54"W	458.31'
C3	291.85'	5794.58'	2°53'09"	S37°14'49"E	291.82'
C4	414.10'	5794.58'	4°05'40"	S40°43'46"E	414.01'
C5	209.07'	5794.58'	2°04'02"	S39°09'50"E	209.06'

LEGEND	
	PROPERTY BOUNDARY
	ADJOINERS
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING EASEMENT
	PROPOSED UTILITY EASEMENT
	PROPOSED SETBACK
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED GRAVITY MAIN
	SS
	SS FM

LOT LINE TABLE		
LINE NUMBER	LINE BEARING	LINE LENGTH
L1	S70°08'55"W	113.23
L2	N50°41'01"W	361.54
L3	N50°39'39"W	217.49
L4	S25°15'22"W	264.09
L5	N28°34'06"W	287.79
L6	N21°08'15"E	188.51
L7	N4°28'42"W	243.90
L8	N20°00'44"W	202.50
L9	N24°42'43"W	460.06
L10	N47°39'50"E	265.58
L11	S37°28'42"E	78.93
L12	S50°29'23"E	198.95
L13	S51°01'32"E	45.99
L14	S50°51'20"E	227.36
L15	S50°57'39"E	134.87
L16	S50°47'04"E	304.61
L17	S50°44'21"E	249.15
L18	S28°39'19"W	10.09
L19	N75°49'06"W	0.00
L20	N25°15'22"E	291.96
L21	S50°39'39"E	157.13
L22	N40°01'04"E	299.75
L23	S49°58'56"E	140.68
L24	N39°42'48"E	227.05
L25	S39°42'48"W	21.10
L26	S49°58'56"E	233.34
L27	N40°01'04"E	251.74
L28	S41°02'43"E	50.01
L29	S48°05'53"W	50.01
L30	N41°02'43"W	49.98
L44	S70°08'55"W	1042.18

REVISIONS		
NO.	DATE	DESCRIPTION

UTILITY RELOCATION NOTE:
IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY/OR ALL SUCH UTILITIES (NO SPECIAL PAY). FRANCHISE UTILITIES NEED TO BE CLEARED BEFORE PRECON.

CRITICAL:
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

WARNING TO CONTRACTOR:
CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. DUNAWAY ASSOC., L.P. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

CONTRACTOR ADVISORY:
THE CONTRACTOR, AND HIS AGENTS (SUB-CONTRACTOR, ENGINEER, SURVEYOR, ETC.) ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, AND HIS AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL OF THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.

UTILITY NOTE:
THE UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED. THE FOLLOWING PHONE NUMBERS ARE PROVIDED FOR CONVENIENCE. CONSIDERATION OF OTHER UTILITIES MAY BE REQUIRED.

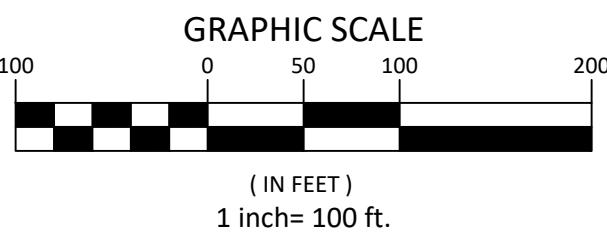
FREDERICKSBURG WATER DEPT	(830) 997-7521
FREDERICKSBURG STREET DEPT	(817) 997-7521
TEXAS 811 (LOCATING SERVICE)	811
CHARTER COMMUNICATIONS (TV CABLE)	(888) 438-2427
MCI (OWNER OF WESTERN UNION LINES)	(800) 624-9675
AT&T	(817) 338-6202
VERIZON	(800) 483-1000
ATMOS ENERGY	(800) 817-8090
ONCOR ELECTRIC DELIVERY	(888) 215-6688
SPRINT	(800) 521-0579

PROJECT BENCHMARKS:
BM #201
COTTON SPINDLE IN PP
N:10072074.00
E:2751535.61
PUBLISHED ELEVATION=1738.11'
BM #202
COTTON SPINDLE IN PP
N:10070917.16
E:2752643.20
PUBLISHED ELEVATION=1746.59'

PRELIMINARY - FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER THE SUPERVISION OF:
BRYAN E. SHERRIED
P.E.# 92723
DATE: FEBRUARY 01, 2019

- NOTE:
- EASEMENTS OR SETBACKS SHOWN AS EXISTING ON THIS PLAT ARE NOT DEDICATED BY THIS PLAT, BUT BY SEPARATE INSTRUMENT. MODIFICATIONS TO THESE EASEMENTS IS ACCOMPLISHED BY AMENDMENT OF SUCH SEPARATE INSTRUMENT AND DO NOT REQUIRE A REPLAT.
 - EXISTING WATER WELLS MAY NOT BE INTERCONNECTED TO THE CITY'S PUBLIC WATER SYSTEM.
 - A LOMR HAS BEEN REQUESTED FOR BARONS CREEK AND DRY CREEK. THE RECEIPT OF THE LOMR REQUEST WAS ACKNOWLEDGED BY FEMA ON OCTOBER 22, 2018.

PRELIMINARY PLAT OF
SEVEN HILLS RESORT
LOTS 1-4, BLOCK 1
BEING A REPLAT OF
LOT 1B, KLIER SUBDIVISION (RESUBDIVISION) VOL 2, PG. 144, LOT 2 KLIER SUBDIVISION, VOL 2 PG. 64 OF THE JOSE MARIE CHAPA SURVEY NO. 131 IN GILLESPIE COUNTY, TEXAS, LOT 1AR CARABETTA SUBDIVISION (RESUBDIVISION) VOL 2, PG. 147, LOT 1BR CARABETTA SUBDIVISION (RESUBDIVISION) VOL 2, PG. 141, LOT 2 CARABETTA SUBDIVISION VOL 2, PG. 96, 1.004 ACRE TRACT CONVEYED TO BARON'S CLUB PROJECT LLC AS RECORDED IN DOCUMENT #20180103 DRGCT OF THE JOSE MARIE CHAPA SURVEY NO. 131 IN GILLESPIE COUNTY, 0.399 ACRE TRACT CONVEYED TO BARON'S CLUB PROJECT LLC AS RECORDED IN DOCUMENT #20173233 DRGCT OF THE JOSE MARIE CHAPA SURVEY NO. 131 IN GILLESPIE COUNTY, TEXAS



THE CITY OF
Fredericksburg, Texas

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
Fax: 817.335.1114

SEVEN HILLS RESORT

**PRELIMINARY PLAT
PROPOSED LOT LINES AND EASEMENTS**

DESIGNED: ADJ	PROJECT NO:	SHEET:
DRAWN: ADJ	DATE: 2/01/2019	3
CHECKED: BES		



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: The Meuse

Project Address: See Page 4

Tax ID Number (s): 88-3159560

Application Type (Check all items that apply.)

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 22.031 No. of Lots: 1

Original Survey & Abstract No: See under "Recorded Fees"

Legal Description: See under "Recorded Fees"

Current Land Use Plan: Ordinance 28-013

Proposed Land Use Plan: Amending 28-013

Current Zoning: PUD

Proposed Zoning: PUD

Location: NWC U.S. 290 and U.S. 87

Proposed Use(s): Retail, residential, conference center, hotel

Applicant's Signature

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

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

Signature: _____

Printed Name: Bryan Sherrib Date: 4/24/2024

P-2308

04/24/23

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): DC Partners

Owner Name: FBRG Hospitality Developers, LD

Address: 2425 W. Loop S, 7th Floor, Houston, TX 77027

Phone: 281-565-0955

Fax: N/A

Email: nicks@dcpartnersusa.com

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

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

Firm Name (if applicable): Dunaway Associates, LLC

Address: 400 Bailey Ave, Fort Worth, Tx

Primary Contact Name: Bryan Sherrieb, P.E.

Phone: 817-312-1806

Fax: N/A

Email: bsherrieb@dunaway.com

Secondary Contact Name: Tanner Underwood, P.E.

Phone:

Fax: N/A

Email: tunderwood@dunaway.com

III. Applicant

Firm Name (if applicable): DC Partners

Applicant Name (s): FBRG Hospitality Developers, LP

Address: 2425 W. Loop S, 7th Floor, Houston, TX 77027

Phone: 281-565-0955

Fax: N/A

Email: nicks@dcpartnersusa.com

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

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

Firm Name (if applicable): Dunaway Associates, LLC

Address: 550 Bailey Ave #400, Fort Worth, TX 76107

Primary Contact Name: Bryan Sherrieb

Phone: 817-335-1121

Fax:

Email: bsherrieb@dunaway.com



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: June 7, 2023

CATEGORY: ACTION ITEMS

CAPTION: SP-2305 - Request by KEVIN SPRAGGINS with VEI to consider a SITE PLAN for a MODULAR MULTI-FAMILY DEVELOPMENT located at SOUTH EAGLE AND FRIENDSHIP LANE.

PRESENTATION:

SUMMARY:

A site plan has been submitted to develop a property located at South Eagle and Friendship Lane. The proposed development consists of 107 2-bedroom modular homes across 2 lots. The development plans to take access off Sunrise Street and South Eagle Street and will create 8 private drive aisles that will be a minimum of 20' wide to serve as fire lanes for the development.

The project is not planning for sidewalks within the development. Rather, the interior drive aisles will be used for pedestrian circulation and parking is not allowed on the street.

BACKGROUND:

This application was reviewed for its conformity with relevant City Ordinances including **Sec. 7.131**, review and evaluation criteria for Site Plans.

Site Area: 495,277 Square Feet (11.37 acres)

Zoning: Lot 1 = C1, Neighborhood Commercial **Sec. 3.210**

Lot 2 = R2, Mixed Residential [Sec. 3.110](#)

Building Coverage: Lot 1 = 20% (42,966 sq ft) (50% Maximum) **Sec. 3.210**

Lot 2 = 24% (66,495 sq ft) (55% Maximum) [Sec. 3.110](#)

Impervious Coverage: Lot 1 = 46% (99,393 sq ft) (70% Maximum) **Sec. 3.210**

Lot 2 = 57% (158,461 sq ft) (65% Maximum) [Sec. 3.110](#)

Heights: Lot 1 = 3 Story (38') Max Building Height 38 Feet **Sec. 3.210**

Lot 2 = 2.5 Story (28') Max Building Height 28 Feet [Sec. 3.110](#)

Parking: 316 provided and including 5 handicap spaces (2-bedroom units require 2 parking spaces per unit plus guest parking shall be added at a ratio of ten (10) percent of the total required spaces for the development for a total of 236 required.) [Sec. 7.863](#)

Utilities: Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense, to serve the property.

Detention: Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.

Parkland Dedication: A fee in the amount of \$500.00 per unit shall be paid prior to issuance of a Building Permit per **Sec. 6.15** for a total of \$53,500 (107 units) prior to issuance of a Building Permit.

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 (50) lineal feet. In addition, a hedge, wall, or other durable landscape barrier Page 26 of 41 of at least two (2) feet in height shall be placed along the perimeter. **Sec. 7.920**

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff has concerns regarding the placement and orientation of the buildings. The existing developments along this stretch of South Eagle tend to include Single Family Residences which face South Eagle, providing a residential feel. The orientation of the buildings on Lot 1 (corner of South Eagle and Friendship Ln) have the sides of the buildings fronting South Eagle and do not follow the existing development patterns of the neighborhood. In addition, the buildings on Lot 2 (Sunrise Street) appear to be the backs of the units. As proposed each front yard is covered by parking. The site is over-parked. Staff recommends 2 parking spaces in front of each unit with multiple designated visitor parking areas scattered throughout the development. Refuse storage placement should be identified on the site plan and relevant screening. It appears not all structures are sufficiently spaced from each other (10' requirement).

Sec. 7.131, review and evaluation criteria for Site Plans provide the Commission the ability to review arrangements of buildings and supports modifications to site plans that would result in increased compatibility.

Staff recommends elevations are submitted and reviewed to better understand the full impact of the development and provide clarification on access for the units. Where are the doors located?

If it is the Commission's desire to approve the development, Staff would recommend approval be conditioned upon the following:

All site plan requirements be met as described above

Approval of a Preliminary Plat & Final Plat

Approval of an Addressing Plan

Approval of Landscaping and Screening Plan

Approval of Civil Construction Plans

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

1. SP-2305 Project Application
2. SP-2305 Response to Comments

3. SP-2305 Revised Site Plan
4. Sec. 7.131. Review and Evaluation Criteria. (1)
5. Street View Images

APPROVAL/REVIEW:



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: Reserve at Vineyard Oaks

Project Address: S. Eagle & Friendship Lane

Tax ID Number (s): 15671

Application Type (Check all items that apply.)

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 11.37 No. of Lots: 2 Lots, 107 units

Original Survey & Abstract No: S1358 - Reserve at V'yard Oaks, The

Legal Description: RESERVE AT VINEYARD OAKS, THE LOT 1, 11.37 ac

Current Land Use Plan: Medium Density Res'l Proposed Land Use Plan:

Current Zoning: C1 & R2 Proposed Zoning:

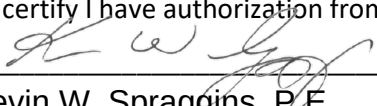
Location: North side of Friendship Ln at west side of S. Eagle St.

Proposed Use(s): Multifamily Rental Community

Applicant's Signature

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

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

Signature: 

Printed Name: Kevin W. Spraggins, P.E. Date: 04/21/2023

Staff Use Only Application No.: **SP-2305** Date: **04/24/23**

*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): MacDonald Companies

Owner Name:

Address: P.O. Box 295076, Kerrville, TX 78029

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): VEI Consulting Engineers

Address: 507 E. Highway St., Ste. D, Fredericksburg, TX 78624

Primary Contact Name:

Phone: 830-997-4744

Fax: Kevin Spraggins

Email: kspraggins@vei-tx.com

Secondary Contact Name:

Phone:

Fax: Gwen Wells

Email: gwells@vei-tx.com

III. Applicant

Firm Name (if applicable): Petra Stella Developments LLC

Applicant Name (s): Matthew Sheard, Patrick Rabalais, Paul Murphy

Address: 4514 Lakepointe Ave., Rowlett, TX 75088-6859

Phone: 214-600-3894

Fax:

Email: matthew@petrastellagroup.

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

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

Firm Name (if applicable): see II.

Address:

Primary Contact Name:

Phone:

Fax:

Email:



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

507 E. Highway Street, Suite D ♦ Fredericksburg, TX 78624

Tel (830) 997-4744 ♦ <http://vei-tx.com>

Licensed in Texas (Firm No. F-165) ♦ Arkansas ♦ Oklahoma ♦ Colorado ♦ Louisiana ♦ New Mexico

May 12, 2023

City of Fredericksburg

Attn: Shelby Collier, Assoc. Planner, DRC (scollier@fbgtx.org)

126 W. Main Street

Fredericksburg, TX 78624

Re: Your letter dated May 9, 2023, Re: SP-2305, Review Comments for Site Plan Review for a Multi-Family development located at South Eagle and Friendship Lane (VEI No. 23009)

Dear Ms Collier,

Below you will find our responses to your comments in the above-mentioned letter.

City Comment:

1. The Site Plan requires Planning and Zoning Approval, tentatively scheduled for June 7, 2023.

VEI Response:

Comment noted.

City Comment:

2. Please update the Zoning Summary to include Parking Calculations (Multiple Family Residential) and dimension all parking spaces to show compliance with. Do not overpark. Sec. 7.863.

VEI Response:

The 107 units in this development will be long-term rental, up to two-bedrooms per unit. Table 7.863, OFF-STREET PARKING, Multiple Family Residential & Group Residential, requires "Two bedrooms: two (2) spaces per dwelling unit." We have added 10% of the total for guest parking" and ADA parking.

Type of Unit	Parking Requirement	No. of Units in Development	Parking Spaces
Non-ADA, 2-bedroom multi-family	2	102	204
ADA, 2-bedroom multi-family	2	5	5 (ADA), 5 (non-ADA)
Subtotal		107	214
Guest Parking (+10%)			21.4, or 22
TOTAL PARKING REQUIRED			236
TOTAL PARKING PROVIDED			321 (5 are ADA)

City Comment:

3. Please provide an addressing plan. Sec. 7.131.

VEI Response:

An addressing scheme has been added to the Site Plan, including two (2) cluster mail kiosk locations, unit numbers, and interior street names. The street names will be coordinated with the Gillespie County 911 Administrator before they are finalized.

City Comment:

4. *Show Building Setbacks.*

VEI Response:

The tract was platted in 2021 by the previous owner. It is a single lot subdivision called The Reserve at Vineyard Oaks, Lot 1. The 107 rental units will not be individually platted for sale. Building and other setbacks have been added at the ± 11.37 -ac. lot/zoning perimeters.

Please note that due to the way the land has conveyed in the past, the zoning is split between two types – C1-Commercial for the south portion on Friendship Lane, and R2-Mixed Residential for the north portion on Sunrise Street.

City Comment:

5. *Provide a note regarding all exterior lighting shall by night sky compliant. Provide the requested fixture type Article XV- Outdoor Lighting - Site Plan Checklist.*

VEI Response:

A note has been added to the Site Plan that all exterior lighting will be Dark Sky Compliant. Examples of the type of lighting that will be placed inside the development are below. Once the client has reached a decision on the lighting, it will be submitted to the City for approval.



City Comment:

6. *Provide a Landscape and Screening Plan per Sec. 7.920 - 7.980. To include calculation of all required landscaping onsite. Site Plan Checklist.*

VEI Response:

A Landscape & Screening Plan has been added to the plan set.

City Comment:

7. *Please address pedestrian circulation and how the development plans to account for it. Sec. 7.131.*

VEI Response:

There will be no interior sidewalks within the development. The interior roads will be used for pedestrian circulation. There will be/are sidewalks that will be connected to the development along the following rights-of-way:

- Friendship Lane (south boundary)
- S. Eagle Street (east boundary)
- Sunrise Street (north boundary).

City Comment:

8. *Please provide provisions for handicapped access Sec. 7.131.*

VEI Response:

Five (5) of the rental units will be designated as ADA accessible with ADA accessible parking.

City Comment:

9. *Please address lot arrangement, location of units, and why the development requests this layout. Sec. 7.131.*

VEI Response:

The Site Plan layout is the most efficient design based on acreage and lot boundaries, setbacks, topography, and access to surface streets (Sunrise Street and S. Eagle Street). There will be no vehicular access on Friendship Lane. There will be pedestrian access to the sidewalks on Friendship Lane, S. Eagle Street, and Sunrise Street.

City Comment:

10. *Development will require a Preliminary Plat.*

VEI Response:

This tract was platted in 2021 by a former owner. Please inform if another plat will be required.

City Comment:

11. *Provide note that parking on the street is not allowed.*

VEI Response:

A Note has been added to the Site Plan.

City Comment:

12. *Parkland dedication required at \$500.00 per unit. Per Sec.*

VEI Response:

Parkland Dedication Fee noted.

City Comment:

13. *Please provide the location of refuse collection. Refuse must be screened per Sec. 7.980 Sec. 7.131.*

VEI Response:

Individual unit wheelie-bins will be used for trash, to be stored next to each unit.

City Comment:

14. *Multiple Family complexes are allowed one permanent identification sign with not more than 32 square feet of sign area. Sec. 29-7.*

VEI Response:

Comment noted. The monument sign will not be more than 32 sq.ft. in sign area.

City Comment:

15. *Fire hydrants must be installed to where there is no more than 500 feet between the hydrants.*

VEI Response:

Fire hydrants are placed with no more than 500-ft between hydrants. Please see SHEET SP4, Utility Plan, for more details.

City Comment:

16. If more than 2 dwelling units per building, then a fire suppression system will be required.

VEI Response:

Comment noted. All units are individual units, and none will be larger than two bedrooms.

City Comment:

17. Install smoke detectors as required.

VEI Response:

Comment noted. Smoke detectors will be installed as required.

City Comment:

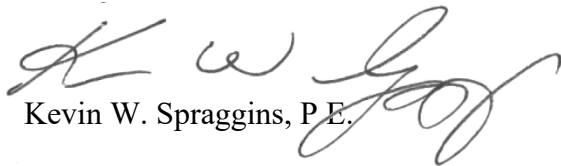
18. The spacing requirement between units is a minimum of 10 feet.

VEI Response:

Comment noted. See Note #13 – the spacing between units will be a minimum of ten-feet.

Should you have further questions or comments please do not hesitate to contact me at the information at the top of this letter or at kspraggins@vei-tx.com.

Sincerely,



Kevin W. Spraggins, P.E.

Attachments:

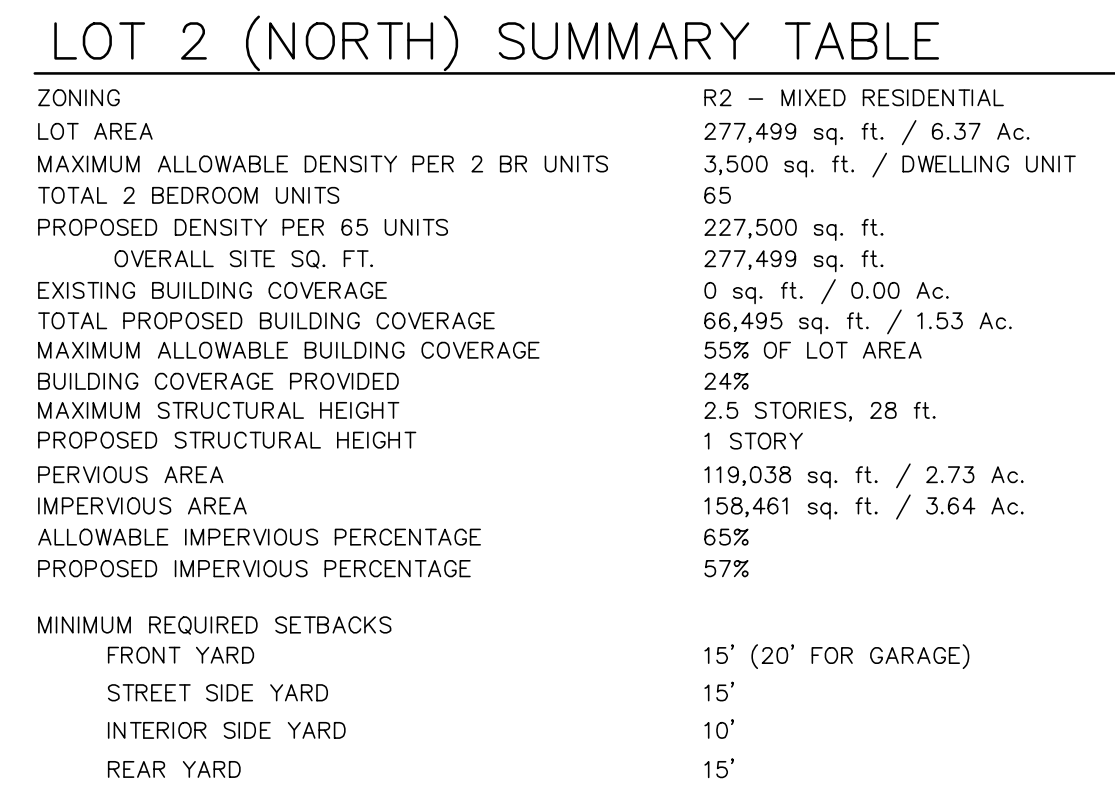
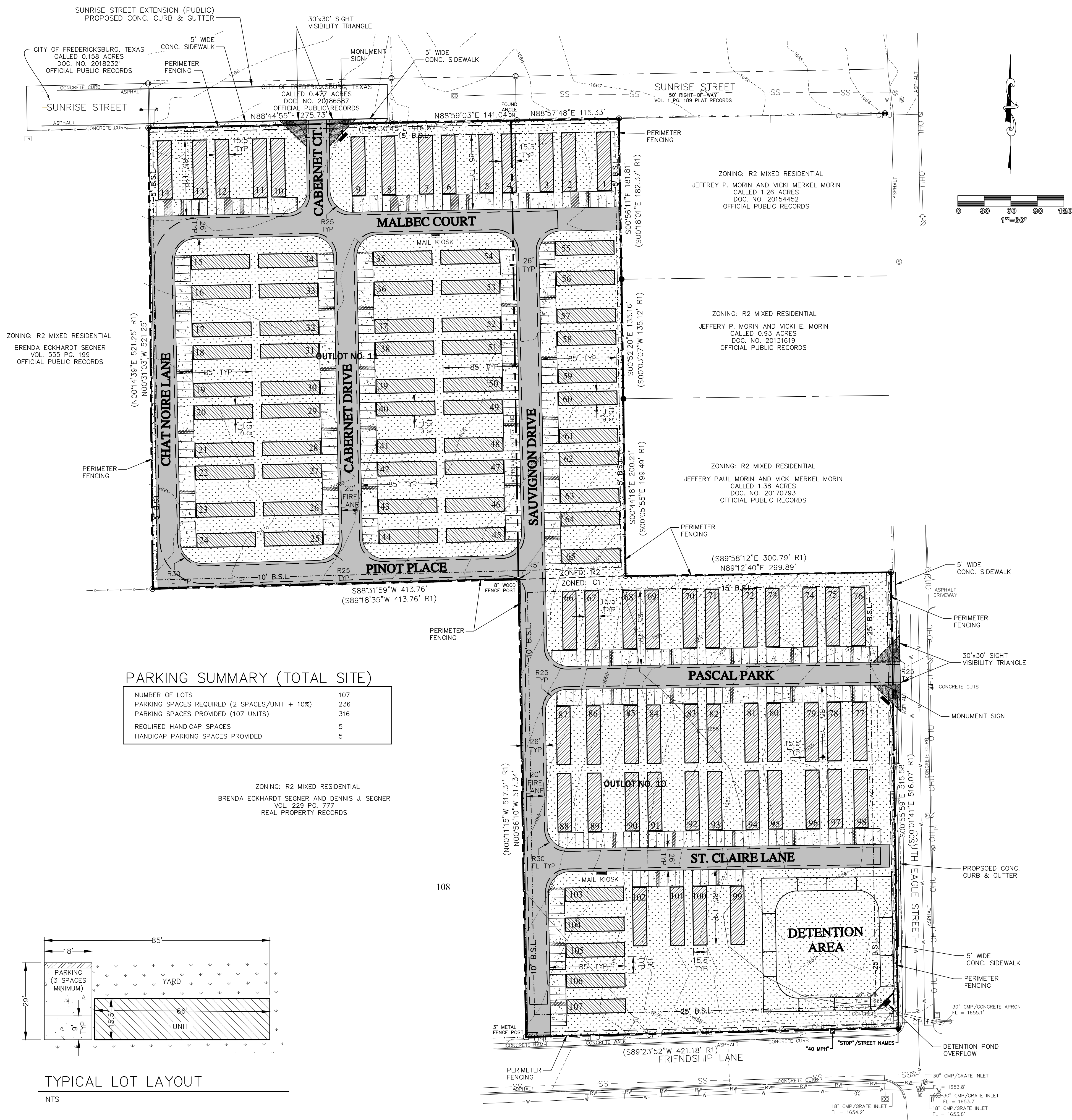
1. Revised Site Plan, including Addressing Plan and Landscape & Screening Plan

1. THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
2. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
3. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
4. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
7. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
8. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
9. FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
10. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
11. ALL SECURITY AND SAFETY LIGHTING SHALL COMPLY WITH THE CITY OF FREDERICKSBURG REQUIREMENTS AND BE 'DARK SKY' COMPLIANT.
12. ON-STREET PARKING IS NOT ALLOWED.
13. UNITS SHALL BE CONSTRUCTED NO LESS THEN 10 FEET APART.

LOTS	
NO. OF LOTS	107
MIN. LOT SIZE	34' x 90'
ROADWAY	
MIN. CURB RADIUS	12' (25' TYPICAL)
MIN. ROAD WIDTH	26'

	EXISTING STRUCTURES
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD UTILITIES
	EXISTING WASTE WATER RECLAIM LINE
	EXISTING CONCRETE CURB
	BUILDING SETBACK LINE
	EXISTING FENCE LINE
	EXISTING CULVERT
	EXISTING UTILITY POLE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING MANHOLE
B.S.L.	BUILDING SETBACK LINE

	PROPOSED BUILDING
	30'x30' SIGHT VISIBILITY TRIANGLE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRASS SEEDING
	PROPOSED ROCK RIP-RAP
	PROPOSED FIRE LANE
	PROPOSED FLOWLINE
	PROPOSED EASEMENT
	PROPOSED SCREENING FENCE
	PROPOSED CONCRETE CURB
	PROPOSED CULVERT
	PROPOSED POND OVERFLOW STRUCTURE
	PROPOSED HANDICAP PARKING SPACE



THE RESERVE AT VINEYARD OAKS

BEING A 11.37 ACRE TRACT OF LAND SITUATED IN OUTLOT NO. 10 AND
OUTLOT NO. 11 AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS
BY THE GERMAN EMIGRATION COMPANY AND BEING ALL OF A
CALLED 11.39 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO.
20204209, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS.

PETRA STELLA DEVELOPMENTS LLC	DEVELOPER
CONTACT: MATTHEW SHEARD 4514 LAKEPOINTE AVENUE ROWLETT, TX 75088	(214) 600-3894

VEI CONSULTING ENGINEERS **ENGINEER**

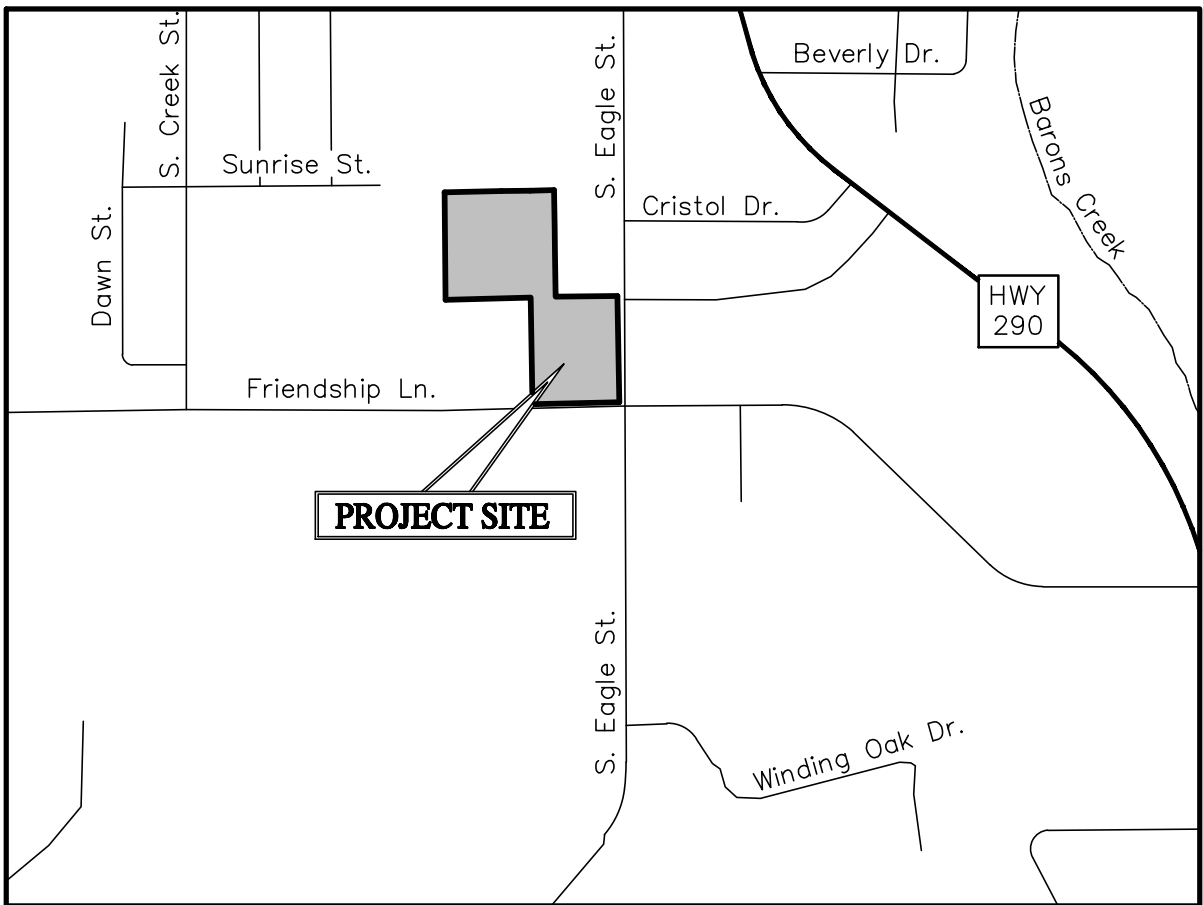
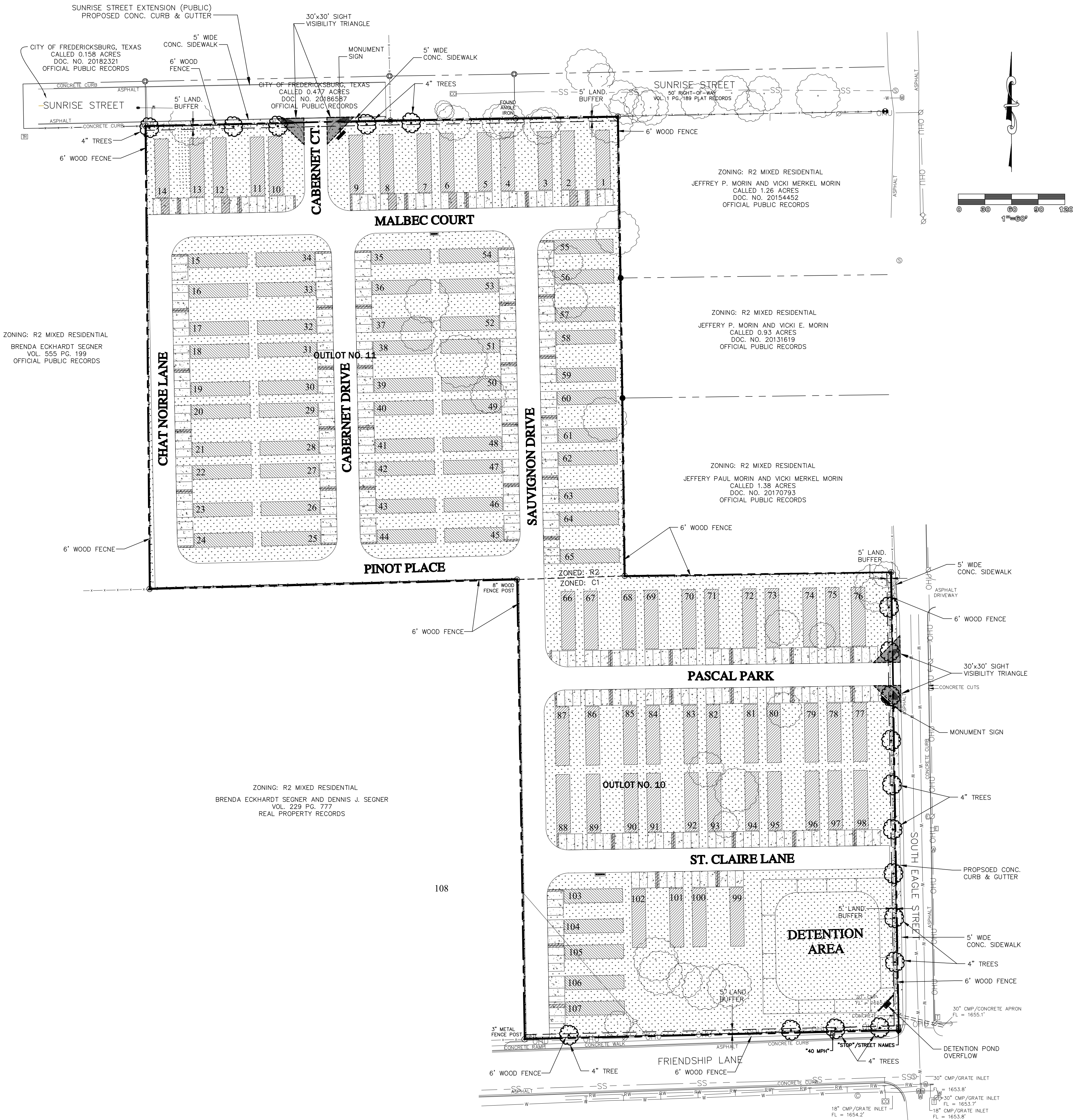
CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507-D E. HIGHWAY ST. FAX: (830) 997-6967
FREDERICKSBURG, TX 78624 Texas Registration # F-165

FILE NO: 23009

DATE: 05/12/2023 SHEET: SP1 (1 OF 6)

NOTES:

1. ALL BUILDING DIMENSIONS DERIVED FROM OWNER. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
3. REFER TO LANDSCAPE ARCHITECT PLANS FOR FINAL LANDSCAPE DESIGN.
4. 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.
5. 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.
6. ALL SECURITY AND SAFETY LIGHTING SHALL COMPLY WITH CITY REQUIREMENTS AND MUST BE "DARK SKY" COMPLIANT.



LOCATION MAP

NOT TO SCALE

LOT 1 (SOUTH) SUMMARY TABLE

LOT AREA	217,886 sq. ft. / 5.00 Ac.
CURRENT ZONING	C1 NEIGHBORHOOD COMMERCIAL
PROPOSED NUMBER OF PARKING SPACES	126
PROPOSED PAVING AREA	92,048 sq. ft.
REQUIRED INTERIOR LANDSCAPE AREA	
10 sq. ft. PER PARKING SPACE	1,260 sq. ft.
1 sq. ft. PER 100 sq. ft. OF PAVING (for the first 50,000 sq. ft. of paving)	500 sq. ft.
1 sq. ft. PER 200 sq. ft. OF PAVING (for paved areas over 50,000 sq. ft.)	210 sq. ft.
TOTAL REQUIRED LANDSCAPE AREA	1,970 sq. ft.
PROPOSED LANDSCAPE AREA	119,091 sq. ft. / 2.73 Ac.

LOT 2 (NORTH) SUMMARY TABLE

LOT AREA	277,499 sq. ft. / 6.37 Ac.
CURRENT ZONING	R2 - MIXED RESIDENTIAL
PROPOSED NUMBER OF PARKING SPACES	195
PROPOSED PAVING AREA	56,704 sq. ft.
REQUIRED INTERIOR LANDSCAPE AREA	
10 sq. ft. PER PARKING SPACE	1,950 sq. ft.
1 sq. ft. PER 100 sq. ft. OF PAVING (for the first 50,000 sq. ft. of paving)	500 sq. ft.
1 sq. ft. PER 200 sq. ft. OF PAVING (for paved areas over 50,000 sq. ft.)	34 sq. ft.
TOTAL REQUIRED LANDSCAPE AREA	2,484 sq. ft.
PROPOSED LANDSCAPE AREA	118,576 sq. ft. / 2.72 Ac.

LEGEND

---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	EXISTING TELEPHONE LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING BARBED WIRE FENCE
---	EXISTING WOOD FENCE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	PROPOSED 6-FT WOOD FENCE
---	EXISTING CONCRETE CURB
---	PROPOSED CONCRETE CURB
---	PROPOSED BUILDING
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT
---	PROPOSED GRASS/LANDSCAPING
---	SIGHT VISIBILITY EASEMENT
---	EXISTING MANHOLE
---	EXISTING UTILITY POLE
---	EXISTING TREE
---	PROPOSED TREE
---	PROPOSED HEDGE
---	PROPOSED MONUMENT SIGN

A
LANDSCAPE & SCREENING PLAN
FOR

THE RESERVE AT
VINEYARD OAKS

BEING A 11.37 ACRE TRACT OF LAND SITUATED IN OUTLOT NO. 10 AND OUTLOT NO. 11 AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS BY THE GERMAN EMIGRATION COMPANY AND BEING ALL OF A CALLED 11.39 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20204209, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS.

PETRA STELLA
DEVELOPMENTS LLC

DEVELOPER

CONTACT: MATTHEW SHEARD
4514 LAKEPOINTE AVENUE
ROWLETT, TX 75088

(214) 600-3894

VEI CONSULTING ENGINEERS

ENGINEER

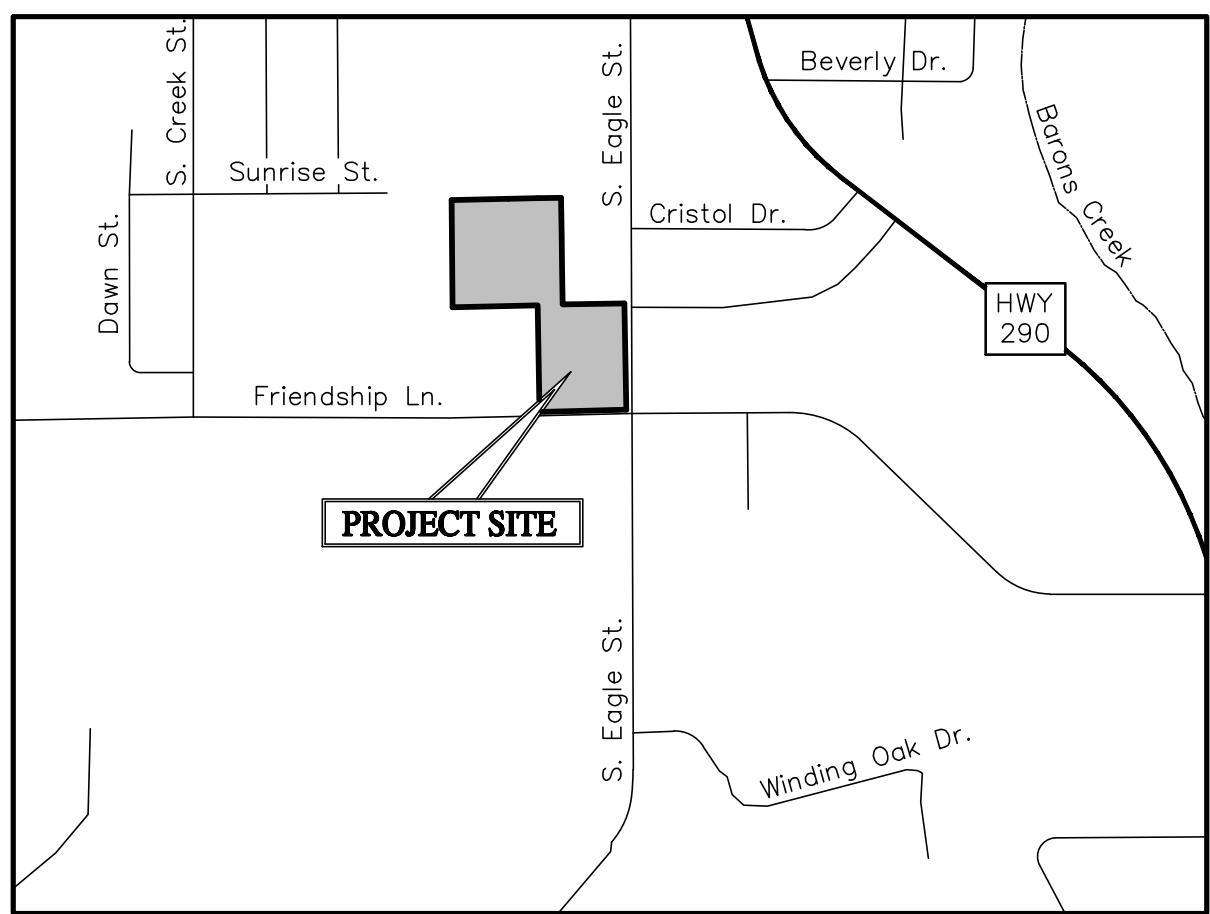
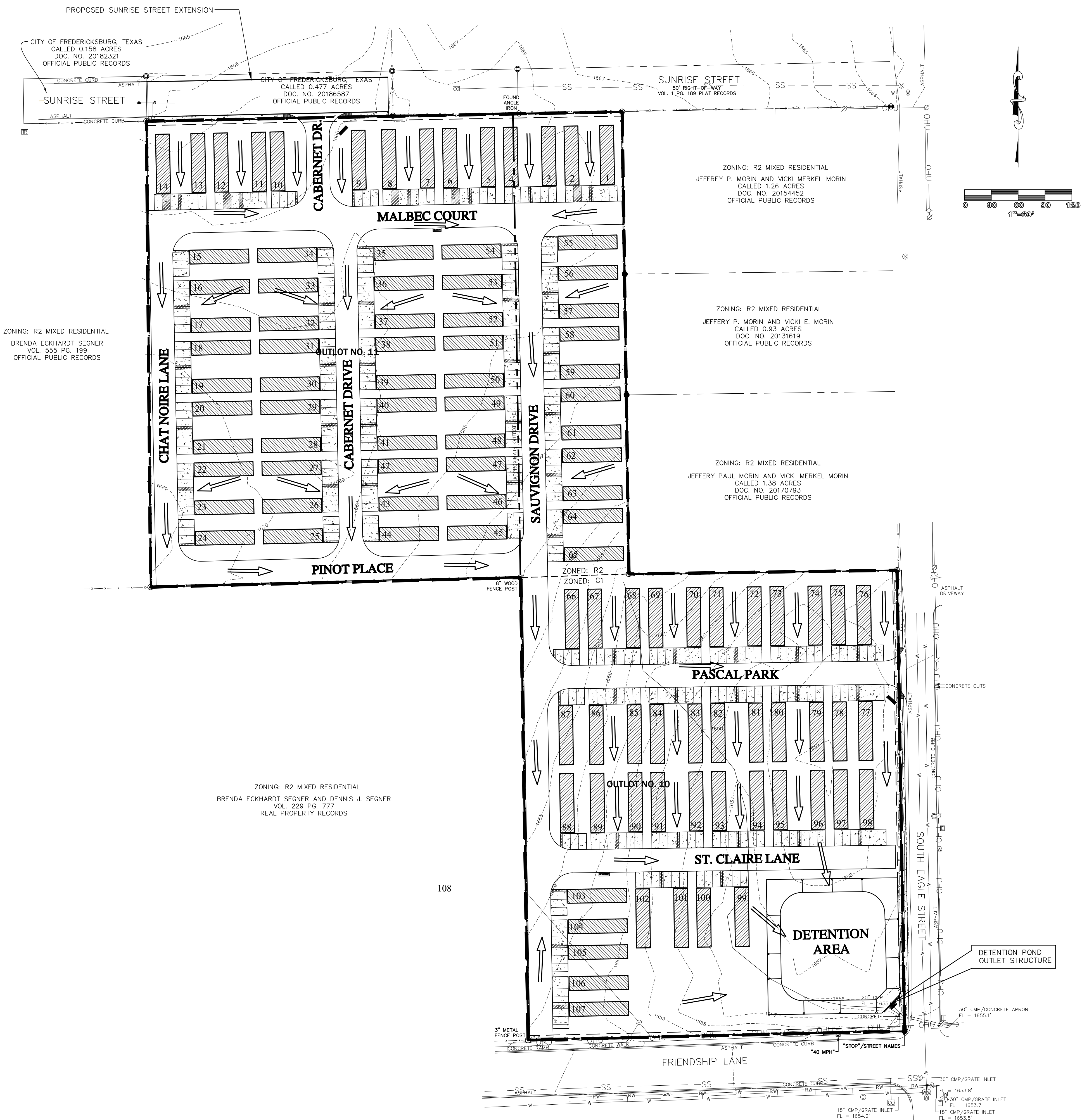
CONTACT: KEVIN W. SPRAGGINS
507-D E. HIGHWAY ST.
FREDERICKSBURG, TX 78624

(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

FILE NO: 23009

DATE: 05/12/2023

SHEET: SP2 (2 OF 6)



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE CURB
- DRAINAGE AREA BOUNDARY
- PROPOSED DRAINAGE FLOW DIRECTION

A
DRAINAGE PLAN
FOR

THE RESERVE AT
VINEYARD OAKS

BEING A 11.37 ACRE TRACT OF LAND SITUATED IN OUTLOT NO. 10 AND OUTLOT NO. 11 AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS BY THE GERMAN EMIGRATION COMPANY AND BEING ALL OF A CALLED 11.39 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20204209, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS.

PETRA STELLA DEVELOPMENTS LLC DEVELOPER

CONTACT: MATTHEW SHEARD 4514 LAKEPOINTE AVENUE ROWLETT, TX 75088 (214) 600-3894

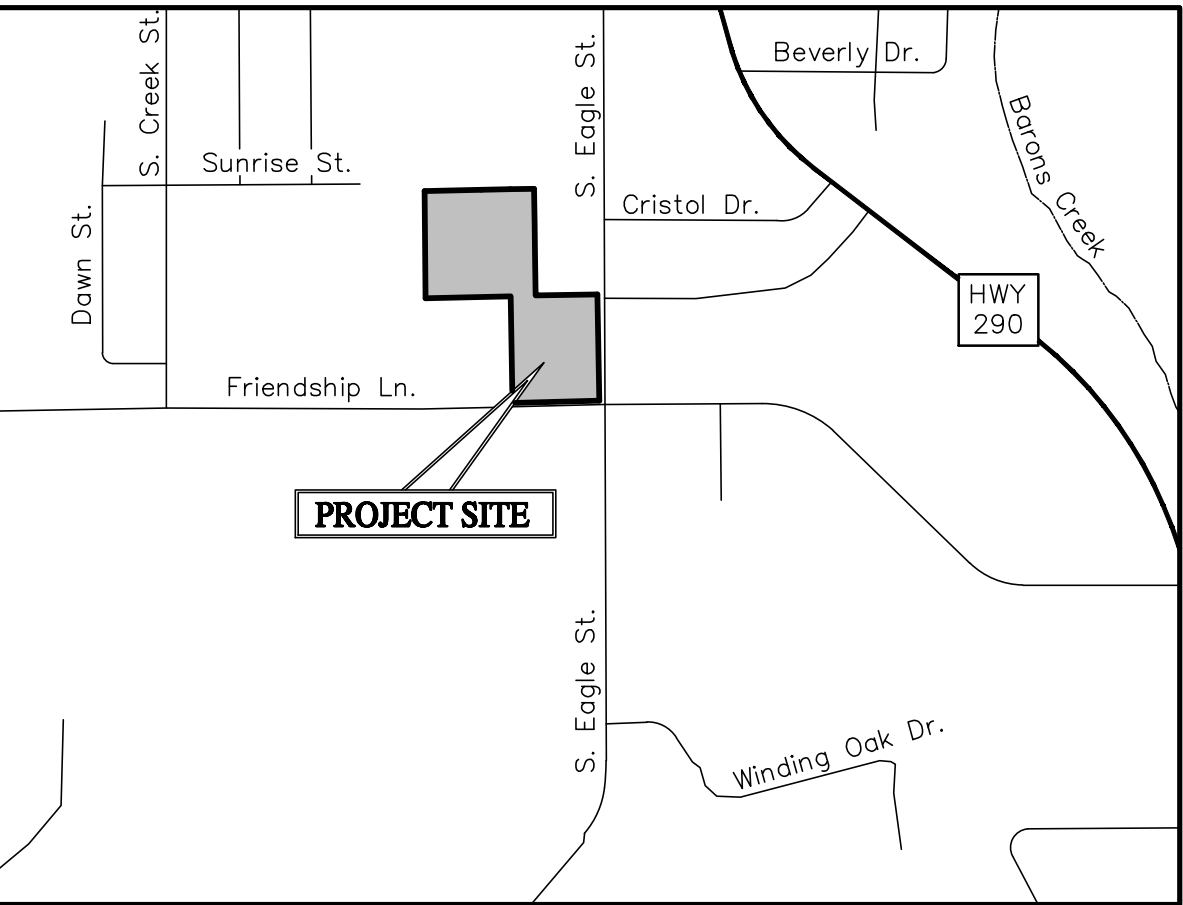
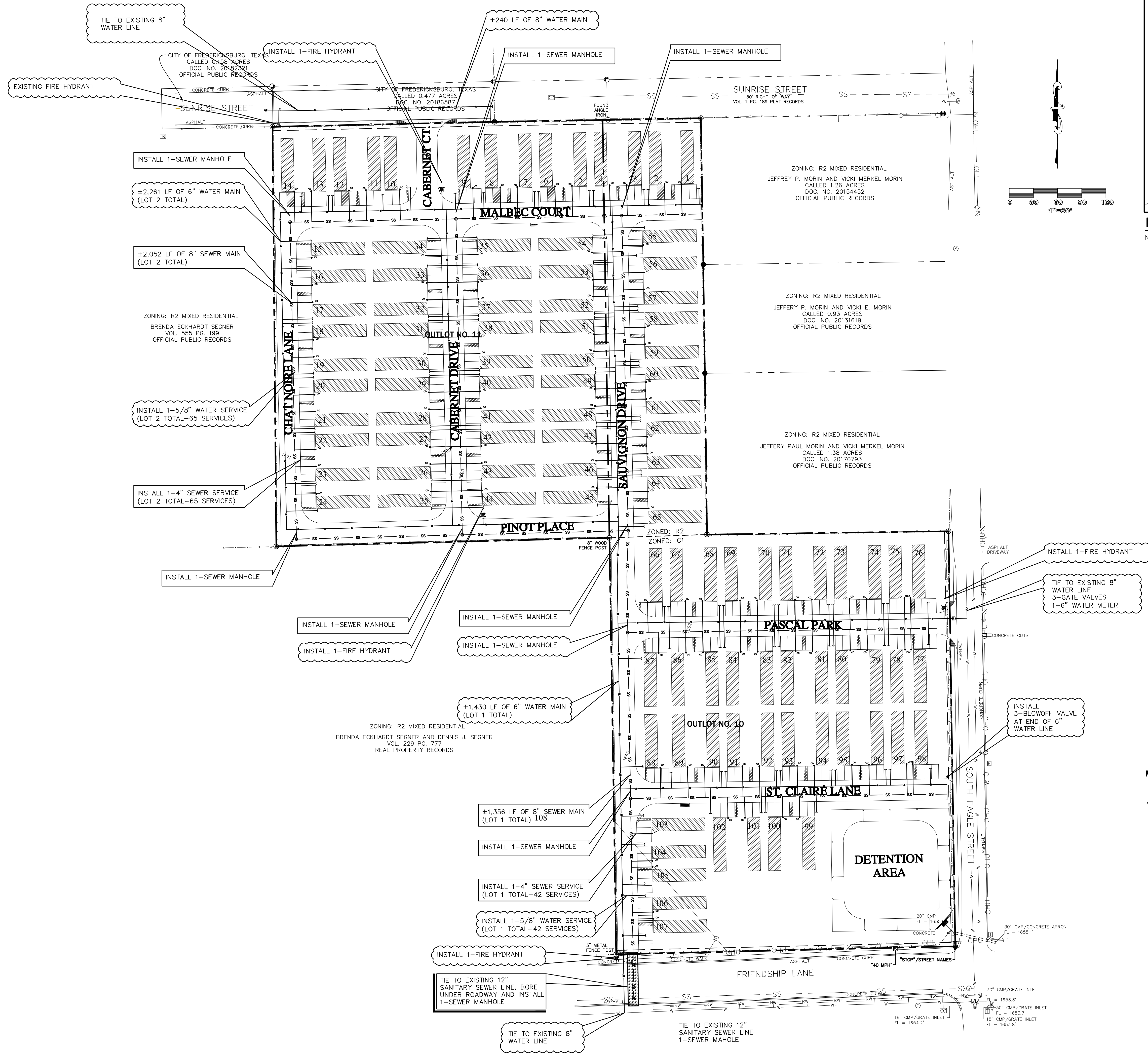
VEI CONSULTING ENGINEERS ENGINEER

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

FILE NO: 23009

DATE: 05/12/2023

SHEET: SP3 (3 OF 6)



LOCATION MAP

NOT TO SCALE

LEGEND

EXISTING

- EXISTING STRUCTURES
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITIES
- EXISTING WASTE WATER RECLAIM LINE
- EXISTING CONCRETE CURB
- BUILDING SETBACK LINE
- EXISTING FENCE LINE
- EXISTING CULVERT
- EXISTING UTILITY POLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING MANHOLE

PROPOSED

- PROPOSED BUILDING
- PROPOSED FIRE LANE
- PROPOSED CONCRETE CURB
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED EASEMENT
- PROPOSED WATER METER
- PROPOSED CLEANOUT

A
UTILITY PLAN
FOR

THE RESERVE AT VINEYARD OAKS

BEING A 11.37 ACRE TRACT OF LAND SITUATED IN OUTLOT NO. 10 AND OUTLOT NO. 11 AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS BY THE GERMAN EMIGRATION COMPANY AND BEING ALL OF A CALLED 11.39 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20204209, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS.

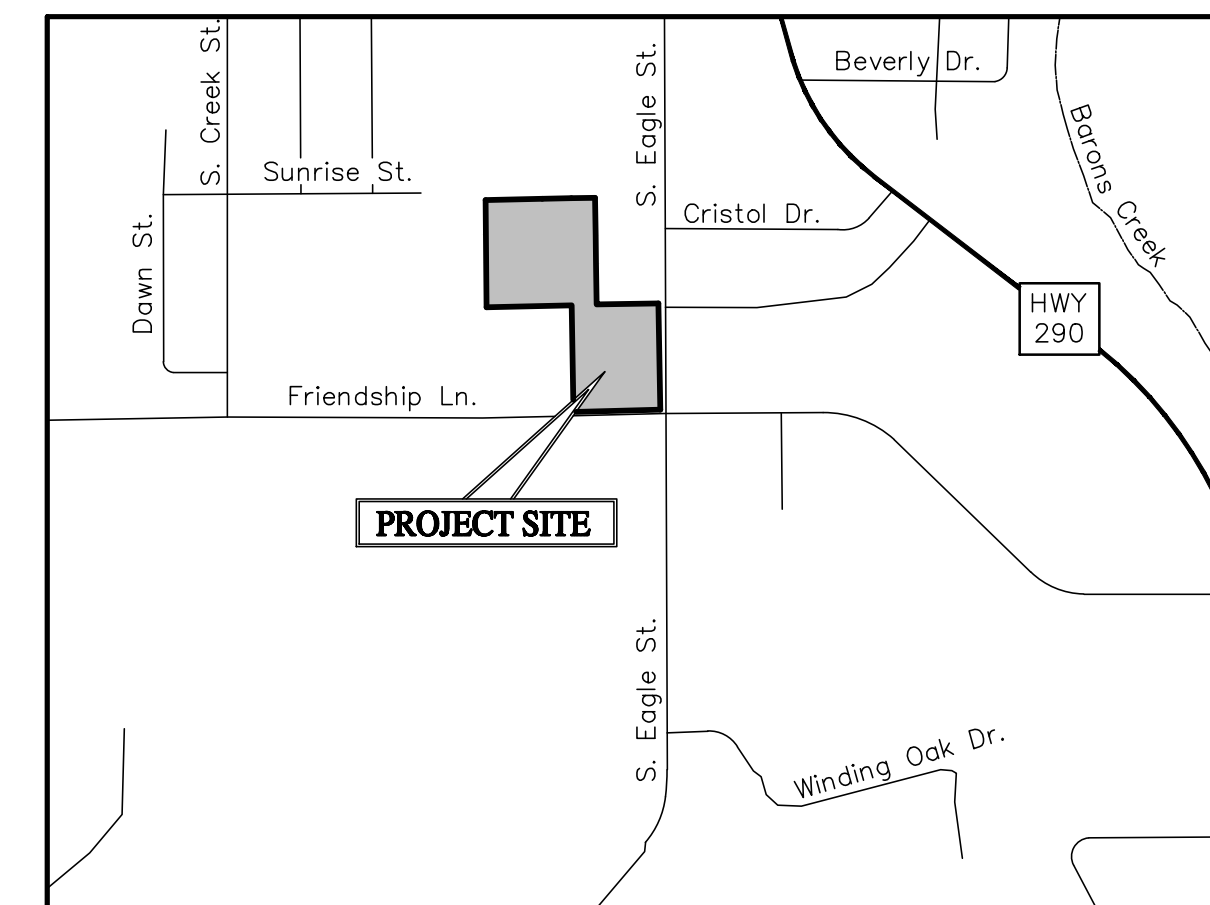
PETRA STELLA DEVELOPMENTS LLC DEVELOPER

CONTACT: MATTHEW SHEARD 4514 LAKEPOINTE AVENUE ROWLETT, TX 75088 (214) 600-3894

VEI CONSULTING ENGINEERS ENGINEER

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

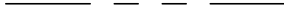
FILE NO: 23009
DATE: 05/12/2023
SHEET: SP4 (4 OF 6)



LOCATION MAP

NOT TO SCALE

LEGEND

- | | |
|---|------------------------------|
|  | PROPERTY BOUNDARY |
|  | ADJACENT PROPERTY BOUNDARY |
|  | EXISTING SANITARY SEWER |
|  | EXISTING CONCRETE CURB |
|  | EXISTING TREES TO REMAIN |
|  | EXISTING TREES TO BE REMOVED |

AN
EXISTING CONDITIONS PLAN
FOR

**PETRA STELLA
DEVELOPMENTS LLC**

CONTACT: MATTHEW SHEARD
4514 LAKEPOINTE AVENUE
ROWLETT, TX 75088

DEVELOPER

(214) 600-3894

VEI CONSULTING ENGINEERS

CONTACT: KEVIN W. SPRAGGIN
507-D E. HIGHWAY ST.
FREDERICKSBURG, TX 78624

ENGINEER

(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

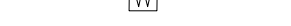
FILE NO: 23009

DATE: 05/12/2023

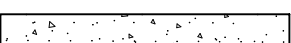
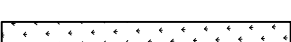
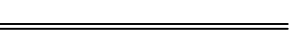
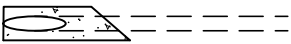
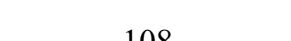
SHEET: SP5 (5 OF 6)

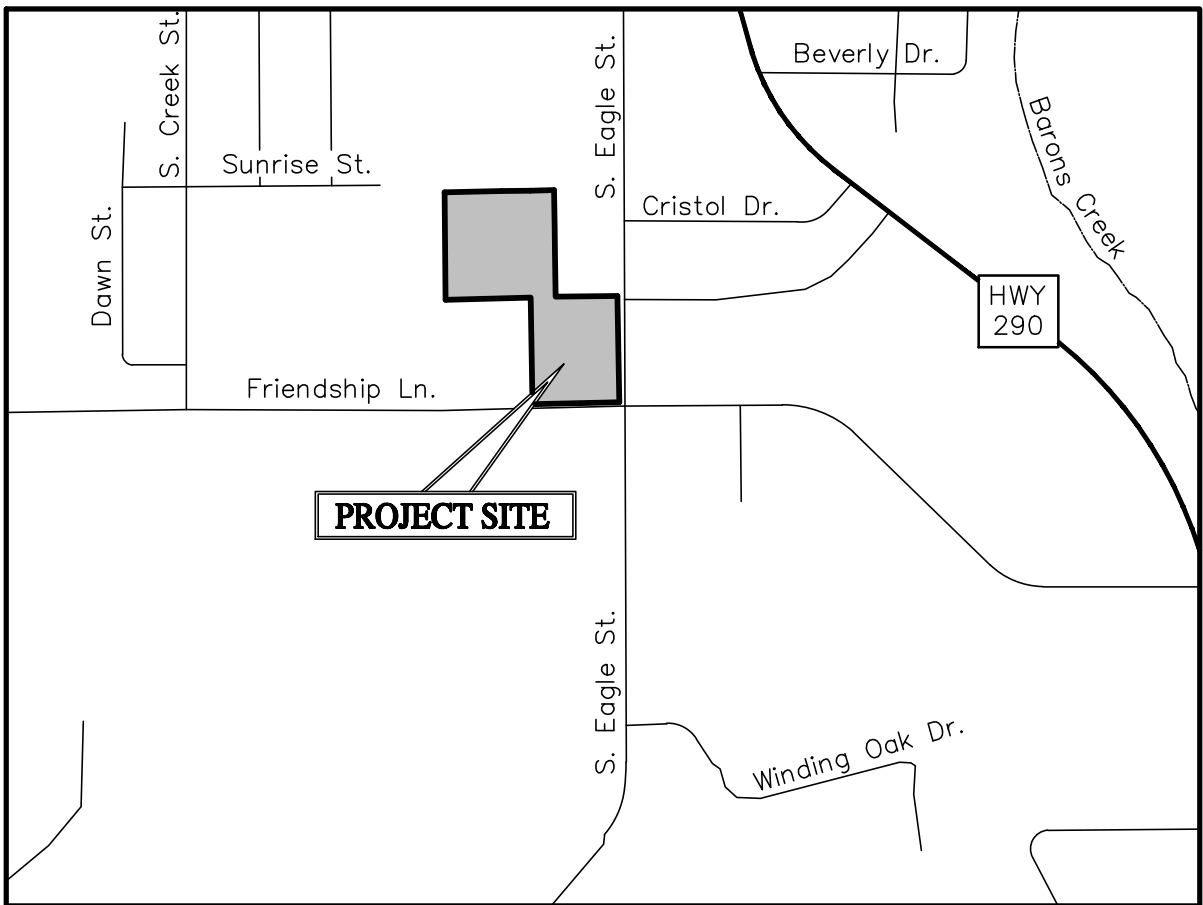
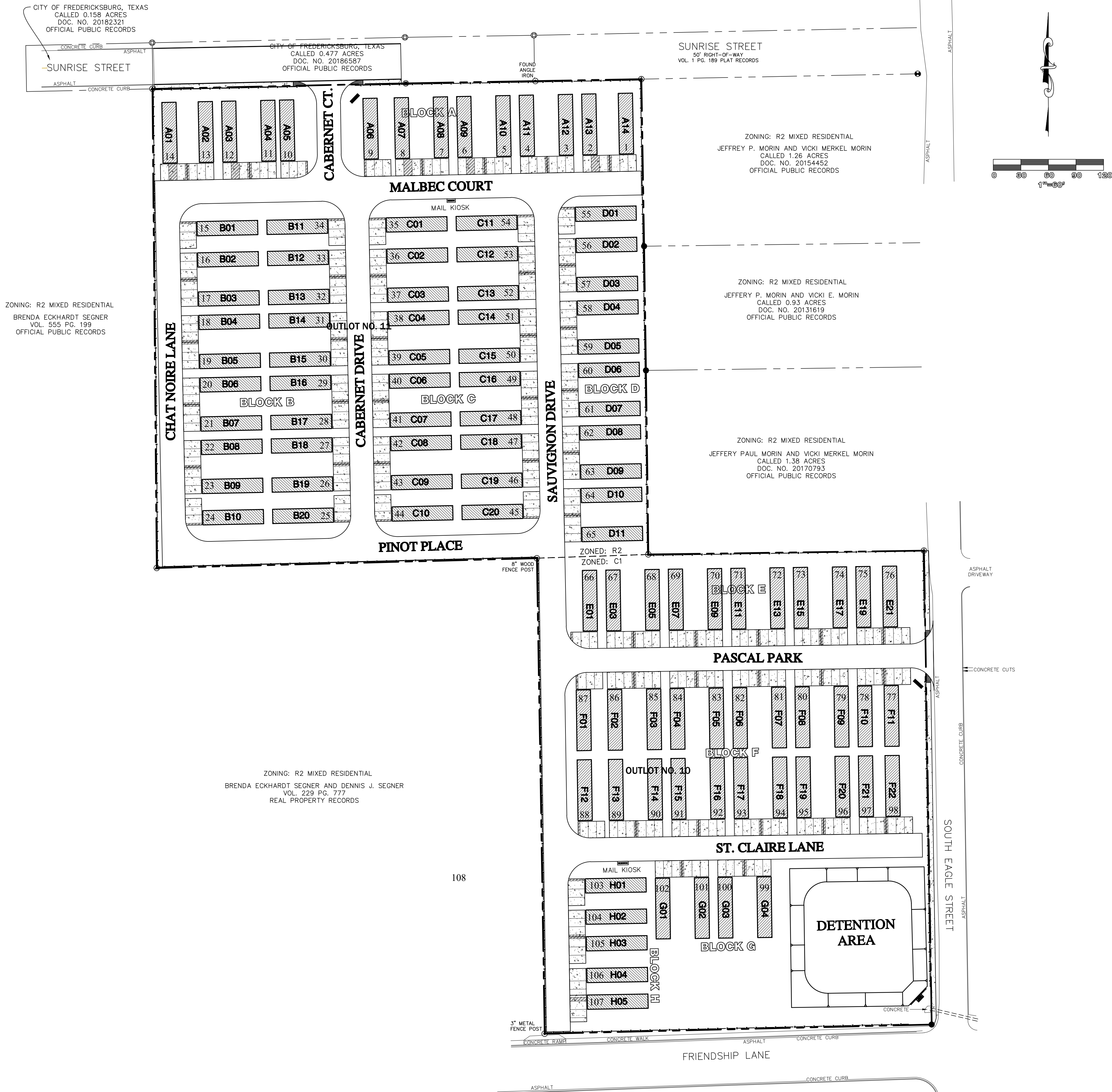
LEGEND

EXISTING

	EXISTING STRUCTURES
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD UTILITIES
	EXISTING WASTE WATER RECLAIM LINE
	EXISTING CONCRETE CURB
	BUILDING SETBACK LINE
	EXISTING FENCE LINE
	EXISTING CULVERT
	EXISTING UTILITY POLE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING MANHOLE
	B.S.L. BUILDING SETBACK LINE

PROPOSED

	PROPOSED BUILDING
	30'x30' SIGHT VISIBILITY TRIANGLE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRASS SEEDING
	PROPOSED ROCK RIP-RAP
	PROPOSED FIRE LANE
	PROPOSED FLOWLINE
	PROPOSED EASEMENT
	PROPOSED SCREENING FENCE
	PROPOSED CONCRETE CURB
	PROPOSED CULVERT
	PROPOSED POND OVERFLOW STRUCTURE
	PROPOSED ADDRESS NUMBER
	PROPOSED UNIT NUMBER



LOCATION MAP

NOT TO SCALE

AN
ADDRESSING PLAN
FOR

THE RESERVE AT
VINEYARD OAKS

BEING A 11.37 ACRE TRACT OF LAND SITUATED IN OUTLOT NO. 10 AND
OUTLOT NO. 11 AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS
BY THE GERMAN EMIGRATION COMPANY AND BEING ALL OF A
CALLED 11.39 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO.
20204209, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS.

PETRA STELLA
DEVELOPMENTS LLC

DEVELOPER

CONTACT: MATTHEW SHEARD
4514 LAKEPOINTE AVENUE
ROWLETT, TX 75088

(214) 600-3894

VEI CONSULTING ENGINEERS

ENGINEER

CONTACT: KEVIN W. SPRAGGINS
507-D E. HIGHWAY ST.
FREDERICKSBURG, TX 78624

(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

FILE NO: 23009

DATE: 05/12/2023

SHEET: SP6 (6 OF 6)

Sec. 7.131. Review and Evaluation Criteria.

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

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

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

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

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

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

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



South Eagle looking South towards Friendship Lane



South Eagle looking South towards Friendship Lane



Subject property looking South towards Friendship Lane



Intersection of South Eagle and Friendship Lane



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: June 7, 2023

CATEGORY: ACTION ITEMS

CAPTION: SP-2306 - Request by KEVIN SPRAGGINS with VEI to consider a SITE PLAN FOR A HOTEL COMPLEX LOCATED AT 1100 FRIENDSHIP LANE.

PRESENTATION:

SUMMARY:

A site plan has been submitted to develop a property located at 1100 Friendship Lane. The proposed development would include 3 separate hotels that are 3-stories each with a total of 409 rooms and 2 pools. The development is proposing internal sidewalks to assist with pedestrian connectivity and is matching their primary entrance with the Walmart access drive across Friendship Lane.

BACKGROUND:

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

Site Area: 351,965 Square Feet (8.08 acres)

Zoning: C2, Commercial [Sec. 3.210](#)

Building Coverage: 19% (64,740 sq ft) (75% maximum) [Sec. 3.210](#)

Impervious Coverage: 77 % (269,977 sq ft) (80% maximum) [Sec. 3.210](#)

Heights: 3 Story (38") Max Building Height 38 Feet [Sec. 3.210](#)

Parking: 324 provided (First 50 Rooms: 1.10 spaces per room. Each additional room over 50 rooms: 1.0 space per room. Other use activities within hotel/motel: 100%) [Sec. 7.863](#)

Utilities: Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense, to serve the property.

Detention: Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.

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 (50) lineal feet. In addition, a hedge, wall, or other durable landscape barrier Page 26 of 41 of at least two (2) feet in height shall be placed along the perimeter. [Sec. 7.920](#)

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff has concerns regarding the placement and size of the buildings given the 2-story multi-family use to the west, the single-story retail building to the east (Sutherlands), the RV park and Single Family Residential uses to the south, and elevation changes and the single-story building (Walmart) to the north. [Sec. 7.131](#), review and evaluation criteria for Site Plans provides the Commission the ability to review Arrangements of Buildings as well as Size and supports modifications to site plans that would result in increased compatibility. In addition, the loading and unloading zones are not clearly defined, nor are the back-of house operations such as trash.

Staff recommends elevations are submitted and reviewed to better understand the full impact of the development. The three structures are proposed to be the maximum building height. Only one of the structures is designed to face the street and it is set to the rear of the property. The other structures (first phase) have their side elevations facing the street.

If it is the Commission's desire to approve the development, Staff would recommend approval be conditioned upon the following:

Approval of a Final Plat
Approval of an Addressing Plan
Approval of Landscaping and Screening Plan
Approval of Civil Construction Plans

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. SP-2306 Response to Comments
2. SP-2306 Revised Site Plan
3. Sec. 7.131.____Review_and_Evaluation_Criteria. (1)
4. SP-2306 Project Application
5. Surrounding Land Use Images
6. Surrounding Land Uses

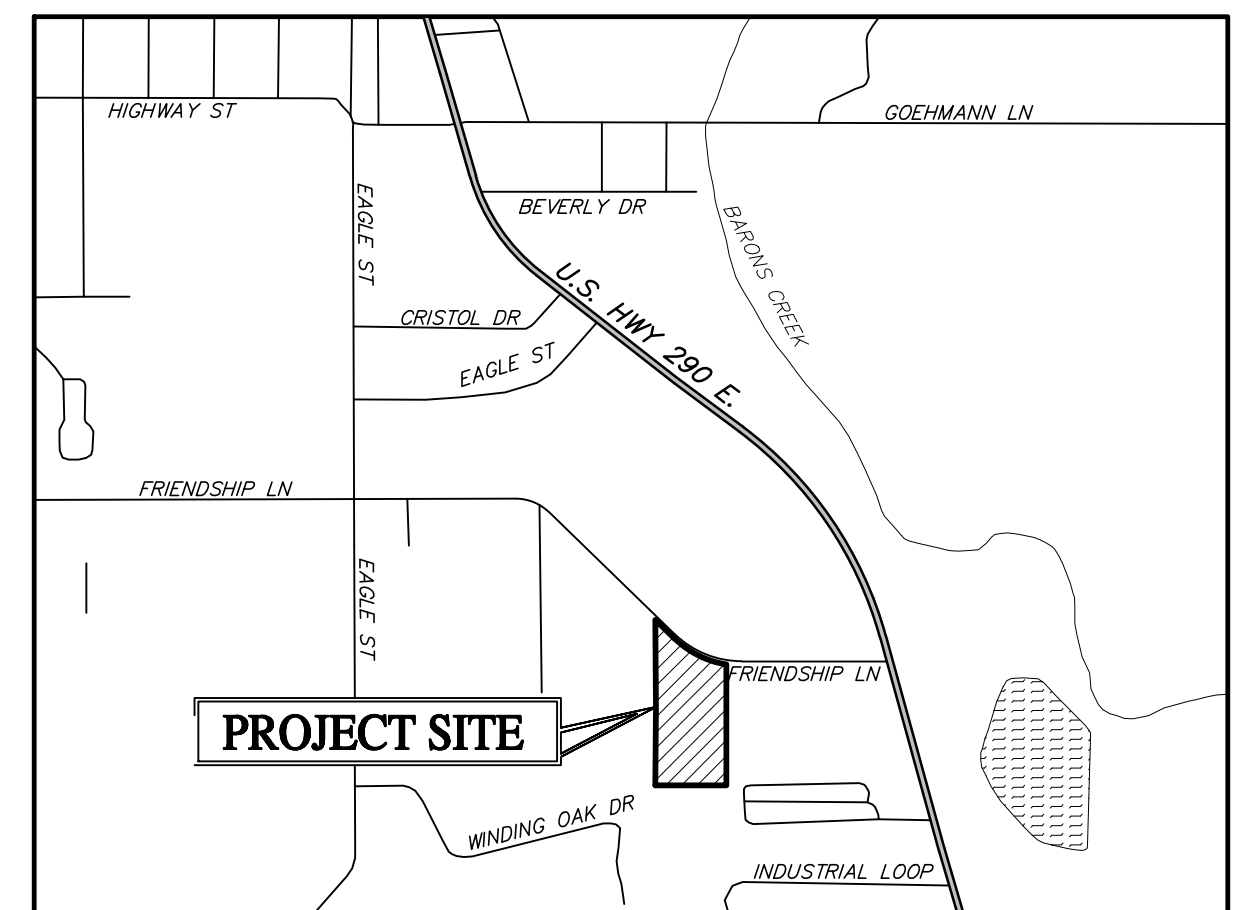
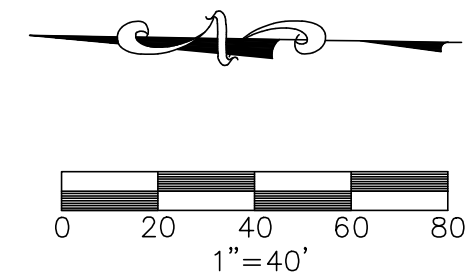
APPROVAL/REVIEW:

1. 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.

2. 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	387.11'	377.52'	S 68°45'45" E	44°21'35"

LINE	BEARING	DISTANCE
L1	S 88°45'37" W	110.91'



NOT TO SCALE

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING CONTOURS
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING WATER LINE (SIZE NOTED)
	EXISTING SAN. SEWER LINE (SIZE NOTED)
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING BARBED WIRE FENCE
	EXISTING WOOD FENCE
	EXISTING CONCRETE CURB
	EXISTING CONCRETE
	EXISTING EASEMENT
	BUILDING SETBACK LINE

PROPOSED HOTEL COMPLEX

AN 8.08 ACRE TRACT OUT OF THE WILLIAM H. ANDERSON
SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS
AND BEING OUT OF THE REMAINING PORTION OF A CALLED
63.52 ACRE TRACT, RECORDED IN VOLUME 111, PAGE 746, DEED
RECORDS OF GILLESPIE COUNTY, TEXAS.

CONTACT: AL RAJABI
128 WESTCOURT LANE
SAN ANTONIO, TX 78257

(210) 410-4180

CONTACT: KEVIN W. SPRAGGINS, P.E.
507 E. HIGHWAY ST. SUITE D
FREDERICKSBURG, TX 78624

(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

DATE: 05/12/2023

SHEET: SP1 (1 OF 4)

NOTES:

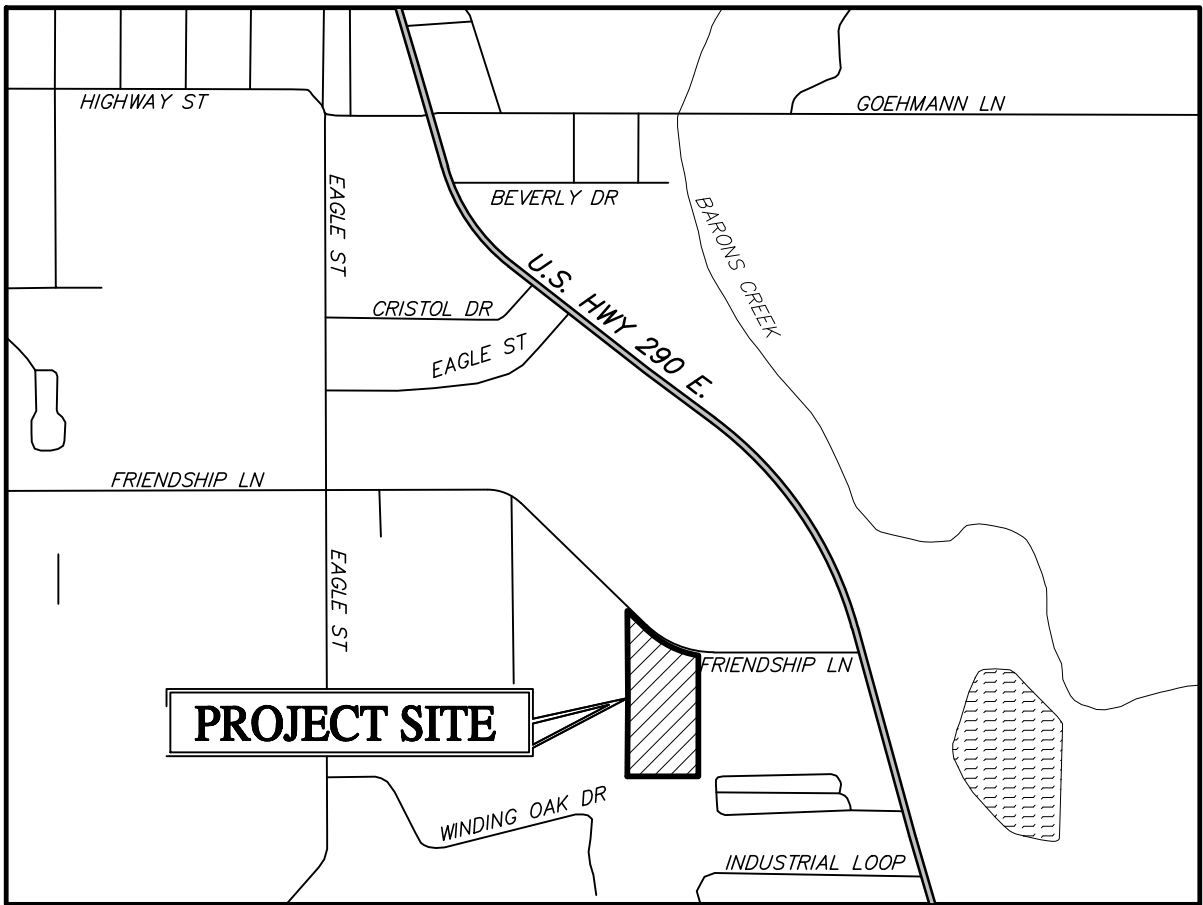
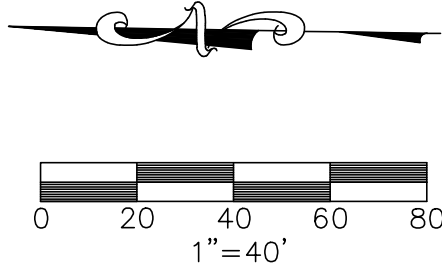
1. THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
2. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
3. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS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

PARKING SUMMARY

PROPOSED COURTYARD BY MARRIOTT	
NO. OF GUEST ROOMS	105 ROOMS
PARKING SPACES REQUIRED	
1ST 50 GUEST ROOMS: 1.1 SPC/ ROOM	55 SPACES
EACH ADDITIONAL GUEST ROOM: 1 SPC/ ROOM	55 SPACES
REQUIRED PARKING	110 SPACES
PROPOSED HOME2SUITES BY HILTON	
NO. OF GUEST ROOMS	102 ROOMS
PARKING SPACES REQUIRED	
1ST 50 GUEST ROOMS: 1.1 SPC/ ROOM	55 SPACES
EACH ADDITIONAL GUEST ROOM: 1 SPC/ ROOM	52 SPACES
REQUIRED PARKING	107 SPACES
PROPOSED TOWNEPLACE SUITES BY MARRIOTT	
NO. OF GUEST ROOMS	102 ROOMS
PARKING SPACES REQUIRED	
1ST 50 GUEST ROOMS: 1.1 SPC/ ROOM	55 SPACES
EACH ADDITIONAL GUEST ROOM: 1 SPC/ ROOM	52 SPACES
REQUIRED PARKING	107 SPACES
TOTAL REQUIRED PARKING	324 SPACES
PARKING SPACES PROVIDED	
REQUIRED NO. OF HANDICAP SPACES	2 VAN + 6 STANDARD
PROPOSED NO. OF HANDICAP SPACES	3 VAN + 5 STANDARD

SUMMARY TABLE

LOT AREA	351,965 sq. ft. / 8.08 Ac.
CURRENT ZONING	C2 COMMERCIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	5,000 sq. ft.
MINIMUM LOT WIDTH	50 ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	15 ft.
MINIMUM STREET SIDE YARD SETBACK	15 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	0 ft.
MINIMUM REAR YARD SETBACK	0 ft.
MAXIMUM BUILDING HEIGHT	
MAXIMUM BUILDING COVERAGE	75%
MAXIMUM IMPERVIOUS COVERAGE	80%
PROPOSED LOT COVERAGES	
PROPOSED BUILDING HEIGHT (MAX.)	3 STORIES, 38 ft.
PROPOSED BUILDING COVERAGE	19%
3 HOTELS	
PROPOSED BUILDING AREA	
HOME2SUITES BY HILTON	21,337 sq. ft.
COURTYARD BY MARRIOTT	22,194 sq. ft.
TOWNEPLACE SUITES BY MARRIOTT	21,209 sq. ft.
TOTAL	64,740 sq. ft.
PROPOSED IMPERVIOUS PERCENTAGE	
IMPERVIOUS AREA	269,977 sq. ft. / 6.20 Ac.
PERVIOUS AREA	81,988 sq. ft. / 1.88 Ac.



LOCATION MAP

NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- - - -1500- - - EXISTING CONTOURS
- ⊙ EXISTING MANHOLE
- ⊘ EXISTING UTILITY POLE
- OHU EXISTING OVERHEAD UTILITY LINE
- W W EXISTING WATER LINE (SIZE NOTED)
- SS EXISTING SAN. SEWER LINE (SIZE NOTED)
- T T EXISTING TELEPHONE LINE
- FO FO EXISTING FIBER OPTIC LINE
- x x x x EXISTING BARBED WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING CONCRETE CURB
- EXISTING CONCRETE
- EXISTING EASEMENT
- BUILDING SETBACK LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRASS SEEDING
- PROPOSED CONCRETE CURB
- PROPOSED FIRE LANE
- PROPOSED HANDICAP SPACE
- PROPOSED NUMBER OF PARKING SPACES

A
SITE PLAN
FOR

PROPOSED HOTEL
COMPLEX

1100 FRIENDSHIP LANE, FREDERICKSBURG, TEXAS

AN 8.08 ACRE TRACT OUT OF THE WILLIAM H. ANDERSON
SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS
AND BEING OUT OF THE REMAINING PORTION OF A CALLED
63.52 ACRE TRACT, RECORDED IN VOLUME 111, PAGE 746, DEED
RECORDS OF GILLESPIE COUNTY, TEXAS.

CORTILE VINO LP

CONTACT: AL RAJABI
128 WESTCOURT LANE
SAN ANTONIO, TX 78257

OWNER

(210) 410-4180

VEI CONSULTING ENGINEERS

CONTACT: KEVIN W. SPRAGGINS, P.E.
507 E. HIGHWAY ST. SUITE D
FREDERICKSBURG, TX 78624

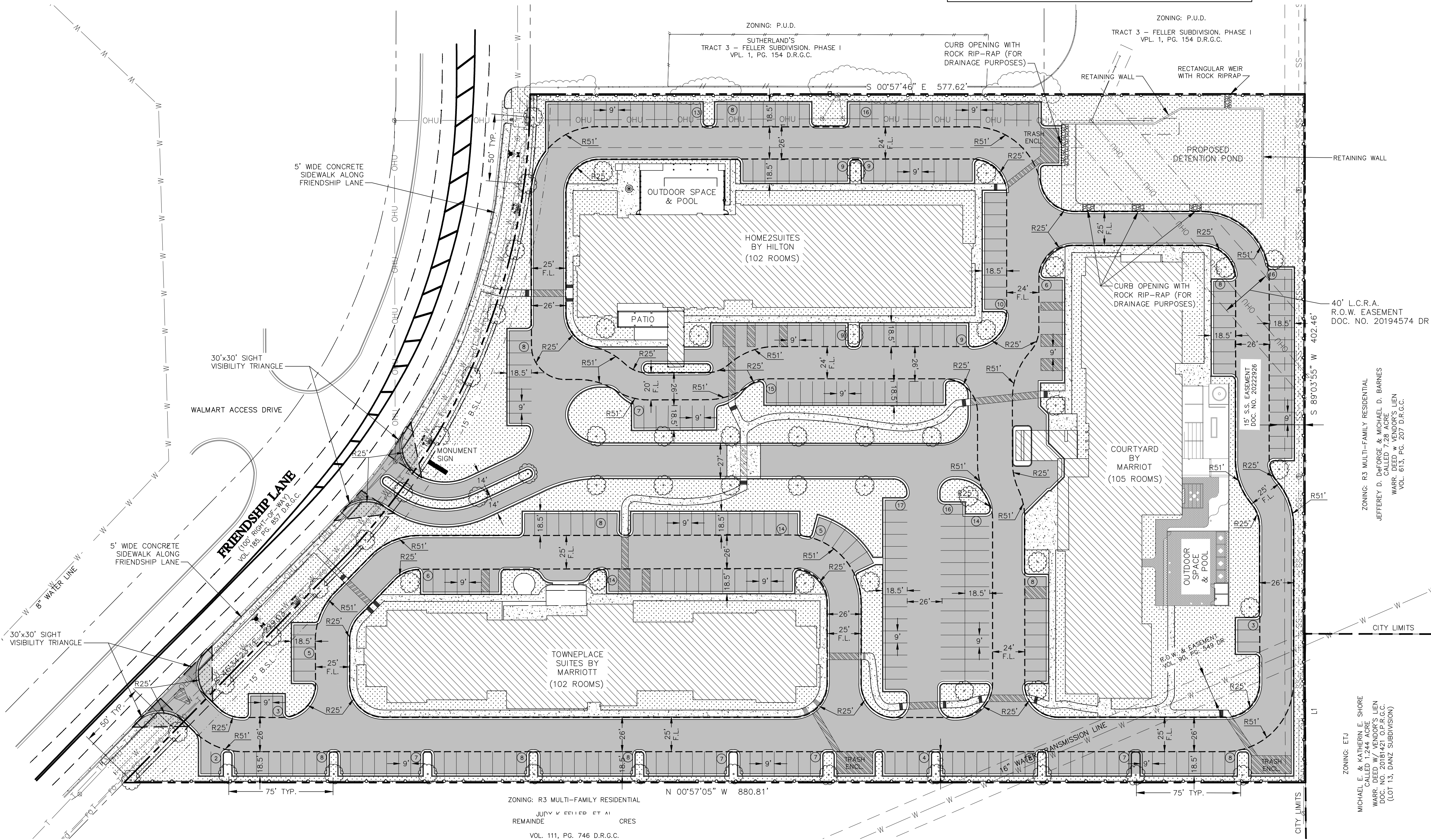
ENGINEER

(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

FILE NO: 21120

DATE: 05/12/2023

SHEET: SP2 (2 OF 4)

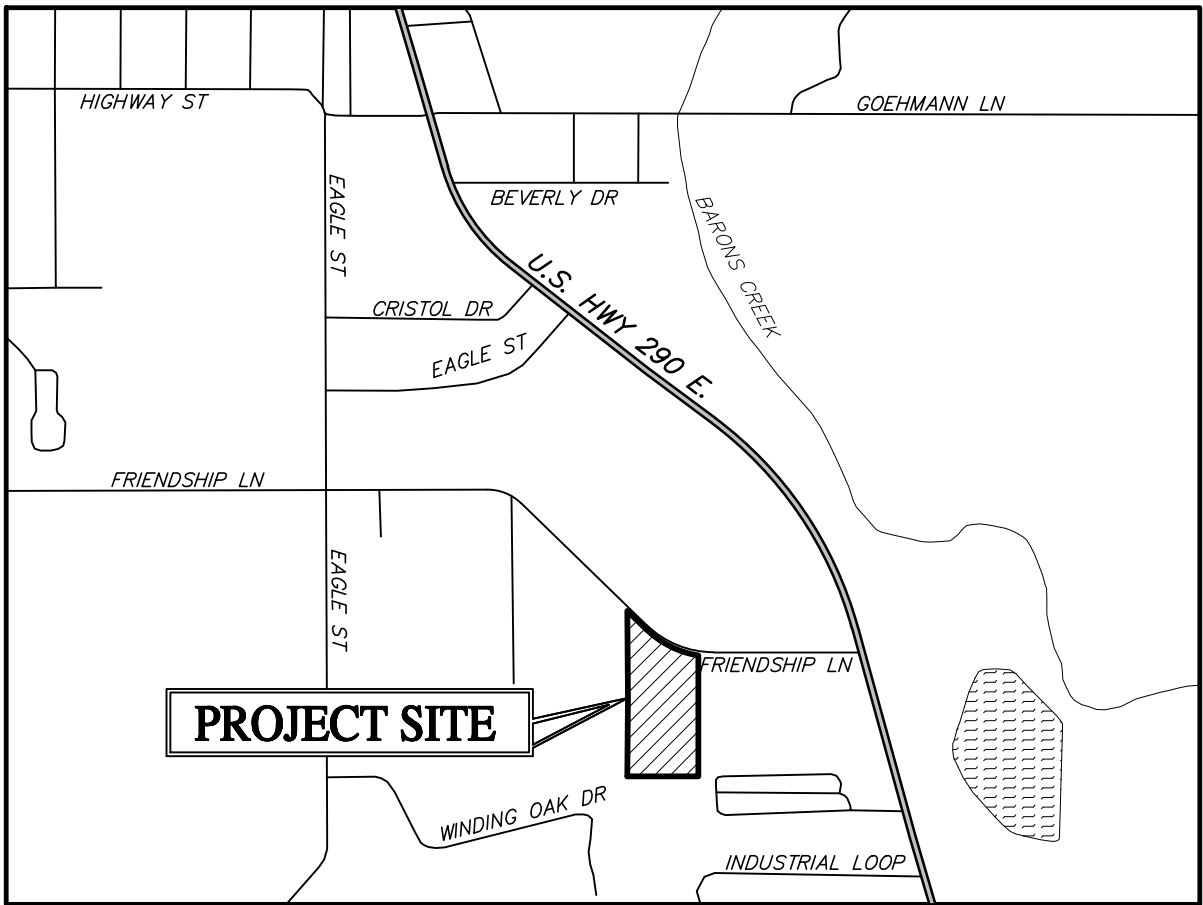


NOTES:

1. ALL BUILDING DIMENSIONS DERIVED FROM OWNER. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
3. REFER TO LANDSCAPE ARCHITECT PLANS FOR FINAL LANDSCAPE DESIGN.
4. 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.
5. 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.
6. ALL SECURITY AND SAFETY LIGHTING SHALL BE FULLY SHIELDED AND COMPLY WITH 'DARK SKY' COMPLIANT (REF. CITY OF FREDERICKSBURG ARTICLE XV – OUTDOOR LIGHTING)

SUMMARY TABLE

LOT AREA	351,965 sq. ft. / 8.08 Ac.
CURRENT ZONING	C2 COMMERCIAL
PROPOSED NUMBER OF PARKING SPACES	324
PROPOSED PAVING AREA	205,237 sq. ft.
REQUIRED INTERIOR LANDSCAPE AREA	
10 sq. ft. PER PARKING SPACE	3,240 sq. ft.
1 sq. ft. PER 100 sq. ft. OF PAVING (for the first 50,000 sq. ft. of paving)	500 sq. ft.
1 sq. ft. PER 200 sq. ft. OF PAVING (for paved areas over 50,000 sq. ft.)	776 sq. ft.
TOTAL REQUIRED LANDSCAPE AREA	4,516 sq. ft.
PROPOSED LANDSCAPE AREA	81,988 sq. ft. / 1.88 Ac.
REQUIRED NUMBER OF TREES (1 for each 100 sq. ft. of required landscape area)	45 TREES
PROPOSED NUMBER OF TREES	60 TREES



LOCATION MAP

NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING OVERHEAD UTILITY LINE
- OHU
- W
- SS
- T
- FO
- EXISTING BARBED WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED 6-FT WOOD FENCE
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRASS/LANDSCAPING
- SIGHT VISIBILITY EASEMENT
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED HEDGE
- PROPOSED MONUMENT SIGN

A
LANDSCAPE & SCREENING PLAN
FOR

PROPOSED HOTEL
COMPLEX

1100 FRIENDSHIP LANE, FREDERICKSBURG, TEXAS

AN 8.08 ACRE TRACT OUT OF THE WILLIAM H. ANDERSON
SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS
AND BEING OUT OF THE REMAINING PORTION OF A CALLED
63.52 ACRE TRACT, RECORDED IN VOLUME 111, PAGE 746, DEED
RECORDS OF GILLESPIE COUNTY, TEXAS.

CORTILE VINO LP

CONTACT: AL RAJABI
128 WESTCOURT LANE
SAN ANTONIO, TX 78257

OWNER

(210) 410-4180

VEI CONSULTING ENGINEERS

CONTACT: KEVIN W. SPRAGGINS, P.E.
507 E. HIGHWAY ST. SUITE D
FREDERICKSBURG, TX 78624

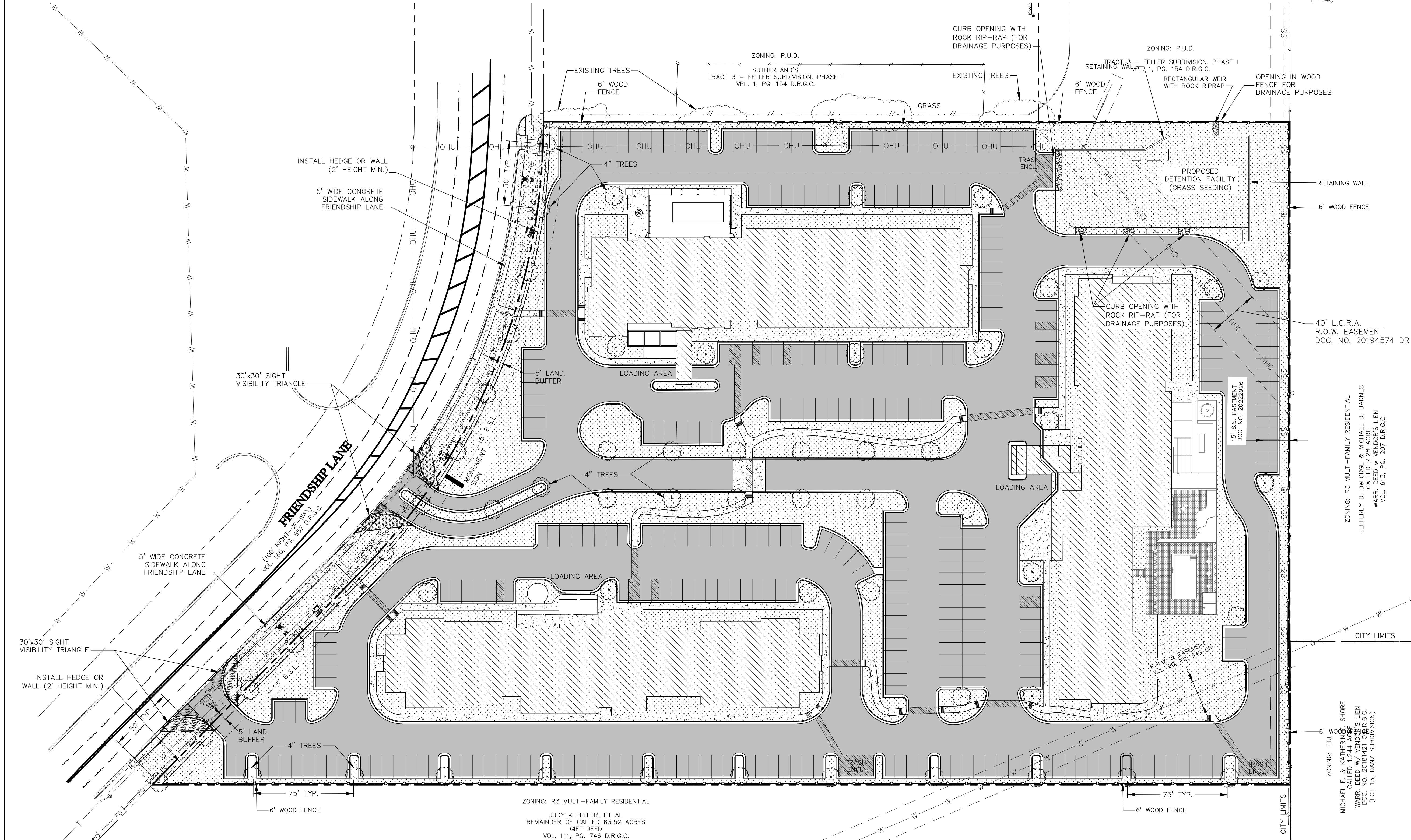
ENGINEER

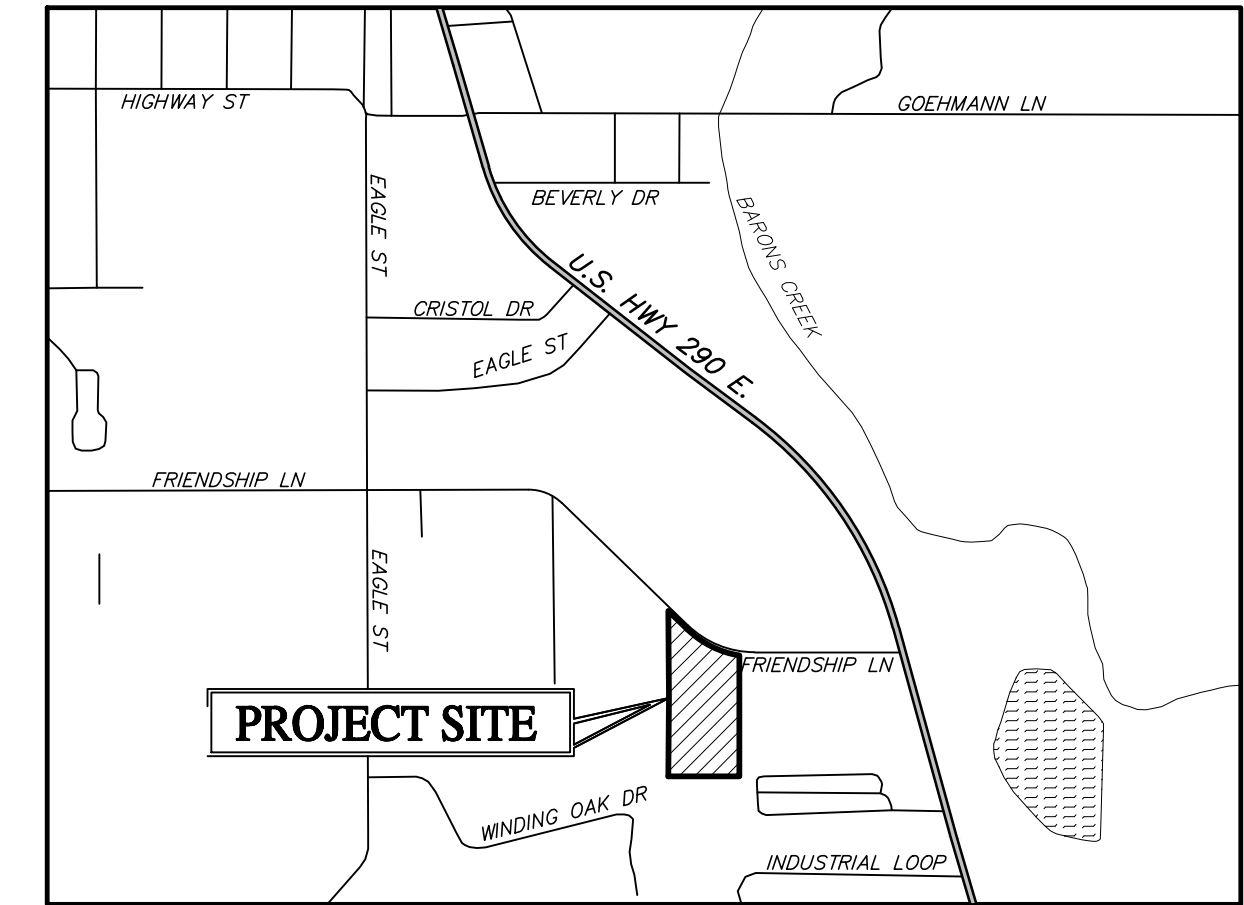
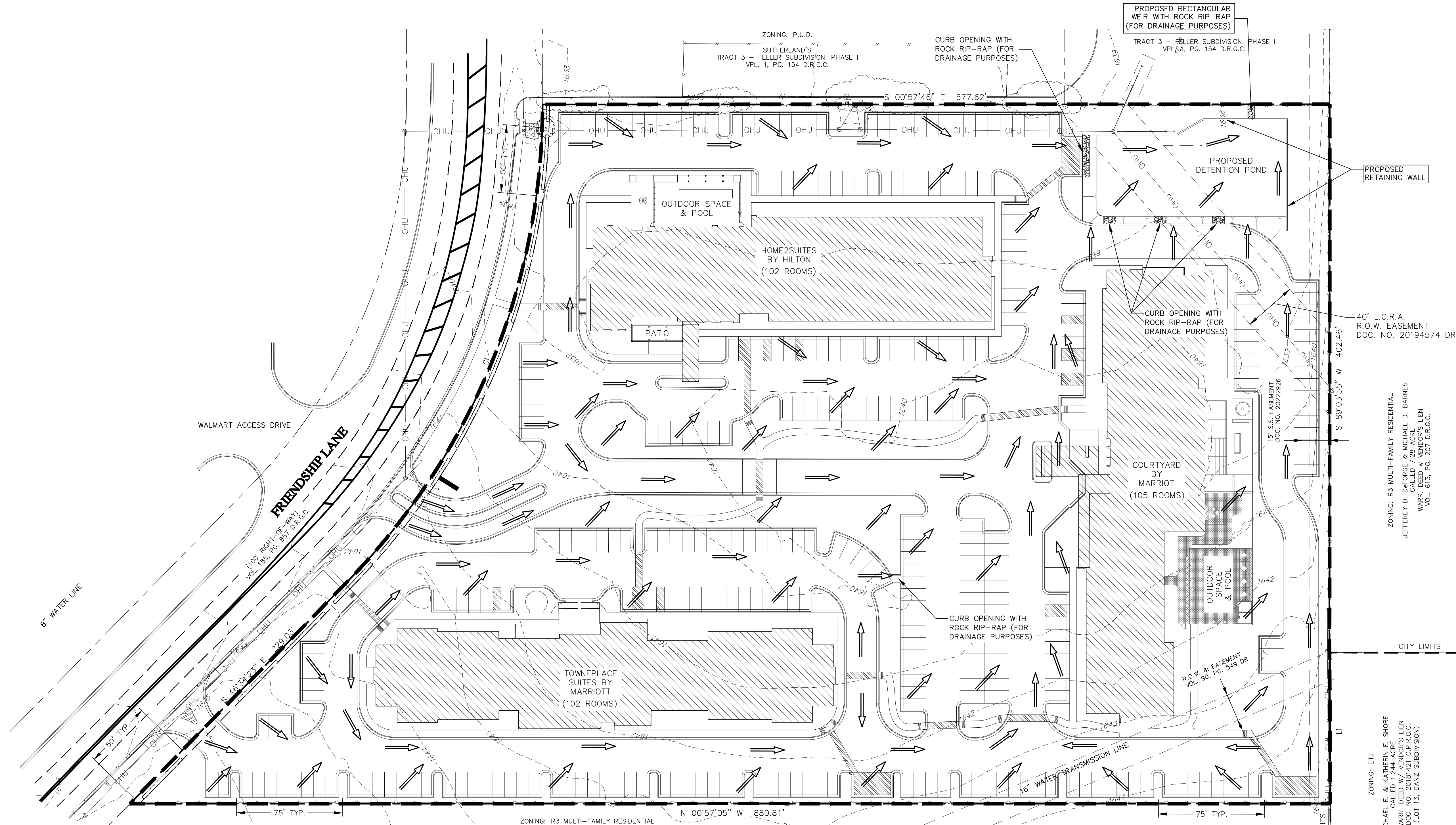
(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

FILE NO: 21120

DATE: 05/12/2023

SHEET: SP3 (3 OF 5)





LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- OHU --- EXISTING OVERHEAD UTILITY LINE
- -1600--- EXISTING CONTOURS
- [Hatched Box] PROPOSED BUILDING
- [Double Line] PROPOSED CONCRETE CURB
- DRAINAGE AREA BOUNDARY
- [Arrow] PROPOSED DRAINAGE FLOW DIRECTION
- [Circle with Cross] EXISTING UTILITY POLE

A
DRAINAGE PLAN
FOR

PROPOSED HOTEL
COMPLEX

1100 FRIENDSHIP LANE, FREDERICKSBURG, TEXAS

AN 8.08 ACRE TRACT OUT OF THE WILLIAM H. ANDERSON
SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS
AND BEING OUT OF THE REMAINING PORTION OF A CALLED
63.52 ACRE TRACT, RECORDED IN VOLUME 111, PAGE 746, DEED
RECORDS OF GILLESPIE COUNTY, TEXAS.

CORTILE VINO LP

CONTACT: AL RAJABI
128 WESTCOURT LANE
SAN ANTONIO, TX 78257

OWNER

(210) 410-4180

VEI CONSULTING ENGINEERS

CONTACT: KEVIN W. SPRAGGINS, P.E.
507 E. HIGHWAY ST. SUITE D
FREDERICKSBURG, TX 78624

ENGINEER

(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

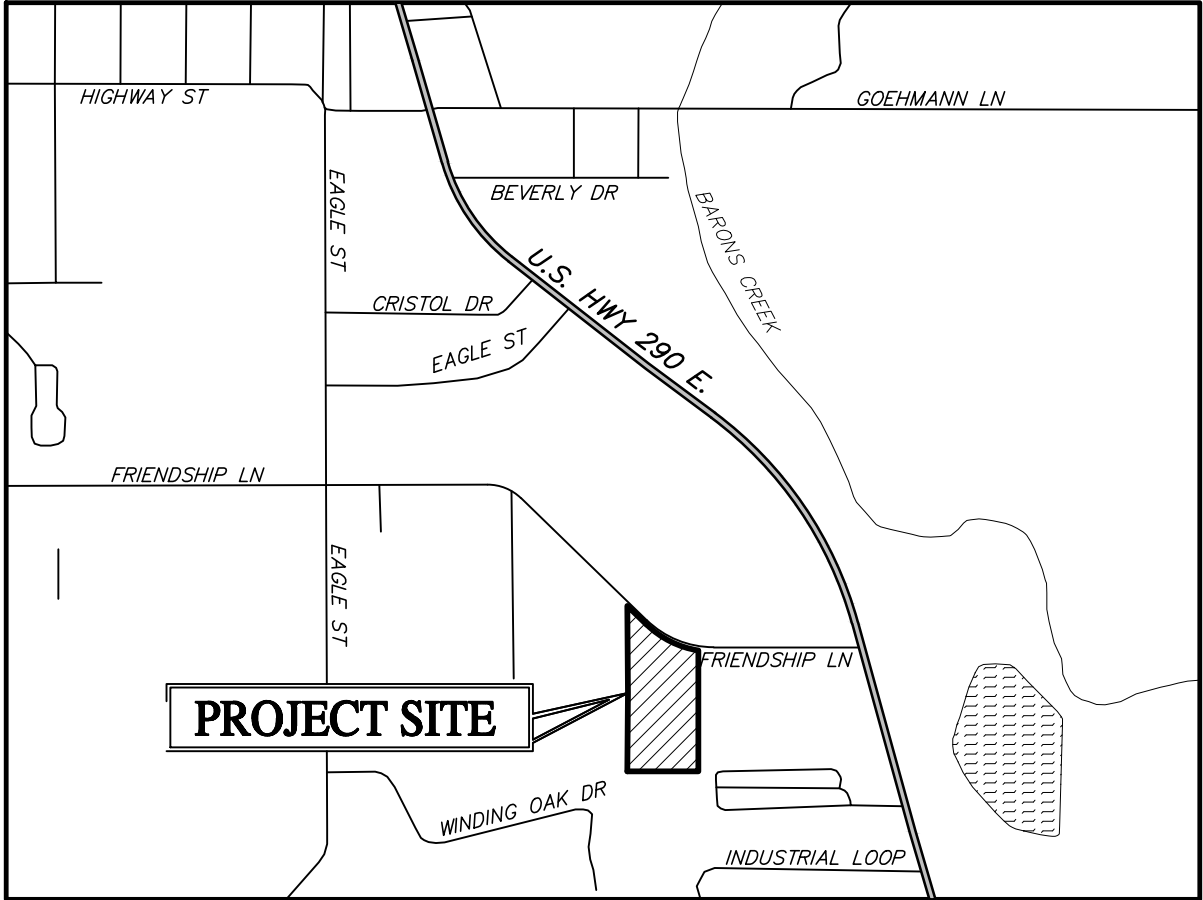
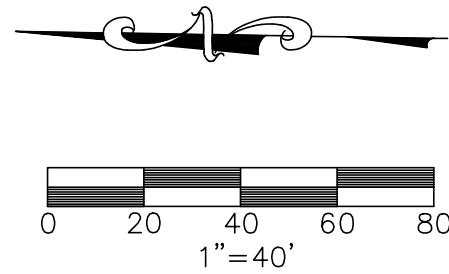
FILE NO: 21120

DATE: 05/12/2023

SHEET: SP4 (4 OF 5)

NOTES:

1. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
2. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. ALL BUILDING DIMENSIONS DERIVED FROM OWNER. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
5. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
6. 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.
7. FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
8. 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.



LOCATION MAP

NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- - - -1500- - - EXISTING CONTOURS
- x - x - x - EXISTING BARBED WIRE FENCE
- - - - EXISTING WOOD FENCE
- - - - EXISTING CONCRETE CURB
- - - - EXISTING EASEMENT
- OHU - EXISTING OVERHEAD UTILITY LINE
- W - W - EXISTING WATER LINE (SIZE NOTED)
- SS - SS - EXISTING SAN. SEWER LINE (SIZE NOTED)
- T - T - EXISTING TELEPHONE LINE
- FO - FO - EXISTING FIBER OPTIC LINE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER METER
- ⊙ EXISTING WATER VALVE
- ▨ PROPOSED BUILDING
- ▨ PROPOSED CONCRETE CURB
- SS PROPOSED SANITARY SEWER LINE
- W PROPOSED WATER LINE
- F PROPOSED 6" FIRE LINE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED SANITARY SEWER CLEANOUT

A
UTILITY PLAN
FOR

PROPOSED HOTEL
COMPLEX

1100 FRIENDSHIP LANE, FREDERICKSBURG, TEXAS

AN 8.08 ACRE TRACT OUT OF THE WILLIAM H. ANDERSON
SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS
AND BEING OUT OF THE REMAINING PORTION OF A CALLED
63.52 ACRE TRACT, RECORDED IN VOLUME 111, PAGE 746, DEED
RECORDS OF GILLESPIE COUNTY, TEXAS.

CORTILE VINO LP

CONTACT: AL RAJABI
128 WESTCOURT LANE
SAN ANTONIO, TX 78257

OWNER

(210) 410-4180

VEI CONSULTING ENGINEERS

ENGINEER

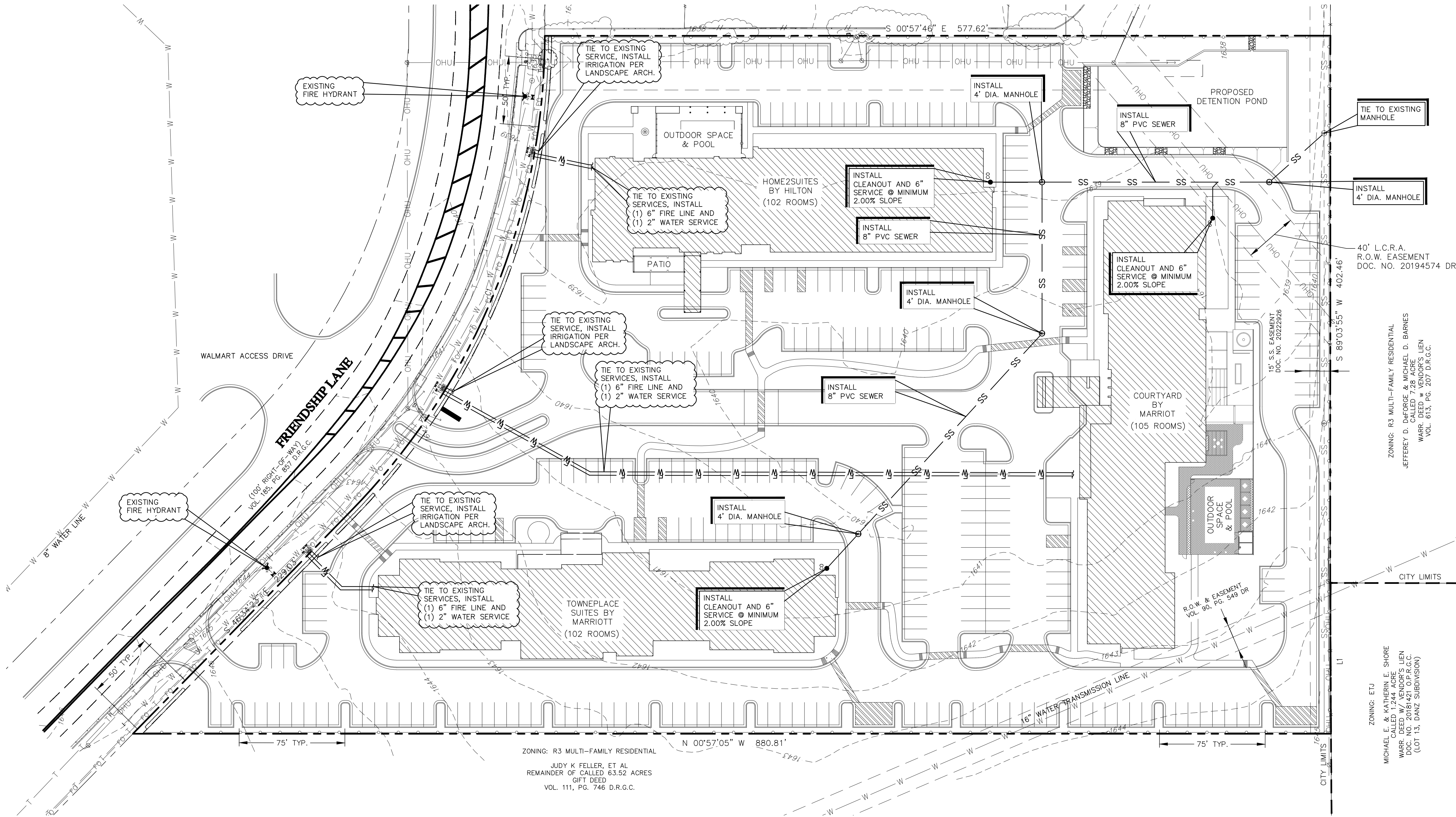
CONTACT: KEVIN W. SPRAGGINS, P.E.
507 E. HIGHWAY ST. SUITE D
FREDERICKSBURG, TX 78624

(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

FILE NO: 21120

DATE: 05/12/2023

SHEET: SP5 (5 OF 5)



ZONING: R3 MULTI-FAMILY RESIDENTIAL
JEFFREY D. DEFOUR & MICHAEL D. BARNES
WARR. DEED & VENDOR'S LIEN
VOL. 613, PG. 207 D.R.G.C.

ZONING: ETU
MICHAEL E. & KATHERIN E. SHORE
WARR. DEED & VENDOR'S LIEN
DOC. NO. 20181421 O.P.R.G.C.
(LOT 13, DANZ SUBDIVISION)

ZONING: R3 MULTI-FAMILY RESIDENTIAL
JUDY K. FELLER, ET AL
REMAINDER OF CALLED 63.52 ACRES
GIFT DEED
VOL. 111, PG. 746 D.R.G.C.



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

507 E. Highway Street, Suite D ♦ Fredericksburg, TX 78624

Tel (830) 997-4744 ♦ <http://vei-tx.com>

Licensed in Texas (Firm No. F-165) ♦ Arkansas ♦ Oklahoma ♦ Colorado ♦ Louisiana ♦ New Mexico

May 12, 2023

City of Fredericksburg

Attn: Shelby Collier, Assoc. Planner, DRC (scollier@fbgtx.org)

126 W. Main Street

Fredericksburg, TX 78624

Re: Your letter dated May 8, 2023, Re: RE: SP-2306, Review Comments for Site Plan Review for a Hotel Complex located at 11 Friendship Lane (VEI No. 21120)

Dear Ms Collier,

Below you will find our responses to your comments in the above-mentioned letter.

City Comment:

1. The Site Plan requires Planning and Zoning Approval, tentatively scheduled for June 7, 2023.

VEI Response:

Comment noted.

City Comment:

2. Please provide a list of all uses onsite including hotel/motel, restaurant, general retail, etc. Definitions are found in Sec. 2.100.

VEI Response:

All buildings are Hotel-Motel per definition below from Sec. 2.100:

HOTEL-MOTEL Temporary, transient lodging services involving the provision of room and/or board containing more than eight rental units.

City Comment:

3. Provide a note regarding all exterior lighting shall by night sky compliant. Provide the requested fixture type Article XV- Outdoor Lighting - Site Plan Checklist.

VEI Response:

A note has been added to the Site Plan that all exterior lighting will be Dark Sky Compliant. Examples are below of the type of lighting that will be placed on and around the buildings. Once a decision on the lighting is reached, it will be submitted to the City for approval.



City Comment:

4. *Please provide a location of loading facilities. Sec. 7.131.*

VEI Response:

Hotels of the size proposed for this complex do not require delivery space for semi-trucks or large trucks. The porte-cocheres and regular entrances will be used during non-busy hours/days for deliveries. These areas will be indicated as Loading Areas on the Site Plan.

City Comment:

5. *Provide a Landscape and Screening Plan per Sec. 7.920 - 7.980. To include calculation of all required landscaping onsite. Site Plan Checklist.*

VEI Response:

A Landscape & Screening Plan is attached.

City Comment:

6. *Each facility will be required to complete a plan review packet along with submitting a detailed floor plan of the food/beverage service area. The plan review fee is \$100 per property/ business.*

VEI Response:

Comment noted. Each of the buildings/facilities will perform individual Engineering submittals at a later date. The fee is noted.

City Comment:

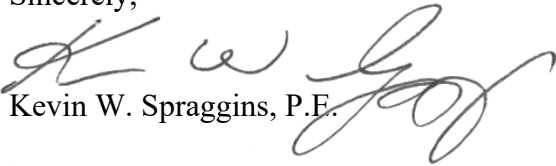
7. *Please provide explanation for height and location of buildings given the neighboring 2-story or adjacent single story uses. Sec. 7.131.*

VEI Response:

The building heights have been minimized to 3-stories, instead of the 4- or 5-story designs that are typical for hotels of this size. The arrangement of the buildings has been done to create a campus-like feel. The neighboring businesses are two large box-stores and an R.V. facility. The size of these buildings is also in keeping with the similar size hotel across Friendship Lane.

Should you have further questions or comments please do not hesitate to contact me at the information at the top of this letter or at kspraggins@vei-tx.com.

Sincerely,



Kevin W. Spraggins, P.E.

Attachments:

1. Revised Site Plan set including Landscape & Screening Plan

Sec. 7.131. Review and Evaluation Criteria.

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

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

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

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

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

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

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



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: Cortile Vino Hotel Complex

Project Address: 1100 Friendship Lane, Fbg, TX 78624

Tax ID Number (s): 56919 (8.08 ac of the 14.28 ac tract)

Application Type (Check all items that apply.)

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 8.08 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: ABS A0002 W H ANDERSON #197, TR III, 14.28 AC

Current Land Use Plan: Commercial

Proposed Land Use Plan:

Current Zoning: C2-Commercial

Proposed Zoning:

Location: South side of Friendship Ln, immediately behind Sutherlands

Proposed Use(s): Hotel Complex & Parking

Applicant's Signature

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

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

Signature: _____

Printed Name: Kevin W. Spraggins, P.E. Date: 04/20/2023

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): Cortile Vino LP

Owner Name: Mr. Al Rajabi

Address: 128 Westcourt Lane, San Antonio, TX 78257

Phone: 210-410-4180

Fax:

Email: al@fullservicehospitality.com

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

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

Firm Name (if applicable): VEI Consulting Engineers

Address: 507 E. Highway Street, Fbq, TX 78624

Primary Contact Name: KEVIN SPRAGGINS

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name: GWEN WELLS

Phone: same

Fax: same

Email: gwells@vei-tx.com

III. Applicant

Firm Name (if applicable): VEI Consulting Engineers (see II.)

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): VEI Consulting Engineers (see II.)

Address:

Primary Contact Name:

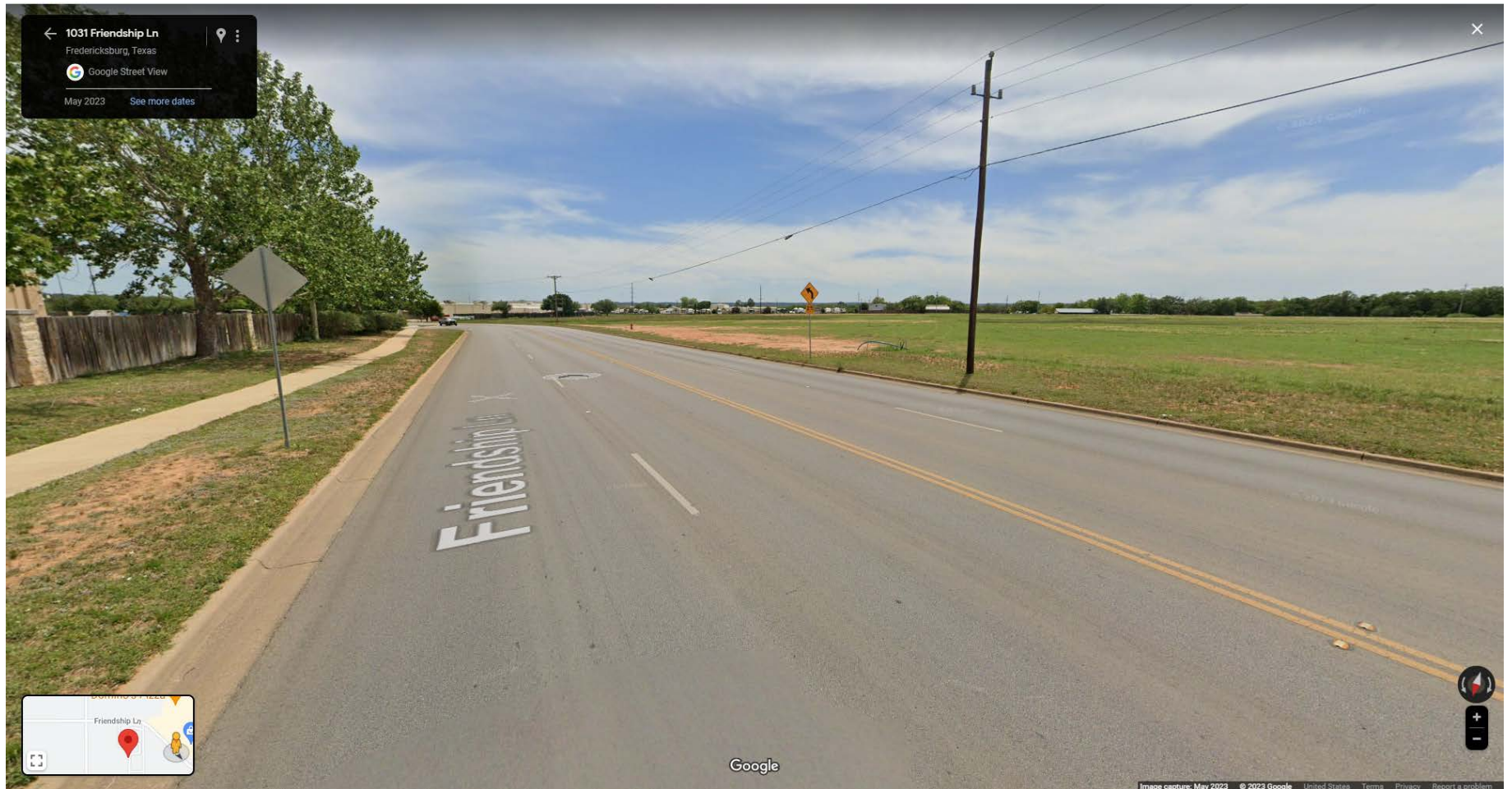
Phone:

Fax:

Email:



Walmart Access Drive looking East



Subject Property looking East



Friendship Lane looking West

