



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, August 2, 2023 ~ 5:30 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 August 2, 2023, at 5:30 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 August 2, 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. APPROVAL OF MINUTES

- A. July 2023, Regular Meeting Minutes
- B. June 19, 2023 Joint City Council and Planning and Zoning Special Meeting Minutes

4. PUBLIC HEARING

- A. Request #Z-2311: By Jesse Durden with Kept Property Group, LLC to consider a Conditional Use Permit (CUP) per Sec. 3.110 to allow for a Condominium Use for property located 1 lot east of 591 Friendship Lane. The property is defined as German Emigration Company Lot 24.
 - i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the Conditional Use Permit

- B. Request #Z-2316: By Whitney Koch with Mustard Design to consider a Conditional Use Permit (CUP) per Sec. 3.320 of the Zoning Ordinance to allow for General Warehousing & Distribution and Light Manufacturing uses for property located at 977 Kerr Rd.
 - i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on Conditional Use request

- C. Request #Z-2315: By Bob Walch and Haden Simmons to change the Land use from Low Density Residential (LDR) to Commercial (C) and change the Zoning from (R1) Single Family Residential to (C1) Neighborhood Commercial for 2 properties located in the 500 Block of West Live Oak between 528 S. Milam and 610 W. Live Oak.
 - i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the land use change and rezone request

- D. Request #Z-2310: By Nick Skuteris with DC Partners to consider an amendment to the Planned Unit Development (PUD) for property located at 1149, 1293, 1389, 1413 and 1449 US Hwy 87 North, formerly referred to as the Seven Hills Development, now called The Meuse .
 - i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the rezone request (PUD Amendment)

5. ACTION ITEMS

- A. Request #P-2307 - Final Plat for the Friendship Oaks Subdivision Phase 2.

- B. Request #SP-2308 - Site Plan Extension for a Mixed-Use Development referred to as Seco located at the southwest corner of Friendship Ln and South Eagle St.

6. DISCUSSION ITEMS

A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM on July 28, 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
July 5, 2023
4:30 P.M.**

On this the 5th day of JULY 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
POLLY RICKERT
DARYL WHITWORTH

ABSENT:

ALSO, PRESENT:

ANNA HUDSON - Director of Development Services
FRITZ – 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 June 2023 Regular Meeting Minutes. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

PUBLIC HEARING

REQUEST #Z-2313 – BY REBECCA RATHER, CLAYTON WALVOORD, BRADLEY OEHLER, DANIELLE SAUNDERS, KATHRYN HARRISON, AND NANCY HALL TO CONSIDER A LANDUSE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL TO (R2) MIXED RESIDENTIAL FOR PROPERTIES LOCATED AT 402, 406, 408, 412, 414 AND 416 EAST AUSTIN AND 204 N. ELK STREET.

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

Anna Wynne Smith presented the application on behalf of the applicants. She stated that this neighborhood is characterized by heavy traffic and noise and is not suitable for R1, Single Family

Residential as the area is unsuitable for families to reside in full time.

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

ACTION ITEM

DISCUSSIONS, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2313 – BY REBECCA RATHER, CLAYTON WALVOORD, BRADLEY OEHLER, DANIELLE SAUNDERS, KATHRYN HARRISON, AND NANCY HALL TO CONSIDER A LANDUSE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL TO (R2) MIXED RESIDENTIAL FOR PROPERTIES LOCATED AT 402, 406, 408, 412, 414 AND 416 EAST AUSTIN AND 204 N. ELK STREET.

Anna Hudson, Director of Development Services, stated that the applicants are requesting a change to the landuse from low density residential (LDR) to medium density residential (MDR) and change to the zoning from R1, Single Family Residential to R2, Mixed Residential for seven lots. This change would allow the properties to operate as STR-Unoccupied (three of which already do) but would not allow them to operate as STR-Facilities.

A group of owners previously requested commercial zoning (Z-2305) which was denied at the May 2023 Planning & Zoning Meeting. Feedback from Planning & Zoning, along with Staff, was to include the entire block face and change the request to R2 zoning to create a transition zone from the CBD across the street to the south and R1 zoning to the south.

Six of the seven subject properties have frontage on East Austin plus 1 property on North Elk (204). Two operate as Short-Term Rentals (412 and 414 East Austin). The zoning to the north, east and west is R1 and across East Austin Street, to the south, the block is zoned CBD, Central Business District.

The Historic District Boundary stops at North Washington and does not cover this area. Refer to the attached Zoning Map.

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). These properties are also located between the National Museum of the Pacific War (300 block of East Austin) and the reenactment area of the museum (500 block of East Austin).

There is a total of thirteen (13) R1 properties located within the 200 foot notification area and 5 of them are ShortTerm Rentals and the rest are residences or second homes. Refer to attached Public Hearing Map.

As of June 30, 2023, one letter in opposition from a neighbor within 200' has been received.

Tom Musselman spoke regarding his opinion that the creek creates a natural buffer between the commercial uses and the residential neighborhood. He strongly believes that R2 would not be harmounious with the neighboring R1 zoned properites.

Polly Rickert asked Staff about the letter of opposition that was submitted.

Shelby Collier, Associate Planner, stated that the neighbor opposed due to concerns regarding traffic along the shared access along the alley behind the subject properties.

Polly Rickert made a motion to recommend approval of Z-2313. Seconded by Cindy Se. All voted in favor and the motion carried.

CONSIDER SP-2307 – SITE PLAN AND ENTRY CORRIDOR REVIEW FOR A STR-FACILITY COMPLEX THAT INCLUDES A TASTING ROOM AND OFFICE USE FOR PROPERTY LOCATED AT 715 S WASHINGTON.

Brandon Weinheimer with SKT Architects presented the application. He stated that he is aware that STR-Facilities may be a controversial topic, however, he believes that this project is not as it is surrounded by other commercial uses including a hotel and convenience store.

The project is a STR-Facility that will have space for a wine tasting room as well as office space. The wine tasting room is not a bar, it is an amenity that is offered for the guests of the STR-Facility.

Shelby Collier, Associate Planner, stated that the applicant is requesting approval for the Site Plan and Entry Corridor review for a STR-Facility that includes 7 efficiency units and 1, 1-bedroom unit for a total of 8 STR units on site. The development will include approximately 1,890 sq ft of Professional Office space and 1,398 sq ft of Cocktail Lounge/Tasting Room space.

The lot is currently vacant and is 1.03 acres that is zoned C2, Commercial. The proposed building coverage is 18% with a maximum of 75% allowed and the proposed impervious coverage is 59% with a maximum of 80% allowed.

The parking proposed meets the requirements with 26 spaces provided and 25 required. The development is not requesting a monument or integrated business sign. The only signage for the property will be located on the building as shown in the renderings.

An approved TXDOT driveway permit for the project will be required for the release of Civil Construction Plans and a full Landscape Plan will be required.

Staff finds that the development is compliant with the Entry Corridor requirements including the use of materials and architectural style. The project will need to add additional landscaping which will be addressed as part of the landscaping plan.

The proposed use of the property as a STR-Facility, Tasting Room and Office is appropriate given the surrounding uses and existing zoning. The uses to the south include a vacant lot and a hotel with a mix of office uses to the north. The rear property line to the east abuts a warehouse/office facility and to the west, across HWY 87 South, is the Alon station. Staff recommends approval of the Site Plan with the following conditions: Approved Final Plat (property has never been plated), Approved Addressing Plan, Approved Landscape Plan, Approved Civil Construction Plans and Approved TXDOT Driveway Permit

Tom Musselman made a motion to approve SP-2307 per Staff recommendation. Polly Rickert seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEM

The Director's report included the presentation of future agenda items, a development update and current STR numbers as well as an update regarding the potential STR Ordinance Amendment.

ADJOURN

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Seconded by Daryl Whitworth. All voted in favor and the meeting was adjourned at 6:23 p.m.

PASSED AND APPROVED this 2nd day of August 2023.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



City of Fredericksburg

CITY COUNCIL AND PLANNING AND ZONING COMMISSION JOINT MEETING MINUTES MONDAY, JUNE 19, 2023 ~ 5:30 PM 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
Councilmember Randy Briley

Members Absent:

None

Planning and Zoning Commission

Janice Menking, Chair
Commissioner Jeff Lawrence
Commissioner Polly Rickert
Commissioner Tom Musselman
Commissioner Jim Jarreau
Commissioner Tim Dooley
Commissioner Daryl Whitworth
Commissioner Steve Thomas

Members Absent:

Commissioner Cindy Scroggins

City Staff Present:

Clinton Bailey, City Manager
Mick McKamie, Interim City Attorney
Garret Bonn, Assistant City Manager
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Eric Whiting, Director of Information Technology
Anna Hudson, Director of Development Services
Leslie Embrey, Administrative Assistant
Shelby Collier, Associate Planner
Jan Musgrove, STR Specialist
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 Monday, June 19, 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 led the Pledge of Allegiance.

3. BUSINESS ITEM

A. Consider proposed Short Term Rental (STR) amendments to the Zoning Ordinance

Commissioners Jeff Lawrence, Commissioner Polly Rickert, and Commissioner Jim Jarreau filed a Conflict-of-Interest Affidavit Form and left the dais.

Mayor Hoover reviewed the process used to schedule meetings and the process regarding any STR considerations.

Motion: Upon a motion to postpone the meeting for 72 hours was made by Councilmember Briley. The motion failed due to a lack of a second.

Mick McKamie, City Attorney, reviewed the Texas Local Government Code, Chapter 151 and the City Ethics Ordinance regarding Conflict of Interest. He also stated that the Affidavits are required to be signed and the Affidavits are required to be filed and maintained with City. Secretary.

Councilmember Briley made a statement regarding his Conflict of Interest. Councilmember Briley stated he has spoken with the City Attorney regarding his potential conflict due to owning a Short-Term Rental. He noted he has filed a Conflict of Interest Affidavit Form and he left the dais.

Harper Jeffery, spoke regarding protecting property rights.

Belinda McDonald, resident, spoke regarding STR Task Force

Cynthia Neilson, spoke regarding protecting property rights and property owners' freedoms.

Courtnei Munson, spoke regarding the need to listen to all sides, before making a decision.

Tim Heddleston spoke regarding the need to solve problems and feels this topic is creating divisions within the community.

Todd Plunk spoke in opposition to any changes to STR Ordinance.

Kathryn Sharrock encouraged the City Council to focus on housing for workers instead of STR.

Stephanie Hodges spoke in opposition to any changes to STR Ordinance.

Nancy Herndon spoke regarding Local Government Code Chapter 171.

Moises Sanchez, Cozi, spoke regarding the need to bring a solution to the problem so the community can move forward.

Colonel Michael True spoke regarding the need for data to supports any changes. He feels that the City is giving up knowledge with there being so many key members having to file a conflict of interest.

Mark Collins spoke regarding STR communities and investors who want the City of Fredericksburg to thrive due to visitors.

Leslie Spraggins spoke about the benefits of STR and opposed to any STR changes.

Chris Trevino spoke regarding property rights. He encouraged the City Council to listen to the people.

Jeff Hemphill spoke regarding the conflict-of-interest affidavit. He also encouraged the City Council to keep the history of the City and the Sunday Houses.

Tim Bush spoke regarding parking on street issues and the lightening regulations. He also stated the STRs, and residents should be treated the same.

Greg Wysocki spoke regarding the benefits of STRs. He noted that if you limit STRs the City will lose Hotel Occupancy Tax, sales tax, which will increase the property tax.

Tyler O'Brien spoke regarding enforcing the rules the City already has.

Greg Andrews spoke regarding the vast owners are not the problem and the ones creating the issues should be the ones that should be addressed.

Jill Tabor encouraged the City Council to look at true issues and what is causing them. She also spoke regarding the concern with transferability of a STR permit.

i. Discussion

Anna Hudson, Director of Development Services, reviewed the changes with Code Enforcement and the status of the STR permits.

The City Council and Planning and Zoning Commission discussed the following:

- Diligent with addressing the issues of parking and lighting
- Software and processes for inspection
- Legislative changes
- Notification process
- Need more data before making changes
- Problems that need to be solved
 - Clean up permitting
 - Map identifying STRs

- Clear and less confusing Ordinance
- Zoning issues
- Transferring of permits for new owners
- Better enforcement
- Lighting
- Parking

ii. Legislative Update on STRs

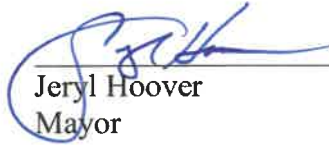
Mick McKamie, City Attorney, reviewed the Legislative changes to Short-Term Rental.

iii. Next Steps

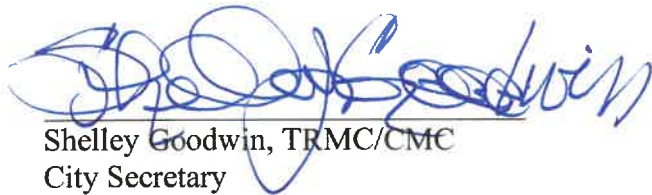
The City Council agreed to look at these issues and then bring back in 60 days to discuss.

4. ADJOURN

With no other business, Mayor Hoover adjourned the June 19, 2023, City Council and Planning and Zoning Commission Joint Meeting at 8:03 p.m.



Jeryl Hoover
Mayor



Shelley Goodwin, TRMC/CMC
City Secretary

Janice Menking
Planning and Zoning Commission Chair



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: August 2, 2023

CATEGORY: PUBLIC HEARING

CAPTION: Request #Z-2311: By Jesse Durden with Kept Property Group, LLC to consider a Conditional Use Permit (CUP) per Sec. 3.110 to allow for a Condominium Use for property located 1 lot east of 591 Friendship Lane. The property is defined as German Emigration Company Lot 24.

- i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the Conditional Use Permit
-

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. The property is defined as German Emigration Company Lot 24.

The Commission made a recommendation against the previous request at the June 6, 2023, Planning and Zoning Meeting and citing the need to plat, parking, the overall plan for the development and the unknown plans for lot 1.

The applicant has submitted a new request that moves the requested development of 22 single-story buildings to be used as condominiums to lot 1 and has added more parking located in the common areas of the development and is now taking access off of South Creek Street. In addition, the applicant has submitted a Plat application (P-2316) creating lots 1 & 2 of Durden Subdivision.

The Condominium use does not allow for Short-Term Rentals.

The project is not proposing sidewalks within the development but is providing centrally located green space that includes dark-sky compliant lighting and additional parking.

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. 5.401](#), review and evaluation criteria for a Conditional Use Permit.

Site Area: 141,482 Square Feet (3.248 acres)

Zoning: R2, Mixed Residential [Sec. 3.110](#)

Building Coverage: 22% (30,573 sq ft) (55% Maximum) More information is needed regarding the square footage of the buildings **Sec. 3.110**

Impervious Coverage: 60% (82,560 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 with 62 provided.) The primary parking has been located behind the individual units. [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 offstreet 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, 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 unit 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 July 28, 2023, 2 letters of protest and 1 letter of support were received in regards to the project.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Sec. 5.401, Review and evaluation criteria for Conditional Use Permits (CUP) contains 13 items that must be considered when reviewing a CUP. 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. The Comprehensive Plan calls for medium density development along portions of Friendship Lane. As such, staff supports the use and recommends approval of the Conditional Use Permit with the condition that sidewalks be installed along the Friendship Lane frontage as the property is in walking distance to new retail uses at a neighboring property to the east. Staff supports conceptual approval for the Site Plan conditioned upon the following:

Approved Final Plat
Approved Condominium Plat

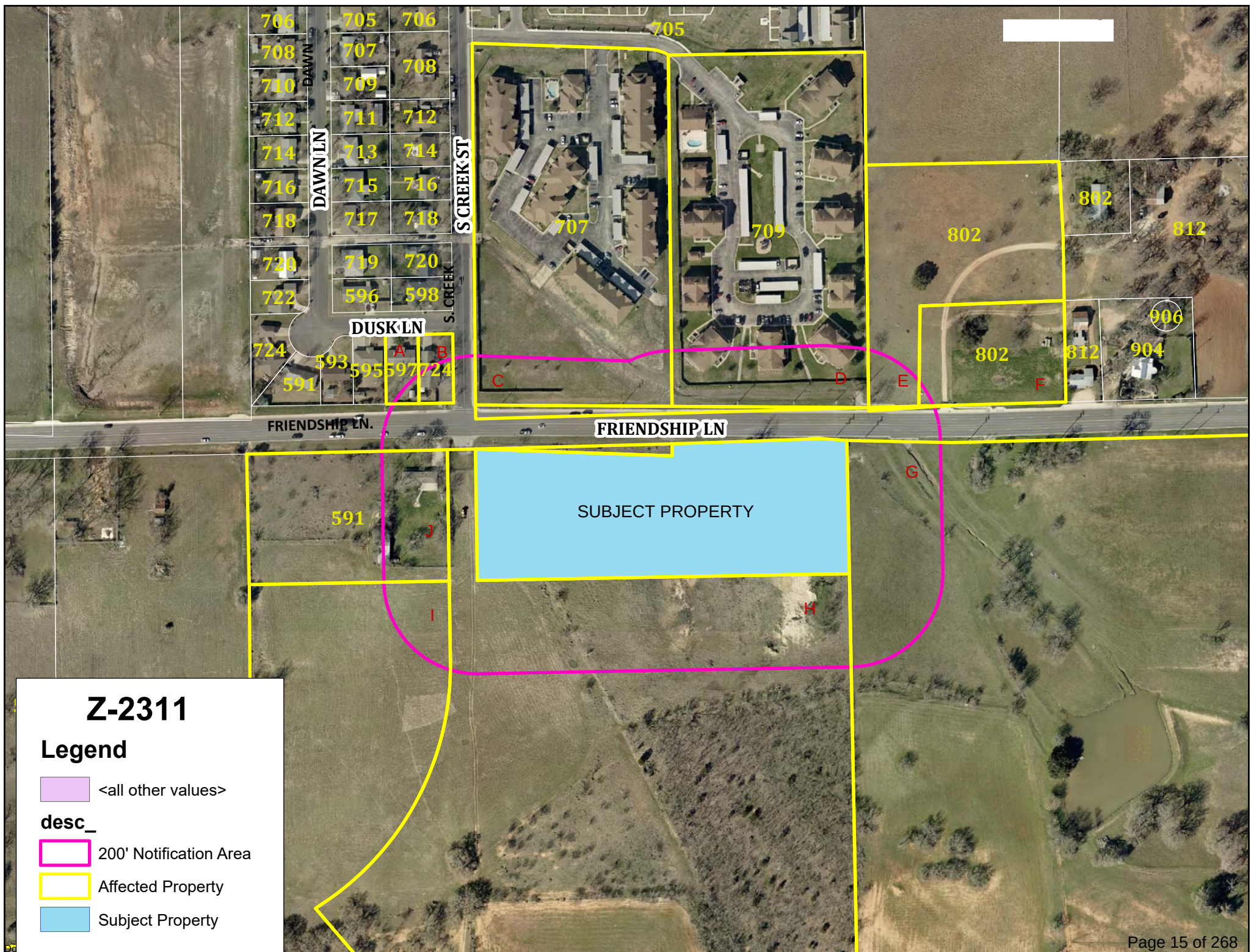
Approved Addressing Plan
Approved Landscape and Screening Plan
Approved Civil Construction Plan

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Z-2311 Public Hearing Map
2. P-2316 Plat
3. Z-2311 Revised Site Plan
4. Z-2311 CUP Narrative
5. Alora Mae Landscape Concepts
6. the-alora-mae-2023-7-24-18-31-20
7. 1-1.5 ELEVATION OPTION 2
8. Z-2311 Response to Comments
9. Sec. 5.460. - CUP Review and Evaluation Criteria.
10. Z-2311 Affected Property Owners
11. Price Protest
12. Walker Protest
13. Crenwelge Approval

APPROVAL/REVIEW:



Z-2311

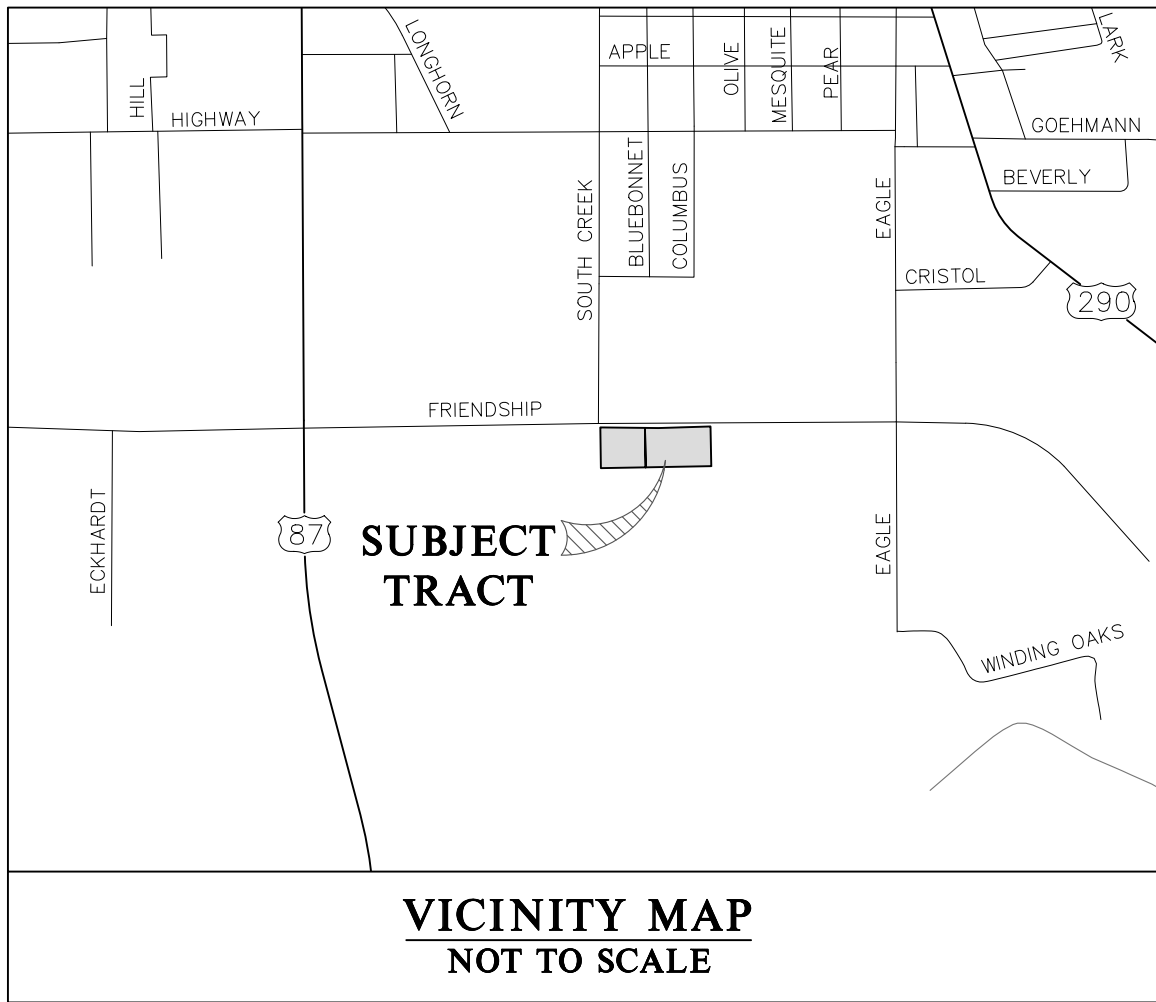
Legend

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desc_
 200' Notification Area

 Affected Property

 Subject Property



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

XXXX
XXX STREET
FREDERICKSBURG, TX 78624

DATE: _____

BY: _____

NAME: XXX

TITLE: _____

STATE OF _____ §

COUNTY OF _____ §

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

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

(SEAL)

NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

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

JEFF BOERNER, TX REGISTRATION # 4939
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE _____



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

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

(SEAL)

NOTARY PUBLIC

CERTIFICATE OF FINAL PLAT APPROVAL

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

CHAIRMAN, PLANNING AND ZONING COMMISSION
COMMISSION, CITY OF FREDERICKSBURG, TEXAS

DATE _____

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT DEFINED HEREIN WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2023, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE, ACCEPTED THE FINAL PLAT AND HEREBY AUTHORIZES THE DEVELOPER TO PROCEED WITH THE CONSTRUCTION OF PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE AS INDICATED ON THE ACCOMPANYING CONSTRUCTION PLANS AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINAFORE SUBSCRIBED.

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

CITY SECRETARY
CITY OF FREDERICKSBURG

HK FREDERICKSBURG, LLC
REMAINDER OF
CALLED 111.440 ACRES
WARRANTY DEED W/
VENDOR'S LIEN
CF NO. 20193419 O.P.R.

OUTLOT NO. 24
GERMAN EMIGRATION CO.
MAP OF FREDERICKSBURG, TEXAS
& ENVIRONS

DALE A. CRENWELGE
REMAINDER OF
CALLED 11.68 ACRES
WARRANTY DEED W/
VENDOR'S LIEN
VOL. 377, PG. 461 R.P.R.
(TRACT II)

PORTION OF
OUTLOT NO. 5
GERMAN EMIGRATION CO.
MAP OF FREDERICKSBURG, TEXAS
& ENVIRONS

LOT 1
3.248
ACRES

S 88°56'44" N 443.54'
(*S 88°56'04" N)

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
CALLED 24.258 ACRES
SPECIAL WARRANTY DEED
CF NO. 20221361 O.P.R.

PORTION OF
OUTLOT NO. 5
GERMAN EMIGRATION CO.
MAP OF FREDERICKSBURG, TEXAS
& ENVIRONS

PORTION OF
TRACT 1
FRIENDSHIP OAKS
VOL. 2, PG. 148 P.R.

CENTRAL TEXAS ELECTRIC CO-OP, INC.
60' WIDE RIGHT-OF-WAY EASEMENT
VOL. 361, PG. 67 R.P.R.
VOL. 361, PG. 69 R.P.R.

OWNER: XXXXXX

CONTACT: XXX
XXX STREET
FREDERICKSBURG, TX 78624

CERTIFICATE OF RECORDATION

FILED FOR RECORD AT _____ O'CLOCK _____ M.,

THIS THE _____ DAY

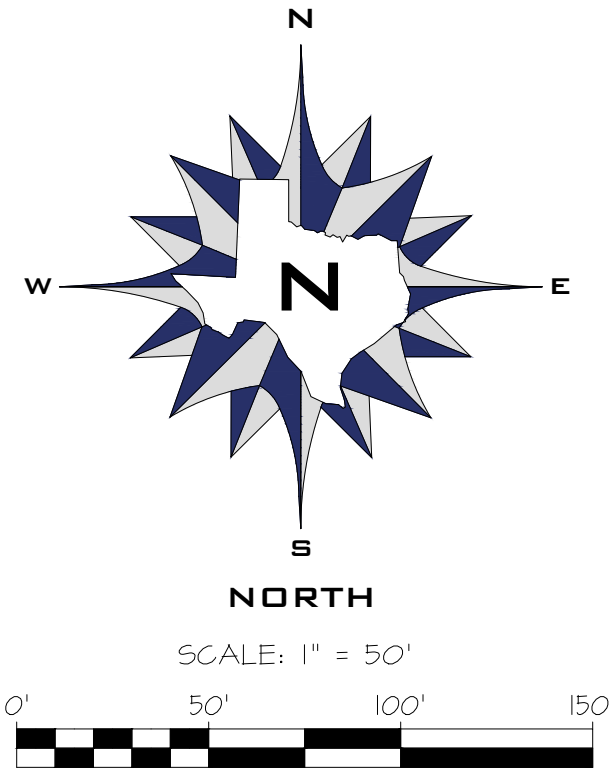
OF _____, 2023, A.D. ON

PAGE _____ VOLUME _____ OF THE PLAT

RECORDS OF GILLESPIE COUNTY, TEXAS.

_____, DEPUTY

CLERK, COUNTY COURT, GILLESPIE COUNTY, TEXAS



LEGEND:

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND CAPPED "HMT"
- 1/2" IRON ROD FOUND CAPPED "MDS"
- 1/2" IRON ROD SET CAPPED "MDS"
- RECORD BEARING & DISTANCE
- ADJONER RECORD BEARING & DISTANCE
- BSL BUILDING SETBACK LINE (PER THIS PLAT)
- CF CLERK'S FILE
- D.R. DEED RECORDS OF GILLESPIE COUNTY
- FT. FEET
- NO. NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY
- PG. PAGE
- P.R. PLAT RECORDS OF GILLESPIE COUNTY
- R.P.R. REAL PROPERTY RECORDS OF GILLESPIE COUNTY
- SQ. SQUARE
- VOL. VOLUME
- ADJONER LINE
- BOUNDARY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- ACCORDING TO MAP NO. 48171C0288C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR GILLESPIE COUNTY, TEXAS, HAVING AN EFFECTIVE DATE OF OCTOBER 19, 2001, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE (REFERENCE OF NO. 2023040 ISSUED BY CHICAGO TITLE INSURANCE COMPANY ON FEBRUARY 17, 2023).

LINE TABLE - OBSERVED:

LINE	BEARING	DISTANCE
L1	N 84°19'48" W	60.21'
L2	N 00°49'06" W	2.34'

LINE TABLE - RECORD:

LINE	BEARING	DISTANCE
L1	N 84°23'20" W	NA
L2	N 00°49'51" W	NA

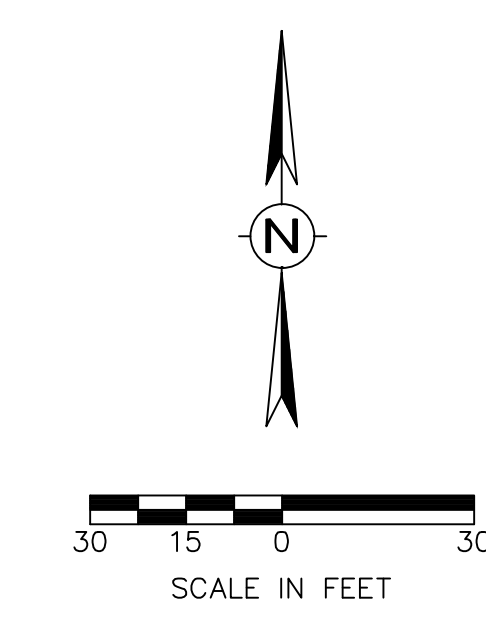
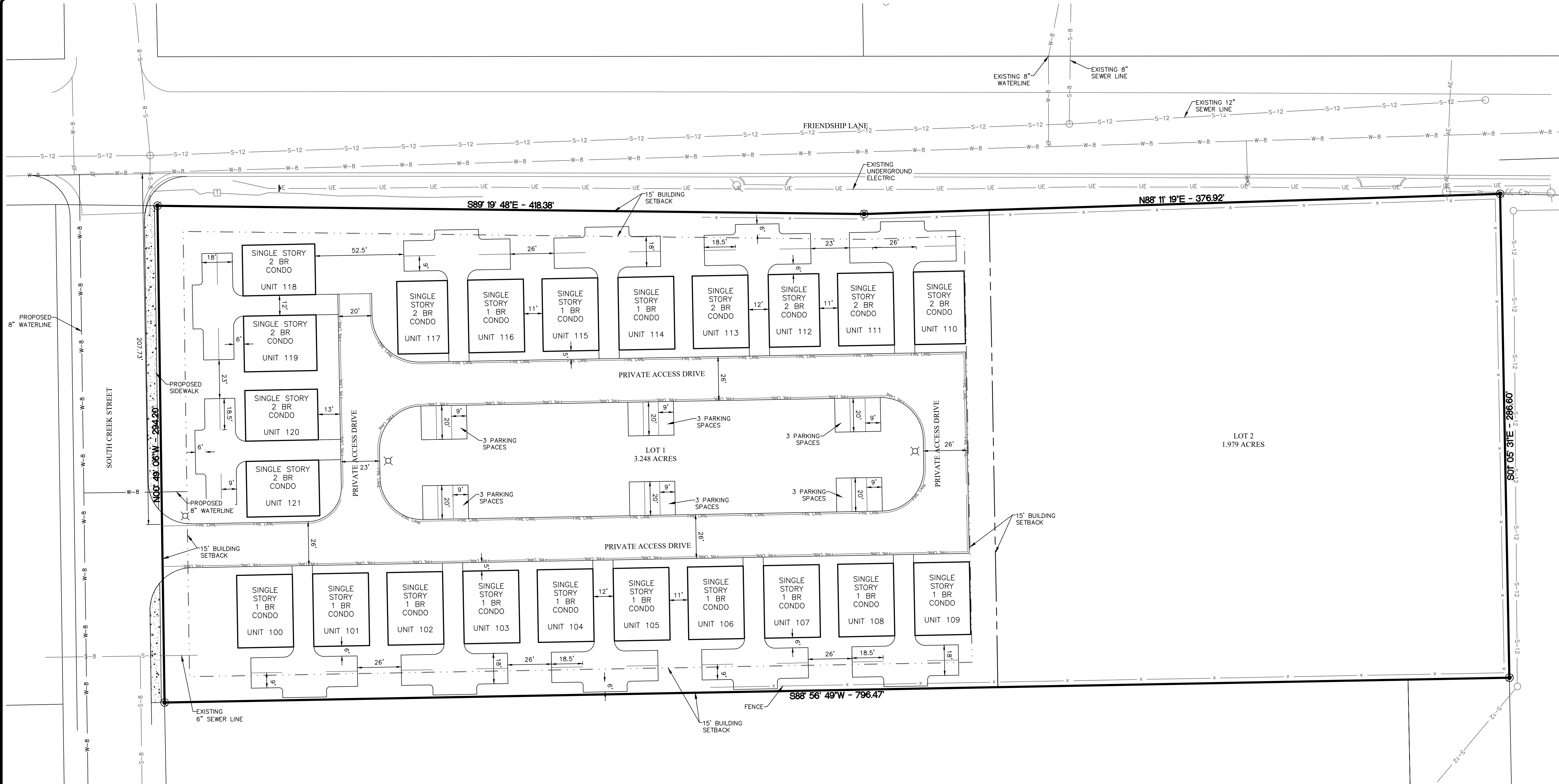
PLAT SHOWING:

LOT 1, PHASE 1: A 3.083 ACRE TRACT IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF TRACTS 1 AND 2, FRIENDSHIP OAKS, RECORDED IN VOLUME 2, PAGE 148, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS, BEING THE REMAINDER OF A TRACT OF LAND CONVEYED TO DALE CRENWELGE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 361, PAGE 109, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, THE REMAINDER OF A TRACT OF LAND CONVEYED TO DALE A. CRENWELGE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 377, PAGE 461, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS (TRACT I) AND A PORTION OF THE REMAINDER OF A CALLED 11.68 ACRE TRACT CONVEYED TO DALE A. CRENWELGE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 377, PAGE 461, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS (TRACT II).

LOT 1, PHASE 2: A 2.144 ACRE TRACT IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF OUTLOT NO. 5 AS SHOWN ON THE GERMAN EMIGRATION COMPANY MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 11.68 ACRE TRACT CONVEYED TO DALE A. CRENWELGE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 377, PAGE 461, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS (TRACT II).

MDS LAND SURVEYING COMPANY, INC.
ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 009060
874 HARPER ROAD, SUITE 104 • KENNESAW, TX 78024 • 817-516-1118
JOB No. 23-101-01 SURVEYORS: JB/LK SHEET 1 OF 1

PRELIMINARY PLAT
SHOWING
SUBDIVISION NAME



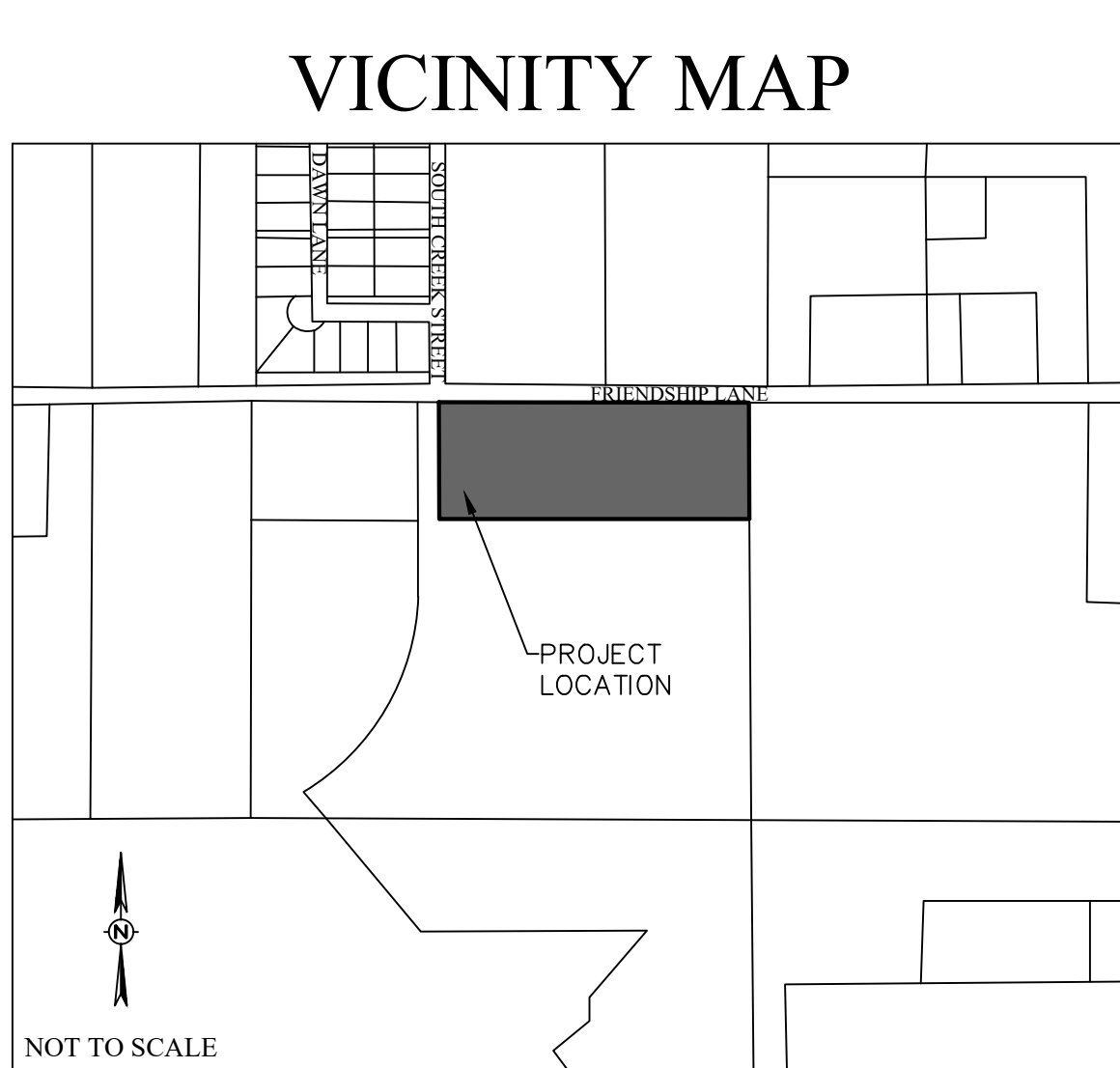
- SITE SPECIFIC NOTES:**
1. THE SUBJECT TRACT IS ZONED R-2, MIXED RESIDENTIAL. THE FUTURE LAND USE MAP DESIGNATION IS MDR, MEDIUM DENSITY RESIDENTIAL. WE SHALL COMPLY WITH THE CURRENT R-2 ZONING DESIGNATION AND CITY OF FREDERICKSBURG DEVELOPMENT REGULATIONS. AS REQUIRED BY THE DEVELOPMENT ORDINANCE, WE REQUEST APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW FOR RESIDENTIAL CONDOMINIUM DEVELOPMENT ON THE TRACT.
 2. SHORT TERM RENTAL PERMITS FOR THIS PROJECT ARE PROHIBITED.
 3. SOLID WASTE WILL BE PER INDIVIDUAL SOLID WASTE CONTAINERS FOR EACH UNIT. SCREENING WILL BE IN ACCORDANCE WITH CITY OF FREDERICKSBURG SCREENING ORDINANCE.
 4. 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.
 5. LANDSCAPING AND SCREENING WILL BE PER CITY OF FREDERICKSBURG ORDINANCE AND SITE DESIGN REQUIREMENTS.
 6. 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.
 7. A SIDEWALK IS REQUIRED ALONG SOUTH CREEK STREET AND SHALL BE CONSTRUCTED PER CITY STANDARDS.

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

JULY 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	137,113.22 SQ FT ~ 3.148 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	30,573 SQ FT ~ 0.702 ACRES
PROPOSED IMPERVIOUS COVERAGE	58%
IMPERVIOUS AREA (BUILDING, PARKING AND PAVEMENT)	82560.72 SQ FT ~ 1.895 ACRES
TOTAL PERVIOUS AREA	58,922.16 SQ FT ~ 1.353 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 BEHIND UNITS	
18 SPACES IN COMMON AREA	
62 SPACES PROVIDED	



MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC		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.			
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE	
MDS	DLD	DLD	JPS	23-103	JULY 2023	

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

FBG CONDOS
CONDITIONAL USE PERMIT
FREDERICKSBURG, TEXAS

SITE PLAN

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

EXHIBIT

A

PROJECT NARRATIVE PER UDO SECTION 5.460

THE PROJECT WILL PROHIBIT SHORT-TERM RENTALS INDEFINITELY.

- Our project will be developed in 1 phase. The site will accommodate approximately 22 residential condo units. **We ARE NOT requesting Short Term Rental (STR) permits, and will restrict the development against STRs.** 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 offering 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 Creek Street and another off the future entrance (location TBD) off Friendship (or the adjacent parcel via cross access agreement).
- 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.

THE PROJECT WILL PROHIBIT SHORT-TERM RENTALS INDEFINITELY.



Alora Mae
Fredericksburg, Tx

office@delladesigntx.com

www.delladesigntx.com

(361)935-8593

PROJECT SPECIFICATIONS

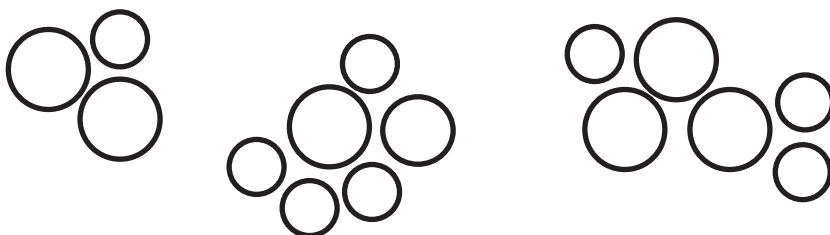


ALORA MAE'S LANDSCAPE GOAL

Our goal is to create a Modern Hill Country Landscape that welcomes residents and guests to Alora Mae. We will create soft, curated spaces using evergreen and perennial plants, earth-toned aggregates, and welcoming outdoor living spaces.

LAYOUT

Once the design is fully mature, the plants will be spaced out and arranged in a wild, native format.



COLOR PALETTE Muted, Earth-Toned



INSPIRATION PHOTOS



The center of the Alora Mae complex will feature a landscaped community area complete with green space, walking paths, landscape beds and inviting seating areas.



We will also encourage residents to mingle around common areas such as fire pits and BBQ areas.



Outdoor recreation spaces will also be incorporated.



The landscape surrounding Alora Mae will consider the Old World heritage of the region. Sandstone, limestone, and aggregates will create the hardscape areas while varying shades of plants and blooms create soft contrast.

PLANT LIST

Adagio Grass



Peach Tree



Whale's Tongue Agave



Walker's Low Catmint



Gaura



Trailing Rosemary



Yellow Yucca



Russian Sage



PLANT LIST

Salvia Greggii 'Mirage'



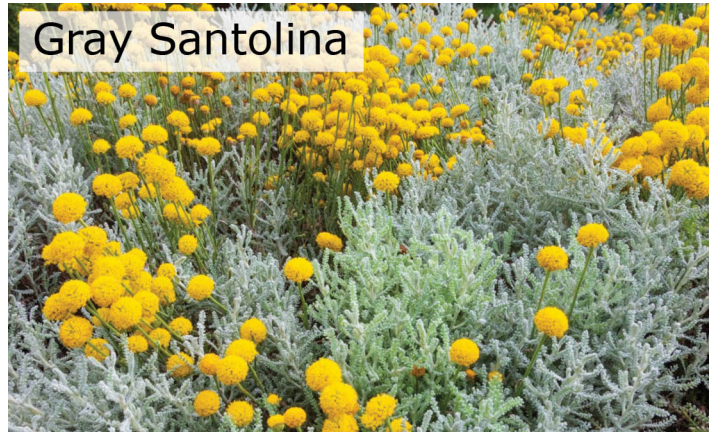
Plumbago



Mystic Spires Salvia



Gray Santolina



Pink Skullcap



Wheeler's Sotol



Red Yucca 'Brakelights'



Retama Palo Verde



PLANT LIST

Blackfoot Daisy



'Bubba' Desert Willow



Pink Gulf Muhly Grass



Lacey Oak



New Gold Lantana



Mexican Feather Grass



Mexican White Oak



Lamb's Ear



MATERIAL LIST

Artificial Turf



Veradek Steel Containers



Flagstone Steps



Decomposed Granite



Limestone Boulders



Metal Edging



Pergola



Wooden Outdoor Table



The Alora Mae

Affordable Non-STR Homes

The City of Fredericksburg

Planning and Zoning Commission

August 2, 2023

Contents

Introducing The Alora Mae

The Design of The Alora Mae

The Team Behind The Alora Mae

The Benefits to Fredericksburg

For More Information on The Alora Mae...

Introducing The Alora Mae

Commissioners, it is my pleasure to introduce you to our proposed addition to Fredericksburg - The Alora Mae.

This project is driven by modern market demand, while remaining anchored in the rich German-Texan history of Fredericksburg.

As a Comfort native, with deep roots in the Fredericksburg and Doss communities, I am excited to share my vision for The Alora Mae with you today.



Representative photo of design inspiration...

The Alora Mae Community

The Alora Mae is a single-family residential condo development intended for owner-occupants. It is NOT designed or permitted for short term rental “STR” use.

The prominent site along Friendship Lane presents a great opportunity for my company to design and construct a high-quality residential community tailored to the Fredericksburg resident.

The development is centered around a common gathering area, with small homes facing inward toward the green. Front porches will invite fellowship and community among residents.

The condo association will manage the common areas, including landscape maintenance and garbage collection.



Representative photo of design inspiration...

The Design of The Alora Mae

With stand-alone condo units averaging ~ 950 square feet, the project will incorporate traditional German-Texan Sunday House design vernacular. Fredericksburg's own Shayna Thompson of Willow Creek Designs is the project designer.

The homes will have simple, functional facades, front porches, and natural light through clerestory windows.

Inside, The Alora Mae will be equally impressive. The homes will be built to exceed current energy codes, and be equipped with water-conscious plumbing fixtures, dark sky compliant exterior light fixtures, modern appliances and high quality finishes throughout.



Interior view of a recently completed kitchen...

The Team Behind The Alora Mae

The Alora Mae is the brainchild of a team of talented professionals who are passionate about creating exceptional living spaces.

From the landscape architects who plan the site, to the designers who draw the home, every member of the team plays a crucial role in bringing this project to life.

Developer: **Kept** PROPERTY GROUP

Home Builder: **Kept** CLASSIC HOMES

Designer:



Landscape Architect:

Real Estate: Melissa Staudt



The Benefits to Fredericksburg

The Alora Mae is not just an upscale condo project, it is also a valuable asset to the city of Fredericksburg.

The buildings' unique designs and modern amenities will provide Fredericksburg residents with affordable, quality living spaces, with prices projected in the low-mid \$300ks.

We believe The Alora Mae is a source of pride for the entire community, and a cultural landmark that adds to the city's rich history and heritage.

It is a symbol of progress made while still respecting history, and a testament to the City's commitment to excellence.



For More Information on The Alora Mae...

Thank you for taking the time to learn about The Alora Mae. We hope that this presentation has given you a glimpse into our vision for this project.

At The Alora Mae, we are committed to providing our home owners with a wholesome and desirable Hill Country living experience.

If you would like to learn more about the building or schedule a tour, please visit our website or contact us directly.



Interior view of a recently completed bedroom...



ZONING REVIEW COMMENTS No. 1

Project: Z-2311 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 August 2, 2023.
Noted.
2. Provide location of solid waste container Sec. 3.110 – Site Plan Checklist.
Note 3 addresses solid waste.
3. Please determine density and update Zoning Summary. Sec. 3.110.
The Zoning Summary has been updated.
4. Provide modify the proposed addressing plan starting with unit 100 on the southwest side of the development and working counterclockwise around parcel. Follow the driving path. Sec 7.131
The unit numbers have been modified.
5. Condominium Plat is required once the Final Plat (P-2316) is approved.
Noted.
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 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 1 phase. The phase will accommodate approximately 22 residential condo units. We ARE NOT requesting Short Term Rental (STR) permits, and will restrict the development against STRs. 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 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 Lenner 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 Creek Street and another off the future entrance (location TBD) off Friendship (or the adjacent parcel via cross access agreement).*
 - *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.*
7. 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 6 discusses the exterior lighting, and attached is a sample fixture specification, although no fixtures have been selected at this time.
 8. 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.
 9. 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 5 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.
 10. This project will require review and approval of civil construction plans. The development will be required to comply with City ordinances for access, utilities and stormwater controls.
Noted this project will submit civil construction plans with the site plans submittal and will comply with the required City ordinances.

11. This site is subject to the Annexation Agreement for the Friendship Oaks development. Any impacts to this site for improvements that are required for the Friendship Oaks subdivision will be required from this site upon development and be shown in the approved plans.

Noted.

12. A sidewalk is required along South Creek Street. The sidewalk must be developed according to City Standards.

Noted, a sidewalk has been added along South Creek Street and Note 7 has been added to the plan.

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.

	Owner	Address
A	Beatrice Price	597 Dusk Ln
B	Julia Walker	724 S. Creek
C	Fredbg Terraces at Creek Stre	707 S. Creek
D	Fredbg Friendship Place Apart	709 S. Creek
E	Friendship Ln LLC	802 Friendship
F	Friendship Ln LLC	802 Friendship
G	SV Friendship Ln MU LP	
H	Lennar Homes of Texas	Friendship Oaks Plase 1
I	HK Fredericksburg LLC	Friendship Oaks Phase 4
J	Dale Crenwelge	591 Friendship Ln
Z-2311 - Friendship Ln Condos		

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: It would increase the

traffice with all the new appartments, new
school, and retirement housing. The main
protest would be the increased use of water,
which is now restricted.

Beatrice Y. Price
Signature

7-22-2023
Date

Beatrice Y. Price
Printed Name

5917 Dusk Lane,
Address
Fredericksburg, TX
78624

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:

I Protest this. We don't need all these short term
Buildings.

Julia Walker
Signature

7-22-23
Date

JULIA WALKER
Printed Name

724 S. Creek St (Fbg)
Address

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:

Debi Henry
Signature

7-19-23
Date

Debi Crowder
Printed Name

P.O. Box 110
Address
Combit, TX 78013



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: August 2, 2023

CATEGORY: PUBLIC HEARING

CAPTION: Request #Z-2316: By Whitney Koch with Mustard Design to consider a Conditional Use Permit (CUP) per Sec. 3.320 of the Zoning Ordinance to allow for General Warehousing & Distribution and Light Manufacturing uses for property located at 977 Kerr Rd.

- i. Presentation by applicant
- ii. Staff Report
- iii. Hold a Public Hearing to receive comments for or against the request
- iv. Take action on Conditional Use request

PRESENTATION:

SUMMARY:

The applicant is requesting a Conditional Use Permit (CUP) per Sec. 3.320 of the Zoning ordinance to allow for General Warehousing & Distribution and Light Manufacturing uses on vacant property located at 977 Kerr Rd nextdoor to Heartland Enterprises.

The proposed development would include 5 single-story buildings that are approximately 9,000 sq ft a piece and have 5 tenant spaces in each building. The anticipated uses are professional offices. However, the applicant wanted the option to market for General Warehousing & Distribution and Light Manufacturing uses for this development.

WAREHOUSING AND DISTRIBUTION establishments or places of business primarily engaged in wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants. The following are wholesaling, storage and distribution use types: Limited Warehousing and Distribution. Wholesaling, storage, warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses and moving and storage firms. General Warehousing and Distribution. Open-air storage, distribution and handling of materials and equipment. Typical uses include monument and stone yards, grain elevators, open storage yards and petroleum products storage and distribution.

LIGHT MANUFACTURING A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, including incidental storage, sales and distribution of such products, but excluding basic industrial processing. Typical uses include winery, sheet metal shop, welding shop and machine shop.

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: 195,976 Sq Ft (4.499 Acres)

Zoning: M2, Medium Manufacturing [Sec. 3.320](#)

Building Coverage: 23% (45,181 Sq Ft) (80% Maximum) **Sec. 3.320**

Impervious Coverage: 82% (159,946 Sq Ft) (85% Maximum) **Sec. 3.320**

Heights: 1 Story (Proposed 22') (Max Height 38') **Sec. 3.320**

Parking: 117 provided, 114 required (General Retail, Professional Offices, General Warehousing and Light Manufacturing all require 1 parking space per 400 sq ft.) [Sec. 7.863](#)

Utilities: Utilities are available to serve this property and if an extension of utilities are required, it would be at the developers' expense.

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

Landscape & 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) LF. In addition, a hedge, wall, or other durable landscape barrier of at least two (2) feet in height, shall be place along the perimeter.

Public Hearing Notices:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

[Sec. 5.460](#), review and evaluation criteria for Conditional Use Permits (CUP) includes 13 items that must be considered when reviewing a CUP application. Of these 13 items, Staff finds that the applicant has met or responded to all the requirements.

The requested additional uses of General Warehousing & Distribution and Light Manufacturing are in keeping with existing uses on neighboring sites, such as Heartland Services which is a full-service production machine shop and Fredericksburg Cast Iron Co. In addition, the development requirements for all proposed uses have been planned for and incorporated into the design including parking and loading areas.

Staff recommends approval conditioned upon the following:

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

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

ATTACHMENTS:

1. Z-2316 Revised Site Plan
2. Z-2316 CUP Narrative
3. Z-2316 Project Application
4. Z-2316 Response to Comments
5. Sec. 5.460. - CUP Review and Evaluation Criteria.

6. Z-2316 Public Hearing Map
7. Z-2316 Affected Property Owners
8. Sec._3.310.___M_1___LIGHT_MANUFACTURING.

APPROVAL/REVIEW:

SITMAN WAINWRIGHT
977 KERR ROAD
FREDERICKSBURG, TEXAS 78624

4.499 ACRES BEING ALL OF TRACT I, KERR ROAD COMMERCIAL CENTER,
PHASE II IN GILLESPIE COUNTY, TEXAS AS SHOWN ON THE PLAT RECORDED IN
VOLUME 1. PAGE 142 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: M-2 MEDIUM MANUFACTURING
PROPOSED USE: BUSINESS OFFICES, WAREHOUSING AND
DISTRIBUTION, LIGHT MANUFACTURING.

MIN. ALLOWABLE LOT AREA:	10,000 SQ FT
TOTAL LOT AREA:	195,976 SQ FT (4.499 ACRES)

FRONT YARD: 10 FT
STREET SIDE YARD: 10 FT
INTERIOR SIDE YARD: 10 FT
REAR SIDE YARD: 10 FT

MAX. ALLOWABLE BUILDING COVERAGE: 80% OF LOT AREA
TOTAL PROPOSED BUILDING COVERAGE: PHASE I 14% (27,109 SF BUILDING A/B/C)

PHASE 1+2 23% (45,181 SF)
(18,073 SF BUILDING D/E)
(27,109 SF BUILDING A/B/C)

MAX ALLOWABLE IMPERVIOUS COVERAGE: 85% OF LOT AREA
PROPOSED IMPERVIOUS COVERAGE:

IMPERVIOUS COVERAGE:	PHASE I	64% (124,357 SF)
	BUILDING A/B/C	(27,109 SF)
	HARDSCAPE	(99,248 SF)

PHASE 1+2	82% (159,946 SF)
BUILDING A/B/C	(27,109 SF)
BUILDING D/E	(18,073 SF)
HARDSCAPE PHASE 1	(99,248 SF)
HARDSCAPE PHASE 2	(15,516 SF)

PERVIOUS COVERAGE:	PHASE I	12% (23,909 SF)
	LANDSCAPE	(17,389 SF)
	DETENTION POND	(6,520 SF)

PHASE 1 + 2 18% (36,030 SF)
LANDSCAPE PHASE 1 (17,389 SF)
DETENTION POND PHASE 1 (6,520 SF)
LANDSCAPE PHASE 2 (3,629 SF)
PERIMETER LANDSCAPE PHASE 2 (8,492 SF)

MAXIMUM ALLOWABLE BUILDING HEIGHT: 3 STORIES - 38' - 0"
MAXIMUM PROPOSED BUILDING HEIGHT: 1 STORY - 22'-0"

BUSINESS OFFICE

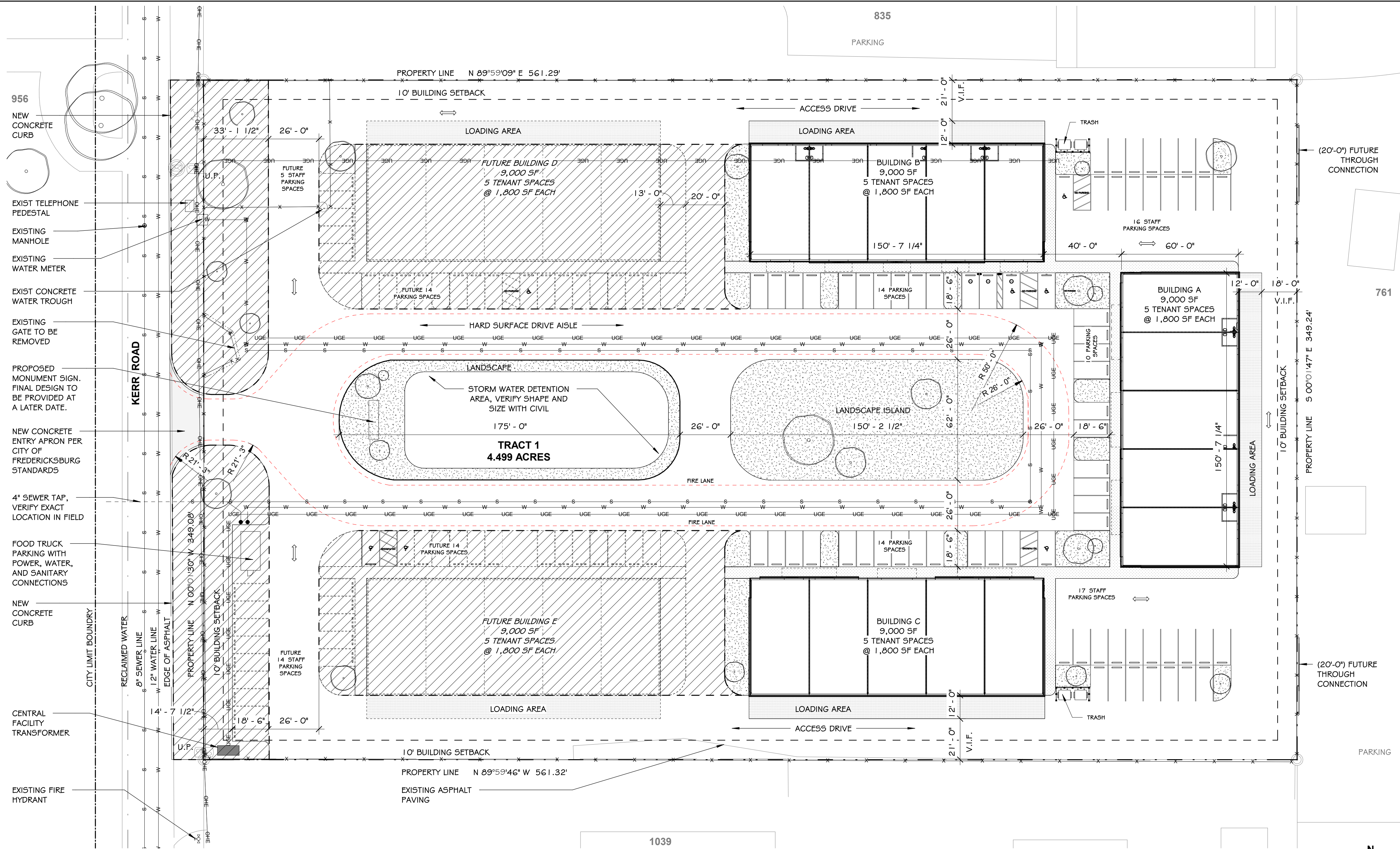
PHASE I	
TOTAL REQ. PARKING	27,109 SF / 400 = 68 SPACES
TOTAL SPACES PROVIDED	71 SPACES
ADA PARKING REQ.	3 SPACES
ADA PARKING PROVIDED	4 SPACES

<i>FUTURE PHASE</i>	<i>FUTURE PHASE</i>
TOTAL REQ. PARKING	18,073 SF / 400 = 46 SPACES
TOTAL SPACES PROVIDED	46 SPACES
ADA PARKING REQ.	2 SPACES
ADA PARKING PROVIDED	3 SPACES

INTERIOR LANDSCAPING REQUIRED: = 1,170 SF + 450 SF + 324 SF = 1,944 SF
 PARKING = 117x10% = 1,170 SF
 VEHICULAR AREAS = 45,000 SF ÷ 100 = 450 SF
 PAVED AREAS = 64,764 SF ÷ 200 = 324 SF

INTERIOR LANDSCAPING PROVIDED: = 21,018 SF

NOTE: LIGHT SPECIFICATIONS & LANDSCAPE DOCUMENTS SHALL BE CODE COMPLIANT AND WILL BE SUBMITTED WITH THE PERMIT DOCUMENTS.



SITE PLAN - PHASE 1

SCALE: 1" = 30'-0"



PROPOSED ELEVATION - BUILDING B/C
SCALE: 3/32" = 1'-0"



PROPOSED ELEVATION - BUILDING A
SCALE: 3/32" = 1'-0"

[illegible]

ITE PLAN

Drawn By:	WLK / MMK
Checked By:	WLK
Approved By:	WLK
Project No.	2305
Original Issue Date:	00.00.00

CUP



June 29, 2023

Shelby Collier

Development Services Coordinator
City of Fredericksburg, Texas

scollier@fbgtx.org

RE: Kerr Road Business Park CUP request

Dear Shelby,

The following document outlines project conformance with the City of Fredericksburg's Section 5.460 – Review and Evaluation Criteria for CUP request.

Item	Response:
1.	<i>Conformance with applicable regulations and standards established by the Zoning Regulations.</i> The project designs are within the guidelines provided for in the Zoning ordinance. No variances are requested.
2.	<i>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.</i> The surrounding properties are zoned M-2 Medium Manufacturing. The project designs are compatible with similar uses found in M-2 Medium Manufacturing zoning districts and on adjacent properties. Other features of the project designs are within the guidelines provided for in the Zoning ordinance.
3.	<i>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.</i> The adjacent property uses are compatible with the uses intended for this site and consist of a manufacturing facility and similar business centers with multi-tenant uses.
4.	<i>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</i> The project designs are within the guidelines provided for in the Zoning ordinance. No variances are requested.
5.	<i>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</i> The project entry/exit points have been appropriated located to allow for clear line of sight for ingress and egressing vehicles. Public and tenant parking and vehicle circulation paths have been separated to limit cross use. Traffic rates are anticipated to be consistent with other business parks of a similar size and use in the area. The existing zoning: M-2 Medium Manufacturing The current land use: Industrial

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

Site designs allow for appropriate storm water run-off with detention as required by the zoning ordinance. Facility design is in-ward facing for the public access, with the outer drive aisles is designated for tenant access.

Tenant type and uses shall be limited to those that conform to the occupancy rating allowed based on fire code and fire protection services provided at the street.

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

Monument tenant signage will be located centered on the entry, and shall following the current sign ordinance. Building identification signage will conform to the City's sign ordinance.

Building and security lighting will follow the current City design standards and shall not cross the property line or provide unnecessary glare. They shall be building or pole mounted, with final selections to be made at a later date.

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

The rear driveway loop along the property boundary has been oversized to allow for typical vehicular traffic and loading zones adjacent to the building.

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.*

The project designs are within the guidelines provided for in the Zoning ordinance. The CUP is being requested to allow for the following addition tenant uses:

Light Manufacturing, Limited Warehousing & Distribution, and General Warehousing & Distribution

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

The project designs are within the guidelines provided for in the Zoning ordinance. No variances are requested.

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.*

The project designs are within the guidelines provided for in the Zoning ordinance. No variances are requested.

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.*

The use planned for this project is compatible with the uses on the adjacent properties and consist with similar business center with multi-tenant uses.



Project Application

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

A. Project Information (Please complete all items.)

Project Name: Kerr Road Business Park

Project Address: 977 Kerr Road, Fredericksburg, Texas

Tax ID Number (s):

Application Type (Check all items that apply.)

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 4.499 No. of Lots: 1

Original Survey & Abstract No:

Legal Description:

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: M2

Proposed Zoning:

Location: 977 Kerr Road, Fredericksburg, Texas

Proposed Use(s): Multiple multi-tenant buildings to be used for office, warehousing and distribution, or light manufacturing uses.

Applicant's Signature

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

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: Whitney Koch

Printed Name: Whitney Koch, AIA, NCARB

Date: 06.26.2023

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.)

I. Property Owners

Firm Name (if applicable):

Owner Name: Sitman Wainwright

Address: 761 Pyka Rd, Fredericksburg, Texas, 78624

Phone: 830.992.0956

Fax:

Email: sitman@wainwrightelectric.net

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

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

Firm Name (if applicable): Mustard Design

Address: 209 S. Llano St., Suite B Fredericksburg, Texas, 78624

Primary Contact Name:

Phone: 830.997.7024

Fax: 830.212.4064

Email: wkoch@mustarddesign.net

Secondary Contact Name:

Phone:

Fax:

Email:

C. Fee Schedule (Please attach appropriate fee to application.)

- ☒ Conditional Use Permit Application - \$400
- ☐ Site Plan Application Admin - \$300
- ☐ Site Plan Application P&Z - \$400
- ☐ Entry Corridor Design - \$100
- ☐ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Amending Plat - \$200
- ☐ Preliminary Plat - \$400 plus \$20 per lot
- ☐ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 plus \$10.00 per lot.



July 20, 2023

Shelby Collier

Development Services Coordinator
City of Fredericksburg, Texas

scollier@fbgtx.org

RE: Z-2316, Review Comments for Site Plan/Conditional Use Permit Review for a Multi-Use Business Park located at 977 Kerr Rd.

Dear Shelby,

Thank you for the site plan review, we received your comments dated 07.17.2023 and have listed a written response to each for the above-mentioned project. Each item is numbered and listed to coordinate with the review comment.

Item	Response:
------	-----------

- | | |
|----|---|
| 1. | <i>The Site Plan requires Planning and Zoning Approval, tentatively scheduled for August 2, 2023.</i> |
|----|---|

Comment noted.

- | | |
|----|---|
| 2. | <i>Provide a Landscape and Screening Plan per Sec. 7.920 - 7.980. To include calculation of all required landscaping onsite. Site Plan Checklist.</i> |
|----|---|

The zoning tabulation provides the calculation of all required landscaping onsite, and a formal landscape plan will be provided as part of the permit documents.

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

The plans note that all fixtures will comply with the ordinance. At this time the fixtures have not been selected, and will be submitted as part of the permit documents.

- | | |
|----|---|
| 4. | <i>Please provide an addressing plan Sec. 7.131</i> |
|----|---|

Owner and design team will review the site's addressing with the City and provide formal documentation as part of the permit documents.

- | | |
|----|---|
| 5. | <i>Provide location of Loading facilities per unit. Sec. 7.131 - Site Plan Checklist.</i> |
|----|---|

Loading facilities have been added to the site plan.

- | | |
|----|--|
| 6. | <i>Food Trucks require Mobile Food Vendors permits prior to installation of units.</i> |
|----|--|

Comment noted. If one is provided the owner will be notified to coordinate with the appropriate authorities.

- | | |
|----|---|
| 7. | <i>Development will require a Sign Plan. Sec. 7.131</i> |
|----|---|

Owner and design team will review the site's addressing with the City and provide formal documentation as part of the permit documents.

8. *This project will require review and approval of civil construction plans.*

Comment noted. Civil plans once complete will be submitted to City engineering for review prior to regulating a building permit.

9. *Kerr road shall be improved to City Standards including curbs along this site's frontage and widening pavement on the east side if necessary.*

Comment noted, and will be incorporated into the civil documents. Site plan has been updated to show improvements.

Enclosed is one (1) full size revised PDF copy of the site plan referenced in the above response. Should you have any questions please contact me directly.

Sincerely,



Whitney Koch, AIA, NCARB
Mustard Design Architects
Registered Architect Texas 24419

Enclosures:

Site Plan & CUP review comments dated 07.17.2023

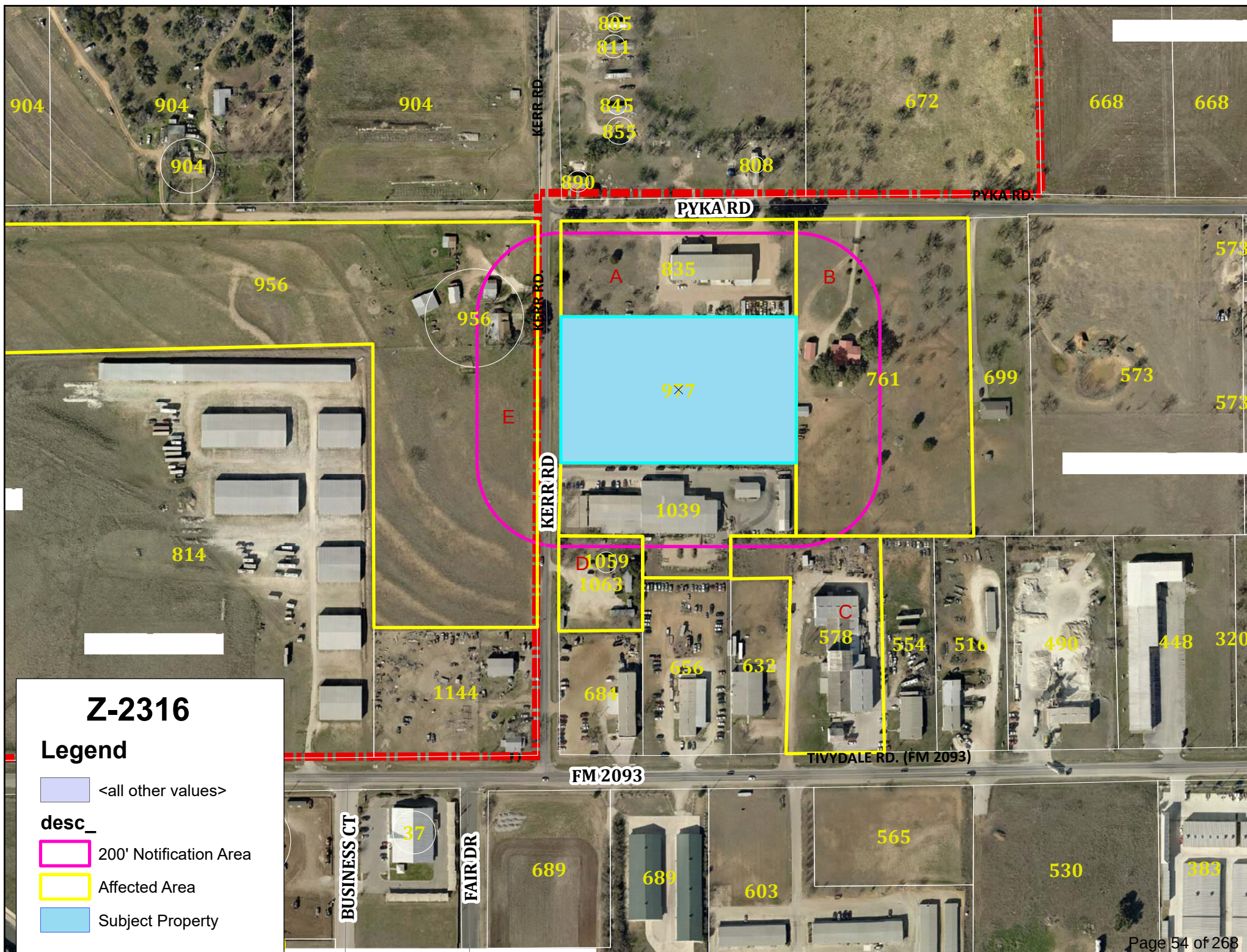
Revised site plan

Cc: Anna Hudson
Sitman Wainwright
Maryam Mokhtarian

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.



	Owner	Address
A	Gillespie Business Center LLC	835 Pyka Rd
B	Sitman Wainwright	761 Pyka Rd
C	William & Colleen Haley	578 FM 2093
D	Ernesto & Zuleima Hernandez	1063 Kerr Rd
E	Clayton & Ellie Behrends	956 Kerr Rd
Z-2316 - Kerr Rd		

Sec. 3.310. M-1: LIGHT MANUFACTURING.

Intent

This zone is intended to provide for the development of industrial uses involving fabrication, manufacturing, assembly or processing of materials that are already in processed from, and warehousing. The uses permitted are restricted, limiting objectionable or obnoxious influences and activities, thereby permitting the location of such uses in reasonable proximity to other forms of land use without any detrimental effect.

Principal Permitted Uses

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

Administrative and Business Office	Funeral Services
Agricultural Sales and Service	General Retail Sales
Arts and Crafts	Horticulture
Automotive Rentals	Hotel/Motel
Automotive Repair Services	Hospital Services (Limited)
Automotive Sales	Indoor Entertainment
Automotive Washing	Indoor Sports and Recreation
Building Maintenance Services	Kennels
Business Support Services	Laundry Services
Business or Trade School	Liquor Sales
Club or Lounge	Local Utility Service
Cocktail Lounge	Maintenance and Service Facilities
Commercial Off-Street Parking	Medical Offices
Communication Services	Mobile Food Establishments, but not in any right-of-way or public easement
Construction Sales and Services	Outdoor Entertainment
Consumer Convenience Services	Outdoor Sports and Recreation
Consumer Repair Services	Pawn Shop Services
Convenience Storage	Personal Improvement Services
Convenience Store/Self Serve Gas	Personal Services
Custom Manufacturing	Pet Services
Equipment Repair Services	Professional Offices
Equipment Sales	Religious Assembly
Exterminating Services	Research Services
Financial Services	Restaurant
Food Sales	Service Station
	Veterinary Services

Uses Permitted Subject to Conditional Use Permit

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

Campground	Limited Warehousing & Distribution
Drive through facilities associated with any use	Restaurant-Drive In/Fast Food
Light Manufacturing	Transportation Terminal

Bed and Breakfast use is specifically prohibited.

Property Development Standards

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

Site Development Regulations

Each site in the "M-1" district shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 5,000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 10 feet
Street Side Yard	Minimum Required Setback, 10 feet
Interior Side Yard	Minimum Required Setback, 10 feet*
Rear Yard	Minimum Required Setback, 10 feet*
Maximum Impervious Coverage	85%
Maximum Building Coverage	Percent of Lot Area, 75%
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.000
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1-A, or R5

* 25 feet when adjacent to Residential Uses outside subject district

(Ord. No. 23-014, 9-16-2013; Ord. No. 25-004, 5-4-2015; Ord. No. 2019-11, § 4, 4-15-2019)



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: August 2, 2023

CATEGORY: PUBLIC HEARING

CAPTION: Request #Z-2315: By Bob Walch and Haden Simmons to change the Land use from Low Density Residential (LDR) to Commercial (C) and change the Zoning from (R1) Single Family Residential to (C1) Neighborhood Commercial for 2 properties located in the 500 Block of West Live Oak between 528 S. Milam and 610 W. Live Oak.

- i. Presentation by applicant
- ii. Staff Report
- iii. Hold a Public Hearing to receive comments for or against the request
- iv. Take action on the land use change and rezone request

PRESENTATION:

SUMMARY:

The applicants are seeking a future land use classification change from "Low Density Residential" (LDR) to "Commercial" (C) and a Zoning change from "Single Family Residential" (R1) to "Neighborhood Commercial" (C1) for properties located in the 600 Block of West Live Oak St.

BACKGROUND:

A Landuse and Zoning change for the neighboring property to the West (528 S. Milam) was approved in July of 2022. As part of the Commission's recommendation, it was requested that these two remaining parcels request a Landuse and Zoning change.

In addition, 528 S. Milam has an approved Preliminary Plat (P-2240) to subdivide the property into 6 lots. 4 are R1 zoned that front West Walch with other 2 fronting West Live Oak and are C1 zoned. Lot 6 (528 S. Milam) also has an approved Site Plan (SP-2302) for the future MOM center.

The properties are currently vacant.

Land uses surrounding the properties include Low Density Residential (LDR) to the north and Commercial to the east, south (across West Live Oak) and west.

Zoning to the north is R1, Single Family Residential and C1, Neighborhood Commercial to the east, south (across West Live Oak) and west.

While West Live Oak has multiple C1 zoned lots, the area north of this block was developed as Single Family and has remained residential.

As of July 28, 2023 no letters in response to the public hearing, have been received.

FUNDING SOURCE:**FINANCIAL IMPACT:****STAFF RECOMMENDATION:**

Staff recommends approval of the requested changes for the lot abutting 507 W. Walch as the request is in line with the previously approved zoning to the west.

For the larger parcel that extends beyond West Walch, Staff recommends matching the C1 zoning to the rear property line of 507 W. Walch but leaving the remaining portion of the property to the north, R1. This recommendation is in keeping with the existing development patterns as properties abutting West Walch are R1, Single Family Residential with the rear property line of 507 West Walch serving as the transition to C1, Neighborhood Commercial.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Z-2315 - Project Application - 608 W. Live Oak
2. Z-2315 Project Application Bob Walch
3. Z-2315 Zoning Map
4. Z-2315 Staff Recommended Zoning
5. Z-2315 Landuse Map
6. P-2240 Notice of Action Approval
7. SP-2302 Notice of Action

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: 608 W Live Oak

Project Address: 608 W Live Oak, Fredericksburg, TX 78624

Tax ID Number (s): 107412

Application Type (Check all items that apply.)

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 3.56 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: DUECKER SUBD LOT 2, 3.56

Current Land Use Plan: R1

Proposed Land Use Plan: C1

Current Zoning: R1

Proposed Zoning: C1

Location: 608 W Live Oak

Proposed Use(s): 1.35 acres to C1 - Remaining 2.21 acres to stay R1

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:

Haden Simmons

dotloop verified
06/19/23 12:29 PM
CDT
3ZS9-KVJL-RS1S-AM16

Printed Name:

~~Adam Hahn~~

Haden Simmons

Date: 4/8/2023

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.)

I. Property Owners

Firm Name (if applicable): 608 W Live Oak, LLC

Owner Name: Haden & Ronnie Simmons

Address: 3362 FM 31 N DEBERRY, TX 75639

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): Adam Hahn (Realtor)

Address: 617CountryCreekLane,Fredericksburg,TX

Primary Contact Name:

Phone: 8304563277

Fax:

Email: ahahn@kw.com

Secondary Contact Name:

Phone:

Fax:

Email:

C. Fee Schedule (Please attach appropriate fee to application.)

- ☐ Conditional Use Permit Application - \$400
- ☐ Site Plan Application Admin - \$300
- ☐ Site Plan Application P&Z - \$400
- ☐ Entry Corridor Design - \$100
- ☒ Application for Zoning Change - \$400
- ☒ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Amending Plat - \$200
- ☐ Preliminary Plat - \$400 plus \$20 per lot
- ☐ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 plus \$10.00 per lot.



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: W LIVE OAK ST @ S MILAM ST, TX

Project Address: W LIVE OAK ST @ S MILAM ST, TX

Tax ID Number (s): 21912

Application Type (Check all items that apply.)

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 0.828 No. of Lots: 1

Original Survey & Abstract No: GE0096 - G E CO #96

Legal Description: G E CO #96 0.828

Current Land Use Plan: R1

Proposed Land Use Plan: C1

Current Zoning: R1

Proposed Zoning:

Location: W LIVE OAK ST @ S MILAM ST, TX

Proposed Use(s): C1

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: _____

Bob Walch

dotloop verified
06/22/23 4:49 PM CDT
WDPB-QZKC-GV27-IWLD

Printed Name: ~~Adam Hahn~~ Bob Walch

Date: 4/8/2023

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.)

I. Property Owners

Firm Name (if applicable): W LIVE OAK ST @ S MILAM ST, TX

Owner Name: WALCH, ROBERT J & ELIZABETH K

Address: 775 RANCH ROAD 1STONEWALL, TX 78671

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): Adam Hahn (Realtor)

Address: 617CountryCreekLane,Fredericksburg,TX

Primary Contact Name:

Phone: 8304563277

Fax:

Email: ahahn@kw.com

Secondary Contact Name:

Phone:

Fax:

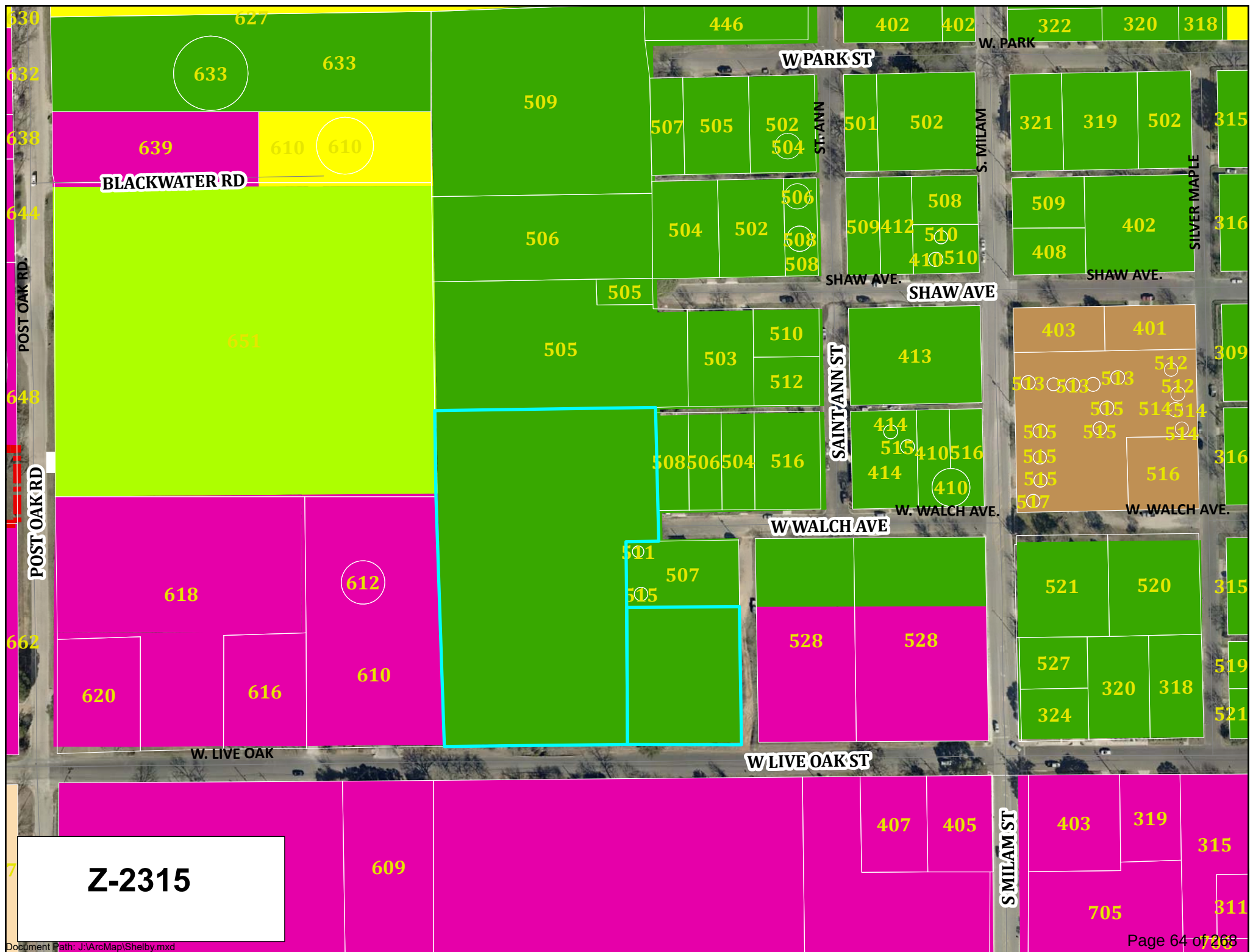
Email:

C. Fee Schedule (Please attach appropriate fee to application.)

- ☐ Conditional Use Permit Application - \$400
- ☐ Site Plan Application Admin - \$300
- ☐ Site Plan Application P&Z - \$400
- ☐ Entry Corridor Design - \$100
- ☒ Application for Zoning Change - \$400
- ☒ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Amending Plat - \$200
- ☐ Preliminary Plat - \$400 plus \$20 per lot
- ☐ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 plus \$10.00 per lot.



Legend

Zoning

ZONED

C1 - Neighborhood Commercial

OS - Open Space

R1 - Single Family Residential

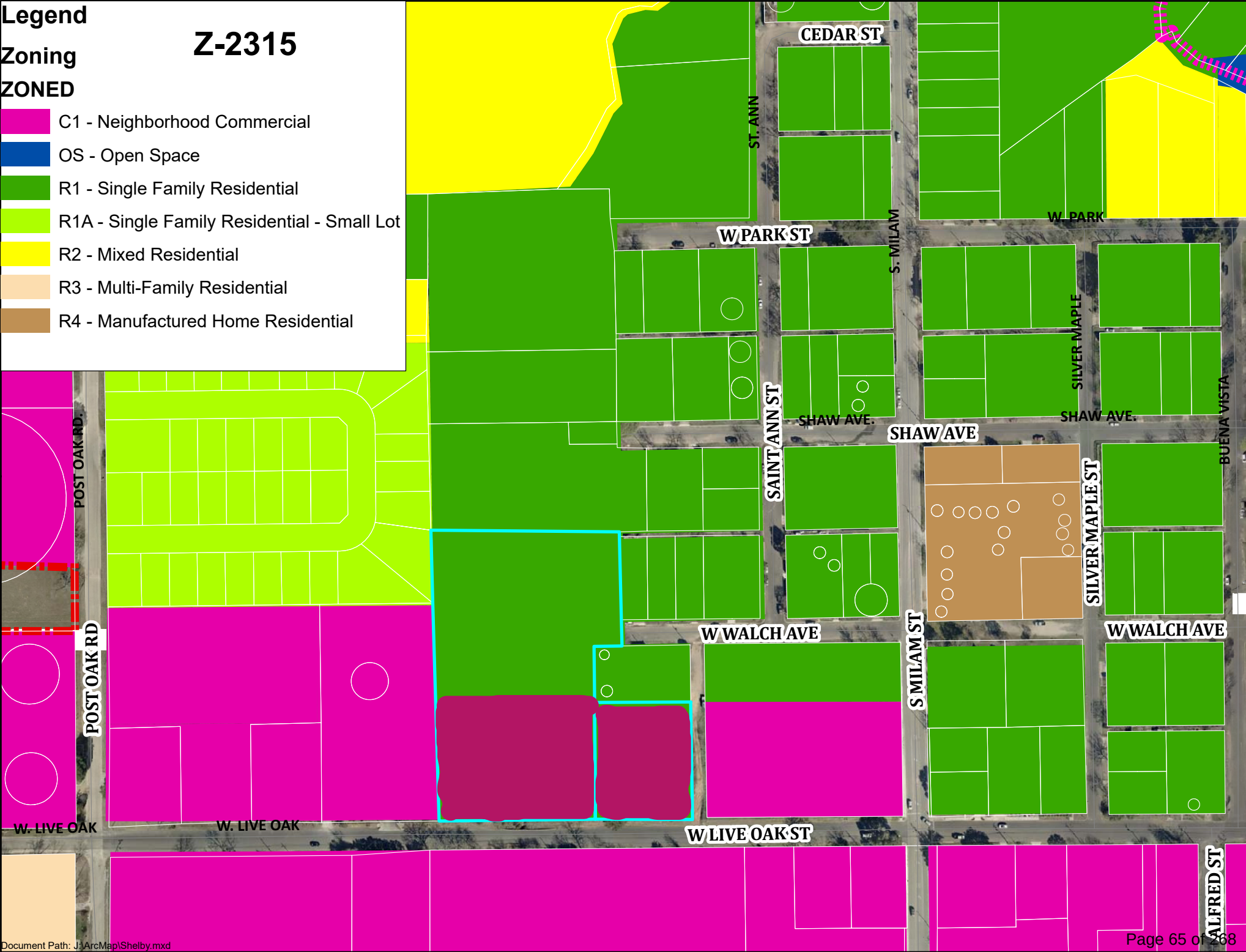
R1A - Single Family Residential - Small Lot

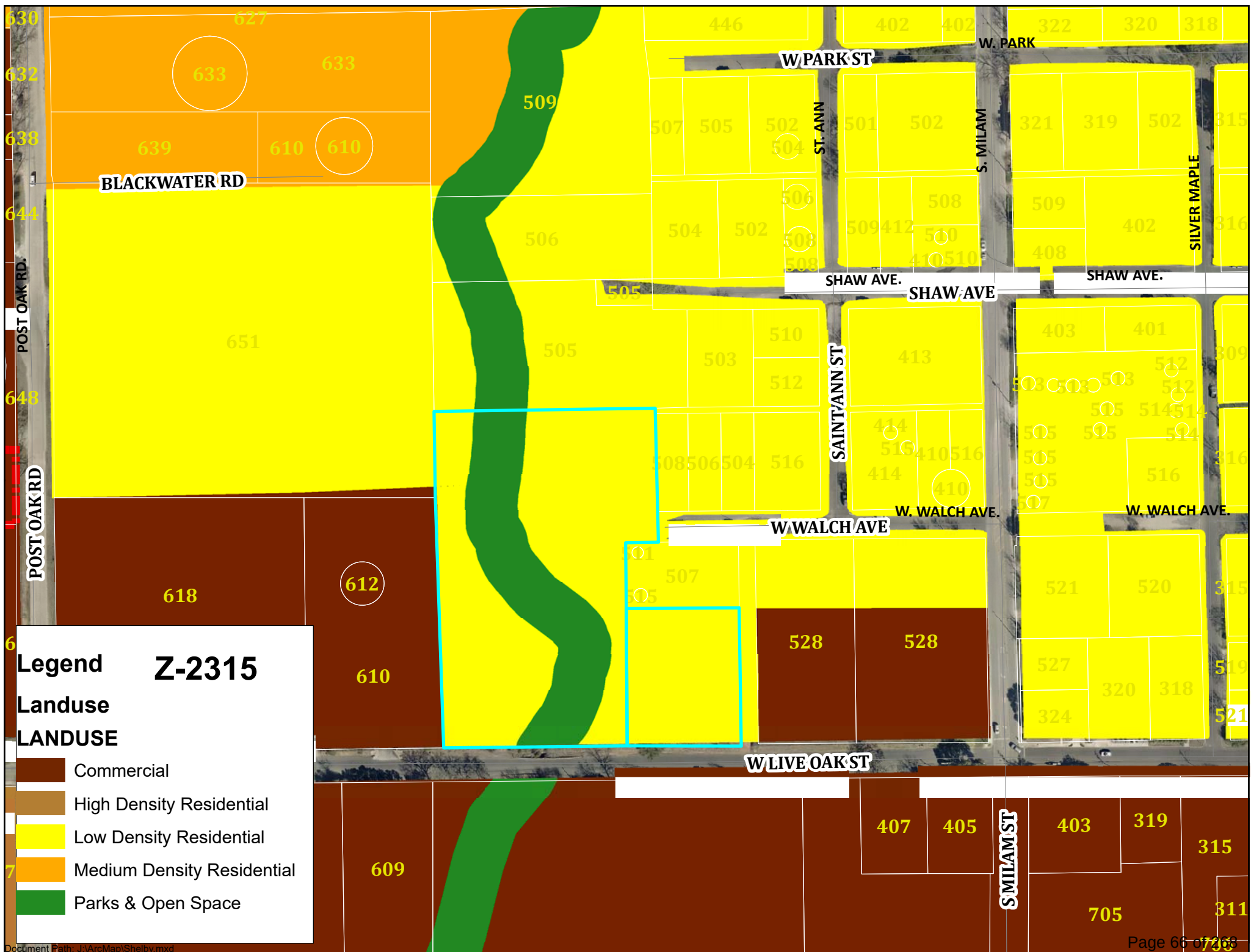
R2 - Mixed Residential

R3 - Multi-Family Residential

R4 - Manufactured Home Residential

Z-2315





Legend Z-2315

**Landuse
LANDUSE**

- Commercial
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Parks & Open Space



Applicant

Christopher Danze

Case Number

P-2240

Location

528 South Milam Street

NOTICE OF ACTION

YOUR APPLICATION FOR:

- ☐ LAND USE CHANGE
- ☐ RE-ZONING
- ☐ ENTRY CORRIDOR DESIGN GUIDELINES
- ☐ VARIANCE
- ☒ PRELIMINARY PLAT
- ☐ CERTIFICATE OF APPROPRIATENESS

PLANNING & ZONING COMMISSION RECOMMENDATION:

☒ APPROVAL

ON DATE: February 8, 2023

☐ DISAPPROVAL

CITY COUNCIL ACTION:

☐ APPROVAL

ON DATE: _____

☐ DISAPPROVAL

BOARD OF ADJUSTMENT ACTION:

☐ APPROVAL

ON DATE: _____

☐ DISAPPROVAL

HISTORIC REVIEW BOARD ACTION:

☐ APPROVAL

ON DATE: _____

☐ DISAPPROVAL

CONDITIONS OF APPROVAL:

Approved Per Staff Recommendation

Signed:

Shelby Collier

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of Fredericksburg,
ou, email=collier@fgtx.org, c=US
Date: 2023.02.09 08:41:38 -0600

Shelby Collier, Associate Planner

Date: 02/09/23



PLANNING & ZONING COMMISSION MEMO

DATE: February 8, 2023
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: P-2240 Consider a Preliminary Plat of the 528 S. Milam Subdivision.

Summary:

The subject property is a 2.42 Acre tract located at 528 S. Milam Street. As proposed it will have residential lots fronting on West Walch Avenue and commercial lots fronting West Live Oak Street.

The lots comply with the City's subdivision and zoning requirements regarding lot size and frontage.

Background / Analysis:

This property was partially rezoned to C1 in 2022 (Z-2210) and the property has since sold with the intent to further develop 6 lots. Lots 1 – 4 retain R1 zoning and front Walsh Avenue. Lots 5 & 6 have C1 zoning - Neighborhood Commercial and front on West Live Oak Street.

Zoning:	R1, Single Family Residential Sec. 3.100 and C1, Neighborhood Commercial Sec. 3.220
Tract Size:	Approximately 2.42 Acres
Number/Size of Lots:	6 lots
Roadways:	Lots have access on West Walch Avenue and West Live Oak Road
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 Right of Way and Utility Easements.
Stormwater Detention:	Detention will be addressed as part of the Construction Plans.

The City of Fredericksburg

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 (5) for a total of \$2,500.00. Parkland fees shall be paid prior to recordation of each phase of the project. [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.

P&Z Action: Final approval

Staff Recommendation& Findings:

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

- Parkland Dedication of \$500.00 per new lot (5) for a total of \$2,500 paid prior to recordation of the Plat. [Sec. 6.15](#)
- Addressing Staff Comments.
- Approval of the Final Plat
- Approval of Civil Construction Plans

Attachments:

- 1 Preliminary Plat
 - 2 Review Comments
 - 3 Location Map
 - 4 Project Application
-



January 3, 2023

Cody Musick, RPLS
Waymaker Surveyors of Land
cody@waymaker.land

RE: P-2240 – Preliminary Plat 528 South Milam Development.

Dear Mr. Musick,

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

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

Engineering

- Existing access along S. Milam frontage spans across proposed lot lines. A shared access easement should be dedicated, or the access should be relocated prior to the development of the lots in accordance with the City's access management ordinance.
- Please provide a brief description of the stormwater management plan for the subdivision for compliance with the City stormwater control ordinance.

Development:

- Requires Planning and Zoning Commission Approval, scheduled for Wednesday, February 8th 2023.
- Provide Addressing for review.
- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
- Add Project Number, P-2240, to Plat.
- Remove all references and depictions of structures, fences, street pavement sections and other information not needed for recording of the plat.

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plans along with your written response as to how the comments have been addressed by Monday, January 23rd to ensure consideration by Planning & Zoning Commission on Wednesday, February 8th.

Shelby Collier
Associate Planner
Development Review Committee (DRC)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

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

OWNER: _____ DATE: _____

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____,
BY _____.

NOTARY'S PUBLIC SIGNATURE _____

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED _____

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE
CITY OF FREDERICKSBURG, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY AND THE CITY OF FREDERICKSBURG, TEXAS, CERTIFIES THAT THE FOREGOING FINAL PLAT

OF THE _____ SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATIONS, CONVEYANCES OF LAND, IMPROVEMENTS, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, THAT THE PUBLIC WORKS AND INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION PLANS, AND HAVE BEEN TESTED AND ACCEPTED BY THE CITY, THAT THE FINAL PLAT IS NOW ACCEPTABLE FOR FILING WITH GILLESPIE COUNTY AND SAID COMMISSION FURTHER AUTHORIZED THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE ON BEHALF OF THE CITY THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS BY MY HAND ON THIS _____ DAY OF _____, 20____. CITY SECRETARY, CITY OF FREDERICKSBURG, TEXAS

RIGHT OF WAY EASEMENT /
UTILITY EASEMENT

GRANTED UNTO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.
A CORPORATION WHOSE POST OFFICE ADDRESS IS P.O. BOX 553,
FREDERICKSBURG, TEXAS, 78624, AND ITS SUCCESSORS
OR ASSIGNS AN EASEMENT AS FOLLOWS:

GRANTORS HEREBY DEDICATE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10) OF THE BOUNDARIES OF ALL TRACT LINES, STREETS, BOULEVARDS, LANES, DRIVES, AND ROADS, AND TWENTY FEET (20) ALONG THE ENTIRE PERIMETER (BOUNDARY) OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN DEDICATED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS OR TRACTS OF THIS SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND TO EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, DEBRIS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION. OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

NOTES:

- BUILDING SETBACK LINES SHOWN HEREON REFLECT PROPOSED ZONING FOR THIS PROPERTY AS OF THE DATE OF THIS PLAT.
- ALL FUTURE CONSTRUCTION MUST ADHERE TO SETBACKS SHOWN OR THE CURRENT ZONING AT THE TIME OF PERMIT APPLICATION.
- EXISTING PRIVATE WATER WELLS (IF ANY) CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.
- ABOVE GROUND STRUCTURES AND UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEM AND HEADS, VALVES, HAND-HOLES, PEDESTALS, AND OTHER IMPROVEMENTS THAT MAY EXIST, ARE NOT SHOWN HEREON.
- NO DETERMINATION WAS MADE DURING THE PROGRESS OF THIS SURVEY AS TO WHETHER OR NOT ANY PORTION OF THE SUBJECT TRACT OR ANY OF THE IMPROVEMENTS SHOWN HEREON ARE ABOVE FLOOD ELEVATION.
- THIS PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN IN ZONE "X", NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD MAP, PANEL NO. 48171C0269C, WITH AN EFFECTIVE DATE OCTOBER 19, 2001.
- DISTANCES AND AREA SHOWN HEREON ARE "GROUND" DERIVED FROM GPS POSITIONING AND REPORTED IN THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83), THE BASIS OF BEARING IS SHOWN HEREON.

ZONING:

R1 SINGLE FAMILY RESIDENTIAL AND
C1 NEIGHBORHOOD COMMERCIAL

PROPOSED USE:

MIXED USE, AS SHOWN.

LEGEND &
ABBREVIATIONS:

- 1/2" DIA. REBAR BAR FOUND (EXCEPT AS NOTED)
- 1/2" DIA. REBAR SET (CAPPED: WAYMAKER 6454)
- UTILITY POLE
- FENCE
- AS NOTED
- APPROX. PATENT SURVEY LINE
- OUTLOT LINES
- CONTOUR ELEVATION LINE
- PLACE OF BEGINNING
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- RECORD EASEMENT
- CONTROLLING MONUMENT
- REAL PROPERTY RECORDS
- OFFICIAL PUBLIC RECORDS
- DEED RECORDS
- PLAT RECORDS
- RIGHT-OF-WAY
- P.O.B.
- B.S.L.
- U.E.
- ESMT
- C.M.
- R.P.R.
- O.P.R.
- D.R.
- P.R.
- R.O.W.

LOCATION MAP

SCALE: N.T.S.



528 SOUTH MILAM
DEVELOPMENT
FREDERICKSBURG, TEXAS

GILLESPIE COUNTY, TEXAS.

SHEET 1 OF 1



Applicant

Matt Jarosz

Case Number

SP-2302

Location

528 South Milam

NOTICE OF ACTION

YOUR APPLICATION FOR:

- ☐ LAND USE CHANGE
- ☐ RE-ZONING
- ☐ ENTRY CORRIDOR DESIGN GUIDELINES
- ☐ VARIANCE
- ☒ SITE PLAN
- ☐ CERTIFICATE OF APPROPRIATENESS

PLANNING & ZONING COMMISSION RECOMMENDATION:

☒ APPROVAL

ON DATE: May 3, 2023

☐ DISAPPROVAL

CITY COUNCIL ACTION:

☐ APPROVAL

ON DATE: _____

☐ DISAPPROVAL

CONDITIONS OF APPROVAL:

Per Staff Recommendation

Shelby Collier

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.05.10 13:41:47 -05'00'

Signed:

Shelby Collier, Associate Planner

Date: 05/10/23

126 West Main Street~ Fredericksburg, Texas 78624~ 830-997-7521 ~ 830-997-1861 fax



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: May 3, 2023

CATEGORY: ACTION ITEMS

CAPTION: SP-2302 - Site Plan Review of the MOM Center located at 528 South Milam Street

PRESENTATION:

SUMMARY:

A Site Plan has been submitted to develop property located at 528 South Milam Street. The proposed development would include 1 single-story building that is approximately 6,000 sq ft that will serve as the new location for the MOM Center.

BACKGROUND:

This property received Approval for a partial Zoning Change (Z-2210) from R1 to C1 on July 18, 2022 and Preliminary Plat Approval (P-2240) on 02/09/23

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

Site Area:	45,912 Square Feet
Zoning:	C1, Neighborhood Commercial Sec. 3.200
Building Coverage:	13% (5,963 sq ft) (50% maximum) Sec. 3.200
Impervious Coverage:	41 % (32,138 sq ft) (70% maximum) Sec. 3.200
Heights:	1 Story (20'-2") Max Building Height 38 Feet Sec. 3.200
Parking:	16 provided (16 required at 1 space per 400 sq ft) Sec. 7.863

Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.

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
-------------------	--

of at least two (2) feet in height shall be placed along the perimeter.
[Sec. 7.920](#)

FUNDING SOURCE:

FINANCIAL IMPACT:

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

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

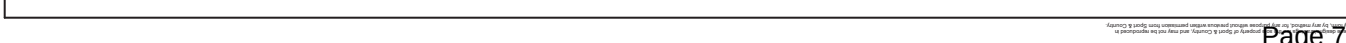
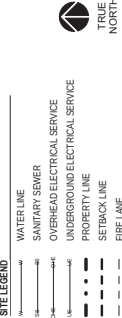
COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. SP-2302 Revised Site Plan
2. SP-2302 Response to Comments
3. SP-2302 - Project Application
4. P-2240 Notice of Action Approval

APPROVAL/REVIEW:





April 10, 2023

Sport & Country

Caroline and Matt Jarosz

Co-Owners

Fredericksburg, TX

**RE: SP-2303, RESPONSE TO REVIEW COMMENTS FOR SITE PLAN REVIEW
OF THE MOM CENTER LOCATED AT 528 SOUTH MILAM STREET.**

Dear Shelby Collier,

Please see our response to your comments below for the Heart of the Hills MOM Center:

ENGINEERING

1. Comment: Provide ADA compliant connection between the public sidewalk and the entrance to the building.
Response: The site plan has been updated to include a connection between the public sidewalk and building entry.
2. Comment: Retaining walls greater than 4 feet in height will require a separate building permit.
Response: Sport & Country acknowledges the requirement of a separate building permit for the proposed retaining wall and will submit an application accordingly, as needed.
3. Comment: The plat for this development has been approved on the condition that civil construction plans be submitted for review. The civil construction plans should be approved and the plat recorded prior to issuance of a building permit for this site.
Response: Sport & Country acknowledges the requirements to submit civil construction documents. Civil drawings will be included, alongside architectural drawings, as part of the building permit documents submitted to the City.
4. Comment: This site must be developed in accordance with the civil construction plans and storm-water detention plan for the subdivision.
Response: Sport & Country acknowledges the requirements. The site will be developed per civil construction documents submitted for the site and subdivision.



DEVELOPMENT

1. Comment: Requires Planning & Zoning Approval tentatively scheduled for Wednesday, May 3, 2023.
Response: Sport & Country will be in attendance on 5/3.
2. Comment: Provide a note that all exterior lighting shall be night sky compliant.
Response: Dark sky compliant light fixtures have been called out in the original Site Plan, refer to note 16 and 17.
3. Comment: Landscape plan required prior to issuance of building permits and shall include screening Sec. 7.970.
Response: Sport & Country acknowledges the requirement of a Landscape plan. Landscape drawing will be included in the building permit documents submitted to the City.
4. Comment: If retaining walls are taller than 4 feet, they require building permits.
Response: Sport & Country acknowledges the requirement of a separate building permit for the proposed retaining wall and will submit an application accordingly, as needed.

THANK YOU

Please see the revised Site Plan attached.

Sincerely,

Caroline Jarosz
Sport & Country
Co-Owner

&

Matt Jarosz
Sport & Country
Co-Owner



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: Heart of the Hills, MOM Center

Project Address: 528 S. Milam St., Fredericksburg, TX 78624

Tax ID Number (s):

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: 1.064 No. of Lots: 1

Original Survey & Abstract No: Outlot No. 95 PT & Outlot No. 96 PT

Legal Description: 1.064 Outlot No. 95

Current Land Use Plan: Neighborhood Commercial ☒ Proposed Land Use Plan: Neighborhood Commercial

Current Zoning: C-1 Proposed Zoning: C-1

Location: 528 South Milam St.(at the intersection of W. Live Oak St.)

Proposed Use(s): C-1 (Ordinance No. 2022-26 & 2022-27)

Applicant's Signature

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

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: Matt Jarosz

 Digitally signed by Matt Jarosz
Date: 2023.03.15 09:20:09 -05'00'

Printed Name: Matt Jarosz

Date: 3/15/2023

Staff Use Only

Application No.: SP-2302

Date: 03/22/23

*Copy of current Title Search required with application.

CK#1007 \$400.00



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Chris Danze

Address: 528 South Milam St.

Phone: 512.784.6131

Fax:

Email: 512.784.6131

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

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

Firm Name (if applicable): Sport & Country

Address: 1406 E. Main St. Suite 200-200

Primary Contact Name: Matt Jarosz

Phone: 440.465.4758

Fax:

Email: design@sportandcountry.com

Secondary Contact Name: Caroline Jarosz

Phone: 713.419.4555

Fax:

Email: design@sportandcountry.com

III. Applicant

Firm Name (if applicable):

Applicant Name (s): Chris Danze

Address: 528 South Milam St.

Phone: 512.784.6131

Fax:

Email: 512.784.6131

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

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

Firm Name (if applicable): Sport & Country

Address: 1406 E. Main St. Suite 200-200

Primary Contact Name: Matt Jarosz

Phone: 44.465.4758

Fax:

Email: design@sportandcountry.com



Project Application

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

C. Fee Schedule (Please attach appropriate fee to application.)

- ☐ Conditional Use Permit Application - \$400
- ☐ Site Plan Application Admin - \$300
- ☒ Site Plan Application P&Z - \$400
- ☐ Entry Corridor Design - \$100
- ☐ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Amending Plat - \$200
- ☐ Preliminary Plat - \$400 plus \$20 per lot
- ☐ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 plus \$10.00 per lot.



Applicant

Christopher Danze

Case Number

P-2240

Location

528 South Milam Street

NOTICE OF ACTION

YOUR APPLICATION FOR:

- ☐ LAND USE CHANGE
- ☐ RE-ZONING
- ☐ ENTRY CORRIDOR DESIGN GUIDELINES
- ☐ VARIANCE
- ☒ PRELIMINARY PLAT
- ☐ CERTIFICATE OF APPROPRIATENESS

PLANNING & ZONING COMMISSION RECOMMENDATION:

☒ APPROVAL

ON DATE: February 8, 2023

☐ DISAPPROVAL

CITY COUNCIL ACTION:

☐ APPROVAL

ON DATE: _____

☐ DISAPPROVAL

BOARD OF ADJUSTMENT ACTION:

☐ APPROVAL

ON DATE: _____

☐ DISAPPROVAL

HISTORIC REVIEW BOARD ACTION:

☐ APPROVAL

ON DATE: _____

☐ DISAPPROVAL

CONDITIONS OF APPROVAL:

Approved Per Staff Recommendation

Signed: **Shelby Collier**
Shelby Collier, Associate Planner

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of Fredericksburg,
ou, email=collier@fkgov.org, c=US
Date: 2023.02.09 08:41:38 -0600

Date: 02/09/23



PLANNING & ZONING COMMISSION MEMO

DATE: February 8, 2023
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: P-2240 Consider a Preliminary Plat of the 528 S. Milam Subdivision.

Summary:

The subject property is a 2.42 Acre tract located at 528 S. Milam Street. As proposed it will have residential lots fronting on West Walch Avenue and commercial lots fronting West Live Oak Street.

The lots comply with the City's subdivision and zoning requirements regarding lot size and frontage.

Background / Analysis:

This property was partially rezoned to C1 in 2022 (Z-2210) and the property has since sold with the intent to further develop 6 lots. Lots 1 – 4 retain R1 zoning and front Walsh Avenue. Lots 5 & 6 have C1 zoning - Neighborhood Commercial and front on West Live Oak Street.

Zoning:	R1, Single Family Residential Sec. 3.100 and C1, Neighborhood Commercial Sec. 3.220
Tract Size:	Approximately 2.42 Acres
Number/Size of Lots:	6 lots
Roadways:	Lots have access on West Walch Avenue and West Live Oak Road
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 Right of Way and Utility Easements.
Stormwater Detention:	Detention will be addressed as part of the Construction Plans.

The City of Fredericksburg

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 (5) for a total of \$2,500.00. Parkland fees shall be paid prior to recordation of each phase of the project. [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.

P&Z Action: Final approval

Staff Recommendation& Findings:

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

- Parkland Dedication of \$500.00 per new lot (5) for a total of \$2,500 paid prior to recordation of the Plat. [Sec. 6.15](#)
- Addressing Staff Comments.
- Approval of the Final Plat
- Approval of Civil Construction Plans

Attachments:

- 1 Preliminary Plat
 - 2 Review Comments
 - 3 Location Map
 - 4 Project Application
-



January 3, 2023

Cody Musick, RPLS
Waymaker Surveyors of Land
cody@waymaker.land

RE: P-2240 – Preliminary Plat 528 South Milam Development.

Dear Mr. Musick,

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

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

Engineering

- Existing access along S. Milam frontage spans across proposed lot lines. A shared access easement should be dedicated, or the access should be relocated prior to the development of the lots in accordance with the City's access management ordinance.
- Please provide a brief description of the stormwater management plan for the subdivision for compliance with the City stormwater control ordinance.

Development:

- Requires Planning and Zoning Commission Approval, scheduled for Wednesday, February 8th 2023.
- Provide Addressing for review.
- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
- Add Project Number, P-2240, to Plat.
- Remove all references and depictions of structures, fences, street pavement sections and other information not needed for recording of the plat.

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plans along with your written response as to how the comments have been addressed by Monday, January 23rd to ensure consideration by Planning & Zoning Commission on Wednesday, February 8th.

Shelby Collier
Associate Planner
Development Review Committee (DRC)

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Anna Hudson, Director of Development Services

MEETING DATE: August 2, 2023

CATEGORY: PUBLIC HEARING

CAPTION: Request #Z-2310: By Nick Skuteris with DC Partners to consider an amendment to the Planned Unit Development (PUD) for property located at 1149, 1293, 1389, 1413 and 1449 US Hwy 87 North, formerly referred to as the Seven Hills Development, now called The Meuse .

- i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the rezone request (PUD Amendment)
-

PRESENTATION:

SUMMARY:

The 2006 Comprehensive Plan designates this area "the Y" as a Commercial Center and Mixed Use Corridor given its location at the intersection of two major transportation routes. It allows for a mix of non-residential uses to provide one-stop shopping for residents and visitors and can also include residential and hospitality. Design policies support integrated site planning to reduce local trips on the adjacent major route and also support pedestrian routes separated from major roadway and shared access points.

The proposed Meuse development would be one of the first mixed use projects. It is an example of horizontal mixed uses where the residential rental units are separated from the retail. Staff finds this type of mixed-use to be less effective at reducing vehicular trips as vertical mixed use where uses are stacked (i.e. residential above commercial). The proposed residential density is the max described in the Comp Plan for High Density Residential (18 dwelling units per gross acre). Higher density neighborhoods may need additional infrastructure and facilities to meet service standards. High density residential can be successful with design techniques that address: the scale and massing of the structures; the amount of articulation and detailing of the structures, the location, design and screening of parking, provision of usable recreation and natural open space; the layout of structures, landscaping, open space, and vehicular areas on the site; the ease of pedestrian or bicycle access to key destinations within the neighborhood and adjacent community; provision of entries and outdoor space associated with individual housing units; and creation of central gathering places.

This would be one of the most significant developments within the City of Fredericksburg. As such, it

has the potential to be a catalyst for other projects in the area. There will be a different approach to development, a move toward mixed uses, and an extension of Fredericksburg's greatest asset, Main Street. The development encircles the Klingelhofer home, a traditional limestone German farmhouse that represents what was once a common sight around town. Fredericksburg and Gillespie County were settled by families that had both a town house (Sunday House) and farm house. The Klingelhofer house will be retained, but the land will be developed. As proposed, there would be approximately 600 full-time residents, 300 overnight guests, and dozens of employees. The latest census (2020) data gives a population estimate of 10,875.

BACKGROUND: The site in question was previously annexed and approved for a P.U.D. for the Seven Hill Hotel & Conference Center. The Meuse is requesting all of the previously approved uses and new residential uses. A replat into a single lot has received preliminary approval. The Klingelhofer House is a designated landmark and the proposal shows a landmark overlay that follows the previous property line.

Site Area: 959,671 (22.03 Acres)

Zoning: PUD

Building Coverage: 37% (309,184)(65 % Max)

Impervious Coverage: 66% (636,122)(75% Max)

Heights: 4 Stories/ 48 ft

Residential Unit Count: 45 Condominiums & 258 Multi-Family Units

Commercial: 200 Hotel Rooms, 20,720 sq ft Ballroom, 25,659 sq ft Spa, 32,719 sq ft of unspecified commercial space.

Parking: 1378 spaces required with 900 provided.

469 Parking Spaces required for Multi-Family

150 Parking Spaces required for Condos

299 Parking Spaces required for Commercial

198 Parking Spaces required for Hotel

200 Parking Spaces required for Ballroom

61 Parking Spaces required for Spa

Utilities: Utilities are available to serve this property. If an extension is needed, it will be at the developers' expense.

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

Entry Corridor: The architectural design for the campus is consistent with the EC Design Guidelines

Landscape and Screening: A Landscape and Screening Plan is required and shall include one (1) tree per 75 LF. 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 areas which is exposed to an abutting right-of-way shall

be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge, wall, or other durable landscape barrier of atleast two (2) feet in height, shall be placed along the perimeter.

	Seven Hills	Meuse
Total Property Size	22.03 Acres – 959,671 sq ft	22.03 Acres – 959,671 sq ft
Max Building Coverage	75%	65%
Actual Building Coverage	17.5% (168,200 sq ft)	32% (309,184 sq ft)
Max Impervious Coverage	80%	75%
Actual Impervious Coverage	64% (618,800 sq ft)	70% (675,616.80 sq ft)
Max Height	4 Stories – 48 ft	4 Stories – 48 ft
Density Calculations	0 units per acre	14 units per acre
Hotel Rooms	160	200
Hotel/Conference Sq Ft	97,400	227,065
Retail/Restaurant Sq Ft	70,800	36,500
Multi-Family Units	0	258
Multi-Family Sq Ft	0	264,998
Condominium Units	0	45
Condominium Sq Ft	0	104,825
Parking Spaces Required	730	1378
Parking Spaces Provided	484 = 34% Reduction	900 = 35% Reduction

FUNDING SOURCE:

FINANCIAL IMPACT:

The size and scope of this development warrants the discussion of the creation of a Tax Increment Reinvestment Zone to help spur re-investment in West Main Street which will be impacted by the new development at the Y. TIRZ Districts can be initiated by the municipality or property owners.

STAFF RECOMMENDATION:

Staff's recommended conditions for approval of amended PUD:

1. Vertical mixed uses (residential over retail) to reduce the amount of parking needed, enhance walkability, reduce proposed height and massing of multi-family buildings.
2. Residential Density should not exceed "High Density Residential defined in the Comp Plan as 18 units/acre.
3. Low-impact design throughout the campus to reduce landscaping water consumption and manage water runoff. Removal of ornamental water features unless utilizing reclaimed water.
4. References to Administrative Approval in the PUD exhibits be allowed only where consistent with other ordinances that allow for administrative approval, otherwise all changes to the PUD require City Council approval.
5. Preservation of more open space around the Klingelhofer House (reduction in size/footprint of spa)
6. Updated Traffic Impact Analysis
7. Coordination with TxDOT regarding access points on Hwy 290W and Hwy 87N. Work with TxDOT on pedestrian safety enhancements 6. Coordination with Alamo Area Council of Governments' Alamo Regional Transportation (ART) program for alternative transportation options for residents, employees, and guests .
8. Signage consistent with sign ordinance height limitations
9. Council approval of proposed Development Agreement

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. P&Z AGenda packet for Meuese
2. 202305117_ Fredericksburg Parking Study Memo

APPROVAL/REVIEW:



281 565 1067
info@dcpartnersusa.com
2506 W. Main, 5th floor
Houston, TX 77098
dcpartnersusa.com

From: Nick Skuteris

Date: 6/26/2023

To: Shelby Collier & Development Review Committee

Subject: PUD Amendment - Applicant (Z-2310) Response to DRC Comments

Shelby & Development Review Committee (DRC) Members,

DC Partners and our experienced team of professional Consultants have strived to ensure all aspects of the project design compliment the unique history of Fredericksburg and the close-knit community. This process took multiple concept design iterations and strategic planning sessions to make certain there was a cost-effective way to deliver a first class mixed use development that serves as a notable and appealing entrance to the City from two major US highways from the west. Our team has taken feedback and worked collaboratively with the City throughout this process to develop something all stakeholders will be proud of.

We approached concept design for this site with the following goals in mind: 1) Lay the foundation for organic growth down W. Main St.; 2) Meet guidelines set forth in the City's comprehensive plan; 3) Pay homage to the rich history of Fredericksburg; and 4) Enrich the surrounding neighborhoods with walkable and convenient retail and recreational uses. The project team specifically reviewed the High-Density Residential and Mixed-Use sections of the comprehensive plan to maximize alignment. We specifically focused on the following: 1) Minimize visual impact of structures by focusing on the pedestrian view; 2) Use a mixture of natural building materials to create a historic and phased visual appearance; 3) Create convenient surface parking for retailers and hidden structured parking for the bulk of long-term visitors; 4) Provide recreational space for gatherings and the community through strategic layout of the site; and 5) Fulfill the need for a gateway project on this site by anchoring the development with a strong mixed-use presence.

Please see below for our (applicant) response to DRC's letter dated May 10th, 2023 (*RE: Z-2310 – Review Comments for a PUD Amendment for property The Meuse Development (formerly Seven Hills)*).

Engineering

- The development shall follow the terms of the annexation agreement for the subject tracts.
 - **Applicant Response:** An Amendment to the existing Annexation Agreement ("Amendment") has been submitted to and reviewed by the City Attorney and DRC. Several of the outstanding exhibits to the Amendment are being submitted in conjunction with the exhibits to the PUD amendment documents for review by DRC.

Development

- The PUD requires Planning and Zoning Approval, scheduled for June 7th, 2023.
 - **Applicant Response:** The project team has elected to plan for PUD amendment submission on June 26th and Planning and Zoning on August 2nd.

- Please redline Exhibit E of current PUD.
 - **Applicant Response:** The project team has redlined Exhibit E, Permitted Signs to show the changes from the previously approved PUD. Please see attachment.

- A Development Agreement is required to take the place of several development-related items required in the annexation agreement.
 - **Applicant Response:** Development related items are included in the Amendment described in the response to Engineering above. This approach has been approved by the City Attorney and City Representatives. Please reference the updated exhibits to the Amendment included with this letter as they relate to the new development.

- Please adjust your Residential Unit counts to include bedrooms per unit and include a density calculation. AN example would be 1 bedroom which requires 2,500 sq ft. The previous PUD provided 160 hotel rooms and the current request consists of 181 hotel rooms and 285 residential units. The proposed density is much greater than any other parcel in Fredericksburg. Please provide a justification for this increase.
 - **Applicant Response:** The project teams have proposed maximum unit counts within the redlined Zoning Notes (Exhibit “D”). The project team (including our hospitality partner) see demand for the hotel room count reflected within the redlined Zoning Notes. The project team’s goal is to maximize available residential units for this development, as we see demand for housing in Fredericksburg and the surrounding area continuing to increase through the completion date of this project. The intent of increased residential unit count is to support both the City of Fredericksburg (which we believe has a market driven demand for housing) and to provide housing opportunities for employees working at or around the project. This also helps alleviate labor shortage concerns for the project, as it provides a convenient housing option for employees.

- Please adjust the parking per Sec. 7.863 to include Multi-Family Parking Standards.
 - **Applicant Response:** Parking calculations have been updated to reflect Sec. 7.863. Please note that a shared parking analysis has been completed to take advantage of the mixed-use nature of the project. The overall parking reduction stemming from the shared parking analysis has also been reflected within the Zoning Notes (Exhibit “D”, see *Off Street Parking Provided*).

- Please provide elevations with architectural design features.
 - **Applicant Response:** Architectural design features have been provided as a supplementary attachment to this letter.

- The Comprehensive Plan supports existing development patterns. 4.2. As the development abuts single family residential uses and is proposing access onto a roadway primarily used by the neighborhood, please explain how the development will support the neighborhood’s long-term viability as places to live.
 - **Applicant Response:** This site has previously been approved as a PUD and we intend to utilize most of the same approved uses. The new multifamily portion of the development will be closest to the existing single-family neighborhood. Access from Bob Moritz onto the project will be limited to ingress and egress for the apartment complex and site fire lane access. There is no entry from Bob Moritz for commercial elements of the project. Compared to other portions of the development, the amount of vehicle and pedestrian activity will be minimal as you enter the residential neighborhood. A walking path will be provided encompassing the entire site. This will be a neighborhood friendly access point for pedestrians accessing the development on foot. Development at this specific site location will be a catalyst for continued business and development growth along W. Main St., which follows the Existing Development Patterns shown in Figure 3 (Page 4.2) of the Comprehensive Plan.

- Comprehensive Plan: Land Use Elements Policy 23.8 - Transitions and buffers should be used in areas where rural and low-density residential uses are adjacent to more intense uses.
 - Policy 23.10. The city should encourage new developments to incorporate creeks, slopes, woodlands and significant trees in shared or publicly accessible open space areas.
 - Policy 24.2 In such areas as major Entry Corridors and non-residential or mixed-use centers, development and design regulations should emphasize the form of development (in terms of mass, siting, height, setback, and design) and provide flexibility for a range of potential, current or future uses.
 - **Applicant Response:** The proposed PUD takes all the above policies into consideration. Pedestrian walkways, landscaping, and parking are all being used as buffers. The site will also incorporate the existing creek and site topography into the overall development. The PUD will utilize a range of uses, which will have a mixture of design elements to make it feel as though the development was constructed over a long period of time. This will create a sense of community where friends and family can gather to enjoy shared spaces within the development.

- As discussed in a prior meeting, the development proposes 3-stories abutting single family residential uses and fronting along a major corridor where the previously approved development left the view corridor open and centered the development per Sec. 5.3 – Sec. 5.7 of the Entry Corridor Design Standards
 - **Applicant Response:** A height reduction down to 2-stories is being considered adjacent to Bob Moritz and US HWY 87 to reduce the presence of the structure at this location. The façade of all buildings, including the apartments, will have façade relief and interruption to provide visual relief. This site plan differs from the previously approved PUD, now including the necessary housing to support the development and surrounding community, whereas the previous development had a large surface parking lot taking up a large portion of the site. Relief is also being provided by the landscape and pedestrian path along Bob Moritz and US HWY 87.

- The development as proposed is double that of the previously approved development. Please provide justification and explanation for the requested changes.
 - **Applicant Response:** Based on our extensive research and analysis, we have found strong indicators of a growing demand for multifamily housing in Fredericksburg, Texas and surrounding areas. The city's population trends, economic indicators, and changing demographics suggest an increasing need for housing options, including multifamily developments. While it may appear that a significant number of units are being delivered through our proposed development, we have taken into account the unique nature of our project. With the inclusion of a hotel, spa, retail, and other service components, our design intends to offer housing options for the operating employees and staff within the development itself. By providing this housing opportunity, we anticipate that a considerable portion of the workforce will choose to live within the multifamily units, thereby reducing the total number of units being delivered when considering the reduction in inventory due to workers residing on-site. The lack of housing included within the previously planned PUD was a limiting factor to the success of that proposed project, whereas The Meuse project will maximize synergies between building uses and improve viability for the project. This approach not only creates a convenient live-work environment, but also reduces the overall impact on the local housing market.

Additional Considerations from Applicant:

- A. Third-Party Analysis
 - We completed a Traffic Impact Analysis (TIA) and Share Parking Analysis for the proposed development. The TIA has been submitted for review by TXDOT to ensure the

proposed development doesn't have negative impacts to traffic patterns. A shared parking analysis was also completed to review parking demand for the development and a draft has been shared with FBGTX. The shared parking analysis justifies the parking counts listed in Exhibit D, Zoning Notes.

B. Projected Pricing for Condos:

- In addition to rental units, our proposed development includes condominiums. Through thorough market research, we have examined historical sales data, pricing trends, and market forecasts for condominium units in Fredericksburg. These findings have informed our projections for condominium pricing, allowing us to align our pricing strategy with market demand, comparable properties, and local economic factors. Our aim is to offer condominium units at pricing levels that are both attractive to potential buyers and reflective of the value and desirability of the development. Our project, which is scheduled to deliver in 2-3 years after groundbreaking, is planned for an average sales price of \$730/SF.

C. Short Term Rental Restrictions for Condos:

- Our initial condominium declaration will restrict short term rentals. This restriction typically allows leases of 6 or 12 months. With short term rental restrictions, the purpose is generally to protect other members and preserve the residential character of the mixed-use development and surrounding community. This measure will discourage transitory occupants, foster relationships amongst neighbors, and help maintain the overall ambiance of the development. Vacationers do not pay HOA fees and are therefore less vested in the long-term condition of the community.

D. Projected Pricing for Rental Units:

- Our market analysis has revealed important insights into the local rental market in Fredericksburg. By considering market-rate and below-market rental pricing for similar multifamily developments in the area, we have developed projected pricing for our rental units. These projections are based on comprehensive assessments of rental rates, vacancy rates, and market trends specific to the area. We have also taken into consideration the economic factors influencing rental pricing, such as local income levels, cost of living, and housing affordability. Our goal is to establish rental pricing that is competitive, reasonable, and reflective of the needs of the community. Our current research has Market Rent for living in the area at approximately \$1,800. Our project, which is scheduled to deliver in 2-3 years after groundbreaking, is planned for an average rent of approximately \$1,900. We will also offer apartments that have below market pricing, ranging from \$1,400 to \$1,600.

Thank you for your consideration.

Sincerely, DC Partners and all associated Consultants

Nick Skuteris, Development Manager





May 10, 2023

Nick Skuteris

Via email

nicks@dcpartnersusa.com

RE: Z-2310 – Review Comments for a PUD Amendment for property the Meuse Development (formerly Seven Hills).

Dear Mr. Skuteris,

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

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

Engineering

- The development shall follow the terms of the annexation agreement for the subject tracts.

Development

- The PUD requires Planning and Zoning Approval, scheduled for June 7, 2023.
- Please redline exhibits E of current PUD.
- A Development Agreement is required to take the place of several development-related items required in the annexation agreement.
- Please adjust your Residential Unit counts to include bedrooms per unit and include a density calculation. An example would be 1 bedroom which requires 2,500 sq ft. The previous PUD provided 160 hotel rooms and the current request consists of 181 hotel rooms and 285 residential units. The proposed density is much greater than any other parcel in Fredericksburg. Please provide a justification for this increase.
- Please adjust the parking per [Sec. 7.863](#) to include Multi-Family Parking Standards.

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- Please provide elevations with architectural design features.
- The Comprehensive Plan supports existing development patterns. [4.2](#). As the development abuts single family residential uses and is proposing access onto a roadway primarily used by the neighborhood, please explain how the development will support the neighborhood's long-term viability as places to live.
- Comprehensive Plan: Land Use Elements Policy 23.8 - Transitions and buffers should be used in areas where rural and low-density residential uses are adjacent to more intense uses.
 - Policy 23.10. The city should encourage new developments to incorporate creeks, slopes, woodlands and significant trees in shared or publicly accessible open space areas.
 - Policy 24.2 In such areas as major Entry Corridors and non-residential or mixed-use centers, development and design regulations should emphasize the form of development (in terms of mass, siting, height, setback, and design) and provide flexibility for a range of potential, current or future uses.
- As discussed in a prior meeting, the development proposes 3-stories abutting single family residential uses and fronting along a major corridor where the previously approved development left the view corridor open and centered the development per [Sec. 5.3](#) – [Sec. 5.7](#) of the Entry Corridor Design Standards
- The development as proposed is double that of the previously approved development. Please provide justification and explanation for the requested changes.

For information regarding these comments please contact Shelby Collier with Development Services at 830-990-2013 or scollier@fbgtx.org

Please feel free to contact me with any comments or questions, and I will be happy to assist you.

Please return the revised plans along with your written response as to how the comments have been addressed by Wednesday, May 17th to ensure consideration by the Planning & Zoning Commission on Wednesday, June 7th.

Shelby Collier
Development Review Committee (DRC)

PUD AMENDMENT EXHIBITS

EXHIBIT A/B - Surveying Information

EXHIBIT C - SITE PLAN

EXHIBIT D - ZONING NOTES

EXHIBIT E - PERMITTED SIGNS

EXHIBIT F - PERMITTED USES

EXHIBIT "A"

SULTEMEIER

SURVEYING & ENGINEERING

LICENSED SURVEYING FIRM: 100930-00
REGISTERED ENGINEERING FIRM: F-10608

805 North Llano
Fredericksburg, TX 78624
Tel.: (830) 990-1221 Fax: (830) 990-1222

1.004 ACRES
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS

FN-14-5764
JUNE 2ND, 2014

A DESCRIPTION OF A 1.004 ACRE TRACT OF LAND OUT OF BLOCK III AS SAID BLOCK AND OUTLOTS ARE DESIGNATED ON THE MAP OR PLAT OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, BEING COMPRISED OF THAT CERTAIN 1.0 ACRE TRACT I AND THAT CERTAIN 164 SQUARE FOOT TRACT II (DEED/CALLED AREAS) DESCRIBED IN A CONVEYANCE FROM JOHN T. BOLTON AND WIFE, CAROL HICKS BOLTON TO MICHAEL IGARTA AND WIFE, CRYSTAL IGARTA, FOUND OF RECORD IN A WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 1ST, 2005, RECORDED IN VOLUME 599, PAGE 295 ET SEQ. OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS; SAID 1.004 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found on the southwest R.O.W. (Right-of-Way) line of U. S. Highway No. 87 at the north corner of the said 1.0 acre tract, being at the easterly northeast corner of Lot 2 in the Killer Subdivision, a plat of record in Volume 2, Page 64 of the Plat Records of said County, Texas, for the north corner hereof;

THENCE with the said southwest R.O.W. line of U. S. Highway No. 87, a distance of 209.06 feet along the arc of a curve to the left having a radius of 5794.58 feet and a chord bearing of S 38° 23' 42" E, a distance of 209.05 feet to a ½ inch iron rod found at the east corner of said Tract I, being at the north corner of Lot 1AR in the Carabetta Subdivision, a plat of record in said Volume 2 at Page 147 of the Plat Records, for the east corner hereof;

THENCE with the southeast line of said Tract I, S 39° 03' 43" W (BASE BEARING FOR DIRECTIONAL CONTROL FROM GPS OBSERVATION), a distance of 213.60 feet to a ½ inch iron rod found at the south corner of thereof, being at the easterly southeast corner of said Lot 2, for the south corner hereof;

THENCE with the southwest line of said Tract I, and continuing with the southwest line of said Tract II, N 37° 57' 45" W, at a distance of 191.65 feet an 8 inch diameter fence post found at the southwesterly corner of said Tract I and south corner of said Tract II, continuing for a total distance of 213.67 feet to the west corner of said Tract II, a point of the bank of a creek, for the west corner hereof;

THENCE with the northwest line of said Tract II, and continuing with the northwest line of said Tract I, N 40° 11' 27" E, at a distance of 16.02 feet an 8 inch diameter fence post found at the north corner of said Tract II and northwesterly corner of said Tract I, continuing for a total distance of 211.06 feet to the POINT OF BEGINNING, containing 1.004 acres of land, more or less.

EXHIBIT "B"



SEARCHERS
LAND SURVEYING, LLC

MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
P.O. Box 1504 Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211
www.searchersls.com

LEGAL DESCRIPTION: Being 0.399 acres of land, out of the J. M. Chapa Survey No. 131, Abstract No. 115 in Gillespie County, Texas, being a portion of Outlot 582 as shown on plat of Fredericksburg, Texas by the German Emigration Company and Environs and being all of that certain 0.399 acre tract described in Volume 242, Page 613 of the Real Property Records of Gillespie County, Texas; Said 0.399 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southwest line of U. S. Highway No. 87 for the northeast corner of Lot 2 of the Carabetta Subdivision as shown on plat recorded in Volume 2, Page 96 of the Plat Records of Gillespie County, Texas and the north corner hereof and from which a concrete monument found in the southwest line of said U. S. Highway No. 87 and the northeast line of said Lot 2 bears North 50°45'27" West a distance of 304.76 feet;

THENCE South 50°45'27" East a distance of 249.25 feet along the southwest line of said U. S. Highway No. 87 to a mag nail set for the northwest corner of that certain 0.003 acre tract described in Volume 80, Page 625 of the Deed Records of Gillespie County, Texas and the northeast corner hereof;

THENCE South 28°47'37" West a distance of 10.19 feet along the west line of said 0.003 acre tract to a mag nail set in the north line of U. S. Highway No. 290 for the southwest corner of said 0.003 acre tract and the southeast corner hereof;

THENCE along a curve turning to the left with an arc length of 250.21 feet, a radius of 1195.92 feet, a chord bears North 81°46'33" West a distance of 249.75 feet to a 1/2 inch iron rod found for southeast corner of said Lot 2 and the southwest corner hereof and from which a concrete monument found in the north line of said U. S. Highway No. 290 and the south line of said Lot 2 bears South 81°10'33" West a distance of 458.37 feet;

THENCE North 24°17'04" East a distance of 143.59 feet along the east line of said Lot 2 to the POINT OF BEGINNING containing 0.399 acres of land, more or less.

EXHIBIT "C"

EXHIBIT "D"

EXHIBIT “D”

THE MEUSE PUD ZONING NOTES June 26, 2023 Planned Unit Development (PUD)

1. Development Summary:

	Amount	Unit	%	Amount	Unit
Overall Lot Area:	959,671.00	SF		22.03	Acres
100 Yr. Floodplain Area:	115,150.00	SF	12%	2.64	Acres
Net Lot Area:	844,521.00	SF	88%	19.39	Acres
Building Cover Allowed:	719,753.25	SF	75%	16.52	Acres
Total Building Cover Actual including All Uses:	309,184.00	SF	37%	7.10	Acres
Condo Building Cover:	38,873.00	SF	5%	0.89	Acres
Multi-Family Building Cover:	137,000.00	SF	16%	3.15	Acres
Retail Building Cover:	32,719.00	SF	4%	0.75	Acres
Spa/Fitness Building Cover:	25,659.00	SF	3%	0.59	Acres
Hotel Building Cover:	49,443.00	SF	6%	1.14	Acres
Ballroom Cover:	20,720.00	SF	2%	0.48	Acres
Net Area for Residential Density:	715,980.00	SF	85%	16.44	Acres
Total Residential Units (Maximum):	325.00				
Residential Units Per Acre Net Residential Area:	19.77	Units			
Impervious Cover Allowed:	767,736.80	SF	80%	17.62	Acres
Paved Drive/Parking:	175,448.00	SF		4.03	Acres
Plaza/ Sidewalk/ Terrace:	151,504.00	SF		3.48	Acres
Impervious Cover Actual:	636,122.00	SF	66%	14.60	Acres
Off-street Parking Required (100%):	1,378.00	Spaces			
Off-street Parking Required (per parking study):	847.00	Spaces			
Minimum Off-street Parking Provided:	900.00	Spaces			
Garage1 (Multifamily/Hotel/Ballroom):	611.00	Spaces			
Garage2 (Under Condos):	77.00	Spaces			
Surface (Throughout Site):	212.00	Spaces			
TOTAL:	900.00	Spaces			
Parking Area Interior Landscaping Required*:	2,120.00	SF			
Parking Area Interior Landscaping Provided*:	150,598.00	SF			
Landscaping Required at Other Vehicular Use Area:	91,931.00	SF			
Minimum Number of Trees at Landscaped Areas (1 per 100):	47.00	Trees			
Minimum Number of Trees along Business Frontage:	58.00	Trees			
Minimum Number of Trees along Abutting non-PUD Property:	33.00	Trees			
New Trees provided:	357	Trees			
*Landscaping calculated based on surface parking spaces.					

Retail, Restaurant, Personal Services Use:

Maximum Height Allowed, as calculated per Fredericksburg, TX Code of Ordinance Sec. 7.510.: 38 feet

Front Yard Setback: 20 feet

Street Yard: 20 feet

Interior Yard: 5 feet

Rear Yard: 5 feet

Condominium Use:

Maximum Height Allowed, as calculated per Fredericksburg, TX Code of Ordinance Sec.

7.510.: 48 Feet

Front Yard Setback: 20 Feet

Street Yard : 20 feet

Interior Yard: 5 Feet

Rear Yard: 5 feet

Unit Count Not to Exceed: 45 units

Studio – 1600 SF per buildable SF of Lot

1 Bedroom – 2000 SF per buildable SF of Lot

2 Bedroom – 2400 SF per buildable SF of Lot

3 Bedroom – 2800 SF per buildable SF of Lot

Condominium base zoning calculations based on the maximum unit count.

Condominium unit count and unit mix can be adjusted and approved administratively, however the Residential Density Allowed for this use must not exceed the Total SF calculation for Condominiums.

29 2 beds @ 2400 SF = 69,600 SF

16 3 beds @ 2800 SF = 44,800 SF

Total SF = 114,400 SF

Hotel and Ballroom Use:

Maximum Height Allowed, as calculated per Fredericksburg, TX Code of Ordinance Sec.

7.510.: 48 feet

Front Yard Setback: 20 feet

Street Yard Setback: 20 feet

Interior Yard Setback: 5 feet

Rear Yard Setback: 5 feet

Guestroom Count Not to Exceed:

200 guestrooms

Multi-Family Use:

Maximum Height Allowed, as calculated per Fredericksburg, TX Code of Ordinance Sec.

7.510.: 48 feet

Front Yard Setback: 20 feet

Street Yard Setback: 20 feet

Interior Yard Setback: 5 feet

Rear Yard Setback: 5 feet

Unit Count Not to Exceed:

280 units

Studio – 1600 SF per buildable SF of Lot
1 Bedroom – 2000 SF per buildable SF of Lot
2 Bedroom – 2400 SF per buildable SF of Lot
3 Bedroom – 2800 SF per buildable SF of Lot

Multi-Family base zoning calculations based on the maximum unit count. Multi-Family unit count and unit mix can be adjusted and approved administratively, however the Residential Density Allowed for this use must not exceed the Total SF calculation for Multi-Family.

27 Studios @ 1600 SF per unit = 43,200SF
148 1 Beds @ 2000 SF per unit = 296,000 SF
100 2 Beds @ 2400 SF per unit = 240,000 SF
5 3 Beds @ 2800 SF per unit = 14,000 SF
Total SF = 593,200SF

2) No building shall be erected at any location in the PUD other than the building locations shown on the PUD Plan. Buildings may be located anywhere within the Building Zones indicated on the PUD Plan, but such buildings must not exceed the Building Cover allowed.

3) Access to and from the PUD onto US Hwy 87 and US Hwy 290 shall be at the locations and widths as shown on the PUD Plan per the Traffic Impact Analysis, and as approved by TxDOT and the City of Fredericksburg. Subject to pending TxDOT approval, the final alignments may be approved administratively and shall not require a PUD amendment.

4) Trees shown to be saved on the PUD Plan shall not be removed without the prior written approval of the City of Fredericksburg or unless diseased or dead.

5) Fire hydrants shall meet N.F.P.A. and City of Fredericksburg requirements.

6) No use shall be allowed within the PUD other than those uses listed on the PUD Plan or on the attachment hereto entitled Permitted Uses, Exhibit "F".

7) Drive through facilities associated with any permitted use shall require an administrative site plan review and approval.

8) Building height shall not exceed 4 stories and 48 feet above the average of the highest and lowest grade adjacent to the building, as calculated per Fredericksburg, TX Code of Ordinance Sec. 7.510.

9) All utility lines within the PUD site shall be installed underground, except utility lines designated to be installed above ground by the appropriate utility companies. Except as

otherwise expressly set forth herein, all utilities shall comply with the City of Fredericksburg standards and specifications.

10) Parking spaces shall be provided as shown on the PUD Plan. Adjustments to the configuration and arrangement of parking spaces may be approved administratively.

11) All City codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the PUD Plan or in these and other notes to the plat.

12) All grounds within the PUD shall be maintained as to collection of trash, debris, litter and weeds.

13) All landscaped areas shall provide curbing or other protection from vehicular encroachment.

14) The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse, debris and weeds. All landscaped areas shall be provided with underground or drip irrigation systems.

15) All businesses shall provide suitable trash and refuse storage areas which are designed and constructed to prevent direct view from the street or parking lot and to prevent refuse from being displaced or stored about the site or onto public right-of-way and to permit safe, easy removal of refuse by truck or hand.

16) Entry ramps and curbing is provided for by the PUD Plan and Texas Accessibility Standard specifications.

17) A landscape plan prepared by a Texas Registered Landscape Architect will be submitted for approval at time of Site Plan review. The PUD Plan shall identify locations of landscape buffers and define the tree planting requirements as follows:

- a. One (1) tree for each fifty (50) linear feet of street frontage will be provided. A minimum of two and one-half (2 ½) foot wide landscape buffer will be provided between parking areas and public streets.
- b. One (1) tree for each seventy five (75) linear feet of abutting property zoned for residential uses will be provided. One (1) tree for each one hundred twenty five (125) linear feet of abutting property zoned for commercial uses will be provided. Property lines shared between lots within this PUD shall have no tree planting or buffer requirement.
- c. One (1) tree for each one hundred (100) square feet of Parking Area Interior Landscaping Required will be provided. Parking Area Interior Landscaping provided in excess of the requirement shall not require additional trees.
- d. The Parking Area Interior Landscaping Requirement shall be ten (10) square feet for each off-street parking stall provided.

- e. Dead, diseased or declining trees removed shall have no replacement requirement. Existing trees to remain may be applied to the New Tree requirement.
 - f. The Interior Landscaping at Other Vehicular Use Area requirement shall be as calculated in Section 7.920.g, except as expressly contained herein.
 - g. A minimum of 50% of the tree requirement will be provided from Fredericksburg's approved species list.
- 18) Signs shall be allowed in the PUD as specified in the attachment hereto entitled Exhibit "E", "Permitted Signs".
- 19) The Contractor shall be responsible for protecting all trees which are to remain during construction per City guidelines.
- 20) No exterior lighting (pole or wall mounted) shall produce intense glare, or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source/reflector so selected that acting together the light beam is controlled and not directed across any bounding property line, except as provided in paragraph 22.
- 21) Unshielded Exterior string lights shall be permitted with a maximum of 100 lumens per bulb (lamp) with no fixture maximum.
- 22) Internally and externally illuminated signs shall be permitted.
- 23) Signs shall be allowed in the PUD. The Calculated Sign Area, Ground Sign Area Allowed, Internal Streetscape Sign Area Allowed, PUD Monument(s) Sign Area Allowed and Public Wall Sign Area Allowed shall be approved administratively within Exhibit "E", "Permitted Signs".
- 24) Continuous landscape barrier between off-street parking areas and abutting properties shall be provided in accordance with Appendix B Section 7.900.
- 25) Outdoor Sales and Mobile Food Establishments shall be permitted within the boundaries of the PUD. These zones may be approved administratively and shall not require a PUD amendment.
- 26) Roof top equipment shall be shielded per the Entry Corridor Standards.
- 27) Stabilized decomposed granite or alternate pervious pavement system approvable by City of Fredericksburg staff shall be a suitable paving material for off-street parking areas but shall not be used within fire lanes. Stabilized granite areas shall count 50% towards impervious cover calculations.

28) Public water and sanitary sewer utility lines shall be installed per attached PUD Plan where certain sections of lines along property frontage may be accomplished interior to the site within a public utility easement. Water and sanitary sewer utility line extensions shall only be provided as conceptually depicted on the attached PUD Plan. A Utility Master Plan will be provided at time of Site Plan review. The final utility alignments may be approved administratively and shall not require a PUD amendment.

29) Provided that applicant furnishes adequate signed and sealed engineering analysis to the Director of Public Works and Utilities at the time of Site Plan review process an exemption to Chapter 5 Article XIII Section 5-456(c)(1-3) will be granted.

30) Sidewalks within the ROW or lot lines adjoining dedicated or major Arterial Streets shall only be provided as depicted on the PUD Plan. The final sidewalk alignments may be approved administratively and shall not require a PUD amendment.

31) With the exception of historic landmarks, the Primary Façade of commercial retail buildings that is facing a park, plaza, entry corridor or side street shall have clear windows incorporated. With the exception of historic landmarks, the Secondary Façade of commercial retail buildings that is facing a park, plaza, entry corridor or side street shall have clear windows incorporated.

EXHIBIT "E"

EXHIBIT “E”

THE MEUSE PUD PERMITTED SIGNS

June 26, 2023

Signs shall be in accordance with the regulations applicable to C-2 of Chapter 29 of the City of Fredericksburg Code of Ordinances (COF COO), and as modified and amended as follows:

Retail, Sunday House, Condominiums, Hotel, Multifamily, Spa & Fitness

Lot Frontage: 2,979 LF

Non-PUD Abutting Property Frontage: 2,282 LF

Ground Signs allowed: 19 signs

Calculated Sign Area: 1,520 SF

$2,442 / 125' = 19$ signs

$19 \times 80 = 1,520$ SF

Building Frontage: 2,442 LF

Ground Sign Area Allowed: 320 SF

Public Wall Sign Area Allowed: per Sec. 29-7 (4) CBD for retail and Sec. 29-7 (3) C-2 for all other uses

PUD Monument Sign Area Allowed: 150 SF

General

1. The provisions of COF COO Chapter 29 Section 29-7 (6) for integrated businesses shall apply to the PUD.
2. The Calculated Sign Area shall be eighty (80) square feet for each one hundred twenty five (125) linear feet of Business Frontage.
3. PUD Monument Signs serving the unified development shall be expressly allowed as described above.
4. Internal Streetscape Signs for individual businesses shall be expressly allowed as described above.
5. Changeable lighted message signs adjacent to public streets are prohibited. However, a changeable lighted message sign is allowed on Directional Signs within the PUD. Changeable lighted message signs includes monochrome and full-color with text, graphics, and/or animation capability.

6. *Banners/Temporary* signs shall be in accordance with the regulations of the COF COO Chapter 29-7 Section (3)b for C-2 zoning district. Provided, however, Street Banners are allowed above the private driveways within the PUD, but not adjacent to public streets or highways.

Exclusive Signs:

1. *PUD Monument* signs shall be permanent single-face, illuminated ground sign consisting of individual lettering on wood, metal, stone or masonry background. PUD Monument sign(s) shall not exceed one hundred fifty (150) square feet in area each and not exceed five (5) feet in height above adjacent grade. 38' sign allowed. The PUD Monument Sign Area Allowed is in addition to, and shall not be calculated within, the Ground Sign Area Allowed for each Lot.
2. *Internal Streetscape Signs* shall be any permanent Building Sign, as defined herein, existing on the Primary Façade of buildings within the PUD. Internal Streetscape Signs shall not exceed one (1) square foot for each one (1) linear foot of building frontage along the Primary Façade for each individual business or lease space. Internal Streetscape Signs may not be illuminated except during the Retail and Restaurant Village posted hours of operation. The Internal Streetscape Sign Area Allowed is in addition to, and shall not be calculated within, the Public Wall Sign Area Allowed for each Lot.

Ground Signs:

1. *Monument* signs shall be permanent single or double-face, illuminated ground sign consisting of individual lettering on wood, metal, stone or masonry background not exceed fifty (50) square feet in area and not exceed five (5) feet in height above adjacent grade. Sign area calculated in accordance with a single-face sign.
2. *Directional* signs shall be permanent single or double-face, illuminated ground sign with wood, metal, stone or masonry background providing wayfinding for general site amenities and proprietary businesses not exceeding one hundred fifty (150) square feet in total and five (5) feet in height above adjacent grade. Directional signs may be comprised of stylistically consistent individual plaques on stone or masonry background, individual channel lettering, and changeable message sign, or some combination thereof.
3. *Unattached* signs (also *Portable* or *Sandwich* or *Chalkboard* or *A-frame* signs) shall be allowed on Lot 1 only and limited to six (6) square feet per individual lease space.
4. Flags and flagpoles (freestanding and building) shall not be limited. Flags or flagpoles may be externally illuminated provided that the light source is shielded from view from adjacent properties.
5. *Snipe* Signs are prohibited.
6. *Feather Flags* are prohibited.

Building Signs:

1. *Wall* signs shall be permanent single-face, illuminated or non-illuminated individual lettering, cabinet, plaque, or medallion not exceeding eighty (80) square feet each. Wall signs shall be limited to one and one-half (1 ½) feet in height, and may not extend greater than one and one-half (1 ½) feet from the face of the building with no maximum elevation above grade.
2. *Canopy* signs shall be permanent illuminated or non-illuminated individual lettering, plaque, medallion or other insignia mounted above, below, or to the face of the fascia of the canopy.
3. *Projecting* signs shall be permanent double-face, illuminated or non-illuminated cabinet, plaque, medallion or other insignia mounted below the canopy or to the building façade. The face of a Projecting sign shall oriented to be perpendicular to the building façade. No portion of a Projecting Sign may exist below seven (7) feet above finish floor.
4. Medallion signs shall be in accordance with the regulations of COF COO Chapter 29-7 Section (3) for C-2 zoning district.
5. Roof signs are prohibited.

EXHIBIT "F"

EXHIBIT “F”

PERMITTED USES

The following uses are permitted and shall have the definitions provided in the Fredericksburg Code of Ordinances existing at the time of the adoption of this Ordinance, as supplemented by the additional uses provided in this Exhibit “D”.

Commercial Use:

Administrative and Business Offices

Arts and Crafts

Business Support Services

Cocktail Lounge

Commercial Off-Street Parking

Commercial Recreation, including (1) Indoor Sports and Recreation, (2) Outdoor Sports and Recreation, (3) Indoor Entertainment, and (4) Outdoor Entertainment. In addition, Permitted Uses shall include (i) conventions, (ii) conferences, (iii) trade shows, car shows and the like, (iv) public or private events including weddings, (v) food and wine festivals, (vi) music festivals, (vii) movie festivals, (viii) art festivals, and (ix) personal transportation rentals, both electric and non-electric.

Consumer Convenience Services

Drive Through Facilities limited to Coffee Shops and Financial Services

Financial Services

Food Sales

In addition, Permitted Uses shall include farmer’s markets or other temporary or recurring markets primarily engaged in the sale of food for home consumption or household products.

General Retail Sales

Hotel-Motel

Laundry Services

Liquor Sales

Medical Offices

Personal Improvement Services

Personal Services, including spas and other similar services.

Pet Services

Professional Office

Restaurant

In addition, Permitted Uses shall include Mobile Food Establishments, food carts, and other similar mobile businesses primarily engaged in the retail sale of food and beverages.

Shopping Center or Mall

Veterinary Services

Civic Use:

Administrative Services
Club or Lodge
Community Recreation
Cultural Services
Day Care Services
Hospital Services (limited)
Local Utility Services
Major Utility Facilities
Postal Facilities
Religious Assembly

Residential Use:

Condominium Residential

In addition, Permitted Uses shall include live/work spaces.

Multi-Family Residential
Short-term Rentals
Bed and Breakfast

Industrial Use:

Light Manufacturing, but expressly prohibiting sheet metal shop, welding shop and machine shop.

In addition, Permitted Uses shall include winery, brewery, distilleries and other alcohol manufacturing. A business engaged primarily in Light Manufacturing shall also be permitted to have a tasting room and engage in the retail sale of alcoholic beverages manufactured by the business, for consumption on the premises. To the extent not covered by Food Sales or General Retail Sales, the preparation and on-site sale of agricultural products including, but not limited to olive oil and olive related products; cheeses and soaps.

Custom Manufacturing

PUD AMENDMENT REFERENCE DOCUMENTATION

ELEVATION STUDY
CONCEPTUAL RENDERINGS
EXHIBIT REDLINES



FREDERICKSBURG

CAMPUS MASTER PLAN

** FOR CONCEPTUAL USE ONLY
** ALL ZONING MUST BE VERIFIED BY A ZONING ATTORNEY
* ALL NUMBERS ARE APPROXIMATE

Project #2022057 | 2023.06.26

maa
architects

Page 119 of 268

Project Component	HOTEL I													HOTEL II							CONF. CTR	**SPA
	Building GSF	GUESTROOMS										Key Count	Amenities (see plan for breakdown)	Building GSF	GUESTROOMS				Key Count	Amenities (see plan for breakdown)	Conf. GSF	Spa GSF
		K-01	QQ-01	K-02	S-01	S-02	S-03	S-04	BRIDAL	PRES. KING	PRES. PARLOR				K-01	QQ-01	K-02	S-01				
		399 SF	399 SF	547 SF	800 SF	820 SF	1,009 SF	1,116 SF	1,052 SF	573 SF	1,021 SF				399 SF	399 SF	547 SF	800 SF				
Level B1	24,750	-	-	-	-	-	-	-	-	-	-	-	4,920	-	-	-	-	-	-	-	-	-
Ground Level	32,320	9	15	3	3	2	1	-	1	-	-	34	6,652	13,613	-	-	1	8	9	4,390	20,000	22,000
Level 2	34,347	22	27	3	3	2	1	1	-	-	-	59	-	13,613	1	3	2	11	17	-	-	2,500
Level 3	34,347	20	25	3	3	2	1	1	-	1	1	57	-	13,613	1	3	2	11	17	-	-	-
Level 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals:	125,764 SF	51	67	9	9	6	3	2	1	1	1	150	11,572 SF	40,839 SF	2	6	5	30	43	4,390 SF	20,000 SF	24,500
		34%	45%	6%	6%	4%	2%	1%	1%	1%	1%				5%	14%	12%	70%				

**INDICATES PROGRAM ELEMENT WAS NOT INCLUDED IN ORIGNAL PD

PARKING

OFF STREET PARKING PER ZONING	PARKING CALCULATIONS PER FREDERICKSBURG ZONING REQUIREMETNS TABLE 7.863 OFF-STREET PARKING															
	HOTEL PARKING SPACES: FIRST 50 ROOMS: 1.1 SPACES PER ROOM; ADDITIONAL ROOM OVER 50 ROOMS: 1.0 SPACE PER ROOM										HOTEL PARKING SPACES: FIRST 50 ROOMS: 1.5 SPACES PER ROOM; ADDITIONAL ROOM OVER 50 ROOMS: 1.0 SPACE PER ROOM		BALLROOM PARKING PER 40 SF: 1	SPA PARKING PER 400 SF: 1		
	REQUIRED:		155								43		200		61	
CLASSIFICATION	HOTEL/MOTEL										HOTEL/MOTEL		DANCE HALLS/ MTG HALLS		INDOOR SPORTS OR RECREATION	

** RESIDENTIAL FOR RENT												
Building GSF	Residential Rentable SF		UNIT TYPES								Unit Count	Amenity SF
		TH-01	S-01	A-01	A-02	A-03	B-01	B-02	B-03	B-04		
		853 SF	618 SF	687 SF	750 SF	985 SF	1060 SF	1092 SF	1230 SF	1360 SF		
14,307	12,078	12	-	-	1	-	-	1	-	-	14	-
80,749	60,200	12	8	20	22	2	5	-	5	1	75	5,587
84,323	69,830	12	9	20	23	2	7	1	8	2	84	-
85,619	70,890	12	9	20	23	2	8	1	8	2	85	-
-	-	-	-	-	-	-	-	-	-	-	-	-
264,998	212,998	48	26	60	69	6	20	3	21	5	258	5,587
		19%	10%	23%	27%	2%	8%	1%	8%	2%		

RESI PARKING SPACES												
1.5 PER 1 BED		96.00	39.00	90.00	103.50	9.00						
2.0 PER 2 BED 2.0 PER TH							40.00	6.00	42.00	10.00		
											469	
MULTIPLE FAMILY RESIDENTIAL												

** FOR CONCEPTUAL USE ONLY
** ALL ZONING MUST BE VERIFIED BY A ZONING ATTORNEY
* ALL NUMBERS ARE APPROXIMATE

RESIDENTIAL FOR SALE								RETAIL	GARAGE	
Building GSF	Residential Rentable SF	UNIT TYPES				Unit Count	Amenity SF	Building Gross SF	Parking GSF	Parking Count
		SMALL	MEDIUM	LARGE	PENT.					
		1500	2000	2250	3750					
	-	-	-	-	-	-	-	-	29,425	92
35,000	28000	4	2	8	-	14	3,000	30,000	49,897	156
35,600	31,000	6	2	8	-	16	-	6,500	49,897	156
34,225	30,000	-	-	-	8	8	-	-	49,897	159
-	-	-	-	-	-	-	-	-	38,704	125
104,825	89,000	10	4	16	8	38	3,000	36,500	217,820	688
		26%	11%	42%	21%				SURFACE SPACES	212
									TOTAL:	900

RESI PARKING SPACES			RETAIL PARKING	
1 PER BED			1 SPACE PER 4 SEATS	
1 PER UNIT GUEST PARKING			1.0 PER 400 SF	
			150	299
			TOTAL REQ:	
CONDOMINIUM			GENERAL RETAIL SERVICES	WITH 42% REDUCTION PER WALKER
			795	

F R E D E R I C K S B U R G
BUILDING HEIGHTS AND SITE GRADING

FREDRICKSBURG TX CODE OF ORDINANCE SEC. 7.510

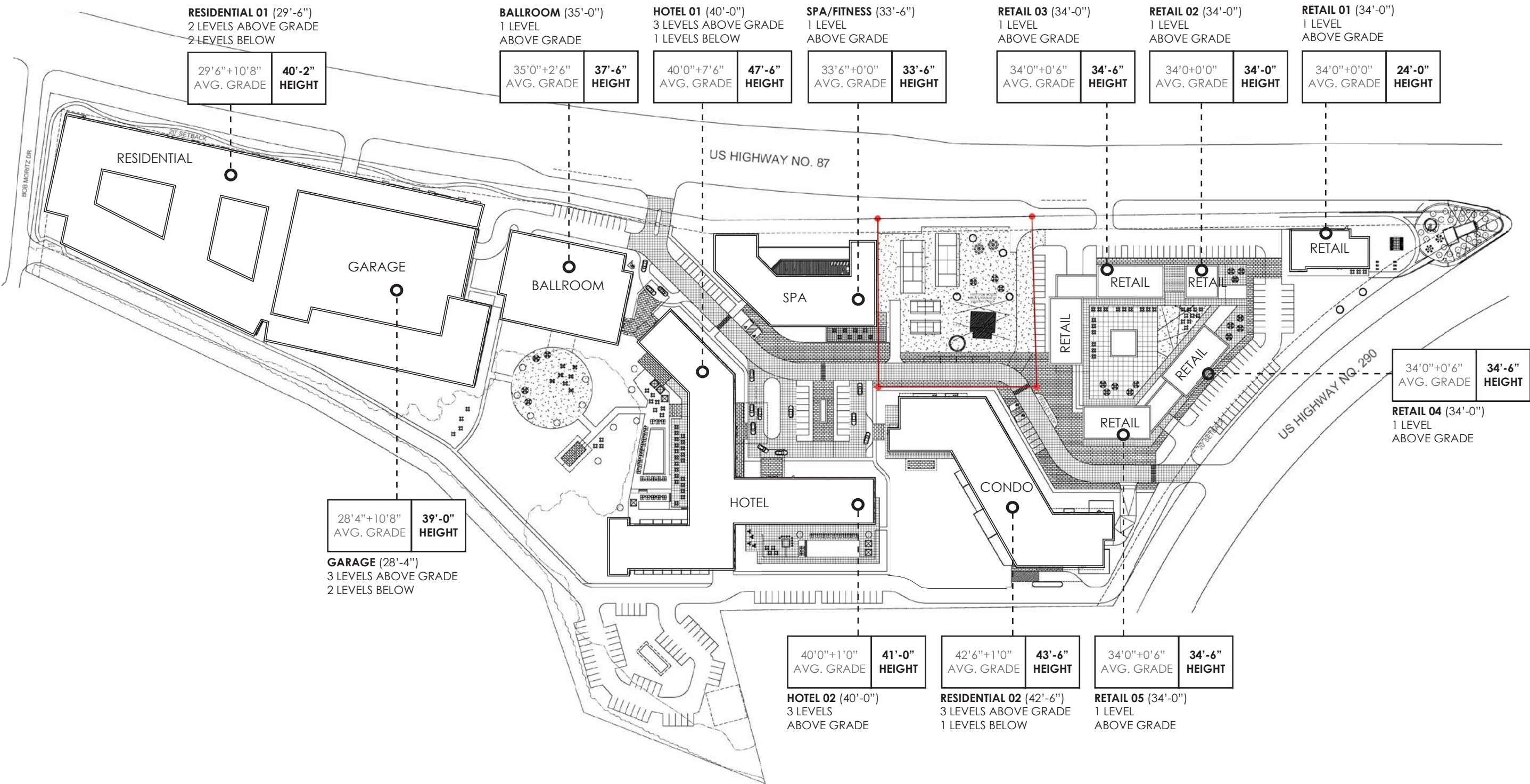
ZONING REGULATIONS PER EXISTING PD

Building. The height of a building shall be measured from the average of the highest and lowest grade adjacent to the building, to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable on a pitched, or hipped roof, or if none of the preceding, then to the highest point of a structure. As applied to a building, the height shall be measured from an elevation derived from the average of the highest and lowest grade adjacent to the building.

LOT 1 RETAIL AND RESTAURANT VILLAGE
HT - 38'
FY - 20'
STREET YARD - 20'
INTERIOR YARD - 5'
RY - 20'
LOT COVERAGE - 75%
PREVIOUS PARKING PROVIDED - 186 (75% OF REQUIRED)

LOT 2 KLINGELHOEFER + SUNDAY HOUSE
HT - 28'
FY - 15'
STREET YARD - 15'
INTERIOR YARD - 5'
REAR YARD - 5'
LOT COVERAGE - 55%
PREVIOUS PARKING PROVIDED - 13 (75% OF REQUIRED)

LOT 3 RESORT AND CONFERENCE CENTER
HT - 48'
FY - 20'
STREET YARD - 20'
INTERIOR YARD - 5'
REAR YARD - 5'
LOT COVERAGE - 75%
PREVIOUS PARKING PROVIDED - 386 (83% OF REQUIRED)



ZONING BASED HEIGHT IMPACT | FREDERICKSBURG

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HWY, 87 ELEVATION



41'-0"



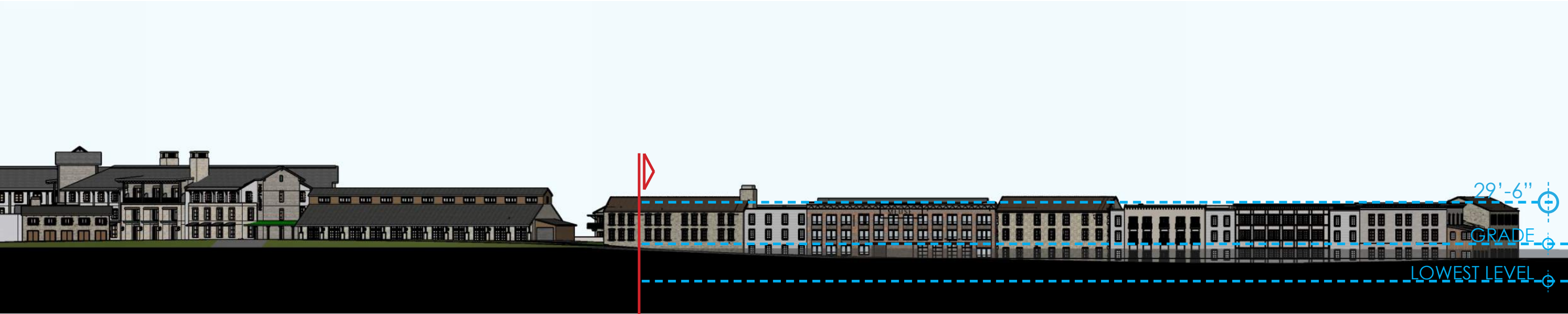
SECTION 01

**NOTE: ELEVATION CALLOUTS ARE APPROXIMATE AND ACCOUNT FOR BUILDING HEIGHTS FROM STREET LEVEL ONLY. REFER TO SHEET 5 FOR OVERALL HEIGHT CALCULATIONS THAT ACCOUNT FOR AVERAGE GRADE.

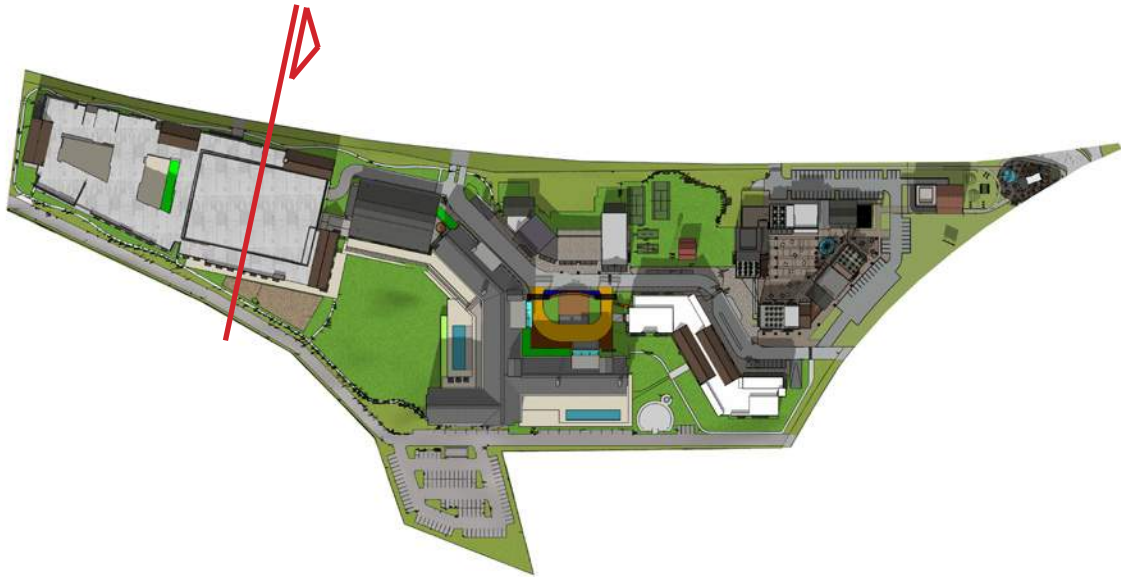
FLOOR TO FLOOR HEIGHT		
ROOF/PPT:	6'-0"	
LEVEL 4:	10'-8"	41'-0"
LEVEL 3:	10'-8"	
LEVEL 2:	13'-8"	
LEVEL 1:	10'-8"	GRADE LINE

RESIDENTIAL 01 | FREDERICKSBURG

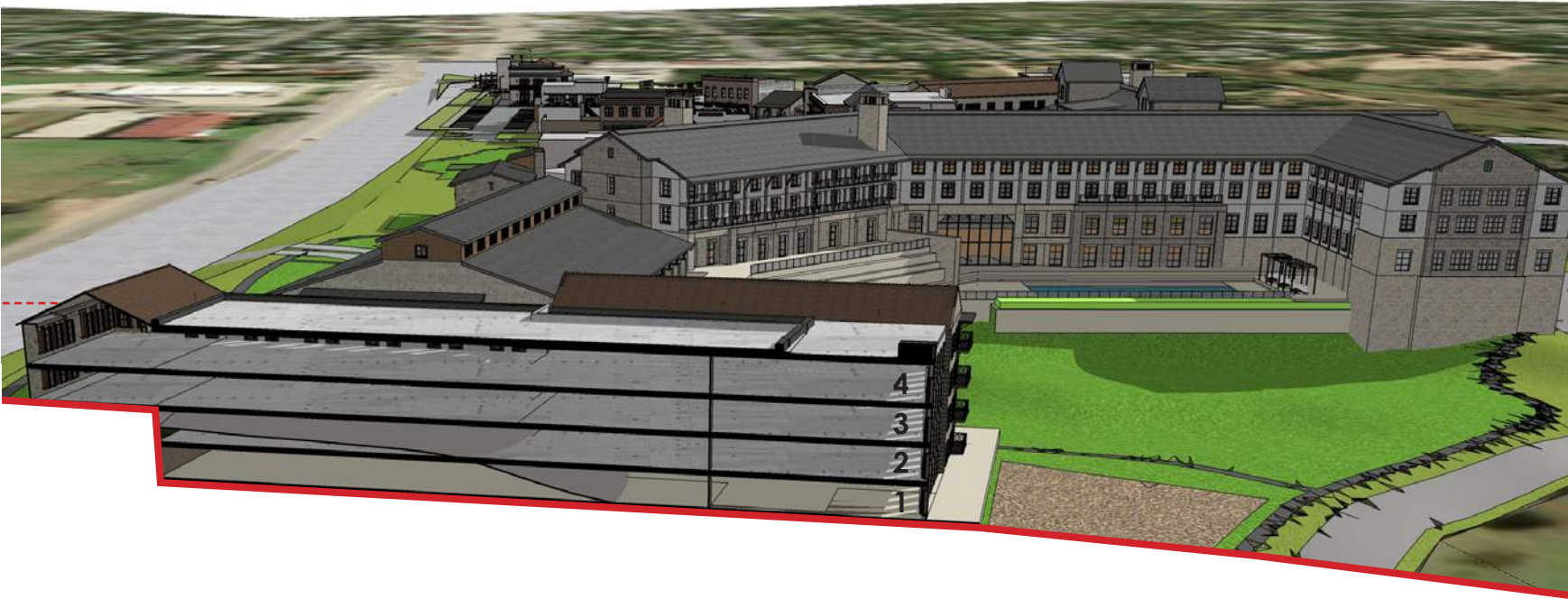
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HWY, 87 ELEVATION



29'-6"



SECTION 01

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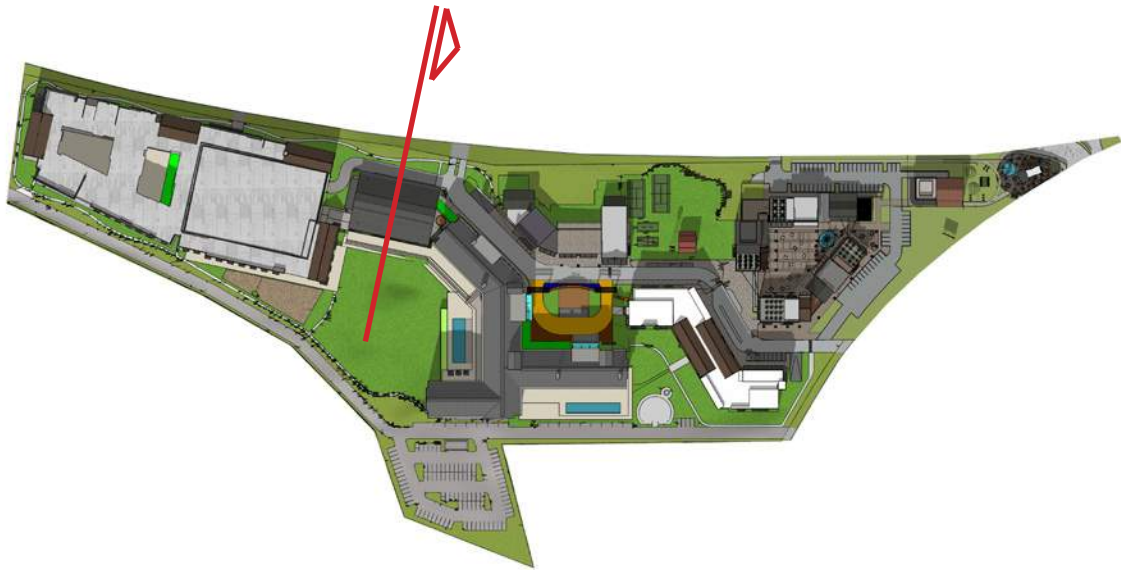
FLOOR TO FLOOR HEIGHT		
ROOF/PPT:	8'-2"	
LEVEL 4:	10'-8"	29'-6"
LEVEL 3:	10'-8"	
LEVEL 2:	13'-8"	GRADE LINE
LEVEL 1:	10'-8"	

GARAGE | FREDERICKSBURG

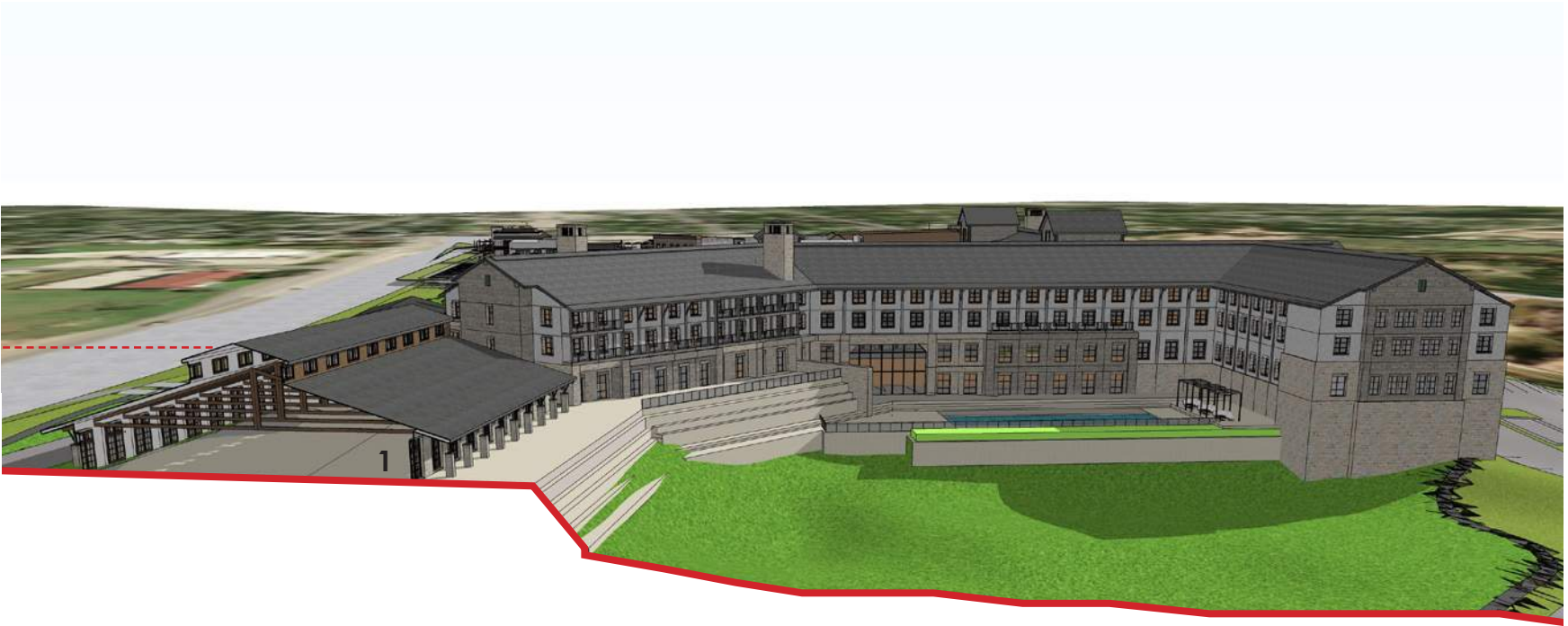
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HWY, 87 ELEVATION



35'-0"



FLOOR TO FLOOR HEIGHT		
LEVEL 1:	35'-0"	35'-0"
		GRADE LINE

SECTION 01

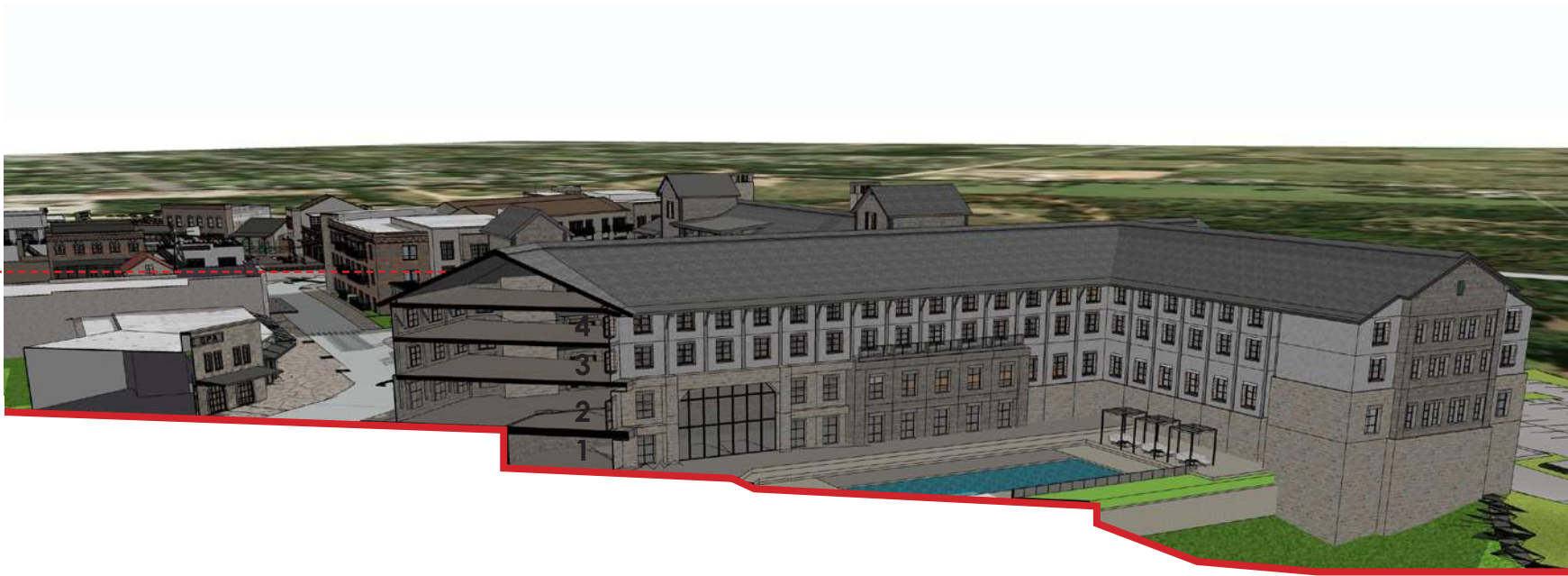
**NOTE: ELEVATION CALLOUTS ARE APPROXIMATE AND ACCOUNT FOR BUILDING HEIGHTS FROM STREET LEVEL ONLY. REFER TO SHEET 5 FOR OVERALL HEIGHT CALCULATIONS THAT ACCOUNT FOR AVERAGE GRADE.



HWY, 87 ELEVATION



40'-0"



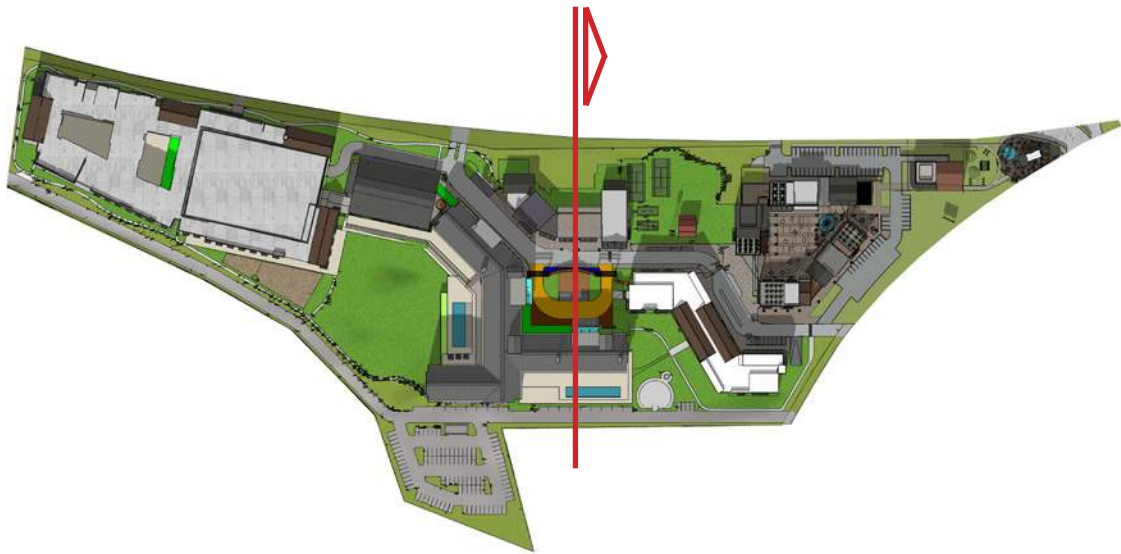
SECTION 01

**NOTE: ELEVATION CALLOUTS ARE APPROXIMATE AND ACCOUNT FOR BUILDING HEIGHTS FROM STREET LEVEL ONLY. REFER TO SHEET 5 FOR OVERALL HEIGHT CALCULATIONS THAT ACCOUNT FOR AVERAGE GRADE.

FLOOR TO FLOOR HEIGHT		
ROOF/PPT:	5'-8"	
LEVEL 4:	10'-8"	40'-0"
LEVEL 3:	10'-8"	
LEVEL 2:	13'-0"	
LEVEL 1:	12'-0"	GRADE LINE



HWY, 87 ELEVATION



40'-0"



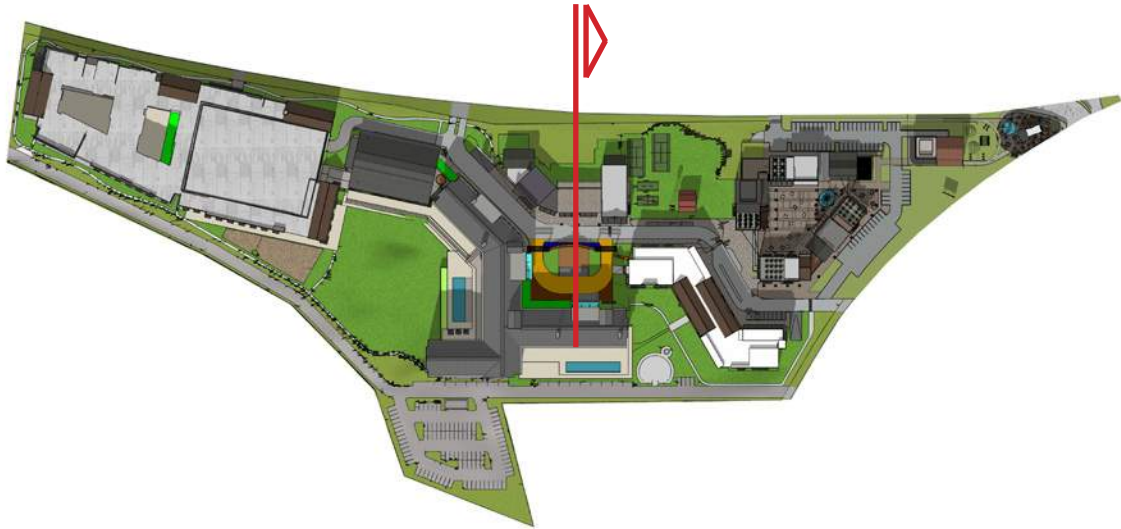
SECTION 01

**NOTE: ELEVATION CALLOUTS ARE APPROXIMATE AND ACCOUNT FOR BUILDING HEIGHTS FROM STREET LEVEL ONLY. REFER TO SHEET 5 FOR OVERALL HEIGHT CALCULATIONS THAT ACCOUNT FOR AVERAGE GRADE.

FLOOR TO FLOOR HEIGHT		
ROOF/PPT:	5'-8"	40'-0"
LEVEL 3:	10'-8"	
LEVEL 2:	10'-8"	
LEVEL 1:	13'-0"	
		----- GRADE LINE



HWY, 87 ELEVATION



33'-6"



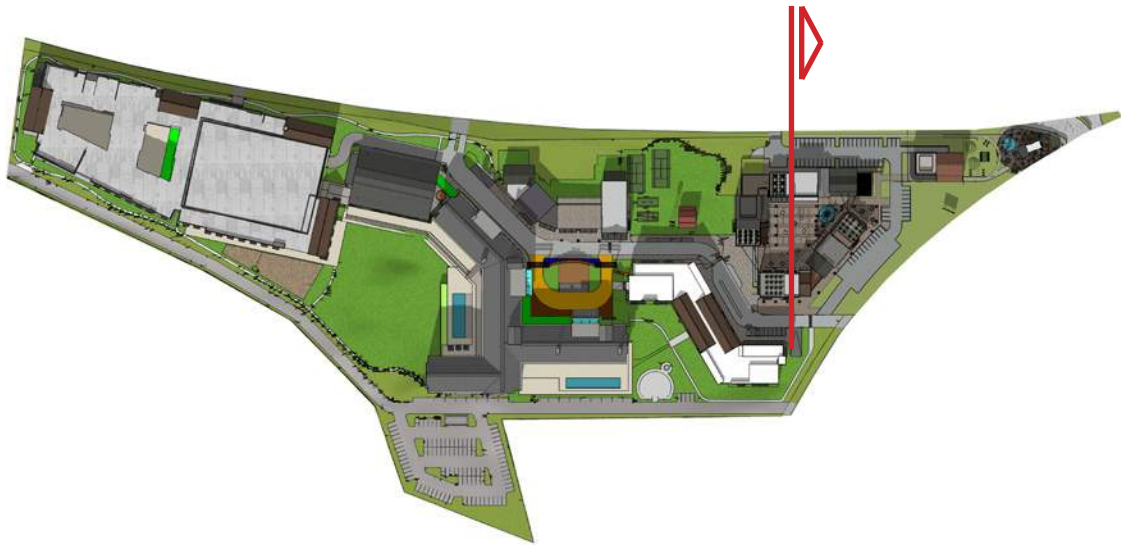
SECTION 01

**NOTE: ELEVATION CALLOUTS ARE APPROXIMATE AND ACCOUNT FOR BUILDING HEIGHTS FROM STREET LEVEL ONLY. REFER TO SHEET 5 FOR OVERALL HEIGHT CALCULATIONS THAT ACCOUNT FOR AVERAGE GRADE.

FLOOR TO FLOOR HEIGHT		
ROOF/PPT:	3'-6"	33'-6"
LEVEL 1:	30'-0"	
		----- GRADE LINE



HWY, 87 ELEVATION



34'-0"



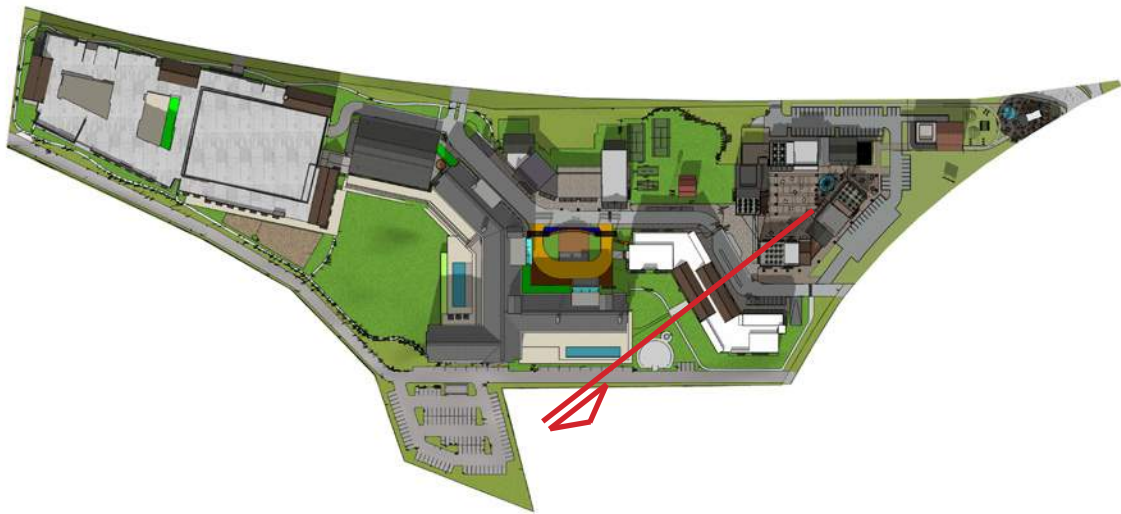
SECTION 01

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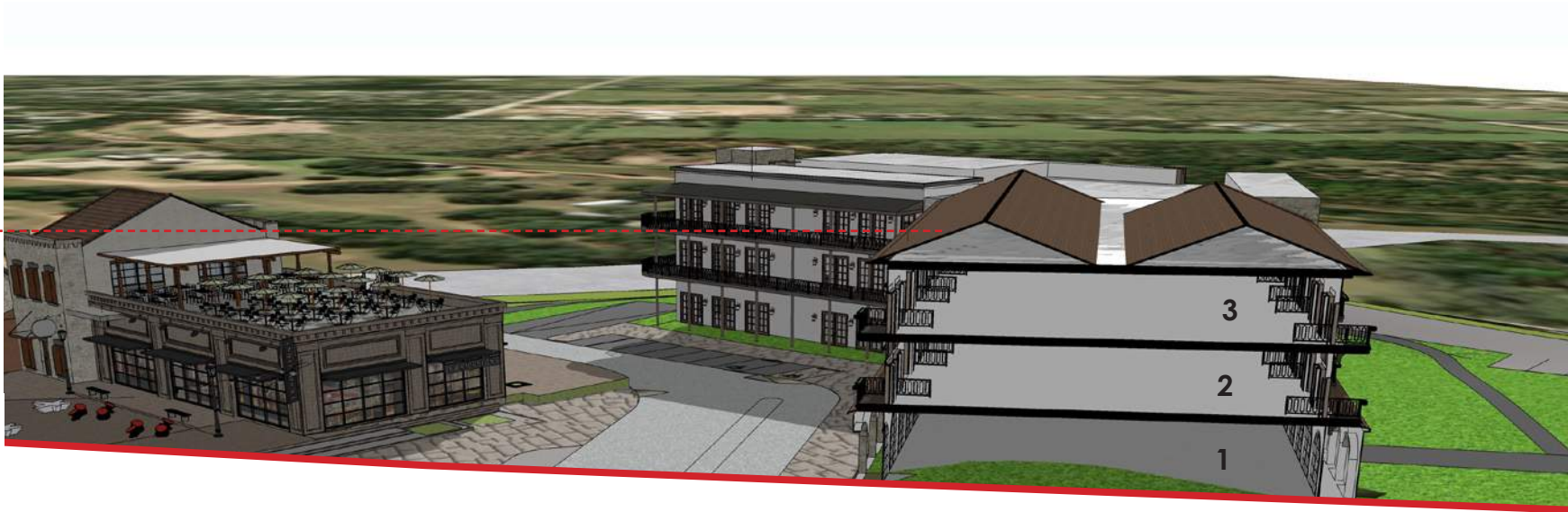
FLOOR TO FLOOR HEIGHT		
ROOF/PPT:	2'-0"	
LEVEL 2:	14'-0"	34'-0"
LEVEL 1:	18'-0"	
		----- GRADE LINE



HWY, 87 ELEVATION



42'-6"



**NOTE: ELEVATION CALLOUTS ARE APPROXIMATE AND ACCOUNT FOR BUILDING HEIGHTS FROM STREET LEVEL ONLY. REFER TO SHEET 5 FOR OVERALL HEIGHT CALCULATIONS THAT ACCOUNT FOR AVERAGE GRADE.

FLOOR TO FLOOR HEIGHT		
ROOF/PPT:	4'-6"	42'-6"
LEVEL 3:	12'-0"	
LEVEL 2:	12'-0"	
LEVEL 1:	14'-0"	
		GRADE LINE

SECTION 01



FREDERICKSBURG

CAMPUS MASTER PLAN

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Project #2022057 | 2023.06.21

maa
architects

Page 133 of 268

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RENDERINGS | FREDRICKSBURG



HWY 290 W

HWY 87 N

OVERALL VIEW | FREDERICKSBURG

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BALLROOM | FREDERICKSBURG

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CONDO | FREDERICKSBURG

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EXHIBIT "D"

THE ~~SEVEN HILLS RESORT AND CONFERENCE CENTER~~ MEUSE PUD ZONING NOTES

June 26, 2023
Planned Unit Development (PUD)

Style Definition: Comment Text

1. ~~Lot~~ Development Summary:

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Lot 1

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	Amount	Unit	%	Amount	Unit
Overall Lot Area:	959,671.00	SF		22.03	Acres
100 Yr. Floodplain Area:	115,150.00	SF	12%	2.64	Acres
Net Lot Area:	844,521.00	SF	88%	19.39	Acres
Building Cover Allowed:	719,753.25	SF	75%	16.52	Acres
Total Building Cover Actual including All Uses:	309,184.00	SF	37%	7.10	Acres
Condo Building Cover:	38,873.00	SF	5%	0.89	Acres
Multi-Family Building Cover:	137,000.00	SF	16%	3.15	Acres
Retail Building Cover:	32,719.00	SF	4%	0.75	Acres
Spa/Fitness Building Cover:	25,659.00	SF	3%	0.59	Acres
Hotel Building Cover:	49,443.00	SF	6%	1.14	Acres
Ballroom Cover:	20,720.00	SF	2%	0.48	Acres
Net Area for Residential Density:	715,980.00	SF	85%	16.44	Acres
Total Residential Units (Maximum):	325.00				
Residential Units Per Acre Net Residential Area:	19.77	Units			
Impervious Cover Allowed:	767,736.80	SF	80%	17.62	Acres
Paved Drive/Parking:	175,448.00	SF		4.03	Acres
Plaza/ Sidewalk/ Terrace:	151,504.00	SF		3.48	Acres
Impervious Cover Actual:	636,122.00	SF	66%	14.60	Acres
Off-street Parking Required (100%):	1,378.00	Spaces			
Off-street Parking Required (per parking study):	847.00	Spaces			
Minimum Off-street Parking Provided:	900.00	Spaces			
Garage1 (Multifamily/Hotel/Ballroom):	611.00	Spaces			
Garage2 (Under Condos):	77.00	Spaces			
Surface (Throughout Site):	212.00	Spaces			
TOTAL:	900.00	Spaces			
Parking Area Interior Landscaping Required*:	2,120.00	SF			
Parking Area Interior Landscaping Provided*:	150,598.00	SF			
Landscaping Required at Other Vehicular Use Area:	91,931.00	SF			
Minimum Number of Trees at Landscaped Areas (1 per 100):	47.00	Trees			
Minimum Number of Trees along Business Frontage:	58.00	Trees			
Minimum Number of Trees along Abutting non-PUD Property:	33.00	Trees			
New Trees provided:	357	Trees			
*Landscaping calculated based on surface parking spaces.					

~~Retail and Restaurant Village, Personal Services Use;~~

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Maximum Height Allowed: as calculated per Fredericksburg, TX Code of Ordinance Sec. 7.510: 38 feet

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Front Yard Setback: 20 feet

Street Yard: 20 feet

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Interior Yard: 5 feet

Rear Yard: 5 feet

~~Lot Area: 341,300~~

~~Draft 100yr Floodplain Area: 2,900~~

~~Net Lot Area: 338,400~~

~~Building Cover Allowed: 256,000 (75%)~~

~~Building Cover Actual (fully developed): 70,800 (20.9%)~~

~~Impervious Cover Allowed: 270,700 (80%)~~

~~Paved Drive / Parking: 124,000 (36.6%)~~

~~Plaza / Sidewalk / Terrace: 68,700 (20%)~~

~~Impervious Cover Actual: 263,500 (77.8%)~~

~~Off-street Parking Required (100%): 247~~

~~Off-street Parking Required (75%): 186~~

~~Off-street Parking Provided on Lot 1: 186~~

~~Off-street Parking Provided on Lot 1 for Lot 3 use: 86~~

~~Reference Parking Table~~

~~Parking Area Interior Landscaping Required: 272 stalls x 10 = 2,720~~

~~Parking Area Interior Landscaping Provided: 4,900~~

~~Landscaping Required at Other Vehicular Use Area:~~

~~124,000 (paved area) — 108,800 (272 x 400) = 15,200~~

~~15,200 — 5,000 (exclusion) = 10,200~~

~~10,200 / 100 = 102~~

~~102 + 2,720 = 2,822~~

~~Minimum Number of Trees at Landscaped Areas (1 per 100): 2,820 / 100 = 28 Trees~~

~~Minimum Number of Trees along Business Frontage: 1,479' / 50' = 30 Trees~~

~~Minimum Number of Trees along Abutting non-PUD Property: 579' / 75' = 8 Trees~~

~~40 of the 66 Required Trees are existing~~

~~New Trees provided: 26~~

~~Lot 2 Klingelhoef and Sunday Houses~~

Condominium Use:

~~Maximum Height Allowed: 28 feet, as calculated per Fredericksburg, TX Code of Ordinance Sec. 7.510.: 48 Feet~~

~~Residential Density Allowed:~~

~~—— Efficiency: 2,500~~

~~—— 1 Bedroom: 3,000~~

~~—— 2 Bedroom: 3,500~~

~~Front Yard Setback: 15 feet~~ 20 Feet

~~Street Yard: 15 ;~~ 20 feet

~~Interior Yard: 5 feet~~ Feet

Rear Yard: 5 feet

Unit Mix Count Not to Exceed: 45 units

Unit 0 = Klingelhofer = 2 Studio – 1600 SF per buildable SF of Lot

1 Bedroom – 2000 SF per buildable SF of Lot

Unit 1 = Type E = 2 2 Bedroom – 2400 SF per buildable SF of Lot

Unit 2 = Type A = 1 3 Bedroom – 2800 SF per buildable SF of Lot

Unit 3 = Type B = Studio

Unit 4 = Type C = 1 Bedroom

Unit 5 = Type A = 1 Bedroom

Unit 6 = Type D = 2 Bedroom

Unit 7 = Type A = 1 Bedroom

Unit 8 = Type B = Studio

Unit 9 = Type A = 1 Bedroom

Unit 10 = Type C = 1 Bedroom

Lot Area: 58,600

Draft 100yr Floodplain Area: 0

Net Lot Area: 58,600

Building Cover Allowed: 32,200 (55%)

Building Cover Actual: 12,300 (21%)

Impervious Cover Allowed: 38,100 (65%)

Paved Drive / Parking: 9

Condominium base zoning calculations based on the maximum unit count.

Condominium unit count and unit mix can be adjusted and approved administratively, however the Residential Density Allowed for this use must not exceed the Total SF calculation for Condominiums.

29 2 beds @ 2400 SF = 69,600 SF

16 3 beds @ 2800 SF = 44,800 (16.7%) SF

Plaza / Sidewalk / Terrace: 11,700 (20%)

Impervious Cover Actual: 33,800 (57.7%)

Off-street Parking Required (100%): 17

Off-street Parking Required (75%): 13

Off-street Parking Provided on Lot 2: 13

Off-street Parking Provided on Lot 2 for Lot 3 use: 4

Reference Parking Table

Parking Area Interior Landscaping Required: 17 stalls x 10 = 170

Parking Area Interior Landscaping Provided: 170

Landscaping Required at Other Vehicular Use Area:

9,800 (paved area) – 6,800 (17 x 400) = 3,000

3,000 – 5,000 (exclusion) = 0

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~~0 / 100 = 0~~

~~0 + 170 = 170~~

~~Minimum Number of Trees at Landscaped Areas (1 per 100): 170 / 100 = 1 Trees~~

~~Minimum Number of Trees along Street Frontage: 235' / 50 = 5 Trees~~

~~Minimum Number of Trees along Abutting non-PUD Property: 0' / 75 = 0 Trees~~

~~12 of the 6 Required Trees are Existing~~

~~New Trees Provided: 0~~

~~6 Trees shall be credited to Lot 3 of the PUD~~

~~Lot 3 Resort~~ Total SF = 114,400 SF

Hotel and Conference Center ~~Ballroom Use:~~

Maximum Height Allowed: as calculated per Fredericksburg, TX Code of Ordinance

Sec. 7.510.: 48 feet

Front Yard Setback: 20 feet

Street Yard Setback: 20 feet

Interior Yard Setback: 5 feet

Rear Yard Setback: 5 feet

~~Lot Area: 559,900~~

~~Draft 100yr Floodplain Area: 121,100~~

~~Net Lot Area: 438,800~~

~~Building Cover Allowed: 329,100 (75%)~~

~~Building Cover Actual: 85,100 (16.4%)~~

~~Impervious Cover Allowed: 351,000 (80%)~~

~~Paved Drive/Parking: 170,600 (38.9%)~~

~~Plaza / Sidewalk / Terrace: 65,800 (15%)~~

~~Impervious Cover Actual: 321,500 (73.3%)~~

~~Off-street Parking Required (100%): 466~~

~~Off-street Parking Required (83%): 386~~

~~Off-street Parking Provided on Lot 3: 285~~

~~Off-street Parking Provided on Lot 1 for Lot 3 use: 86~~

~~Reference Parking Table~~

~~Parking Area~~ Guestroom Count Not to Exceed:

200 guestrooms

Multi-Family Use:

Maximum Height Allowed, as calculated per Fredericksburg, TX Code of Ordinance Sec.

7.510.: 48 feet

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Front Yard Setback: 20 feet

Street Yard Setback: 20 feet

Interior Landscaping Required: 285 stalls x 10 = 2,850

Parking Area Interior Landscaping Provided: 24,900

Other Vehicular Use Area:

170,600 (paved area) - 114,000 (285 x 400) = 56,600

56,600 - Yard Setback: 5,000 (exclusion) = 51,600 feet

51,600 / 100 = 516

516 + 2,850 = 3,366

Minimum Number of Trees at Landscaped Areas (1 per 100): 2,850 / 100 = 29 Trees

Minimum Number of Trees along Business Frontage: 1,505' / 50' = 30 Trees

Minimum Number of Trees along Abutting non-PUD Property: 1,300' / 75' = 18 Trees

104Rear Yard Setback: 5 feet

Unit Count Not to Exceed:

280 units

Studio - 1600 SF per buildable SF of Lot

1 Bedroom - 2000 SF per buildable SF of Lot

2 Bedroom - 2400 SF per buildable SF of Lot

3 Bedroom - 2800 SF per buildable SF of Lot

Multi-Family base zoning calculations based on the 173 Required Trees are

Existing maximum unit count. Multi-Family unit count and unit mix can be adjusted and
approved administratively, however the Residential Density Allowed for this use must not
exceed the Total SF calculation for Multi-Family.

6 of the 173 Required Trees are credited from Lot 2 of the PUD

New Trees provided: 6327 Studios @ 1600 SF per unit = 43,200SF

148 1 Beds @ 2000 SF per unit = 296,000 SF

100 2 Beds @ 2400 SF per unit = 240,000 SF

5 3 Beds @ 2800 SF per unit = 14,000 SF

Total SF = 593,200SF

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2) No building shall be erected at any location in the PUD other than the building locations shown on the PUD Plan. ~~On Lot 1, buildings~~ Buildings may be located anywhere within the Building Zones indicated on the PUD Plan, but such buildings must not exceed the Building Cover allowed ~~for Lot 1~~.

3) Access to and from the PUD onto US Hwy 87 and US Hwy 290 shall be at the locations and widths as shown on the PUD Plan per the Traffic Impact Analysis, and as approved by TxDOT and the City of Fredericksburg. Subject to pending TxDOT approval, the final alignments may be approved administratively and shall not require a PUD amendment.

- 4) Trees shown to be saved on the PUD Plan shall not be removed without the prior written approval of the City of Fredericksburg or unless diseased or dead.
- 5) Fire hydrants shall meet N.F.P.A. and City of Fredericksburg requirements.
- 6) No use shall be allowed within the PUD other than those uses listed on the PUD Plan or on the attachment hereto entitled Permitted Uses, Exhibit "~~DE~~".
- 7) Drive through facilities associated with any permitted use shall require an administrative site plan review and approval.
- 8) Building height shall not exceed 4 stories and 48 feet above the average of the highest and lowest grade adjacent to the building ~~corners of each building segment as reflected on the PUD Plan and Building Elevations~~, as calculated per Fredericksburg, TX Code of Ordinance Sec. 7.510.
- 9) All utility lines within the PUD site shall be installed underground, except utility lines designated to be installed above ground by the appropriate utility companies. Except as otherwise expressly set forth herein, all utilities shall comply with the City of Fredericksburg standards and specifications.
- 10) Parking spaces shall be provided as shown on the PUD Plan. Adjustments to the configuration and arrangement of parking spaces may be approved administratively.
- 11) All City codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the PUD Plan or in these and other notes to the plat.
- 12) All grounds within the PUD shall be maintained as to collection of trash, debris, litter and weeds.
- 13) All landscaped areas shall provide curbing or other protection from vehicular encroachment.
- 14) The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse, debris and weeds. All landscaped areas shall be provided with underground or drip irrigation systems.
- 15) All businesses shall provide suitable trash and refuse storage areas which are designed and constructed to prevent direct view from the street or parking lot and to prevent refuse from being displaced or stored about the site or onto public right-of-way and to permit safe, easy removal of refuse by truck or hand.

16) Entry ramps and curbing is provided for by the PUD Plan and Texas Accessibility Standard specifications.

17) A landscape plan prepared by a Texas Registered Landscape Architect will be submitted for approval at time of Site Plan review. The PUD Plan shall identify locations of landscape buffers and define the tree planting requirements as follows:

- a. One (1) tree for each fifty (50) linear feet of street frontage will be provided. A minimum of two and one-half (2 ½) foot wide landscape buffer will be provided between parking areas and public streets.
- b. One (1) tree for each seventy five (75) linear feet of abutting property zoned for residential uses will be provided. One (1) tree for each one hundred twenty five (125) linear feet of abutting property zoned for commercial uses will be provided. Property lines shared between lots within this PUD shall have no tree planting or buffer requirement.
- c. One (1) tree for each one hundred (100) square feet of Parking Area Interior Landscaping Required will be provided. Parking Area Interior Landscaping provided in excess of the requirement shall not require additional trees.
- d. The Parking Area Interior Landscaping Requirement shall be ten (10) square feet for each off-street parking stall provided.
- e. Dead, diseased or declining trees removed shall have no replacement requirement. Existing trees to remain may be applied to the New Tree requirement.
- f. The Interior Landscaping at Other Vehicular Use Area requirement shall be as calculated in Section 7.920.g, except as expressly contained herein.
- g. A minimum of 50% of the tree requirement will be provided from Fredericksburg's approved species list.

18) Signs shall be allowed in the PUD as specified in the attachment hereto entitled Exhibit "~~CE~~", "Permitted Signs".

19) The Contractor shall be responsible for protecting all trees which are to remain during construction per City guidelines.

~~20) — Paving under existing tree driplines shall be aerated.~~

~~21~~20) No exterior lighting (pole or wall mounted) shall produce intense glare, or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source/reflector so selected that acting together the light beam is controlled and not directed across any bounding property line, except as provided in paragraph 22.

~~22~~21) Unshielded Exterior string lights shall be permitted with a maximum of 100 lumens per bulb (lamp) with no fixture maximum.

~~23~~22) Internally and externally illuminated signs shall be permitted.

~~24) — 23)~~ Signs shall be allowed in the PUD. The Calculated Sign Area, Ground Sign Area Allowed, ~~and Internal Streetscape Sign Area Allowed, PUD Monument(s) Sign Area Allowed and~~ Public Wall Sign Area Allowed shall be ~~calculated in accordance with the attached~~approved administratively within Exhibit “~~CE~~”, “Permitted Signs”. ~~Internal Streetscape Sign Area Allowed and PUD Monument Sign Area Allowed are described on attached Exhibit “C”, “Permitted Signs” and on the attached PUD Plan.~~

~~25) 24)~~ Continuous landscape barrier between off-street parking areas and abutting properties shall be provided in accordance with Appendix B Section 7.900, ~~except that interior lot lines within the PUD, that is between Lots 1, 2, and 3 shall not require such barrier or tree planting.~~

~~26) 25)~~ Outdoor Sales and Mobile Food Establishments shall be permitted within the ~~zones indicated on boundaries of the PUD Plan.~~ These zones may be approved administratively and shall not require a PUD amendment.

~~27) 26)~~ Roof top equipment shall be shielded per the Entry Corridor Standards.

~~28) —~~ A 4ft Split-rail fence will be installed along public streets (US Hwy 87, US Hwy 290, Bob Moritz Dr). A 6ft Privacy fence with pedestrian and vehicular gates will be installed along Lot 2 interior lot lines. ~~Fencing shall comply with the sight triangle requirements of Section 7.920.h.~~

~~29~~

~~27) 29)~~ Stabilized decomposed granite or alternate pervious pavement system approvable by City of Fredericksburg staff shall be a suitable paving material for off-street parking areas but shall not be used within fire lanes. Stabilized granite areas shall count 50% towards impervious cover calculations. ~~— Stabilized decomposed granite shall have permanent concrete or steel edging.~~

~~30) 28)~~ Public water and sanitary sewer utility lines shall be installed per attached PUD Plan where certain sections of lines along property frontage may be accomplished interior to the site within a public utility easement. Water and sanitary sewer utility line extensions shall only be provided as conceptually depicted on the attached PUD Plan. A Utility Master Plan will be provided at time of Site Plan review. The final utility alignments may be approved administratively and shall not require a PUD amendment.

~~31) 29)~~ Provided that applicant furnishes adequate signed and sealed engineering analysis to the Director of Public Works and Utilities at the time of Site Plan review process an exemption to Chapter 5 Article XIII Section 5-456(c)(1-3) will be granted.

~~32) 30)~~ Sidewalks within the ROW or lot lines adjoining dedicated or major Arterial Streets shall only be provided as depicted on the PUD Plan. The final sidewalk alignments may be approved administratively and shall not require a PUD amendment.

~~33) — A covered arcade or structural canopy shall be not less than fifty (50) percent of the Primary Façade of multi tenant commercial buildings on Lot 1.~~

~~34~~

~~31)~~ With the exception of historic landmarks, ~~at least 40 percent of the ground floor up to 12 feet above finish floor on~~ the Primary Façade of commercial retail buildings that is facing a park, plaza, entry corridor or side street shall ~~be constructed of~~ have clear windows ~~incorporated~~. With the exception of historic landmarks, ~~at least 20 percent of the ground floor up to 12 feet above finish floor on~~ the Secondary Façade of commercial retail buildings that is facing a park, plaza, entry corridor or side street shall ~~be constructed of~~ have clear windows ~~incorporated~~.

EXHIBIT "E"

Style Definition: Comment Text

THE ~~SEVEN HILLS RESORT AND CONFERENCE CENTER~~MEUSE PUD PERMITTED SIGNS

~~2018~~
June 26, 2023

Signs shall be in accordance with the regulations applicable to C-2 of Chapter 29 of the City of Fredericksburg Code of Ordinances (COF COO), and as modified and amended as follows:

Lot 1 Retail and Restaurant Village

~~Business-~~

Retail, Sunday House, Condominiums, Hotel, Multifamily, Spa & Fitness

Lot Frontage: 684'2,979 LF

Non-PUD Abutting Property Frontage: 579'2,282 LF

Ground Signs allowed: 519 signs

Calculated Sign Area: 400-sq.-ft.1,520 SF

~~684'2,442~~ / 125' = 519 signs

519 x 80 = 400-sq.-ft.1,520 SF

Building Frontage: 275'2,442 LF

Ground Sign Area Allowed: 200-sq.-ft.320 SF

Public Wall Sign Area Allowed: 200-sq.-ft. per Sec. 29-7 (4) CBD for retail and Sec. 29-7 (3) C-2 for all other uses

~~Internal Streetscape Sign Area Allowed: 1,100-sq.-ft.~~

PUD Monument Sign Area Allowed: 150 sq.-ft.SF

Lot 2 Klingelhofer and Sunday Houses

~~Business Frontage: 235'~~

~~Non-PUD Abutting Property Frontage: 0'~~

~~Ground Signs allowed: 1~~

~~Calculated Sign Area: 80-sq.-ft.~~

~~235' / 125' = 1 sign~~

~~1 x 80 = 80-sq.-ft.~~

~~Building Frontage: 134'~~

~~Ground Sign Area Allowed: 50-sq.-ft.~~

~~Public Wall Sign Area Allowed: 30-sq.-ft.~~

~~Internal Streetscape Sign Area Allowed: 0~~

~~PUD Monument Sign Area Allowed: 0~~

Lot 3 Resort and Conference Center

Business Frontage: 1,239'
Non-PUD Abutting Property Frontage: 1,300'
Ground Signs allowed: 9
Calculated Sign Area: 720 sq. ft.
~~1,239' / 125' = 9 signs~~
~~9 x 80 sf = 720 sq. ft.~~
Building Frontage: 514'
Ground Sign Area Allowed: 400 sq. ft.
Public Wall Sign Area Allowed: 320 sq. ft.
Internal Streetscape Sign Area Allowed: 80 sq. ft.
PUD Monument Sign Area Allowed: 150 sq. ft.

General

- ~~1. Off premises signs shall not be prohibited within the PUD. For example, a sign for a business on Lot 3 may physically exist on Lot 1 or Lot 2.~~
- ~~2.1.~~ The provisions of COF COO Chapter 29 Section 29-7 (6) for integrated businesses shall apply to the PUD.
- ~~3.2.~~ The Calculated Sign Area shall be eighty (80) square feet for each one hundred twenty five (125) linear feet of Business Frontage.
- ~~4.3.~~ PUD Monument Signs serving the unified development shall be expressly allowed as described above.
- ~~5.4.~~ Internal Streetscape Signs for individual businesses shall be expressly allowed as described above.
- ~~6.5.~~ Changeable lighted message signs adjacent to public streets are prohibited. However, a changeable lighted message sign is allowed on Directional Signs ~~on Lot 3, within the PUD.~~ Changeable lighted message signs includes monochrome and full-color with text, graphics, and/or animation capability.
- ~~7.6.~~ Banners/Temporary signs shall be in accordance with the regulations of the COF COO Chapter 29-7 Section (3)b for C-2 zoning district. Provided, however, Street Banners are allowed above the private driveways ~~on Lot 1 within the PUD,~~ but not adjacent to public streets or highways.

Exclusive Signs:

1. PUD Monument signs shall be permanent single-face, illuminated ground sign consisting of individual lettering on wood, metal, stone or masonry background. PUD Monument sign(s) shall not exceed one hundred fifty (150) square feet in area each and not exceed five (5) feet in height above adjacent grade. 38' sign allowed
The PUD Monument Sign Area Allowed is in addition to, and shall not be calculated within, the Ground Sign Area Allowed for each Lot.

2. *Internal Streetscape Signs* shall be any permanent Building Sign, as defined herein, existing on the Primary Façade of buildings ~~on Lot 1 Retail and Restaurant Village only within the PUD.~~ Internal Streetscape Signs shall not exceed one (1) square foot for each one (1) linear foot of building frontage along the Primary Façade for each individual business or lease space. Internal Streetscape Signs may not be illuminated except during the Retail and Restaurant Village posted hours of operation. The Internal Streetscape Sign Area Allowed is in addition to, and shall not be calculated within, the Public Wall Sign Area Allowed for each Lot.

Ground Signs:

1. *Monument* signs shall be permanent single or double-face, illuminated ground sign consisting individual lettering on wood, metal, stone or masonry background not exceed fifty (50) square feet in area and not exceed five (5) feet in height above adjacent grade. Sign area calculated in accordance with a single-face sign.
 2. *Directional* signs shall be permanent single or double-face, illuminated ground sign with wood, metal, stone or masonry background providing wayfinding for general site amenities and proprietary businesses not exceeding one hundred fifty (150) square feet in total and five (5) feet in height above adjacent grade. Directional signs may be comprised of stylistically consistent individual plaques on stone or masonry background, individual channel lettering, and changeable message sign, or some combination thereof.
 3. *Unattached* signs (also *Portable* or *Sandwich* or *Chalkboard* or *A-frame* signs) shall be allowed on Lot 1 only and limited to six (6) square feet per individual lease space.
 4. Flags and flagpoles (freestanding and building) shall not be limited. Flags or flagpoles may be externally illuminated provided that the light source is shielded from view from adjacent properties.
 5. *Snipe* Signs are prohibited.
 6. *Feather Flags* are prohibited.
-

Building Signs:

1. *Wall* signs shall be permanent single-face, illuminated or non-illuminated individual lettering, cabinet, plaque, or medallion not exceeding eighty (80) square feet each. Wall signs shall be limited to one and one-half (1 ½) feet in height, and may not extend greater than one and one-half (1 ½) feet from the face of the building with no maximum elevation above grade.
2. *Canopy* signs shall be permanent illuminated or non-illuminated individual lettering, plaque, medallion or other insignia mounted above, below, or to the face of the fascia of the canopy.
3. *Projecting* signs shall be permanent double-face, illuminated or non-illuminated cabinet, plaque, medallion or other insignia mounted below the canopy or to the building façade. The face of a Projecting sign shall oriented to be perpendicular to the building façade. No portion of a Projecting Sign may exist below seven (7) feet above finish floor.
4. Medallion signs shall be in accordance with the regulations of COF COO Chapter 29-7 Section (3) for C-2 zoning district.
5. Roof signs are prohibited.

EXHIBIT “~~FD~~”

PERMITTED USES

The following uses are permitted and shall have the definitions provided in the Fredericksburg Code of Ordinances existing at the time of the adoption of this Ordinance, as supplemented by the additional uses provided in this Exhibit “D”.

Commercial Use:

Administrative and Business Offices

Arts and Crafts

Business Support Services

Cocktail Lounge

Commercial Off-Street Parking

Commercial Recreation, including (1) Indoor Sports and Recreation, (2) Outdoor Sports and Recreation, (3) Indoor Entertainment, and (4) Outdoor Entertainment. In addition, Permitted Uses shall include (i) conventions, (ii) conferences, (iii) trade shows, car shows and the like, (iv) public or private events including weddings, (v) food and wine festivals, (vi) music festivals, (vii) movie festivals, (viii) art festivals, and (ix) personal transportation rentals, both electric and non-electric.

Consumer Convenience Services

Drive Through Facilities limited to Coffee Shops and Financial Services

Financial Services

Food Sales

In addition, Permitted Uses shall include farmer’s markets or other temporary or recurring markets primarily engaged in the sale of food for home consumption or household products.

General Retail Sales

Hotel-Motel

Laundry Services

Liquor Sales

Medical Offices

Personal Improvement Services

Personal Services, including spas and other similar services.

Pet Services

Professional Office

Restaurant

In addition, Permitted Uses shall include Mobile Food Establishments, food carts, and other similar mobile businesses primarily engaged in the retail sale of food and beverages.

Shopping Center or Mall

Veterinary Services

Civic Use:

Administrative Services
Club or Lodge
Community Recreation
Cultural Services
Day Care Services
Hospital Services (limited)
Local Utility Services
Major Utility Facilities
Postal Facilities
Religious Assembly

Residential Use:

Condominium Residential

In addition, Permitted Uses shall include live/work spaces.

[Multi-Family Residential](#)

Short-term Rentals

Bed and Breakfast

Industrial Use:

Light Manufacturing, but expressly prohibiting sheet metal shop, welding shop and machine shop.

In addition, Permitted Uses shall include winery, brewery, distilleries and other alcohol manufacturing. A business engaged primarily in Light Manufacturing shall also be permitted to have a tasting room and engage in the retail sale of alcoholic beverages manufactured by the business, for consumption on the premises. To the extent not covered by Food Sales or General Retail Sales, the preparation and on-site sale of agricultural products including, but not limited to olive oil and olive related products; cheeses and soaps.

Custom Manufacturing

ANNEXATION AMENDMENT REFERENCE DOCUMENTATION

AMENDMENT TO ANNEXATION AGREEMENT

This Amendment to Annexation Agreement for The Meuse development (the “Amendment”), is made and entered into this ____ day of _____, 2023 (the “Effective Date”), by and between the City of Fredericksburg, a home-rule municipal corporation, in the State of Texas, by and through its City Manager and the City Council (hereinafter referred to as “City”) and FBRG HOSPITALITY DEVELOPERS, LP, a Texas limited partnership, whose address is 2425 W. Loop S. 7th Floor, Houston, Texas 77027 (referred to as the “Owner”).

RECITALS

A. The City entered into that certain Annexation Agreement for The Seven Hills Resort and Conference Center (the “Agreement”) with BARONS CREEK II, LLC, a Texas limited liability company (referred to as the “Prior Owner”), dated as of the 4th day of September, 2018 for the annexation of that certain 11.282 acres of land, more or less, as more particularly described in the Agreement.

B. Of even date with the execution of the Agreement, the City duly adopted Ordinance No. 28-012 annexing such 11.282 acre tract into the city limits of the City (the “Annexation Ordinance”).

C. Of even date with the execution of the Agreement and the Annexation Ordinance, the City duly adopted Ordinance No. 28-013 granting PUD zoning to that certain 22.031 acres of land, more or less, (the “Development Tract”) owned by the Prior Owner which included the 11.282 acre tract being annexed under the Annexation Ordinance (the “Zoning Ordinance”). The Development Tract is more particularly described in the Zoning Ordinance.

D. The Annexation Agreement and the Zoning Ordinance set forth certain development requirements, including without limitation the approved PUD Plan, Zoning Notes, Permitted Signs and Permitted Uses and other exhibits attached to the Agreement.

F. Prior to the development of the Seven Hills Resort and Conference Center, the Prior Owner conveyed the Development Tract to the Owner by Special Warranty Deed dated November 18, 2022, recorded as Document No. 20227956 of the Official Public Record of Gillespie County, Texas. As part of the conveyance, Prior Owner assigned its rights and obligations under the Agreement to Owner.

G. Owner has applied to the City to amend certain provisions of the Zoning Ordinance and Agreement.

H. The City and the Owner, being the sole owner of the Development Tract, desire to amend the Agreement as set forth herein.

For and in consideration of the mutual covenants contained herein, it is agreed as follows:

AGREEMENT

1. In accordance with Section 4.14 of the Agreement, the City hereby consents to the assignment of the Prior Owner's rights and obligations under the Agreement to Owner so that Owner shall be the "Owner" for all purposes under the Agreement, as amended by this Amendment.
2. Exhibit "D", and the Zoning Notes, Permitted Signs and Permitted Uses, Exhibit "E", Exhibit "F" and Exhibit "G" attached to the Agreement are amended in their entirety and replaced by Exhibit "D", and the Zoning Notes, Permitted Signs and Permitted Uses, Exhibit "E", Exhibit "F" and Exhibit "G" attached to this Amendment.
3. Section 1.03 of the Agreement is amended by adding the following sentence as the last sentence of the Section: "At Owner's option and expense, all or a portion of the utility infrastructure master plan may be provided to the City for approval as part of the Preliminary Plat approval process."
4. The second paragraph of Section 1.05 of the Agreement is amended to read in its entirety:

Owner will additionally dedicate, at its expense subject to reimbursement by the City as set forth herein, a public sewage lift station site in the location shown on Exhibit "D", containing 2,500 square feet of land. The location noted is near the lowest elevation on site adjacent to Barons Creek. Access shall be granted by easement from US 290 and from Bob Moritz Drive. Such dedication shall be upon the earlier of: (i) demand for the same by the City, such demand is not to be made unless such lift station is needed due to the annexation of property not in the city limits as of the date of this agreement, or (ii) following completion of the lift station improvements by Owner and acceptance for maintenance by the City of the lift station. If the City oversizes any portion of the public sewage lift station to be constructed in connection with the Development, the City shall pay for the prorata portion (based on the percentage share of capacity) of the \$14,625.00 cost of such lift station site location, and hard and soft costs in connection with the design, surveying and construction of such lift station.
5. Capitalized terms not defined in this Amendment have the meanings ascribed thereto in the Agreement.
6. Except as specifically provided in this Amendment, the terms of the Agreement continue to govern the rights and obligations of the parties, and the terms of the Agreement remain in full force and effect. If there is any conflict or inconsistency between this Amendment and the Agreement, this Amendment will control and modify the Agreement.
7. To facilitate execution, (a) this Amendment may be executed in any number of counterparts; (b) the signature pages taken from separate individually executed counterparts of this instrument may be combined to form multiple fully executed counterparts; and (c) a signature delivered by facsimile or in another electronic format (*e.g.*, .PDF via email) will be deemed to be

an original signature for all purposes. All executed counterparts of this instrument will be deemed to be originals, and all such counterparts, when taken together, will constitute one and the same agreement.

Executed on the dates set forth in the notaries below to be effective as of the Effective Date.

CITY OF FREDERICKSBURG

FBRG HOSPITALITY DEVELOPERS, LP,
a Texas limited partnership

By: _____
Clifton Bailey, City Manager

By: FBRG Hospitality Developers GP LLC,
a Texas limited liability company,
Its General Partner

By: _____
Acho Azuike, Vice President

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2023, by Acho Azuike, known to me to be the Vice President of FBRG Hospitality Developers GP LLC, a Texas limited liability company, General Partner of FBRG HOSPITALITY DEVELOPERS, LP, a Texas limited partnership, on behalf of said entities.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Notaries continue on following page

STATE OF TEXAS

§

§

COUNTY OF GILLESPIE

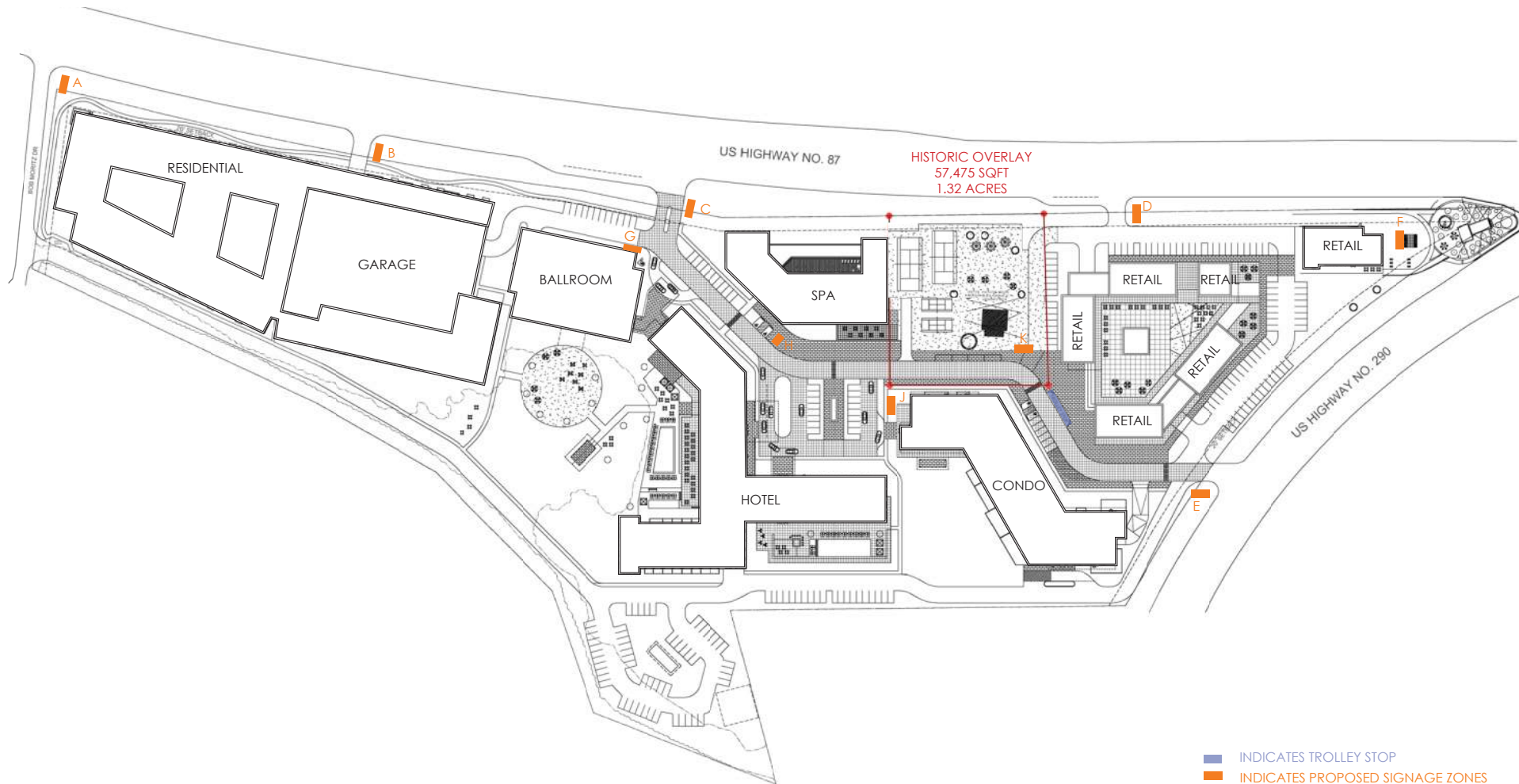
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This instrument was acknowledged before me on the _____ day of _____, 2023, by Clifton Bailey, known to me to be the City Manager of the City of Fredericksburg, Texas on behalf of said City.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

EXHIBIT "D"

PUD PLAN



■ INDICATES TROLLEY STOP
■ INDICATES PROPOSED SIGNAGE ZONES

OVERALL SITE PLAN | FREDERICKSBURG

** FOR CONCEPTUAL USE ONLY
 ** ALL ZONING MUST BE VERIFIED BY A ZONING ATTORNEY
 * ALL NUMBERS ARE APPROXIMATE

SITE PLAN

2

©2023 MERRIMAN ANDERSON / ARCHITECTS, INC.
 0 140
maa
 architects

THE MEUSE PUD
ZONING NOTES
June 26, 2023
Planned Unit Development (PUD)

1. Development Summary:

	Amount	Unit	%	Amount	Unit
Overall Lot Area:	959,671.00	SF		22.03	Acres
100 Yr. Floodplain Area:	115,150.00	SF	12%	2.64	Acres
Net Lot Area:	844,521.00	SF	88%	19.39	Acres
Building Cover Allowed:	719,753.25	SF	75%	16.52	Acres
Total Building Cover Actual including All Uses:	309,184.00	SF	37%	7.10	Acres
Condo Building Cover:	38,873.00	SF	5%	0.89	Acres
Multi-Family Building Cover:	137,000.00	SF	16%	3.15	Acres
Retail Building Cover:	32,719.00	SF	4%	0.75	Acres
Spa/Fitness Building Cover:	25,659.00	SF	3%	0.59	Acres
Hotel Building Cover:	49,443.00	SF	6%	1.14	Acres
Ballroom Cover:	20,720.00	SF	2%	0.48	Acres
Net Area for Residential Density:	715,980.00	SF	85%	16.44	Acres
Total Residential Units (Maximum):	325.00				
Residential Units Per Acre Net Residential Area:	19.77	Units			
Impervious Cover Allowed:	767,736.80	SF	80%	17.62	Acres
Paved Drive/Parking:	175,448.00	SF		4.03	Acres
Plaza/ Sidewalk/ Terrace:	151,504.00	SF		3.48	Acres
Impervious Cover Actual:	636,122.00	SF	66%	14.60	Acres
Off-street Parking Required (100%):	1,378.00	Spaces			
Off-street Parking Required (per parking study):	847.00	Spaces			
Minimum Off-street Parking Provided:	900.00	Spaces			
Garage1 (Multifamily/Hotel/Ballroom):	611.00	Spaces			
Garage2 (Under Condos):	77.00	Spaces			
Surface (Throughout Site):	212.00	Spaces			
TOTAL:	900.00	Spaces			
Parking Area Interior Landscaping Required*:	2,120.00	SF			
Parking Area Interior Landscaping Provided*:	150,598.00	SF			
Landscaping Required at Other Vehicular Use Area:	91,931.00	SF			
Minimum Number of Trees at Landscaped Areas (1 per 100):	47.00	Trees			
Minimum Number of Trees along Business Frontage:	58.00	Trees			
Minimum Number of Trees along Abutting non-PUD Property:	33.00	Trees			
New Trees provided:	357	Trees			
*Landscaping calculated based on surface parking spaces.					

Retail, Restaurant, Personal Services Use:

Maximum Height Allowed, as calculated per Fredericksburg, TX Code of Ordinance Sec. 7.510.: 38 feet
Front Yard Setback: 20 feet
Street Yard: 20 feet
Interior Yard: 5 feet
Rear Yard: 5 feet

Condominium Use:

Maximum Height Allowed, as calculated per Fredericksburg, TX Code of Ordinance Sec.

7.510.: 48 Feet

Front Yard Setback: 20 Feet

Street Yard : 20 feet

Interior Yard: 5 Feet

Rear Yard: 5 feet

Unit Count Not to Exceed: 45 units

Studio – 1600 SF per buildable SF of Lot

1 Bedroom – 2000 SF per buildable SF of Lot

2 Bedroom – 2400 SF per buildable SF of Lot

3 Bedroom – 2800 SF per buildable SF of Lot

Condominium base zoning calculations based on the maximum unit count.

Condominium unit count and unit mix can be adjusted and approved administratively, however the Residential Density Allowed for this use must not exceed the Total SF calculation for Condominiums.

29 2 beds @ 2400 SF = 69,600 SF

16 3 beds @ 2800 SF = 44,800 SF

Total SF = 114,400 SF

Hotel and Ballroom Use:

Maximum Height Allowed, as calculated per Fredericksburg, TX Code of Ordinance Sec.

7.510.: 48 feet

Front Yard Setback: 20 feet

Street Yard Setback: 20 feet

Interior Yard Setback: 5 feet

Rear Yard Setback: 5 feet

Guestroom Count Not to Exceed:

200 guestrooms

Multi-Family Use:

Maximum Height Allowed, as calculated per Fredericksburg, TX Code of Ordinance Sec.

7.510.: 48 feet

Front Yard Setback: 20 feet

Street Yard Setback: 20 feet

Interior Yard Setback: 5 feet

Rear Yard Setback: 5 feet

Unit Count Not to Exceed:

280 units

Studio – 1600 SF per buildable SF of Lot
1 Bedroom – 2000 SF per buildable SF of Lot
2 Bedroom – 2400 SF per buildable SF of Lot
3 Bedroom – 2800 SF per buildable SF of Lot

Multi-Family base zoning calculations based on the maximum unit count. Multi-Family unit count and unit mix can be adjusted and approved administratively, however the Residential Density Allowed for this use must not exceed the Total SF calculation for Multi-Family.

27 Studios @ 1600 SF per unit = 43,200SF
148 1 Beds @ 2000 SF per unit = 296,000 SF
100 2 Beds @ 2400 SF per unit = 240,000 SF
5 3 Beds @ 2800 SF per unit = 14,000 SF
Total SF = 593,200SF

- 2) No building shall be erected at any location in the PUD other than the building locations shown on the PUD Plan. Buildings may be located anywhere within the Building Zones indicated on the PUD Plan, but such buildings must not exceed the Building Cover allowed.
- 3) Access to and from the PUD onto US Hwy 87 and US Hwy 290 shall be at the locations and widths as shown on the PUD Plan per the Traffic Impact Analysis, and as approved by TxDOT and the City of Fredericksburg. Subject to pending TxDOT approval, the final alignments may be approved administratively and shall not require a PUD amendment.
- 4) Trees shown to be saved on the PUD Plan shall not be removed without the prior written approval of the City of Fredericksburg or unless diseased or dead.
- 5) Fire hydrants shall meet N.F.P.A. and City of Fredericksburg requirements.
- 6) No use shall be allowed within the PUD other than those uses listed on the PUD Plan or on the attachment hereto entitled Permitted Uses, Exhibit "F".
- 7) Drive through facilities associated with any permitted use shall require an administrative site plan review and approval.
- 8) Building height shall not exceed 4 stories and 48 feet above the average of the highest and lowest grade adjacent to the building, as calculated per Fredericksburg, TX Code of Ordinance Sec. 7.510.
- 9) All utility lines within the PUD site shall be installed underground, except utility lines designated to be installed above ground by the appropriate utility companies. Except as

otherwise expressly set forth herein, all utilities shall comply with the City of Fredericksburg standards and specifications.

10) Parking spaces shall be provided as shown on the PUD Plan. Adjustments to the configuration and arrangement of parking spaces may be approved administratively.

11) All City codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the PUD Plan or in these and other notes to the plat.

12) All grounds within the PUD shall be maintained as to collection of trash, debris, litter and weeds.

13) All landscaped areas shall provide curbing or other protection from vehicular encroachment.

14) The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse, debris and weeds. All landscaped areas shall be provided with underground or drip irrigation systems.

15) All businesses shall provide suitable trash and refuse storage areas which are designed and constructed to prevent direct view from the street or parking lot and to prevent refuse from being displaced or stored about the site or onto public right-of-way and to permit safe, easy removal of refuse by truck or hand.

16) Entry ramps and curbing is provided for by the PUD Plan and Texas Accessibility Standard specifications.

17) A landscape plan prepared by a Texas Registered Landscape Architect will be submitted for approval at time of Site Plan review. The PUD Plan shall identify locations of landscape buffers and define the tree planting requirements as follows:

- a. One (1) tree for each fifty (50) linear feet of street frontage will be provided. A minimum of two and one-half (2 ½) foot wide landscape buffer will be provided between parking areas and public streets.
- b. One (1) tree for each seventy five (75) linear feet of abutting property zoned for residential uses will be provided. One (1) tree for each one hundred twenty five (125) linear feet of abutting property zoned for commercial uses will be provided. Property lines shared between lots within this PUD shall have no tree planting or buffer requirement.
- c. One (1) tree for each one hundred (100) square feet of Parking Area Interior Landscaping Required will be provided. Parking Area Interior Landscaping provided in excess of the requirement shall not require additional trees.
- d. The Parking Area Interior Landscaping Requirement shall be ten (10) square feet for each off-street parking stall provided.

- e. Dead, diseased or declining trees removed shall have no replacement requirement. Existing trees to remain may be applied to the New Tree requirement.
- f. The Interior Landscaping at Other Vehicular Use Area requirement shall be as calculated in Section 7.920.g, except as expressly contained herein.
- g. A minimum of 50% of the tree requirement will be provided from Fredericksburg's approved species list.

18) Signs shall be allowed in the PUD as specified in the attachment hereto entitled Exhibit "E", "Permitted Signs".

19) The Contractor shall be responsible for protecting all trees which are to remain during construction per City guidelines.

20) No exterior lighting (pole or wall mounted) shall produce intense glare, or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source/reflector so selected that acting together the light beam is controlled and not directed across any bounding property line, except as provided in paragraph 22.

21) Unshielded Exterior string lights shall be permitted with a maximum of 100 lumens per bulb (lamp) with no fixture maximum.

22) Internally and externally illuminated signs shall be permitted.

23) Signs shall be allowed in the PUD. The Calculated Sign Area, Ground Sign Area Allowed, Internal Streetscape Sign Area Allowed, PUD Monument(s) Sign Area Allowed and Public Wall Sign Area Allowed shall be approved administratively within Exhibit "E", "Permitted Signs".

24) Continuous landscape barrier between off-street parking areas and abutting properties shall be provided in accordance with Appendix B Section 7.900.

25) Outdoor Sales and Mobile Food Establishments shall be permitted within the boundaries of the PUD. These zones may be approved administratively and shall not require a PUD amendment.

26) Roof top equipment shall be shielded per the Entry Corridor Standards.

27) Stabilized decomposed granite or alternate pervious pavement system approvable by City of Fredericksburg staff shall be a suitable paving material for off-street parking areas but shall not be used within fire lanes. Stabilized granite areas shall count 50% towards impervious cover calculations.

28) Public water and sanitary sewer utility lines shall be installed per attached PUD Plan where certain sections of lines along property frontage may be accomplished interior to the site within a public utility easement. Water and sanitary sewer utility line extensions shall only be provided as conceptually depicted on the attached PUD Plan. A Utility Master Plan will be provided at time of Site Plan review. The final utility alignments may be approved administratively and shall not require a PUD amendment.

29) Provided that applicant furnishes adequate signed and sealed engineering analysis to the Director of Public Works and Utilities at the time of Site Plan review process an exemption to Chapter 5 Article XIII Section 5-456(c)(1-3) will be granted.

30) Sidewalks within the ROW or lot lines adjoining dedicated or major Arterial Streets shall only be provided as depicted on the PUD Plan. The final sidewalk alignments may be approved administratively and shall not require a PUD amendment.

31) With the exception of historic landmarks, the Primary Façade of commercial retail buildings that is facing a park, plaza, entry corridor or side street shall have clear windows incorporated. With the exception of historic landmarks, the Secondary Façade of commercial retail buildings that is facing a park, plaza, entry corridor or side street shall have clear windows incorporated.

THE MEUSE PUD
PERMITTED SIGNS

June 26, 2023

Signs shall be in accordance with the regulations applicable to C-2 of Chapter 29 of the City of Fredericksburg Code of Ordinances (COF COO), and as modified and amended as follows:

Retail, Sunday House, Condominiums, Hotel, Multifamily, Spa & Fitness

Lot Frontage: 2,979 LF

Non-PUD Abutting Property Frontage: 2,282 LF

Ground Signs allowed: 19 signs

Calculated Sign Area: 1,520 SF

$2,442 / 125' = 19$ signs

$19 \times 80 = 1,520$ SF

Building Frontage: 2,442 LF

Ground Sign Area Allowed: 320 SF

Public Wall Sign Area Allowed: per Sec. 29-7 (4) CBD for retail and Sec. 29-7 (3) C-2 for all other uses

PUD Monument Sign Area Allowed: 150 SF

General

1. The provisions of COF COO Chapter 29 Section 29-7 (6) for integrated businesses shall apply to the PUD.
2. The Calculated Sign Area shall be eighty (80) square feet for each one hundred twenty five (125) linear feet of Business Frontage.
3. PUD Monument Signs serving the unified development shall be expressly allowed as described above.
4. Internal Streetscape Signs for individual businesses shall be expressly allowed as described above.
5. Changeable lighted message signs adjacent to public streets are prohibited. However, a changeable lighted message sign is allowed on Directional Signs within the PUD. Changeable lighted message signs includes monochrome and full-color with text, graphics, and/or animation capability.
6. *Banners/Temporary* signs shall be in accordance with the regulations of the COF COO Chapter 29-7 Section (3)b for C-2 zoning district. Provided, however, Street

Banners are allowed above the private driveways within the PUD, but not adjacent to public streets or highways.

Exclusive Signs:

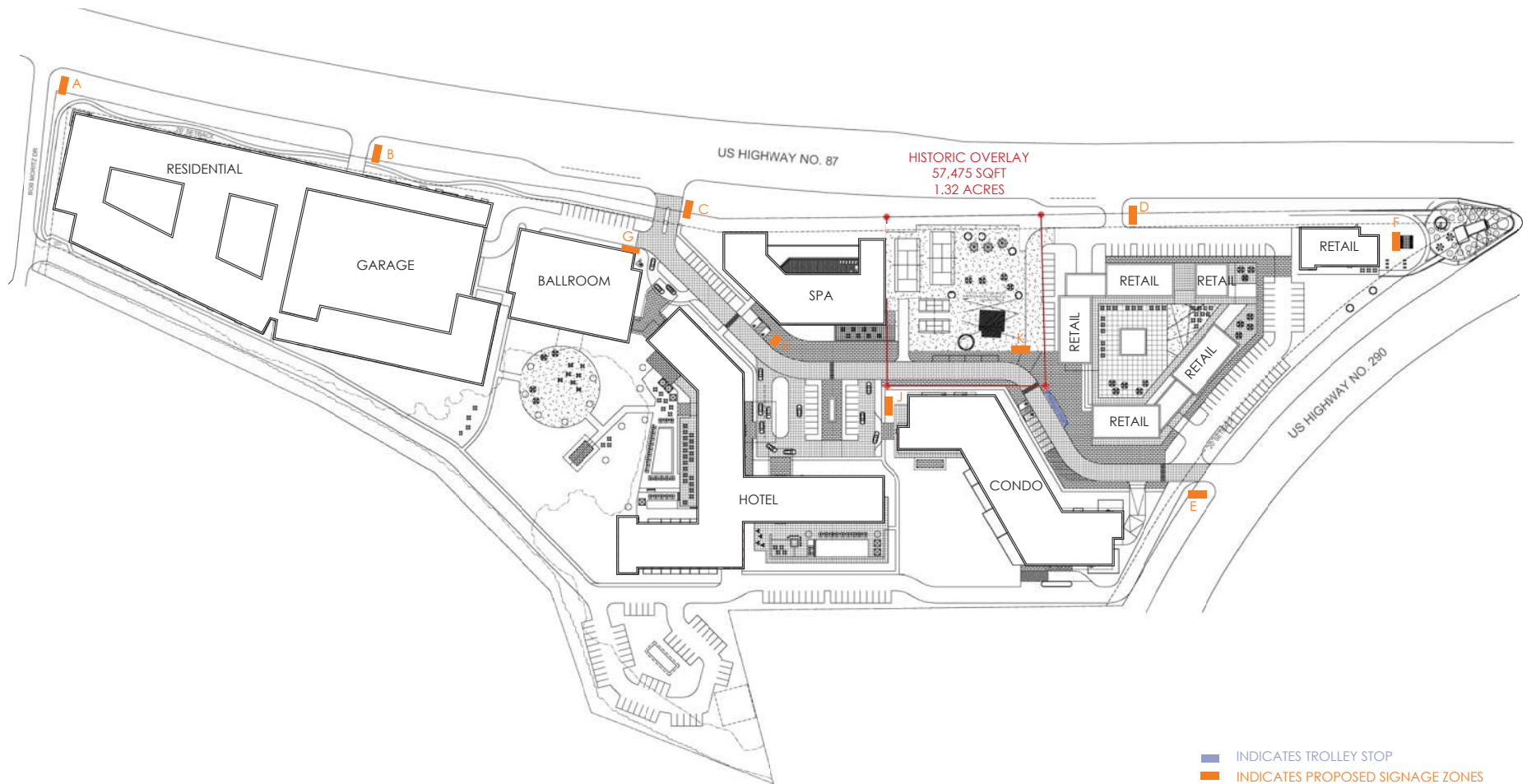
1. *PUD Monument* signs shall be permanent single-face, illuminated ground sign consisting of individual lettering on wood, metal, stone or masonry background. PUD Monument sign(s) shall not exceed one hundred fifty (150) square feet in area each and not exceed five (5) feet in height above adjacent grade. 38' sign allowed. The PUD Monument Sign Area Allowed is in addition to, and shall not be calculated within, the Ground Sign Area Allowed for each Lot.
2. *Internal Streetscape Signs* shall be any permanent Building Sign, as defined herein, existing on the Primary Façade of buildings within the PUD. Internal Streetscape Signs shall not exceed one (1) square foot for each one (1) linear foot of building frontage along the Primary Façade for each individual business or lease space. Internal Streetscape Signs may not be illuminated except during the Retail and Restaurant Village posted hours of operation. The Internal Streetscape Sign Area Allowed is in addition to, and shall not be calculated within, the Public Wall Sign Area Allowed for each Lot.

Ground Signs:

1. *Monument* signs shall be permanent single or double-face, illuminated ground sign consisting of individual lettering on wood, metal, stone or masonry background not exceed fifty (50) square feet in area and not exceed five (5) feet in height above adjacent grade. Sign area calculated in accordance with a single-face sign.
2. *Directional* signs shall be permanent single or double-face, illuminated ground sign with wood, metal, stone or masonry background providing wayfinding for general site amenities and proprietary businesses not exceeding one hundred fifty (150) square feet in total and five (5) feet in height above adjacent grade. Directional signs may be comprised of stylistically consistent individual plaques on stone or masonry background, individual channel lettering, and changeable message sign, or some combination thereof.
3. *Unattached* signs (also *Portable* or *Sandwich* or *Chalkboard* or *A-frame* signs) shall be allowed on Lot 1 only and limited to six (6) square feet per individual lease space.
4. Flags and flagpoles (freestanding and building) shall not be limited. Flags or flagpoles may be externally illuminated provided that the light source is shielded from view from adjacent properties.
5. *Snipe* Signs are prohibited.
6. *Feather Flags* are prohibited.

Building Signs:

1. *Wall* signs shall be permanent single-face, illuminated or non-illuminated individual lettering, cabinet, plaque, or medallion not exceeding eighty (80) square feet each. Wall signs shall be limited to one and one-half (1 ½) feet in height, and may not extend greater than one and one-half (1 ½) feet from the face of the building with no maximum elevation above grade.
2. *Canopy* signs shall be permanent illuminated or non-illuminated individual lettering, plaque, medallion or other insignia mounted above, below, or to the face of the fascia of the canopy.
3. *Projecting* signs shall be permanent double-face, illuminated or non-illuminated cabinet, plaque, medallion or other insignia mounted below the canopy or to the building façade. The face of a Projecting sign shall oriented to be perpendicular to the building façade. No portion of a Projecting Sign may exist below seven (7) feet above finish floor.
4. Medallion signs shall be in accordance with the regulations of COF COO Chapter 29-7 Section (3) for C-2 zoning district.
5. Roof signs are prohibited.



■ INDICATES TROLLEY STOP
 ■ INDICATES PROPOSED SIGNAGE ZONES

OVERALL SITE PLAN | FREDERICKSBURG

** FOR CONCEPTUAL USE ONLY
 ** ALL ZONING MUST BE VERIFIED BY A ZONING ATTORNEY
 * ALL NUMBERS ARE APPROXIMATE

LOCATION OF MONUMENT SIGNS

2

PERMITTED USES

The following uses are permitted and shall have the definitions provided in the Fredericksburg Code of Ordinances existing at the time of the adoption of this Ordinance, as supplemented by the additional uses provided in this Exhibit "D".

Commercial Use:

Administrative and Business Offices

Arts and Crafts

Business Support Services

Cocktail Lounge

Commercial Off-Street Parking

Commercial Recreation, including (1) Indoor Sports and Recreation, (2) Outdoor Sports and Recreation, (3) Indoor Entertainment, and (4) Outdoor Entertainment. In addition, Permitted Uses shall include (i) conventions, (ii) conferences, (iii) trade shows, car shows and the like, (iv) public or private events including weddings, (v) food and wine festivals, (vi) music festivals, (vii) movie festivals, (viii) art festivals, and (ix) personal transportation rentals, both electric and non-electric.

Consumer Convenience Services

Drive Through Facilities limited to Coffee Shops and Financial Services

Financial Services

Food Sales

In addition, Permitted Uses shall include farmer's markets or other temporary or recurring markets primarily engaged in the sale of food for home consumption or household products.

General Retail Sales

Hotel-Motel

Laundry Services

Liquor Sales

Medical Offices

Personal Improvement Services

Personal Services, including spas and other similar services.

Pet Services

Professional Office

Restaurant

In addition, Permitted Uses shall include Mobile Food Establishments, food carts, and other similar mobile businesses primarily engaged in the retail sale of food and beverages.

Shopping Center or Mall

Veterinary Services

Civic Use:

Administrative Services
Club or Lodge
Community Recreation
Cultural Services
Day Care Services
Hospital Services (limited)
Local Utility Services
Major Utility Facilities
Postal Facilities
Religious Assembly

Residential Use:

Condominium Residential

In addition, Permitted Uses shall include live/work spaces.

Multi-Family Residential

Short-term Rentals

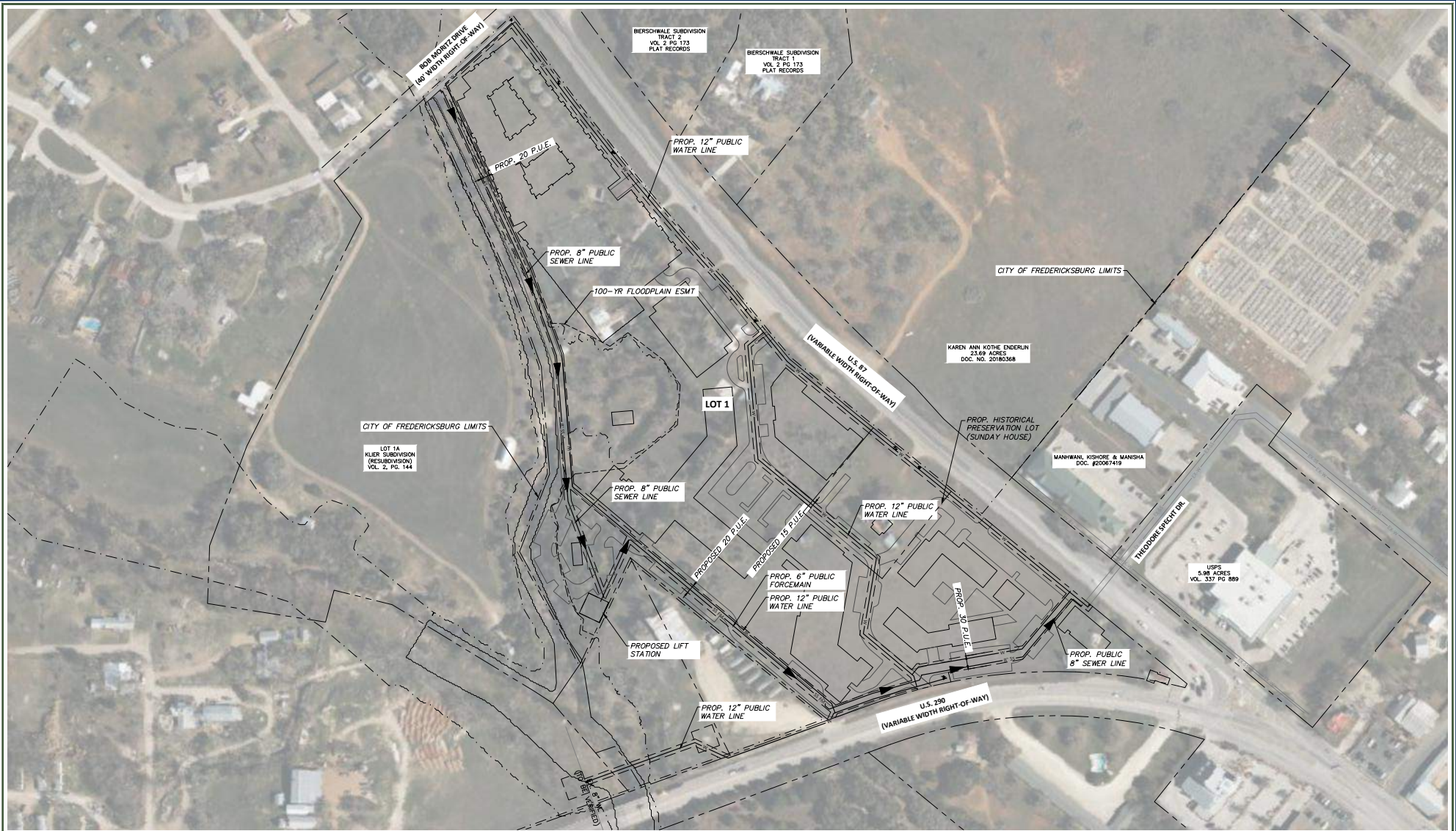
Bed and Breakfast

Industrial Use:

Light Manufacturing, but expressly prohibiting sheet metal shop, welding shop and machine shop.

In addition, Permitted Uses shall include winery, brewery, distilleries and other alcohol manufacturing. A business engaged primarily in Light Manufacturing shall also be permitted to have a tasting room and engage in the retail sale of alcoholic beverages manufactured by the business, for consumption on the premises. To the extent not covered by Food Sales or General Retail Sales, the preparation and on-site sale of agricultural products including, but not limited to olive oil and olive related products; cheeses and soaps.

Custom Manufacturing



DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.555.1131
 817.555.7117

EXHIBIT "E" - PUBLIC IMPROVEMENTS

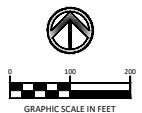


EXHIBIT "F"

FORM OF DEDICATION OF EASEMENT

**PUBLIC UTILITY EASEMENT
(underground)**

FBRG HOSPITALITY DEVELOPERS, LP, a Texas limited partnership, whose address is 2425 W. Loop S. 7th Floor, Houston, Texas 77027 hereinafter referred to as "Grantor" (whether one or more), for and in consideration of ONE DOLLAR (\$1.00) in hand paid by the City of Fredericksburg, a municipal corporation, in the State of Texas, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which is hereby acknowledged, has granted, sold, and conveyed and by these presents does GRANT, SELL, AND CONVEY unto Grantee, a non-exclusive underground easement (the "Easement") as herein described for electric distribution and transmission lines, gas lines, raw, reclaimed, and potable water lines, wastewater lines, telecommunications lines, cable lines, and other public utilities with all associated appurtenances (collectively, the "Facilities") through, across, and under the tract of land located in Gillespie County, Texas more particularly described in **EXHIBIT A** attached hereto and incorporated herein for all purposes (the "Easement Tract").

TO HAVE AND TO HOLD the Easement perpetually to Grantee and its successors and assigns together with the right and privilege of ingress and egress over the Easement Tract for the purpose of constructing, operating, repair, reconstructing, inspecting, operating, maintaining, and removing the Facilities, including the right to place new or additional lines in the Facilities.

Grantor, for itself and its successors and assigns, reserves the right to enter upon and fully use the Easement Tract for all purposes that do not materially interfere with or interrupt the use or enjoyment of the Easement by Grantee for the easement purposes stated herein, including, but not limited to the right to construct, install, maintain, replace, and remove an all-weather surface roads, driveways, parking lots, sidewalks and other improvements across the Easement Tract ("Improvements"). The parties' rights and obligations to install, maintain and repair the Improvements and Facilities, shall be in accordance with the Annexation Agreement for The Seven Hills Resort and Conference Center, dated September 4, 2018, executed by Barons Creek II, LLC, a Texas limited liability company, Grantor's predecessor in interest, and Grantee, as amended by that certain Amendment to Annexation Agreement, dated _____, 2023 executed by Grantor and Grantee.

Grantor, for itself and its successor and assigns, reserves the right to convey easements to others so long as any such further conveyance is made subject to this grant and does not interfere in any material way with the use and enjoyment of the Easement granted herein for the purpose herein stated. Grantee shall use the Easement and operate the Facilities in compliance with all material applicable federal, state and local laws, statutes, ordinances, rules, and regulations.

Grantor agrees to warrant and forever defend title to the Easement Tract granted herein unto Grantee and its successors and assigns against every person lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject to the matters set

forth herein and further subject to all easements, rights of way, restrictions, reservations, covenants, conditions, encumbrances, and other instruments presently recorded in the official records of Gillespie County, Texas that affect the Easement Tract.

By acceptance of this Public Utility Easement, Grantee agrees to comply with the terms hereof which shall be binding upon Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this _____ day of _____ 20__

GRANTOR:

FBRG HOSPITALITY DEVELOPERS, LP,
a Texas limited partnership

By: FBRG Hospitality Developers GP LLC,
a Texas limited liability company,
Its General Partner

By: _____
Acho Azuike, Vice President

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20__, by Acho Azuike, known to me to be the Vice President of FBRG Hospitality Developers GP LLC, a Texas limited liability company, General Partner of FBRG HOSPITALITY DEVELOPERS, LP, a Texas limited partnership, on behalf of said entities.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:

EXHIBIT A

Easement Tract
[to be added]

LIFT STATION EASEMENT

FBRG HOSPITALITY DEVELOPERS, LP, a Texas limited partnership, whose address is 2425 W. Loop S. 7th Floor, Houston, Texas 77027 hereinafter referred to as “Grantor” (whether one or more), for and in consideration of ONE DOLLAR (\$1.00) in hand paid by the City of Fredericksburg, a municipal corporation, in the State of Texas, hereinafter referred to as “Grantee” (whether one or more), the receipt and sufficiency of which is hereby acknowledged, has granted, sold, and conveyed and by these presents does GRANT, SELL, AND CONVEY unto Grantee, an easement (the “Easement”) for the construction, operation, maintenance, replacement, upgrade and repair of a lift station and associated improvements (collectively, the “Facilities”) over, across, and under the tract of land located in Gillespie County, Texas more particularly described in **EXHIBIT A** attached hereto and incorporated herein for all purposes (the “Easement Tract”).

TO HAVE AND TO HOLD the Easement perpetually to Grantee and its successors and assigns together with the right and privilege of ingress and egress over the Easement Tract for the purpose of constructing, operating, maintaining, replacing, upgrading, repairing, reconstructing, and inspecting the Facilities.

Grantee shall use the Easement and operate the Facilities in compliance with all material applicable federal, state and local laws, statutes, ordinances, rules, and regulations. The parties’ rights and obligations to install, maintain and repair the Improvements and Facilities, shall be in accordance with the Annexation Agreement for The Seven Hills Resort and Conference Center, dated September 4, 2018, executed by Barons Creek II, LLC, a Texas limited liability company, Grantor’s predecessor in interest, and Grantee, as amended by that certain Amendment to Annexation Agreement, dated _____, 2023 executed by Grantor and Grantee.

Grantor agrees to warrant and forever defend title to the Easement Tract granted herein unto Grantee and its successors and assigns against every person lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject to the matters set forth herein and further subject to all easements, rights of way, restrictions, reservations, covenants, conditions, encumbrances, and other instruments presently recorded in the official records of Gillespie County, Texas that affect the Easement Tract.

By acceptance of this Public Utility Easement, Grantee agrees to comply with the terms hereof which shall be binding upon Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this ____ day of _____ 20__

GRANTOR:

FBRG HOSPITALITY DEVELOPERS, LP,
a Texas limited partnership

By: FBRG Hospitality Developers GP LLC,
a Texas limited liability company,
Its General Partner

By: _____
Acho Azuike, Vice President

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20__, by Acho Azuike, known to me to be the Vice President of FBRG Hospitality Developers GP LLC, a Texas limited liability company, General Partner of FBRG HOSPITALITY DEVELOPERS, LP, a Texas limited partnership, on behalf of said entities.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:

EXHIBIT A

Easement Tract
[to be added]

EXHIBIT “G”

**LIENHOLDER’S CONSENT to the AMENDMENT TO ANNEXATION AGREEMENT
for THE MEUSE DEVELOPMENT**

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

The undersigned, BARONS CREEK II, LLC, a Texas limited liability company (hereinafter, “Lienholder”) being the sole owner and holder of an existing mortgage and lien recorded under Instrument No. 20227957 of the Official Public Records of Gillespie County, Texas, upon and against the real property described as follows:

- a. Lot No. 1B, Klier Subdivision, situated in Gillespie County, Texas, according to the map or plat of record in Volume 2, Page 144, Plat Records of Gillespie County, Texas;
- b. Lot No. 2, Klier Subdivision, situated in Gillespie County, Texas, according to the map or plat of record in Volume 2, Page 64, Plat Records of Gillespie County, Texas;
- c. BEING 1.004 acre of land, more or less, situated in Gillespie County, Texas, part of Block III; as said Block is shown on the map of Fredericksburg, Texas, and Environs by the German Emigration Company; said 1.004 acre tract of land is described by metes and bounds on EXHIBIT “A”, attached hereto and made a part hereof;
- d. Lot No. 1AR, Carabetta Subdivision, situated in Fredericksburg, Gillespie County, Texas, according to the map or plat of record in Volume 2, Page 147, Plat Records of Gillespie County, Texas.
- e. Lot No. 1BR, Carabetta Subdivision, situated in Fredericksburg, Gillespie County, Texas, according to the map or plat of record in Volume 2, Page 147, Plat Records of Gillespie County, Texas.
- f. Lot No. 2, Carabetta Subdivision, situated in Fredericksburg, Gillespie County, Texas, according to the map or plat of record in Volume 2, Page 96, Plat Records of Gillespie County, Texas; and
- g. BEING 0.399 acre of land, more or less, situated in Fredericksburg, Gillespie County, Texas, part of Outlot No. 582; as said Outlot is shown on the map of Fredericksburg, Texas, and Environs by the German Emigration Company; said 0.399 acre tract of land is described by metes and bounds on EXHIBIT “B”, attached hereto and made a part hereof,

which is known (or is to be known as The Meuse Development, and as such, mortgagee and lienholder, does hereby consent to and join in said Agreement.

The undersigned hereby executes this instrument for the sole purpose of subordinating the liens held by the undersigned to all of the provisions of the said Agreement. All parties to the Agreement specifically acknowledge that Lienholder is not a party to the said Agreement except for the sole purpose of subordinating the Lien(s) as set out above, and all parties to the Agreement hereby specifically and unconditionally releases and discharges said Lienholder from any claims or liability with respect to, or arising out of the Agreement, except as to actions which may hereafter be taken by Lienholder as a successor to the interest of Declarant.

DATE: _____, 2023

BARON'S CREEK II, LLC,
a Texas limited liability company

By: _____
Scott A. Carr, Manager

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2023, by Scott A. Carr, known to me to be the Manager of BARONS CREEK II, LLC, a Texas limited liability company, on behalf of said Lienholder.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

EXHIBIT "A"

SULTEMEIER

SURVEYING & ENGINEERING

**LICENSED SURVEYING FIRM: 100930-00
REGISTERED ENGINEERING FIRM: F-10608**

805 North Llano
Fredericksburg, TX 78624
Tel.: (830) 990-1221 Fax: (830) 990-1222

**1.004 ACRES
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS**

**FN-14-5764
JUNE 2ND, 2014**

A DESCRIPTION OF A 1.004 ACRE TRACT OF LAND OUT OF BLOCK III AS SAID BLOCK AND OUTLOTS ARE DESIGNATED ON THE MAP OR PLAT OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY; BEING COMPRISED OF THAT CERTAIN 1.0 ACRE TRACT I AND THAT CERTAIN 164 SQUARE FOOT TRACT II (DEED/CALLED AREAS) DESCRIBED IN A CONVEYANCE FROM JOHN T. BOLTON AND WIFE, CAROL HICKS BOLTON TO MICHAEL IGARTA AND WIFE, CRYSTAL IGARTA, FOUND OF RECORD IN A WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 1ST, 2005, RECORDED IN VOLUME 599, PAGE 295 ET SEQ. OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS; SAID 1.004 ACRE TACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch Iron rod found on the southwest R.O.W. (Right-of-Way) line of U. S. Highway No. 87 at the north corner of the said 1.0 acre tract, being at the easterly northeast corner of Lot 2 in the Killer Subdivision, a plat of record in Volume 2, Page 64 of the Plat Records of said County, Texas, for the north corner hereof;

THENCE with the said southwest R.O.W. line of U. S. Highway No. 87, a distance of 209.06 feet along the arc of a curve to the left having a radius of 5794.58 feet and a chord bearing of S 38 ° 23' 42" E, a distance of 209.05 feet to a ½ inch Iron rod found at the east corner of said Tract I, being at the north corner of Lot 1AR in the Carabetta Subdivision, a plat of record in said Volume 2 at Page 147 of the Plat Records, for the east corner hereof;

THENCE with the southeast line of said Tract I, S 39 ° 03' 43" W (BASE BEARING FOR DIRECTIONAL CONTROL FROM GPS OBSERVATION), a distance of 213.60 feet to a ½ inch Iron rod found at the south corner of thereof, being at the easterly southeast corner of said Lot 2, for the south corner hereof;

THENCE with the southwest line of said Tract I, and continuing with the southwest line of said Tract II, N 37 ° 57' 45" W, at a distance of 191.65 feet an 8 inch diameter fence post found at the southwesterly corner of said Tract I and south corner of said Tract II, continuing for a total distance of 213.67 feet to the west corner of said Tract II, a point of the bank of a creek, for the west corner hereof;

THENCE with the northwest line of said Tract II, and continuing with the northwest line of said Tract I, N 40 ° 11' 27" E, at a distance of 16.02 feet an 8 inch diameter fence post found at the north corner of said Tract II and northwesterly corner of said Tract I, continuing for a total distance of 211.06 feet to the POINT OF BEGINNING, containing 1.004 acres of land, more or less.

EXHIBIT "B"



SEARCHERS
LAND SURVEYING, LLC

MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
P.O. Box 1504 Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211
www.searchersls.com

LEGAL DESCRIPTION: Being 0.399 acres of land, out of the J. M. Chapa Survey No. 131, Abstract No. 115 in Gillespie County, Texas, being a portion of Outlot 582 as shown on plat of Fredericksburg, Texas by the German Emigration Company and Environs and being all of that certain 0.399 acre tract described in Volume 242, Page 613 of the Real Property Records of Gillespie County, Texas; Said 0.399 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southwest line of U. S. Highway No. 87 for the northeast corner of Lot 2 of the Carabetta Subdivision as shown on plat recorded in Volume 2, Page 96 of the Plat Records of Gillespie County, Texas and the north corner hereof and from which a concrete monument found in the southwest line of said U. S. Highway No. 87 and the northeast line of said Lot 2 bears North 50°45'27" West a distance of 304.76 feet;

THENCE South 50°45'27" East a distance of 249.25 feet along the southwest line of said U. S. Highway No. 87 to a mag nail set for the northwest corner of that certain 0.003 acre tract described in Volume 80, Page 625 of the Deed Records of Gillespie County, Texas and the northeast corner hereof;

THENCE South 28°47'37" West a distance of 10.19 feet along the west line of said 0.003 acre tract to a mag nail set in the north line of U. S. Highway No. 290 for the southwest corner of said 0.003 acre tract and the southeast corner hereof;

THENCE along a curve turning to the left with an arc length of 250.21 feet, a radius of 1195.92 feet, a chord bears North 81°46'33" West a distance of 249.75 feet to a 1/2 inch iron rod found for southeast corner of said Lot 2 and the southwest corner hereof and from which a concrete monument found in the north line of said U. S. Highway No. 290 and the south line of said Lot 2 bears South 81°10'33" West a distance of 458.37 feet;

THENCE North 24°17'04" East a distance of 143.59 feet along the east line of said Lot 2 to the POINT OF BEGINNING containing 0.399 acres of land, more or less.

PROJECT #25-002871.10

10375 Park Meadows Drive, Suite 425
Lone Tree, CO 80124

303.694.6622

walkerconsultants.com

DATE: May 17, 2023
TO: Mr. David Masters
ORGANIZATION: Merriman Anderson Architects
ADDRESS: 300 N Field Street
CITY/STATE: Dallas, TX 75202
FROM: Drew Willsey, Renata Langis, and Mallory Baker
PROJECT NAME: Parking Planning Services for the Fredericksburg
Development
PROJECT NUMBER: 25-002871.10

KEY FINDINGS

- The Client is proposing a mixed-use development in Fredericksburg, TX that is anticipated to contain, as of this writing:
 - 296 residential dwelling units.
 - 258 rental units
 - 38 units condo (for-sale) units
 - 181 hotel rooms with an associated 30,050 square-foot ballroom/conference center
 - A 24,500 square-foot spa and fitness center.
 - 30,000 square feet of commercial space, with between 15,000 and 20,000 square feet of the total intended for food and beverage uses.
- To serve the proposed development, the Client is currently proposing a total parking supply of 1,061 spaces.
- Parking supply for the non-residential land uses proposed could be shared in order to maximize efficiencies and ensure that the parking supply is being well used while still accommodating peak parking demand loads.
- To calculate optimized parking needs for the site, Walker used its Shared Parking Model (SPM), which is a parking demand model that takes into account parking demand for more than 45 different land uses; the availability and use of alternative modes of transportation; captive market effects; and daily, hourly, and seasonal variations for all planned land uses.
 - The intent of the SPM is to design a parking supply for the busiest hour of the year, busiest day of the year, and busiest month of the year, at an 85th percentile level relative to similar properties and under typical conditions.
- After making customized adjustments for mode split and captivity for all land uses, and assuming that all residential parking demand would be reserved and therefore unavailable to be shared, **Walker currently projects that the site would require about 794 spaces** to accommodate projected peak parking demand loads.
 - During the weekday peak, Walker projects a peak parking need of 456 spaces for commercial uses and 332 spaces for residential units, including resident visitors.
 - During the weekend peak, Walker projects a peak parking need of 443 spaces for commercial uses and 351 spaces for residential units, including resident visitors.
 - These projections assume that:

- The restaurant uses will be about 20,000 square feet total, divided up about 2/3rds fast-casual and 1/3rd fine dining.
- The conference and ballroom space will be primarily used for business-related conferences and events with about 45% of attendees staying at the on-site hotel on weekdays and 35% staying at the on-site hotel on weekends.
- The fitness and spa use will resemble a mini private health club that will serve mostly, but not exclusively, users that are internal to the development, such as hotel guests and site residents.
- All efficiencies that can be gained from sharing parking while still accommodating all parking needs during peak times are maximized.
- The Client has indicated that some of the proposed specific uses may be accommodated or served by valet parking.
 - Assuming that hotel guests, conference attendees (not already parked on-site), and fine dining customers were 100% parked with valet parking services, the total parking need for the site could decrease by about 4%, assuming a 20% increase in parking supply efficiency from valet parking.
 - On the weekend, this would decrease the peak need from 794 to 762 spaces.
- The planned parking supply of 1,061 spaces would result in a **surplus of about + 267** spaces compared to currently projected peak parking needs for the development, before taking into account additional increased efficiencies that could result from valet parking.
- Standard code requirements (shown in **Figure 2**) indicate a total requirement of **1,398 stalls**.

INTRODUCTION

Merriman Anderson Architects (the “Client”) is in the planning stages for a proposed, as-yet-unnamed master-planned development in Fredericksburg, Texas. The planned development will consist of multi-family residential units, both rental and for-sale units, as well as a hotel use with conference/ballroom space, retail/restaurant uses, and a fitness/spa use. The development site is located on the northernmost edge of Fredericksburg, bordered by US Highway 87 to the east and US Highway 290 to the south, and undeveloped land to the west and north.

Walker Consultants (“Walker”) has been tasked with evaluating and projecting parking demand and needs based on the proposed programming. The results of this evaluation are described below.

PROJECT BACKGROUND & PROGRAMMING

Current programming for the development, as provided by the developer and reviewed by Walker, includes two residential buildings (296 units in total), 181 hotel rooms, and 30,000 square feet of commercial retail space.

For the residential units, it is anticipated that 258 of the units will be for-rent units while 38 units will be condo/for-sale units. For the hotel use, approximately 30,050 square feet of ballroom/conference space is planned. Finally, for the development as a whole, a 24,500-square-foot private fitness center/spa is planned.

Also, the Client, as of this writing, has indicated that somewhere between 10,000 and 15,000 square feet of the retail space will be intended specifically for food/beverage-related uses, not including rooftop space.

For this summary, Walker has made some assumptions about certain land use categories. It assumed that 22,500 square feet (75%) of the proposed commercial space would be allocated for restaurant use and the remainder (25%) would be allocated for general retail use per the latest guidance from the Client, which specified that between 50% and 75% of the commercial space would be dedicated for food and beverage-related uses.

To determine the breakdown of planned dwelling units in terms of the number of bedrooms per unit, Walker has assumed that rental units labeled with the prefix “S” in the programming information provided by the Client are studio units, “A” are 1-bedroom units, and “B” are 2-bedroom units. Also, it has assumed that rental units labeled with the prefix “TH” are also 1-bedroom units. For condo units, it has assumed that “SMALL” units are 2-bedroom units, “MEDIUM” and “LARGE” units are 3-bedroom units, and penthouse units have 4 or more bedrooms.

Figure 1 summarizes the proposed programming by land use category and type of residential unit.

Figure 1: Proposed Development Programming Summary

Proposed Programming				
Land Use Type	Land Use Category	Type of Unit/Specific Land Use Type	Quantity	per Unit
Commercial	Retail	General Retail	7,500	Square Feet
		Restaurant	22,500	Square Feet
		Total	30,000	Square Feet
	Hotel	Guest Rooms	181	Rooms or Keys
		Ballroom / Conference Space	30,050	Square Feet
	Other	Fitness Center / Spa	24,500	Square Feet
Residential	Rental Units	Studio	26	Dwelling Units
		1 Bedroom	135	Dwelling Units
		Town House (1-Bedroom)	48	Dwelling Units
		2 Bedrooms	49	Dwelling Units
		Sub-Total	258	Dwelling Units
	Condo Units	2 Bedrooms	10	Dwelling Units
		3 Bedrooms	20	Dwelling Units
		4 or More Bedrooms	8	Dwelling Units
		Sub-Total	38	Dwelling Units
	Total		296	Dwelling Units

Source: Merriman Anderson Architects

The Client is currently planning to provide all parking on-site through a combination of surface parking and underground/structured parking. At the time of this writing, the planned number of parking spaces is 1,061 spaces. Out of that, 821 spaces are planned to be structured spaces and 240 are planned to be surface spaces.

For the hotel use, it is anticipated that all hotel customer parking needs will be served by valet parking only, though the Client indicated that valet may also provide optional parking services for some of the planned restaurant uses and for some of the condo residents as well.

Finally, the Client has indicated to Walker that the fitness center/spa will be primarily intended to serve residents and hotel guests within the development, though the facility will technically be open to and available for use by anyone who wishes to pay an associated monthly membership fee. The fitness center may or may not contain a salon use within it.

CURRENT CITY MINIMUM REQUIREMENTS

Figure 2 below shows the minimum off-street parking requirements for this development according to the land use programming shown in **Figure 1**.

Figure 2: Current Minimum Parking Requirements for Development as Proposed

Current City Requirement						
Land Use Type	Land Use Category	Type of Unit/Specific Land Use Type	Use Classification from Code of Ordinances	Ratio	per Unit	Number of Spaces Required
Commercial	Retail	General Retail	General Retail Services	1	per 400 Square Feet	19
		Restaurant	Restaurant*	1 Space per 4 Seats Plus Cocktail Lounge Requirements		313
		Sub-Total				
	Hotel	Guest Rooms	Hotel / Motel	1.10 Spaces per Room for First 50 Rooms, 1 Space per Room for Each Additional Room Over 50		186
		Ballroom / Conference Space	Dance Halls / Meeting Halls**	1	per 40 Square Feet	200
	Other	Fitness Center / Spa	Indoor Sports and Recreation	1	per 400 Square Feet	61
Residential	Rental Units	Studio	Multiple Family Residential & Group Residential	1.5 Spaces per DU + 10% of Residential Requirement for Development for Guest Parking		43
		1 Bedroom				223
		Town House (1-Bedroom)	Townhouse Residential***	2 Spaces per DU (Plus 2 Spaces per Unit if Insufficient ROW Exists to Allow On-Street Parking)		96
		2 Bedrooms	Multiple Family Residential & Group Residential	2 Spaces per DU + 10% of Residential Requirement for Development for Guest Parking		108
		Sub-Total				
	Condo Units	2 Bedrooms	Condominium Residential	1 Space per Bedroom + 1 Space per Unit for Guest Parking		150
		3 Bedrooms				
		4 or More Bedrooms				
	Sub-Total					150
Total					619	
Total (All Uses)						1,398

* Assumes 18 square feet per seat and no cocktail space. Also, assumes that none of the restaurant space is to be the "Fast Food / Drive in" specific type.

** Calculated as a function of ballroom floor space only, according to the site development plan (8,000 square feet total).

*** Assumes that sufficient ROW exists for on-street parking.

Based on summarized programming information in **Figure 1**, including some assumptions made about the programming itself, Walker calculates that the minimum parking requirement for the development, according to Table 7.863 in Section 7.860 (Design Standards) of the Fredericksburg, TX Code of Ordinances, is 1,398 spaces. This calculation is based on the equivalent use classifications and other assumptions made that are stated as footnotes to **Figure 2**.

PROJECTED PARKING DEMAND

WALKER'S SHARED PARKING MODEL

Shared parking methodology was developed in the 1980s and has been a widely accepted industry standard for rightsizing parking facilities over the past 30+ years. Adopted by cities throughout the U.S. and codified in zoning ordinances as an accepted practice, shared parking is endorsed by the Urban Land Institute (ULI), the American Planning Association (APA), the National Parking Association (NPA), and International Council of Shopping Centers (ICSC), as an acceptable method of parking planning and management.

Shared parking allows for the sharing of parking spaces among uses in a mixed-use environment—in lieu of providing a minimum number of parking spaces for each individual use. Generally, it is defined as the ability to use the same parking resource by multiple nearby or adjacent land uses without competition. Walker Consultants' Shared Parking Model takes into account parking demand for more than 45 different land uses; the availability and use of alternative modes of transportation; captive market effects¹; and daily, hourly, and seasonal variations. In the case of this project, a shared parking analysis recognizes the interrelationship of parking among employees, visitors, customers, and residents. A shared parking model generates 456 parking demand computations as follows:

- 19 hours during a day, beginning at 6 a.m. and concluding at 1 a.m.
- 2 days per week, a weekday and a weekend day
- 12 months of the year
- $19 \times 2 \times 12 = 456$ different calculations

The parking need for the modeled land use mix is derived based on the highest figure generated from these 456 computations. Therefore, the intent is to design for the busiest hour of the year, busiest day of the year, and busiest month of the year, at an 85th percentile level relative to similar properties and under typical conditions.

A shared parking analysis begins first by taking the land use quantities of the Project (i.e., square footage of office space, number of hotel rooms, number of dwelling units) and multiplying by a base parking demand ratio and monthly and hourly adjustment factors. All base ratios and hourly and monthly adjustments are industry standards that are based on thousands of parking occupancy studies, vetted by leading parking consultants and real estate professionals, and documented within the Third Edition of ULI/ICSC's *Shared Parking* and the Institute of Transportation Engineers (ITE) Fifth Edition of *Parking Generation*.

¹ Recognition of a user group already on site for another primary purpose and not generating incremental parking demand for an accessory use. For example, a sandwich shop located in an office tower generates very little, if any, outside parking demand. Since the parking demand for the office tower tenants has already been accounted for, to avoid double counting, a non-captive adjustment factor is applied to the parking demand calculation for the sandwich shop. In this extreme example, the non-captive ratio may be 0 percent.

Walker Consultants, as the consultant for this study and in accordance with standard shared-parking methodology, applies two additional adjustments to the base parking demand ratios, one to reflect an estimate of the local transportation modal split (called the driving ratio) and another to account for the best estimate of captive market effects² (called the non-captive ratio). These will all be described in more detail in the sections to follow.

Figure 3 provides an illustrative view of the steps involved in the shared parking analysis.

Figure 3: Steps of Shared Parking Analysis

Land Use Units (Number of rooms, square footage, etc.)	X	Standard or Base Parking Generation Ratio	X	Monthly Factor	X	Hourly Factor	X	Driving Ratio	X	Non- Captive Ratio	=	TOTAL
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For most land uses, shared parking is based on the 85th percentile of peak-hour observations, a standard vetted by the ITE, the NPA’s Parking Consultants Council, the International Parking and Mobility Institute, and renowned parking planners. This 85th percentile is a significant and high threshold to meet in terms of supplying parking capacity in that it provides a parking supply that will not be needed by a majority of developments.

The key goal of a shared parking analysis is to find the balance between providing adequate parking in order to support a development from a commercial and operational standpoint and protect the interests of neighboring property owners, while minimizing the negative aspects of excessive land area or resources devoted to parking. The ultimate goal of a shared parking analysis is to find a peak period, reasonably predictable typical high-need scenario, or design day condition.

MODEL SCENARIOS & ASSUMPTIONS

Our parking demand model assumes conditions typical of a low-density mixed-use development within a typical suburban land use context. Note that the site has excellent highway access and no local bus or light rail transit services.

COMMERCIAL

RETAIL & RESTAURANT SPACE

Beyond the assumed 50%/50% split between restaurant and retail space that has been assumed, Walker has assumed a “general retail” specific use for the retail space and assumed a 66%/33% split between the fast-casual (66%) and fine dining (33%) specific uses for the planned restaurant space.

HOTEL

For purposes of this model, it was assumed that the hotel would be more business-orientated than leisure-orientated, due to the presence of the conference and ballroom space. For ancillary communal uses programmed within the hotel, Walker has assumed that those uses are for guest use only and are therefore

² Captive market means attendees who are on-site for more than one reason and are not creating additive parking demand.



100% captive. As a result, those uses have been assumed to not be responsible for generating any additional parking demand beyond the demand generated by hotel guests.

Also, as stated previously, it is intended that hotel guest parking needs will be met exclusively through valet parking. As a result, an effective supply factor of over 100% was assumed for parking supply that will be used exclusively by valet parking. This is elaborated upon further later in this memo.

CONFERENCE / BALLROOM SPACE

For purposes of this model, it was assumed that the planned conference/ballroom space will be primarily used for business-related conferences and events.

FITNESS / SPA USE

For purposes of this model, it was assumed that the planned fitness/spa center will most closely resemble a typical private health club, but with the facility serving mostly, but not exclusively, users that are internal to the development.

RESIDENTIAL

RESERVED VERSUS UNRESERVED PARKING

Reserved parking is parking that is guaranteed to be available to a respective user at all times of the day, every day. Such parking may be individually signed or numbered, and the user is entitled to that space's availability at all times. Parking may be reserved for any user group. Unreserved parking is parking that is not necessarily guaranteed to be available at every moment for a particular user, regardless of if that user possesses a permit or pays a fee for parking.

For this model, all parking for residential units is assumed to be 100% reserved, and therefore unavailable to be shared with non-residential user groups at all times. For all other land uses, parking is assumed to be 100% unreserved and available to be shared throughout the site if/when excess parking capacity allows.

AFFORDABLE HOUSING & PARKING

Typically, it has been the experience of Walker that dwelling units that are restricted to renters whose household income is equal to or lower than 60% of the area median income (AMI) for a given neighborhood generate less overall parking demand than would be generated by equivalent market-rate units.

Understanding the difference between affordable versus market-rate parking demand levels requires study, as the difference will vary widely based on the particular attributes, context, and location of a given site.

For this model, all residential dwelling units are assumed to be provided at market rates. Therefore, no adjustments have been made for affordable housing units.

MODE SPLIT (DRIVING RATIO) ADJUSTMENTS

Before running our calculations, Walker Consultants adjusted default assumptions for transportation mode split. By default, a driving ratio of between 80% to 100% is used for typical development in the western United States,

with 100% representing a scenario where everyone drives vehicles, and no one uses transit, walks, or bikes. A lower range of ratios may be used for development in urban settings or land use contexts such as this development.

Typically, Walker Consultants uses various pertinent United States Census data pertaining to mode split for the census tract or municipality in which the proposed development is located in order to make tailored driving ratio adjustments.

RESIDENTIAL MODE SPLIT

For residents, adjustments are based on the latest available vehicle availability data as shown in US Census Table B25044 – Tenure by Vehicles Available. The Census data in Table B25044 distinguishes between owners and renters. Walker used renter data for all units proposed for this project.

Figure 4 shows vehicle availability data for the renter-occupied units in the City of Fredericksburg (2021 American Community Survey, 5-year estimates). Note that, because for this study Walker Consultants must account for the actual number of vehicles, the data for households with two or more vehicles have been adjusted by the number of vehicles available to determine the number of vehicles for each household type.

Figure 4: Tenure by Vehicles Available (Renters)

Number of Vehicles Available for Renter-Occupied Households (All Unit Sizes/Types)	Number of Households	Percentage of Households	Number of Households (Weighted by Number of Vehicles)	Percentage of Households (Weighted by Number of Vehicles)
No Vehicle	301	16.5%	301	11%
1 Vehicle	720	39.5%	720	26%
2 Vehicles	667	36.6%	1,334	48%
3 Vehicles	94	5.2%	282	10%
4 Vehicles	41	2.2%	164	6%
5 or More	0	0.0%	0	0%
Total	1,823	100%	2,801	100%

Source: 2021 American Community Survey, 5-year estimates

Renter-occupied households with no vehicle represented about 16.5% of the total number of households in the City of Fredericksburg as a whole. When adjusted to reflect the number of vehicles owned across households with 2 or more vehicles, that percentage decreases to about 11%. As a result, a driving ratio adjustment of 11% (89% drive ratio) was applied to renter-occupied units.

Figure 5 shows vehicle availability data for the owner-occupied units within the City of Fredericksburg (2021 American Community Survey, 5-year estimates). As mentioned previously, the data for households with two or more vehicles have been adjusted by the number of vehicles available to determine the number of vehicles for each household type.

Figure 5: Tenure by Vehicles Available (Homeowners)

Number of Vehicles Available for Owner-Occupied Households (All Unit Sizes/Types)	Number of Households	Percentage of Households	Number of Households (Weighted by Number of Vehicles)	Percentage of Households (Weighted by Number of Vehicles)
No Vehicle	24	0.7%	24	0%
1 Vehicle	860	26.3%	860	13%
2 Vehicles	1,636	50.1%	3,272	50%
3 Vehicles	630	19.3%	1,890	29%
4 Vehicles	118	3.6%	472	7%
5 or More	0	0.0%	0	0%
Total	3,268	100%	6,518	100%

Source: 2021 American Community Survey, 5-year estimates

There were no owner-occupied households without a vehicle in the City of Fredericksburg as a whole. As a result, the driving ratio was not adjusted, and a 100% driving ratio was applied to owner-occupied units.

RESIDENT VISITORS & ALL OTHER NON-RESIDENTIAL USER GROUPS (EXCEPT HOTEL GUESTS)

Adjustments to mode split made for residential visitors and all non-residential user groups (except hotel guests) are typically made through analysis of commute flows data provided by the American Association of State Highway and Transportation Officials' (AASHTO) Census Transportation Planning Products Program (CTPP).

For this analysis, the Census tract where the development or project is located is used as the "destination" point while surrounding Census tracts, including the Tract for the site itself, is used as a "catchment basin" from which the development will be drawing visitors, customers, and employees. Typically, the "catchment basin" for retail and restaurant customers will be smaller than the one for resident visitors and employees as a function of the maximum distance that those user groups are typically willing to drive to get to the development site, with retail and restaurant customers typically coming from a smaller radius than other user groups. Walker Consultants may then make further adjustments as needed based on other factors or exceptions that are unique to the site.

In the case of this site, the same-sized "catchment basin" was used for resident visitors and all other non-residential user groups. This is due to the fact that Fredericksburg is a standalone small city surrounded by undeveloped agricultural land that also does not comprise part of a greater metro area. Therefore, for all user groups, the overall maximum distance that those groups would be willing or likely to drive to access the site would likely be the same.

Figure 6 shows mode split assumed for residential visitors and all other non-residential user groups (except hotel guests), as derived through CTPP data using the 2010 Census tract where the development project is located, Gillespie County Census Tract 9503, as the assumed destination point. The three 2010 Census tracts that encompass and immediately surround the City of Fredericksburg, Census tracts 9503, 9504, and 9505, were used as the "catchment base." Note that work-from-home/telecommuting trips have been excluded and subtracted from total trips as they do not represent physical trips.

Figure 6: Mode Split for Resident Visitors and All Other Non-Residential User Groups

Statistic	Drove Alone	Carpool	Public Transit	Other	Total
Number of Trips	805	314	0	96	1,215
Percentage of Total	66%	26%	0%	8%	100%

Source: CTPP, Walker Consultants

According to the CTPP, 92% of residents approximately within the catchment basin use a private vehicle (drive or carpool) to get to the Census tract 9503, while the remainder use other means of transportation. As a result of this, Walker has assumed a driving ratio of 92% (66% + 26%) for non-captive resident visitors and all other non-residential user groups (except hotel guests).

HOTEL GUEST MODE SPLIT

The shared parking model assumptions for hotel guest mode split were used to estimate the driving ratio for hotel guests. The model assumes that business hotel guests have a driving ratio of 59% on weekdays and 69% on weekends, which is now typical for business-orientated hotels in suburban locations. Over time, these ratios have decreased as a result of transportation network companies (TNCs) such as Uber and Lyft.

CAPTIVITY (NON-CAPTIVE RATIO) ADJUSTMENTS

Due to the intended mixed-use nature of the development site, Walker would expect to see non-captive ratios below 100% for restaurant uses. This is due to the expectation that residents of the building as well as of surrounding buildings, as well as some nearby employees, would be already parked in the building or parked elsewhere while visiting the building's proposed restaurant and retail uses.

For comparison, a non-captive ratio of 100% would imply that everyone visiting the proposed land use has arrived and parked only for that use.

For this model, Walker has used mostly default captivity ratios based on the particular mix of specific land uses for this development, with two exceptions described in further detail below. Captive ratios of 100% are always used for residents and associated residential parking demand, as well as for all employees.

CONFERENCE / BALLROOM SPACE

For conference center/ballroom users, the model assumes a default captivity ratio of 60% for weekdays and 70% for weekends. These values account for the difference in the typical nature and purpose of conferences that take place over the work week versus ones that take place on the weekend, as well as the likely split of conference attendees who are already staying at the on-site hotel versus driving in from elsewhere. However, given the small-town, standalone context of Fredericksburg, it is likely that a greater percentage of conference attendees who are not local to the area would be staying at the on-site hotel, as opposed to other surrounding hotels. Therefore, Walker has used adjustment values of 55% and 65% respectively.



FITNESS / SPA SPACE

For the fitness center and spa, given the size and intended use of the center mostly by residents, hotel guests, and visitors within the development, Walker assumed that most users would already be parked elsewhere within the development, and therefore would be considered to be captive. However, because the center will be open to anyone, Walker assumed that not all users would be captive and that some would be driving in from elsewhere. As a result, Walker assumed a captivity ratio of 35% for guests/customers of the center (a 65% adjustment).

PARKING NEEDS ACCORDING TO SHARED PARKING MODEL

The following series of figures illustrate Walker's adjusted projections for parking needs for the proposed development that consider all the adjustments and assumptions described above. Peak parking needs are shown sorted by weekday and weekend. Also shown are charts depicting peak parking demand by hour and by user group type for the projected peak weekday and weekend day respectively.

Peak parking demand totals are highlighted in yellow.

WEEKDAY NEEDS

Optimized parking needs by land use for the projected peak weekday are shown in **Figure 7**.

Figure 7: Optimized Weekday Parking Needs by Land Use

Land Use	Sub Category	Intensity	per Unit	Base Parking Ratio	% Driving	% Non-Captive	Peak Hour Presence	Peak Month Presence	Peak Hour Demand
Retail	Customers	7,500	sf GLA	2.90	92%	80%	100%	70%	11
	Employees			0.70	92%	99%	100%	79%	4
	Sub-Total (Retail)								
Restaurant (Fine Dining)	Customers	7,493	sf GLA	13.25	92%	90%	75%	98%	61
	Employees			2.25	92%	99%	90%	100%	14
	Sub-Total (Restaurant Casual Dining)								
Restaurant (Fast Casual)	Customers	15,008	sf GLA	12.40	92%	80%	100%	97%	133
	Employees			2.00	92%	99%	100%	100%	28
	Sub-Total (Restaurant Fast Casual)								
Hotel	Guests	181	keys	1.00	59%	100%	55%	90%	53
	Employees			0.15	92%	99%	100%	90%	22
	Sub-Total (Hotel)								
Hotel Conference Center / Ballroom	Attendees	30,050	sf GLA	7.03	68%	55%	100%	90%	71
	Employees			0.67	92%	99%	100%	100%	19
	Sub-Total (Hotel Conference)								
Residential (Condo)	Residents	38	units	2.28	100%	100%	100%	100%	87
	Visitors			0.10	92%	100%	20%	100%	1
	Sub-Total (Residential Condo)								
Residential (Rental)	Residents	258	units	1.04	89%	100%	100%	100%	239
	Visitors			0.10	92%	100%	20%	100%	5
	Sub-Total (Residential Rental)								
Fitness / Spa	Visitors	24,500	sf GLA	6.60	100%	35%	70%	85%	34
	Employees			0.40	92%	99%	75%	95%	6
	Sub-Total (Fitness/Spa)								
Total (Retail)									15
Total (Restaurant)									236
Total (Hotel)									75
Total (Hotel Conference)									90
Total (Residential)									332
Sub-Total (Fitness/Spa)									40
Total (All)									788

For the weekday peak, projected to occur at 1 PM in March, Walker projects a peak total parking need for the site of 788 spaces.

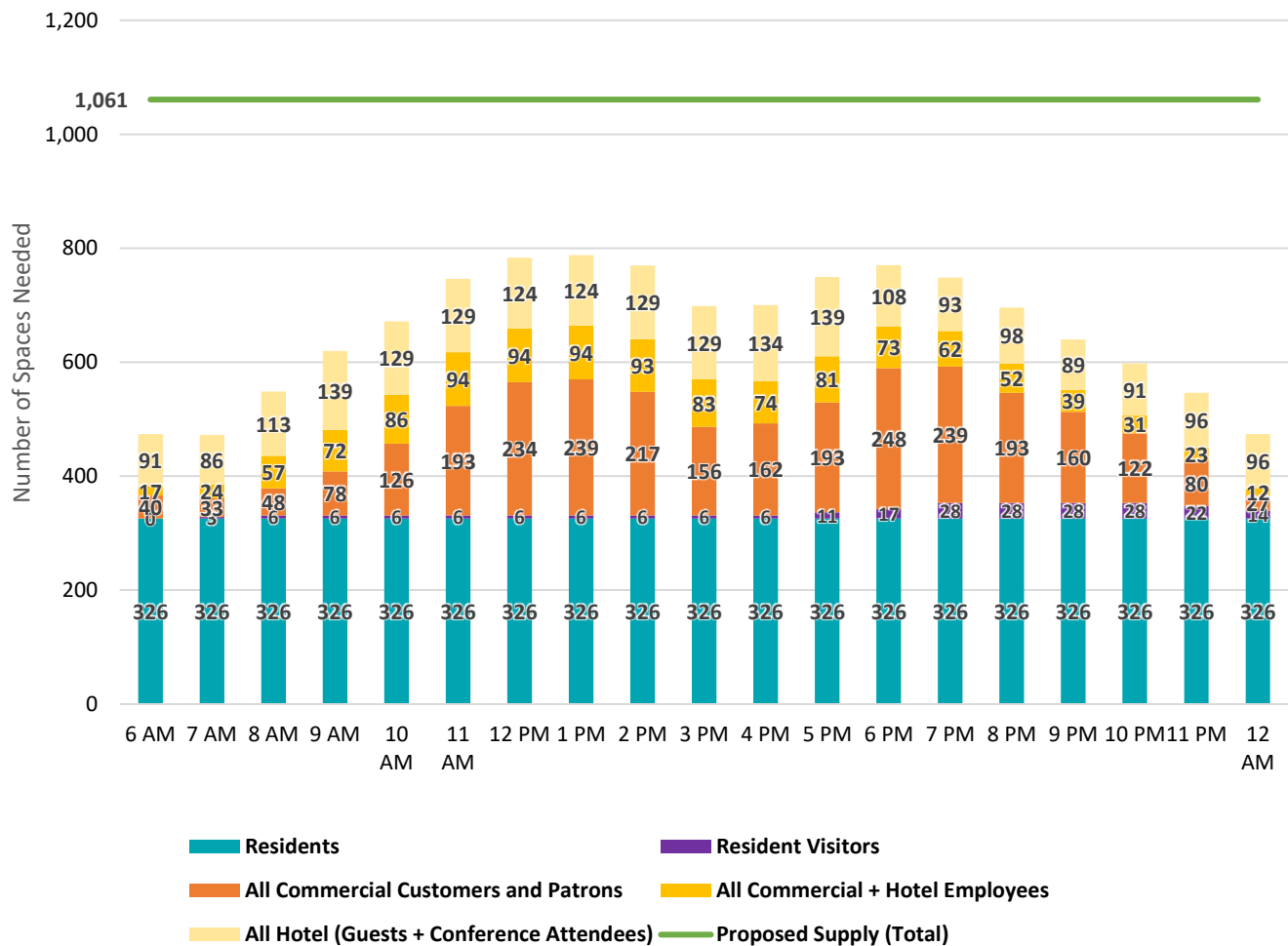
Optimized parking needs by key user group for the projected peak weekday are shown in **Figure 8**.

Figure 8: Optimized Weekday Parking Needs by Key User Group

User Group(s)	Peak Hour Demand
All Customers/Visitors	369
All Employees	93
Residents Only	326
Total (All)	788

Total weekday peak parking need by time of day and by user group is shown in **Figure 9** below.

Figure 9: Proposed Parking Supply and Weekday Parking Needs by Hour



WEEKEND NEEDS

Optimized parking needs by land use for the projected peak weekend are shown in **Figure 10**.

Figure 10: Optimized Weekday Parking Needs by Land Use

Land Use	Sub Category	Intensity	per Unit	Base Parking Ratio	% Driving	% Non-Captive	Peak Hour Presence	Peak Month Presence	Peak Hour Demand
Retail	Customers	7,500	sf GLA	3.20	92%	75%	75%	70%	9
	Employees			0.80	92%	98%	85%	79%	4
	Sub-Total (Retail)								
Restaurant (Fine Dining)	Customers	7,493	sf GLA	15.25	92%	90%	90%	98%	84
	Employees			2.50	92%	98%	100%	100%	17
	Sub-Total (Restaurant Fine Dining)								
Restaurant (Fast Casual)	Customers	15,008	sf GLA	12.70	92%	80%	85%	97%	115
	Employees			2.00	92%	98%	90%	100%	25
	Sub-Total (Restaurant Fast Casual)								
Hotel	Guests	181	keys	1.00	69%	100%	75%	90%	84
	Employees			0.15	92%	98%	40%	90%	9
	Sub-Total (Hotel)								
Hotel Conference Center / Ballroom	Attendees	30,050	sf GLA	5.50	68%	65%	50%	90%	33
	Employees			0.67	92%	98%	100%	100%	19
	Sub-Total (Hotel Conference)								
Residential (Condo)	Residents	38	units	2.28	100%	100%	100%	100%	87
	Visitors			0.15	92%	100%	60%	100%	3
	Sub-Total (Residential Condo)								
Residential (Rental)	Residents	258	units	1.04	89%	100%	100%	100%	239
	Visitors			0.15	92%	100%	60%	100%	22
	Sub-Total (Residential Rental)								
Fitness / Spa	Visitors	24,500	sf GLA	5.50	100%	35%	95%	85%	38
	Employees			0.25	92%	98%	100%	95%	6
	Sub-Total (Fitness/Spa)								
Total (Retail)									13
Total (Restaurant)									241
Total (Hotel)									93
Total (Hotel Conference)									52
Total (Residential)									351
Sub-Total (Fitness/Spa)									44
Total (All)									794

For the weekend peak, projected to occur at 6 PM in May, Walker projects a peak total parking need for the site of 789 spaces.

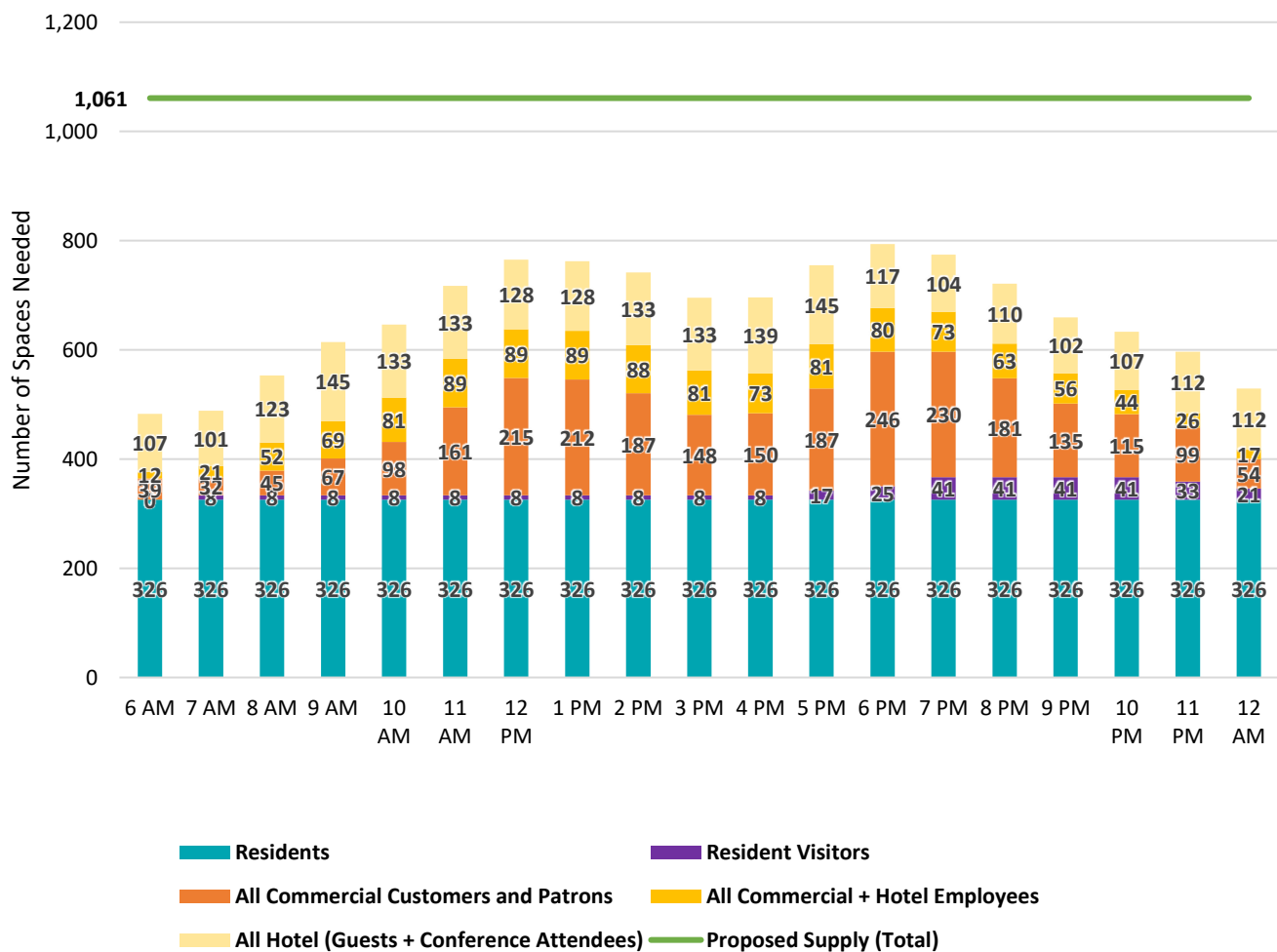
Optimized parking needs by land use for the projected peak weekend are shown in **Figure 11**.

Figure 11: Optimized Weekend Parking Needs by Key User Group

User Group(s)	Peak Hour Demand
All Customers/Visitors	388
All Employees	80
Residents Only	326
Total (All)	794

Total weekend peak parking need by time of day and by user group is shown in **Figure 12** below.

Figure 12: Proposed Parking Supply and Weekend Parking Needs by Hour



INFLUENCE AND EFFICACY OF VALET PARKING

The Client has indicated that some of the proposed land uses will be partially or completely served by valet parking, with the planned hotel to be valet parking only.

Valet parking lots, as compared to self-park lots, can be used more efficiently. For any given lot size, more vehicles can typically be parked if the lot is valet only. This is because, in valet lots, vehicles may be parked in and along drive aisles and, if necessary, double or triple parked, with vehicles blocking other vehicles.

This increased efficiency has the effect of increasing the effective parking supply of valet-only parking areas by more than their actual striped parking supply (assuming the lot were fully self-park). The gain in efficiency depends on certain factors such as the parking facility geometry, size, whether it's a surface lot or within a parking structure, and the size and speed of valet parking staff. As a result, the effective parking capacity for valet parking facilities can range from 110% to as much as 140% as compared to the formal, striped supply as marked to serve self-park vehicles.

Assuming an effective parking supply of 120% of the actual, striped capacity for valet parking areas for this development (as if it were a self-park lot), for all parking needs that will be accommodated by or with valet parking, the actual supply needed to accommodate that parking demand would **decrease** by about 16%.

The following **Figures 13 & 14** show how parking needs could decrease if some parking needs were accommodated with valet parking, assuming that valet parking could operate 20% more efficient than self-parking (effective parking supply of 120%). For these figures, it is assumed that hotel guests, conference attendees, and fine dining restaurant customers would be accommodated with valet parking only.

In all, the overall parking need for the entire development would decrease by about 4% on both weekdays and weekends, with the peak weekday need decreasing from 788 to 758 spaces and the peak weekend need decreasing from 794 to 762 spaces.



Figure 13: Optimized Weekday Parking Needs by Land Use (With Valet Parking for Selected Uses & User Groups)

Land Use	Sub Category	Peak Hour Demand (All Self Park)	Percent Reduction in Parking Need from Valet	Peak Hour Demand (With Valet)
Retail	Customers	11	0%	11
	Employees	4	0%	4
	Sub-Total (Retail)	15	0%	15
Restaurant (Fine Dining)	Customers	61	-16%	51
	Employees	14	0%	14
	Sub-Total (Restaurant Casual Dining)	75	-13%	65
Restaurant (Fast Casual)	Customers	133	0%	133
	Employees	28	0%	28
	Sub-Total (Restaurant Fast Casual)	161	0%	161
Hotel	Guests	53	-16%	45
	Employees	22	0%	22
	Sub-Total (Hotel)	75	-11%	67
Hotel Conference Center / Ballroom	Attendees	71	-16%	60
	Employees	19	0%	19
	Sub-Total (Hotel Conference)	90	-13%	79
Residential (Condo)	Residents	87	0%	87
	Visitors	1	0%	1
	Sub-Total (Residential Condo)	88	0%	88
Residential (Rental)	Residents	239	0%	239
	Visitors	5	0%	5
	Sub-Total (Residential Rental)	244	0%	244
Fitness / Spa	Visitors	34	0%	34
	Employees	6	0%	6
	Sub-Total (Fitness/Spa)	40	0%	40
Total (Retail)		15	0%	15
Total (Restaurant)		236	-4%	226
Total (Hotel)		75	-11%	67
Total (Hotel Conference)		90	-13%	79
Total (Residential)		332	0%	332
Sub-Total (Fitness/Spa)		40	0%	40
Total (All)		788	-4%	758

Figure 14: Optimized Weekend Parking Needs by Land Use (With Valet Parking for Selected Uses & User Groups)

Land Use	Sub Category	Peak Hour Demand (All Self Park)	Percent Reduction in Parking Need from Valet	Peak Hour Demand (With Valet)
Retail	Customers	9	0%	9
	Employees	4	0%	4
	Sub-Total (Retail)	13	0%	13
Restaurant (Fine Dining)	Customers	84	-16%	71
	Employees	17	0%	17
	Sub-Total (Restaurant Fine Dining)	101	-13%	88
Restaurant (Fast Casual)	Customers	115	0%	115
	Employees	25	0%	25
	Sub-Total (Restaurant Fast Casual)	140	0%	140
Hotel	Guests	84	-16%	71
	Employees	9	0%	9
	Sub-Total (Hotel)	93	-14%	80
Hotel Conference Center / Ballroom	Attendees	33	-16%	28
	Employees	19	0%	19
	Sub-Total (Hotel Conference)	52	-10%	47
Residential (Condo)	Residents	87	0%	87
	Visitors	3	0%	3
	Sub-Total (Residential Condo)	90	0%	90
Residential (Rental)	Residents	239	0%	239
	Visitors	22	0%	22
	Sub-Total (Residential Rental)	261	0%	261
Fitness / Spa	Visitors	38	0%	38
	Employees	6	0%	6
	Sub-Total (Fitness/Spa)	44	0%	44
Total (Retail)		13	0%	13
Total (Restaurant)		241	-6%	228
Total (Hotel)		93	-14%	80
Total (Hotel Conference)		52	-10%	47
Total (Residential)		351	0%	351
Sub-Total (Fitness/Spa)		44	0%	44
Total (All)		794	-4%	762



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: August 2, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #P-2307 - Final Plat for the Friendship Oaks Subdivision Phase 2.

PRESENTATION:

SUMMARY:

A Final Plat application was received for Phase 2 of the Friendship Oaks Subdivision, which consists of approximately 26.89 acres of land with 234 lots zoned R1-A, Single Family. The subject property is located on the south side of Friendship Lane, east of the intersection of Friendship Lane and Highway 87 South.

BACKGROUND:

This subdivision was annexed in 2018 (Z-1819) and the Planning & Zoning Commission approved the preliminary plat for the Friendship Oaks development on January 6, 2021 (P-2029). The Final Plat for Phase 1 was approved on August 4, 2021 (P-2121) and the Final Plat for Phase 4 was approved on July 6, 2022 (P-2220).

The Final Plat for Phase 2 was previously denied by the Commission for a failure to meet the minimum lot width requirements. (P-2225) The applicant has since resubmitted and is measuring the lot width from the setback line as allowed per Sec. 2.100 of the Zoning Ordinance.

Zoning: R1-A, Single Family Small Lot Sec. 3.101

Tract Size: Approximately 26.89 Acres

Number/Size of Lots: 234 Lots

Roadways: Phase 2 has access from the S. Creek Street extension and will include the creation of three (3) new streets; Darby Drive, Ellendale Place, and Juanita. All are accessible from South Creek Street.

Utilities: Utility connections are shown to utilities that are currently under construction. Public services will not be available until utilities have been fully constructed, tested, and accepted by City staff.

Easements: Standard easements such as sight visibility, utility and drainage

must be in accordance with City

Subdivision Ordinance.

Construction Plans: Project has obtained Civil Construction Plan approval.

Stormwater Detention: Detention was addressed as part of the Civil Construction Plan review.

Drainage: See above.

Park Dedication: The Annexation agreement (Z-1819) calls for a minimum 1.64 acre private park/recreational facility. The previously approved Preliminary Plat (P-2029) provides for a 1.69 acre park in Phase 1. In addition to the small private park, a fee in the amount of \$250 (one-half the regular rate) per lot shall be required prior to recordation of the Final Plat for each phase. Sec. 6.15

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: Staff recommends approval conditioned upon the following:

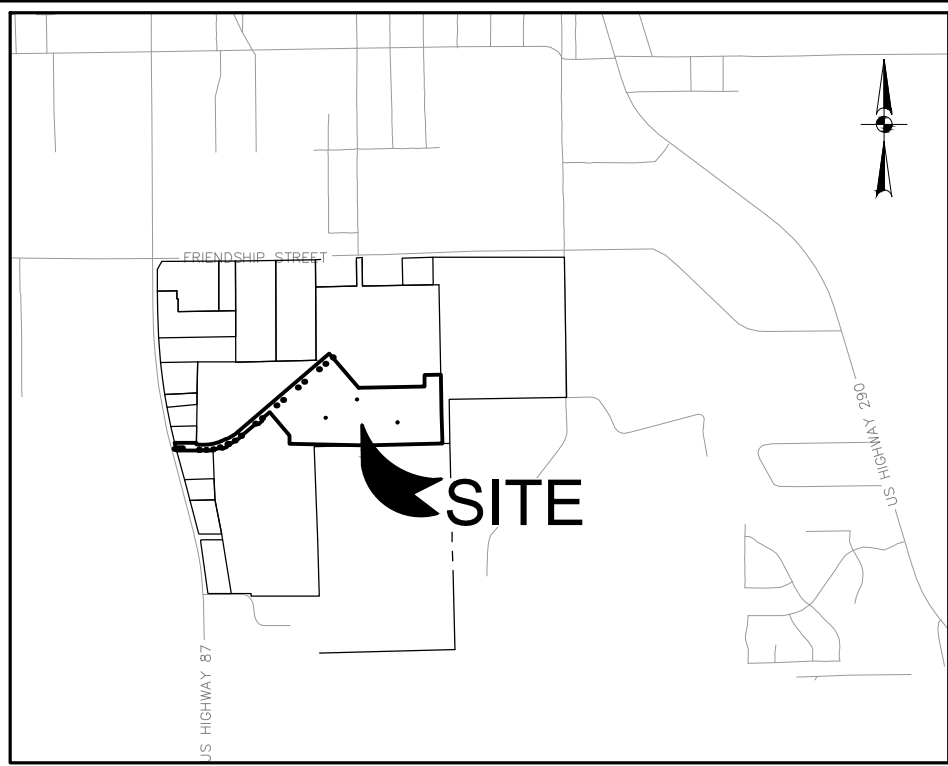
- Approved Addressing added to Final Plat prior to recordation of Plat.
- Parkland Dedication of \$250.00 Per Lot (\$58,500) for the 234 lots payable prior to recordation of the Plat

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. P-2307 Revised Plat
2. P-2307 Response to Comments
3. Approved Phasing Plan Friendship Oaks
4. P-2029 Approved Preliminary Plat
5. P-2121 Phase 1 Approved Plat with Revisions
6. P-2225 Notice of Action Denial

APPROVAL/REVIEW:



LOCATION MAP
NOT TO SCALE

EASEMENT NOTES:

- 10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY LINE AS SHOWN
- 5' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES OF EACH LOT AS SHOWN
- 15' FRONT BUILDING SETBACK LINE (20' FOR GARAGE)
- 15' SIDE STREET BUILDING SETBACK LINE AS SHOWN
- 10' REAR BUILDING SETBACK LINE AS SHOWN
- 5' SIDE BUILDING SETBACK LINE
- 30'x30' SIGHT EASEMENT AT ALL RIGHT-OF-WAY INTERSECTIONS AS SHOWN

SITE VISIBILITY RESTRICTION:

NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE SHALL OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS ETC., IN THE SIGHT VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE SIGHT VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLANTED.

NOTE:

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES AND ADDITIONAL NOTES.

LEGEND:

- = FND 1/2" IRON PIN
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- SF = SQUARE FEET
- ESMT. = EASEMENT
- D.E. = DRAINAGE EASEMENT
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- U.E. = UTILITY EASEMENT
- B.L. = BUILDING LINE
- ROW = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS, GILLESPIE COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS
- * = MAILBOX/PAD LOCATION (3 TOTAL)
- ... = SIDEWALK

HORIZONTAL SCALE: 1:100

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

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE PHASE 2 OF THE FRIENDSHIP OAKS SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE FINAL PLAT AND HEREBY AUTHORIZES THE DEVELOPER TO PROCEED WITH THE CONSTRUCTION OF PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE AS INDICATED ON THE ACCOMPANYING CONSTRUCTION PLANS, AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

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

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY DOC #20193419 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY.

AND DESIGNATED HEREIN AS THE FRIENDSHIP OAKS, PHASE 2 SUBDIVISION TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE 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 OF CONSIDERATION THEREIN EXPRESSED.

OWNER:

DATE:

STATE OF TEXAS §
COUNTY OF GILLESPIE §

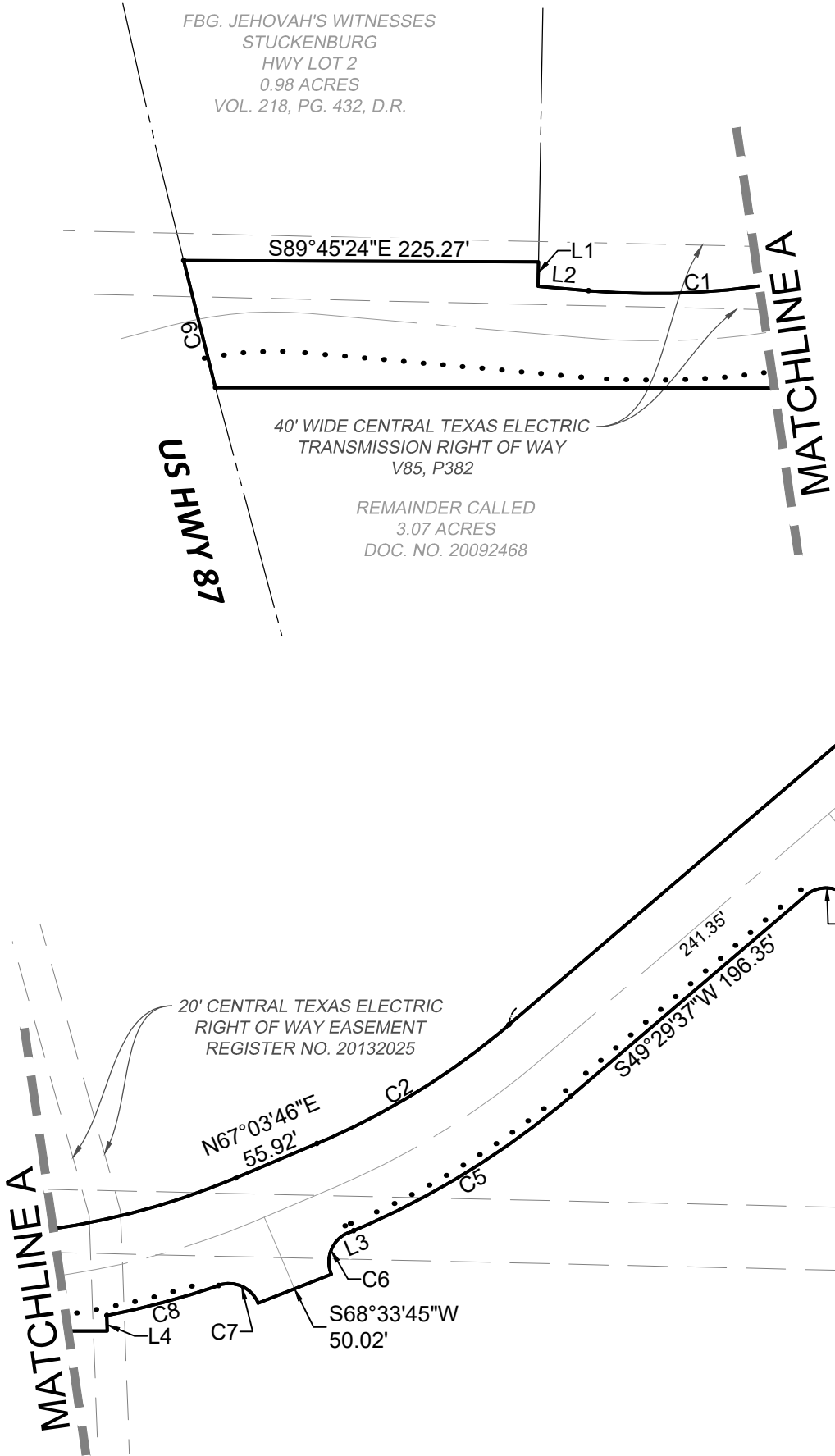
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR ____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED ____ KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS ____, AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT 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: ____



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

LICENSED PROFESSIONAL ENGINEER OR
REGISTERED PROFESSIONAL SURVEYOR

Date

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: ____

EASEMENT NOTE:

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.

ENGINEERS CERTIFICATE

I, THE UNDERSIGNED, A (LICENSED PROFESSIONAL ENGINEER/REGISTERED PROFESSIONAL SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT; AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG'S SUBDIVISION ORDINANCES. EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.

LICENSED PROFESSIONAL ENGINEER

Date

PLAT NOTES:

- BENCHMARK: BRASS DISK "USGS BM 1695" IN SIDEWALK @ SOUTHWEST CORNER HWY 290 & HWY 87. ELEV = 1694.47
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48171C288C & 48171C0451C, EFFECTIVE OCTOBER 19, 2001; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- SETBACKS SHALL CONFORM TO THE CITY'S ADOPTED ZONING CODE AT THE TIME OF PERMITTING.
- THE RECORDING OF THIS SUBDIVISION PLAT SHALL SUPERSEDE THE PREVIOUS SUBDIVISION PLAT FRIENDSHIP OAKS, RECORDED IN VOLUME 2, PAGE 148 OF THE GILLESPIE COUNTY MAP RECORDS. THE FOLLOWING ITEMS AS SHOWN ON SAID PLAT SHALL BE REMOVED:
 - PART OF THE OUTLOT STREET
 - PART OF TRACT 2
 - AND THE 75' WELL AND SEPTIC SYSTEM SETBACK LINES WITHIN THE AREA BEING PLATTED.
- THE CTC ELECTRIC EASEMENT RECORDED IN VOL. 361, PG. 67 OF THE GILLESPIE COUNTY MAP RECORDS IS RELEASED PER DOC NO. 20216475 OF THE GILLESPIE COUNTY MAP RECORDS.
- THE CITY OF FREDERICKSBURG BURIED UTILITY EASEMENT RECORDED IN VOL. 361, PG. 69 OF THE GILLESPIE COUNTY MAP RECORDS SHALL ALSO BE RELEASED.
- LOT NUMBERS MARKED WITH AN ASTERISKS (*) HAVE A MINIMUM 45' CORD DISTANCE, MEASURED AT THE 15' BUILDING LINE.



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 7/11/2023

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATIONS, CONVEYANCES OF LAND, IMPROVEMENTS AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, THAT THE PUBLIC WORKS AND INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION PLANS, HAVE BEEN TESTED AND HAVE BEEN ACCEPTED BY THE CITY, THAT THE FINAL PLAT IS NOW ACCEPTABLE FOR FILING WITH GILLESPIE COUNTY AND SAID COMMISSION FURTHER AUTHORIZED THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE ON BEHALF OF THE CITY THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS BY HAND ON THIS ____ DAY OF ____, 20__.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

PHASE 2 OF THE FRIENDSHIP OAKS SUBDIVISION

BEING A TOTAL OF 26.498 ACRES OF LAND LOCATED IN THE JOSE ESTEBAN BARGAS, SURVEY, A-53, GILLESPIE COUNTY, TEXAS, BEING PART OF A CALLED 111.44 ACRE TRACT, RECORDED IN DOCUMENT NO. 20193419 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

PROJECT NUMBER P2037

1 OF 2

NOTES:

1. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF FREDERICKSBURG. THE CITY FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN TWO (2) YEARS OF THE ACCEPTANCE OF SAID SEWER AND WATER MAINS LOCATED WITHIN THE SUBDIVISION PLAT.
2. DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTION OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.
3. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNER AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSON FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
4. NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONTOUR OF ANY CHANNEL, SWALE OR EMBANKMENT OR TAKING OF ANY OTHER ACTION WHICH WILL OR LIKELY TO RETARD, CHANGE OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.
5. ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE COMPUTED AND STAKED ON THE GROUND BY AUSTIN SPATIAL TECHNOLOGIES, LLC.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	229.50'	470.00'	027°58'40"	227.23'	N81°03'06"E
C2	144.12'	470.00'	017°34'09"	143.56'	N58°16'42"E
C3	31.42'	20.00'	090°00'00"	28.28'	S04°29'37"W
C4	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C5	162.52'	530.00'	017°34'09"	161.88'	N58°16'42"E
C6	31.42'	20.00'	090°00'00"	28.28'	S22°03'46"W
C7	30.04'	20.00'	086°02'47"	27.29'	N65°57'37"W
C8	73.52'	530.00'	007°56'53"	73.46'	N74°59'26"E
C9	83.23'	6764.73'	000°42'18"	83.23'	S14°00'18"E
C10	154.90'	225.00'	039°26'38"	151.85'	N69°12'56"E
C11	28.08'	225.00'	007°09'04"	28.06'	S87°29'13"E
C12	99.78'	60.00'	095°16'44"	88.67'	S65°47'04"E
C13	30.91'	60.00'	029°30'45"	30.56'	N32°54'04"W
C14	28.08'	225.00'	007°09'04"	28.06'	N44°04'55"W
C15	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C16	31.42'	20.00'	090°00'00"	28.28'	S04°29'37"W
C17	154.42'	175.00'	050°33'22"	149.45'	S65°47'04"E
C18	120.47'	175.00'	039°26'38"	118.11'	N20°47'04"W
C19	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C20	31.42'	20.00'	090°00'00"	28.28'	S04°29'37"W
C21	154.90'	225.00'	039°26'38"	151.85'	S20°47'04"E
C22	120.47'	175.00'	039°26'38"	118.11'	N69°12'56"E
C23	154.42'	175.00'	050°33'22"	149.45'	N65°47'04"W
C24	28.08'	225.00'	007°09'04"	28.06'	N87°29'13"W
C25	30.91'	60.00'	029°30'45"	30.56'	N81°19'56"E
C26	99.78'	60.00'	095°16'44"	88.67'	S65°47'04"E
C27	30.91'	60.00'	029°30'45"	30.56'	N32°54'04"W
C28	28.08'	225.00'	007°09'04"	28.06'	N44°04'55"W
C29	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C30	131.48'	175.00'	043°02'51"	128.41'	N62°01'48"W
C31	22.93'	175.00'	007°30'31"	22.92'	N87°18'30"W
C32	8.23'	60.00'	007°51'16"	8.22'	S87°50'19"E
C33	22.68'	60.00'	021°39'28"	22.55'	N77°24'18"E
C34	24.85'	60.00'	023°44'01"	24.68'	S78°26'35"W
C35	46.45'	60.00'	044°21'38"	45.30'	N67°30'35"W
C36	28.47'	60.00'	027°11'04"	28.20'	N31°44'14"W
C37	20.11'	60.00'	018°12'09"	20.01'	S27°44'46"E
C38	10.80'	60.00'	010°18'36"	10.78'	S42°30'09"E
C39	42.12'	175.00'	013°47'22"	42.02'	N42°35'56"E
C40	71.89'	175.00'	023°32'09"	71.38'	N23°56'11"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C41	40.49'	175.00'	013°19'26"	40.40'	N05°32'23"E
C42	40.41'	225.00'	010°17'21"	40.35'	N04°03'21"E
C43	42.25'	225.00'	010°45'32"	42.19'	N14°34'47"E
C44	42.25'	225.00'	010°45'32"	42.19'	N25°20'19"E
C45	42.25'	225.00'	010°45'32"	42.19'	N38°05'50"E
C46	31.48'	225.00'	008°01'01"	31.46'	N45°29'06"E
C47	34.11'	225.00'	008°41'13"	34.08'	N53°50'14"E
C48	42.25'	225.00'	010°45'32"	42.19'	N63°33'36"E
C49	42.25'	225.00'	010°45'32"	42.19'	N74°19'07"E
C50	36.28'	225.00'	009°14'22"	36.24'	N84°19'04"E
C51	15.15'	60.00'	014°28'15"	15.11'	S88°51'11"W
C52	15.75'	60.00'	015°02'30"	15.71'	S74°05'49"W
C53	29.85'	60.00'	028°30'28"	29.55'	N80°49'48"E
C54	43.28'	60.00'	041°20'01"	42.35'	S64°14'58"E
C55	26.64'	60.00'	025°26'15"	26.42'	S30°51'49"E
C56	18.08'	60.00'	017°15'58"	18.01'	N26°46'41"W
C57	12.82'	60.00'	012°14'47"	12.80'	N41°32'03"W
C58	30.91'	60.00'	029°30'45"	30.56'	S81°19'56"W
C59	108.45'	175.00'	035°30'25"	106.72'	S58°15'35"E
C60	45.97'	175.00'	015°02'57"	45.83'	S83°32'17"E
C61	23.22'	175.00'	007°36'05"	23.20'	N04°51'48"W
C62	97.28'	175.00'	031°50'33"	96.01'	N24°35'06"W
C63	36.99'	225.00'	009°25'10"	36.95'	S35°47'48"E
C64	52.14'	225.00'	013°16'36"	52.02'	S24°26'55"E
C65	42.58'	225.00'	010°50'33"	42.51'	S12°23'20"E
C66	23.19'	225.00'	005°54'19"	23.18'	S04°00'55"E
C67	5.30'	175.00'	001°44'02"	5.30'	N88°04'14"E
C68	115.18'	175.00'	037°42'35"	113.11'	N68°20'55"E
C69	79.41'	175.00'	026°00'00"	78.73'	N53°30'23"W
C70	75.00'	175.00'	024°33'22"	74.43'	N78°47'04"W
C71	4.81'	225.00'	001°13'28"	4.81'	S89°32'59"W
C72	23.27'	225.00'	005°55'35"	23.26'	N86°52'29"W
C73	18.78'	60.00'	017°56'17"	18.71'	N87°07'10"E
C74	12.12'	60.00'	011°34'28"	12.10'	N72°21'48"E
C75	36.13'	60.00'	034°30'07"	35.59'	N83°49'37"E
C76	46.48'	60.00'	044°23'01"	45.33'	S56°43'48"E
C77	17.17'	60.00'	016°23'36"	17.11'	S26°20'30"E
C78	28.92'	60.00'	027°36'50"	28.64'	N31°57'07"W
C79	1.99'	60.00'	001°53'55"	1.99'	N46°42'30"W
C80	31.42'	20.00'	090°00'00"	28.28'	N04°29'37"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C81	154.42'	175.00'	050°33'22"	149.45'	N65°47'04"W
C82	28.08'	225.00'	007°09'04"	28.06'	N87°29'13"W
C83	30.91'	60.00'	029°30'45"	30.56'	N81°19'56"E
C84	99.78'	60.00'	095°16'44"	88.67'	N65°47'04"W
C85	30.91'	60.00'	029°30'45"	30.56'	S32°54'04"W
C86	28.08'	225.00'	007°09'04"	28.06'	S44°04'55"E
C87	198.64'	225.00'	050°34'57"	192.25'	N24°12'08"E
C88	154.50'	175.00'	050°34'57"	149.53'	N24°12'08"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.44'	S00°57'45"W
L2	31.96'	S84°57'34"E
L3	3.85'	S67°03'46"W
L4	9.90'	S01°57'15"E
L6	67.85'	S40°30'23"E
L7	35.48'	S54°35'50"E



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 7/11/2023

A FINAL PLAT
ESTABLISHING
PHASE 2 OF THE FRIENDSHIP
OAKS SUBDIVISION
BEING A TOTAL OF 26.498 ACRES OF LAND LOCATED IN THE
JOSE ESTEBAN BARGAS, SURVEY, A-53, GILLESPIE COUNTY,
TEXAS, BEING PART OF A CALLED 111.44 ACRE TRACT,
RECORDED IN DOCUMENT NO. 20193419 OF THE OFFICIAL
PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

PROJECT NUMBER P2037 2 OF 2

July 17, 2023

Shelby Collier
Associate Planner
City of Fredericksburg
126 W. Main St.
Fredericksburg, TX 78626-3708

RE: *P-2307-Final Plat for Friendship Oak Phase 2*

Please find listed below our responses to your comments in regard to Friendship Oaks Phase 2 project.

The following items have been addressed:

General

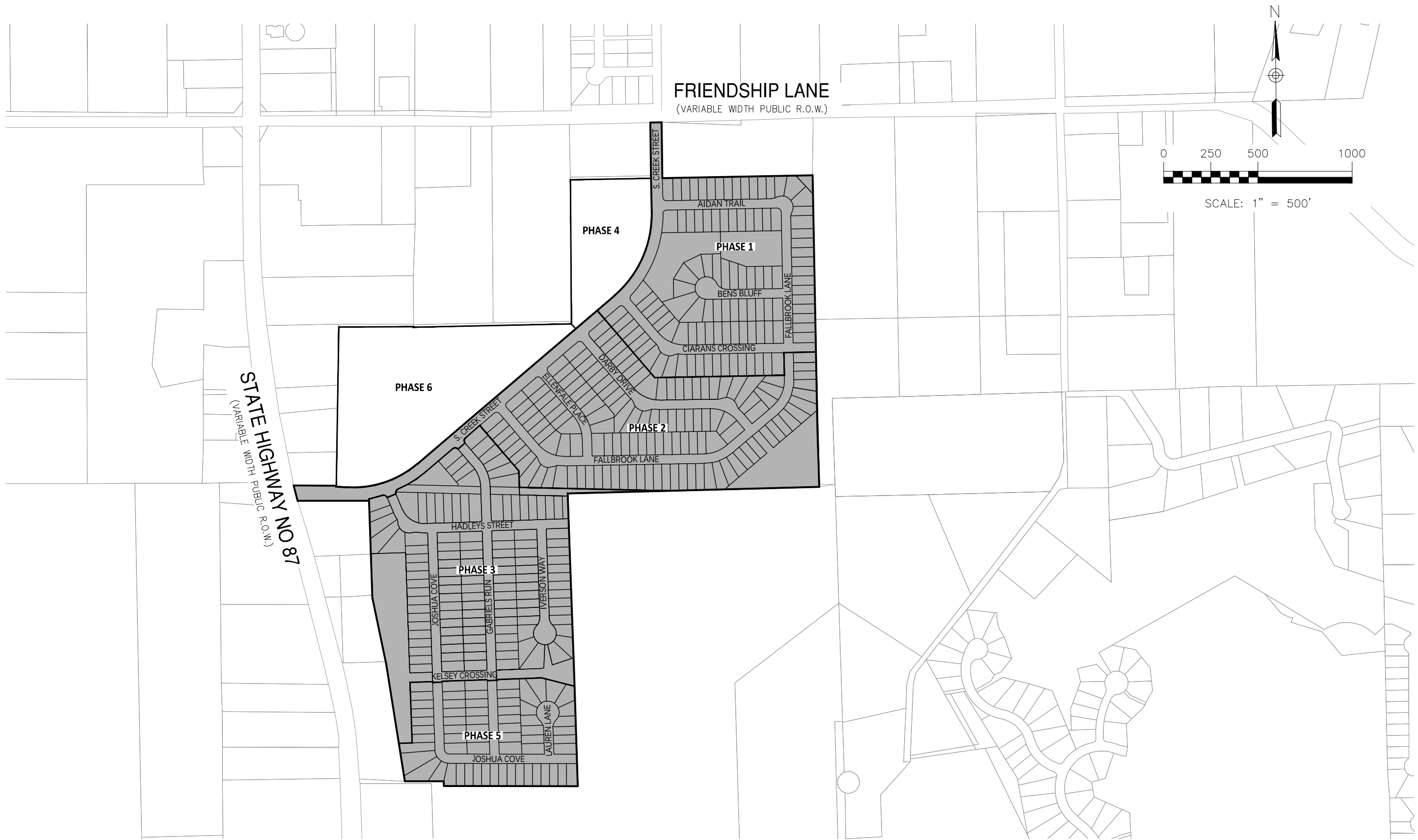
1. Requires Planning and Zoning Commission Approval, schedule for Wednesday, August 2, 2023.
 - *Acknowledged.*
2. A parkland dedication fee of \$250.00 (per lot) must be paid prior to recordation of the plat.
 - *Acknowledged.*
3. Please add notes regarding compliance with the minimum frontage of 45 feet per Sec. 3.101. (Previously discussed notes regarding measurement from setback) Lot 167, Lot 169, Lot 229 and Lot 231.
 - *An asterisk has been added to all lots that are not obviously meeting the requirement. A plat note has been added that to explain the asterisk and how those lots still meet the lot width requirements at the building line.*
4. The Annexation Agreement requires a sidewalk through the development along South Creek Street. Please show the required sidewalk on the East side of South Creek Street.
 - *A sidewalk is now denoted with a dotted line along S. Creek Street and is labeled in the legend. This sidewalk is in the construction plans and the contractor knows to build it.*
5. Please show the location of mail kiosks.
 - *A star symbol has been added at the locations of all 3 mail kiosks and added to the legend.*
6. Please provide an updated phasing plan.
 - *The updated phasing plan is attached with this submittal.*
7. Completion and acceptance of necessary public improvements will be required prior to the recordation of this plat.
 - *Acknowledged.*

We hope everything here is in order, and if you have any further questions or comments, please contact me at (830) 625-8555.

A handwritten signature in black ink that reads "Ryan Shaw". The signature is written in a cursive, flowing style.

Ryan Shaw, PE
Project Engineer
HMT Engineering and Surveying

Drawing Name: T:\V21-Friendship Oaks\Exhibit\421.001_PHASEING PLAN 7.10.23.dwg User: mkalb Jul 10, 2023 - 12:19pm



FREINDSHIP OAKS
PHASING PLAN

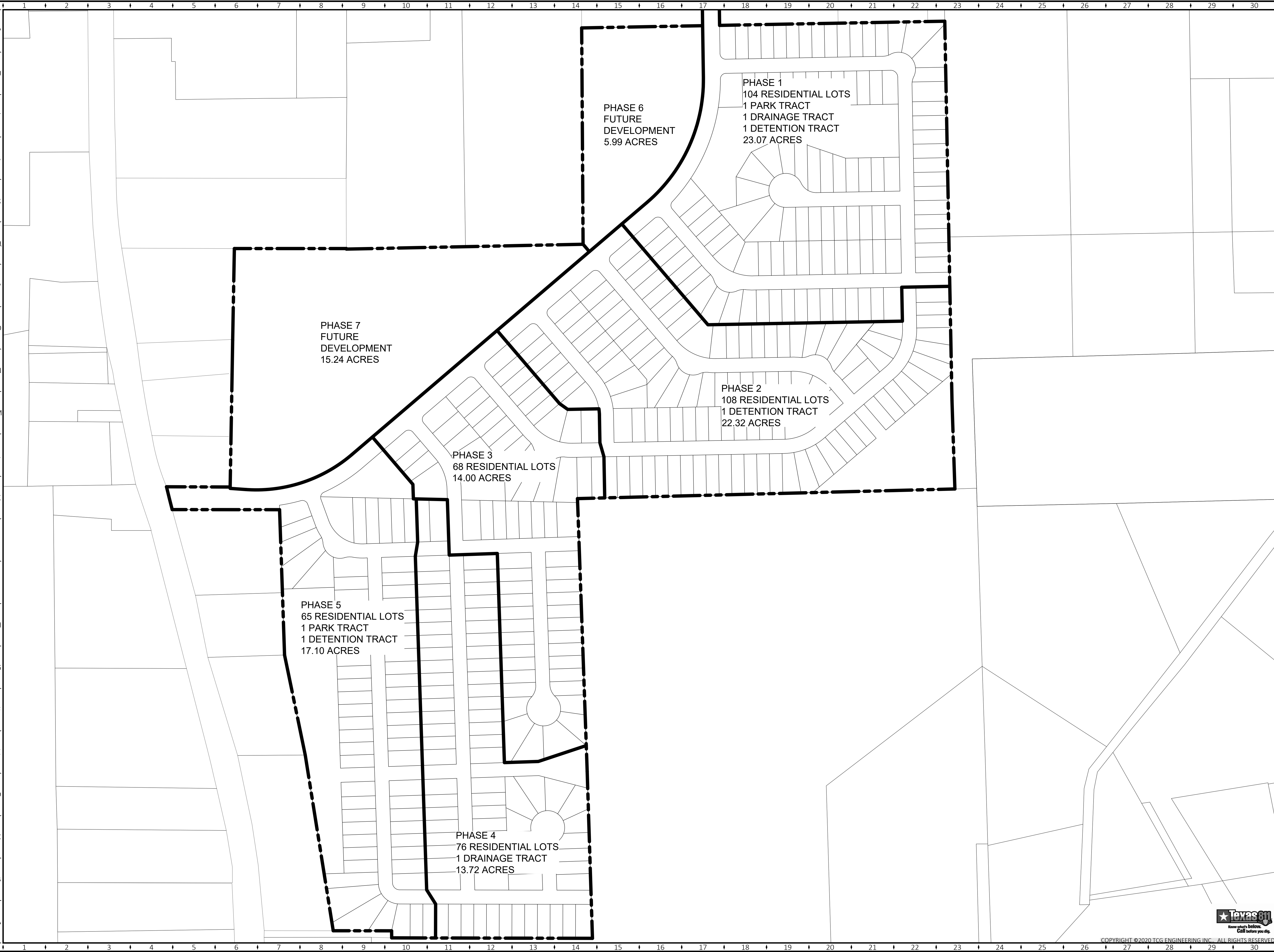
 HMT ENGINEERING & SURVEYING	290 S. CASTELL AVE., STE. 100
	NEW BRAUNFELS, TX 78130
	HMTNB.COM
	P(830)625-8555*F(830)625-8556
	TBPE FIRM F-10961
	TBPLS FIRM 1053600

PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL 15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEET/SET DESCRIPTION: RES DEVELOPMENT
AUTHOR: ---
FILE NAME: PHASING.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
WATER: PROVIDED BY CITY OF FREDERICKSBURG
SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

SHEET NOTES:

GENERAL NOTES:
1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
2) ADJOINING PROPERTY LINES ARE APPROXIMATE
3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN
5) FACILITY ALIGNMENTS, PROFILES, AND SIZES MAY BE MODIFIED WITH FINAL ENGINEERING DESIGN

MAP NOTES:
EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87

N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
DISTANCES ARE GRID UNLESS OTHERWISE NOTED
GRID DISTANCE = GROUND DISTANCE X CAF
CAF = 0.9998536

0150'300'

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0

TCG
ENGINEERING

GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
PHASING PLAN

SHEET SIZE:
24" x 36"

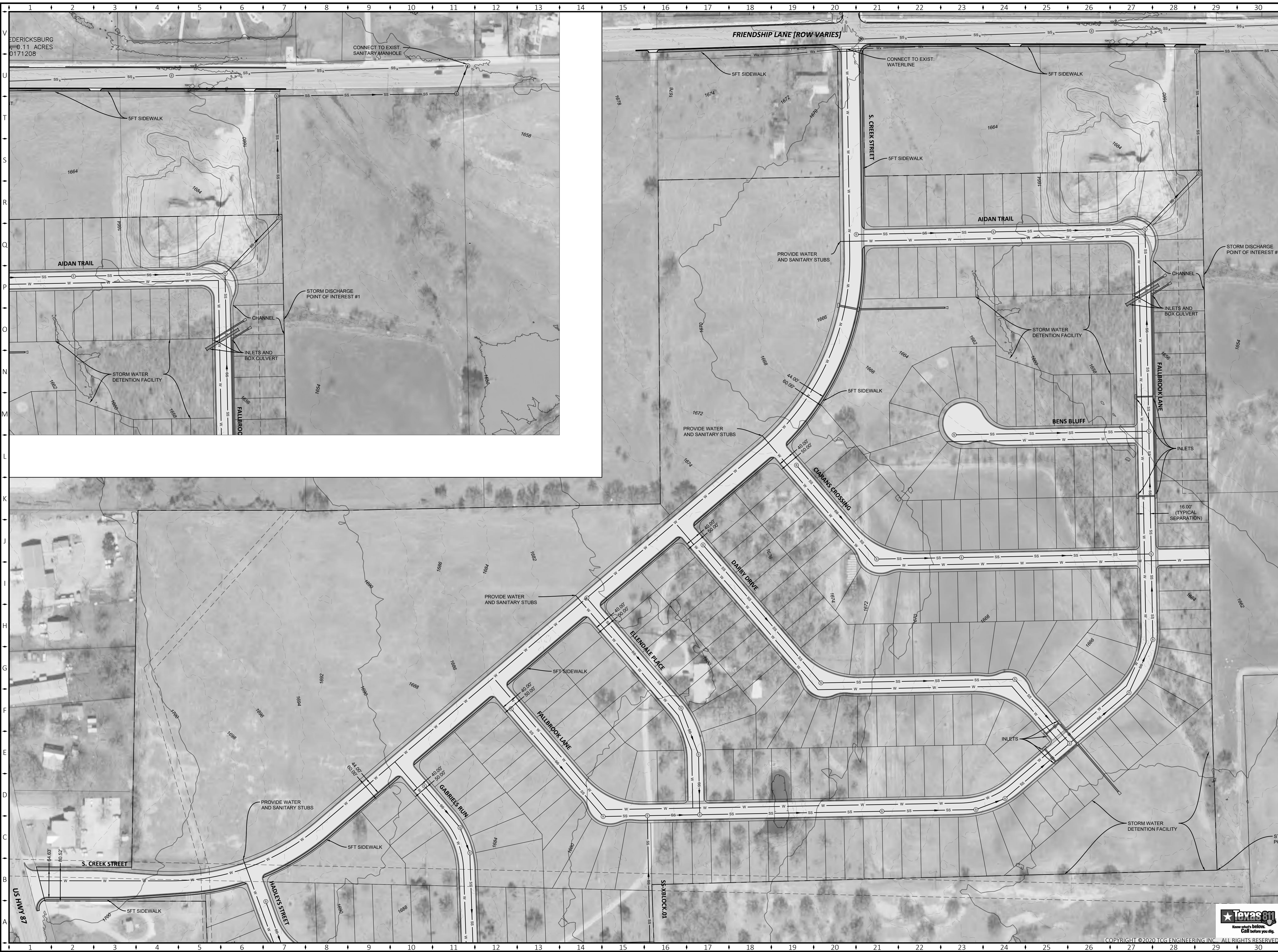
PRINT DATE:
12/26/20

C005

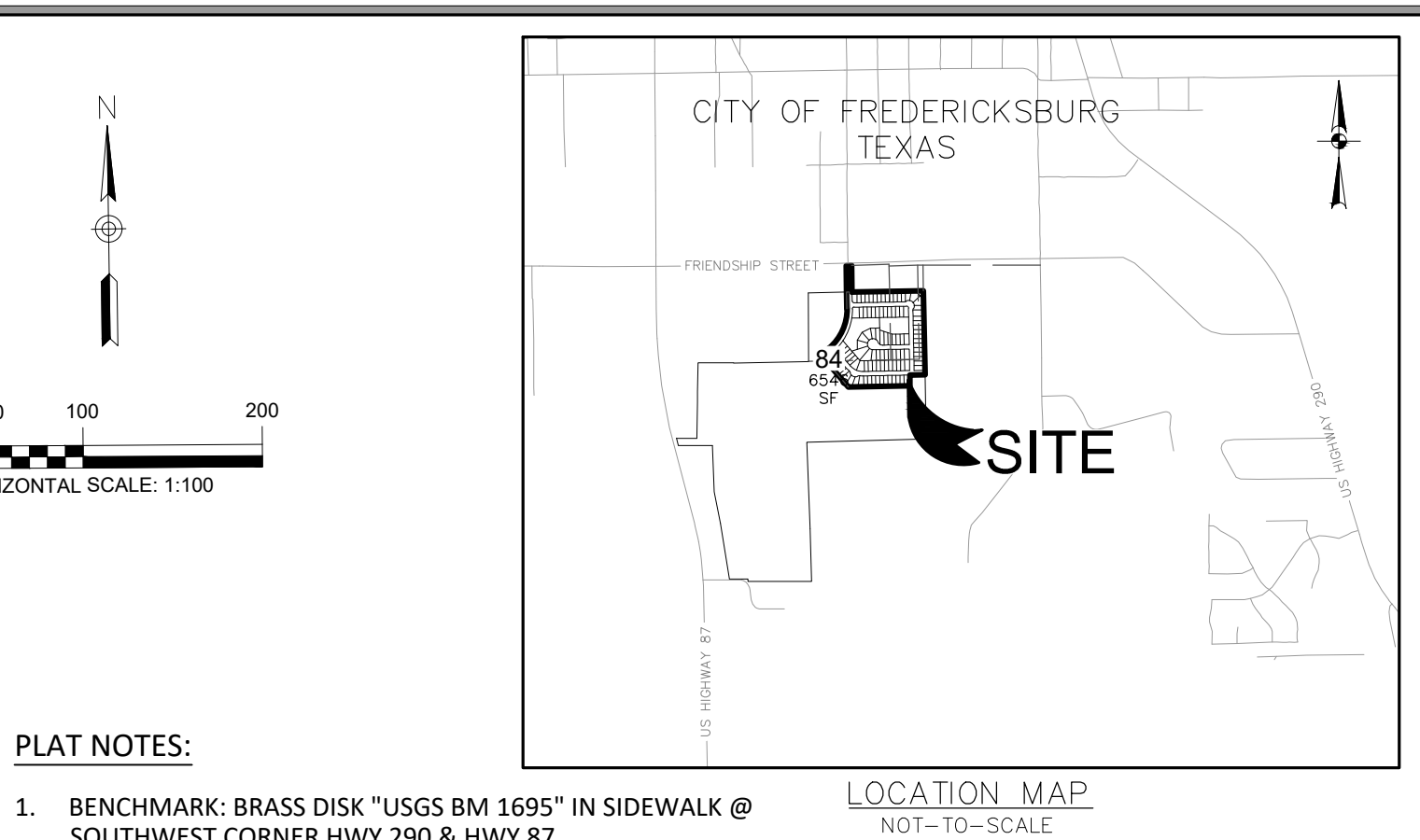
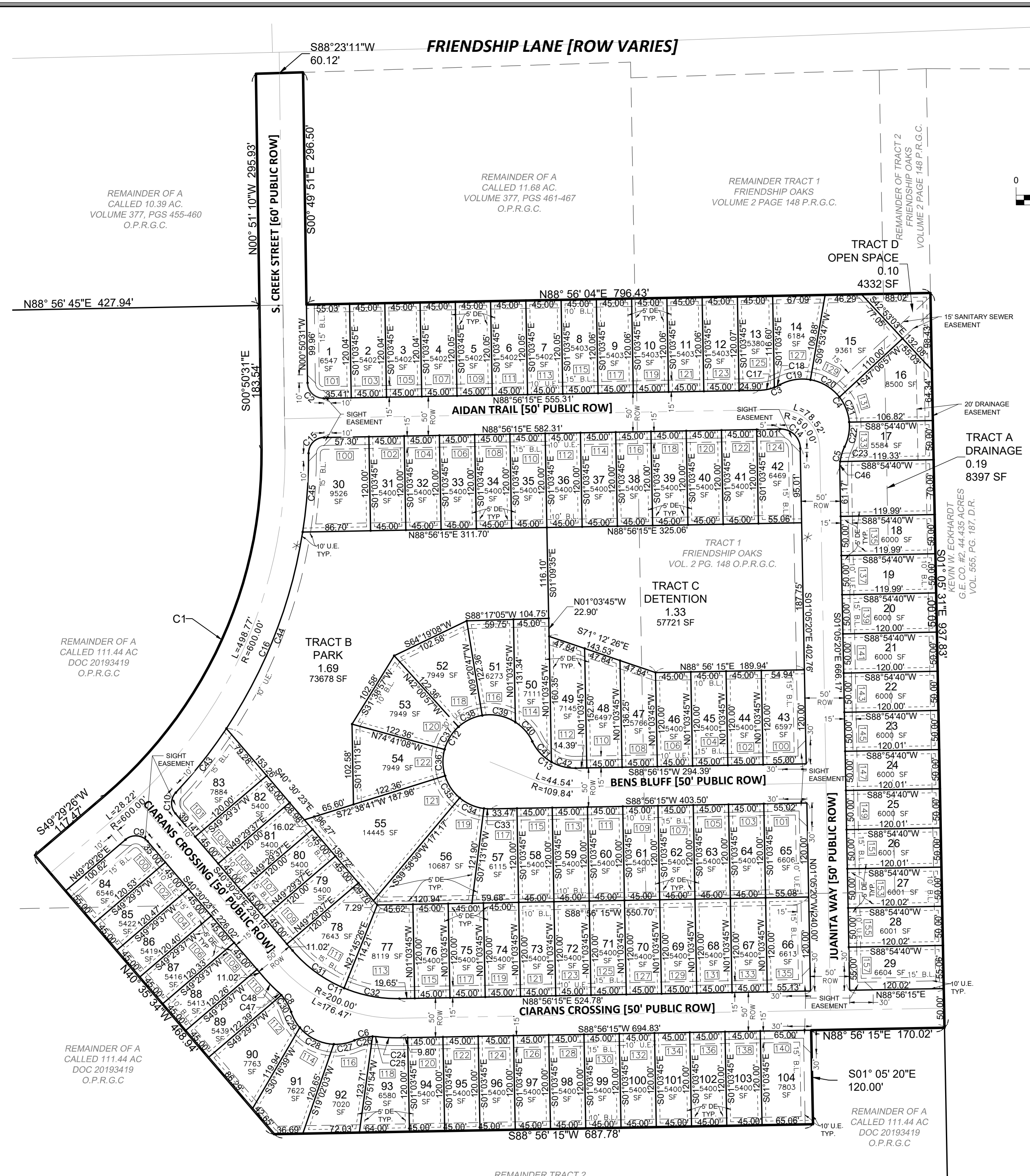
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Page 222 of 268

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



CITY OF FREDERICKSBURG, TX FRIENDSHIP OAKS PRELIMINARY PLAT REVISION MASTERPLAN (1 OF 2)		
SHEET SIZE: 24" x 36"	PRINT DATE: 12/26/20	C006



- LEGEND:**
- = FND 1/2" IRON PIN
 - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
 - SF = SQUARE FEET
 - ESMT. = EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
 - ROW = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS, GILLESPIE COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS
 - * = MAILBOX PAD LOCATION (2 TOTAL)

- EASEMENT NOTES:**
- 10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY LINE AS SHOWN
 - 10' UTILITY EASEMENT ALONG PROPERTY LINES AS NOTED
 - 5' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES OF EACH LOT AS SHOWN
 - 15' FRONT BUILDING SETBACK LINE (20' FOR GARAGE)
 - 15' SIDE STREET BUILDING SETBACK LINE AS SHOWN
 - 10' REAR BUILDING SETBACK LINE AS SHOWN
 - 5' SIDE BUILDING SETBACK LINE
 - 30'x30' SIGHT EASEMENT AT ALL RIGHT-OF-WAY INTERSECTIONS AS SHOWN

- SITE VISIBILITY RESTRICTION:**
- NO STRUCTURE, OBJECT OF PLANT OF ANY TYPE ANY OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS ETC., IN THE SIGHT VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE SIGHT VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED.
- NOTES:**
1. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN TWO (2) YEARS OF THE ACCEPTANCE OF SAID SEWER AND WATER MAINS LOCATED WITHIN THE SUBDIVISION PLAT.
 2. DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OF OTHER MODIFICATIONS ALTERING THE CROSS-SECTION OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.
 3. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNER AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSON FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
 4. NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONTOUR OF ANY CHANNEL, SWALE OR EMBANKMENT OR TAKING OF ANY OTHER ACTION WHICH WILL OR LIKELY TO RETARD, CHANGE OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.
 5. ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE COMPUTED AND STAKED ON THE GROUND BY AUSTIN SPATIAL TECHNOLOGIES, LLC.

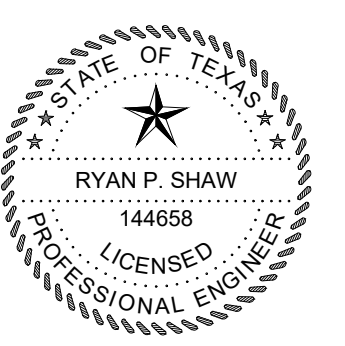
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	500.71	570.00	050°19'50"	484.76	S24°19'57"W
C2	31.49	20.00	090°13'54"	28.34	N45°57'08"W
C3	8.01	60.00	007°38'55"	8.00	N65°32'24"E
C4	34.66	60.00	033°05'54"	34.18	N21°24'01"W
C5	19.65	60.00	018°45'36"	19.56	S16°45'10"W
C6	23.90	60.00	022°49'16"	23.74	S77°59'12"W
C7	49.63	60.00	047°23'51"	48.23	S63°53'02"E
C8	24.91	60.00	023°47'27"	24.74	N30°02'26"W
C9	31.42	20.00	090°00'00"	28.29	S85°29'51"E
C10	29.16	20.00	083°31'58"	26.64	S01°15'36"W
C11	82.11	175.00	026°52'56"	81.36	S53°56'51"E
C12	34.21	60.00	032°40'11"	33.75	S31°38'57"W
C13	36.33	60.00	034°41'50"	35.78	S43°02'08"E
C14	39.26	25.00	089°58'25"	35.35	S48°04'33"E
C15	31.15	20.00	089°13'39"	28.09	S44°19'25"W
C16	271.11	630.00	024°39'23"	269.02	S21°12'25"E
C17	20.50	60.00	019°34'23"	20.40	S79°09'03"W
C18	8.01	60.00	007°38'55"	8.00	S65°32'24"W
C19	39.98	60.00	038°10'50"	39.25	S80°48'22"W
C20	44.14	60.00	042°09'16"	43.16	N59°01'35"W
C21	34.66	60.00	033°05'54"	34.18	N21°24'01"W
C22	32.45	60.00	030°59'02"	32.05	N10°38'27"E
C23	19.65	60.00	018°45'36"	19.56	N16°45'10"E
C24	28.08	225.00	007°09'04"	28.06	S87°29'13"E
C25	7.01	60.00	096°41'29"	7.00	S87°15'26"E
C26	23.90	60.00	022°49'16"	23.74	N77°59'12"E
C27	27.06	60.00	025°50'28"	26.83	N79°29'48"E
C28	49.63	60.00	047°23'51"	48.23	S63°53'02"E
C29	23.90	60.00	022°49'16"	23.74	S77°59'12"E
C30	24.91	60.00	023°47'27"	24.74	N30°02'26"E
C31	82.11	175.00	026°52'56"	81.36	N53°56'51"W
C32	72.31	175.00	023°40'26"	71.79	N79°13'32"W
C33	8.68	60.00	008°17°04"	8.67	S86°55'16"E
C34	34.30	60.00	032°46'14"	33.83	S86°24'07"E
C35	34.21	60.00	032°40'11"	33.75	S33°41'24"E
C36	34.21	60.00	032°40'11"	33.75	S01°01'15"E
C37	34.21	60.00	032°40'11"	33.75	S31°38'57"W
C38	34.21	60.00	032°40'11"	33.75	S64°19'08"W
C39	44.19	60.00	042°11'40"	43.19	N78°14'57"W
C40	32.95	60.00	031°27'54"	32.54	N41°25'10"W
C41	36.33	60.00	034°41'50"	35.78	N43°02'08"W
C42	32.13	60.00	030°40'42"	31.74	N75°43'24"W
C43	104.36	630.00	009°29'29"	104.24	N38°16'51"E
C44	271.11	630.00	024°39'23"	269.02	N21°12'25"E
C45	100.82	630.00	009°10'08"	100.71	N04°17'40"E
C46	8.86	60.00	008°27'42"	8.85	N03°08'31"E
C47	5.99	60.00	005°43'18"	5.99	S44°47'48"E
C48	28.08	225.00	007°09'04"	28.06	S44°04'55"E

EASEMENT NOTE:

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.

ENGINEERS CERTIFICATE

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT; AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG'S SUBDIVISION ORDINANCES. EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.



RYAN P. SHAW, PE #144658
LICENSED PROFESSIONAL ENGINEER



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 6/28/2023

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

APPROVED

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

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE PHASE 1 OF THE FRIENDSHIP OAKS SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE FINAL PLAT AND HEREBY AUTHORIZES THE DEVELOPER TO PROCEED WITH THE CONSTRUCTION OF PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE AS INDICATED ON THE ACCOMPANYING CONSTRUCTION PLANS, AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

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

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY DOC #20193419 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY.

AND DESIGNATED HEREIN AS THE FRIENDSHIP OAKS, PHASE 1 SUBDIVISION TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE 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 OF 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: _____

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED

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

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATIONS, CONVEYANCES OF LAND, IMPROVEMENTS AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, THAT THE PUBLIC WORKS AND INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION PLANS, HAVE BEEN TESTED AND HAVE BEEN ACCEPTED BY THE CITY, THAT THE FINAL PLAT IS NOW ACCEPTABLE FOR FILING WITH GILLESPIE COUNTY AND SAID COMMISSION FURTHER AUTHORIZED THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE ON BEHALF OF THE CITY THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

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

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

A FINAL PLAT
ESTABLISHING
**PHASE 1 OF THE FRIENDSHIP
OAKS SUBDIVISION**
BEING A TOTAL OF 23.07 ACRES OF LAND LOCATED IN THE JOSE ESTEBAN BARGAS, SURVEY, A-53, GILLESPIE COUNTY, TEXAS, BEING PART IF A CALLED 111.44 ACER TRACT, RECORDED IN DOCUMENT NO. 20193419 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS



Applicant

HMT Engineering

Case Number

P-2225

Location

Friendship Oaks Phase 2

NOTICE OF ACTION

YOUR APPLICATION FOR:

- ☐ LAND USE CHANGE
- ☐ RE-ZONING
- ☐ ENTRY CORRIDOR DESIGN GUIDELINES
- ☐ VARIANCE
- ☒ FINAL PLAT
- ☐ CERTIFICATE OF APPROPRIATENESS

PLANNING & ZONING COMMISSION RECOMMENDATION:

- ☐ APPROVAL
- ☒ DISAPPROVAL

ON DATE: February 8, 2023

CITY COUNCIL ACTION:

- ☐ APPROVAL
- ☐ DISAPPROVAL

ON DATE: _____

BOARD OF ADJUSTMENT ACTION:

- ☐ APPROVAL
- ☐ DISAPPROVAL

ON DATE: _____

HISTORIC REVIEW BOARD ACTION:

- ☐ APPROVAL
- ☐ DISAPPROVAL

ON DATE: _____

CONDITIONS OF DENIAL:

Plat did not meet the minimum lot width of 45' per Sec. 3.101 of the Zoning Ordinance nor did it meet the requirements for Final Plat Approval per Sec. 4.05 of the Subdivision Ordinance.

Signed: _____

Shelby Collier

Digitally signed by Shelby Collier,
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgb.org, c=US
Date: 2023.02.09 14:21:45 -06'00'

Shelby Collier, Associate Planner

Date: 02/09/23



PLANNING & ZONING COMMISSION MEMO

DATE: February 8, 2023
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: P-2225 Final Plat of Phase 2 of the Friendship Oaks Subdivision located on South Creek Street.

Summary:

A Final Plat application was received for Phase 2 of the Friendship Oaks Subdivision which consists of approximately 26.89 acres of land with 234 lots zoned R1-A, Single Family. The subject property is located on the south side of Friendship Lane, east of the intersection of Friendship Lane and Highway 87 South.

Background / Analysis:

This subdivision was annexed in 2018 (Z-1819) and the Planning & Zoning Commission approved the preliminary plat for the entire Friendship Oaks development on January 6, 2021 (P-2029)

Zoning:	R1-A, Single Family Small Lot Sec. 3.101
Tract Size:	Approximately 26.89 Acres
Number/Size of Lots:	234 Lots
Roadways:	Phase 2 has access from the S. Creek Street extension and will include the creation of three (3) new streets; Darby Drive, Ellendale Place, and Fallbrook Lane. All are accessible from South Creek Street.
Utilities:	Utility connections are shown to utilities that are currently under construction. Public service will not be available until utilities have been fully constructed, tested, and accepted by City staff.
Easements:	Standard easements such as sight visibility, utility and drainage must be in accordance with City Subdivision Ordinance.

The City of Fredericksburg

Stormwater Detention:	Detention will be addressed as part of the Construction Plans.
Drainage:	See above.
Park Dedication:	The Annexation agreement (Z-1819) calls for a minimum 1.64 acre private park/recreational facility. The previously approved Preliminary Plat (P-2029) provides for a 1.69 acre park in Phase 1. In addition to the small private park, a fee in the amount of \$250 (one-half the regular rate) per lot shall be required prior to recordation of the Final Plat for each phase. Sec. 6.15
Construction Plans:	Project will require civil construction plan review and approval and must be constructed in accordance with approved traffic impact analysis.
P&Z Action:	Final approval

Recommendation & Findings: Staff recommends approval conditioned upon the following:

- Approval of Civil Construction Plans.
- Approved Addressing added to Final Plat prior to recordation of Plat.
- Parkland Dedication of \$250.00 Per Lot (\$58,500) for the 234 lots payable prior to recordation of the Plat.
- Responding to City Comments

Attachments:

- 1 Final Plat
 - 2 Approved Preliminary Plat
 - 3 Review Comments
 - 4 Project Application
-



January 3, 2023

HMT Engineering & Surveying

Via email

plats@hmtnb.com: Billb@hmtnb.com

RE: P-2225 – Final Plat for Friendship Oaks Phase II.

Dear HMT,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat. Plans will not be reviewed or considered without a response sheet.

Engineering

- There is a note for 10' utility easement along all property lines. This need to be clarified. The 5' drainage easement along all property lines and 10' utility easement along the right of way line is acceptable. But 10' UE on all property lines should be removed or explained further.

Development:

- Requires Planning and Zoning Commission Approval, scheduled for Wednesday, February 8th 2023.
- Provide Addressing for review.
- Ensure all lots have the minimum 45' of frontage. Specific reference, lots 205 & 206.
- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
- Add Project Number, P-2225, to Plat.
- Modify the signature block for the Plat Approval requiring Public Improvements (see below)
 - o [4.05. - Final Plat | Code of Ordinances | Fredericksburg, TX | Municode Library](#)

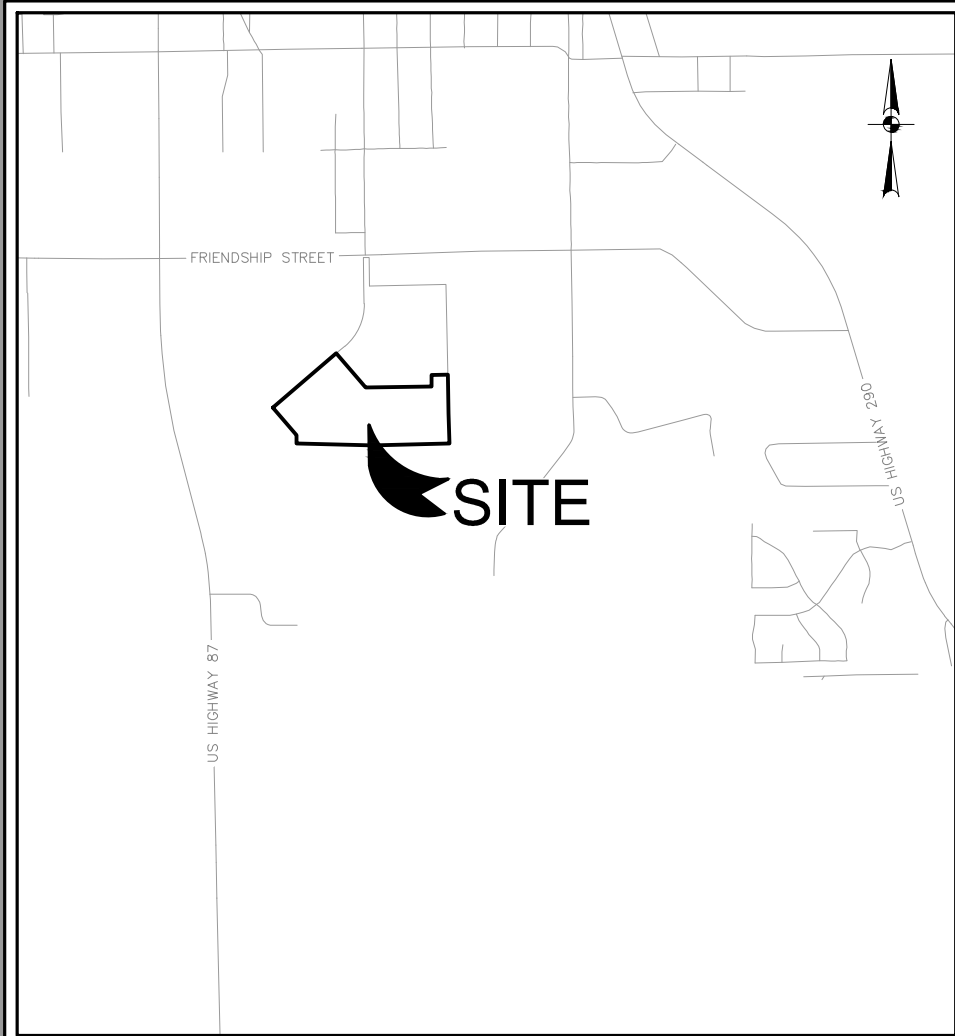
The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

- Provide location to accommodate for delivery of mail.

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plans along with your written response as to how the comments have been addressed by Monday, January 23rd to ensure consideration by Planning & Zoning Commission on Wednesday, February 8th.

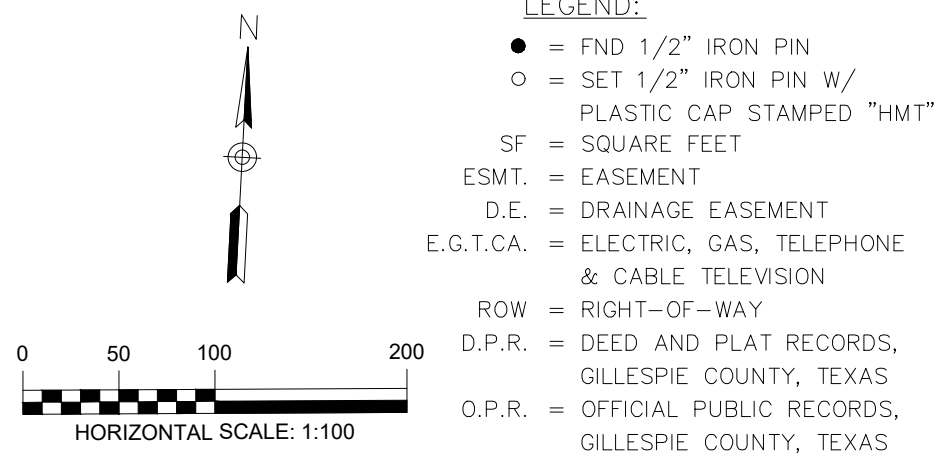
Shelby Collier
Associate Planner
Development Review Committee (DRC)



LOCATION MAP
NOT-TO-SCALE

REMAINDER OF A
CALLED 111.44 AC
DOC 20193419
O.P.R.G.C

NOTE:
SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES



EASEMENT NOTES:

- 10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY LINE AS SHOWN
- 10' UTILITY EASEMENT ALONG PROPERTY LINES AS NOTED
- 5' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES OF EACH LOT AS SHOWN
- 15' FRONT BUILDING SETBACK LINE (20' FOR GARAGE)
- 15' SIDE STREET BUILDING SETBACK LINE AS SHOWN
- 10' REAR BUILDING SETBACK LINE AS SHOWN
- 5' SIDE BUILDING SETBACK LINE
- 30'X30' SIGHT EASEMENT AT ALL RIGHT-OF-WAY INTERSECTIONS AS SHOWN

SITE VISIBILITY RESTRICTION:

NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE SHALL OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS ETC., IN THE SIGHT VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE SIGHT VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLANTED.

NOTES:

- THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF FREDERICKSBURG. THE CITY FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN TWO (2) YEARS OF THE ACCEPTANCE OF SAID SEWER AND WATER MAINS LOCATED WITHIN THE SUBDIVISION PLAT.
- DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTION OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.
- DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNER AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSON FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
- NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONTOUR OF ANY CHANNEL, SWALE OR EMBANKMENT OR TAKING OF ANY OTHER ACTION WHICH WILL OR LIKELY TO RETARD, CHANGE OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.
- ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE COMPUTED AND STAKED ON THE GROUND BY AUSTIN SPATIAL TECHNOLOGIES, LLC.

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

APPROVED

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

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE PHASE 2 OF THE FRIENDSHIP OAKS SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE FINAL PLAT AND HEREBY AUTHORIZES THE DEVELOPER TO PROCEED WITH THE CONSTRUCTION OF PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE AS INDICATED ON THE ACCOMPANYING CONSTRUCTION PLANS, AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

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

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY DOC #20193419 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY.

AND DESIGNATED HEREIN AS THE FRIENDSHIP OAKS, PHASE 2 SUBDIVISION TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE 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 OF 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: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

LICENSED PROFESSIONAL ENGINEER OR
REGISTERED PROFESSIONAL SURVEYOR

Date

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

EASEMENT NOTE:

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.

ENGINEERS CERTIFICATE

I, THE UNDERSIGNED, A (LICENSED PROFESSIONAL ENGINEER/REGISTERED PROFESSIONAL SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT: AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG'S SUBDIVISION ORDINANCES. EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.

PLAT NOTES:

- BENCHMARK: BRASS DISK "USGS BM 1695" IN SIDEWALK @ SOUTHWEST CORNER HWY 290 & HWY 87. ELEV = 1694.47
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48171C288C & 48171C0451C, EFFECTIVE OCTOBER 19, 2001; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- SETBACKS SHALL CONFORM TO THE CITY'S ADOPTED ZONING CODE AT THE TIME OF PERMITTING.
- THE RECORDING OF THIS SUBDIVISION PLAT SHALL SUPERSEDE THE PREVIOUS SUBDIVISION PLAT FRIENDSHIP OAKS, RECORDED IN VOLUME 2, PAGE 148 OF THE GILLESPIE COUNTY MAP RECORDS. THE FOLLOWING ITEMS AS SHOWN ON SAID PLAT SHALL BE REMOVED:
PART OF THE OUTLOT STREET
PART OF TRACT 2
AND THE 75' WELL AND SEPTIC SYSTEM SETBACK LINES WITHIN THE AREA BEING PLATTED.
- THE CTC ELECTRIC EASEMENT RECORDED IN VOL. 361, PG. 67 OF THE GILLESPIE COUNTY MAP RECORDS IS RELEASED PER DOC NO. 20216475 OF THE GILLESPIE COUNTY MAP RECORDS.
- THE CITY OF FREDERICKSBURG BURIED UTILITY EASEMENT RECORDED IN VOL. 361, PG. 69 OF THE GILLESPIE COUNTY MAP RECORDS SHALL ALSO BE RELEASED.



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 6/14/2022

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED

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

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATIONS, CONVEYANCES OF LAND, IMPROVEMENTS AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, THAT THE PUBLIC WORKS AND INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION PLANS, HAVE BEEN TESTED AND HAVE BEEN ACCEPTED BY THE CITY, THAT THE FINAL PLAT IS NOW ACCEPTABLE FOR FILING WITH GILLESPIE COUNTY AND SAID COMMISSION FURTHER AUTHORIZED THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE ON BEHALF OF THE CITY THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

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

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

A FINAL PLAT
ESTABLISHING
PHASE 2 OF THE FRIENDSHIP
OAKS SUBDIVISION

BEING A TOTAL OF 26.498 ACRES OF LAND LOCATED IN THE JOSE ESTEBAN BARGAS, SURVEY, A-53, GILLESPIE COUNTY, TEXAS, BEING PART OF A CALLED 111.44 ACRE TRACT, RECORDED IN DOCUMENT NO. 20193419 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

PROJECT NUMBER P-2225



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 6/14/2022

A FINAL PLAT
ESTABLISHING
PHASE 2 OF THE FRIENDSHIP
OAKS SUBDIVISION
BEING A TOTAL OF 26.498 ACRES OF LAND LOCATED IN THE
JOSE ESTEBAN BARGAS, SURVEY, A-53, GILLESPIE COUNTY,
TEXAS, BEING PART OF A CALLED 111.44 ACRE TRACT,
RECORDED IN DOCUMENT NO. 20193419 OF THE OFFICIAL
PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

PROJECT NUMBER P-2225 2 OF 2

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.48'	S54°35'50"E
L2	67.85'	S40°30'23"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	31.42'	20.00'	090°00'00"	28.28'	N04°29'37"E
C2	154.42'	175.00'	050°33'22"	149.45'	N65°47'04"W
C3	28.08'	225.00'	007°09'04"	28.06'	N87°29'13"W
C4	30.91'	60.00'	029°30'45"	30.56'	N81°19'56"E
C5	99.78'	60.00'	095°16'44"	88.67'	N65°47'04"W
C6	30.91'	60.00'	029°30'45"	30.56'	S32°54'04"E
C7	28.08'	225.00'	007°09'04"	28.06'	S44°04'55"E
C8	154.50'	175.00'	050°34'57"	149.53'	N24°12'08"E
C9	195.64'	225.00'	050°34'57"	192.25'	N24°12'08"E
C10	154.90'	225.00'	039°26'38"	151.85'	N69°12'56"E
C11	28.08'	225.00'	007°09'04"	28.06'	S87°29'13"E
C12	99.78'	60.00'	095°16'44"	88.67'	S65°47'04"E
C13	30.91'	60.00'	029°30'45"	30.56'	N32°54'04"W
C14	28.08'	225.00'	007°09'04"	28.06'	N44°04'55"W
C15	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C16	31.42'	20.00'	090°00'00"	28.28'	S04°29'37"W
C17	154.42'	175.00'	050°33'22"	149.45'	S65°47'04"E
C18	120.47'	175.00'	039°26'38"	118.11'	N20°47'04"W
C19	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C20	31.42'	20.00'	090°00'00"	28.28'	S04°29'37"W
C21	154.90'	225.00'	039°26'38"	151.85'	S20°47'04"E
C22	120.47'	175.00'	039°26'38"	118.11'	N69°12'56"E
C23	154.42'	175.00'	050°33'22"	149.45'	N65°47'04"W
C24	28.08'	225.00'	007°09'04"	28.06'	N87°29'13"W
C25	30.91'	60.00'	029°30'45"	30.56'	N81°19'56"E
C26	99.78'	60.00'	095°16'44"	88.67'	S65°47'04"E
C27	30.91'	60.00'	029°30'45"	30.56'	N32°54'04"W
C28	28.08'	225.00'	007°09'04"	28.06'	N44°04'55"W
C29	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C30	131.48'	175.00'	043°02'51"	128.41'	N62°01'48"W
C31	22.93'	175.00'	007°30'31"	22.92'	N87°18'30"W
C32	7.57'	60.00'	007°13'40"	7.56'	S87°31'31"E
C33	23.34'	60.00'	022°17'05"	23.19'	N77°43'07"E
C34	24.85'	60.00'	023°44'01"	24.68'	S78°26'35"W
C35	46.45'	60.00'	044°21'38"	45.30'	N67°30'35"W
C36	28.47'	60.00'	027°11'04"	28.20'	N31°44'14"W
C37	20.11'	60.00'	019°12'09"	20.01'	S27°44'46"E
C38	10.80'	60.00'	010°18'36"	10.78'	S42°30'09"E
C39	42.12'	175.00'	013°47'22"	42.02'	N42°35'56"E
C40	71.89'	175.00'	023°32'09"	71.38'	N23°56'11"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C41	40.49'	175.00'	013°15'26"	40.40'	N05°32'23"E
C42	39.58'	225.00'	010°04'45"	39.53'	N03°39'02"E
C43	41.38'	225.00'	010°32'19"	41.33'	N14°19'34"E
C44	41.38'	225.00'	010°32'19"	41.33'	N24°47'53"E
C45	41.38'	225.00'	010°32'19"	41.33'	N35°20'12"E
C46	34.90'	225.00'	008°53'16"	34.87'	N45°02'59"E
C47	36.59'	225.00'	009°18'59"	36.55'	N54°09'07"E
C48	41.38'	225.00'	010°32'19"	41.33'	N64°04'46"E
C49	41.38'	225.00'	010°32'19"	41.33'	N74°37'05"E
C50	35.54'	225.00'	009°03'01"	35.50'	N84°24'44"E
C51	15.15'	60.00'	014°28'15"	15.11'	S88°51'11"W
C52	15.75'	60.00'	015°02'30"	15.71'	S74°05'49"W
C53	29.85'	60.00'	028°30'28"	29.55'	N80°49'48"E
C54	43.16'	60.00'	041°12'38"	42.23'	S64°18'39"E
C55	26.77'	60.00'	025°33'38"	26.55'	S30°55'31"E
C56	18.66'	60.00'	017°49'18"	18.59'	N27°03'21"W
C57	12.24'	60.00'	011°41'27"	12.22'	N41°48'43"W
C58	30.91'	60.00'	029°30'45"	30.56'	S81°19'56"W
C59	108.45'	175.00'	035°39'25"	106.72'	S68°15'35"E
C60	45.97'	175.00'	019°02'57"	45.83'	S83°32'17"E
C61	23.22'	175.00'	007°36'05"	23.20'	N04°51'48"W
C62	97.26'	175.00'	031°50'33"	96.01'	N24°35'06"W
C63	36.99'	225.00'	009°25'10"	36.95'	S30°47'48"E
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PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: August 2, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #SP-2308 - Site Plan Extension for a Mixed-Use Development referred to as Seco located at the southwest corner of Friendship Ln and South Eagle St.

PRESENTATION:

SUMMARY:

An application has been submitted to renew the previously approved Site Plan (SP-2124) for the Seco Development located at the southwest corner of Friendship Ln and South Eagle St. The Site Plan was originally approved on November 3, 2021 with an expiration of November 3, 2023. [Sec. 7.150](#) allows for the renewal of the Site Plan by the Planning and Zoning Commission upon its determination that no significant changes have occurred. If renewed, the expiration date would extend for one year, November 3, 2024.

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: 504,714 Sq Ft (11.587 Acres)

Zoning: PUD, Planned Unit Development [Sec. 3.810](#)

Building Coverage: 17% (85,506 Sq Ft) (65% Max) [Sec. 3.810](#)

Impervious Coverage: 46% (232,477)(75% Max) [Sec. 3.810](#)

Unit Count: 96 Multi - Family
20 Single - Family

Commercial: 7,474 sq ft - 1 Story

Heights: 3 stories (3 Story, 38", Max) [Sec. 3.810](#)

Parking: 317 spaces provided with 261 required. [Sec. 7.863](#)

Utilities: Utilities are available to serve the property and if an extension of utilities is required, the

developer will pay for the extension. Civil Construction Plans were approved on 08/31/22.

Detention: Detention was addressed as part of the approved Civil Construction Plans, 08/31/22, and will be provided via a detention pond located in lot 3.

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) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter.

Screening per [Sec. 7.940](#) requires the perimeter to be screened by a solid wood and/or masonry fence or wall at least six (6) feet in height or a hedge-like screen of evergreen plant material.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Minor changes have occurred to the Site Plan, including the footprint and layout of the Leasing Office and the addition of covered parking on lot 1 by the maintenance building but the overall development, including unit counts, has remained the same.

The project has approved Civil Construction Plans as well as approved Final Plat (P-2119).

As the project continues to move towards construction and the site plan has minimal changes, Staff recommends approval conditioned upon an approved Landscape and Screening Plan

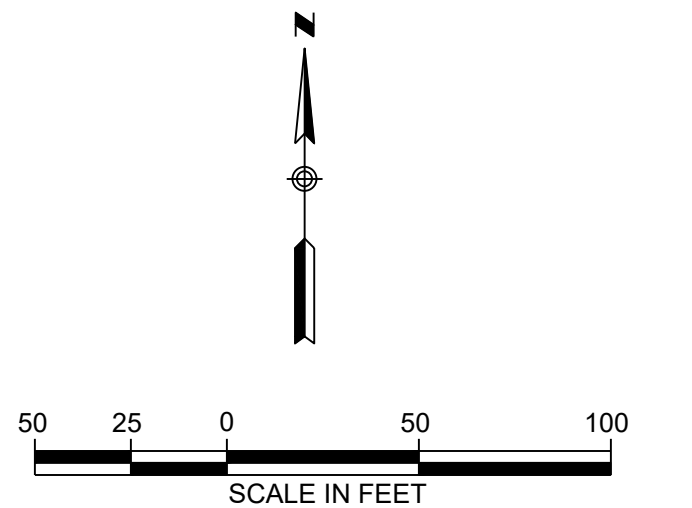
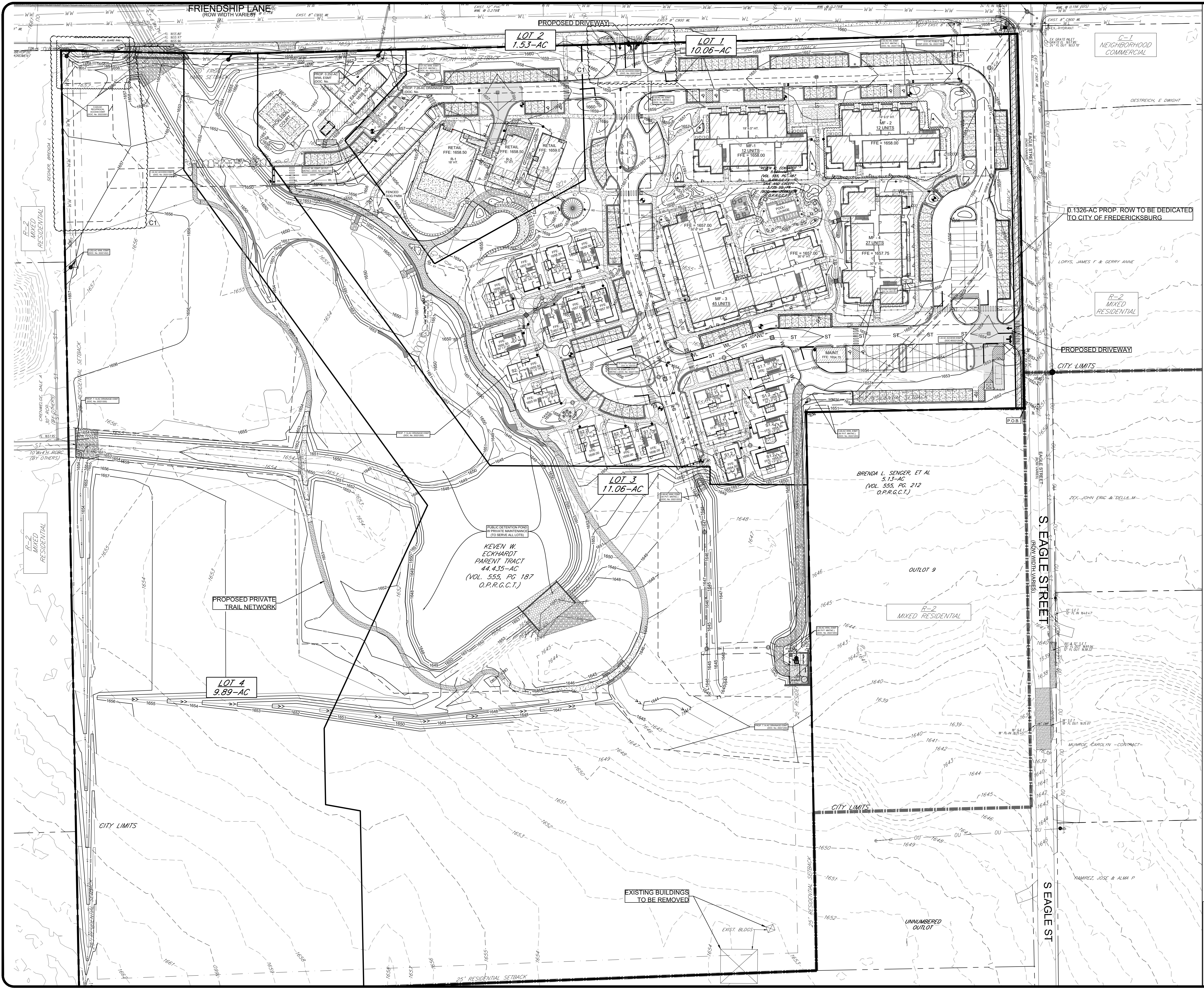
COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. SP-2308 Site Plan
2. SP-2308 Landscape Plan
3. SP-2308 Site Calculations
4. SP-2308 Response to Comments
5. SP-2124 Notice of Action
6. P-2135 Notice of Action Approval 120821
7. Ordinance 2021-04 Zoning Change 27.62 acres Friendship and S Eagle
8. Sec. 3.810 MU2 Zoning

APPROVAL/REVIEW:



LEGEND	
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	PROPOSED R.O.W. DEDICATION

NOTES:
1. ALL EXISTING STREETS ABUTTING SUBDIVISION REQUIRE 5' SIDEWALKS ALONG BACK OF CURB WITHIN THE PROPERTY FRONTAGE WITH THE R.O.W. ALONG EACH LOT AS THEY ARE DEVELOPED.
2. FUTURE FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES AND REQUIREMENTS.
3. ADJOINING PROPERTY LINES ARE APPROXIMATE.
4. CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE.
5. ALL FACILITIES SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.
6. FACILITY ALIGNMENTS, PROFILES, AND SIZES MAY BE MODIFIED WITH FINAL ENGINEERING DESIGN.
7. A JOINT ACCESS DRIVE EASEMENT IS REQUIRED AT TIME OF SITE DEVELOPMENT TO PROVIDE RECIPROCAL ACCESS BETWEEN LOTS.
8. ALL PROPOSED ON-SITE UTILITY AND DRAINAGE IMPROVEMENTS SERVING THE SUBDIVISION SHALL BE PRIVATELY OWNED AND MAINTAINED.

BENCHMARK:
A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "BONN 4447" HAVING A GRID COORDINATE VALUE OF NORTHING: 10,059,417.00 AND EASTING: 2,762,342.805, LOCATED AT THE SOUTHEAST CORNER OF A 5.001 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO KEVEN ECKHARDT IN VOLUME 555 PAGE 187 OF THE OFFICIAL PUBLIC RECORDS OF GILLISPIE COUNTY, TEXAS (O.P.R.G.C.T.), ALSO BEING THE NORTHEAST CORNER OF A 5.13 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRENDA L. SENDER, ET AL IN VOLUME 555, PAGE 212-216 OF THE OFFICIAL PUBLIC RECORDS OF GILLISPIE COUNTY, TEXAS (O.P.R.G.C.T.), ALSO BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH EAGLE STREET (COUNTY ROAD), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 4.915 ACRE TRACT.

BEARING BASIS
ALL BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.

- CONTROL POINTS (GRID)**
- CP-1 CUT "X" IN BACK OF CURB OPUS (10059926.794, 2761894.188, 1659.36)
 - CP-2 IRCS 5/8" STAMPED "LJA SURVEY" IN CONCRETE OPUS (10059299.336, 2762348.976, 1648.028)
 - CP-3 IRCS 1/2" STAMPED "CONTROL" SET BY OTHERS (10059848.084, 2761896.858, 1658.376)

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



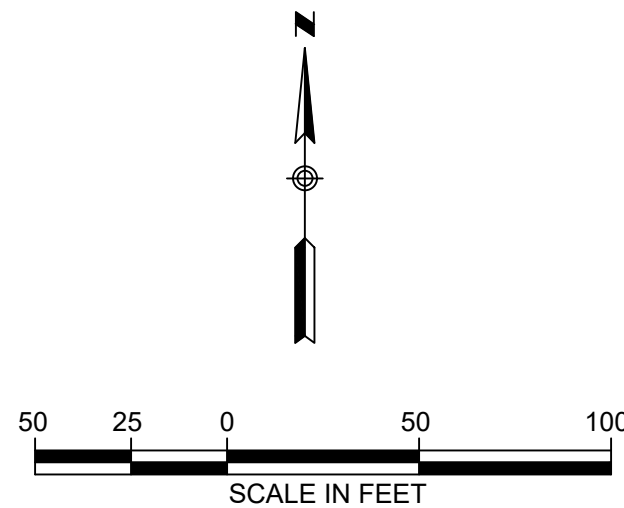
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SITE DEV. PLANS PHASE 1A/1B

OVERALL SITE PLAN

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C2	REVISIONS TO LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200, LOT 201, LOT 202, LOT 203, LOT 204, LOT 205, LOT 206, LOT 207, LOT 208, LOT 209, LOT 210, LOT 211, LOT 212, LOT 213, LOT 214, LOT 215, LOT 216, LOT 217, LOT 218, LOT 219, LOT 220, LOT 221, LOT 222, LOT 223, LOT 224, LOT 225, LOT 226, LOT 227, LOT 228, LOT 229, LOT 230, LOT 231, LOT 232, LOT 233, LOT 234, LOT 235, LOT 236, LOT 237, LOT 238, LOT 239, LOT 240, LOT 241, LOT 242, LOT 243, LOT 244, LOT 245, LOT 246, LOT 247, LOT 248, LOT 249, LOT 250, LOT 251, LOT 252, LOT 253, LOT 254, LOT 255, LOT 256, LOT 257, LOT 258, LOT 259, LOT 260, LOT 261, LOT 262, LOT 263, LOT 264, LOT 265, LOT 266, LOT 267, LOT 268, LOT 269, LOT 270, LOT 271, LOT 272, LOT 273, LOT 274, LOT 275, LOT 276, LOT 277, LOT 278, LOT 279, LOT 280, LOT 281, LOT 282, LOT 283, LOT 284, LOT 285, LOT 286, LOT 287, LOT 288, LOT 289, LOT 290, LOT 291, LOT 292, LOT 293, LOT 294, LOT 295, LOT 296, LOT 297, LOT 298, LOT 299, LOT 300, LOT 301, LOT 302, LOT 303, LOT 304, LOT 305, LOT 306, LOT 307, LOT 308, LOT 309, LOT 310, LOT 311, LOT 312, LOT 313, LOT 314, LOT 315, LOT 316, LOT 317, LOT 318, LOT 319, LOT 320, LOT 321, LOT 322, LOT 323, LOT 324, LOT 325, LOT 326, LOT 327, LOT 328, LOT 329, LOT 330, LOT 331, LOT 332, LOT 333, LOT 334, LOT 335, LOT 336, LOT 337, LOT 338, LOT 339, LOT 340, LOT 341, LOT 342, LOT 343, LOT 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1209, LOT 1210, LOT 1211, LOT 1212, LOT 1213, LOT 1214, LOT 1215, LOT 1216, LOT 1217, LOT 1218, LOT 1219, LOT 1220, LOT 1221, LOT 1222, LOT 1223, LOT 1224, LOT 1225, LOT 1226, LOT 1227, LOT 1228, LOT 1229, LOT 1230, LOT 1231, LOT 1232, LOT 1233, LOT 1234, LOT 1235, LOT 1236, LOT 1237, LOT 1238, LOT 1239, LOT 1240, LOT 1241, LOT 1242, LOT 1243, LOT 1244, LOT 1245, LOT 1246, LOT 1247, LOT 1248, LOT 1249, LOT 1250, LOT 1251, LOT 1252, LOT 1253, LOT 1254, LOT 1255, LOT 1256, LOT 1257, LOT 1258, LOT 1259, LOT 1260, LOT 1261, LOT 1262, LOT 1263, LOT 1264, LOT 1265, LOT 1266, LOT 1267, LOT 1268, LOT 1269, LOT 1270, LOT 1271, LOT 1272, LOT 1273, LOT 1274, LOT 1275, LOT 1276, LOT 1277, LOT 1278, LOT 1279, LOT 1280, LOT 1281, LOT 1282, LOT 1283, LOT 1284, LOT 1285, LOT 1286, LOT 1287, LOT 1288, LOT 1289, LOT 1290, LOT 1291, LOT 1292, LOT 1293, LOT 1294, LOT 1295, LOT 1296, LOT 1297, LOT 1298, LOT 1299, LOT 1300, LOT 1301, LOT 1302, LOT 1303, LOT 1304, LOT 1305, LOT 1306, LOT 1307, LOT 1308, LOT 1309, LOT 1310, LOT 1311, LOT 1312, LOT 1313, LOT 1314, LOT 1315, LOT 1316, LOT 1317, LOT 1318, LOT 1319, LOT 1320, LOT 1321, LOT 1322, LOT 1323, LOT 1324, LOT 1325, LOT 1326, LOT 1327, LOT 1328, LOT 1329, LOT 1330, LOT 1331, LOT 1332, LOT 1333, LOT 1334, LOT 1335, LOT 1336, LOT 1337, LOT 1338, LOT 1339, LOT 1340, LOT 1341, LOT 1342, LOT 1343, LOT 1344, LOT 1345, LOT 1346, LOT 1347, LOT 1348, LOT 1349, LOT 1350, LOT 1351, LOT 1352, LOT 1353, LOT 1354, LOT 1355, LOT 1356, LOT 1357, LOT 1358, LOT 1359, LOT 1360, LOT 1361, LOT 1362, LOT 1363, LOT 1364, LOT 1365, LOT 1366, LOT 1367, LOT 1368, LOT 1369, LOT 1370, LOT 1371, LOT 1372, LOT 1373, LOT 1374, LOT 1375, LOT 1376, LOT 1377, LOT 1378, LOT 1379, LOT 1380, LOT 1381, LOT 1382, LOT 1383, LOT 1384, LOT 1385, LOT 1386, LOT 1387, LOT 1388, LOT 1389, LOT 1390, LOT 1391, LOT 1392, LOT 1393, LOT 1394, LOT 1395, LOT 1396, LOT 1397, LOT 1398, LOT 1399, LOT 1400, LOT 1401, LOT 1402, LOT 1403, LOT 1404, LOT 1405, LOT 1406, LOT 1407, LOT 1408, LOT 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1609, LOT 1610, LOT 1611, LOT 1612, LOT 1613, LOT 1614, LOT 1615, LOT 1616, LOT 1617, LOT 1618, LOT 1619, LOT 1620, LOT 1621, LOT 1622, LOT 1623, LOT 1624, LOT 1625, LOT 1626, LOT 1627, LOT 1628, LOT 1629, LOT 1630, LOT 1631, LOT 1632, LOT 1633, LOT 1634, LOT 1635, LOT 1636, LOT 1637, LOT 1638, LOT 1639, LOT 1640, LOT 1641, LOT 1642, LOT 1643, LOT 1644, LOT 1645, LOT 1646, LOT 1647, LOT 1648, LOT 1649, LOT 1650, LOT 1651, LOT 1652, LOT 1653, LOT 1654, LOT 1655, LOT 1656, LOT 1657, LOT 1658, LOT 1659, LOT 1660, LOT 1661, LOT 1662, LOT 1663, LOT 1664, LOT 1665, LOT 1666, LOT 1667, LOT 1668, LOT 1669, LOT 1670, LOT 1671, LOT 1672, LOT 1673, LOT 1674, LOT 1675, LOT 1676, LOT 1677, LOT 1678, LOT 1679, LOT 1680, LOT 1681, LOT 1682, LOT 1683, LOT 1684, LOT 1685, LOT 1686, LOT 1687, LOT 1			

17x443_sdc_ventures\0401_Fredricksburg\dwg\sheet\15-SP-A443-0401-1501.dwg
User: ncrady
Last Modified: Mar 23 10:59
Plot Date/Time: Mar 23 10:59



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



REVISIONS

NO.	DESCRIPTION	BY	DATE
C1	REVISE BOTH PROPOSED DRIVEWAYS AT FRIENDSHIP LANE	CRH	05/2022
C2	REVISE PRIVATE STREET NAMES	CRH	03/2023
C3	REVISE PRIVATE STREET NAMES	CRH	03/2023

DATE: 03/07/2023

DESIGNED BY: CRH

DRAWN BY: RMB

CHECKED BY: CRH

03-07-2023

JOB NUMBER: A443-0401

AD01

SHEET NO. 15

OF 66 SHEETS

FREDERICKSBURG MIXED USE

SITE DEV. PLANS PHASE 1A/1B

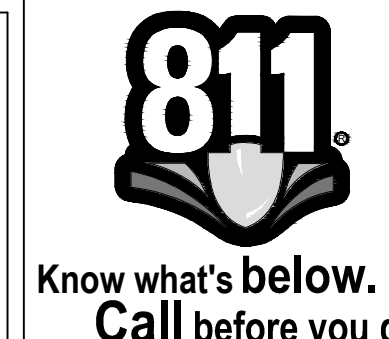
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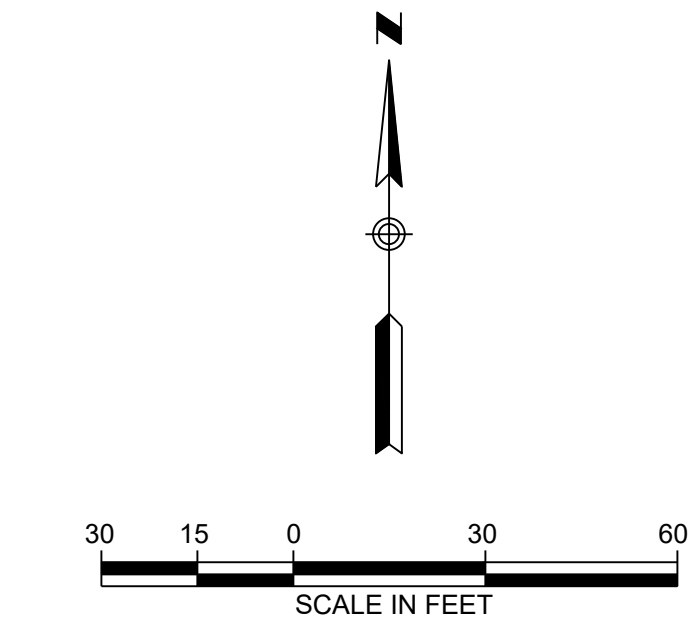
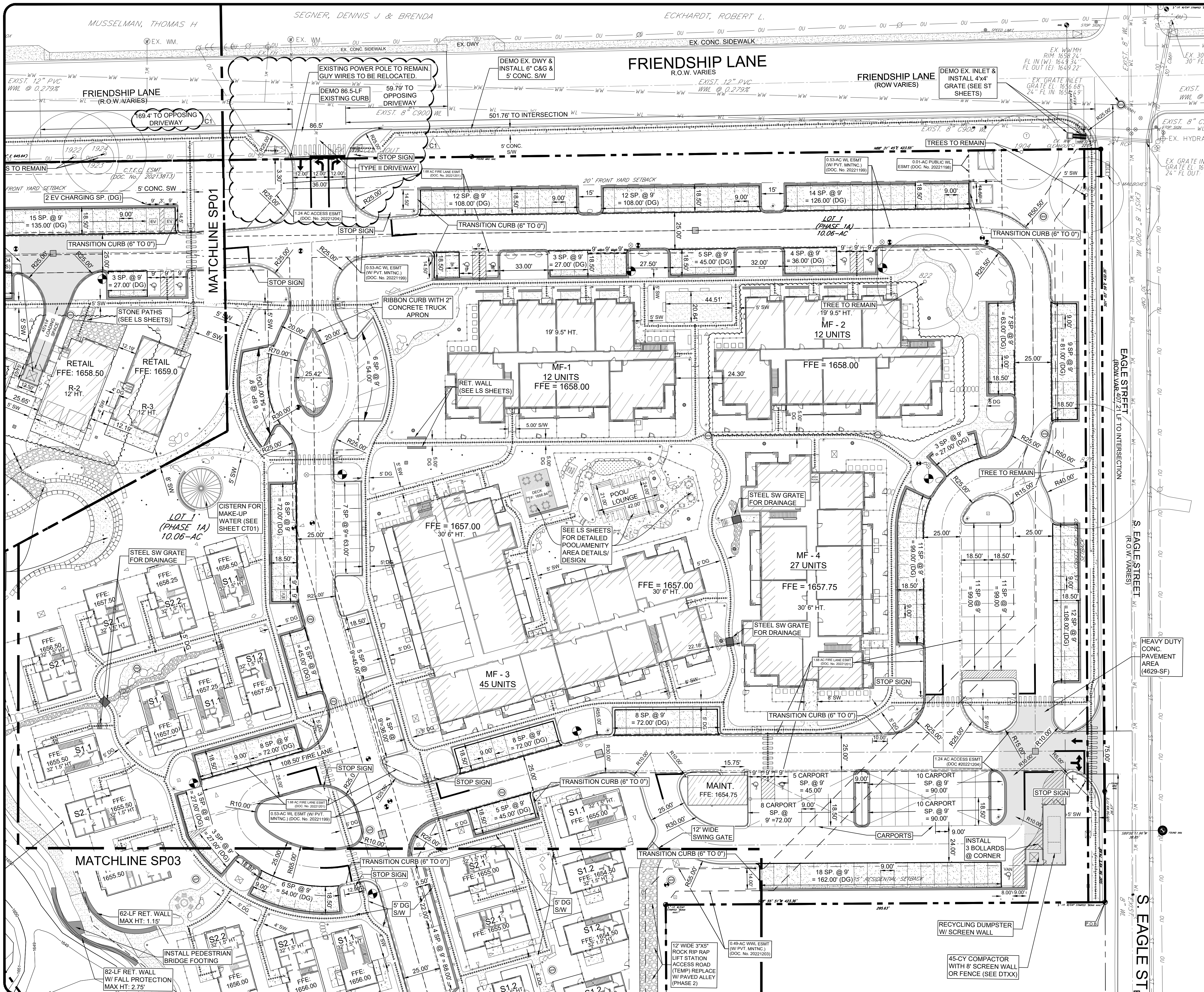
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User: ncrady

Last Modified: Mar 23 10:59

Plot Date/Time: Mar 23 10:59





LEGEND		
PROPOSED	EXISTING	
		CONCRETE SIDEWALK
		DECOMPOSED GRANITE WALKWAY
		PROPERTY BOUNDARY
		FIRE LANE
		ACCESSIBLE ROUTE
		SIDEWALK RAMP
		HANDICAPPED PARKING SPACE & SIDEWALK RAMP
		CROSSWALK
		STORM SEWER LINE
		WASTEWATER LINE
		WATER LINE
		WATER VALVE
		FIRE HYDRANT
		WASTEWATER MANHOLE
		STORMSEWER MANHOLE
		WATER METER
		UTILITY POLE
		OVERHEAD UTILITIES
		ELEC. UTILITY
		ELEC. MANHOLE
		LIGHT POLE
		LIGHTING - STREET POLE
		LIGHTING - AREA LIGHT
		LIGHTING - BOLLARD
		LIGHTING - UP LIGHT
		TELEPHONE UTILITY
		UNDERGROUND FIBER OPTIC MARKER
		TELEPHONE MANHOLE
		UNDERGROUND GAS MARKER
		CHAIN LINK FENCE
		TRANSFORMER LOCATION

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
 3. ALL SIDEWALKS ADJACENT TO BACK OF CURB SHALL BE 5' WIDE. ALL OTHER SIDEWALKS SHALL BE 4' WIDE UNLESS OTHERWISE NOTED.
 4. ALL PAVEMENT OR ROLL-OVER CURB SHALL BE INSTALLED PER GEOTECH REPORT, DATED 5/16/2021 AND PREPARED BY HENLEY-JOHNSTON & ASSOCIATES.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

FREDERICKSBURG MIXED USE
SITE DEV. PLANS PHASE 1A/1B
DETAILED SITE PLAN

NO.	DESCRIPTION	DATE	DESIGNED BY	CHECKED BY
C1	REVISION BOTH PROPOSED DRIVEWAYS AT FRIENDSHIP LANE	03/07/2023	CRH	CRH
C2	REVISION BOTH PROPOSED DRIVEWAYS AT FRIENDSHIP LANE	03/07/2023	CRH	CRH

DATE: 03/07/2023

DESIGNED BY: CRH

DRAWN BY: RMB

CHECKED BY: CRH

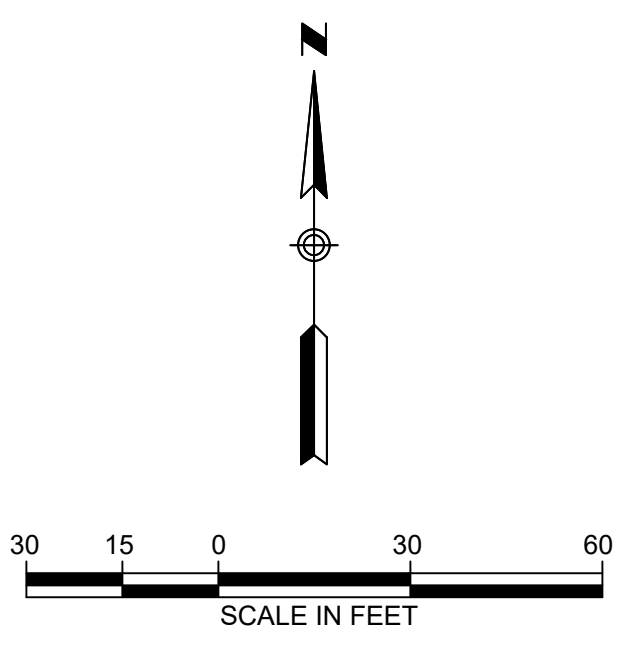
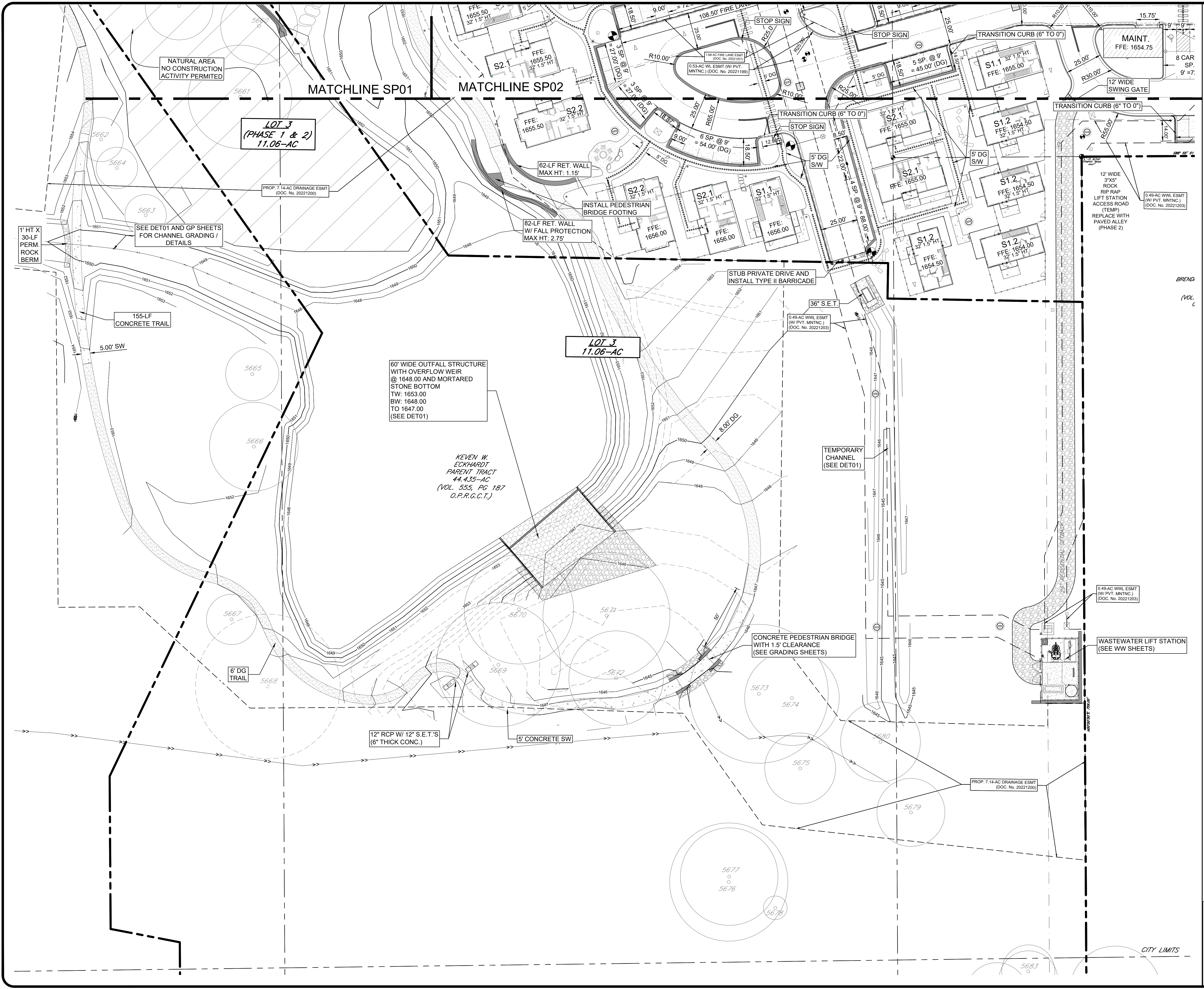
DRAWING NAME: A443-S01-SP01.DWG

LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A443-0401

SP02

SHEET NO. **17** OF 66 SHEETS



LEGEND		
PROPOSED	EXISTING	
		CONCRETE SIDEWALK
		DECOMPOSED GRANITE WALKWAY
		PROPERTY BOUNDARY
		FIRE LANE
		ACCESSIBLE ROUTE
		SIDEWALK RAMP
		HANDICAPPED PARKING SPACE & SIDEWALK RAMP
		CROSSWALK
— ST	— ST	STORM SEWER LINE
— WW	— WW	WASTEWATER LINE
— WL	— WL	WATER LINE
		WATER VALVE
		FIRE HYDRANT
		WASTEWATER MANHOLE
		STORMSEWER MANHOLE
		1/2" REBAR FOUND (OR AS NOTED)
		1/2" REBAR WITH CAP FOUND
		1/2" REBAR WITH CHAPARRAL CAP SET
		WATER METER
		UTILITY POLE
		OVERHEAD UTILITIES
		ELEC. UTILITY
		ELEC. MANHOLE
		LIGHT POLE
		LIGHTING - STREET POLE
		LIGHTING - AREA LIGHT
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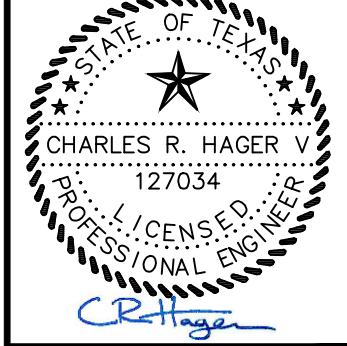
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FREDERICKSBURG MIXED USE
SITE DEV. PLANS PHASE 1A/1B
DETAILED SITE PLAN

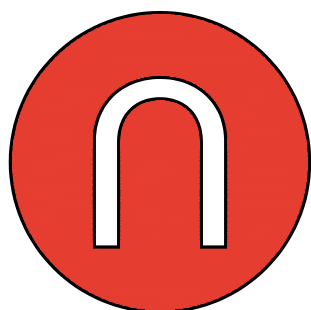
REVISIONS		DATE	BY	DESCRIPTION
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C2	REVISE BOTH PROPOSED DRIVEWAYS AT FRIENDSHIP LANE	3/7/2023	CRH	

DATE:	03/07/2023
DESIGNED BY:	CRH
DRAWN BY:	CRH
CHECKED BY:	CRH
DRAWING NAME:	A443-SPO1.DWG



LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
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JOB NUMBER:	A443-0401
SP03	
SHEET NO.	18
OF 66 SHEETS	



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Fredericksburg MF/MU
Friendship Lane
Fredericksburg, TX

Project Number:

21-005

Date Issued:

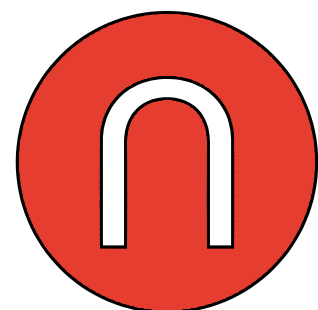
July 17, 2023

Sheet Title:

OVERALL
LANDSCAPE PLAN

Sheet Number:

L1.0



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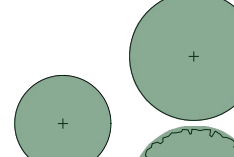
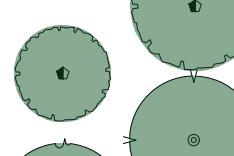
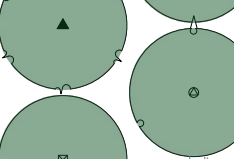
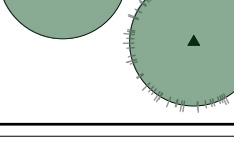
July 17, 2023

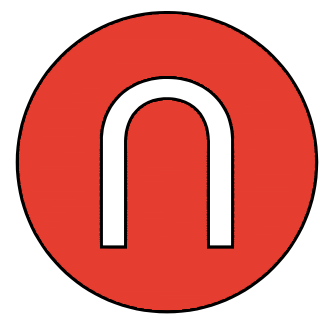
Sheet Title:

LANDSCAPE -
TREE PLAN

Sheet Number:

L1.1

TREE LIST			
SHADE TREES		ORNAMENTAL TREES	
Symbol	Botanical Name	Symbol	Botanical Name
	Quercus virginiana		Cercis canadensis 'texensis'
	Quercus virginiana		Sophora secundiflora
	Ulmus crassifolia		Ilex vomitoria
	Ulmus crassifolia		Prunus mexicana
	Quercus macrocarpa		Bauhinia lunarioides
	Quercus muhlenbergii		Diospyros texana
	Quercus polymorpha		Juniperus chinensis 'Spartan'
	Quercus texana		Spartan Juniper
	Taxodium distichum		
	Live Oak		Texas Redbud
	Live Oak		Texas Mountain Laurel
	Cedar Elm		SPECIMEN Multi-trunk Yaupon (85gal)
	Cedar Elm		Mexican Plum
	Bur Oak		Anacacho Orchid Tree
	Chingapin Oak		Texas Persimmon
	Monterrey		
	Texas Red Oak		
	Bald Cypress		



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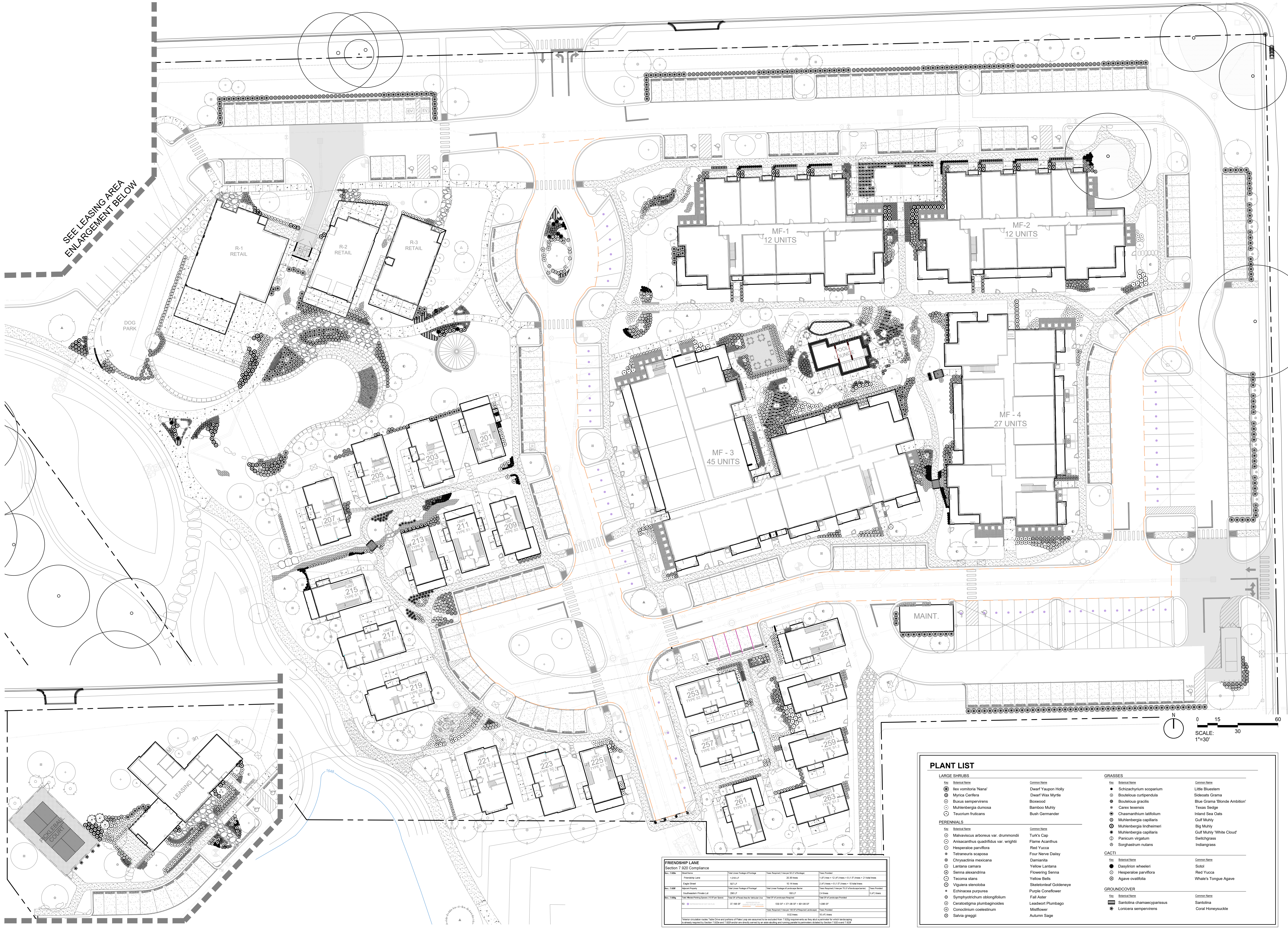
Fredericksburg MF/MU
Friendship Lane
Fredericksburg, TX

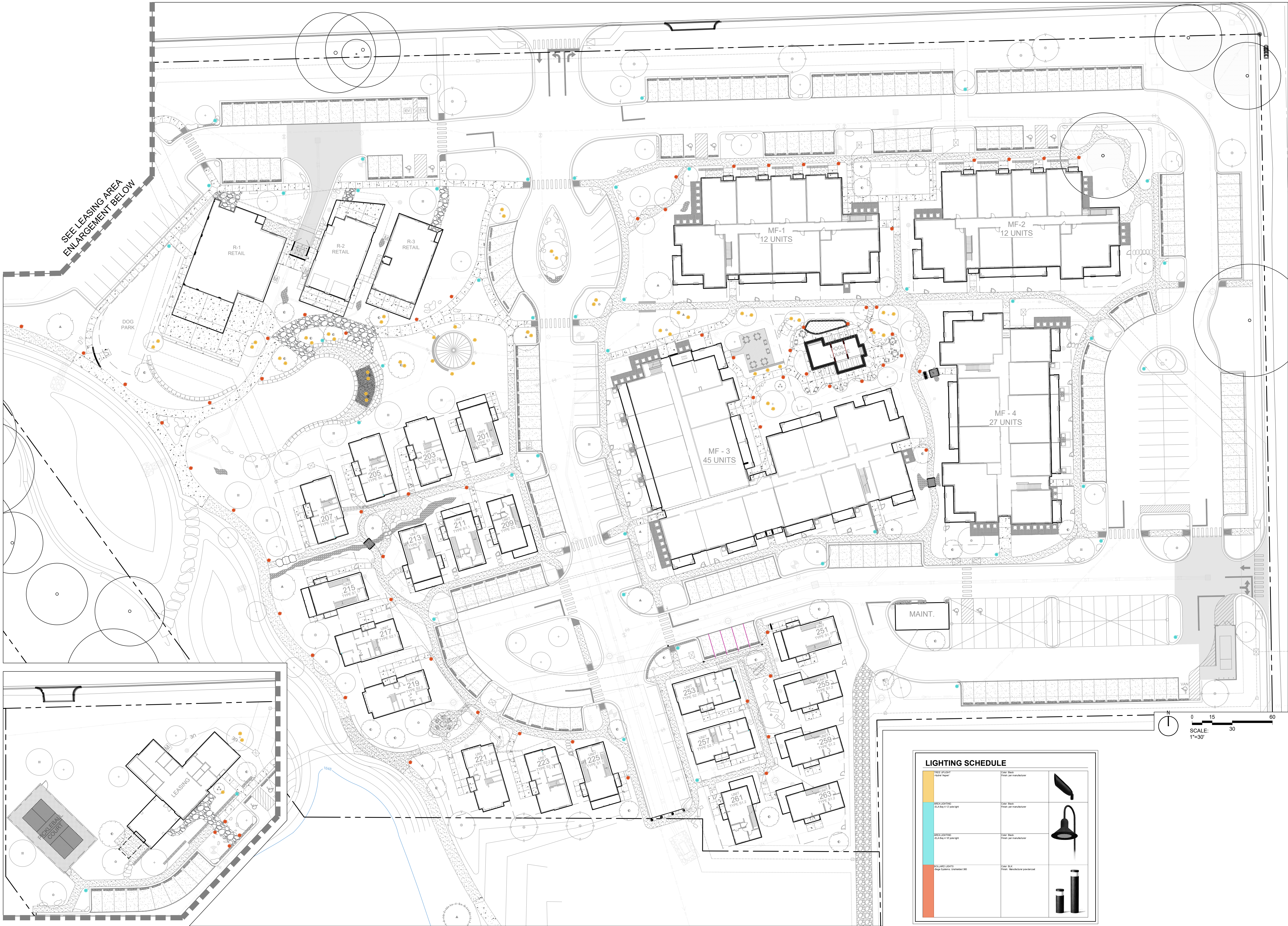
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July 17, 2023

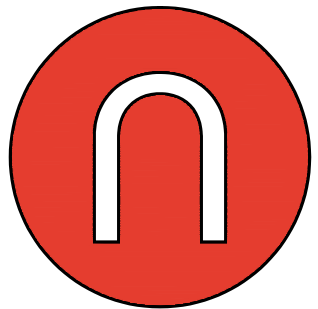
Sheet Title:
LANDSCAPE -
PLANTING PLAN

Sheet Number:
L1.2





LIGHTING SCHEDULE		
TREE LIGHTS Hydra Paper	Color: Black Finish: per manufacturer	
WALKWAY LIGHTS SLA 4' x 12' post light	Color: Black Finish: per manufacturer	
WALKWAY LIGHTS SLA 4' x 12' post light	Color: Black Finish: per manufacturer	
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Fredericksburg MF/MU
Friendship Lane
Fredericksburg, TX

Project Number:

21-005

Date Issued:

July 17, 2023

Sheet Title:

LANDSCAPE -
LIGHTING PLAN

Sheet Number:

L2.0



07 17 23
Philip Koske, #2641

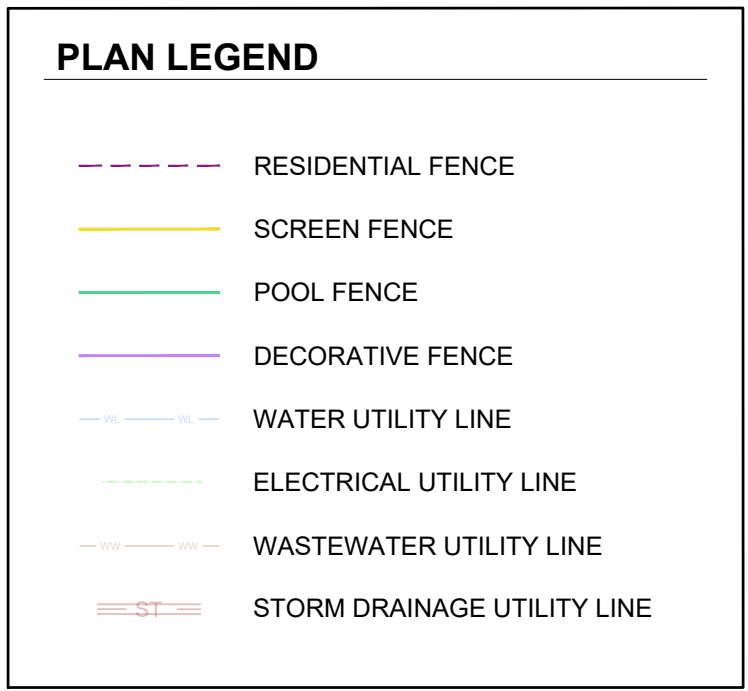
Fredericksburg MF/MU
Friendship Lane
Fredericksburg, TX

21-005

July 17, 2023

ADDITIONAL SITE ITEMS

L3.0



Fredericksburg Mixed Use (Phase 1A / 1B)*					
Firendship Lane & Eagle Street, Fredericksburg, Gillespie County, Texas					
*Project is subject to an Annexation Agreement approved on April 19, 2021 by the City of Fredericksburg.					
Land Area / Use, Zoning, and Allowable Impervious Cover (IC) Summary					
Total Subdivision Area	32.541	Ac.		1,417,503	SF
Proposed Eagle Street ROW Dedication	0.132	Ac.		5,764	SF
Net Subdivision Area	32.409	Ac.		1,411,739	SF
Lot 1 (Phase 1A) Area	10.061	Ac.		438,241	SF
Lot 2 (Phase 1B) Area	1.526	Ac.		66,473	SF
Net Lot 1 & 2 Area	11.587	Ac.		504,714	SF
Zoning	=	PUD, MU-2 (Mixed Use - Corridor)			
Lot 1 Allowable Imp Cover (75%)	=	7.545	Ac.	328,680	SF
Lot 2 Allowable Imp Cover (75%)	=	1.145	Ac.	49,855	SF
Total Phase 1 Allowable Imp Cover (75%)	=	8.690	Ac.	378,535	SF
Proposed Use	=	Mixed Use			
Existing Use	=	Vacant / Agricultural			
Setback Summary					
Front Street	=	20	FT		
Side Street	=	15	FT		
Adjacent Residential Zoning	=	25	FT		
Rear	=	25	FT		
Internal Side	=	N/A	FT		
Impervious Cover and Building Summary					
Impervious Cover				% Site Area	
Exist Imp Cover	=	0.000	Ac.	0.0%	
Total Impervious Cover (Lot 1)	=	4.667	Ac.	46.4%	203,290 SF
Total Bldg Coverage		1.785	Ac.	17.7%	77,768 SF
Total Parking/Drives (Impervious)		2.465	Ac.	24.5%	107,354 SF
Total Sidewalks/Trails (Concrete)		0.379	Ac.	3.8%	16,509 SF
Total Transformers/Condensors/Misc.		0.038	Ac.	0.4%	1,660 SF
Total Impervious Cover (Lot 2)	=	0.670	Ac.	43.9%	29,187 SF
Total Bldg Coverage		0.178	Ac.	11.6%	7,738 SF
Total Parking/Drives (Impervious)		0.337	Ac.	22.1%	14,693 SF
Total Sidewalks/Trails (Concrete)		0.154	Ac.	10.1%	6,722 SF
Total Transformers/Condensors/Misc.		0.001	Ac.	0.1%	34 SF
Total Impervious Cover (Lot 3)	=	0.060	Ac.	0.5%	2,612 SF
Total Parking/Drives (Impervious)		0.006	Ac.	0.1%	249 SF
Total Sidewalks/Trails (Concrete)		0.054	Ac.	0.5%	2,363 SF
Total Impervious Cover (Lot 4)	=	0.005	Ac.	0.1%	1,129 SF
Total Parking/Drives (Impervious)		0.020	Ac.	0.2%	890 SF
Total Sidewalks/Trails (Concrete)		0.005	Ac.	0.1%	239 SF
Total Phase 1 Impervious Cover	=	5.402	Ac.	16.6%	(% of Subdivision Area)
Floor Area Ratio (Lot 1)	=	171,175	SF	0.39 :1	
Floor Area Ratio (Lot 2)	=	7,474	SF	0.11 :1	
Bldg. Height / Gross Floor Area		Height		GSA	No. of EA
MF I Residential	=	19' 9 1/2"	(3-story)	19,928 SF	2
MF III Residential	=	30' 6"	(3-story)	56,078 SF	1
MF IV Residential	=	30' 6"	(3-story)	33,826 SF	1
Type 1.1 Residential	=	32' 1 1/2"	(3-story)	1,893 SF	6
Type 1.2 Residential	=	32' 1 1/2"	(3-story)	1,765 SF	5
Type 2.1 Residential	=	32' 1 1/2"	(3-story)	1,703 SF	6
Type 2.2 Residential	=	32' 1 1/2"	(3-story)	1,733 SF	4
Retail R1	=	18' 0"	(1-story)	3,616 SF	1
Retail R2	=	12' 0"	(1-story)	1,928 SF	1
Retail R3	=	12' 0"	(1-story)	1,930 SF	1
Club / Leasing	=	15' 0"	(1-story)	3,282 SF	1
Maintenance	=	12' 0"	(1-story)	800 SF	1
TOTAL	=	178,649	GSA (SF)		

Parking Calculations						
Required Parking (Lot 1)						
Type of Bedroom Units	Units/SF/ Seats		SP / Unit, SF, Seats		Req'd Spaces	
MF1 2 Bdr Units	12	Units	2		24	
MF3 1 Bdr Units	15	Units	1.5		23	
MF3 2 Bdr Units	13	Units	2		26	
MF3 Amenity	3200	SF	400		8	
MF4 1 Bdr Units	15	Units	1.5		23	
MF4 2 Bdr Units	11	Units	2		22	
SF-Block 1	10	Units	2		20	
SF Block 2	3	Units	2		6	
SF Block 3	7	Units	2		14	
Leasing	3282	SF	400		8	
Total					174	
Required Parking (Lot 2)						
Type of Bedroom Units	Units/SF/ Seats		SP / Unit, SF, Seats		Req'd Spaces	
R1 Restaurant	148	Seats	4.0		37	
R2 Grocer	1,928	SF	400.0		4	
R3 Restaurant	86	Seats	4.0		22	
Total					63	
Required Parking	=				237	Spaces
Provided Parking (Lot 1)						
		Standard	Accessible	Van Accessible	Total	Percent of Req'd
Surface Spaces	=	230	4	1	235	134.90%
Carport Spaces	=	33	2	0	35	20.09%
Electric Vehicle Spaces	=	1	0	0	1	0.57%
TOTAL	=				271	155.56%
Provided Parking (Lot 2)						
		Standard	Accessible	Van Accessible	Total	Percent of Req'd
Surface Spaces	=	40	3	1	44	70.04%
Electric Vehicle Spaces	=	2	0	0	2	3.18%
TOTAL*	=				46	73.23%
*NOTE: 19 spaces on Lot 1 are within a 1.49-ac Reciprocal Lot Access Esmt (Doc. No. _____) to provide spaces						
Total Provided Parking	=	317	Spaces	(>= 237 Required Spaces)		



July 17th, 2023

Development Services Department
City of Fredericksburg
126 West Main Street
Fredericksburg, Texas 78624-3708
VIA ELECTRONIC MAIL

RE: Fredericksburg Mixed Use Site Plan Extension (SP-2308)
32-ac Mixed Use Development (SP-2124)

To Development Services:

Seco Ventures received comments for the Site Plan Extension to the above referenced project on July 7, 2023. Responses to the changes and documents requested are as follows:

1. The Site Plan requires Planning and Zoning Approval, tentatively scheduled for August 2, 2023.
Response: Noted.
2. Provide a redlined site plan or clouds that call out changes along with narrative.
Response: The latest set of plans (Correction 2) that were submitted to the City in March of 2023 are included herein.
3. Provide a development site plan that depicts all information required per Sec. 7.131 Internal utilities, easements, landscaping, wayfinding signage and other items should be removed OR provided on a separate plan.
Response: See enclosed exhibit.
4. Please provide a Zoning Summary to include all Development Standards and Parking Calculations. (Sec. 7.863, Sec. 3.700)
Response: Site calculations, including zoning and parking calculations, are included herein.
5. Provide a note regarding all exterior lighting shall be night sky compliant. Provide the requested fixture type. (Article XV – Outdoor Lighting – Site Plan Checklist)

Response: This note has been added to the cover sheet and site plan sheets (See CV01, SP01-SP03).

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

Response: ALL FIXTURES ARE CUT-OFF AND COMPLIANT. See the enclosed exhibit.

We appreciate your review of this correction. If you have any questions, or need any additional information, please do not hesitate to email us at jeff@secoventures.com.

Sincerely,

Jeff Stewart
Development Associate
Seco Ventures



Applicant

John Needham

Case Number

SP-2124

Location

SW corner of Friendship
Lane and South Eagle
Street

NOTICE OF ACTION

YOUR APPLICATION FOR:

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

PLANNING & ZONING COMMISSION RECOMMENDATION:

- ☒ APPROVAL
- ☐ DISAPPROVAL

ON DATE: November 3, 2021

CITY COUNCIL ACTION:

- ☐ APPROVAL
- ☐ DISAPPROVAL

ON DATE: _____

BOARD OF ADJUSTMENT ACTION:

- ☐ APPROVAL
- ☐ DISAPPROVAL

ON DATE: _____

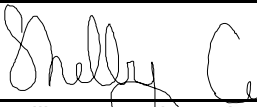
HISTORIC REVIEW BOARD ACTION:

- ☐ APPROVAL
- ☐ DISAPPROVAL

ON DATE: _____

CONDITIONS OF APPROVAL:

Per Staff Recommendation.

Signed: 
Shelby Collier, Associate Planner

Date: 11/05/21



PLANNING & ZONING COMMISSION MEMO

DATE: November 3, 2021

TO: P&Z Commissioners

FROM: Jason Lutz

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

Summary:

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

Background / Analysis:

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

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

Unit Breakdown: Total Residential Units = 95

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

The City of Fredericksburg

Proposed Site Plan:

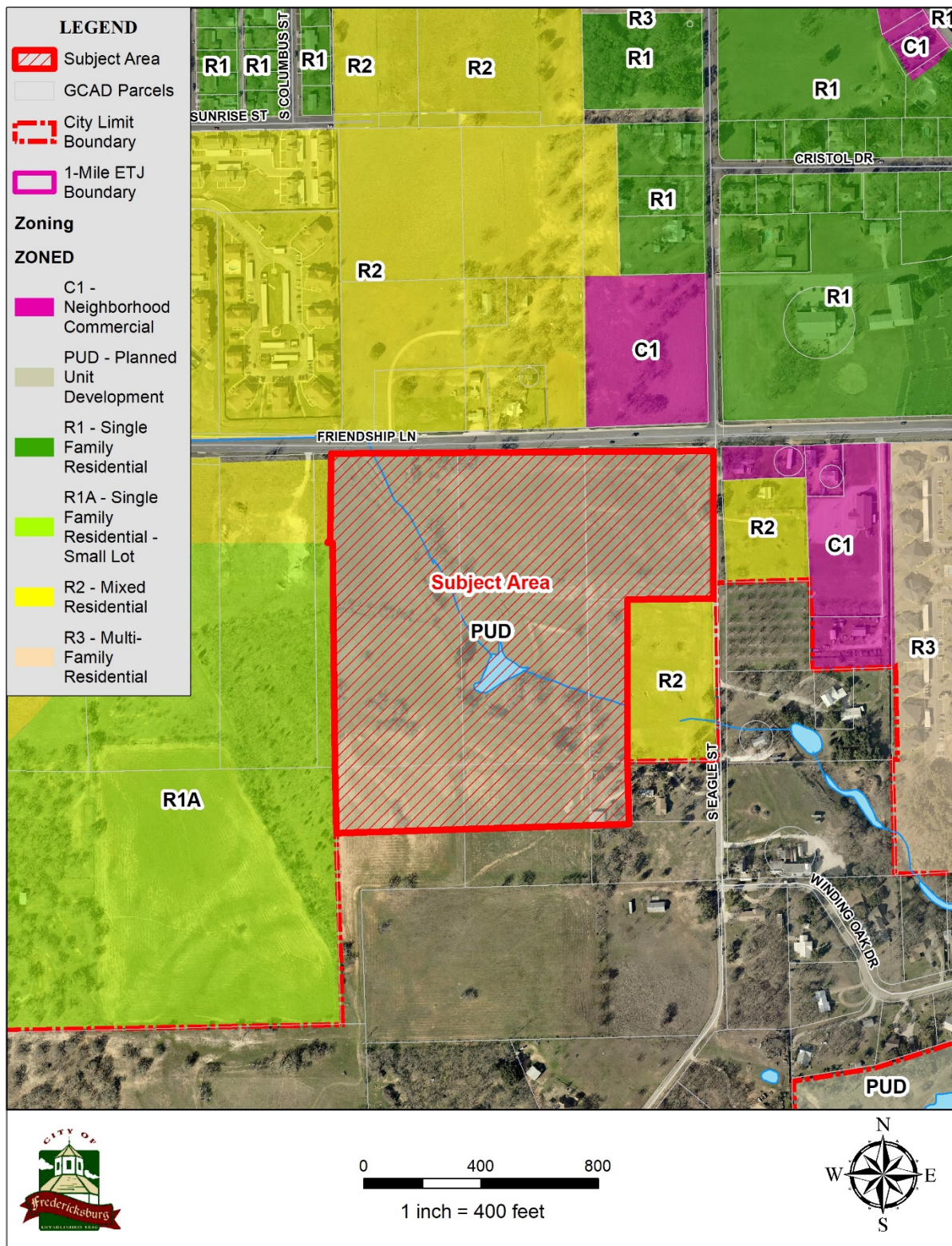
Zoning: PUD – Planned Unit Development (MU-2 standards)
Setbacks: Required - 20' front yard, 15' street side yard, 0' interior side yard, 0' rear yard
(25 on rear yards adjacent to ETJ)
Impervious Cover: 75% allowed (45.15% proposed)
Building Coverage: 75% allowed (17.7% proposed)
Building Height: 3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

Recommendations:

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

Attachments:

Zoning/Location map & Proposed Site Plan



The City of Fredericksburg

The City of Fredericksburg

PHASE 1B

LOT 2 (PHASE 1B)
1.53-AC
ZONING: PUD - MU-2
PROPOSED LAND USE: MIXED-USE

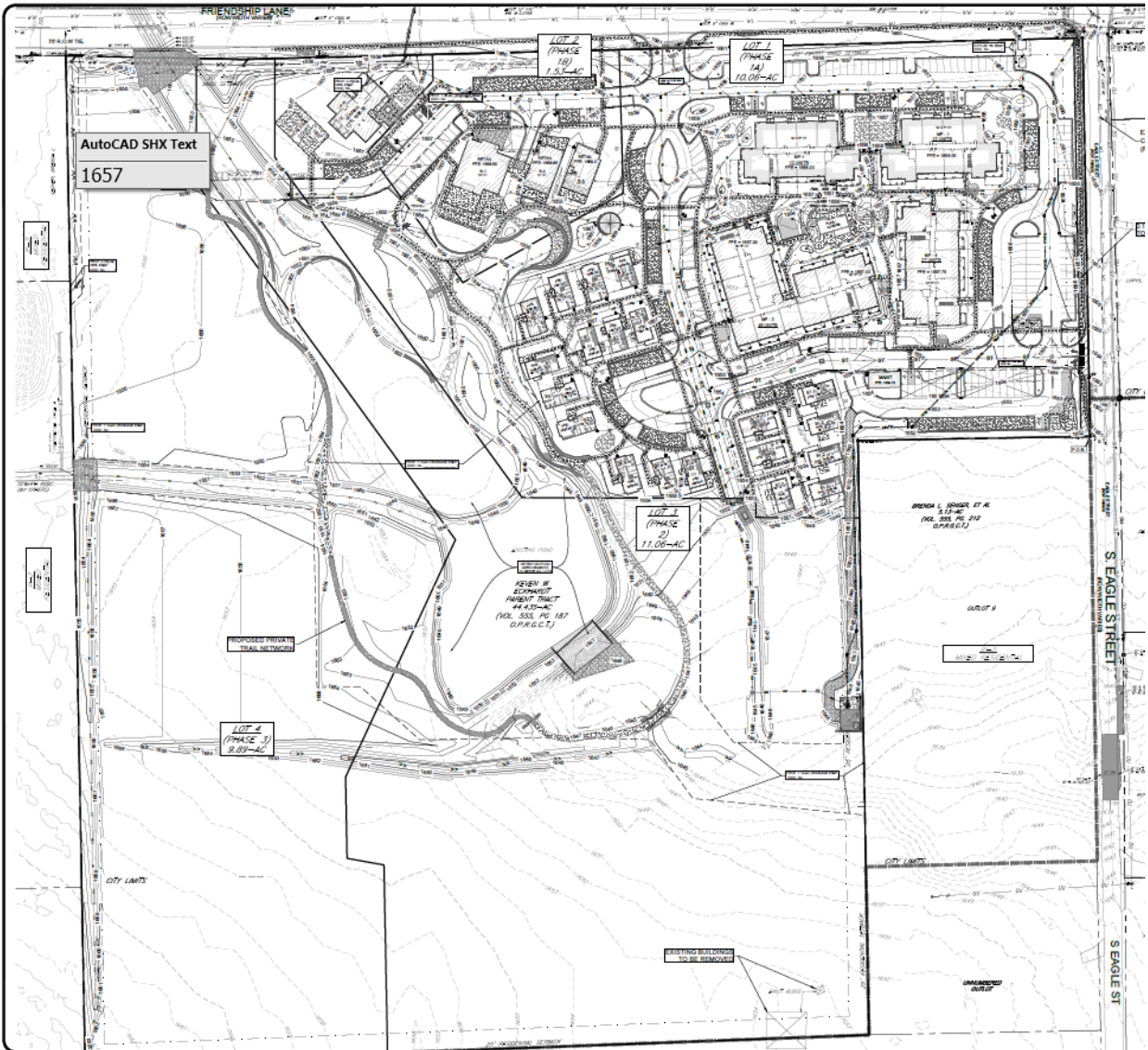
LOT 2
ZONING: PUD - MU-2
PROPOSED LAND USE: MIXED-USE

PHASE 1A

LOT 1 (PHASE 1A)
9.90-AC
ZONING: PUD - MU-2
PROPOSED LAND USE: MIXED-USE

LOT 1
ZONING: PUD - MU-2
PROPOSED LAND USE: MIXED-USE

BRENDA L. SENGEL, ET AL
5.13-AC
(VOL. 555, PG. 212)



The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



Applicant

John Needham

Case Number

P-2135

Location

SW corner of Friendship
Lane and South Eagle
Street

NOTICE OF ACTION

YOUR APPLICATION FOR:

- ☐ LAND USE CHANGE
- ☐ RE-ZONING
- ☐ CONDITIONAL USE PERMIT
- ☒ FINAL PLAT
- ☐ VARIANCE
- ☐ CERTIFICATE OF APPROPRIATENESS

PLANNING & ZONING COMMISSION RECOMMENDATION:

- ☒ APPROVAL
- ☐ DISAPPROVAL

ON DATE: December 8, 2021

CITY COUNCIL ACTION:

- ☐ APPROVAL
- ☐ DISAPPROVAL

ON DATE: _____

BOARD OF ADJUSTMENT ACTION:

- ☐ APPROVAL
- ☐ DISAPPROVAL

ON DATE: _____

HISTORIC REVIEW BOARD ACTION:

- ☐ APPROVAL
- ☐ DISAPPROVAL

ON DATE: _____

CONDITIONS OF APPROVAL:

Per Staff Recommendation.

Signed: Shelby C.
Shelby Collier, Associate Planner

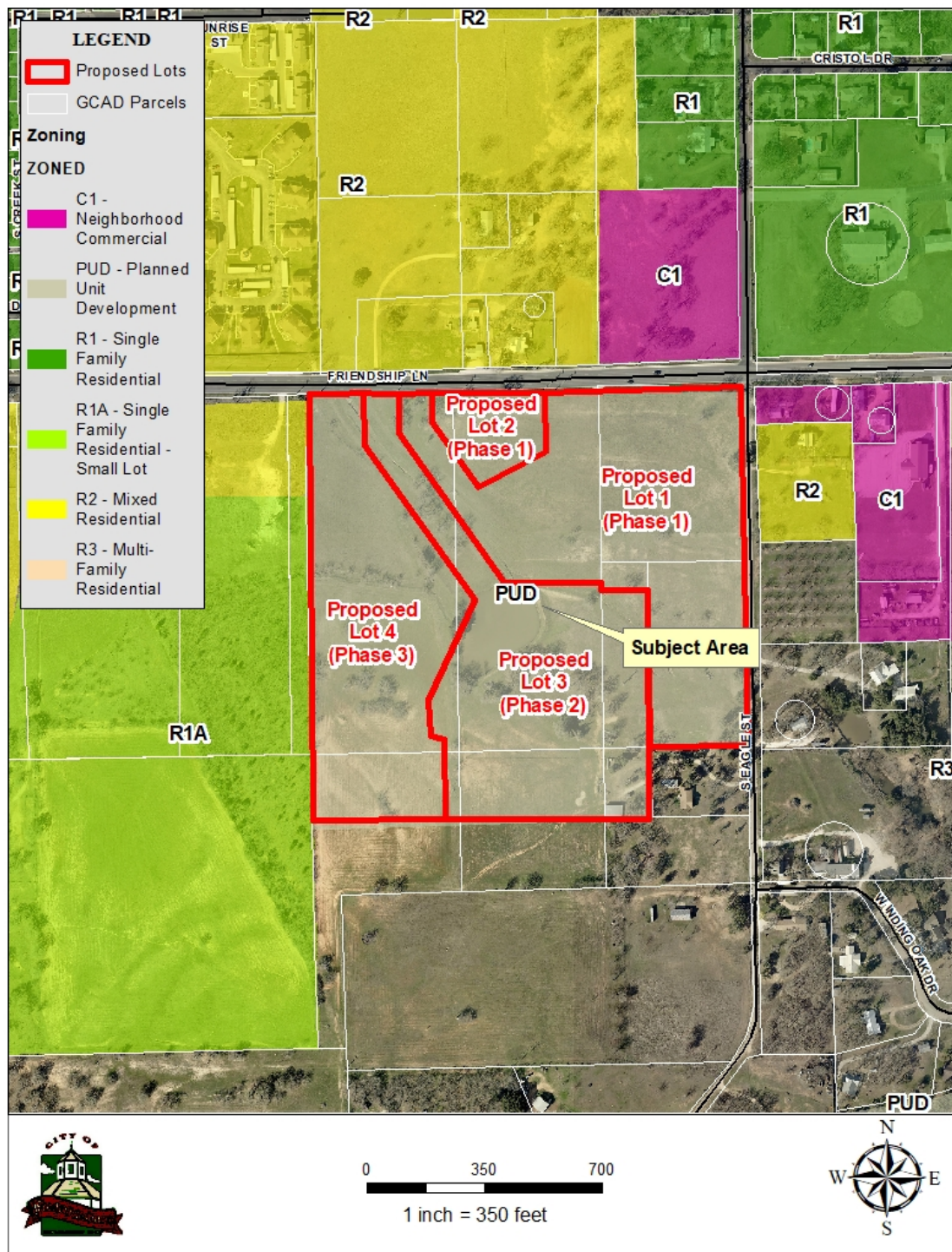
Date: 12/09/21

**FINAL PLAT
BACKGROUND INFORMATION
December 8, 2021**

File Number:	P-2135
Subdivision Name:	Fredericksburg Mixed Use – Final Plat.
Location:	SW corner of the Friendship Lane and S. Eagle St. intersection. (see attached map).
Zoning:	Planned Unit Development (PUD) Mixed Use
Tract Size:	Approximately 32.54 acres
Number/Size of Lots:	4 Mixed Use lots.
Roadways:	No new public roads are dedicated.
Right-of-way:	N/A
Utilities:	Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense to serve the property.
Easements:	Standard easements and cross access easements.
Easements Abandoned:	NA
Stormwater Detention:	Detention will be addressed as part of the Civil Construction Plans.
Drainage:	See above.
Park Dedication:	The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development. Parkland fees shall be paid prior to recordation of each phase of the project.
Construction Plans:	All development will be subject to approval of the Construction Plans.
Screening Plan:	None required
P&Z Action:	Final approval
Staff Recommendation:	Staff recommends approval of the Final Plat with conditions to be satisfied prior to recordation.

Staff Conditions:

1. Correct wording in Note 1 to read: "No landscaping or other modifications..."
2. Show right of way ties for Friendship Lane and S. Eagle Street.
3. Provide shared access easement based on latest agreement with adjacent property to the west.
4. Add all notes from the preliminary plat that were not included on the final plat.
5. Provide escrow for required public improvements, to include an engineer's cost summary.
 - a. Parkland Dedication fees shall be paid as part of the building permit process for each phase of the development.
6. Remove the phases from the lot labels.
7. Provide a plat note establishing an HOA or other entity that will be responsible for ownership and maintenance of all private infrastructure within the development.
8. Show access easements over all roadways crossing property lines.



FREDERICKSBURG MIXED FINAL PLAT

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

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:

BEING A 32.541 ACRE TRACT OF LAND, MORE OR LESS SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PART OF THE FOLLOWING OUTLOTS; OUTLOT NO. 9, OUTLOT NO. 8, OUTLOT NO. 7, OUTLOT NO. 2, OUTLOT NO. 1, AND AN UNNUMBERED OUTLOT LYING EAST OF OUTLOT NO. 1, SAID OUTLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVISONS, BY THE GERMAN EMIGRATION COMPANY, AND BEING A PORTION OF A 4.915 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO SV FRIENDSHIP LANE MU, LP, A TEXAS LIMITED PARTNERSHIP, DATED APRIL 13, 2021, OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS (O.P.R.G.C.T.X), ALSO BEING A PORTION OF A 27.620 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO REVEXCO LLC, A TEXAS LIMITED LIABILITY COMPANY, DATED MAY 20, 2021, FOUND OF RECORD IN INSTRUMENT 20213839 (O.P.R.G.C.T.X), BEING LOCATED IN THE JOSE ESTEBAN BARGAS SURVEY, ABSTRACT NO. 53, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "BONN 4447" HAVING A GRID COORDINATE VALUE OF NORTHING: 10,059,417.00 AND A EASTING: 2,762,342.805, LOCATED AT THE SOUTHWEST CORNER OF SAID 5.001 ACRE TRACT OF LAND, ALSO BEING THE NORTHEAST CORNER OF A 5.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRENDA L. SENGHER, ET AL, DATED JUNE 3, 2004, FOUND OF RECORD IN VOLUME 555, PAGE 212 (O.P.R.G.C.T.X) ACRE TRACT OF LAND, ALSO BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTH EAGLE STREET (COUNTY ROAD),

1.) THENCE: SOUTH 88 DEGREES 55 MINUTES 51 SECONDS WEST, 295.61 FEET WITH THE NORTH LINE OF SAID 5.13 ACRE TRACT AND SOUTH LINE OF SAID 5.001 ACRE TRACT TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BONN 4447" FOUND FOR THE NORTHWEST CORNER OF THE SAID 5.13 ACRE TRACT;
2.) THENCE: SOUTH 01 DEGREES 04 MINUTES 08 SECONDS EAST, 756.24 FEET WITH THE WEST LINE OF THE SAID 5.13 ACRE TRACT TO A 4-INCH PIPE FENCE CORNER, FOR THE SOUTHWEST CORNER OF THE SAID 5.13 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
3.) THENCE: SOUTH 87 DEGREES 50 MINUTES 25 SECONDS WEST, 999.36 FEET OVER AND ACROSS SAID 44.435 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT IN THE WEST LINE OF SAID 44.435 ACRE TRACT, ALSO BEING IN THE EAST LINE OF A CALLED 111.40 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HK FREDERICKSBURG, LLC., RECORDED IN DOCUMENT NUMBER 20193419 (O.P.R.G.C.T.X);
4.) THENCE: NORTH 01 DEGREES 06 MINUTES 11 SECONDS WEST, 777.33 FEET PASSING THE NORTHEAST CORNER OF THE SAID 111.40 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND BEING THE REMAINDER OF TRACT 1 OF FRIENDSHIP OAKS RECORDED IN VOLUME 2 PAGE 148 OF THE PLAT RECORDS OF GILLESPIE COUNTY, FOR A TOTAL DISTANCE OF 1283.59 FEET, TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF FRIENDSHIP LANE, ALSO BEING THE NORTHWEST CORNER OF SAID 44.435 ACRE TRACT, FROM WHICH POINT A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "MDS" BEARS NORTH 74 DEGREES 51 MINUTES 18 SECONDS EAST, 0.35 FEET;
5.) THENCE: SOUTH 88 DEGREES 51 MINUTES 28 SECONDS EAST, 226.66 FEET, WITH THE SOUTH LINE OF SAID FRIENDSHIP LANE TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR AN ANGLE POINT;
6.) THENCE: NORTH 88 DEGREES 32 MINUTES 01 SECONDS EAST, 645.72 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF FRIENDSHIP LANE TO A MAG NAIL FOUND ON THE WEST LINE OF SAID 5.001 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF A 3.735 SQUARE FOOT TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF FREDERICKSBURG IN DOCUMENT NUMBER 20065959 (O.P.R.G.C.T.X) THAT BEARS NORTH 37 DEGREES 11 MINUTES 15 SECONDS EAST, 0.24 FEET;
7.) THENCE: NORTH 88 DEGREES 31 MINUTES 45 SECONDS EAST, 423.55 FEET WITH THE SOUTH LINE OF SAID 3.735 SQUARE FOOT TRACT OF LAND TO A 4-INCH PIPE FENCE POST FOUND FOR THE AS-FENCED WEST LINE OF SOUTH EAGLE STREET AND THE AS-FENCED SOUTH LINE OF FRIENDSHIP LANE, ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
8.) THENCE: SOUTH 01 DEGREES 03 MINUTES 59 SECONDS EAST, 432.35 FEET WITH THE AS-FENCED WEST LINE OF SOUTH EAGLE STREET TO A FOUND MAG NAIL (CALLED PIPE POST) FOR ANGLE POINT;
9.) THENCE: SOUTH 01 DEGREES 56 MINUTES 49 SECONDS EAST, 74.68 FEET WITH THE AS-FENCED WEST LINE OF SOUTH EAGLE STREET TO THE PLACE OF BEGINNING, CONTAINING 32.541 ACRES, MORE OR LESS.

AND DESIGNATED HEREIN AS A 0.1320 ACRE EAGLE STREET RIGHT OF WAY TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WATERSWATER MAINS AND OTHER UTILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT 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 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 CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

HK FREDERICKSBURG, LLC
TRACT
CALLED 111.40 AC
DOC. No. 20193419
O.P.R.G.C.T.

OUTLOT 6

OUTLOT 3

OUTLOT 2

OUTLOT 1

ENGINEERS CERTIFICATE

I, THE UNDERSIGNED, A (LICENSED PROFESSIONAL ENGINEER/REGISTERED PROFESSIONAL SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT; AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG'S SUBDIVISION ORDINANCES. EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.

CHARLES R. HAGER V
LICENSED PROFESSIONAL ENGINEER

DATE: 09/17/2021

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

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE

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

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

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS _____ AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

Line Table		
Line #	Length	Direction
L1	74.68'	S00° 56' 49"E
L2	47.70'	N79° 51' 11"W
L3	103.42'	N01° 06' 11"W
L4	158.20'	N00° 00' 00"E
L5	125.54'	S00° 00' 00"W
L6	24.01'	S00° 15' 02"W
L7	132.05'	S89° 44' 58"E
L8	122.28'	N42° 44' 54"E
L9	33.71'	N01° 04' 08"W

GRAPHIC SCALE IN FEET

0 50 100 150 200

SCALE: 1" = 100'

NOTES:

1. DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OF OTHER MODIFICATIONS ALTERING THE CROSS-SECTION OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.

2. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSON FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.

3. ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE COMPUTED AND STAKED ON THE GROUND BY LJA SURVEYING, INC.

4. ANY DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO THE ANEXATION AGREEMENT APPROVED ON APRIL 19, 2021 FOR THE SUBJECT PROPERTY (OR AS SUBSEQUENTLY AMENDED / REVISED WITH CITY APPROVAL)

LEANHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

WHEREAS, _____, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE LEANHOLDER OF THE PROPERTY DESCRIBED HEREON, DOSE HEREBY RATIFY ALL DEDICATIONS AND PROVISIONS OF THIS PLAT AS SHOWN.

LEANHOLDER: _____

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 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 CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

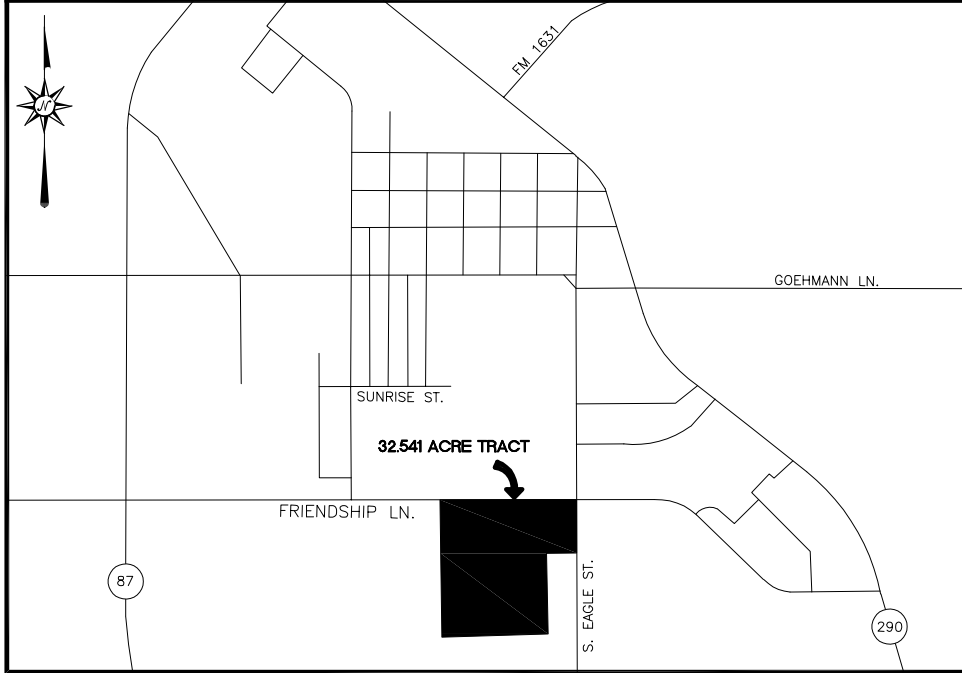
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

VICINITY MAP (NOT TO SCALE)



PLAT NOTES:

1. BENCHMARK: BRASS DISK "XX" IN SIDEWALK SOUTHWEST CORNER HWY XX & HWY XX. ELEV = XXXX.XX'
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. GRID DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00012.
3. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8-INCH IRON RODS WITH PLASTIC CAP STAMPED "LJA SURVEYING" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 4817C288C EFFECTIVE OCTOBER 19, 2001; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
5. SETBACKS SHALL CONFORM TO THE CITY'S ADOPTED ZONING CODE AT THE TIME OF PERMITTING.

PRIVATE FACILITY NOTE:

ALL ON-SITE UTILITIES AND DRAINAGE IMPROVEMENTS PROPOSED WITHIN THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED OR CONTAINED WITHIN A PUBLIC UTILITY AND/OR DRAINAGE EASEMENT. MAINTENANCE, REPAIR, AND REPLACEMENT OF PRIVATE WATER MAINS, STORM DRAINS, SEWERS, LIFT STATIONS, WATER SPRINKLER SYSTEMS, CABLE, GAS MAINS, ELECTRIC IMPROVEMENTS, AND OTHER SHARED FACILITIES NECESSARY FOR THE ORDERLY DEVELOPMENT AND OPERATION OF ALL LOTS WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF ALL LOT OWNERS AND HIS/HER ASSIGNS.

LEGEND

- 1/2" IRON ROD FOUND W/ "BONN 4477" CAP (UNLESS NOTED)
- 5/8" IRON ROD SET W/ "LJA SURVEYING" CAP (UNLESS NOTED)
- ⊙ IRON PIPE FOUND
- ▲ PK/MAG NAIL FOUND
- PROPOSED
- TEMP. WASTE WATER LINE
- WM. WASTE WATER LINE
- DOC. DOCUMENT
- No. NUMBER
- AC ACRES
- WL. WATER LINE
- ROW. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS
- ESMT EASEMENT
- YARD SETBACK LINE (DISTANCE AS NOTED)
- EASEMENT LINE FOR PURPOSE AS NOTED
- LOT LINE

A FINAL PLAT OF FREDERICKSBURG MIXED USE 32.541 ACRES OUT OF THE

JOSE ESTEBAN BARGAS SURVEY, ABSTRACT NO. 53
IN THE
CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

OWNER/DEVELOPER: SV FRIENDSHIP LANE MU, LP AND REVEXCO LLC
1700 STONERIDGE TERRACE
AUSTIN, TEXAS 78751
PHONE 512-439-4700

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

1100 NORTHEAST LOOP 410

Suite 850

San Antonio, Texas 78209

Phone 210.503.2700

T.B.P.L.S. Firm No. 10194533

THIS PLAT FILED IN _____

SEPTEMBER 2021

ORDINANCE NO. 2021-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND CHANGING THE ZONING DISTRICT FOR APPROXIMATELY 27.62 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET IN FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM MIXED RESIDENTIAL (R-2) TO PLANNED UNIT DEVELOPMENT (PUD) ZONING FOR SAID PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for Rezoning has been submitted by the owner of approximately 27.62 acres of land located at the southwest corner of Friendship Lane and South Eagle Street, to establish Planned Unit Development (PUD) zoning upon said property; and

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

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

WHEREAS, the City Council has specifically found, following public hearing, that such change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

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

Section 1. That the zoning ordinance of the City of Fredericksburg is hereby amended to incorporate the certain change in zoning district as follows:

All of those certain lots, tracts, or parcels of land, specifically identified as:

BEING all of that certain 27.62 acre tract of land out of the J. Bargas Survey No. 115, Abstract No. 53, Gillespie County, Texas, being portions of Outlots,

1, 2, 3, 6, 7, 8, 9 being out of the remaining portion of a called 44.435 acre tract, recorded in Volume 555, Page 187, Official Public Records of Gillespie County, Texas, situated in the City of Fredericksburg, Gillespie County, Texas, and as shown on the map attached hereto as Exhibit "A",

to be and are hereby zoned and designated as a Planned Unit Development ("PUD"), as more particularly described on the PUD Plan set forth in Exhibit "B", and the PUD Notes set forth in Exhibit "C", copies of which are attached hereto and made a part hereof.

Section 2. That all references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 3. That this Ordinance shall take effect upon the date of its passage.

PASSED AND APPROVED on this the 15th day of March, 2006.



Charlie Kiehne, Mayor
City of Fredericksburg, Texas

ATTEST:



Shelley Goodwin, TRMC
City Secretary

APPROVED AS TO FORM:



Daniel D. Jones, City Attorney

ZONING CHANGE MAP

EXHIBIT "A"

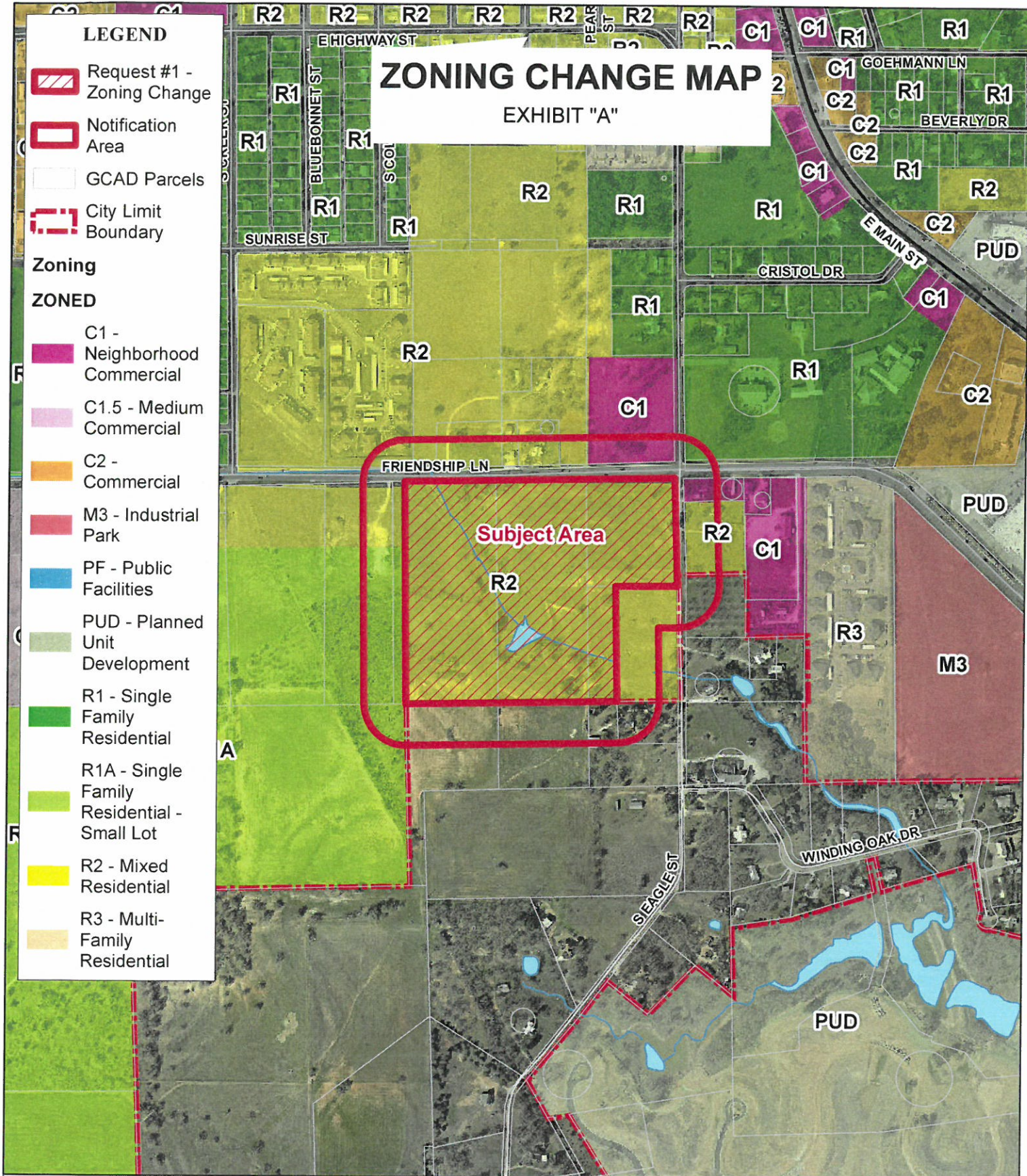
LEGEND

-  Request #1 - Zoning Change
-  Notification Area
-  GCAD Parcels
-  City Limit Boundary

Zoning

ZONED

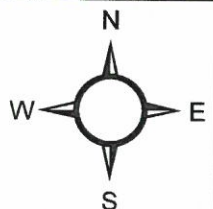
-  C1 - Neighborhood Commercial
-  C1.5 - Medium Commercial
-  C2 - Commercial
-  M3 - Industrial Park
-  PF - Public Facilities
-  PUD - Planned Unit Development
-  R1 - Single Family Residential
-  R1A - Single Family Residential - Small Lot
-  R2 - Mixed Residential
-  R3 - Multi-Family Residential



0 150 300 600

SCALE IN FEET

1 inch = 600 feet





Lot A (Phase-1A) + Lot B (Phase-1B)	
Residential (1000 sf avg):	117 units 96 MF units / 21 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Leasing/Amenity:	8,000 s.f.
Retail:	10,000 s.f.
Office/Live Work:	8,000 s.f.
Parking Required:	292 sps
Residential:	205 sps (1.75 sps/unit)
Retail:	67 sps (Assume 1sp/150 s.f.)
Office/LW:	20 sps (1sp/100 s.f.)
Parking Provided:	330 sps
Residential:	230 sps (1.96 sps/unit)
Retail:	70 sps (Assume 1sp/150 s.f.)
Office/LW:	30 sps (1sp/100 s.f.)
Site Area Gross:	11.21 Acres
Lot C (Phase-2)	
Residential (1000 sf avg):	130 units 108 MF units / 22 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Amenity:	3,000 s.f.
Parking Required (Residential):	228 sps (1.75 sps/unit)
Parking Provided (Residential):	230 sps (1.77 sps/unit)
Site Area Gross:	11.42 Acres
Lot D (Phase-3)	
Residential (1000 sf avg):	168 units 150 MF units / 18 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Amenity:	3,000 s.f.
Parking Required (Residential):	294 sps (1.75 sps/unit)
Parking Provided (Residential):	294 sps (1.75 sps/unit)
Site Area Gross:	9.92 Acres
Total Tracts	
Residential (1000 sf avg):	415 units 354 MF units / 61 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Leasing/Amenity:	14,000 s.f.
Retail:	10,000 s.f.
Office/Live Work:	8,000 s.f.
Parking Required:	814 sps
Parking Provided:	854 sps
Site Area Gross:	32.55 Acres
Density Gross:	13 Units/Acre

JHP
Architecture / Urban Design

A FIRM WITH A VIBRANT
& EXCITING CULTURE
RECOGNIZED FOR
ELEVATED DESIGN



FREDERICKSBURG MF/MU
FREDERICKSBURG, TEXAS

EXHIBIT "B" PUD SITE PLAN

Copyright © JHP 2021. Not for Regulatory Approval. Permit or Construction.
Carl Matsumoto
Registered Architect of State of Texas - Registration No. 21079

03.05.2021

01

#2020075 - mty/zj

EXHIBIT C
SECO ENTERPRISES LLC DBA SECO VENTURES
FRIENDSHIP LANE MIXED-USE
ZONING NOTES - PLANNED UNIT DEVELOPMENT (PUD)
CITY OF FREDERICKSBURG
MARCH 15, 2021

- A. The property shall be developed in accordance with the Site Plan (Exhibit B) regarding the location of land uses and structures.
 - a. Minor adjustments to the site plan may be approved by the Director of Development Services. The Director may require minor changes to the site plan to be reviewed and approved by P&Z and City Council.
- B. The property shall be developed in accordance with the MU-2 zoning district regardless of any densities, unit counts, parking, or site areas listed on the Site Plan (Exhibit B).
- C. The following land uses shall be prohibited from the Planned Unit Development (PUD);
 - a. Cocktail Lounge
 - b. Outdoor Amplified Music
 - c. Food Sales
 - d. Laundry Services
 - e. Liquor Sales
 - f. Mobile Food
 - g. Outdoor Entertainment
 - h. Drive-In Fast Food
 - i. Custom Manufacturing
 - j. Kennels
- D. The following land uses be allowed with a Conditional Use Permit (CUP)
 - a. Convenience Services
- E. The project will be permitted two access points on Friendship Lane and one access point on S. Eagle St.
- F. The rear yard setback shall be twenty-five (25') feet.
- G. Buildings labeled MF-1 & 2, located on Tract A at the at the northeast corner of the property, shall be limited to two stories.

Sec. 3.810. MU-2: MIXED USE - CORRIDOR.

Intent

This zone represents an effort to change the typical pattern of strips of underperforming commercial development that often line highways and arterials. Rather than limiting the properties along major entry corridors to commercial uses, this category offers a variety of higher density residential and mixed use opportunities. The policy of allowing this mix of uses along major roadways supports a change in development from a pattern of older commercial structures to new projects with a variety of uses, including mixed use within an individual building project or building.

Principal Permitted Uses

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

Administrative and Business Office
Administrative Services
Arts and Crafts
Business Support Services
Club or Lodge
Cocktail Lounge
College or University Facilities
Community Recreation
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Cultural Services
Custom Manufacturing
Day Care Services
Financial Services
Food Sales
Group Residential
General Retail Sales
Hotel/Motel
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Medical Offices
Mobile Food Establishments
Outdoor Sports and Recreation
Park and Recreation Services
Personal Improvement Services
Personal Services

Pet Services
Professional Offices
Religious Assembly
Restaurant - Drive-In/Fast Food
Restaurant - Limited
Restaurant
Retail Sales - Limited
Shopping Center
Single Family Residential (Detached)
Duplex Residential
Townhouse Residential
Multiple Family Residential
Short-term Rental, Unoccupied: (With a STR permit and adherence to Section 5.401)
Short-term Rental, Accessory: (With a STR permit and adherence to Section 5.401)
Short-term Rental, B & B: (With a STR permit and adherence to Section 5.401)
Short-term Rental, Facility: (With a STR permit and adherence to Section 5.401)
Corporate Housing: (With a STR permit and adherence to Section 5.401)

Uses Permitted Subject to Conditional Use Permit

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

Automobile Rentals
Business or Trade School
Condominium Residential
Convenience Storage
Outdoor Sports and Recreation
Drive through or Drive-in facilities associated with any use
Group Residential
Guidance Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Transportation Terminals
Short-term Rental, Condominium: (With a STR permit and adherence to Section 5.401)

Property Development Standards

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

Site Development Regulations

Each site in the MU-2 District shall be subject to the following site development regulations:

Feature	Regulation
---------	------------

Created: 2023-05-03 09:41:38 [EST]

Lot Size	Minimum Lot Area, 10,000 Square feet
Lot Width	Minimum Lot Width, 100 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 20 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 0 feet; or 10 feet when abutting residential zoning districts; or 15 feet for 2 story structures, when abutting R1, R1A, or R5 zoning districts
Rear Yard	Minimum Required Setback, 0 feet; or 15 feet when abutting residential zoning districts; or 25 feet for 2 or more stories, when abutting residential zoning districts
Maximum Impervious Coverage	75%
Maximum Building Coverage	Percent of Lot Area, 65%
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000 and 7.100
Yard Regulations	Section 7.300
Height Regulations	Section 7.510
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance

Additional Special Site and Development Regulations:

1. All Entry Corridor Standards and Guidelines shall apply to development within the MU-2 District, with the following modifications:
 - a. New designs shall 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.
 - b. If a shed roof or flat roof design is used, a parapet wall shall be added to screen the roof.
 - c. When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.
 - d. Faux windows and similar details are not appropriate articulation.
 - e. Signs shall integrate into building and site design so they do not appear as an afterthought.
 - f. Attached signs shall be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building.
 - g. The front door shall connect to the sidewalk along the entry corridor.

-
- h. Light fixture style and location shall 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 shall be consistent throughout the project.
 - i. Light fixtures shall 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 shall be cut-off luminaries that have less than 90 degree cut-off so that the light is not emitted horizontally or upward.
 - j. All roof-top equipment shall be screened from entry corridors, side streets, plazas and parks.
 - k. Parking shall be located behind buildings or on the side. Parking in front of buildings may be permitted, subject to a Conditional Use Permit as provided for in section 5.400.
- 2. Shared access for pedestrians and vehicles shall be provided between properties and uses.
 - 3. Pedestrian circulation will be given priority over vehicular access.
 - 4. A drive-thru associated with any use shall be oriented away from any adjacent residential.
 - 5. Exterior amplified sound associated with any use shall be prohibited when adjacent to single family residential use.
 - 6. Required parking may be reduced by up to 25 percent if development can demonstrate that the mix of uses do not conflict with one another.
 - 7. Residential density for townhomes, condominiums and multi-family dwellings may be increased by 25 percent if utilized above the ground floor level and combined with other permitted uses.
 - 8. Outdoor storage shall be prohibited.
 - 9. Outdoor display of merchandise shall be limited to 10 percent of the lot area, and shall be maintained in a neat and orderly manner.
 - 10. Height may be increased to four stories above grade, with a maximum height of 54 feet, if a minimum of three different uses are included and structured parking is proposed within a single development, and subject to a Conditional Use Permit as provided for in section 5.400.
 - 11. Screening shall be required where parking is located adjacent to a residential use.
 - 12. Building setbacks may be reduced by 25 percent when a minimum of three different uses are included, provided that one of the uses is residential.

(Ord. No. 2019-14, § 1, 4-15-2019; Ord. No. 2022-13 , § 12(Exh. L), 3-21-2022)

SECTION 4

USE CLASSIFICATION

You're invited to a

COMMUNITY OPEN HOUSE

for the City of Fredericksburg
Comprehensive Plan

All community
members and kids
are welcome to
attend!



Scan the QR code for more
information or contact
compplan2023@fbgtx.org

Wednesday,
August 9, 2023
3:30 pm - 7 pm

Pioneer Museum
Sanctuary
312 W. San Antonio St.