



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, September 6, 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 September 6, 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 September 6, 2023.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to ahudson@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. August 2, 2023 Regular Meeting Minutes

4. PUBLIC HEARING

- A. Request #Z-2319: By Mitchell Sharrock to Consider a Conditional Use Permit (CUP) per Section 3.200 to Operate a Restaurant - Limited Use on Property

Located at 811 North Llano Street.

- 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 request

5. ACTION ITEMS

- A. Request #P-2311: By Jeff Boerner with MDS Land Surveying to Consider a Preliminary Plat for the Prospect Addition Located at Friendship Lane and Holmig Rd.
- B. Request #SP-2311: By Sergio Zamarron to Consider the Site Plan and Entry Corridor Review for a Hotel Development Located at 1220 North US Hwy 87.
- C. Request #SP-2312: By Jonathan Loiselle to Consider the Site Plan and Entry Corridor Review of a Daycare Facility Located at 1904 North Llano Street.
- D. Request #SP-2313: By James Eckart to Consider the Site Plan Review of a Dental Office Located at 705 South Milam Street.
- E. Request #SP-2314: By Cristi Kennedy to Consider the Site Plan Review for a Duplex Complex Located at 903 East Highway Street.

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 September 1, 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
August 2, 2023
4:30 P.M.**

On this the 2nd day of August 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
TIM DOOLEY
STEVE THOMAS
POLLY RICKERT
DARYL WHITWORTH

ABSENT:

CINDY SCROGGINS

ALSO, PRESENT:

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

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

PUBLIC COMMENTS

MINUTES

Daryl Whitworth made a Motion to Approve the July 2023 Regular Meeting Minutes as corrected. Seconded by Jeff Lawrence. All voted in favor and the motion carried.

PUBLIC HEARING AND ACTION

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

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

Jesse Durden presented the application. He stated it was his intent to develop a condominium project that would not allow Short-Term Rentals. He stated that he would place deed restrictions on the property prohibiting the use of Short-Term Rentals and went on to explain his vision for the proposed community. Which includes green space and native plant species.

Shelby Collier, Associate Planner, stated that 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 citing the need to plat, add additional parking, 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.

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.

3 letters were received in response to the Public Hearing notifications that were sent to neighboring property owners. 2 letters in protest, although the concerns were for Short-Term Rentals which will not be allowed in this development, and 1 letter in support.

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

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

Tom Musselman commented that he believes sidewalks should be installed on the south side of Friendship Ln. Jim Jarreau stated he agreed.

Polly Rickert voiced her concerns with trash, which was not located on the site plan. She wants to ensure that the Commission remains consistent with previously approved developments.

Polly Rickert made a motion to recommend approval for application Z-2311 conditioned upon screening and designation of trash, City approved sanitation pickup and Staff recommendations including the addition of a sidewalk on the South side of Friendship Ln. Seconded by Tom Musselman. All voted in favor and the motion carried.

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.

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

Whitney Koch with Mustard Design presented the application. She stated that the owner would like to build a business park that would consist of 5 single-story buildings that have 5 tenant spaces in each building on a lot that is approximately 4.4 Acres and located at 977 Kerr Rd. The owner is requesting CUP for General Warehousing & Distribution and Limited Manufacturing to have a wider range of options when searching for tenants.

Shelby Collier, Associate Planner, stated that 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 next door 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.

The property is zoned M2, Medium Manufacturing and the development as proposed meets the minimum development standards including building coverage, height and impervious coverage. The development proposes 117 parking spaces with 114 required, however, it is important to note that this calculation is based on general retail and general warehousing calculations. If the tenant were to be a different use, such as a restaurant, more parking may be required.

In addition, the Site Plan depicts a food truck on the property, which is allowed, however, the food truck itself would need a permit to operate.

No letters in response to the public hearing have been received.

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 an approved Addressing Plan, approved Landscape and Screening Plan and approved Civil Construction Plan.

Tim Dooley made a motion to close the public hearing. Seconded by Tom Musselman. All voted in favor and the motion carried.

Jim Jarreau made a motion to recommend approval of Application #Z-2316 per Staff recommendation. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

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.

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

Adam Hahn presented the application on behalf of the property owners. He stated that last year 528 S Milam was rezoned from R1 to C1 and at that time, the Commission requested that these two properties be rezoned to C1 as well.

Shelby Collier, Associate Planner, stated that 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.

A Land use 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 Land use 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.

No letters in response to the public hearing have been received.

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.

Jim Jarreau made a motion to recommend approval of Application #Z-2315 per Staff recommendation. Seconded by Tom Musselman. All voted in favor and the motion carried.

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.

Jim Jarreau made a motion to open the public hearing. Seconded by Polly Rickert. All voted in favor and the motion carried.

Nick Skuteris with DC Partners presented the application. He stated it was his desire to build a mix use development that would include a hotel, spa, several retail buildings, condominiums, multi-family residential and a parking garage. These changes to the previously approved PUD require that the PUD be updated to reflect the needs of the new development such as the addition of multi-family and condominiums.

Several members of the DC Partners team presented information including renderings of the proposed project, the vision and voice for the development and data with comparisons to the previously approved project.

Anna Hudson, Director of Development Services, stated that Staff has worked with DC partners for several months regarding this project. The project as proposed is significantly different than the originally approved hotel and conference center as it includes condominiums, multi-family and a parking garage. It also includes the Historic Landmark property known as the Klingeheofer House. While the development is beautiful, it is the largest project in Fredericksburg and the question is how we get it right.

The 2006 Comprehensive Plan calls out this area as Mixed Use, and that means it is a higher density and requires more parking.

One of the discussion points is height. The previous development had 1 building with a max height of 4 stories. The current proposal has several that are taller than 3 stories which is the standard max height in Fredericksburg.

Parking: the requirement is 1378 spaces with the developer providing 900.

Density: the development is dense, and Staff would like the developer to go through and explain their density as they ran several calculations and came up with different numbers.

Horizontal Mixed Use: Fredericksburg is known for its vertical mixed use. Downtown is characterized by multi-story buildings that have retail on bottom and residential uses on top. The development as proposed has a horizontal mixed use that separates residential from commercial rather than including them.

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

Tom Musselman voiced his concern regarding the 4-story height and the proposed reduction in parking.

Jeff Lawerence said he is not in favor of 4-stories. He also asked about employees and voiced his concerns that the reduction in parking would create issues.

Jim Jarreau had several comments regarding the development. He stated that the scale of the project is off and that the whole development is simply too much. He stated that for the proposed development 900 parking spaces would not be enough. He also stated that he could not support 4-stories and voiced concerns regarding staffing and staff housing as well as landscaping and watering.

Polly Rickert stated that she did research looking for other projects that are comparable to what DC Partners is proposing. She found that the Pearl in San Antonio is 26 acres and consists of 500,000 sq ft of building. The proposed development is 22 acres and consists of 309,000 sq ft of building. She stated that the project as proposed is 3/5 the size of the Pearl in San Antonio who has a population over 1 million while Fredericksburg has under 11,000. She stated that for her the project was a miss and out of touch.

She could not support a project that would drastically change the look and feel of the small-town community that Fredericksburg is known for. She recommended making the Klingeheofer House the focus of the development and building on the history.

Daryl Whitworth stated that the numbers don't work. Parking is an issue, and the development cannot afford to be hundreds of spaces short. The development would have a monumental impact on the community.

Steve Thomas commented on the increase in Traffic. He also voiced his displeasure regarding the multiple buildings that are taller than 2 stories. He stated the only 3-story building in town is the Chase Bank building and that 3-stories is not the normal development standard.

Tim Dooley stated that this development is not Fredericksburg, and he believes Fredericksburg wants to stay a small-town. He commented that the traffic down Main Street would be awful and would probably require a redesign of the intersection at Hwy 87 & Hwy 290. He said the development feels like La Cantera in San Antonio not the 175 years of History Fredericksburg has to offer and if approved, would change the town.

Tim Dooley made a motion to recommend denial of Application #Z-2310. Seconded by Polly Rickert. All voted in favor and the motion carried.

ACTION ITEM

CONSIDER P-2307 – Final Plat for the Friendship Oaks Subdivision Phase II.

Ryan Shaw presented the application. He stated that the request is for Final Plat approval of Friendship Oaks Phase II.

Shelby Collier, Associate Planner, stated that 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.

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.

The property is zoned R1-A, Single-Family Small lot and all lots are in conformity with the applicable Zoning and Subdivision Ordinance.

Staff recommends approval conditioned upon approved addressing added to the Final Plat prior to recordation and payment of the required parkland dedication fees, \$58,500, for the 234 lots payable prior to recordation of the plat.

Jim Jarreau made a motion to approve Application #P-2307 per Staff recommendation. Tom Musselman seconded the motion. All voted in favor and the motion carried.

Consider 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.

Tom Musselman recused himself and left the table.

Jeff Stewart presented the application. He stated that the previously approved Site Plan was set to expire on November 3, 2023, and Seco wanted to obtain an extension while they work towards finalizing a General Contractor so that they may obtain building permits.

Shelby Collier, Associate Planner, stated 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.

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.

Jim Jarreau made a motion to approve Application SP#2308 per Staff recommendation. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

DISCUSSION ITEM

Anna Hudson, Director of Development Services, provided a reminder regarding the upcoming community open house for the Comprehensive Plan on Wednesday, August 9th at 3:30.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Polly Rickert. All voted in favor and the meeting was adjourned at 8:30 p.m.

PASSED AND APPROVED this 6th day of September 2023.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

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

MEETING DATE: September 6, 2023

CATEGORY: PUBLIC HEARING

CAPTION: Request #Z-2319: By Mitchell Sharrock to Consider a Conditional Use Permit (CUP) per Section 3.200 to Operate a Restaurant - Limited Use on Property Located at 811 North Llano Street.

- 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 request
-

PRESENTATION:

SUMMARY:

The applicant is requesting a Conditional Use Permit to operate a Restaurant- Limited use on property located at 811 North Llano Street.

BACKGROUND:

The property is currently used as a Short-Term Rental. The new owner is requesting a Conditional Use Permit to convert to a Restaurant - Limited use. The property is located on the corner of North Llano and East Hackberry Streets and is approximately 14,000 sq ft in size.

The requested additions to the property would include covered outdoor dining, a gravel parking lot at the rear of the property and walkways. The development will be characterized by limited hours, 7:00 AM - 5:00 PM and would like the option for a super club once a week from 6:00 PM - 8:00 PM. The applicant will request a TABC license to serve beer and wine. The zoning does not allow live outdoor music.

Site Area: 14,205 Sq Ft

Zoning: C1, Neighborhood Commercial Sec. 3.200

Building Coverage: 14% (2,022 Sq Ft) (50% Max) Sec. 3.200

Impervious Coverage: 44% (6,172 Sq Ft)(70% Max) Sec. 3.200

Heights: Single Story (3 Stories/38" Max) Sec. 3.200

Access and Circulation: The development has an existing driveway on East Hackberry that will be closed and relocated further down East Hackberry and will result in a 24' wide drive leading into the parking lot.

Pedestrian Circulation: There will be several points of access for pedestrians. The development is providing a 5' wide sidewalk along North Llano and East Hackberry and all sidewalks provide connectivity to various walkways and paths within the development.

Parking: 13 spaces provided with 13 required, including 2 ADA spaces. (1 space per 4 seats with 52 seats provided) 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.

Detention:

Landscape and Screening: Landscape plans have been submitted and approved per Sec. 7.920. resulting in 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 along the perimeter of the property is required per Sec. 7.940 and is provided, as is screening of the dumpster per Sec. 7.980.

C-1: NEIGHBORHOOD COMMERCIAL.

This zone is intended to provide for the establishment of restricted commercial facilities, to serve the conveniences and needs of the immediate neighborhood and must be compatible with the residential character and environment of the neighborhood. These uses generally result in limited traffic generation.

RESTAURANTS - LIMITED

Restaurants which typically involve the custom preparation of food in limited quantities and of a personal nature. Restaurants within this category are characterized by limited traffic, noise and parking that is similar in nature to an office use of a similar size, limited hours of operation typically not later than 10:00 p.m., no drive-thru, and lighting which is shielded from and directed away from adjacent neighborhoods and is dimmed to a minimal level after hours. Said restaurants may include live entertainment with amplified sound as long as such activity is wholly enclosed within the main building and incidental alcohol beverage service. Lighted signs shall be turned off after business hours. No outdoor cooking shall be permitted.

Outdoor Amplified Sound Prohibited when abutting R-1, R-1-A, or R5

Response to Public Hearing: As of September 1st, Staff has received one (1) letter in support and two (2) in protest.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: [Sec. 5.460 - Review and Evaluation Criteria](#) contains 13 items that must be considered when reviewing a CUP. Staff found that this application has met or exceeded all the requirements. The requested use meets a need in the area and the limited hours would be harmonious with neighboring properties that are a mix of residences, short-term rentals and

neighborhood-friendly businesses.

North Llano Street has seen a steady transition away from residences to commercial uses over the last decade. There are new neighborhoods just north of this location that utilized some of the limited undeveloped C2 zoning, meaning, there are very few options for restaurants on the north side of town.

The proposed location has sufficient parking and is proposing limited hours so as to minimize negative impacts on the immediate neighbors. A sidewalk is required along N. Llano St per the Sidewalk Plan. Bike racks should also be required to promote non-vehicular access to the site.

Staff recommends approval conditioned upon the following:

- Limit the hours of operation to 7:00 AM - 5:00 PM.
- Screen the parking lot with a solid wall that is a minimum of 6 ft tall.
- No live outdoor music
- Limit total occupancy (indoor and outdoor) to 52 to coincide with available parking

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

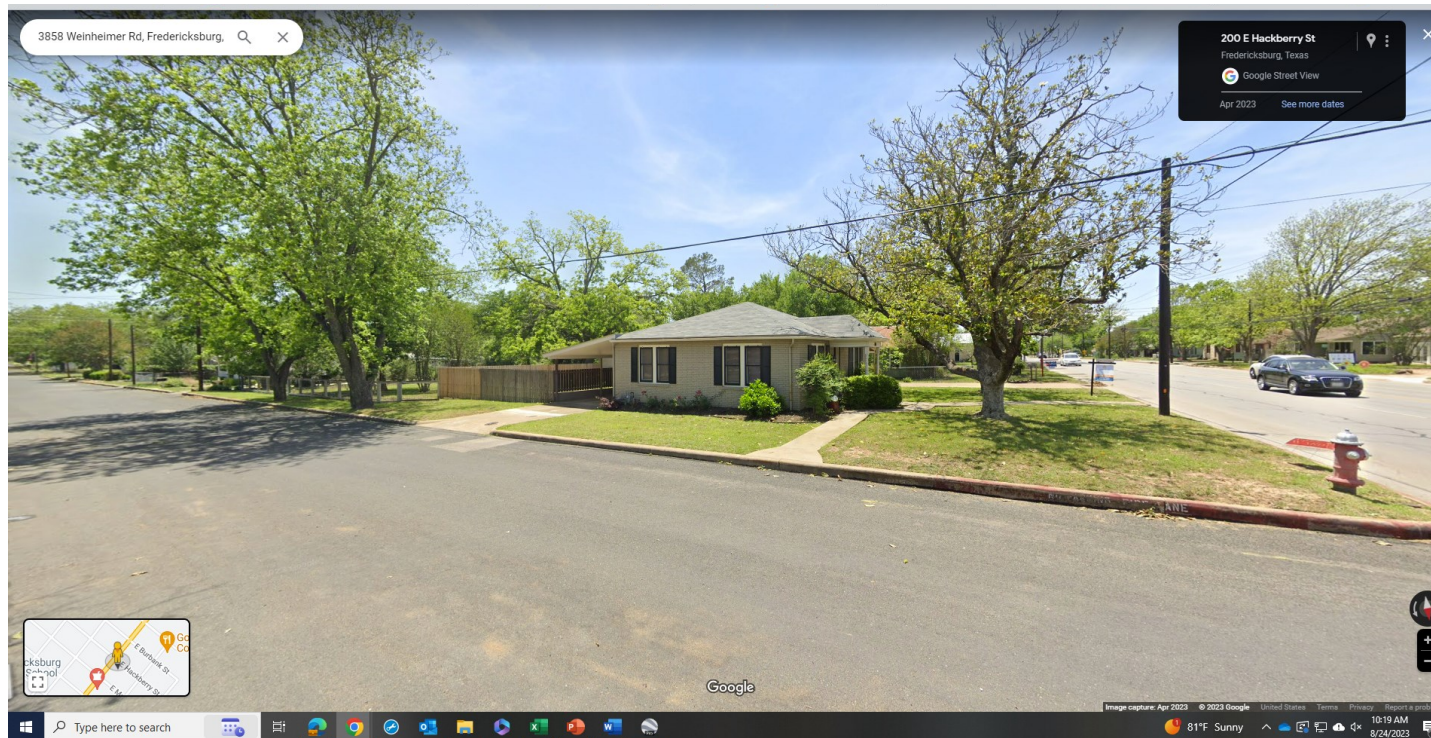
1. photos of 811 N Llano
2. Z-2319 Revised Site Plan
3. Z-2319 Updated Review Comments
4. Business Narrative
5. Z-2319 Public Hearing Map
6. Z-2319 Mailing Labels
7. Z-2319 Project Application
8. Sec. 5.460. - CUP Review and Evaluation Criteria.
9. Kusenberger Approval
10. Qian Protest
11. Musselman Protest

APPROVAL/REVIEW:



811 N. Llano







Hackberry entrance.

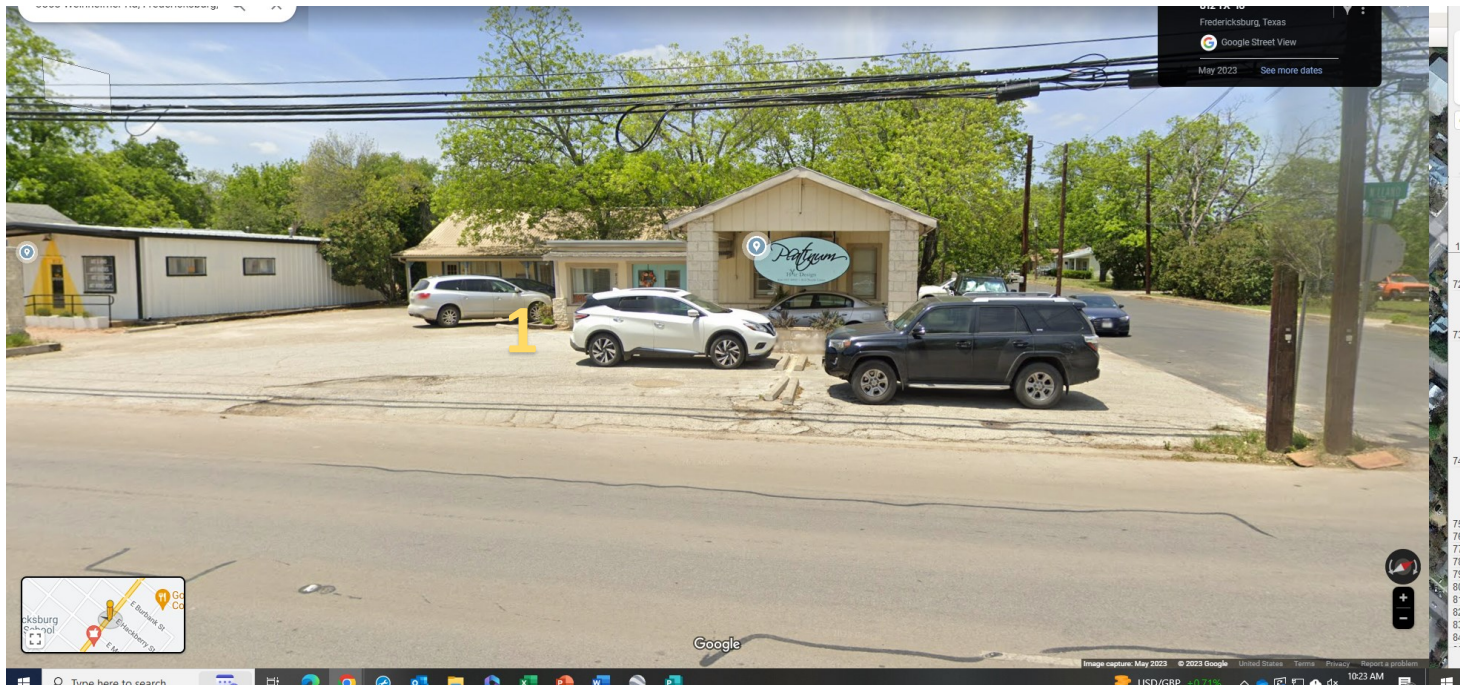
Curb cut to be removed as only one curb cut is allowed per lot of this size and new curb cut will be required for parking lot access.



Proposed parking lot on E. Hackberry

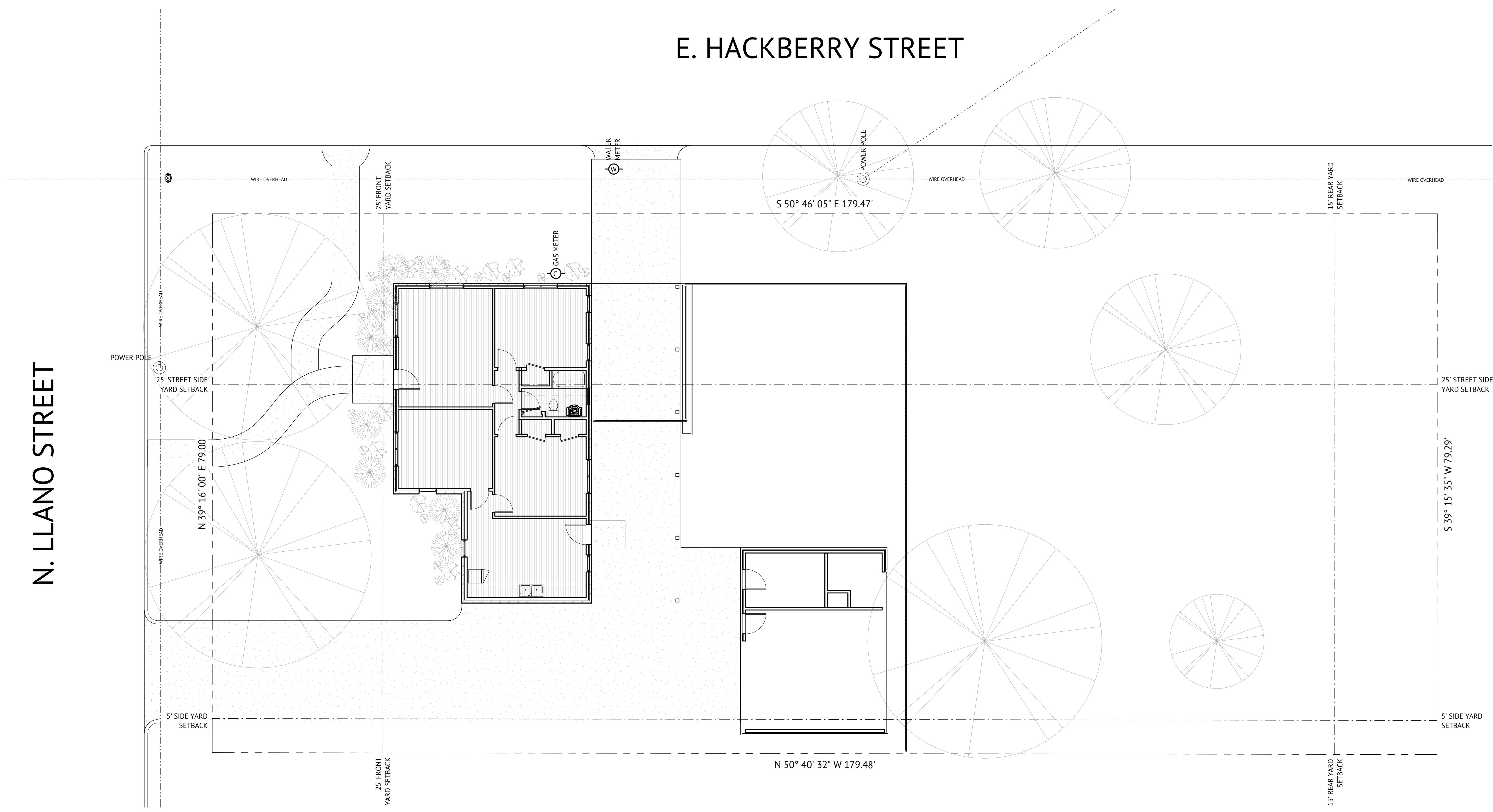


Intersection of E Hackberry at N. Llano

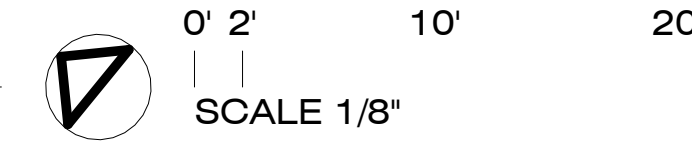


Business across the street.





1 SITE PLAN - AS BUILT
SCALE : 1/8" = 1'-0"



MP

REVISIONS:

NOTE:

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.

PRE HOSPITALITY

STANDARD PROVISIONS

811 N Llano St
Fredericksburg, TX, 78624

DATE: 08.28.23

SHEET NO.

A100

GENERAL NOTES

1. ALL SIDEWALK AND DRIVEWAY IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF FREDERICKSBURG STANDARDS.
2. ADA PATHS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.
3. ALL DIMENSIONS ARE MEASURED FROM FACE-OF-CURB TO FACE-OF CURB UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION. DO NOT SCALE FROM THESE DRAWINGS.
5. ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT.
6. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SETBACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.

LOT SUMMARY

LOT AREA:	14,205 Sq.Ft.
CURRENT ZONING:	C1 NEIGHBORHOOD COMMERCIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA:	7,500 Sq.Ft.
MINIMUM LOT WIDTH:	70 FT
MAXIMUM BUILDING HEIGHT:	38 FT (3 STORY)
MINIMUM FRONT YARD SETBACK:	25 FT
MINIMUM STREET SIDE YARD SETBACK:	25 FT
MINIMUM INTERIOR SIDE YARD SETBACK:	5 FT
MINIMUM REAR YARD SETBACK:	15 FT
MAXIMUM IMPERVIOUS COVERAGE:	70%
EXISTING IMPERVIOUS COVERAGE	4,122 Sq.Ft. = 29.0%
PROPOSED IMPERVIOUS COVERAGE	6,172 Sq.Ft= 43.5%
MAXIMUM BUILDING COVERAGE	50%
EXISTING BUILDING COVERAGE	1,681 Sq.Ft. = 11.8%
PROPOSED BUILDING COVERAGE	1,999 Sq.Ft= 14.1%

PARKING SUMMARY

RESTAURANT PARKING RATIO: 1 SPACE PER 4 SEATS	
PROPOSED RESTAURANT OCCUPANCY:	52 SEATS
RESTAURANT PARKING REQUIRED:	13
TOTAL PARKING REQUIRED:	13
TOTAL PARKING PROVIDED:	13
ADA SPACES REQUIRED:	1
ADA SPACES PROVIDED:	2 (2 VAN)

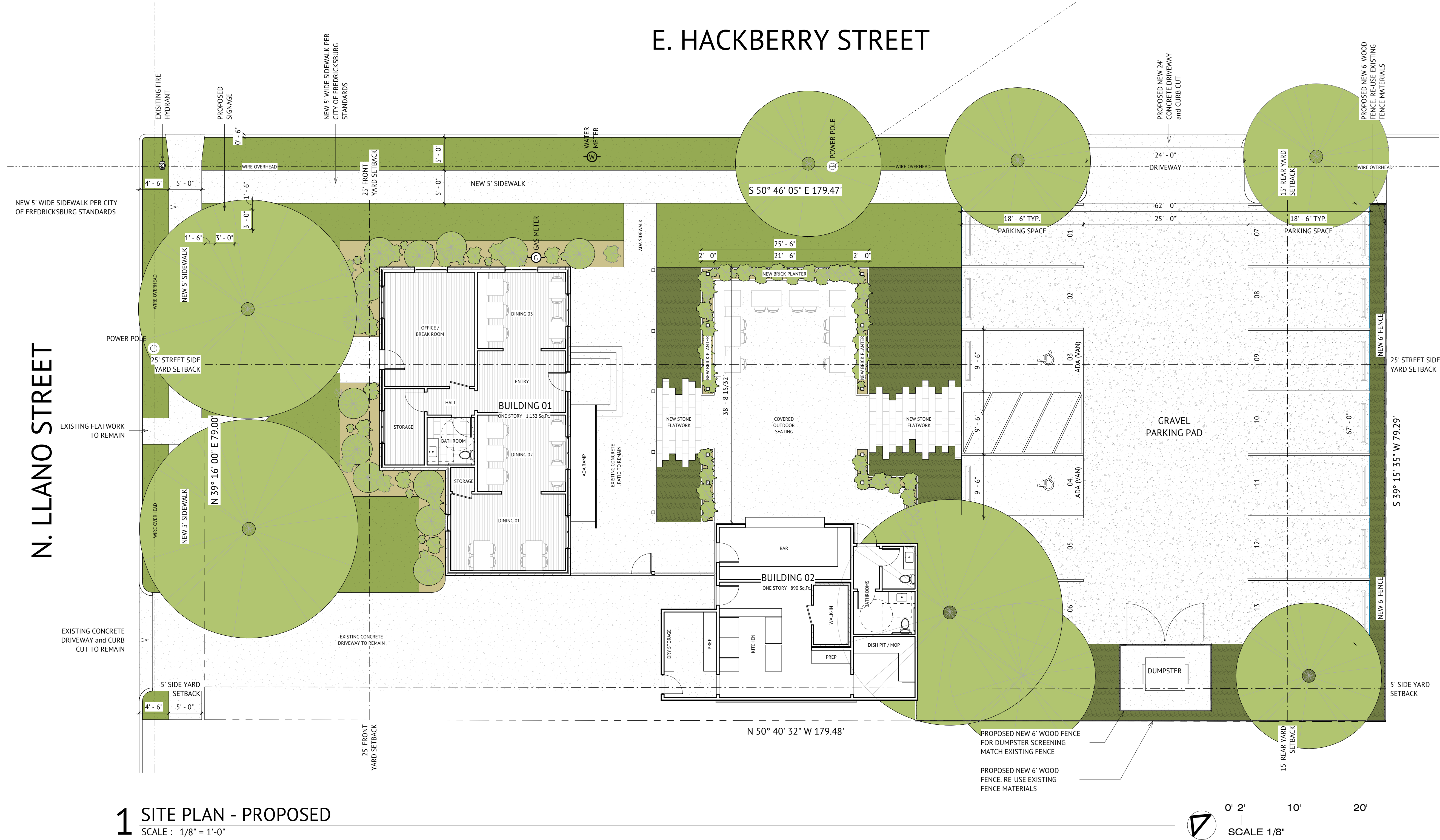
BUILDING SUMMARY

BUILDING 1 (EXISTING)	
USE: A-2 (DINING + OFFICE)	
MAXIMUM PROPOSED HEIGHT: +/- 19' 9" FT (EXISTING ONE-STORY)	
GROSS AREA: 1,132 Sq.Ft.	
BUILDING 2 (EXISTING + ADDITION)	
USE: A-2 (KITCHEN + BAR)	
MAXIMUM PROPOSED HEIGHT: +/- 13' 0" (EXISTING ONE-STORY)	
GROSS AREA: 890 Sq.Ft.	

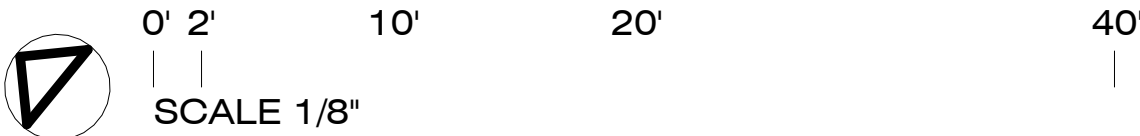
MP

REVISIONS:

NOTE:
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



1 SITE PLAN - PROPOSED
SCALE : 1/8" = 1'-0"

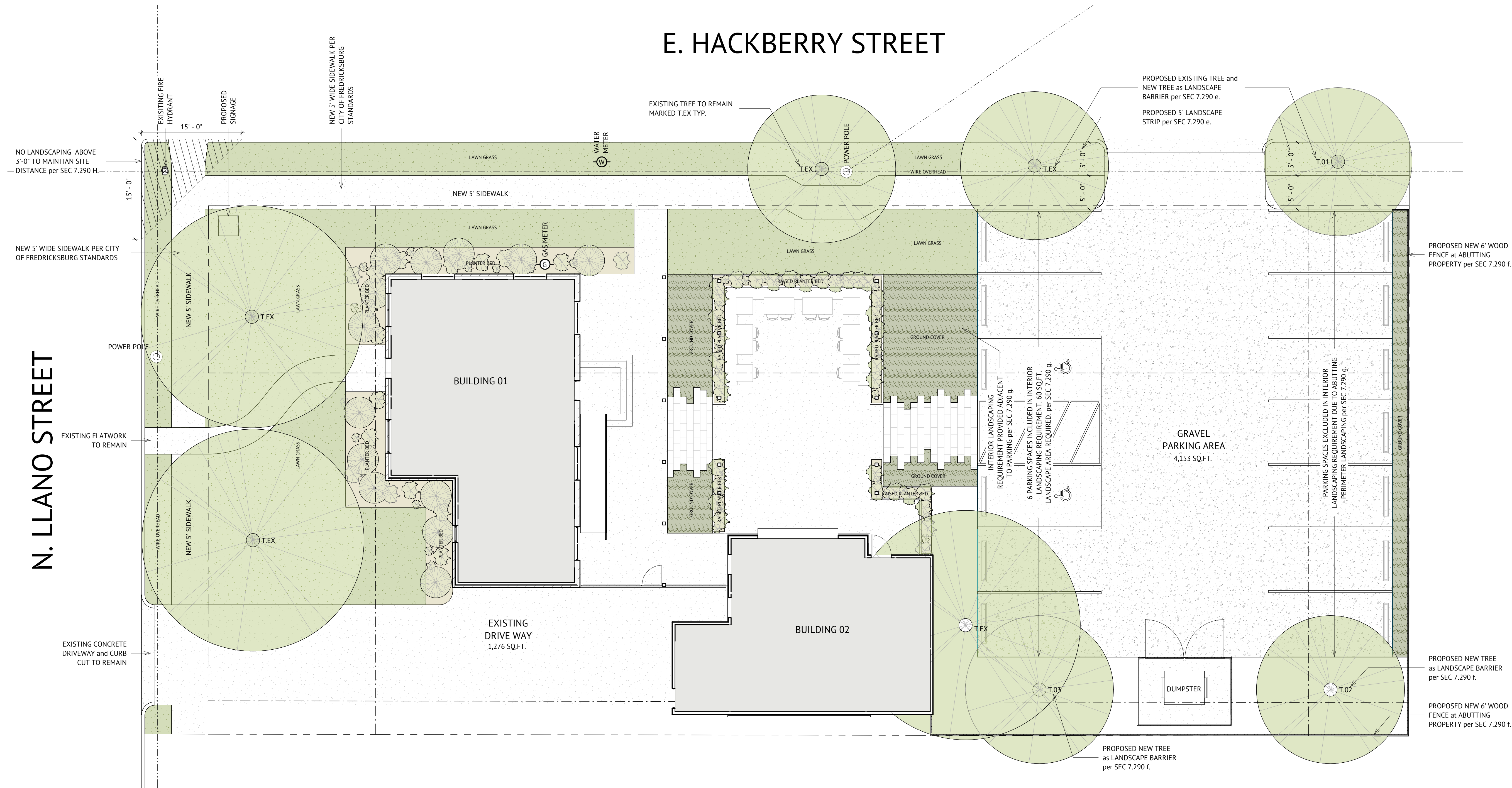


PRE HOSPITALITY

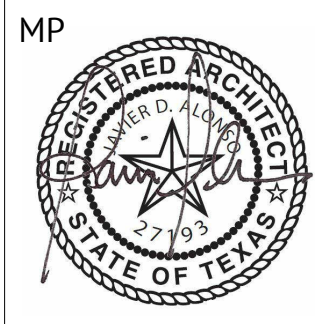
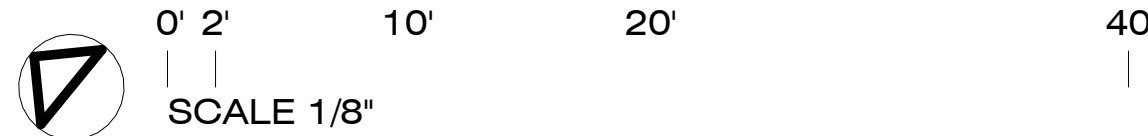
STANDARD PROVISIONS

811 N Llano St
Fredericksburg, TX, 78624

DATE: 08.28.23
SHEET NO.
A101



1 LANDSCAPE PLAN - PROPOSED
SCALE : 1/8" = 1'-0"



REVISIONS:

NOTE:
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STANDARD PROVISIONS
811 N Llano St
Fredericksburg, TX, 78624

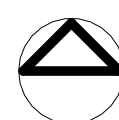
DATE: 08.28.23
SHEET NO.

A102



1 EXTENDED SITE PLAN - PROPOSED

SCALE : 1/16" = 1'-0"



0' 2' 10' 20' 40'
SCALE 1/8"

MP



REVISIONS:

NOTE:
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the express written consent of the architect.



STANDARD PROVISIONS

811 N Llano St
Fredericksburg, TX, 78624

DATE: 08.28.23
SHEET NO.

A104



August 21, 2023

Mitchell Sharrock

Mitchell.sharrock26@gmail.com

RE: Z-2319, Review Comments for Site Plan/Conditional Use Permit Review for a Limited Restaurant Located at 811 North Llano Street.

Dear Mr. Sharrock,

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

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

- The Site Plan requires Planning and Zoning Approval, tentatively scheduled for September 6, 2023.
- City standard sidewalk is a minimum of 5 feet wide. Please update note on public sidewalk shown. Cross slopes of existing concrete in the public sidewalk path must be ADA compliant.
- Provide ADA access from the public sidewalk to the building.
- Only one driveway is permitted along the E. Hackberry frontage. Please note the existing driveway has to be removed and replaced with City standard curbing.
- Dumpster access and collection should be entirely on site and not in the street or right of way.
- Commercial driveway width is a minimum of 24 feet.
- The minimum parking isle width is 25 feet for 9.5-foot-wide spaces. The minimum stall depth is 18.5 feet. Please see parking standards in section 7.860 of the City's zoning ordinance.
- Dimension parking space width and ADA loading zone width.
- Describe how parking spaces are delineated on the gravel surface.
- Show site drainage flow arrows.

The City of Fredericksburg

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

- The facility will be required to complete a plan review packet along with submitting a detailed floor plan of the food/beverage service area. The plan review fee is \$100 per property/ business.
- Provide a Landscape and Screening plan per [Sec. 7.920 - 7.980](#). To include calculations of all required landscaping onsite. [Site Plan Checklist](#)
- Signage may not be located in ROW.
- Please provide a copy of the business plan and proof of compliance with the limited restaurant use. Staff recommends providing the following:
 - o Hours of Operation
 - o Food offerings
 - o Will alcohol be provided?
 - o Will outdoor music be provided?
 - o How do you plan to handle capacity?
 - o How many employees are you anticipating and where will they park?

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, August 28th to ensure consideration by the Planning & Zoning Commission on Wednesday, September 6th.

**Shelby
Collier**

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.08.21 10:57:37 -05'00'

Shelby Collier, Associate Planner
Development Review Committee (DRC)

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Preposed Use For 811 N. Llano St.

- 7am-5pm operating hours
- Sample menu attached
- Beer and wine only license
- No live music, but soft music played on hung speakers
- Counter Service model which has people order and then sit. If all tables are full, we will encourage customers to order food to-go or wait under our covered patio “waiting area” for a table to open up
- Total staff per shift averaging 8 people who will park in driveway on Llano side of the property

We are submitting an application for a Conditional Use Permit, allowing us to operate a “Limited Restaurant” at 811 N. Llano St.

Our concept (Standard Provisions) will be a breakfast and lunch restaurant that caters first and foremost to local residents. Our goal is to serve the city of Fredericksburg with a place away from Main St. with both a stellar coffee/breakfast service, as well as somewhere to enjoy a relaxing lunch. We will be applying for a **Beer and Wine permit** to allow us to serve craft beer and Texas wine, but no hard liquor.

We will **open our doors at 7am** to allow for the early risers to come in to grab coffee and fresh made pastries. Our breakfast menu will include hot items such as breakfast sandwiches and baked oatmeal, as well as grab and go items like breakfast tacos and granola. At **11am we will switch to a lunch menu** that serves chef driven, but casual and nostalgic items that can’t be found elsewhere in Fredericksburg. We would like for lunch to end around 2pm, but to **remain open until 5pm** to allow for a small window of time for people to come in and enjoy a glass of wine or cold beer before heading home or out to dinner. During this time we would offer a small menu of “snacks” for people to munch on to tide them over until dinner.

While we will not be serving a regular dinner service, we would like the option to be able to serve a once a week “supper club”. This

would be a special occasion dinner that would be available to ticket purchasers only and have a single seating from say 6-8pm.

Our total capacity will be a combination of inside and outside seating. The piece of property we have acquired for this project has ample room for both. When combining the space both inside and outside, realistically we see this space having the **capacity for up to 52** people. This would require us to have a **13 space parking lot**, which we have ample room for and will be built on the east side of the lot.

Our proposed construction does not include any sort of buildings or renovations that exceed the height of the current structures. We would like to extend one of the existing buildings (garage) to allow for adequate room for our kitchen and bar area, but will conform to current design. Outside lighting will be minimal, as our opening hours will be primarily during the day. We would like to add a frame structure to provide shade over our outside seating area. From this structure will be some string lighting and well as hanging plants and fans to provide for a comfortable setting for outside diners. Our landscaping will be minimalist, primarily potted plants. Fencing will be utilized in certain areas to help separate spaces, such as the parking lot from the outside seating, but we don't plan to fence the entire property. Signage has yet to be determined, but will be at ground level. **There is an existing driveway on the south side of the building that will be used for deliveries and staff parking**, and be separated by fence from the guest area of the restaurant.

We have attached a sample menu to the type of food you can expect from this Standard Provisions concept.

We thank you for your consideration,

Mitchell Sharrock
Owner/Operator

Menu

SPRING/EARLY SUMMER (LATE FEB-MAY)

Breakfast

Pastry:

French Cruller
Almond Croissant
Kouign Amann
Cherry Vanilla Scone (season)
Strawberry Rhubarb Basil Pop Tart (season)
Chorizo Potato Empanada (season)

Seasonal Yogurt - greek yogurt, blackberry ginger puree, lemon poppyseed granola

Seasonal Baked Oatmeal - blueberries, brown sugar, slivered almonds, toasted coconut

Tacos (served on flour tortilla):

Bacon, egg & chevre w/ potato chips
Bean and Cheese

Sandwiches:

House sausage, folded egg, cheese on a potato bun
Roasted mushrooms, tomato jam, folded egg on a biscuit
Crispy hashbrown, avo, folded egg, brekky sauce on English muffin

Plates

Plate of Eggs - farm eggs, grits, house sourdough w/ seasonal jam

Ham and Eggs - fried farm eggs, country ham w/ coffee stout red eye gravy, biscuit

Heirloom Beans - spicy tomato sauce, kale, Bufaletta, baked eggs, sourdough

Croissant Bread Pudding - house croissants, vanilla custard, cinnamon sugar

A La Carte

2 Strips of Bacon
1 Sausage Patty
1 Egg
Side Grits
Side Hashbrown Patty
1 Biscuit
Slice of Sourdough
Sliced Avocado

***Specials:**

Grit Bowl - grits, jammy eggs, burnt bacon jam, salsa macha, green onions, sesame seeds
Hash - sweet potatoes, chorizo, black beans, Bufaletta, pickled red onion, fried eggs

Lunch

Snacks and Small Bites:

Quad Onion Dip w/ savory sourdough discard pancakes and pickled veg
Crispy Cauliflower Nugs in arrabbiata sauce with caramelized fennel
Lamb Meatballs w/ spring pea pistachio pesto
Chili Garlic Wings topped with peanuts and cilantro
Fries w/ Infinity Island dipper

Conserva Service

Your choice from a selection of tinned fish accompanied by house pickles, condiments and chips

Salads:

Cabbage and Kale Crunch - green onion, cilantro, chicharron, seed and nut crunch, chili lime tahini ranch

Italian Wedge - iceberg lettuce, Mortadella, sun gold tomatoes, shaved asiago, banana peppers, castelvetrano olives, Italian dressing

"I'm Cleansing" Chop - spinach, local strawberries, cucumber, green onion, hemp seeds, balsamic vin (seasonal)

Sandwiches (add fries, house chips or cabbage and kale crunch salad):

The Standard Burger - double meat double cheese smashburger, mustard, pickle, shaved onion, Martin's potato bun

Fried Chicken - crispy buttermilk fried chicken thigh, seasonal slaw, house pickles, sriracha kewpie mayo, Martin's potato bun

The Antonio Margheriti - mortadella, salami, country ham, provolone, shredduce, marinated tomatoes, red onion, Calabrian chili spread on a hoagie

Grilled Cheese Primavera - fried artichoke hearts, grilled asparagus, sun dried tomatoes, Comte and Emmental cheese on pullman bread (seasonal)

Seasonal Produce:

Burnt Carrot Tostada - labneh, pickled fresnos, cashews, fermented honey, zaatar, cilantro

Mushrooms - butter basted oyster mushrooms, fried goat cheese, caramelized shallot, tarragon

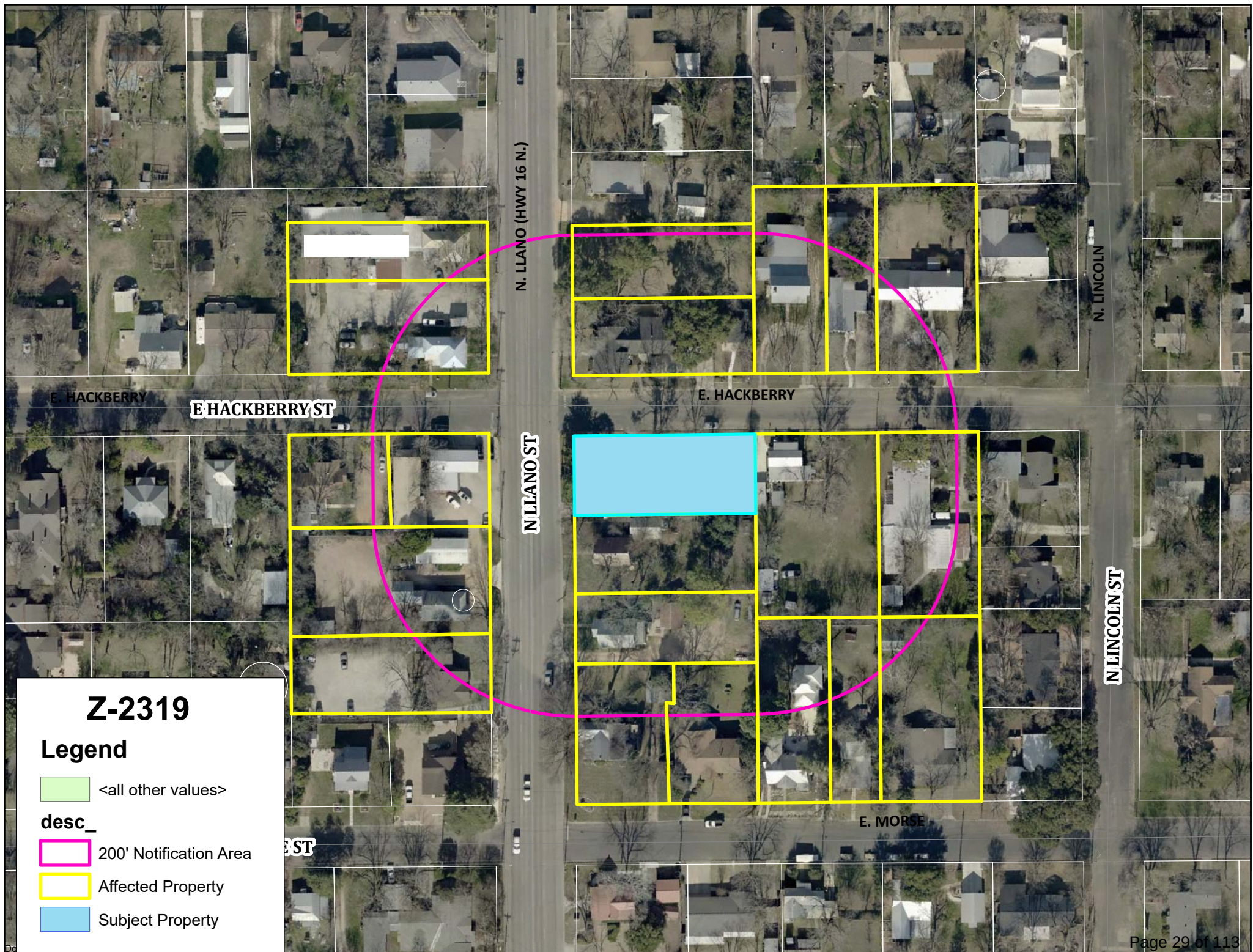
Chopped Broccoli - pistachio, dates, jalapeño, cilantro, mint, ginger lime dressing, pepitas

Crispy potatoes - fresh celery, Bufaletta, birds eye chilies, parsley, chive, dill, lemon, olive oil

Seasonal Sweets:

Strawberries - house vanilla scone bits, macerated local strawberries, pistachios, Chantilly cream

Ultra Ripe Cantelope - lime zest, hot honey, sun gold tomatoes, black pepper, olive oil



JACKIE LUERA
2334 SHELTON ST
ABILENE, TX 79603

DENNIS KUSENBERGER
116 E AUSTIN ST
FREDERICKSBURG, TX 78624

KURT & MELINDA KIRCHHOFF
803 N LLANO ST
FREDERICKSBURG, TX 78624

KATHRYN COUCH & KAREN WALKER
6310 CLEAR CANYON DR
KATY, TX 77450

HECTOR MORALES & JENNIFER KUHNEL
206 E MORSE
FREDERICKSBURG, TX 78624

HEATH & MICHELLE CRENWELGE
839 SYLVANIA DR
DALLAS, TX 75218

REBECCA WALLACE
210 E MORSE
FREDERICKSBURG, TX 78624

SUSAN OSBURN
211 E HACKBERRY
FREDERICKSBURG, TX 78624

CINDY HEIFNER
P.O. BOX 1322
FREDERICKSBURG, TX 78624

ROBERT BOURQUEIN
210 E HACKBERRY
FREDERICKSBURG, TX 78624

DONALD & MARGARET MUSSELMAN
208 E HACKBERRY
FREDERICKSBURG, TX 78624

THEODORE QIAN & HSIANGYI CHIANG
3504 SCENIC VALLEY DR
CEDAR PARK, TX 78641

EQUITY TRUST
1108 N LLANO
FREDERICKSBURG, TX 78624

HAUS TOGETHER LLC
1108 N LLANO
FREDERICKSBURG, TX 78624

DAVID TATSCH
16 SERENITY LN
FREDERICKSBURG, TX 78624

KELAIAH RIVAS
613 S CREEK
FREDERICKSBURG, TX 78624

DONNA CROY
290 FIRE ROCK TRL
FREDERICKSBURG, TX 78624

VALERIE GUTTERSON
109 E HACKBERRY
FREDERICKSBURG, TX 78624

CAMILLE COHN
916 LAUREL LN
FREDERICKSBURG, TX 78624

QUINTEN & BRANDI KUNZ
12038 FM 2093
FREDERICKSBURG, TX 78624

Z-2319 – 811 N Llano



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: Standard Provisions

Project Address: 811 N Llano St

Tax ID Number (s): 93-1817631

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:

No. of Lots:

Original Survey & Abstract No:

Legal Description:

Current Land Use Plan: B and B

Proposed Land Use Plan: Limited Restaurant

Current Zoning: C1

Proposed Zoning: C1

Location: 811 N Llano St

Proposed Use(s): Limited Restaurant

Applicant's Signature

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

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

Signature: _____

Printed Name: Mitchell Sharrock

Date: 7/3/23

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

B. Contact Information (Please complete all items.)

I. Property Owners

Firm Name (if applicable): Dry Dog LLC

Owner Name: Mitchell Sharrock

Address: 903 W Schubert St

Phone: 4699552676

Fax:

Email: mitchell.sharrock26@gmail.com

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

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.

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.

scollier@fbgtx.org

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



REQUEST NO. Z-2319

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

Signature

Date

Printed Name

Address

DENNIS KUSENBERGER

8/25/23
805 N. LLANO

scollier@fbgtx.org

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



REQUEST NO. Z-2319

811 N. Llano St.

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

the noise and traffic from the new restaurant.

The property next-door operates as an Air BNB has already
created enough late-night noise. I strongly oppose to adding a
restaurant

Signature

Date

Printed Name

Address

Theodore Qian

206 E. Hackberry, Fredericksburg

REQUEST NO. Z-2319

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

1 Increased traffic, lack of parking, noise, already have
2 Air B+B's with 50 yards, loss of community
integrity

Signature

Don Musselman

Date

8-28-23

Printed Name

Don Musselman

Address

208 E. Hackberry

78624



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: September 6, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #P-2311: By Jeff Boerner with MDS Land Surveying to Consider a Preliminary Plat for the Prospect Addition Located at Friendship Lane and Holmig Rd.

PRESENTATION:

SUMMARY:

A Preliminary Plat Application has been submitted for the Prospect Addition which consists of approximately 53 acres and has a mix of zonings. The subject property is located on the corner of Friendship Lane and Holmig Road.

BACKGROUND:

This property previously obtained Preliminary Plat approval on February 9, 2022 (P-2201) as part of the Prospect and Carbon Apartment project. The owners of the remainder of the property would like to further subdivide the remaining land, resulting in a need to obtain a new Preliminary Plat.

The Plat was reviewed for conformity with [Sec. 3.200](#), [Sec. 3.120](#), [Sec. 3.100](#) of the Zoning Ordinance and [Sec. 4](#) of the Subdivision Ordinance.

Zoning: Lots 4,5,6 are Zoned C1, Neighborhood Commercial [Sec. 3.200](#)

Lot 2 is Zoned R3, Multi-Family Residential [Sec. 3.120](#)

Lot 3 is Zoned R1, Single Family Residential [Sec. 3.100](#)

Tract Size: Approximately 53 Acres

Number/Size of Lots: 6 Lots

Pedestrian Circulation: A Sidewalk is required along Friendship Lane and has been installed for Lots 1 & 2 but will also be needed for lot 6.

Roadways: No new roadways are proposed as part of this plat.

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 and fire lane. All easements must be in accordance with the City Subdivision Ordinance.

Construction Plans: The Prospect and Carbon Projects have obtained Civil Construction Plan approval. The further subdivision of lots 3 - 6 will require Civil Construction Plan approval.

Stormwater Detention: Detention will be addressed as part of the Civil Construction Plan review.

Drainage: See above.

Park Dedication: The applicants shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500.00 per new lot for a total of \$3,000.00

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: The Preliminary Plat as presented meets the minimum requirements per the Zoning and Subdivision Ordinance, however there are several corrections that are needed, including the numbering of the lots (2 lots are identified as Lot1), the acreage of the lots (several lots show to be 9 acres but are much smaller).

Staff recommends approval of the Preliminary Plat as presented conditioned upon the following:

- Administrative corrections including lot numbers and sizes
- Extension of sidewalk across lot 6
- Approved Final Plat
- Payment of Park Dedication fees prior to recordation of Final Plat.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. P-2312 Revised Plat
2. P-2311 Response to Comments
3. P-2311 Project Application

APPROVAL/REVIEW:



August 9, 2023

Jeff Boerner
MDS Land Surveying Company, Inc
jboerner@mds-surveying.com

RE: P-2311 – Preliminary Plat for the Prospect Addition located at Friednship Ln and Holmig Rd.

Dear Mr. Boerner,

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.

- The Preliminary Plat application will require Planning and Zoning Approval tentatively scheduled for Wednesday, September 6 at 5:30 PM.
- Modify the Note located on the Plat regarding Final Plat. It should read Preliminary Plat. (changed)
- Add Project Number, P-2311, to Plat. (added)
- Please correct the Zoning for Lot 1, 6, 5, and 4. The zoning is listed as R3 and should be C1. (changed)
- Please add addressing to the lots. Corner lots may plan for an address on either street. (added)
- A Parkland dedication fee of \$500.00 per lot (\$3,000.00) must be paid prior to recordation of the plat. Sec. 6.15 – Subdivision Ordinance. (advised Mr. Penick)
- Water and Sewer Tap fees (\$2,525.00 per lot) are required for the creation of the new lots 3-6 for a total of \$10,100.00. Required to be paid prior to recordation of the Plat. Sec. 6.16 – Subdivision Ordinance (advised Mr. Penick)

The City of Fredericksburg

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- Please correct sight triangles to run 30 feet down the curbs of public road intersections and included note as shown in the City's subdivision ordinance. (added)
- The Prospect Lane easement should be noted as a public road easement. (added)
- Please revise note 8: "Any necessary improvements or right of way dedication necessary for any lot comply with City design standards for their frontage will occur at the time that lot develops or further subdivides and will be the responsibility of the lot's owner." (changed)
- Please dedicate a 10-foot utility easement for the portion of gravity sewer main running from Bob White to the existing lift station. (added)

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.

Shelby Collier
Digitally signed by Shelby Collier
 DN: cn=Shelby Collier, o=City of Fredericksburg, ou,
 email=scollier@fbgtx.org, c=US
 Date: 2023.08.09 08:38:22 -05'00'

Shelby Collier
 Associate Planner
 Development Review Committee (DRC)



Project Application

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

A. Project Information (Please complete all items.)

Project Name: **Prospect Addition**

Project Address: **Friendship/Holmig**

Tax ID Number (s): **188564, 188565, 11773, 188567,
188566, 11773**

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: **39.178 AC** No. of Lots: **6**

Original Survey & Abstract No: **George Debrant S-42, A-180**

Legal Description: **a 39.178 acres located in the George Debrant Survey No. 42, Abstract No. 180, Gillespie County, Texas and being a portion of Tract 5, the remaining portion of a called 65 acre tract, recorded in Document No. 20100277, Official Public Records of Gillespie County, Texas**

Current Land Use Plan: **R1, Apartments, unknown**

Proposed Land Use Plan: **unknown**

Current Zoning: **R3, R1, and C1**

Proposed Zoning: **R3, R1, and C1**

Location: **Friendship/Holmig**

Proposed Use(s):

Applicant's Signature

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

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

Signature: _____

Printed Name: **Jeff Boerner**

Date: **07-17-2023**

Staff Use Only

Application No.: **P-2311**

Date: _____

*Copy of current Title Search required with application.

CH# 30802 **\$1560.00**



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.)

I. Property Owners

Firm Name (if applicable): Penick Estate Limited Partnership

Owner Name: Michael Penick

Address: 141 East Main Street, Fredericksburg, Texas 78624

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): MDS Land Surveying Company, Inc.

Address: 874 Harper Road No. 104, Kerrville, Texas 78028

Primary Contact Name: Jeff Boerner

Phone: 830-816-1818

Fax:

Email: jboerner@mds-surveying.com

Secondary Contact Name: Audrey Boerner

Phone: 830-816-1818

Fax:

Email: audrey@mds-surveying.com

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

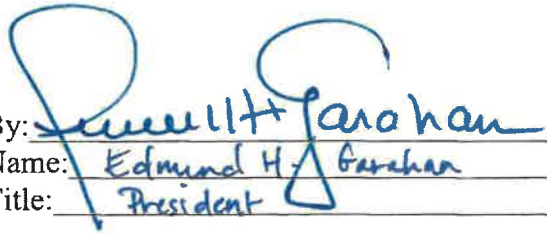
For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 plus \$10.00 per lot.

Signature Page to Project Application

FREDERICKSBURG MF, LP, a Texas
limited partnership

By: Fredericksburg MF GP, LP, a Texas limited
partnership, its general partner

By: Foursome Fredericksburg MF GP, LLC, a
Texas limited liability company, its general
partner

By: 
Name: Edmund H. Garahan
Title: President

Signature Page to Project Application

WOODLAND COTTAGES FREDERICKSBURG,
LP, a Delaware limited partnership

By: WC Fredericksburg GP, LP, a Texas
Limited partnership, its general partner

By: Foursome WC Fredericksburg GP, LLC, a
Texas limited liability company, its general partner

By: 
Name: Edmund H. Garahan
Title: President

Signature Page to Project Application

PENICK HOLDINGS, LP, a Texas
Limited Partnership

By: Patricia E. Penick
PATRICIA E. PENICK, General Partner

By: Michael R. Penick
MICHAEL R. PENICK, General Partner

ESTATE OF JOHN PENICK, DECEASED

By: Michael Penick
MICHAEL PENICK, Independent
Executor

Patti D. Penick
PATTI D. PENICK

Signature Page to Project Application

PENICK ESTATE LIMITED
PARTNERSHIP, a Texas Limited
Partnership

By: J.R. PENICK, LLC-1, a Texas
Limited Liability Company, General
Partner

By: 

KATHERINE PENICK READING,
Co-Manager

Signature Page to Project Application

PENICK ESTATE LIMITED
PARTNERSHIP, a Texas Limited
Partnership

By: J.R. PENICK, LLC-1, a Texas
Limited Liability Company, General
Partner

By: 
SARAH PENICK BELL,
Co-Manager

Sent from my iPhone



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: September 6, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #SP-2311: By Sergio Zamarron to Consider the Site Plan and Entry Corridor Review for a Hotel Development Located at 1220 North US Hwy 87.

PRESENTATION:

SUMMARY:

The applicant is requesting approval of the Site Plan and Entry Corridor Review Guidelines and Standards for property located at 1220 North US Hwy 87.

BACKGROUND:

The Fredericksburg Hill Country Hotel and is located on the corner of Highway 87 North and Theodore Specht Dr. The applicant is requesting to remodel the property, which includes a new porte cochere and the addition of 4 new suites to the second floor. These changes would extend the second floor over the porte cochere.

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

Site Area: 65,274 Sq Ft (1.5 Acres)

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

Building Coverage: 12% (14,555 Sq Ft) (75% Max) **Sec. 3.210**

Impervious Coverage: 60% (39,480 Sq Ft)(80% Max) **Sec. 3.210**

Heights: 35.6 Ft (3 Stories/38" Max) **Sec. 3.210**

Access and Circulation: No changes to access are proposed. The development takes access off of North U.S Hwy 87 via a 30' drive as well as Theodore Specht Dr via a 30' drive.

Pedestrian Circulation: No changes to pedestrian circulation are proposed. There are currently no sidewalks in this area.

Parking: 50 spaces provided with 50 required, including 3 ADA spaces. (1.1 space per room with 45

rooms) **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.

Detention: Detention will be addressed as part of the Civil Construction Plan review.

Landscape and Screening: Landscape plans were submitted and have been approved per Sec. 7.920. resulting in 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 along the perimeter of the property is not required **Sec. 7.940**, however, screening of the dumpster is required per Sec. 7.980

Entry Corridor Review: The site was developed prior to the adoption of the Entry Corridor Design Standards and Guidelines. However, the proposed massing, scale and style of the building are appropriate and the existing parking layout is ideal as the building is fronting the entry corridor with parking behind and along the side street.

A new sidewalk is required along Highway 87 although there are not existing sidewalks in this area.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff found that the Site Plan application meets the minimum requirements per the zoning and subdivision ordinances. The request is to remodel an existing development which was in existence prior to the current Entry Corridor Design Guidelines and Standards. While not all aspects of the existing development comply, the proposed changes are in keeping with the Guidelines and Standards.

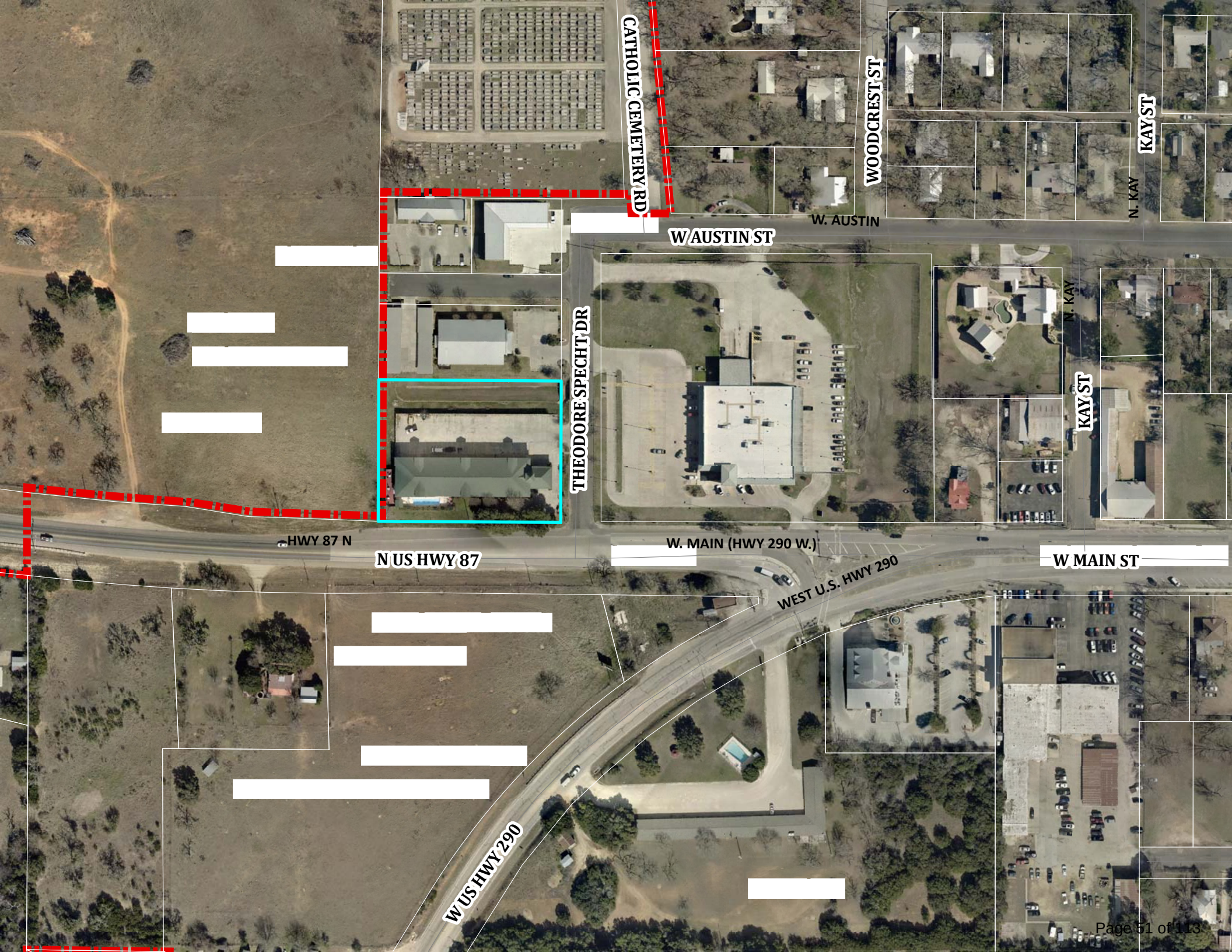
Staff recommends approval of the application as presented.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. SP-2311 Location Map
2. The Valencia Hotel Addition (Permit Set) 8-8-23
3. SP-2311 Review Comments
4. SP-2311 Response to Comments
5. SP-2311 Project Application

APPROVAL/REVIEW:



CATHOLIC CEMETERY RD

WOODCREST ST

KAY ST

W AUSTIN ST

W. AUSTIN

N. KAY

THEODORE SPECHT DR

KAY ST

N. KAY

HWY 87 N

N US HWY 87

W. MAIN (HWY 290 W.)

W MAIN ST

WEST U.S. HWY 290

W US HWY 290



GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

INDEX OF DRAWINGS	
TITLE	SHEET
PROJECT SUMMARY	1
CODE	2
EXISTING SURVEY	3
SITE & LANDSCAPE PLAN	4
DEMOLITION PLAN	5
OVER ALL DIMENSIONAL FLOOR PLAN	6
DIMENSIONAL FLOOR PLAN	7
OVER ALL NOTED FLOOR PLAN	8
NOTED FLOOR PLAN	9
WALL TYPES	10
CEILING PLAN	11
ELEVATIONS	12
LEFT ELEVATION	13
ELEVATIONS	14
RIGHT ELEVATION	15
ROOF PLAN	16
CROSS SECTIONS	17
E 0.0 GENERAL NOTES - ELEC	18
E 1.0 LIGHTING & POWER - ELEC	19
E 2.0 SCHEDULES/DETAILS - ELEC	20
M 0.0 GENERAL NOTES - MECH	21
M 1.0 SUPPLY, RETURN & SCHEDULES - MECH	22
P 0.0 GENERAL NOTES - PLUMB	23
P 2.0 DOM/HOT WATER - PLUMB	24
P 3.0 SCHEDULES/DETAILS - PLUMB	25

CONSTRUCTION ANALYSIS	
CONSTRUCTION TYPE	NEW 4 ROOM ADDITION
NUMBER OF LEVELS	2
FRAME TYPE (EXT. WALLS)	2" x 6" WOOD STUDS
FRAME TYPE (INT. WALLS)	2" x 4" WOOD STUDS
FRAME TYPE (ROOF)	2" x 6" WOOD RAFTERS
FRAME TYPE (FLR. / CLG.)	----
VENEER TYPE	WOOD SIDING/STONE
FOUNDATION TYPE	SLAB ON GRADE
ROOF TYPE	COMPOSITION SHINGLES
ROOF PITCH	1:12
PLATE HEIGHT (MIN.)	10'-0"
PLATE HEIGHT (MAX.)	31'-6"

DISTINCTIVE DRAFTING & DESIGN HEREBY RESERVES ITS COMMON COPYRIGHT LAW & OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGNS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM DISTINCTIVE DRAFTING & DESIGN. DISTINCTIVE DRAFTING & DESIGN TAKES NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE RESIDENCE OR BUILDING.

CODE ANALYSIS

PLANS DESIGNED TO THE FOLLOWING CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 BUILDING ENERGY CODE
ADA. NOTE: THE BUILDING AND ITS AMENITIES ARE
SUBJECT TO ADA. REVIEW & ADA. RESTRICTIONS FOR
COMPLIANCE WITH THE 2012 TEXAS ACCESSIBILITY
STANDARDS

SECTION 406

NOTES

1. IBC SECTION 719: BATT INSULATION SHALL HAVE A FLAME
SPREAD
- INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF
450.
2. IBC SECTION 1607.7 SHALL MEET THE REQUIREMENTS IF THIS
SECTION.
3. IBC SECTION 1207: SOUND TRANSMISSION CLASS OF AT 50
AND COMPLY WITH IBC SECTION 1207.
4. REFER TO IBC SECTION 2506.2 AND 2808.1: TABLES 2506.2 AND
2508.1 FOR INSTALLATION PROCEDURES AND STANDARDS TO BE
MET FOR GYPSUM WALLBOARD & SHEATING.

CATEGORY	CONSTRUCTION	
CONSTRUCTION TYPE (IBC)	TYPE III A SPRINKLED	
OCCUPANCY	GROUP R1 (HOTEL) RESIDENTIAL	
OCCUPANCY	26,347 SQ FT =200 PER SQ. =132 OCCUPANT LOAD	
	UNPROTECTED	
	ALLOWABLE	PROVIDED
MAX. HEIGHT IN FT. (CENTER OF SLOPED ROOF)	65 FT	35-6" FT
MAX NO. OF STORIES	4	2
AREA(PER FLOOR)	24,000 SQ. FT.	13,691.0' SQ. FT. MAX. PROVIDED
PARKING		
45 ROOMS @ 1.10 CAR PER ROOM=	REQUIRED	PROVIDED
	50 SPACES	50 SPACES [3 ACCESSIBLE]

ARCHITECTURAL GENERAL NOTES

- AIA DOCUMENT A-201 GENERAL CONDITIONS OF THE
CONTRACT SHALL GOVERN ALL AREAS NOT COVERED BY
THE NOTES BELOW.
1. CONTRACTOR TO FURNISH ALL LABOR &
MATERIALS NECESSARY TO COMPLETE
INSTALLATION AS DETAILED. EACH
CONTRACTOR SHALL RESPECT THE WORK OF
OTHER CONTRACTORS & IS RESPONSIBLE FOR &
LIABLE TO REPAIR OR REPLACE ANY DAMAGE
CAUSED BY HIS WORK.
2. ALL WORK SHALL BE PERFORMED IN STRICT
COMPLIANCE WITH FEDERAL, STATE, & LOCAL
CODES & ANY OTHER REGULATIONS HAVING
JURISDICTION OVER SAID PROJECT. THE
CONTRACTOR SHALL PROTECT & INDEMNIFY THE
OWNER &/ OR ARCHITECT AGAINST ANY CLAIM
OR LIABILITY ARISING FROM VIOLATION OF ANY
SUCH CODE OR REGULATION.
3. THE CONTRACTOR SHALL OBTAIN & PAY FOR ALL
REQUIRED PERMITS, INSPECTIONS & APPROVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO
DETERMINE THE ON-SITE CONDITIONS & PERFORM
ALL NECESSARY WORK TO COMPLETE THE
PROJECT. IF EXISTING CONDITIONS DEVIATE
SIGNIFICANTLY FROM THESE DRAWINGS NOTIFY THE
ARCHITECT FOR FURTHER DIRECTION.
5. THE CONTRACTOR SHALL VISIT THE SITE &
EXAMINE FOR ONESELF ALL EXISTING
CONDITIONS & LIMITATIONS WHICH AFFECT THE
CONTRACT. THE CONTRACTOR SHALL
CAREFULLY EXAMINE ALL CONTRACT
DOCUMENTS, TITLES & SUBDIVISIONS IN THESE
DOCUMENTS ARE FOR CONVENIENCE, & NO REAL
OR ALLEGED ERRORS IN ARRANGEMENT OF
MATTER SHALL BE REASON FOR OMISSION OR
DUPLICATION BY ANY CONTRACTOR.
6. IT SHALL BE THE RESPONSIBILITY OF THE
GENERAL CONTRACTOR TO MAKE A THOROUGH
EXAMINATION OF THE PLANS & DETAILS & VERIFY
ALL DIMENSIONS & CONDITIONS THEREIN. ANY
DISCREPANCIES SHALL BE BROUGHT TO THE
ATTENTION OF THE ARCHITECT FOR REVIEW.
7. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF
DIMENSIONS ARE IN QUESTION, THE CONTRACTOR
SHALL BE RESPONSIBLE FOR OBTAINING
CLARIFICATION FROM THE ARCHITECT PRIOR TO
CONTINUING CONSTRUCTION OF AREA IN
QUESTION.
8. THE DRAWINGS, SPECIFICATIONS & OTHER
DOCUMENTS PREPARED BY LISTI
ARCHITECTS FOR THIS
PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S
SERVICE FOR USE SOLELY WITH RESPECT TO
THIS PROJECT &, UNLESS OTHERWISE PROVIDED,
THE ARCHITECT SHALL BE DEEMED THE AUTHOR
OF THESE DOCUMENTS AND SHALL RETAIN ALL
COMMON LAW STATUTORY & OTHER RESERVED
RIGHTS, INCLUDING THE COPYRIGHT.
9. THESE DRAWINGS, SPECIFICATIONS AND OTHER
CONTRACT DOCUMENTS SHALL NOT BE
REPRODUCED OR REUSED EXCEPT BY WRITTEN
AGREEMENT OF ARCHITECT.
10. WORKMANSHIP SHALL BE OF THE HIGHEST TYPE &
MATERIALS USED OR SPECIFIED OF THE BEST
QUALITY THE MARKET AFFORDS. ALL
INSTALLATIONS & APPLICATIONS SHALL CONFORM
TO THE MANUFACTURERS' SPECIFICATIONS.
11. THE GENERAL CONTRACTOR SHALL
COORDINATE THE WORK OF ALL SUB-
CONTRACTORS WHETHER THEY RECEIVE THEIR
CONTRACT FROM THE CONTRACTOR OR OWNER.
THE CONTRACTOR'S INSTRUCTIONS SHALL BE
FOLLOWED BY ALL TRADES.
12. ALL MATERIALS & WORKMANSHIP SHALL BE
GUARANTEED FOR A PERIOD OF ONE YEAR FROM
THE DATE OF FINAL ACCEPTANCE UNLESS
SPECIFIED OTHERWISE FOR A LONGER PERIOD OF
TIME.
13. THE GENERAL CONTRACTOR SHALL COOR-
DINATE THE LOCATION & SIZE OF OPENINGS
FOR VENTS, PIPES, INSERTS, BOXES, HANGERS,
ETC...
- THE GENERAL CONTRACTOR SHALL SAFELY
SHORE, BRACE, &/OR SUPPORT ALL WORK AS
REQUIRED. THIS WORK SHALL BE THE FULL
RESPONSIBILITY OF THE CONTRACTOR & NO ACT,
DIRECTION, OR REVIEW OF ANY SYSTEM OR
METHOD BY THE OWNER'S REPRESENTATIVE SHALL
RELIEVE THE CONTRACTOR OF THIS
RESPONSIBILITY.
14. ALL ERECTIONS, DETAILS, MATERIALS,
METHODS, ETC. SHOWN &/OR NOTED ON ANY
PLAN OR SECTION SHALL APPLY TO ALL OTHER
SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
15. EACH CONTRACTOR SHALL PROVIDE FOR TRASH
REMOVAL AT THE END OF EACH DAY. EACH
CONTRACTOR SHALL REMOVE ALL TRASH &
DEBRIS FROM THE SITE &/OR WITHIN THE
BUILDING (AREA SHOULD BE SWEEP CLEAN). IF
TRASH & DEBRIS ARE NOT REMOVED, THE OWNER
MAY, AT HIS OPTION, PAY FOR ITS REMOVAL &
BACK CHARGE THE CONTRACTOR.
16. IT IS NOT THE INTENT OF THESE DRAWINGS TO
SHOW OR INDICATE ALL FASTENING OR
FRAMING TECHNIQUES &/OR DEVICES, OR TO
SHOW ALL CONDITIONS PRESENT.
17. THE GENERAL CONTRACTOR IS TO PROVIDE
ALL MEANS TO SECURE & PROTECT
CONSTRUCTION AREAS FROM PUBLIC.
18. THE GENERAL CONTRACTOR SHALL PROVIDE
BACKING, BRACING, AND BLOCKING FOR
EQUIPMENT SUPPORT AT THE FOLLOWING
AREAS: (GENERAL CONTRACTOR TO
COORDINATE W/ RESPECTIVE TRADES FOR EXACT
LOCATIONS).
1. SHELVING
2. LAVATORIES
3. CABINETS
4. TOILET ACCESSORIES
5. CLOSET ACCESSORIES
6. SIGNAGE
7. DOOR STOPS
8. COAT HOOKS
19. CONSTRUCTION SHALL COMPLY WITH THE
CONSTRUCTION DOCUMENTS AND MEET ALL
APPLICABLE HEALTH, LIFE, SAFETY, AND
BUILDING CODES AS WELL AS TO THE
SATISFACTION OF THE OWNER.
20. VERIFY DIMENSIONS, LOCATIONS, ELEVATIONS, &
CONFIGURATIONS OF ALL ITEMS ASSOCIATED WITH
THE INSTALLATIONS OF PLUMBING, MECHANICAL &
ELECTRICAL EQUIPMENT W/ PLUMBING,
MECHANICAL, & ELECTRICAL DRAWINGS.
21. ALL ANGULAR OPENINGS IN CONSTRUCTION
WILL BE SEALED W/ ELASTOMETRIC CAULKING OR
SEALANT, OR FIRE RATED CAULKING WHERE
APPLICABLE.
22. DIMENSIONS ARE FROM FACE OF STUD OR CMU
TO FACE OF STUD OR CMU. DIMENSIONS DO NOT
INCLUDE GYPSUM BOARD, FURRING, CHANNELS, OR
FINISHES UNLESS NOTED AS "CLEAR" DIMENSION.
23. ALL DOOR RETURNS CONSTRUCTION SHALL BE A
MINIMUM 4" FROM THE FACE OF ADJACENT OR
PERPENDICULAR WALL CORNER UNLESS NOTED
OTHERWISE.
24. PROVIDE FIRESAFING AND FIRE STOP SEALANT AT
ALL PENETRATIONS OF STRUCTURAL STEEL
THROUGH RATED WALL CONSTRUCTION.
25. WHERE FLOORING MATERIAL CHANGES AT AT
DOOR THE LINE OF TRANSITION SHALL BE AT THE
INSIDE FACE OF THE DOOR.
26. ALL DOORS AND DOOR HARDWARE SHALL
MEET ALL APPLICABLE CODES, A.D.A. /TAS
REQUIREMENTS.
27. ALL GYPSUM WALLBOARD SHALL BE 5/8" TYPE X
GYPSUM WALLBOARD EXCEPT AT 'WET AREAS'.
PROVIDE WATER RESISTANT GYPSUM WALLBOARD
AT ALL 'WET AREAS', INCLUDING:
RESTROOMS/TOILETS
28. THE CONTRACTOR IS TO COMPLY WITH ALL
APPLICABLE CODES, ORDINANCES, RULES,
REGULATIONS, ORDERS & OTHER LEGAL
REQUIREMENTS OF THE ADMINISTRATIVE
AUTHORITIES HAVING JURISDICTION.
29. ALL REMOVED BUILDING MATERIAL &
MISCELLANEOUS DEBRIS MUST BE REMOVED
FROM THE SITE. THIS MATERIAL SHALL NOT
BE USED FOR INFILL MATERIAL. REMOVE
ALL FLAMMABLE OR TOXIC SCRAPS DAILY
& DEBRIS ON A REGULAR BASIS.
MAINTAIN ALL AREAS CLEAN TO THE
SATISFACTION OF THE OWNER.
30. IN SPANS OF DRYWALL CONSTRUCTION
LARGER THAN 30'-0". PROVIDE A CONTROL
JOINT UNLESS NOTED OTHERWISE ON
DRAWINGS.
31. IN ALL TOILET ROOMS, CONCRETE SLAB SHALL NOT BE
SLOPED TO FLOOR DRAINS. WATER TO BE SWEEP INTO
FLOOR DRAINS.
32. FIRE PROTECTION NOTES:
A. FIRE PROTECTION CONTRACTOR SHALL PERFORM
COORDINATION OF HIS WORK W/ MECHANICAL,
ELECTRICAL & ALL OTHER DISCIPLINES TO AVOID
INTERFERENCE PRIOR TO FABRICATION OF ANY PIPE.
B. ALL PIPE PENETRATIONS THROUGH FLOORS OR WALL
SHALL BE SLEEVED & SEALED TO MAKE WATERTIGHT &
MAINTAIN FIRE RATING.
C. ALL SPRINKLERS, FITTINGS, PIPING, EQUIPMENT, &
INSTALLATION SHALL BE IN CONFORMANCE W/ 2016
NFPA 13, 2015 INTERNATIONAL BUILDING CODE.
D. FIRE PROTECTION CONTRACTOR SHALL DESIGN
SPRINKLER SYSTEM PIPING SUCH THAT NO MAINS
SHALL PASS THROUGH OR OVER ELECTRICAL ROOMS.
THE ONLY PIPING ALLOWED IN THIS ROOM SHALL BE
THE BRANCHLINES PROTECTING THE ROOM. THESE
BRANCHLINES SHALL NOT CONTINUE ON TO THE OTHER
ROOMS OR AREAS. BRANCHLINES SHALL BE DESIGNED
SO THAT THEY ARE NOT LOCATED DIRECTLY OVER ANY
ELECTRICAL PANEL OR EQUIPMENT.
33. AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN THE
CENTER OF ACOUSTICAL LAY-IN CEILING TILE W/ A
MAXIMUM VARIANCE OF 1" IN EITHER DIRECTION.

ROOM BREAK DOWN

1ST LEVEL ROOM TYPE	QTY.
ADA KING SUITE :	1
KING SUITE :	3
QUEEN SUITE:	5
ADA QUEEN SUITE:	1
TOTAL ROOMS	10

ROOM BREAK DOWN

2ND LEVEL ROOM TYPE	QTY.
KING SUITE :	2
QUEEN/ QUEEN:	16
KING:	15
KING STUDIO :	1
ADA QUEEN /QUEEN	1
TOTAL ROOMS	35

OVERALL ROOM BREAK DOWN

ROOM TYPE	QTY.
ADA KING SUITE :	3
ADA QUEEN SUITE:	1
ADA QUEEN /QUEEN	1
KING SUITE :	5
QUEEN SUITE:	3
QUEEN/ QUEEN:	16
KING:	15
KING STUDIO :	1
TOTAL ROOMS	45

BUILDING AREA

EXISTING 1ST LEVEL	12,656.0' SQ. FT
EXISTING 2ND LEVEL	12,149.0' SQ. FT
NEW 2ND LEVEL ROOM ADDITION	1,542.0' SQ. FT
NEW PORTE COCHERE	1,799.0 SQ. FT
TOTAL BUILDING AREA	28,146.0' SQ. FT.

DATE: 8/8/2023

DRAWN BY:

DISTINCTIVE
PLAN #- 062-23

THE VALENCIA REMODEL

1220 NORTH US 87

FREDERICKSBURG, TX 78624

17806 IH - 10 SUITE 300
DALLAS, TX 75240
OFFICE (214) 335-2728

2312 S. EXPRESSWAY
83 SUITE B.
HARLINGEN, TX 78552
OFFICE (956) 425-7040

DISTINCTIVE
DRAFTING & DESIGN L.L.C.



MEMBER

A I
B D

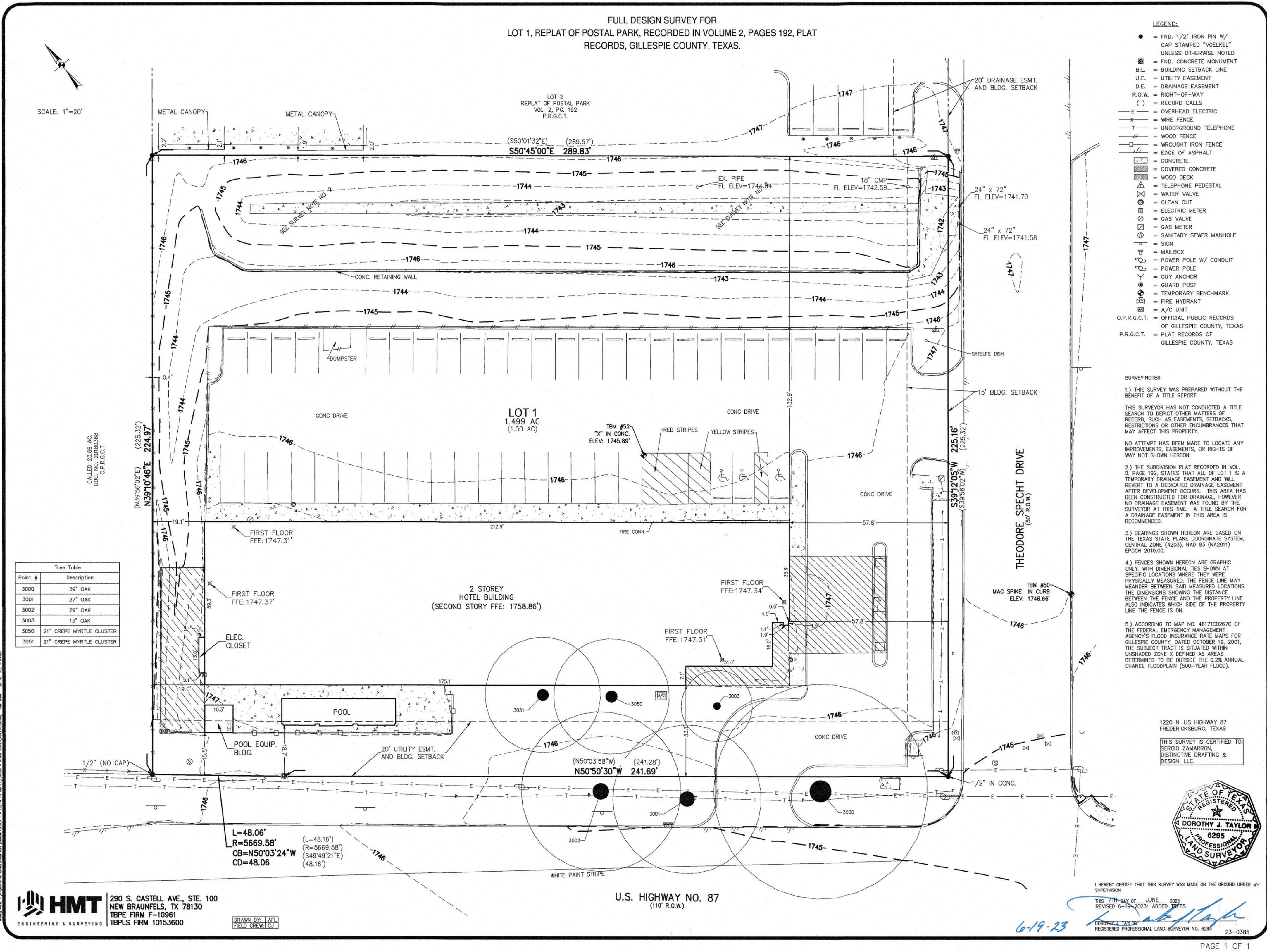
AMERICAN INSTITUTE of
BUILDING DESIGN

SHEET NUMBER

2

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DISTINCTIVE DRAFTING & DESIGN HEREBY
RESERVES ITS COMMON COPYRIGHT LAW &
OTHER PROPERTY RIGHTS IN THESE PLANS &
DESIGNS. THESE PLANS ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY
FORM OR MANNER WHATSOEVER, NOR ARE
THEY TO BE ASSIGNED TO ANY THIRD PARTY,
WITHOUT FIRST OBTAINING THE EXPRESS
WRITTEN PERMISSION FROM DISTINCTIVE
DRAFTING & DESIGN. DISTINCTIVE DRAFTING &
DESIGN TAKES NO RESPONSIBILITY FOR THE
CONSTRUCTION OF THE RESIDENCE OR
BUILDING.



DATE: 8/8/2023
DRAWN BY:
DISTINCTIVE
PLAN # - 062-23

THE VALENCIA REMODEL
1220 NORTH US 87
FREDERICKSBURG, TX 78624

17066 IH - 10 SUITE 300
DOROTHY J. TAYLOR
OFFICE (210) 335-2728
2312 S. EXPRESSWAY
HARLINGEN, TX 78552
OFFICE (956) 425-7040

DISTINCTIVE
DRAFTING & DESIGN L.L.C.

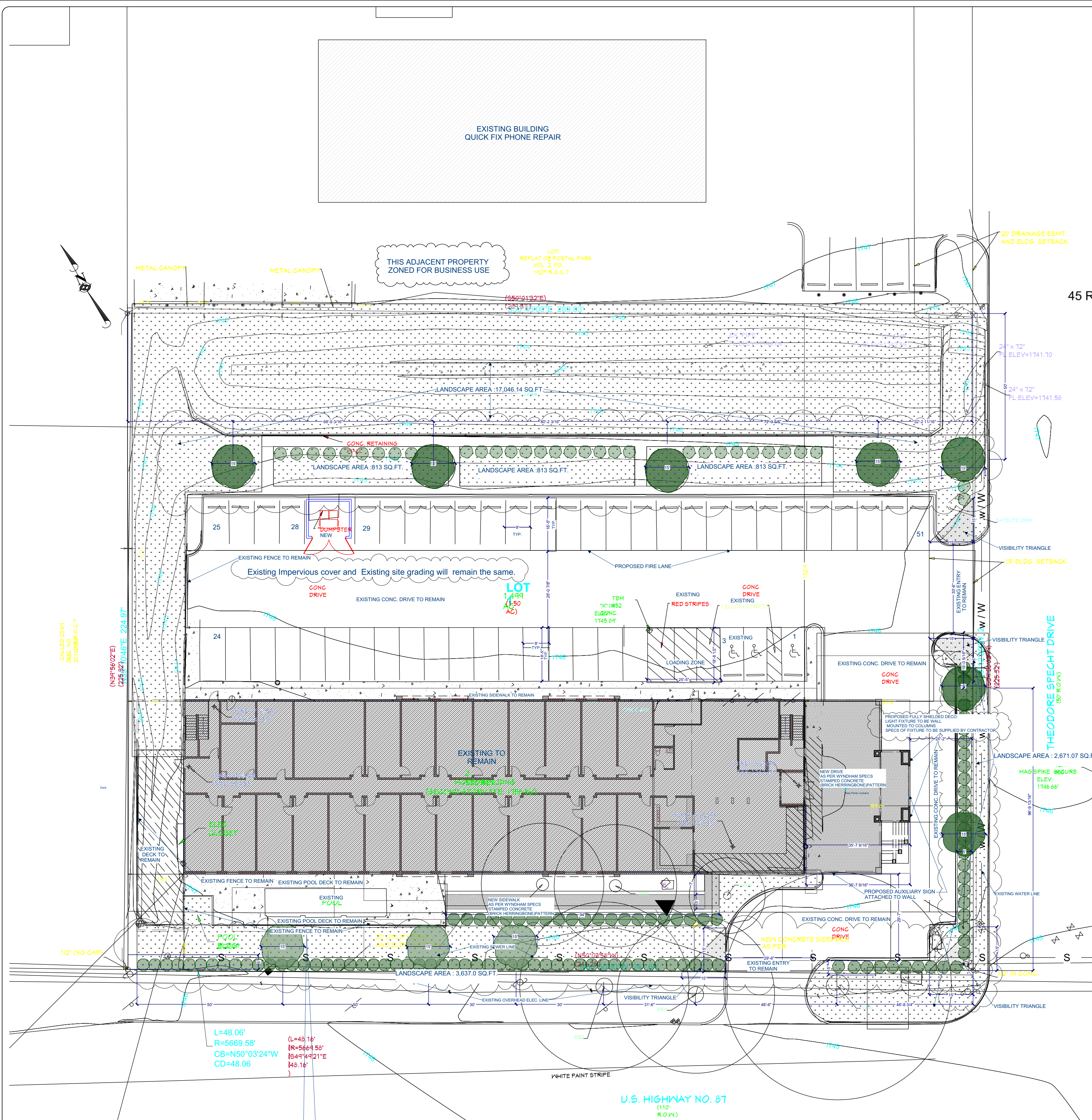
TEXAS INSTITUTE
TIBD
BUILDING DESIGN

MEMBER
A I
B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

SHEET NUMBER

3
© 2023

DISTINCTIVE DRAFTING & DESIGN HEREBY
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DESIGN TAKES NO RESPONSIBILITY FOR THE
CONSTRUCTION OF THE RESIDENCE OR
BUILDING.



	UNPROTECTED	
	ALLOWABLE	PROVIDED
MAX. HEIGHT IN FT. (CENTER OF SLOPED ROOF)	65 FT	35'-6" FT
MAX NO. OF STORIES	4	2
AREA(PER FLOOR)	24,000 SQ. FT.	13,691.0' SQ. FT. MAX. PROVIDED

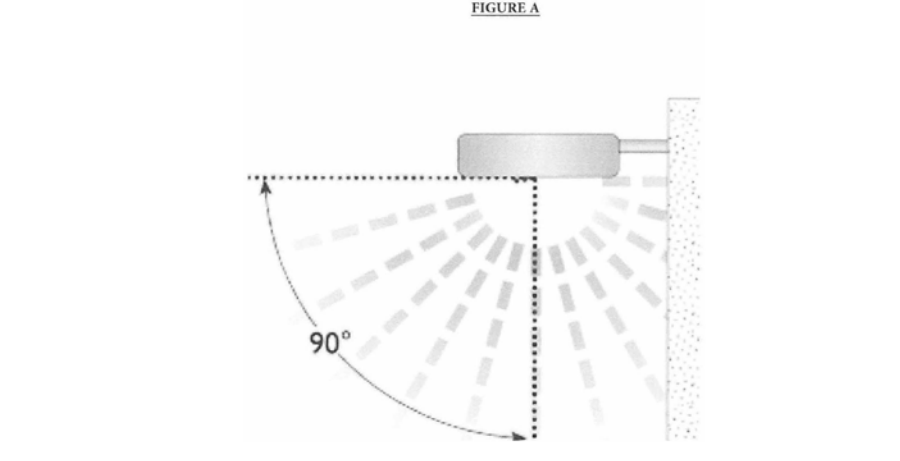
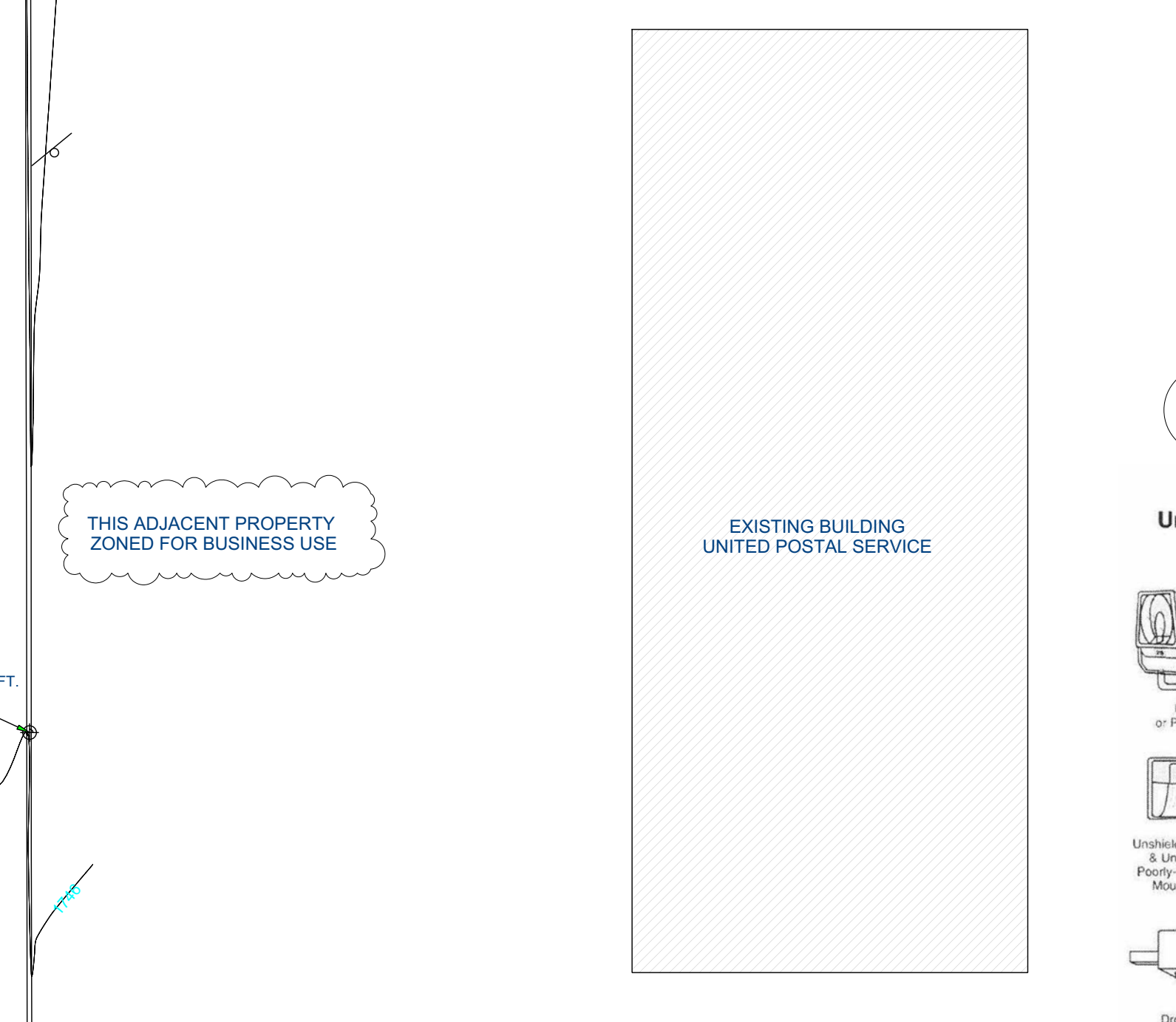
LANDSCAPE LEGEND	
	NEW TREE WITH (15') MIN GROWN WITH A TRUNK OVER 5' OF CLEAR WOOD, WITH A MIN. OF 1-1/2" DIAMETER
	NEW SHRUBS (PROVIDE MIN. OF 24" IN HEIGHT AT THE TIME OF PLANTING)
	GRASS COVER

NOTE: IRRIGATION TO LANDSCAPE FROM EXISTING SPRINKLER SYSTEM

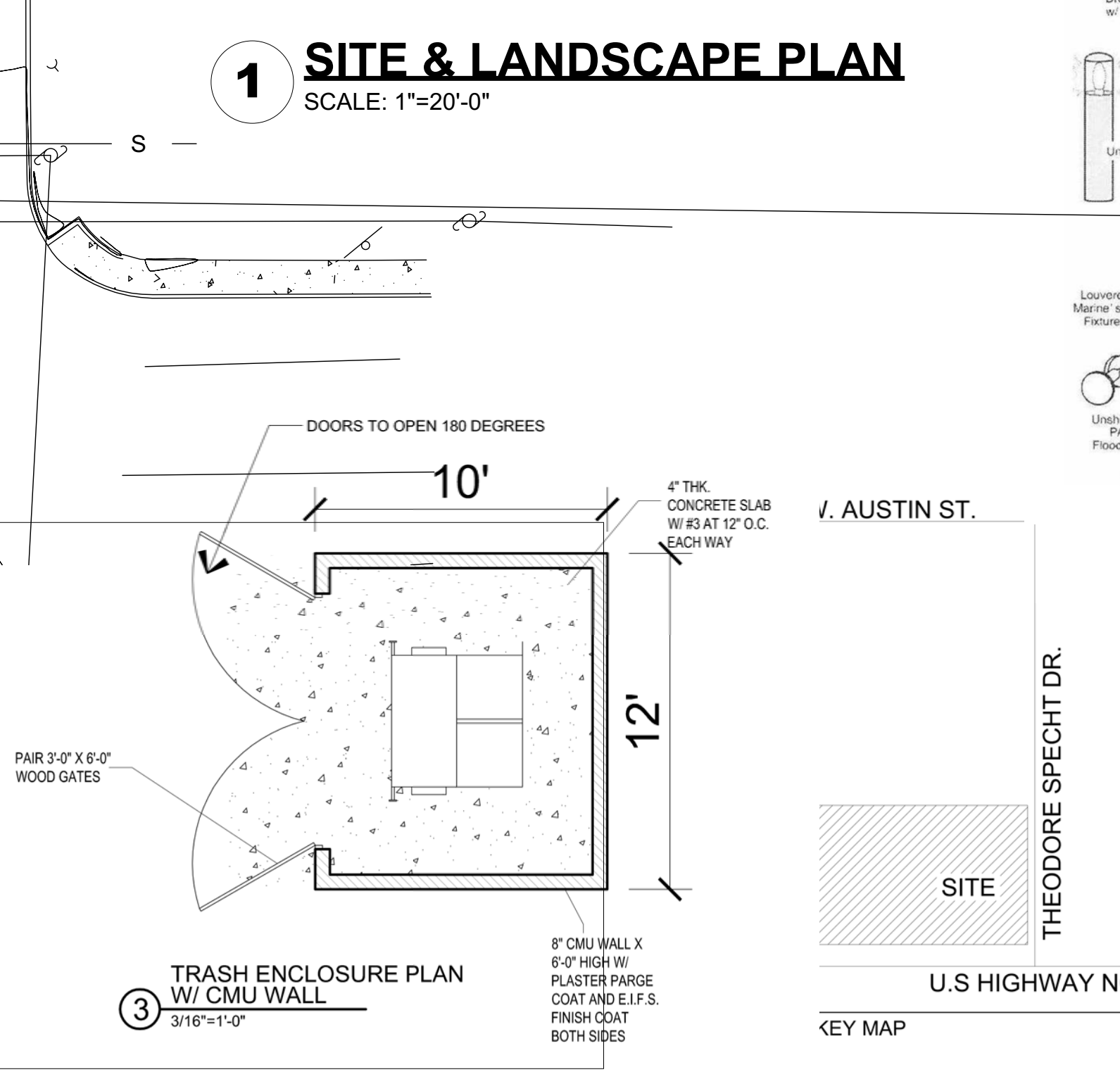
PARKING	REQUIRED		PROVIDED	
	45 ROOMS @ 1.10 CAR PER ROOM=	50 SPACES	50 SPACES	[3 ACCESSIBLE]

INTERIOR LANDSCAPE CALCULATIONS:
51 INT. PARKING SPACES X 10 SQ. FT. PER SPACE = 61 SQ. FT. REQUIRED
MIN. NUMBER OF TREES : 100 SQ. FT. / 61 SQ.FT. = 1 REQUIRED TREE TREES PROVIDED : 15
MIN. LANDSCAPE AREA : 50 SQ.FT./11,407 PAVED AREA =229 SQ REQUIRED
EXISTING LANDSCAPE AREA PROVIDED: 25,793.21 SQ.FT.

EXISTING TREE TABLE	
POINT #	DESCRIPTION
3000	39" OAK
3001	27" OAK
3002	29" OAK
3003	13" OAK
3050	21" CREPE MYRTLE CLUSTER
3051	21" CREPE MYRTLE CLUSTER



Examples of Acceptable & Unacceptable Lighting Fixtures	
Unacceptable/Not Compliant Fixtures that produce glare and light trespass	Acceptable/Compliant Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



CONTRACTOR TO SUPPLY LIGHTING FIXTURE SPECIFICATIONS

CONTRACTOR TO SUPPLY LIGHTING FIXTURE SPECIFICATIONS

CONTRACTOR TO SUPPLY LIGHTING FIXTURE SPECIFICATIONS

BUILDING HT: 35'-6"
EXISTING AND PROPOSED USE OF BUILDING: HOTEL
Zoning Summary :

Existing Zoning: C2- Commercial
Lot Size: 289.83' x 225.16'
Set Back: FRONT 15' REAR: 10' STREET SIDE:20' INTERIOR SIDE: 7'
Building Ht. : 35'-6"
Building Coverage: 14,555.0' Impervious Coverage: 65,366.0'

Property Owner:
Uma Subramaniam
7 Hills Fredericksburg, LLC

Site Plan Prepared By:
Sergio Zamarron

DATE: 8/8/2023
DRAWN BY:
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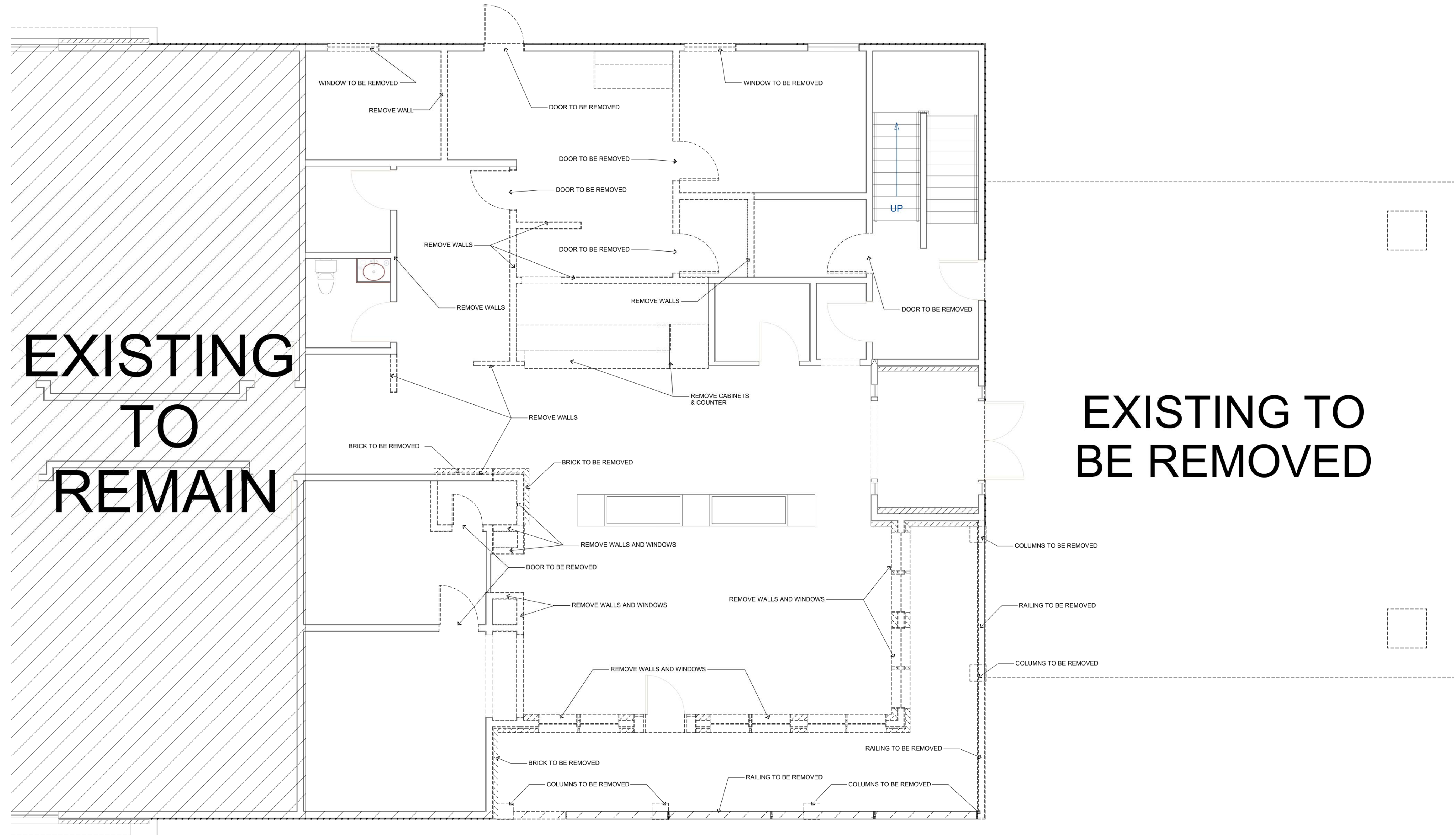
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S. O. BOX 330
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1 DEMOLITION FLOOR PLAN
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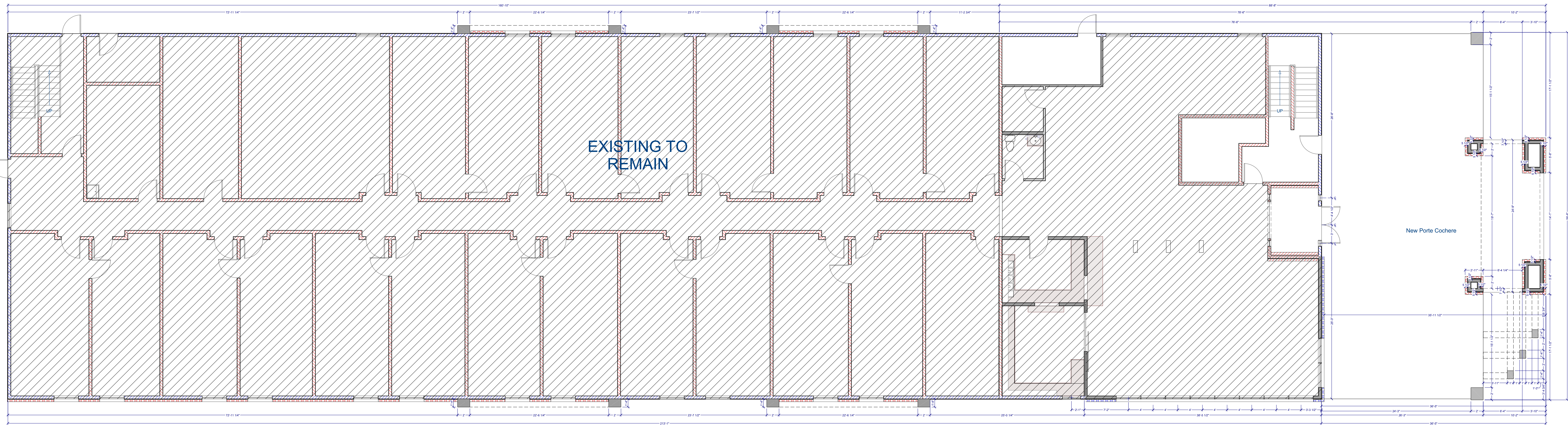
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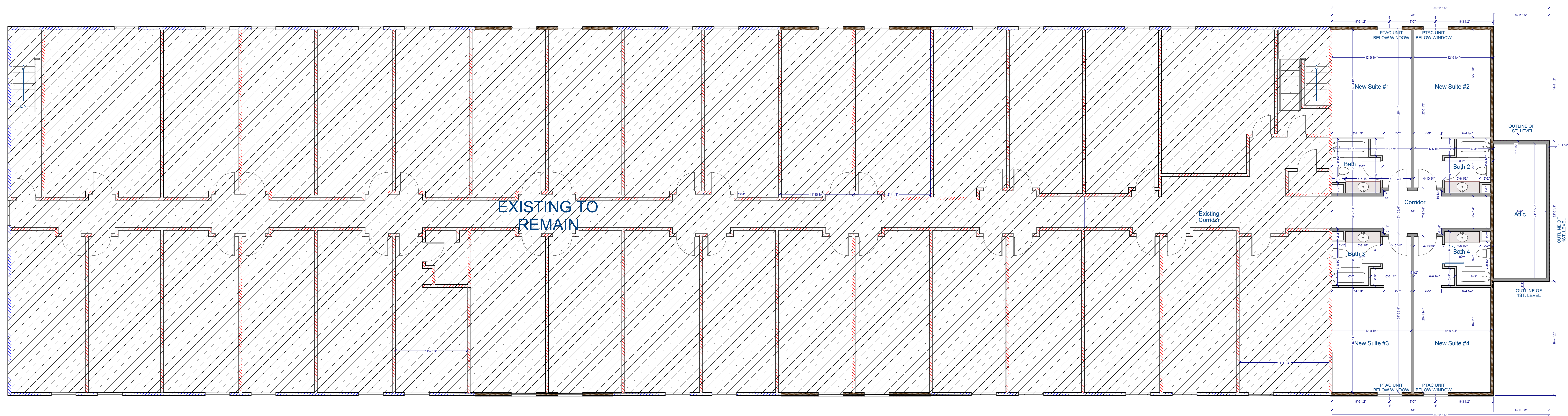
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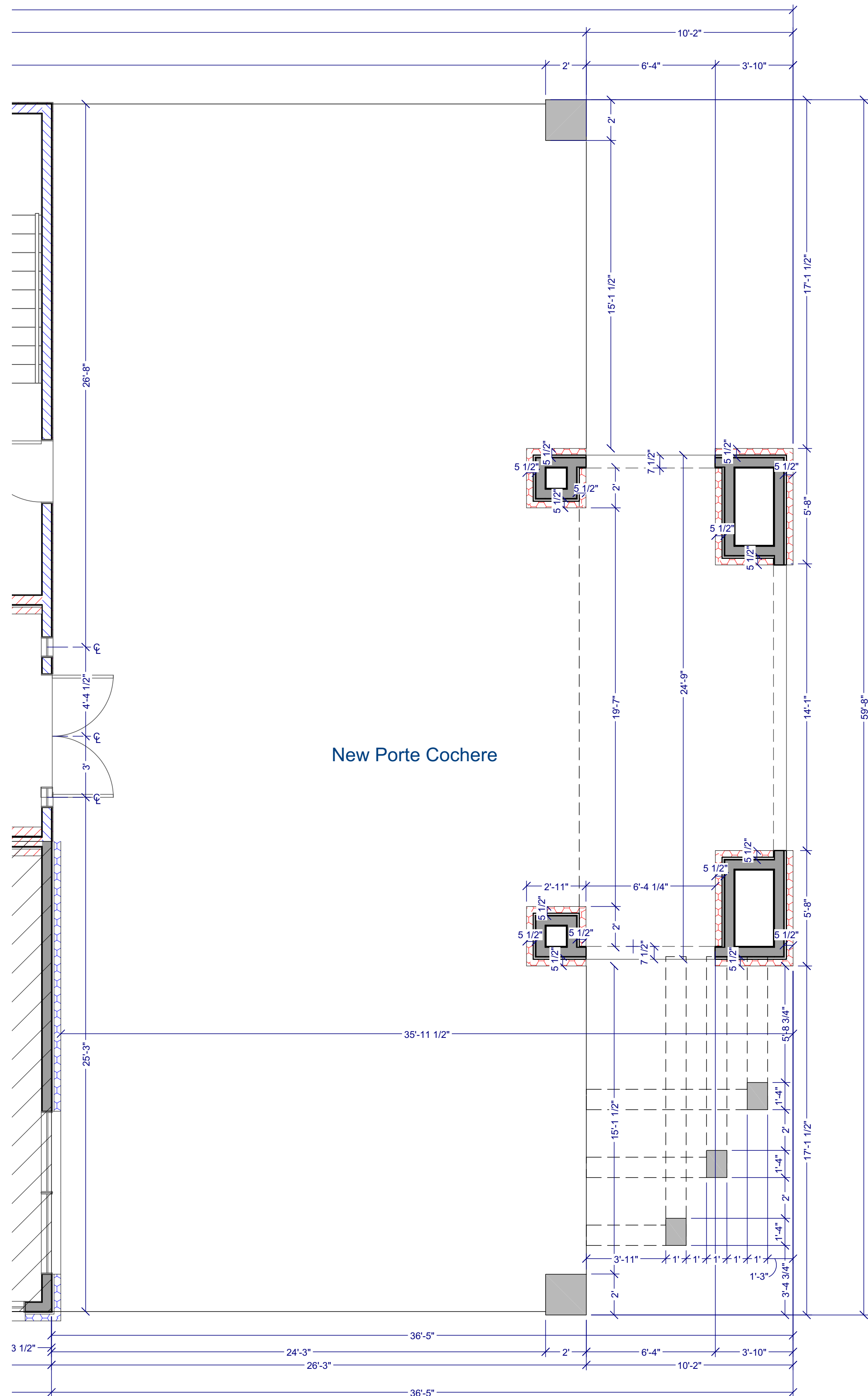


1 **DIMENSIONED 1ST LEVEL OVERALL FLOOR PLAN**
SCALE: N.T.S.

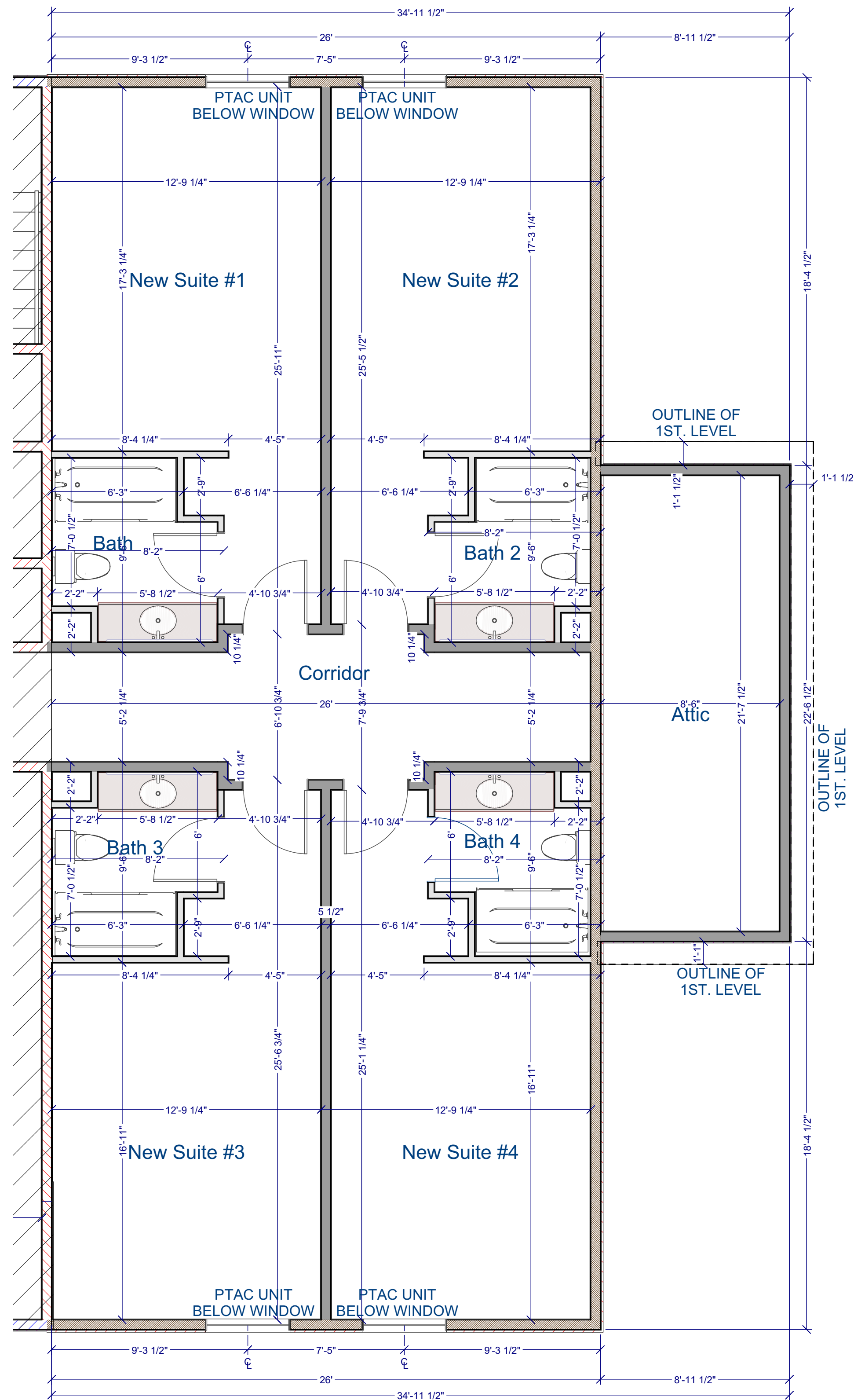


2 **DIMENSIONED 2ND LEVEL OVERALL FLOOR PLAN**
SCALE: N.T.S.

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1 ENLARGED DIMENSIONED 1ST LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



2 ENLARGED DIMENSIONED 2ND LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

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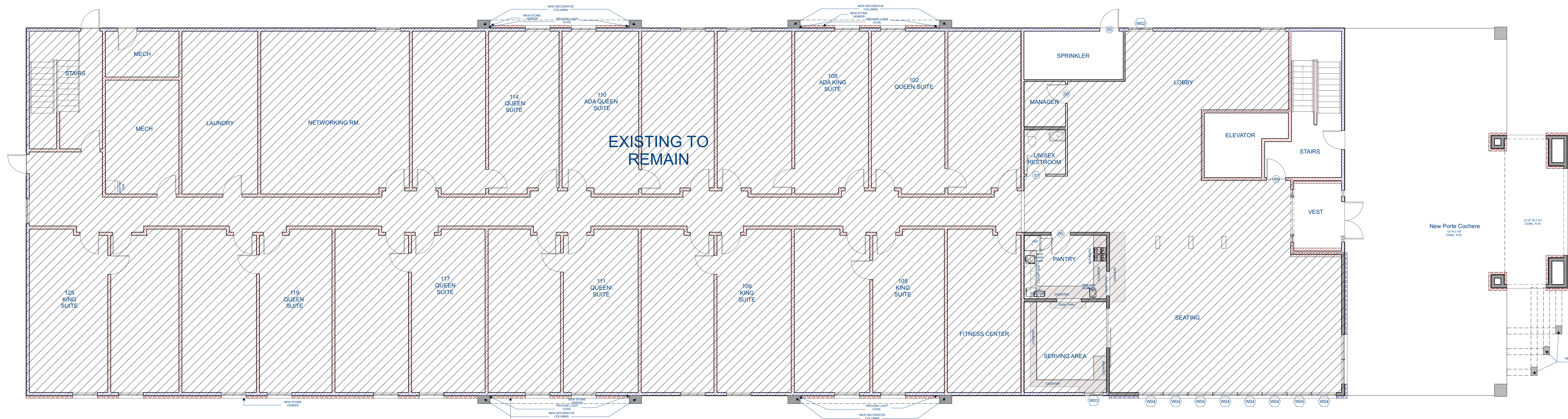
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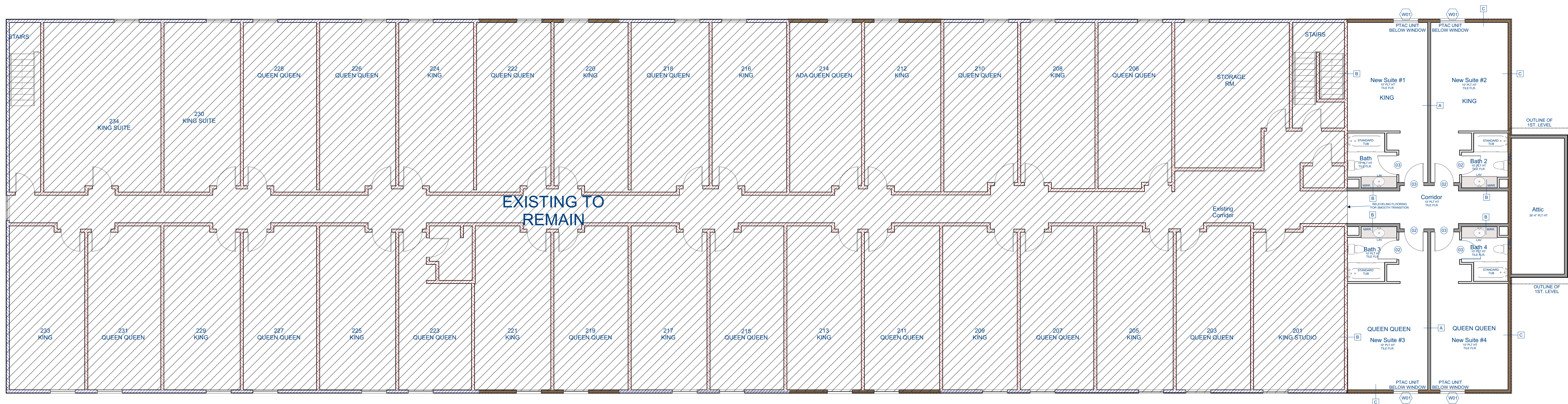
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1 NOTED 1ST LEVEL OVER ALL FLOOR PLAN
SCALE: N.T.S.



2 NOTED 2ND LEVEL OVER ALL FLOOR PLAN
SCALE: N.T.S.

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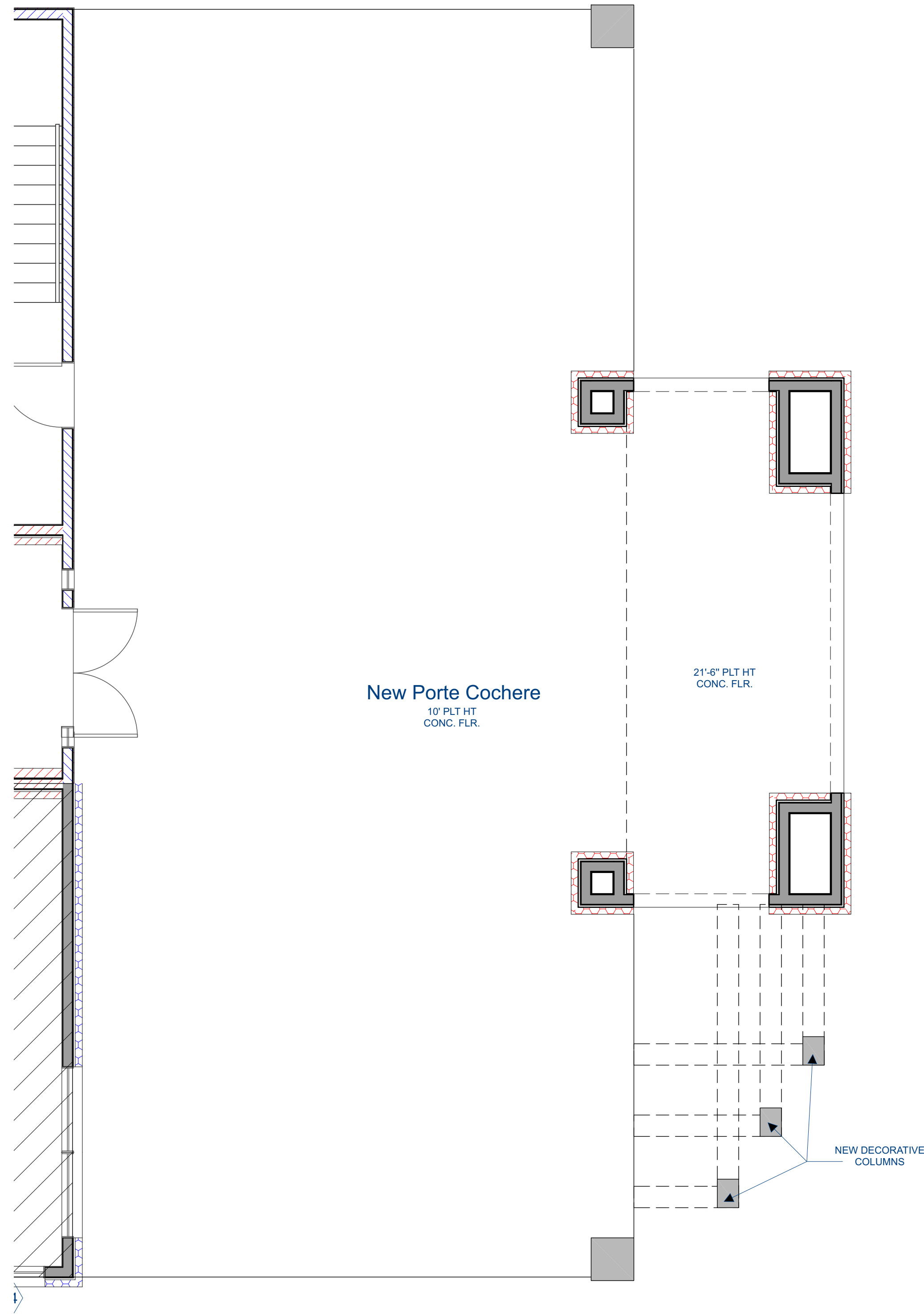
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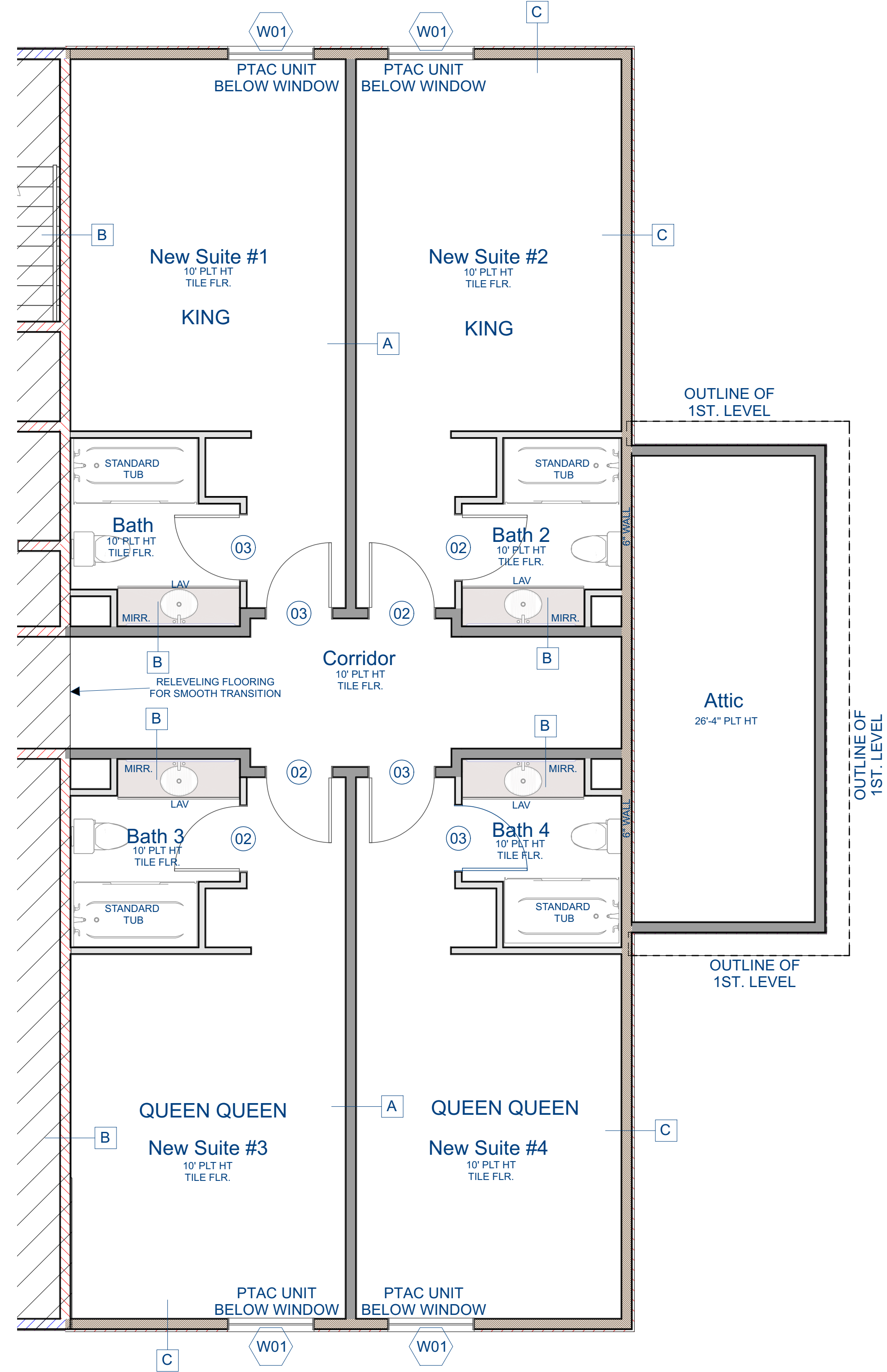


1 NOTED 1ST LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	STUCCO-6
	BRICK DOUBLE SIDED INTERIOR WALL TO REMAIN
	BRICK INTERIOR WALL TO REMAIN
	EXISTING EXTERIOR WALL W/ FIBER CEMENT SIDING
	EXISTING EXTERIOR WALL
	EXISTING EXTERIOR WALL W/ NEW STONE LEDGE
	INTERIOR-4
	INTERIOR-6
	NEW 2X6 EXTERIOR WALL W/STONE LEDGE

WINDOW SCHEDULE			
NUMBER	QTY	SIZE	COMMENTS
W01	4	4050SH	PTAC UNIT BELOW WINDOW
W02	1	4050SH	
W03	1	3040LS	
W04	8	4076FX	

DOOR SCHEDULE			
NUMBER	QTY	SIZE	COMMENTS
01	2	3068 L IN	
02	4	3080 L IN	
03	4	3080 R IN	
05	3	3068 R IN	



2 NOTED 2ND LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

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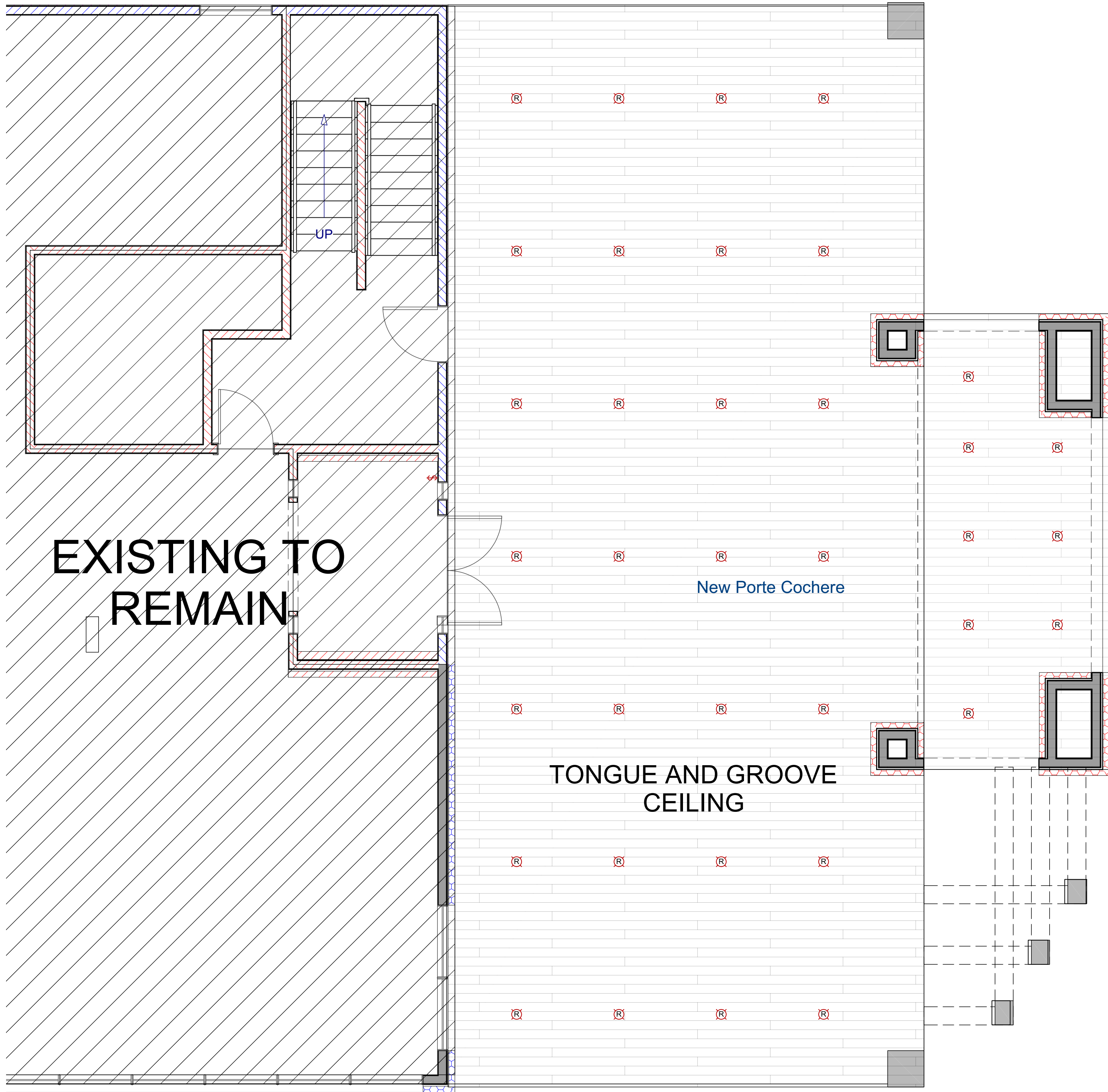
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1 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

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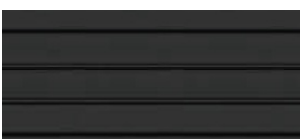
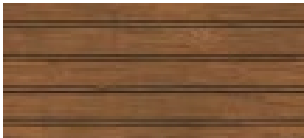
11

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MATERIAL FINISH SCHEDULE	
	SW 3022 BLACK ALDER
	SW 3507 RIVERFIBER CEMENT
	SW 7005 PURE WHITE
	SW 6989 DOMINO
	NEW BLACK STANDING SEAM METAL ROOF
	NATURAL QUARRIED AMHERST CHOP FLAT



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 OVER VIEW LEFT ELEVATION
SCALE: N.T.S

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1 LEFT ELEVATION
SCALE: 1/4"=1'-0"

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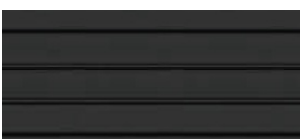
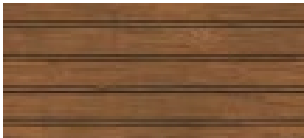
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MATERIAL FINISH SCHEDULE	
	SW 3022 BLACK ALDER
	SW 3507 RIVERFIBER CEMENT
	SW 7005 PURE WHITE
	SW 6989 DOMINO
	NEW BLACK STANDING SEAM METAL ROOF
	NATURAL QUARRIED AMHERST CHOP FLAT



1 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 OVER VIEW RIGHT ELEVATION
SCALE: N.T.S.

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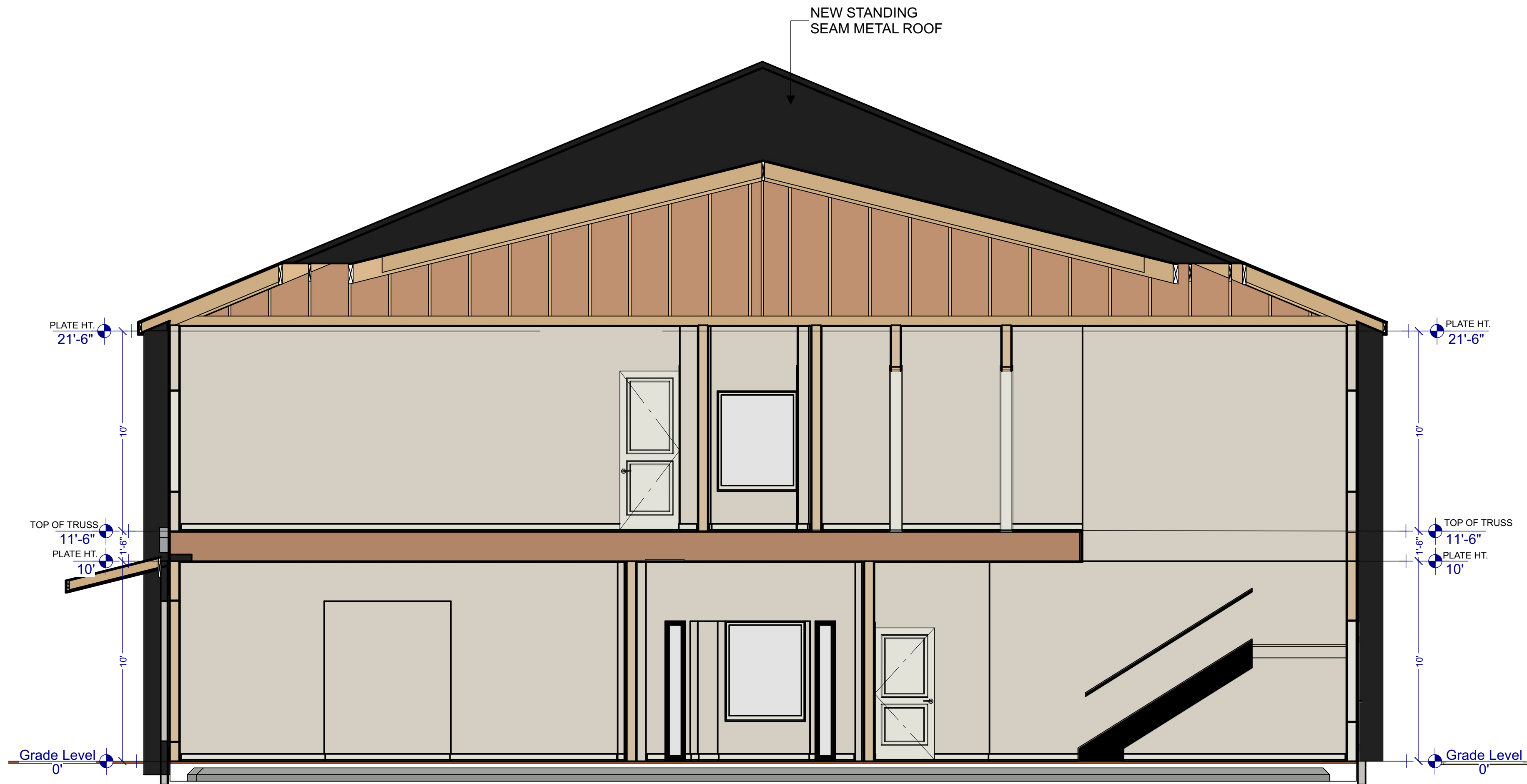
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1 CROSS SECTION
SCALE: 1/4"=1'-0"



2 CROSS SECTION
SCALE: N.T.S.

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July 31, 2023

Sergio Zamarron
Distinctive Draftin & Design LLC
sergioz@distinctivedesign.com

RE: SP-2311, Review Comments for Site Plan Review for a Hotel located at 1220 North US Hwy 87.

Dear Mr. Zamarron,

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

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

Development:

- The Site Plan requires Planning and Zoning Approval, tentatively scheduled for September 6, 2023.
- Provide a note regarding all exterior lighting shall be night sky compliant. Provide the requested fixture type [Article XV- Outdoor Lighting](#) - [Site Plan Checklist](#)
- Please provide a location of loading facilities. [Sec. 7.131](#)
- Provide a Landscape and Screening Plan per [Sec. 7.920](#) - [7.980](#). To include calculation of all required landscaping onsite. [Site Plan Checklist](#)
- The Hotel will be required to complete a plan review packet along with submitting a detailed floor plan of the food/beverage service area. The plan review fee is \$100 per property/ business.
- Impervious cover and site grading should remain the same. Changes will require submittal of civil constructions plans to be reviewed and approved by the engineering department to ensure the detention pond complies with the City of Fredericksburg storm water control ordinance.
- Signage will require a Sign permit per [Chapter 29](#)

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 plan along with your written response as to how the comments have been addressed by Tuesday, August 8th to ensure consideration by the Planning and Zoning Commission on Wednesday, September 6th.

Shelby Collier Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.08.01 10:17:43 -05'00'

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

8-7-23

RE: SP-2311, Review Comments for Site Plan Review for a Hotel located at 1220 North US Hwy 87.

Provide a note regarding all exterior lighting shall by night sky compliant. Provide the requested fixture type [Article XV- Outdoor Lighting - Site Plan Checklist](#):

A note has been placed on Page #4 (Contractor will supply specs for outdoor lighting to comply with shield lighting requirements)

Please provide a location of loading facilities

Loading location has been annotated on page 4

Provide a Landscape and Screening Plan per [Sec. 7.920 - 7.980](#). To include calculation of all required landscaping onsite.

Calculations and required landscaping has been reflected on page 4

Impervious cover and site grading should remain the same. Changes will require submittal of civil constructions plans to be reviewed and approved by the engineering department to ensure the detention pond complies with the City of Fredericksburg storm water control ordinance

Annotation has been placed on page 4



Project Application

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

A. Project Information (Please complete all items.)

Project Name: THE VALENCIA REMODEL

Project Address: 1220 NORTH US 87 FREDERICKSBURG, TX 78624

Tax ID Number (s): 20223

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: 1.499 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: Lot 1 Replat of Postal Park

Current Land Use Plan: Hotel

Proposed Land Use Plan: Hotel

Current Zoning: C-2

Proposed Zoning: C-2

Location: Commerical

Proposed Use(s): Hotel

Applicant's Signature

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

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

Signature: sergio zamarron

Printed Name: Sergio Zamarron

Date: 6-28-23

Staff Use Only

Application No.: SP-2311

Date: _____

*Copy of current Title Search required with application.

CK#4929 \$500.00



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.)

I. Property Owners

Firm Name (if applicable): 7 Hills Fredericksburg, LLC

Owner Name: Uma Subramaniam

Address: PO Box 2313

Phone: 205-901-9942

Fax:

Email: dreskiuma@yahoo.com

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

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

Firm Name (if applicable): Distinctive Drafting & Design LLC

Address: 2312 South Expressway 83 Suite B

Primary Contact Name: Sergio Zamarron

Phone: 956-536-5664

Fax:

Email: sergioz@distinctivedesign.c

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.



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: September 6, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #SP-2312: By Jonathan Loiselle to Consider the Site Plan and Entry Corridor Review of a Daycare Facility Located at 1904 North Llano Street.

PRESENTATION:

SUMMARY:

The applicant is requesting approval of the Site Plan and Entry Corridor Design Guidelines and Standards for a Daycare Facility located at 1904 North Llano Street.

BACKGROUND:

The property is the home of the Hill County Community Needs Council, an existing 4,200 sq ft building. The applicant is requesting permission to build a 8,900 sq ft building at the rear of the property that will serve as a daycare facility. In addition, substantial outdoor space will be provided for the playground and pedestrian walkways will be added to the parking lot to safely convey children and parents to the front of the facility. The two uses will share the existing parking lot as there is enough parking for both users.

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

Site Area: 57, 371 Sq Ft (1.29 Acres)

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

Building Coverage: 23% (13,100 Sq Ft) (75% Max)**Sec. 3.210**

Impervious Coverage: 59% (33,850 Sq Ft)(80% Max)**Sec. 3.210**

Heights: Single Story (3 Stories/38" Max)**Sec. 3.210**

Access and Circulation: The development takes access off of North Llano via an existing drive.

Pedestrian Circulation: Pedestrian walkways have been added to the parking lot to safely convey guests to the front of the daycare. In addition, a sidewalk is required along Llano Street, however, drainage in this area may cause issues with the installation and use.

Parking: 31 spaces provided with 30 required, including 2 ADA spaces. (1.5 spaces per Admin. 1.5 spaces per Provider. 1 space per 400 sq ft of office building) **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.

Detention: Detention will be addressed as part of the Civil Construction Plan review.

Landscape and Screening: Landscape plans have been submitted and approved per Sec. 7.920. resulting in 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 along the perimeter of the property is not required **Sec. 7.940**, however, screening of the dumpster is required per **Sec. 7.980** and has been provided.

Entry Corridor Review: There is an existing building that was developed prior to the adoption of the Entry Corridor Design Standards and Guidelines. The application requests to add a new 8,900 sq ft, single-story building to serve as a daycare. As the developed site is existing, the daycare is able to take advantage of parking that is at the front of the development rather than the back as required. The massing, scale and style of the building are appropriate and complement the existing building on site. In addition, a sidewalk is required along the North Llano Street frontage, however, drainage in this area may cause issues with the installation and use. The architectural elements of the proposed addition, including the use of stone and glass, are in keeping with the ECDSG. Staff recommends approval as submitted.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Childcare facilities are sorely needed in our community and this development is an appropriate in-fill development along an Entry Corridor. The Site Plan as presented meets all applicable ordinances and codes with the exception of the sidewalk, which Staff acknowledges is challenging given the location and drainage situation.

Staff recommends approval conditional upon the following:

Approved Civil Construction Plans
Approved Addressing Plan

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

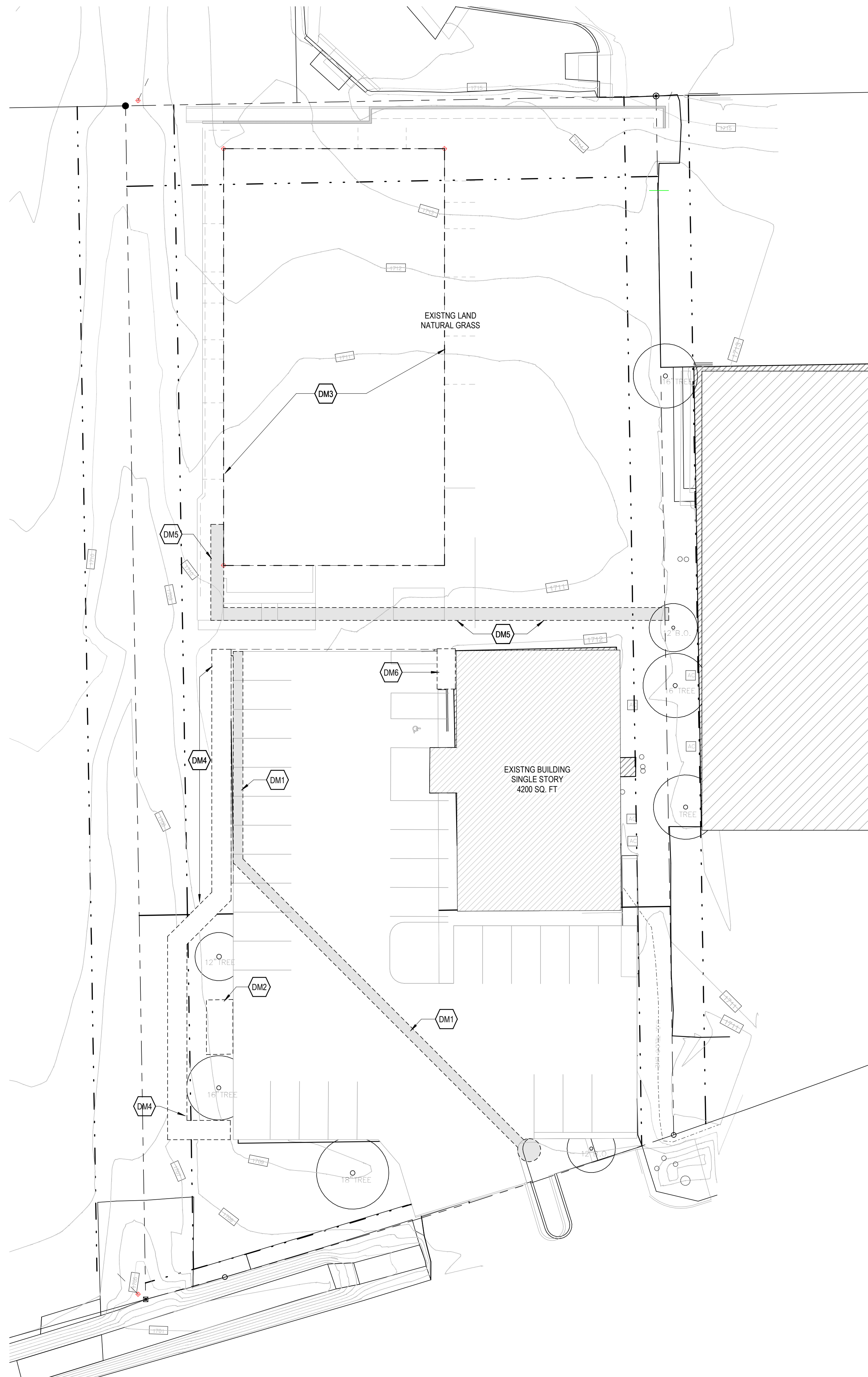
ATTACHMENTS:

1. SP-2312 Revised Site Plan
2. SP-2312 Review Comments
3. SP-2312 Response to Comments
4. SP-2312 Elevations and Renderings
5. Image of 1904 N Llano from North Llano Street
6. P-2312 Project Application

APPROVAL/REVIEW:

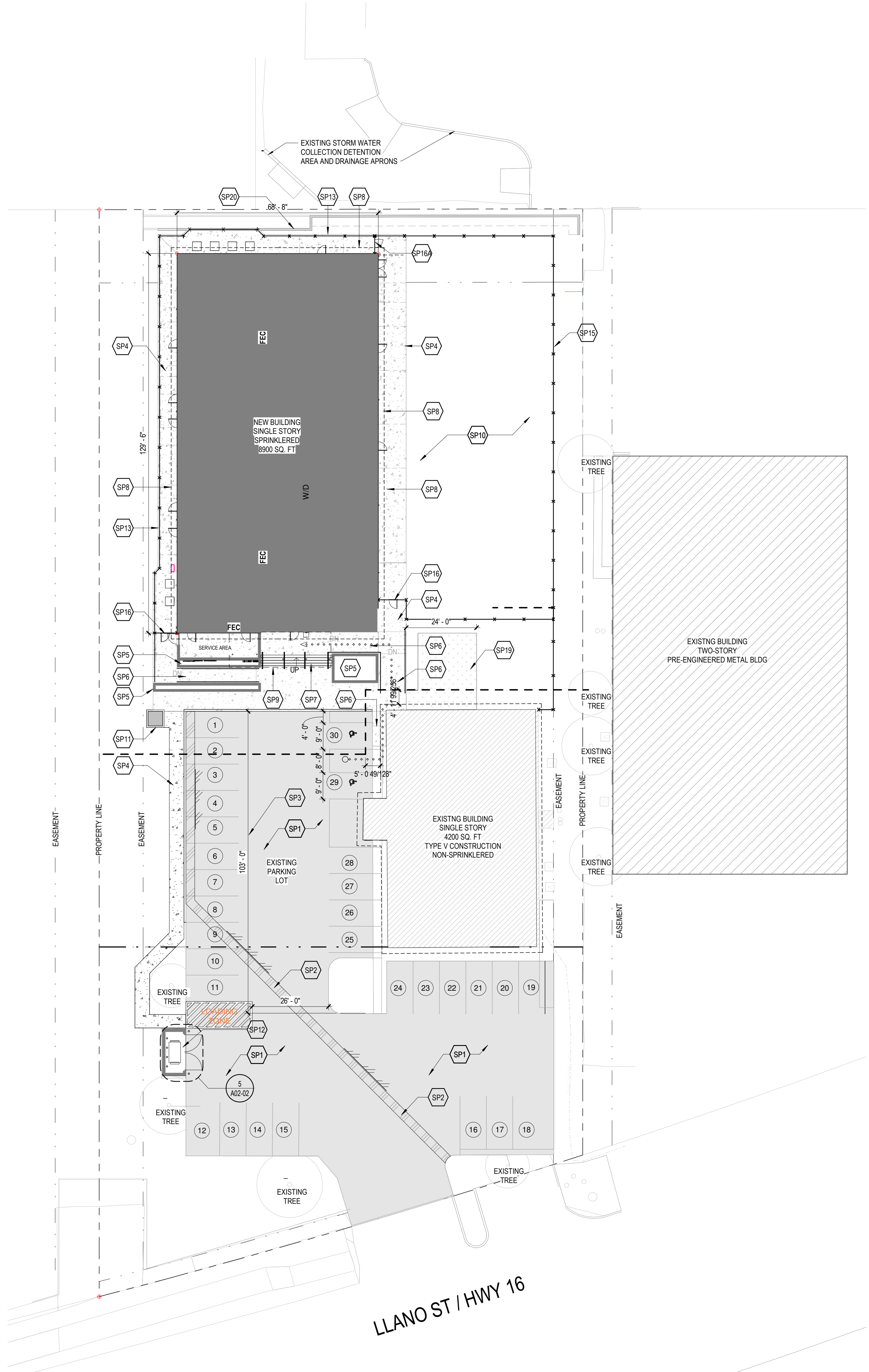
2 SITE PLAN - DEMOLITION

1" = 20'-0"



1 SITE PLAN - OVERALL

1" = 20'-0"



SITE PLAN GENERAL NOTES

- ARCHITECTURAL SITE PLAN IS ISSUED FOR GENERAL REFERENCE ONLY. REFER TO CIVIL, LANDSCAPE, AND MEP SITE PLAN DRAWINGS FOR MORE DETAILED INFORMATION REGARDING THE WORK OF THOSE DISCIPLINES.
- MAINTAIN EXISTING ACCESS TO ALL SITE AND PARKING LOT ENTRANCE AND DO NOT BLOCK ACCESS TO DRIVES AND COVERED DROP OFF AREAS. SITE WORK AND STAGING THAT AFFECT THE AREAS ADJACENT TO BUILDING ENTRANCES WILL REQUIRE A WRITTEN COORDINATION PLAN SUBMITTED TO AND APPROVED BY THE FACILITY.
- INFORM OWNER PRIOR TO ANY SITE DEMOLITION AND SCHEDULE SUCH DEMOLITION AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS AS OUTLINED IN AN AGREED PHASING PLAN AND SCHEDULE.
- REFER TO CIVIL AND ARCH PLANS FOR DOWNSPOUT LOCATIONS AND COORDINATION TO BELOW GRADE.

PARKING SPACES REQUIRED

FREDERICKSBURG CITY CODE	
1.5 SPACES PER ADMINISTRATOR	3 ADMIN = 5 SPACES
1.5 SPACES PER DAY CARE PROVIDER	10 PROVIDERS= 15 SPACES
1400 SQ FT BUSINESS OCCUPANCY (EXISTING BUILDING)	4,080 SQ FT = 10 SPACES
PARKING SPACES	
TOTAL	30 SPACES REQUIRED
REQUIRED ACCESSIBLE SPACES FOR EXISTING CONSTRUCTION, NEW ADDITION, AND RENOVATIONS TO MAJOR FUNCTION AREAS (TAS)	
26-30 SPACES	2 ACCESSIBLE SPACES
TOTAL	2 SPACES REQUIRED

PARKING SPACES PROVIDED

EXISTING SPACES TO REMAIN	
STANDARD SPACES	26-29 SPACES
ACCESSIBLE SPACES	2 SPACES
TOTAL EXISTING SPACES	30-31 SPACES PROVIDED (2 ACCESSIBLE)
ADDITIONS & RENOVATIONS	
TOTAL NEW SPACES	0 SPACES PROVIDED (0 ACCESSIBLE)

- NOTES:**
- 1 IN EVERY 6 ACCESSIBLE SPACES SHALL BE SERVED BY A 96 INCH WIDE ACCESS AISLE AND SHALL BE DESIGNATED AS "VAN ACCESSIBLE". FOR THIS PROJECT, 1 VAN ACCESSIBLE SPACES ARE REQUIRED.
 - THE EXISTING MARKED ACCESSIBLE SPACES TO REMAIN MAY NOT MEET CURRENT GUIDELINES FOR ACCESSIBILITY. THE SCOPE OF THIS PROJECT DOES NOT INCLUDE UPDATING OF THE EXISTING SPACES.

SITE PLAN PLAN LEGEND

	NEW CONCRETE SIDEWALK OR PAVING
	EXISTING PARKING TO REMAIN
	EXISTING BUILDING FOOTPRINT
	NEW BUILDING FOOTPRINT
	NEW ASPHALT PAVING
	NEWLY SODDED OR LANDSCAPED AREA
	NEW TURF GRASS
	PROPERTY LINE
	FIRE SEPARATION LINE
	EASEMENT, BUILDING SETBACK & R.O.W.
	FENCE
	FIRE LANE
	REQUIRED ACCESSIBLE PATH
	NEW PARKING SPACE COUNT
	ACCESSIBLE BUILDING ROUTE

SITE PLAN NOTES BY NUMBER

	<<< Indicates Sheet Keynote on Plan
DM1	DEMOLITION PATH FOR FUTURE UTILITY CONNECTION, SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND ELECTRICAL.
DM2	AREA TO PREPARED FOR FUTURE GARBAGE SERVICES- REFER TO CIVIL.
DM3	FUTURE BUILDING PAD AND GRADING AREA- REFER TO CIVIL AND STRUCTURAL DRAWINGS.
DM4	FUTURE PARKING LOT SIDEWALK- DEMOLITION WORK WILL REQUIRE SOIL REMOVAL.
DM5	DEMOLITION PATH FOR FUTURE UTILITY CONNECTION, SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND PLUMBING.
DM6	REMOVE AND DISPOSE EXISTING CURB, LANDSCAPE, SOIL, VEGETATION, AND SELECT SIDEWALK FOR FUTURE REPLACEMENT- REFER TO CIVIL FULL WORK EXTENTS.
SP1	EXISTING PARKING LOT, RE-STRIPE AND SEAL- REF CIVIL
SP2	PATCHED ASPHALT FROM ELECTRICAL INSTALLATION- REF CIVIL
SP3	FIRE TRUCK TURN-AROUND DISTANCE
SP4	NEW SIDEWALK AND HARDSCAPE- REF CIVIL
SP5	NEW PLANTER- REF LANDSCAPE, CIVIL, AND ARCH
SP6	NEW ADA ACCESSIBLE RAMP- REF CIVIL
SP7	CONCRETE STEPS- REF CIVIL
SP8	ROOF OVERHANG OVERHEAD- DASHED FOR REFERENCE ONLY
SP9	ENTRY CANOPY OVERHANG- DASHED FOR REFERENCE ONLY
SP10	NEW PLAYGROUND LANDSCAPE- REF LANDSCAPE
SP11	NEW TRANSFORMER- REF ELECTRICAL
SP12	NEW SCREENED DUMPSTER ENCLOSURE- REF LANDSCAPE
SP13	RETAINING WALL- REF CIVIL
SP15	NEW FENCING- REF LANDSCAPE
SP16	NEW 3'-0" WIDE FINISH CLEAR OPENING GATE WITH SELF-LOCKING AND PANIC BAR HARDWARE- REF LANDSCAPE. GATE TO MATCH FENCE HEIGHT AND MATERIAL DESIGN.
SP16A	NEW 3'-0" W X 3'-0" T FINISH CLEAR OPENING GATE WITH SELF-LOCKING, CHILD RESISTANT LATCH- REF LANDSCAPE
SP19	NEW OUTDOOR HARDSCAPE- REF LANDSCAPE
SP20	NEW SITE DRAINAGE- REF CIVIL

Perkins&Will

310 Cornal St
Suite 100
Austin, Texas 78702
512.997.5261
www.perkinswill.com

CONSULTANTS

CIVIL
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1174 Furr Kinder
Fredericksburg, TX 78624
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FORT STRUCTURES
2120 E 7th St Ste 200
Austin, TX 78702
MEP
EMA ENGINEERING
103 S. 12th Street #202
Pflugerville, Texas 78660
LANDSCAPING
Coleman and Associates
9890 Silver Mountain Dr
Austin, TX 78737

OWNER
HILL COUNTRY COMMUNITY NEEDS COUNCIL
1904 N Llano St, Fredericksburg TX 78624

FACILITY

CONTRACTOR

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION
08/14/2023

PROJECT

HCCNC Child
Development Center
1904 N Llano St
Fredericksburg TX 78624

HILL COUNTRY COMMUNITY
**Needs
Council**

Hill Country Community
Needs Council
1904 N Llano St
Fredericksburg TX 78624

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		213027
	TITLE	

SITE PLAN

SHEET NUMBER

A01-01



August 8, 2023

Jonathan Loiselle
Perkins & Will
Jonathan.loiselle@perkinswill.com

RE: SP-2314, Review Comments for Site Plan Review for a Daycare Facility located at 1904 N Llano.

Dear Mr.,

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

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

Development:

- The Site Plan requires Planning and Zoning Approval, tentatively scheduled for September 6, 2023.
- Each facility will be required to complete a plan review packet along with submitting a detailed floor plan of the food/beverage service area. The plan review fee is \$100 per property/ business.
- Provide a note regarding all exterior lighting shall by night sky compliant. Provide the requested fixture type as part of the Building Permit Application. [Article XV- Outdoor Lighting - Site Plan Checklist](#)
- Please provide a location of loading facilities. [Sec. 7.131](#)
- Please provide the desired location of signage if a monumnet/ground sign is desired. [Sec. 7.131 Chapter 29](#)

The City of Fredericksburg

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

- Please update the Landscaping plan to include calculation of all required landscaping onsite. [Sec. 7.920](#) - [7.980](#).
- Submission and approval of civil construction plans will be required.
- Please shoe public sidewalk construction according to City of Fredericksburg adopted sidewalk plan. If necessary a pedestrian access easement may be granted if there is not adequate room in N. Llano right of way. Provide connection from public sidewalk to builds.
- Provide updated TXDOT driveway permit.

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plan along with your written response as to how the comments have been addressed by Monday, August 14th to ensure consideration by the Planning and Zoning Commission on Wednesday, September 6th.

Shelby Collier

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.08.07 15:12:23 -05'00'

Shelby Collier, Associate Planner
Development Review Committee (DRC)

Perkins&Will

Date: 8.14.2023

Shelby Collier, Associate Planner

City of Fredericksburg
126 W. Main Street
Fredericksburg, TX 78624

Re: HCCNC Daycare - Entry Corridor Design Standards & Site Plan Review submission

Dear Ms. Collier,

Please find attached the response narratives and drawings to support the above referenced submissions. Please let us know if your team has any questions.

Thank you for your support and assistance on this project,

Sincerely,

Jonathan Loiselle

Project Manager
Perkins&Will

Date: 8.14.2023

Re: HCCNC Daycare - Entry
Corridor Design Standards &
Site Plan Review submission

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

Please find attached the plans including the food and beverage area for the proposed Daycare. No changes are being proposed in the existing Professional Office Use facility.

- Provide a note regarding all exterior lighting shall be night sky compliant. Provide the requested fixture type as part of the Building Permit Application. Article XV- Outdoor Lighting - Site Plan Checklist

Please find attached exterior light fixtures and lighting plan noting requirement.

- Please provide a location of loading facilities. Sec. 7.131

Loading facility is near dumpster. See attached plan.

- Please provide the desired location of signage if a monument/ground sign is desired.

Sec. 7.131 Chapter 29

Monument / ground sign is not proposed.

- Please update the Landscaping plan to include calculation of all required landscaping onsite. Sec. 7.920 - 7.980.

Please find attached landscaping plans.

- Submission and approval of civil construction plans will be required.

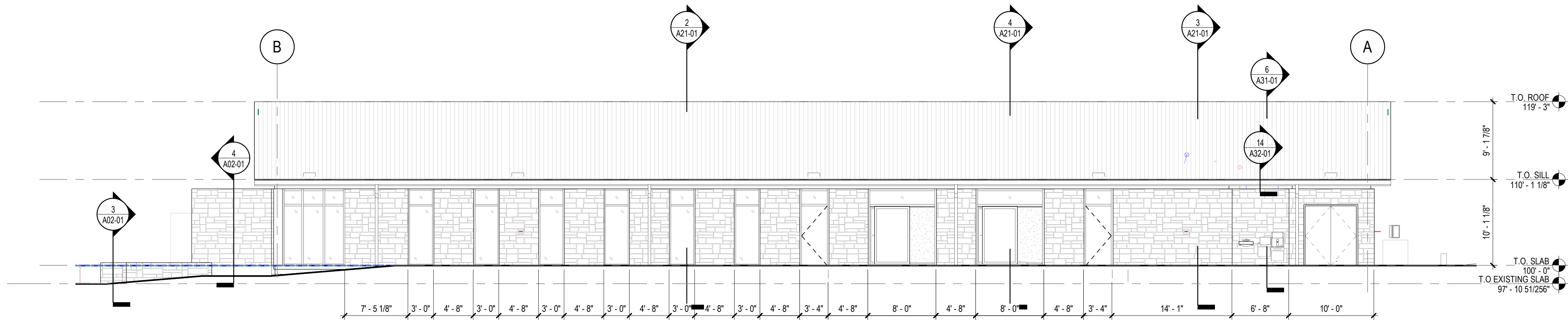
Previously submitted. See attached Drainage report.

- Please show public sidewalk construction according to City of Fredericksburg adopted sidewalk plan. If necessary a pedestrian access easement may be granted if there is not adequate room in N. Llano right of way. Provide connection from public sidewalk to builds.

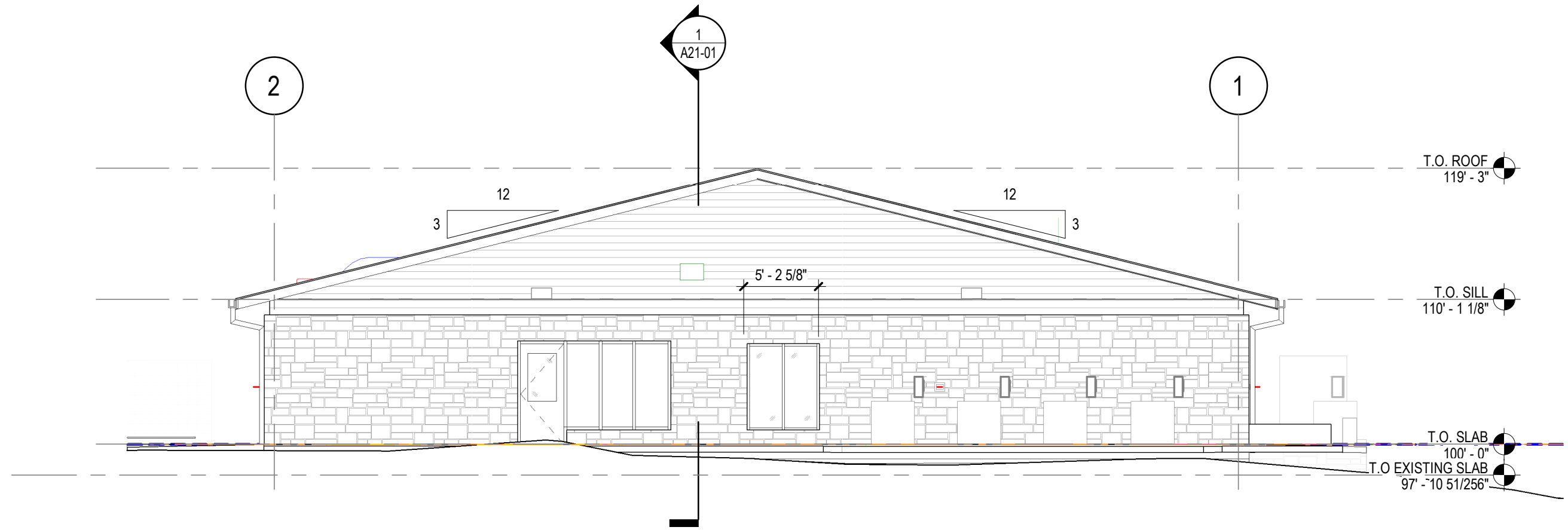
The City and owner agreed on a sidewalk escrow because of existing field conditions on the east side of the driveway. A sidewalk is present west of the driveway.

- Provide updated TXDOT driveway permit.

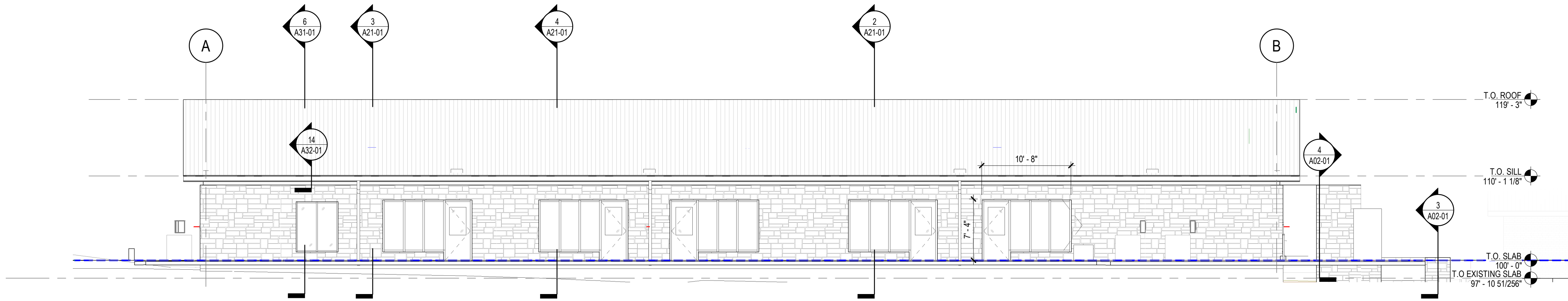
In process



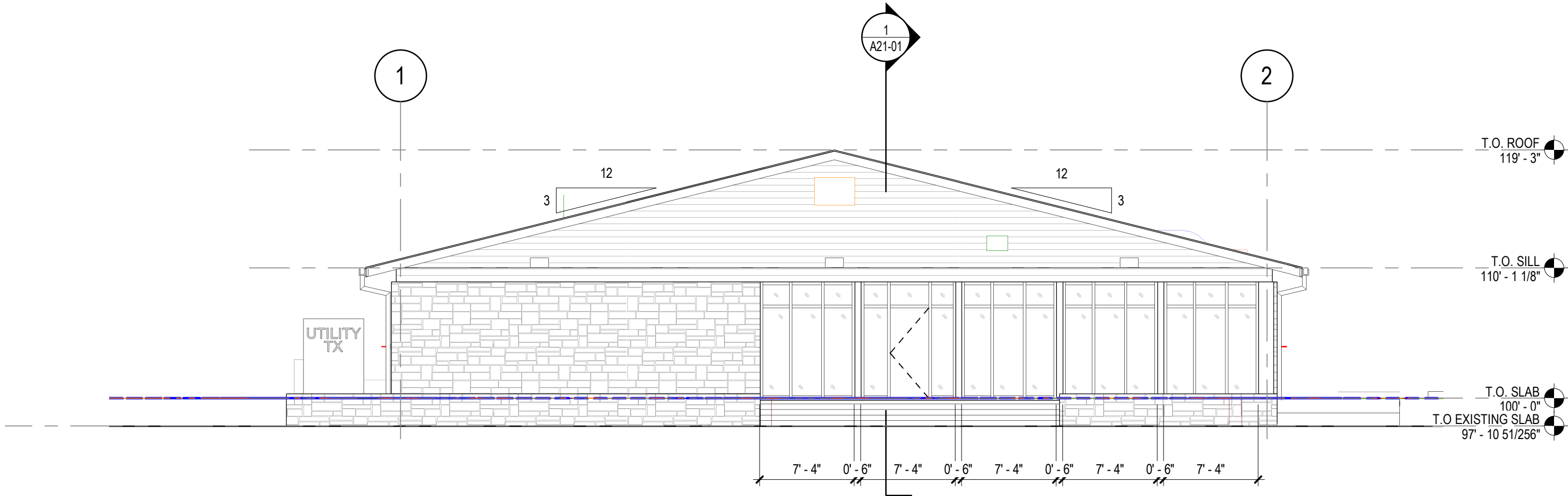
4 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

- HATCHING ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.
- PROVIDE BRICK EXPANSION JOINTS PER THE BRICK INDUSTRY ASSOCIATION'S TECHNICAL NOTES.

EXTERIOR ELEVATION LEGEND

- EXTERIOR GLAZED OPENING TYPE REFER TO EXTERIOR WINDOW SCHEDULES
- BUILDING EXPANSION JOINT. RE: X/AX-XX
- MASONRY EXPANSION JOINT. MATCH BRICK COLOR
- XX/AX-XX
- LIMESTONE MASONRY
- EXTERIOR CEMENT BOARD SIDING

SPECIFICATION KEYNOTE LEGEND

- <<< Indicates Sheet Keynote on Plan

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CONSULTANTS

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FORT STRUCTURES
2120 E 7th St Ste 200
Austin, TX 78702
MEP
EMA
103 S. 12th Street #202
Pflugerville, Texas 78660
LANDSCAPING
Coleman and Associates
9890 Silver Mountain Dr
Austin, TX 78737

OWNER
HILL COUNTRY COMMUNITY NEEDS
1904 N Llano St, Fredericksburg TX 78624

FACILITY

CONTRACTOR

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION
07/24/2023

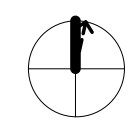
PROJECT

HCCNC Child
Development Center
1904 N Llano St
Fredericksburg TX 78624

HILL COUNTRY COMMUNITY
 Needs
Council

Hill Country Community
Needs Council
1904 N Llano St
Fredericksburg TX 78624

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number		213027
	TITLE	

EXTERIOR ELEVATIONS

SHEET NUMBER

A20-01

© 2021 Perkins and Will















1904 N Llano from North Llano Street.



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: HCCNC Little Hearts

Project Address: 1904 Llano Street, Fredericksburg TX 78624

Tax ID Number (s): Prop ID 32435, Owner ID 220580

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: 1.31 No. of Lots: 1

Original Survey & Abstract No: No. 20143582

Legal Description: Lot #3, Carriage Hills addition unit 7, Volume 1, page 47

Current Land Use Plan: Commercial Building Proposed Land Use Plan: No Change

Current Zoning: C-2 Proposed Zoning: No Change

Location: 1904 Llano Street, Fredericksburg TX 78624

Proposed Use(s): Daycare

Applicant's Signature

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

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

Signature: _____

Printed Name: Jonathan Loiselle Date: 7/24/23

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

B. Contact Information (Please complete all items.)

I. Property Owners

Firm Name (if applicable): Hill Country Community Needs Council

Owner Name: Cindy Heifner

Address: 1904 Llano Street, Fredericksburg TX 78624

Phone: 830.997.9756

Fax:

Email: director@needsCouncil.org

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

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

Firm Name (if applicable): Perkins & Will

Address: 301 Comal St. Suite 100, Austin TX 78702

Primary Contact Name:

Phone: 512.552.9448

Fax:

Email: jonathan.loiselle@perkinswi

Secondary Contact Name:

Phone: 512.997.5261

Fax:

Email: angela.whitaker-williams@p

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.



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: September 6, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #SP-2313: By James Eckart to Consider the Site Plan Review of a Dental Office Located at 705 South Milam Street.

PRESENTATION:

SUMMARY:

An application has been submitted to review a Site Plan for a Dental Office and 1 additional tenant space for a future Medical Office located at 705 S.Milam. The property was replatted in 2018 (P-1814) resulting in the current 1.12 Acre lot.

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: 48,787 Sq Ft (1.120 Acres)

Zoning: C1, Neighborhood Commercial [Sec. 3.200](#)

Building Coverage: 12% (5,854 Sq Ft) (50% Max)

Impervious Coverage: 52% (25,369 Sq Ft)(70% Max)

Heights: 2 stories/27 Ft (3 Stories/38" Max)

Access and Circulation: The development takes access off of South Milam Street via a 25' driveway.

Pedestrian Circulation: A 5' wide Sidewalk is provided along the South Milam Street frontage

Parking: 31 spaces provided with 20 required, including 2 ADA spaces. (1 space per 300 Sq Ft) [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.

Detention: Detention will be addressed as part of the Civil Construction Plan review.

Landscape and Screening: Landscape plans were submitted and have been approved per [Sec. 7.920](#), resulting in 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 along the perimeter of the property is not required [Sec. 7.940](#), however, screening of the dumpster is required per [Sec. 7.980](#)

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: The Site Plan as presented is in conformity with all applicable zoning ordinances. However, Staff does not support the amount of overparking (11 extra spaces) and would rather the additional parking be removed to allow for more previous space. If the extra parking can be justified, staff would support a number based on actual need.

Staff recommends approval of the Site Plan with the following conditions:

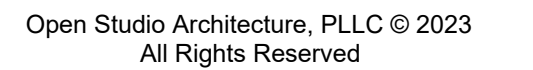
- Remove the parking provided above the minimum requirements.
- Approved Civil Construction Plans.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. SP-2313 Revised Site Plan
2. SP-2313 Review Comments
3. SP-2313 Response to Comments
4. SP-2313 Revised Landscape Plan
5. SP-2313 Landscape Narrative
6. SP-2313 Project Application
7. SP-2313 Location Map

APPROVAL/REVIEW:



THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM/HER UPON COMPLETION OF THE CONSTRUCTION WORK. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT, AND COMPOSITION OF THE SPACES, AND ELEMENTS APPEARING HEREIN, CONSTITUTES THE COPYRIGHT WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

DR. LANCE KOVAR
CIVIL PERMIT DOCUMENTS
07.21.2023
S. MILAM STREET

DIMENSIONAL CONTROL PLAN

drawing number: _____

C3.0



1. ALL SIDEWALKS SHALL HAVE 2% MAXIMUM CROSS SLOPE.
2. SLOPES IN PARKING STALLS AND AISLES MUST NOT EXCEED 2% IN ANY DIRECTION.
3. ACCESSIBLE ROUTES MUST NOT EXCEED 2% CROSS-SLOPE.
4. RUNNING SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 5% UNLESS DESIGNED AS A RAMP.
5. EACH COMPACT PARKING SPACE / AISLE SHALL BE SIGNED "COMPACT CAR".
6. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.
7. ALL DIMENSIONS ARE TO THE FACE OF CURB. CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
8. BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03
9. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
10. PROP. SIGNS ARE SHOWN AS REFERENCE ONLY. CONTRACTOR TO REFERENCE APPROVED SIGNAGE PLANS FOR DETAIL AND EXACT LOCATION
11. ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT

PARKING REQUIRED BY OCCUPANCY

MEDICAL OFFICES		
GFA 5,863	MIN. REQ. 1 PER 300 SF GFA 20	MAX. ALLOWED N/A —
TOTAL PARKING PROVIDED		
MIN. REQ. 20	MAX. ALLOWED —	PROVIDED 31
ADA SPACES: (1/25 TOTAL SPACES - 2 ADA SPACE REQ.)		
TOTAL PROVIDED 31	ADA SPACES REQ. 2	ADA PROVIDED 2

ZONING TABLE

ZONING: (C-1)		
	MINIMUM	PROVIDED
Lot Size	7,500 sq. ft.	48,787 sq. ft.
Lot Width	70 ft.	200 ft.
Front Yard S.B.	25 ft.	25 ft. (per plat)
Int. Side Yard S.B.	5 ft.	5 ft. (per plat)
Rear Yard S.B.	10 ft.	10 ft. (per plat)
BUILDING		
	MAXIMUM	PROVIDED
Building Height	38 ft.	27 ft.
Impervious Cover	70%	52%
Building Coverage	50%	12%

BENCHMARKS
TBM NO. 1: MAGNAIL TOP OF CURB
ELEV. = 1757.71'
TBM NO. 2: 1/2" SSR W/CNTRL CAP
ELEV. = 1759.69'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Revisions		
Number	Description	Date

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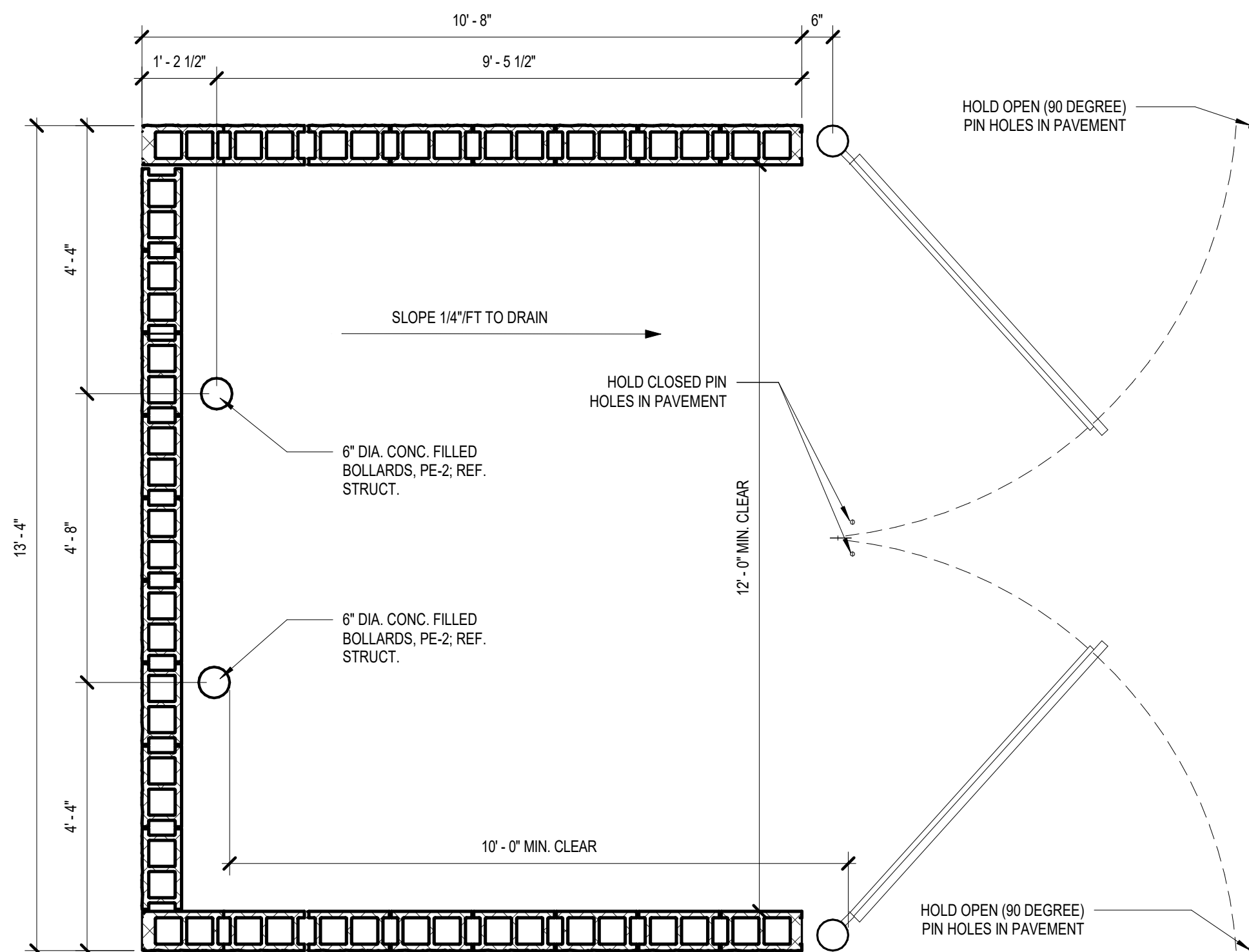
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DR. LANCE KOVAR - SHELL
100% CONSTRUCTION DOCUMENTS
07.21.2023
705 S. MILAM STREET
FREDERICKSBURG, TX 78624

project #: 22.164
date: 07.21.2023
drawn by: OSA
checked by: OSA
drawing title: ARCHITECTURAL SITE DETAILS

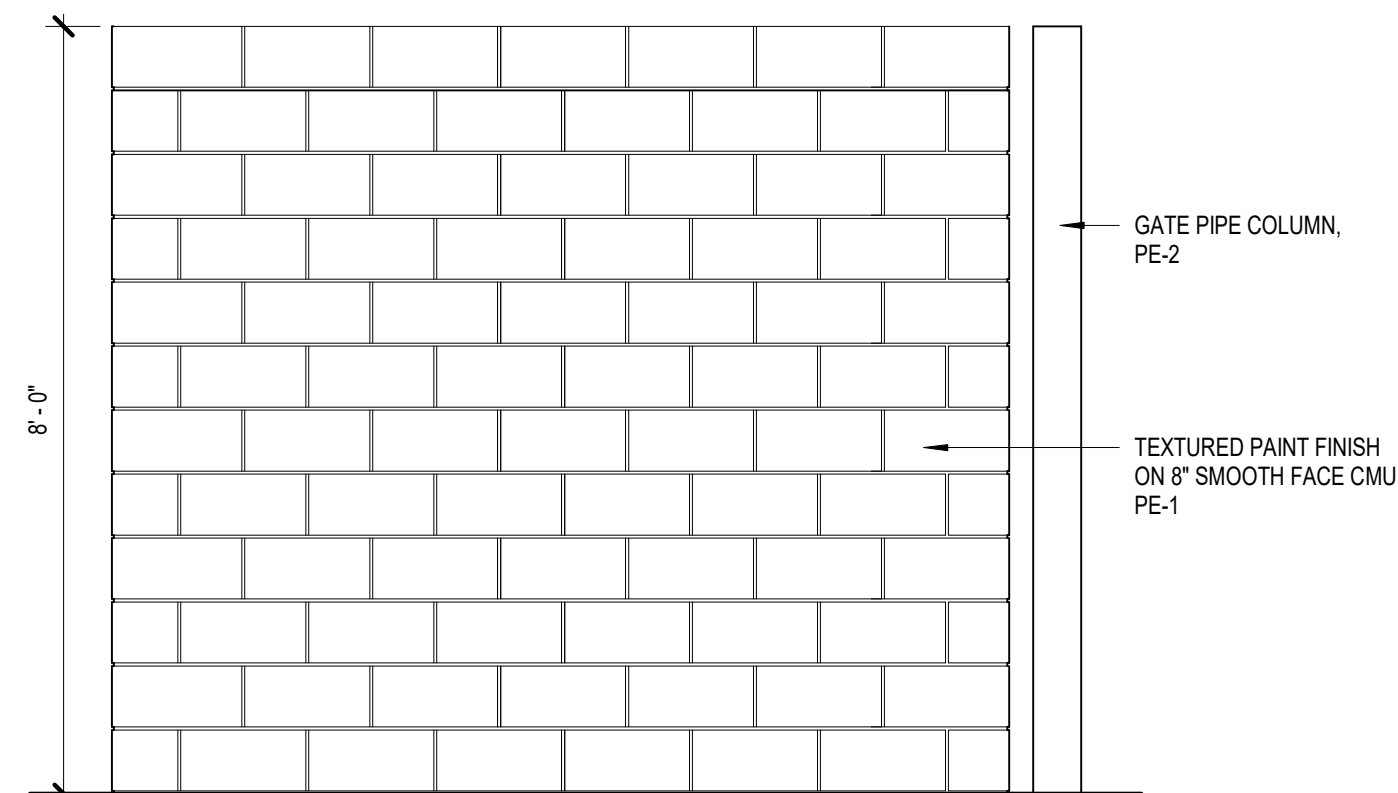
drawing number:

AS102



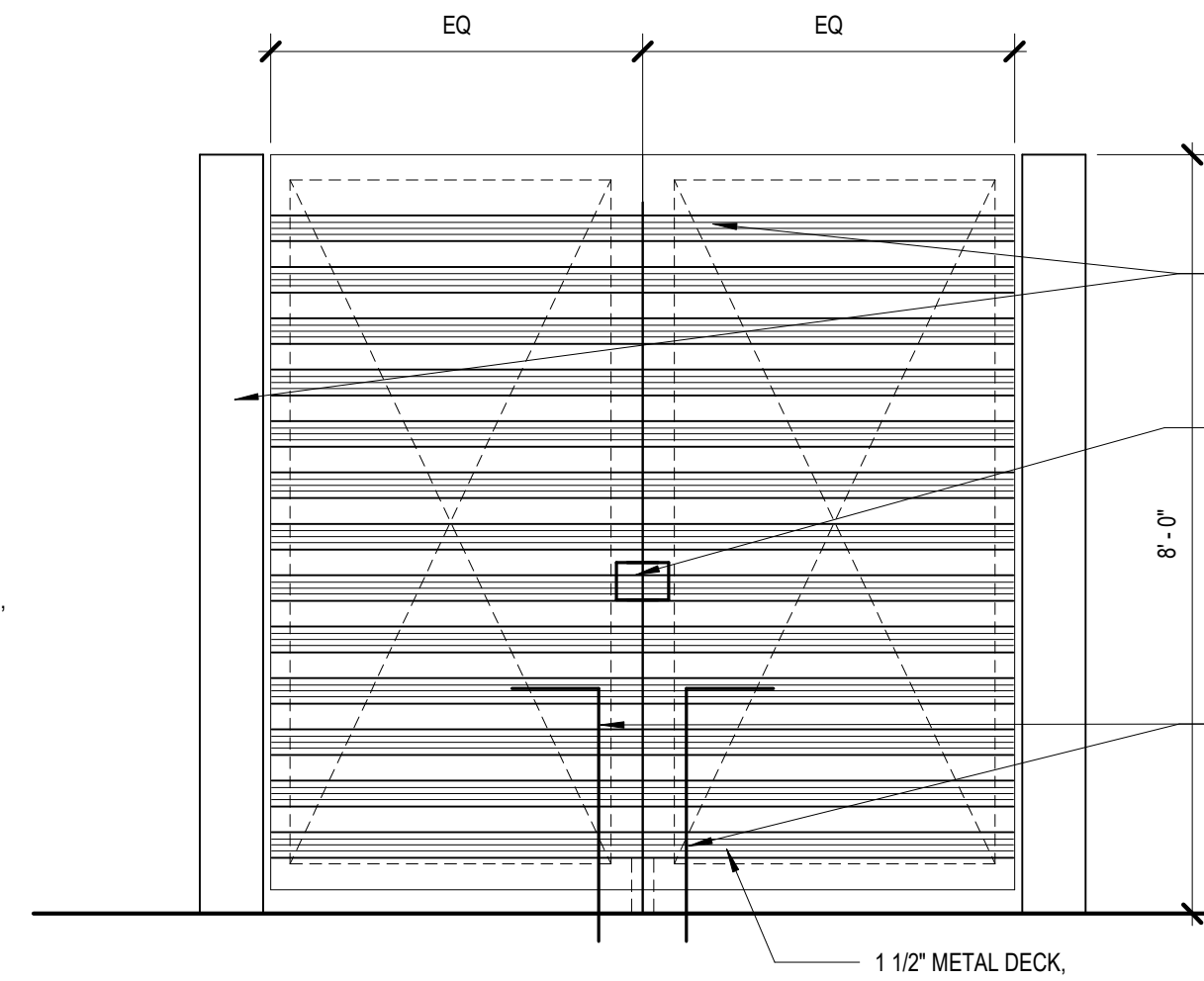
1 DUMPSTER PLAN

SCALE: 1/2" = 1'-0"



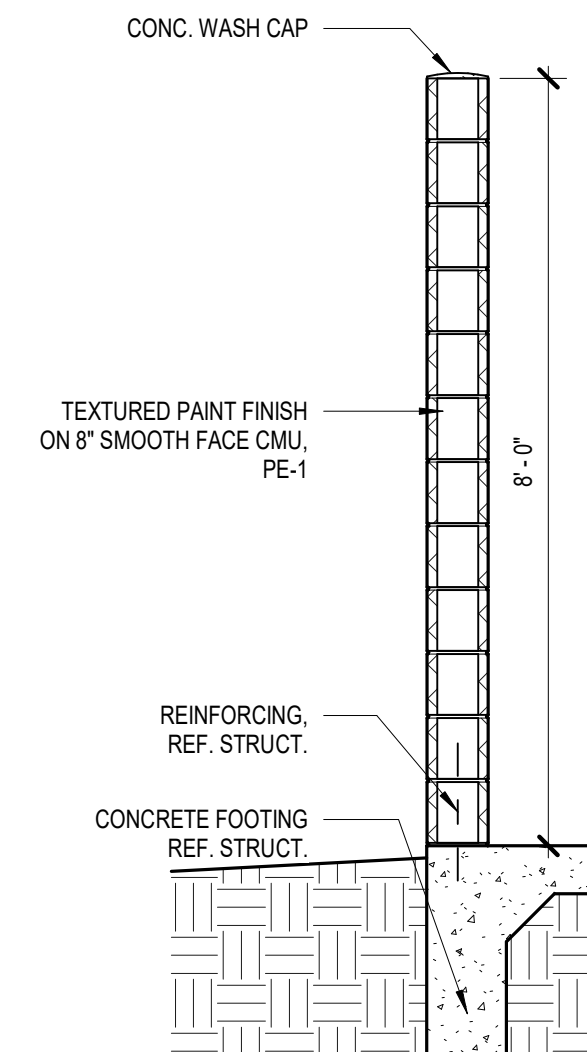
2 DUMPSTER ELEVATION - SIDE

SCALE: 1/2" = 1'-0"



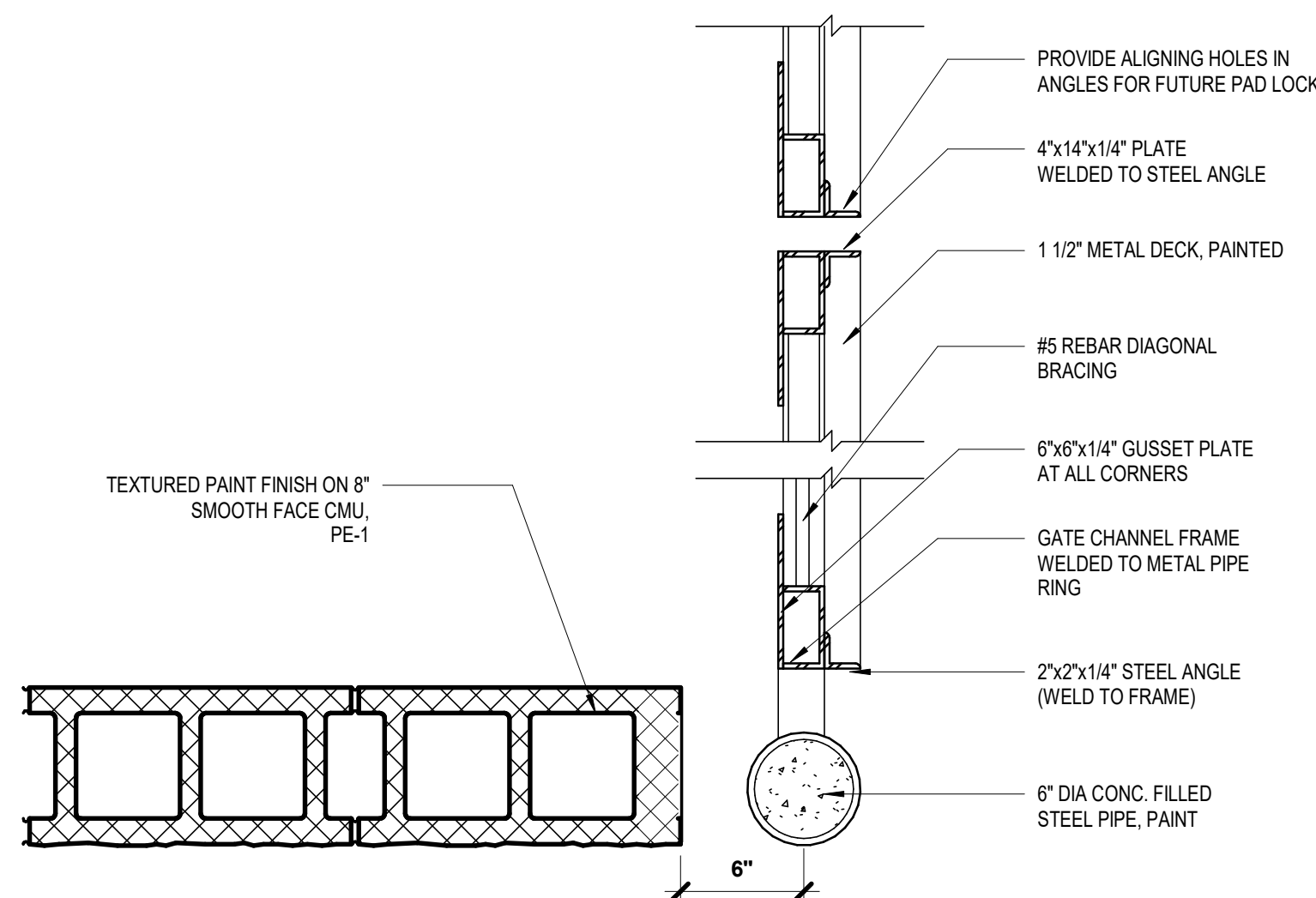
3 DUMPSTER ELEVATION - GATE

SCALE: 1/2" = 1'-0"



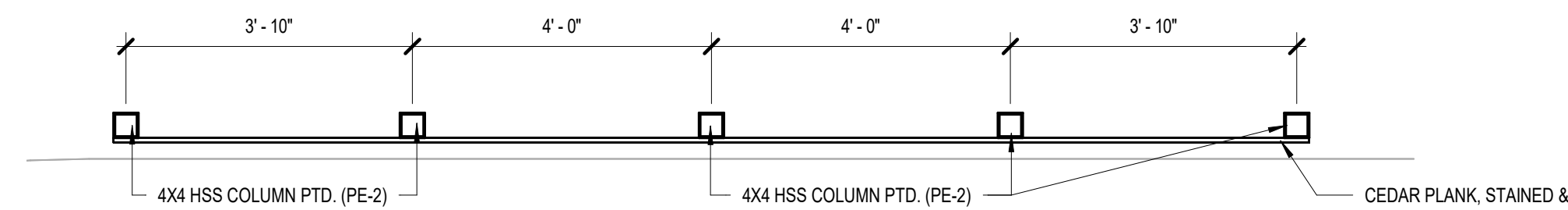
4 DUMPSTER WALL SECTION

SCALE: 1/2" = 1'-0"



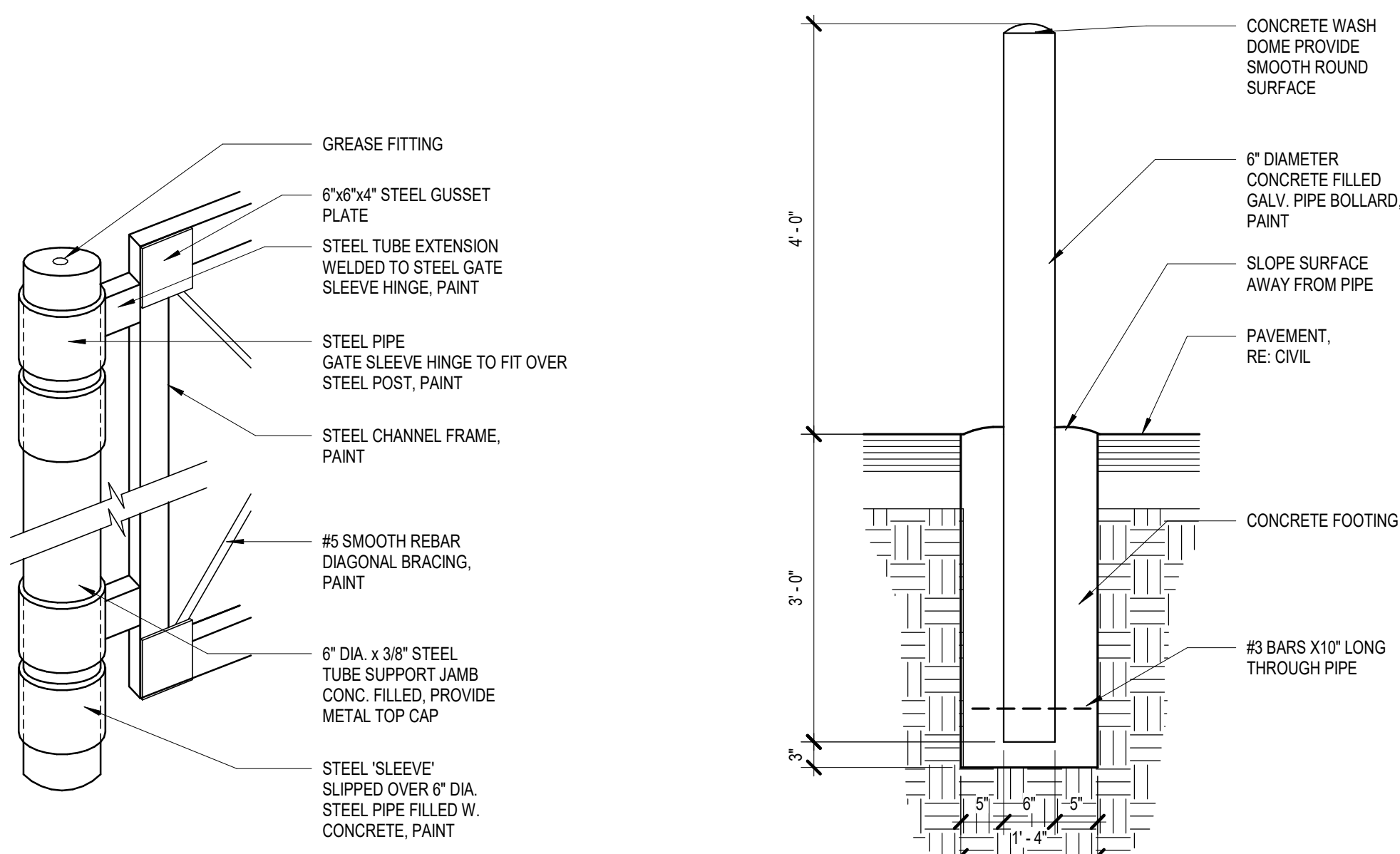
5 DUMPSTER GATE DTL.

SCALE: 1 1/2" = 1'-0"



8 SCREEN ENLARGED PLAN

SCALE: 1/2" = 1'-0"

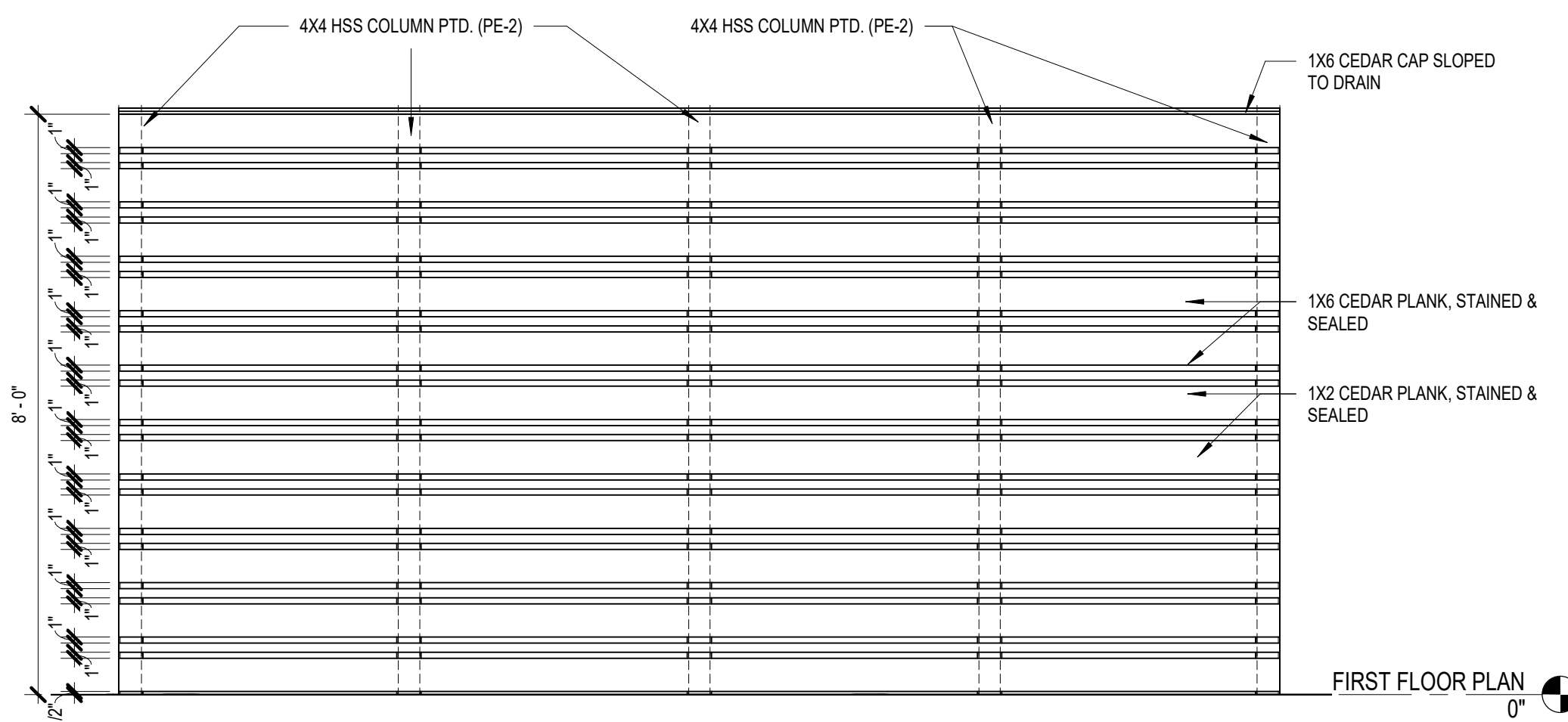


6 DUMPSTER GATE HINGE DETAIL

SCALE: 1 1/2" = 1'-0"

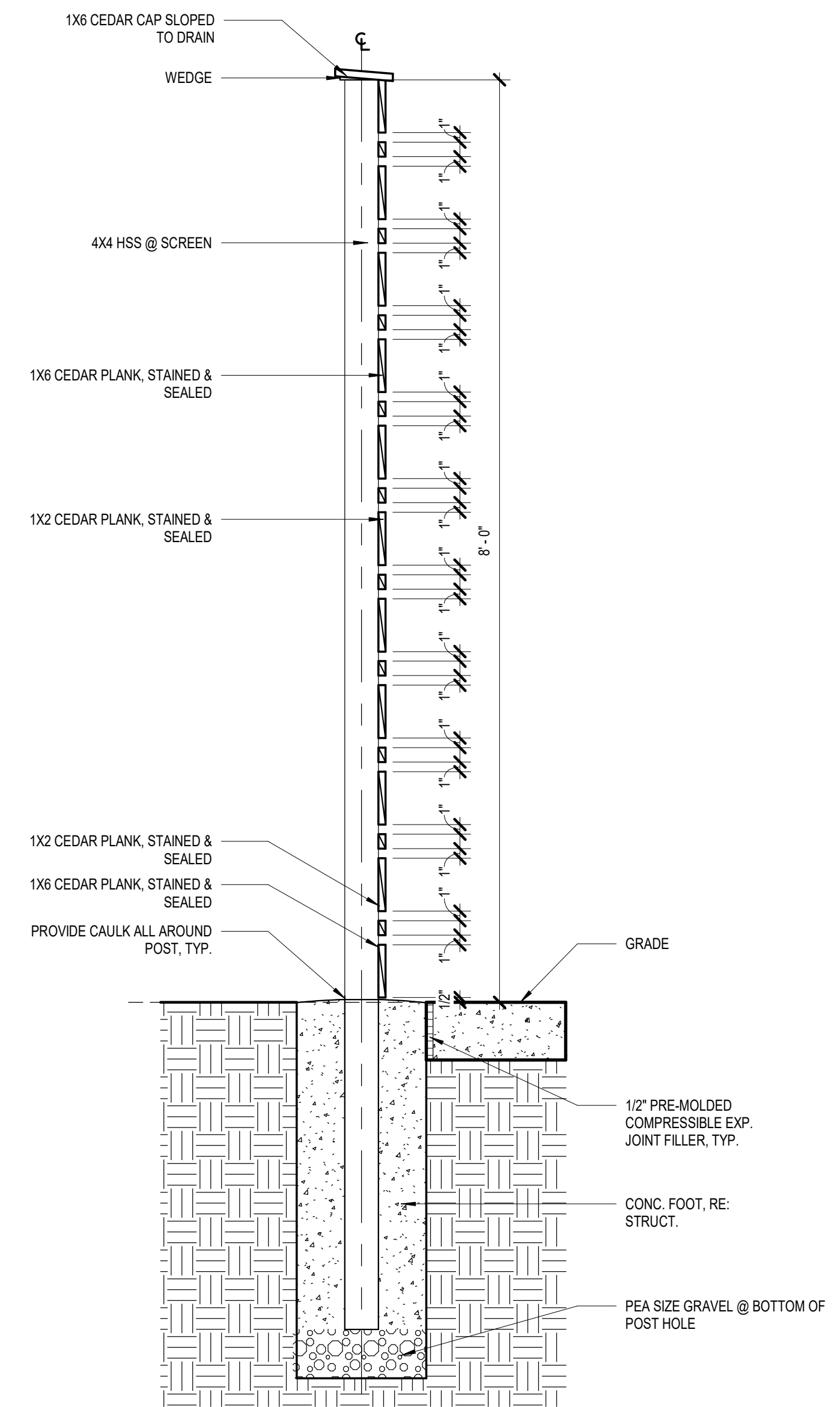
7 PIPE BOLLARD DETAIL

SCALE: 3/4" = 1'-0"



9 SCREEN ELEVATION

SCALE: 1/2" = 1'-0"



10 SCREEN DTL.

SCALE: 1" = 1'-0"



August 7, 2023

James Eckart
JP Eckart LLC
James.eckart@jp-eckart.com

RE: SP-2313, Review Comments for Site Plan Review for a Dental Office located at 705 S. Milam.

Dear Mr. Eckart,

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

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

Development:

- The Site Plan requires Planning and Zoning Approval, tentatively scheduled for September 6, 2023.
- Provide a note regarding all exterior lighting shall be night sky compliant. Provide the requested fixture type as part of the Building Permit Application. [Article XV- Outdoor Lighting](#) - [Site Plan Checklist](#)
- Please provide the location of loading facilities. [Sec. 7.131](#)
- Please provide the location of refuse collection [Site Plan Checklist](#). Dumpsters require screening per [7.980](#).
- Submission and approval of civil construction plans will be required for this project.
- Provide ADA connection from public sidewalk to building.

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- Please provide a location of loading facilities. [Sec. 7.131](#)
- A Landscaping will be required and must include calculation of all required landscaping onsite. [Sec. 7.920](#) - [7.980](#).
- If the development includes multiple tenants, an addressing plan will be required.

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plan along with your written response as to how the comments have been addressed by Monday, August 14th to ensure consideration by the Planning and Zoning Commission on Wednesday, September 6th.

Shelby
Collier

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.08.07 15:23:37 -05'00'

Shelby Collier, Associate Planner
Development Review Committee (DRC)

The City of Fredericksburg

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August 14, 2023

Ms. Shelby Collier
Associate Planner
City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624-3708

RE: SP-2313 Review Comments for Site Plan Review for a Dental Office
705 S. Milam
Fredericksburg, Texas 78624
Response to Comments

Dear Ms. Collier:

Below is our response to comments received on 8/7/2023 for the above referenced site plan, along with requested revised documents attached.

Development:

- The Site Plan requires Planning and Zoning Approval, tentatively scheduled for September 6, 2023.
Response: Understood.
- Provide a note regarding all exterior lighting shall be night sky compliant. Provide the requested fixture type as part of the Building Permit Application.
Response: A note has been added to the site plan notes on Sheet C3.0, as well as to the electrical lighting floor plan notes E101.
- Please provide the location of loading facilities.
Response: Location of loading facilities has been added to Sheet C3.0.
- Please provide the location of refuse collection. Dumpsters require screening per 7.980.
Response: Dumpster enclosure detail sheet is now included in the site plan submittal. See attached.
- Submission and approval of civil construction plans will be required for this project.
Response: Understood.
- Please provide the location of loading facilities.
Response: Location of loading facilities has been added to Sheet C3.0.
- Provide ADA connection from public sidewalk to building.
Response: Sheet C3.0 has been revised to include ADA access from public sidewalk to the proposed building.

- A landscaping plan will be required and must include calculation of all required landscaping onsite.

Response: A revised landscape plan with landscaping calculations has been included.

- If the development includes multiple tenants, an addressing plan will be required.

Response: Suite numbers have been added to Sheet C3.0.

If there are any questions, please feel free to contact me at 210-954-9605.

Regards,



James Eckart, PE
Principal



8/9/23

To: James Eckart
Re: Kovar office project-Fredericksburg, Texas.

James,

I just wanted to email you this info and hope that it helps. The estimated square footage is approximate. I'll draft it into the notes of the landscape plan and hopefully present it to Shelby at the city tomorrow.

Total estimated turf grass area:	10,700 sq.ft.
Total estimated hydromulch area:	7,450 sq.ft.
Total estimated landscaping (planting beds, etc.):	6,330 sq.ft.

Other:
(9) total 45 gallon/3" caliper trees.
(12) total 30 gallon multi trunk trees.

Again, hope this is helpful. If you have any questions please feel free to contact me.

Thank you,

Joe Cross



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: Dr. Lance Kovar Medical Office Building

Project Address: 705 S Milam St, Fredericksburg, TX 78624

Tax ID Number (s): 83-1897131

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: 1.12 Acre No. of Lots: 1

Original Survey & Abstract No: S0784

Legal Description: HOERSTER SUBD LOT 3AR

Current Land Use Plan: Commercial

Proposed Land Use Plan: Commercial (No Change)

Current Zoning: C1

Proposed Zoning: C1 (No Change)

Location: 705 S Milam St, Fredericksburg, TX 78624

Proposed Use(s): Medical Office Building & Shell Building

Applicant's Signature

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

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

Signature: James P. Eckart

Printed Name: James Eckart Date: 7/20/2023

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

B. Contact Information (Please complete all items.)

I. Property Owners

Firm Name (if applicable): K6 PROPERTIES LLC

Owner Name: Lance C. Kovar

Address: 1395 Lehne Ln. Fredericksburg, TX 78624-8395

Phone: 830-998-4171

Fax:

Email: Kovar@iname.com

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

Role: ☐ Agent ☒ Engineer ☐ Surveyor ☐ Other (note role): James Eckart, PE

Firm Name (if applicable): JP Eckart LLC

Address: 8002 Cooper Pass, San Antonio, TX 78255

Primary Contact Name:

Phone: 210.954.9605

Fax:

Email: James.Eckart@JP-Eckart.c

Secondary Contact Name:

Phone:

Fax:

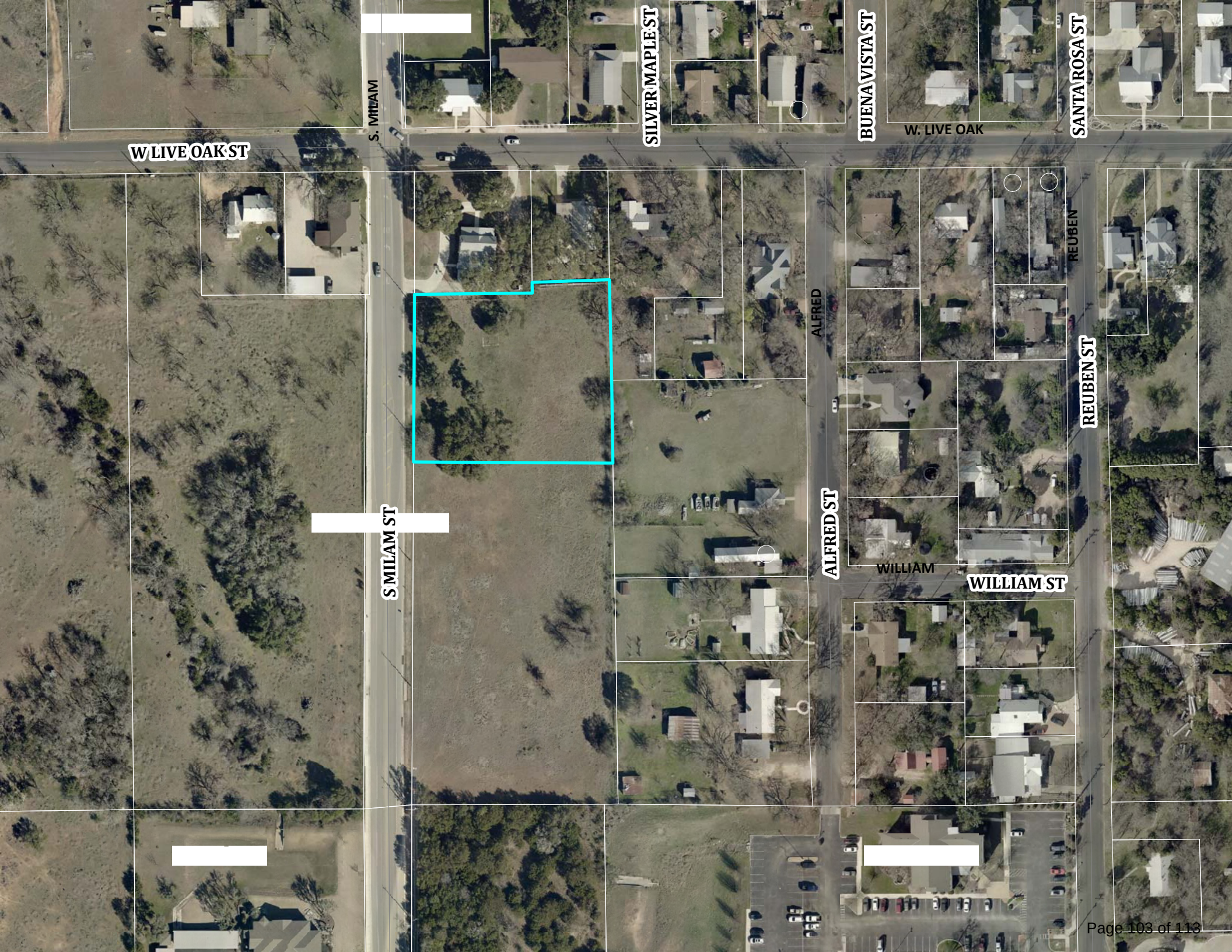
Email:

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.



W LIVE OAK ST

S. MILAM

SILVER MAPLE ST

BUENA VISTA ST

W. LIVE OAK

SANTA ROSA ST

S MILAM ST

ALFRED

ALFRED ST

WILLIAM

WILLIAM ST

REUBEN

REUBEN ST



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: September 6, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #SP-2314: By Cristi Kennedy to Consider the Site Plan Review for a Duplex Complex Located at 903 East Highway Street.

PRESENTATION:

SUMMARY:

An application has been submitted for review of a Site Plan for a duplex development consisting of nine (9), two-bedroom units located within five (5) two-story buildings. The lot was previously replatted in 2021 (P-2136) resulting in the 1.379 acre lot located at 903 E. Highway Street.

BACKGROUND:

The property is currently vacant as it was subdivided in 2021 (P-2136) resulting in the current 1.379 acre lot.

The neighborhood consists of a healthy mix of Short-Term Rentals, residences and Multi-Family dwellings with the property to the west operating as a Short-Term Rental and the property to the east as a residence.

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

Site Area: 60,069 Sq Ft (1.379 Acres)

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

Building Coverage: 17% (10,276 Sq Ft) (55% Max)

Impervious Coverage: 40% (24,027 Sq Ft)(65% Max)

Heights: 28 Ft (28" Max)

Unit Count: Nine (9) two-bedroom units located within five (5) buildings

Access and Circulation: The development takes access off of Highway Street via a 20' wide driveway.

Pedestrian Circulation: A 5" wide Sidewalk is provided along the Highway Street frontage. Located on Sidewalk Plan - required

Parking: 18 spaces provided with 18 required. (2 spaces per unit) [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.

Detention: Detention will be addressed as part of the Civil Construction Plan review.

Park Dedication: A fee in the amount of \$500.00 per unit shall be paid prior to issuance of a Building Permit per [Sec. 6.15](#) for a total of \$4,500 (9 units).

Landscape and Screening: Landscape plans are required per [Sec. 7.920](#) and should 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) 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 along the perimeter of the property is required and may consist of a solid wood and/or masonry fence or wall at least six feet but not greater than eight feet in height. It may also include a hedge-like screen of evergreen plant material per [Sec. 7.940](#). Screening of the dumpster is required per [Sec. 7.980](#)

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: The application as presented is in compliance with all applicable ordinances and codes and if approved, would provide an additional long-term housing option as there have been few duplex developments proposed.

Staff recommends approval conditioned upon the following:

- Approval of Civil Construction Plans
- Approval of an Addressing Plan
- Approval of a Landscaping and Screening Plan
- Payment of Park Dedication Fees prior to issuance of a Building Permit

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

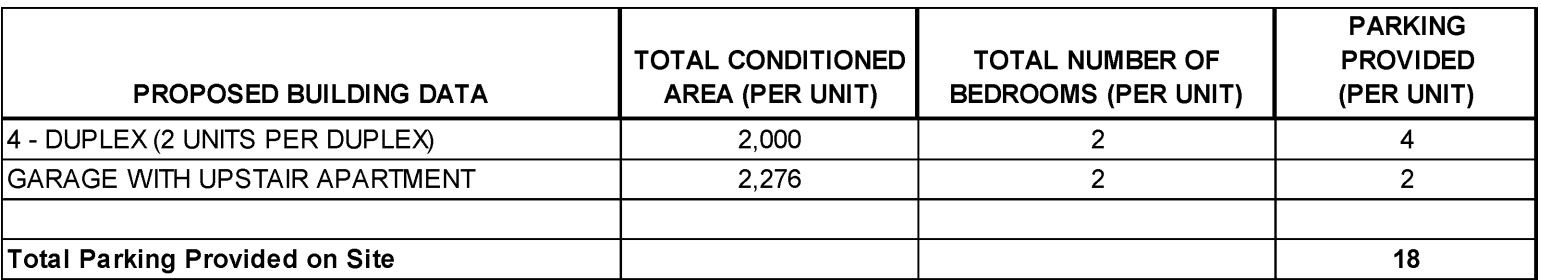
Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. SP-2314 Revised Site Plan

2. SP-2314 Review Comments
3. SP-2314 Response to Comments
4. SP-2314 Location Map

APPROVAL/REVIEW:





August 14, 2023

Cristi Kennedy
cristi@423print.com

RE: SP-2314, Review Comments for Site Plan Duplex Complex Located at 903 East Highway Street.

Dear Mrs. Kennedy,

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

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

- The Site Plan requires Planning and Zoning Approval, tentatively scheduled for September 6, 2023.
- Provide the requested fixture types as part of the Building Permit process [Article XV- Outdoor Lighting - Site Plan Checklist](#)
- Provide the Building Coverage calculations per [Sec. 7.131](#)
- Provide the height of the proposed buildings per [Sec. 7.131](#)
- Provide an addressing plan for the 9 units and coordinate with USPS for mail delivery.
- Provide density calculations per [Sec. 3.110](#)
- Update Parking calculations to reflect Duplex Residential requirements per [Sec. 7.860](#)
- Provide a Landscape and Screen Plan per [Sec. 7.920](#) and [Sec. 7.940](#)
- Parkland dedication of \$500.00 per unit for a total of \$8,500 will be required prior to issuance of a building permit.
- This project will require submission and approval of updated construction plans.
- This project will be required to construct a City standard sidewalk along the frontage of both lots shown on the plat and connect to the existing sidewalk to the west. The plat

The City of Fredericksburg

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triggers sidewalk construction however, comments for construction were made with the site plan to be constructed with the improvements shown.

- Site triangle should be 30x30 feet as shown in the City subdivision ordinance. It is only necessary to show the portion of the triangle that lies on the project's lot.

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.

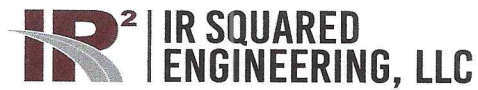
Please return the revised plans along with your written response as to how the comments have been addressed by Monday, August 21st to ensure consideration by the Planning & Zoning Commission on Wednesday, September 6th.

**Shelby
Collier**



Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.08.14 14:52:05 -05'00'

Shelby Collier, Associate Planner
Development Review Committee (DRC)



August 21, 2023

Mrs. Shelby Collier
City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624-3708

**RE: SP-2314 Review Comments for a Site Plan Duplex Complex located at
903 East Highway Street, Fredericksburg, Texas**

Dear Shelby,

This letter and revised Development Site Plan serve as a response to the City comments received on August 14, 2023 concerning the above referenced project.

- The Site Plan requires Planning and Zoning Approval, tentatively scheduled for September 6, 2023.
Response: IR Squared Engineering will attend the scheduled September 6, 2023 Planning and Zoning Meeting.
- Provide the requested fixture types as part of the Building Permit process Article XV- Outdoor Lighting - Site Plan Checklist
Response: Building permit plans will include a lighting plan and the requested fixture types. Proposed improvements will be in accordance with the City of Fredericksburg requirements.
- Provide the Building Coverage calculations per Sec. 7.131
Response: Please see updated attached Development Site Plan
- Provide the height of the proposed buildings per Sec. 7.131
Response: Please see updated attached Development Site Plan
- Provide an addressing plan for the 9 units and coordinate with USPS for mail delivery.
Response: Proposed addressing plan will be in accordance with USPS and be included as part of the building permit plans. Please see updated attached Development Site Plan

- Provide density calculations per Sec. 3.110
Response: Please see updated attached Development Site Plan
- Update Parking calculations to reflect Duplex Residential requirements per Sec. 7.860
Response: Please see updated attached Development Site Plan
- Provide a Landscape and Screen Plan per Sec. 7.920 and Sec. 7.940
Response: Building permit plans will include required landscaping and screening plan. Required improvements will in accordance with the City of Fredericksburg requirements described per Sec. 7.920 and Sec. 7.940
- Parkland dedication of \$500.00 per unit for a total of \$8,500 will be required prior to issuance of a building permit.
Response: Owner will pay the required fees prior to issuance of a building permit.
- This project will require submission and approval of updated construction plans.
Response: IR Squared Engineering will submit the required updated constructions plans as part of the building permit application.
- This project will be required to construct a City standard sidewalk along the frontage of both lots shown on the plat and connect to the existing sidewalk to the west. The plat triggers sidewalk construction however, comments for construction were made with the site plan to be constructed with the improvements shown.
Response: Please see updated attached Development Site Plan. Sidewalk improvement design and details will be included as part of the Civil Construction Plans.
- Site triangle should be 30x30 feet as shown in the City subdivision ordinance. It is only necessary to show the portion of the triangle that lies on the project's lot.
Response: Please see updated attached Development Site Plan

Please let me know if you have any questions or need additional information.

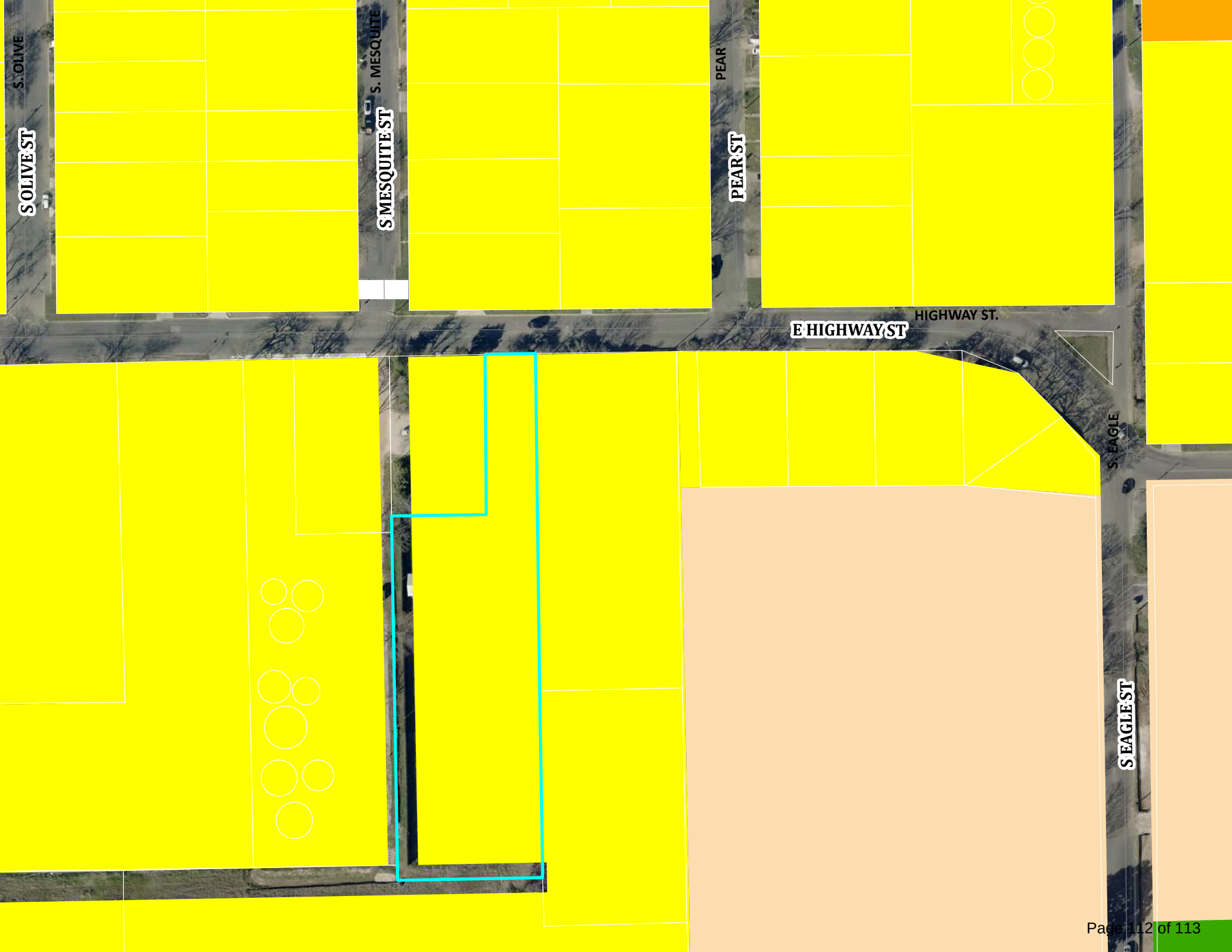
Kindest Regards,



Ivalu Rose, P.E., CFM

IR Squared Engineering LLC

TBPE Firm Registration No: F-20819



S. OLIVE

SOLIVE ST

S. MESQUITE

S MESQUITE ST

PEAR

PEAR ST

E HIGHWAY ST

HIGHWAY ST.

S. EAGLE

S EAGLE ST

City of Fredericksburg

Comprehensive Plan

FINAL COMMUNITY SURVEY

This is the **FINAL** community survey in the
Comprehensive Planning process!

**MAKE YOUR VOICE HEARD BY
SEPTEMBER 11, 2023!**

Scan the QR Code!



www.surveymonkey.com/r/FbgCompPlan

For more information please contact: compplan2023@fbgtx.org or visit
www.fbgtx.org/1128/Comprehensive-Plan-Update-and-Parks-Mast