



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, November 8, 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 November 8, 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 November 8, 2023.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center, 1601E. Main Street, in order to comment.

You will be limited to 3 minutes to speak.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. September 7, 2023 Special Meeting Minutes
- B. August 9, 2023 Joint City Council and Planning and Zoning Meeting Minutes

4. PUBLIC HEARING

5. ACTION ITEMS

- A. Request #SP-2316: By Kathryn Sharrock to Consider the Site Plan Review for a STR-Facility located at 510 E Creek Street.
- B. Request #SP-2318: By Jose Ibarra to Consider the Site Plan and Entry Corridor Review for a Hotel Development located at 1220 North US HWY 87.
- C. Request #SP-2317: By Kevin Spraggins for Consideration of the Site Plan review for a Multi-Family Development located on the corner of South Eagle and Friendship Lane.
- D. Request #P-2323: By Chris Danze for Consideration of the Final Plat application for property located at 528 S Milam.

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 11/3/23, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

A handwritten signature in black ink, appearing to read 'Shelby', written over a horizontal line.

Shelby Collier
Associate Planner

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

**PLANNING & ZONING COMMISSION
September 6, 2023
5:30 P.M.**

On this the 7th day of September 2023 the PLANNING AND ZONING COMMISSION convened in Special 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
DARYL WHITWORTH

ABSENT:

CINDY SCROGGINS
POLLY RICKERT

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

PUBLIC HEARING AND ACTION

Request #Z-2318: To Consider Proposed Amendments to the City's Zoning Code Regarding Short-Term Rentals.

Jeff Lawrence recused himself and left the table.

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

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

Anna Hudson, Director of Development Services, introduced City Staff and presented the application. The proposed amendments will repeal the existing STR ordinance and shift the majority of STR regulations to Chapter 20 of the Fredericksburg Municipal Code. Highlights from the amendments include provisions relating to the following functions:

- To clarify and update the regulations to be applied to STRs.

- To create a specific enforcement structure for repeated major STR permit violations.
- To create new appeals procedures related to STR permits to ensure due process of law.
- To clarify procedures for transferring and renewing permits, particularly by allowing greater flexibility with respect to permit transfers; and
- To establish that certain types of STRs may continue operations as legal nonconforming uses.

In April 2022, new regulations governing short-term rentals (STR) were adopted along with implementation of a new software package for permitting and compliance monitoring. The mayor appointed an STR Task Force in the Fall of 2022 to analyze the issues faced by the City and to provide recommendations on approaches to improve the 2022 STR Ordinance. The task force's final report was presented to the City Council on March 7, 2023.

Since the completion of the Task Force's report, the City Council and the Planning & Zoning Commission have held three joint work sessions to evaluate the recommendations of the Task Force and City staff and to review STR-related data. As part of this process, numerous members of the public community have voiced their support and opposition of STR's within the City.

Today, there are currently 1,058 active STR permits within the City Limits. City staff has worked closely with the City Attorney's office to prepare an ordinance that is legally enforceable and addresses the issues and concerns that have been brought up with the 2022 ordinance. The current draft ordinance was made public on August 15, 2023, along with an interactive map that shows permitted STR's currently operating within the City Limits and ETJ.

Public Hearing notices were also mailed to all property owners within the City and as of August 31st, 4 letters in support and 14 letters in opposition have been submitted.

Staff are recommending amendments to the ordinance to address ongoing issues and provide additional clarification for future permitting, remittance of hotel occupancy taxes, and enforcement. However, prior to adoption, staff suggests further discussion regarding the following:

Nonconforming uses: Senate Bill 929 takes effect on September 1, 2023. It deals with nonconforming uses, specifically uses that a municipality requires to cease operations. The current ordinance draft allows non-conforming uses to continue operations, but requires compliance with new permit requirements which may be difficult for some operating STRs to meet. The current draft allows for such properties to obtain a Special Exception to be able to continue operations without meeting all new permit requirements. Based on the number of non-conforming properties, staff anticipates this Section of the Ordinance Sec.20-226 (a) will create a sharp increase in new Special Exception requests with little benefit to the City. Staff suggests that non-conforming properties be allowed to operate under the rules in place when they were initially permitted (2018 Ordinance and 2022 Ordinance) although P&Z or Council could change this to require existing STRs to come into compliance with life safety regulations. Providing sufficient on-site parking will be one of the most difficult requirements for existing STR operators to meet. The 2018 Ordinance only required 1 parking spot per unit. The 2022 Ordinance increased that requirement to 1 spot per bedroom. Sec 20-221(c), Sec 20-226 (c) (d), Section 8

Rachel Raggio, City Attorney Staff, explained Nonconforming Uses and "grandfathering".

Long Term Rentals: The current draft allows an STR to switch to a Long-Term Rental by notifying staff. More language could be added to clarify this process, specify a time limit, and state whether a permit

needs to be renewed each year with a \$0 H.O.T remittance. Sec 20-222. (a) and 20-226(d). The Commission requests a more detailed definition of an LTR.

Tim Dooley commented on a properties ability to switch between STR and Long-Term Rental (LTR) use. He supports a property that is a permitted STR, which files a STR application every year and remits HOT, operating as a LTR without the risk to its STR permit.

Parking: The 2022 Ordinance increased on-site parking requirements but gave credit for on-street parking. No other uses (residential or commercial) are given credit for on-street parking since all on-street parking within the City is free and open to the public. The current draft removes the on-street credit and limits tandem parking to two deep. Sec 20-222(c)(k), Sec 20-223 (4), Sec 20-224(b), Sec 20-225

Tom Musselman commented on Tandem Parking in multi-unit developments. He asked if this is allowed and if so, would it cause problems? Anna Hudson commented that Tandem Parking is allowed and believes that this would be regulated by the property owner.

The Commission recommended approving Tandem parking and removing off-street parking credits. The also requested Staff to evaluate the ability to ease parking requirements for 1 & 2 bedroom units.

Occupancy: The current draft proposes occupancy at 2 people per bedroom plus 2 with an overall max occupancy of 12. Previously, occupants were defined as anyone over the age of 18 but in the draft, occupant ages are not taken into consideration, so a child would still be counted in the maximum occupancy. Maximum occupancies of 8 and 10 were also discussed by the STR Task Force and as part of the joint meetings. The current draft allows for a Special Exception to increase occupancy above 12 but a maximum could also be set for the Special Exception process. There are currently 58 permitted units with occupancy greater than 10 (41 of those units are in R1 zones/8 in R2). Sec 20-222(b)(d)(i), Sec 20-223(4), 20-224 (b), Section 6

There was much discussion among the Commission regarding Occupancy. Ultimately it was decided that the Occupancy limits should apply to ALL properties including nonconforming. The decision was for a maximum of 12 occupants regardless of the number of bedrooms.

Special Exceptions: Currently, a Conditional Use Permit is required for an STR-Unoccupied in R2 in the Historic District, to expand a non-conforming STR, a new STR- Unoccupied in R1 if it meets certain criteria, and for new first floor STRs in the Historic Shopping District. A CUP requires Planning & Zoning recommendation and City Council approval. In place of the CUP process, the proposed ordinance utilizes a Special Exception that would require approval by the Zoning Board of Adjustment based on new criteria along with other variance procedures. To date, all R2 Historic District CUPs have been approved and there have been no R1 properties that qualified to apply for an Unoccupied permit. This draft also provides for Special Exceptions to increase occupancy or to reduce parking requirements. Sec 20-222(b), 20-223, 20-226 (b), Section 5, Section 6

Density: The biggest change in the 2022 Ordinance was limiting new Unoccupied STRs in R1 to preserve neighborhoods and address negative impacts to surrounding properties. R2 properties outside the Historic District still allow one STR-unoccupied by right. A previous draft presented on June 19th did include a density limitation for unoccupied based on 12.5% of a block. The current draft does not change permitted uses in the R2 zone. If a new density limit is considered for R2, staff suggests it be based on a 200' boundary instead of by block since block lengths/number of parcels varies greatly across the city.

If R2 density is implemented, new Special Exception criteria will need to be added to allow an additional STR-unoccupied to operate if such operations would not adversely affect the surrounding area.

Condos/R3: currently all STR Condos require a Conditional Use Permit. The proposed draft prohibits new STR Condos in any zoning district. The current draft does not address R3 Multi-family housing. To preserve R3 housing stock for affordable housing, a new prohibition on STRs in R3 could be added. Section 2, Section 7, Section 8

Tom Musselman stated that he agrees with eliminating STR's in R3 and no longer allowing condos to operate as STRS.

Transfers: Currently, transfers are allowed and must be completed within 10 days, so the 24-hr. contact information is up to date. The proposed language continues to allow transfers (including nonconforming uses in good standing) but allows up to 90 days for the new owner or property manager to submit a transfer request. If operating an STR within the 90-day transfer period, a new STR owner must comply with all applicable regulations in the new ordinance, regardless of whether the transfer application has been submitted. Transfers would also require a new inspection. Sec 20- 221(c)(d)

Tim Dooley, Jim Jarreau, and Tom Musselman all supported adding a fee for transfers and inspections and/or reinspection's. A fee recommendation was 50% of the STR Permit fee.

Inspections: As currently drafted, inspections are required for new applications and renewals with alterations. The director or designee may require an inspection during a renewal with no changes. STR cannot be occupied while in violation of inspection. Sec 20-221.

STR Regulations/Requirements: currently located in Sec 5.401 proposed moves to Sec 20-222 Enforcement: This draft clarifies when citations can be issued, allows permit suspension for failure to pay HOT, addresses repeat offenses and clarifies major and minor violations. Three minor violations will equal 1 major violation and 3 majors within 12 months will send a permit to the City Council to consider suspension for up to 90 days. The appeal for a permit denial will be sent to the City Council. The City Council will have the ability to revoke or suspend a permit. Section 3, Sec 20-224(a), 20-225.

The Commission stated, if an owner fails to remit HOT, they should have 30 days to respond prior to 90-day suspension.

Jim Jarreau supports 3 violations resulting in City Council review. He disagrees with Minor and Major classifications.

Tim Dooley requested that the Local Contact be added to Sec. 20-221. b.v.

Tom Musselman wanted to change the requirement for the local contact to respond within 20 minutes to 30 minutes. Sec. 20-222.h

The Commission does not believe Occupancy History should be required as the HOT is filed every quarter which details the rental history and requested that Sec. 20-222.m be removed.

Tom Musselman voiced his support for changing the R1, STR-Unoccupied criteria to be based on a 200' boundary and 75% of properties operating as a STR. Sec. 20-223.3

Tim Dooley made a motion to recommend approval of the draft as amended by Staff. Seconded by Tom Musselman. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Seconded by Jim Jarreau. All voted in favor and the meeting was adjourned at 9:45 p.m.

PASSED AND APPROVED this 8th day of November 2023.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



City of Fredericksburg

CITY COUNCIL AND PLANNING AND ZONING COMMISSION JOINT MEETING MINUTES

WEDNESDAY, AUGUST 9, 2023 ~ 11:00 a.m.
LADY BIRD JOHNSON GOLF COURSE - CARDINAL ROOM
341 GOLFERS LOOP
FREDERICKSBURG, TEXAS 78624

City Council Members Present:

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

Members Absent:

None

Planning and Zoning Commission Members Present:

Chair Janice Menking	
Commissioner Jim Jarreau	left at 1:10 p.m.
Commissioner Polly Rickert	left at 1:22 p.m.
Commissioner Darryl Whitworth	left at 12:48 p.m.
Commissioner Tim Dooley	arrived at 11:15 a.m.

Planning and Zoning Commission Members Absent:

Commissioner Tom Musselman
Commissioner Jeff Lawrence
Commissioner Steve Thomas
Commissioner Cynthia Soggins

City Staff Present:

Clinton Bailey, City Manager
Mick McKamie, City Attorney
Garret Bonn, Assistant City Manager
Lynn Bizzell, Fire Chief
Derek Seelig, Lieutenant Police Department
Braxton Roemer, Lieutenant Police Department
Anna Hudson, Director of Development Services
Andrea Schmidt, Director of Parks and Recreation
Kris Kneese, Director of Public Works and Utilities
Evan Williamson, Assistant City Engineer
Leslie Embrey, Administrative Assistant
Lea Feuge, Public Information Officer
Shelby Collier, Associate Planner

1. CALL TO ORDER

Mayor Hoover called the August 9, 2023, City Council and Planning and Zoning Commission Joint Meeting to order at 11:05 a.m. Mayor Hoover announced the City Council had a quorum. The quorum was not met with the Planning and Zoning Commission, so they observed until they met their quorum at 11:15 a.m.

2. DISCUSSION AND POSSIBLE DIRECTION

A. Fredericksburg Land Use & Policy Overview

i. Tools and Ordinances for Hill Country Communities

Clift Kaplan, Program Director of Hill Country Alliance, reviewed the attached PowerPoint. He also reviewed the best practices and policies of the Hill Country Alliance.

The City Council discussed the following:

- In lieu of parking policies
- Development approved but not built
- Rain catchment

Mick McKamie, City Attorney, stated since developments have already been approved, then the additional requirements would need to be an incentive program.

Clinton Bailey, City Manager, stated there are several tools that can be encouraged such as low flow devices for toilets, low-impact landscaping for new development, and rain capture systems.

ii. Planning Trends

Matt Bucchin, Halff Associates, discussed the following:

- Misunderstanding about growth
- Quality developments
- What is Community Character
- Thoroughfare plans and developments
- Top Planning Trends in Texas
- Resilience Planning
- Protection of Natural Assets

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

- Work on several new standards
- The Character of the City
- Base Code, Smart Code, and Strong Town

iii. Land Use Map Workshop

Those present were divided into groups for an exercise.

A quorum was lost for the Planning and Zoning Commission at 12:48 p.m.

iv. Project Updates

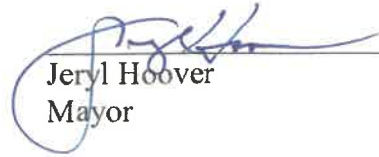
Each group explained the Land Use Map.

v. Next Steps

The next steps and a timeline for the Comprehensive Plan were provided.

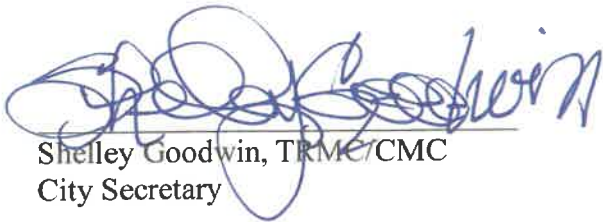
3. Adjourn

With no other business, Mayor Hoover adjourned the August 9, 2023, City Council and Planning and Zoning Commission Joint Meeting at 1:25 p.m.



Jeryl Hoover
Mayor

Janice Menking
Planning and Zoning Commission
Chair



Shelley Goodwin, TRMC/CMC
City Secretary



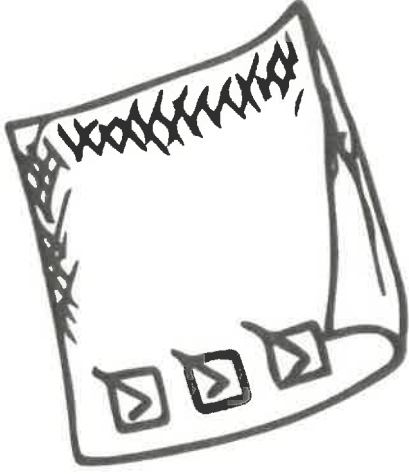
Fredericksburg Comprehensive Plan

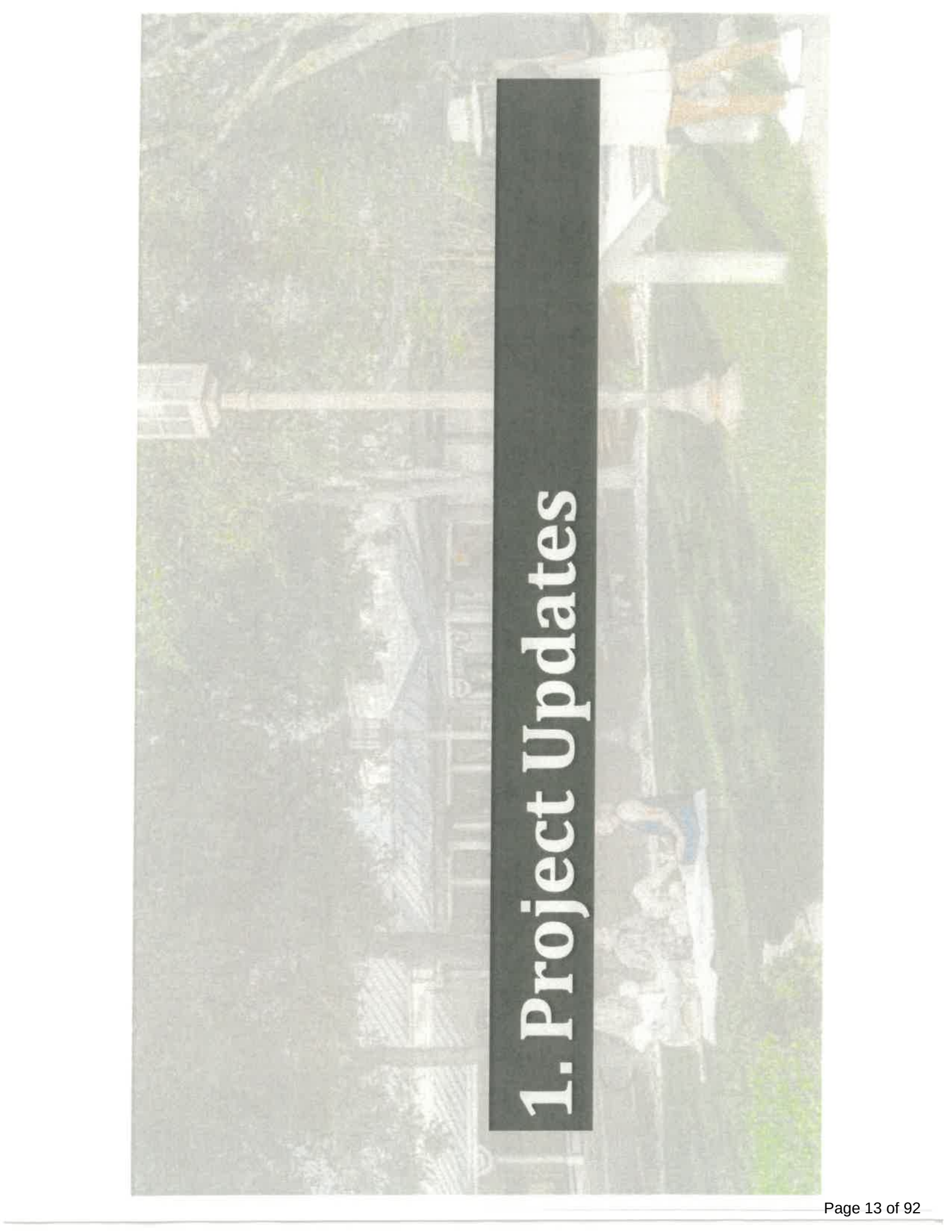
Advisory Committee Meeting #4 | July 25, 2023



Agenda

1. Project Updates
2. Economic Report
3. Guiding Principles Workshop
4. Map Workshop
5. Next Steps



The background image is a faded, artistic rendering of a park scene. On the left, there is a large, multi-story building with a gabled roof and many windows. In the center and right, there is a playground with various equipment, including slides and climbing structures. A person is visible on a slide. The overall tone is soft and painterly, with muted colors.

1. Project Updates

Project Status

- **Park Master Plan**
 - City has reviewed first 3 chapters
 - Intro, Frederickburg Park System, and Needs Assessment
 - Halff is drafting plan recommendations and remaining chapters
 - Next committee meeting will be full draft review
- **Comprehensive Plan**
 - City has reviewed first 2 chapters
 - Intro and Community Snapshot
 - Final Open House on August 9th
 - Next committee meeting will be full draft review



What is the most critical issue facing Frederickburg today?



What you love about Frederickburg

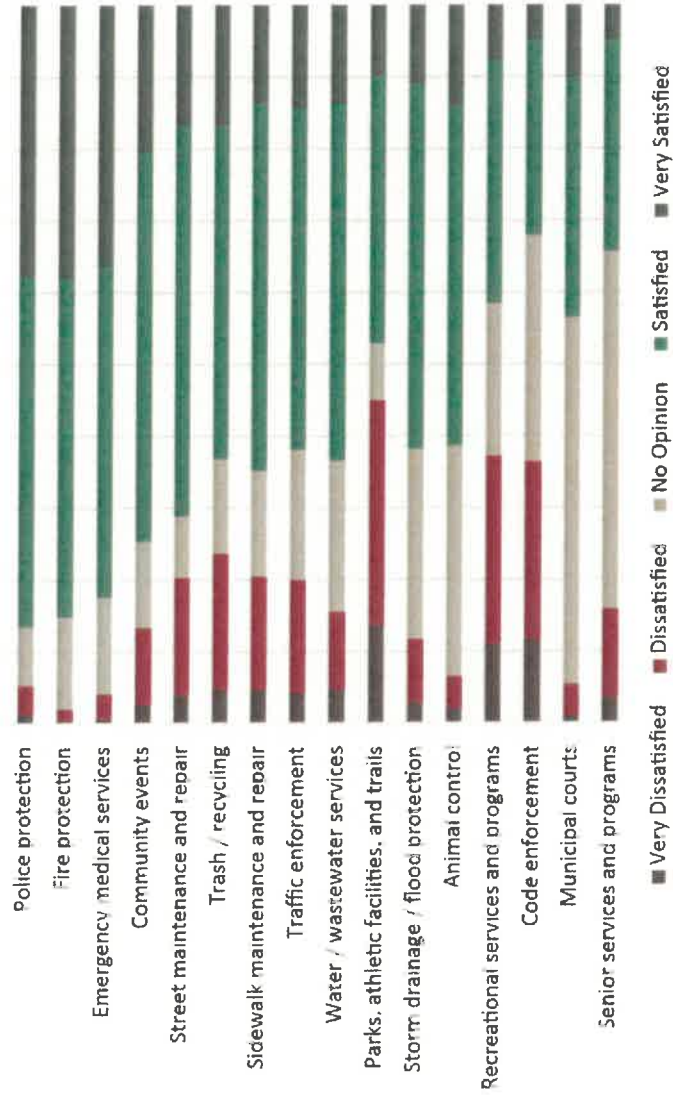
German heritage
 Small-town feel
 Safe
 Community
 Family-friendly values



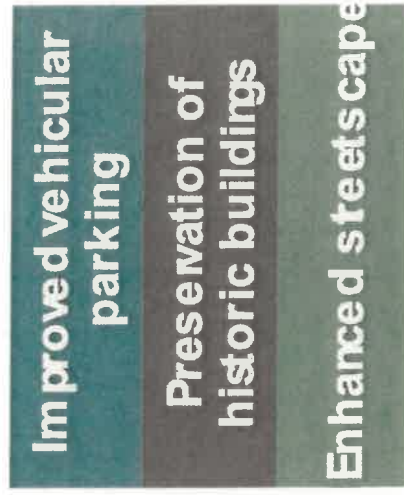
Top Priorities Identified for the Future of Frederickburg



How satisfied are you with the following issues?



Top 3 Main Street Improvements Identified

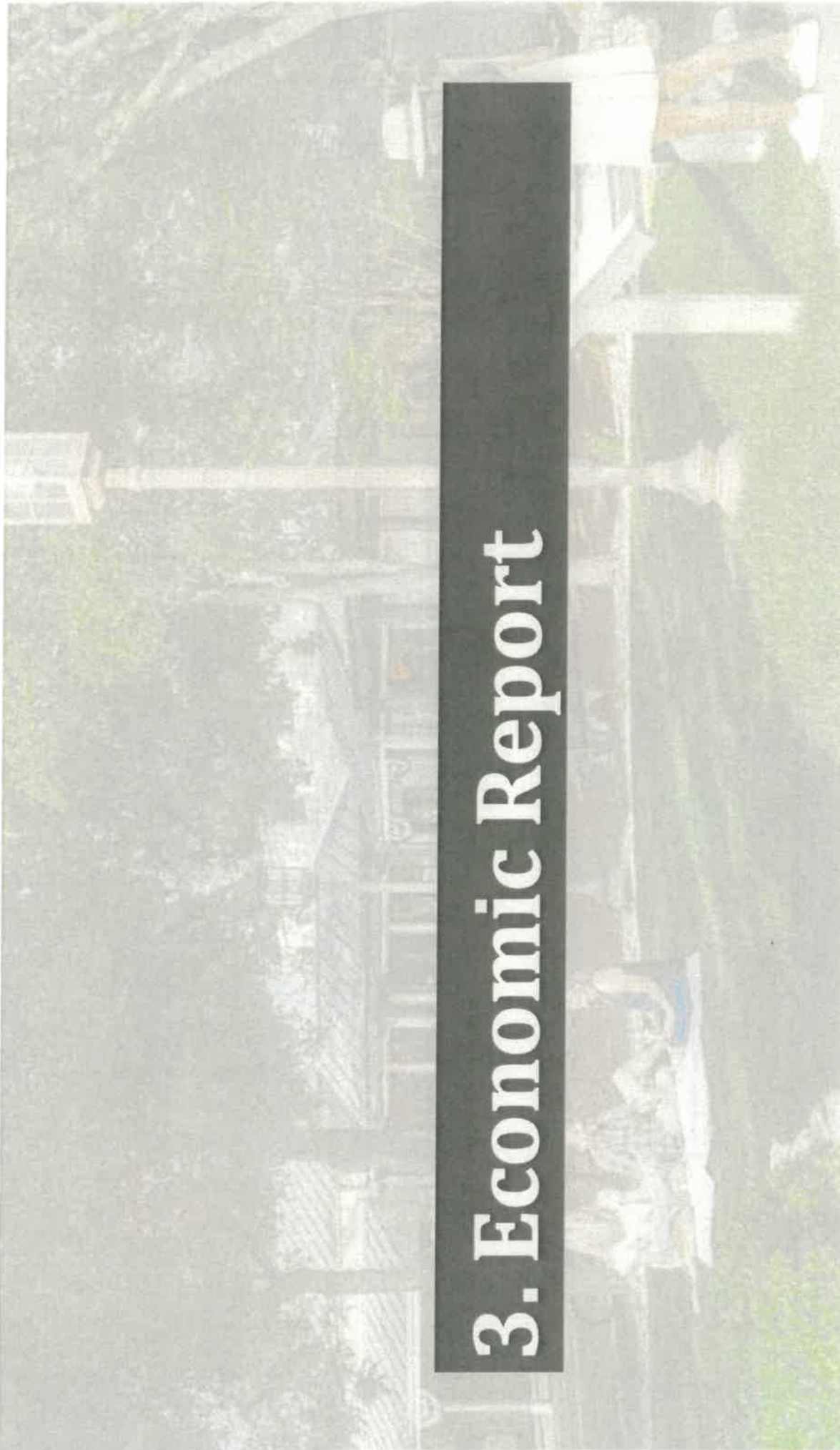


Overall, Fredericksburg residents are satisfied with the City's encouragement of citizen involvement



Overall, Fredericksburg residents are satisfied with the City's encouragement of economic growth





3. Economic Report

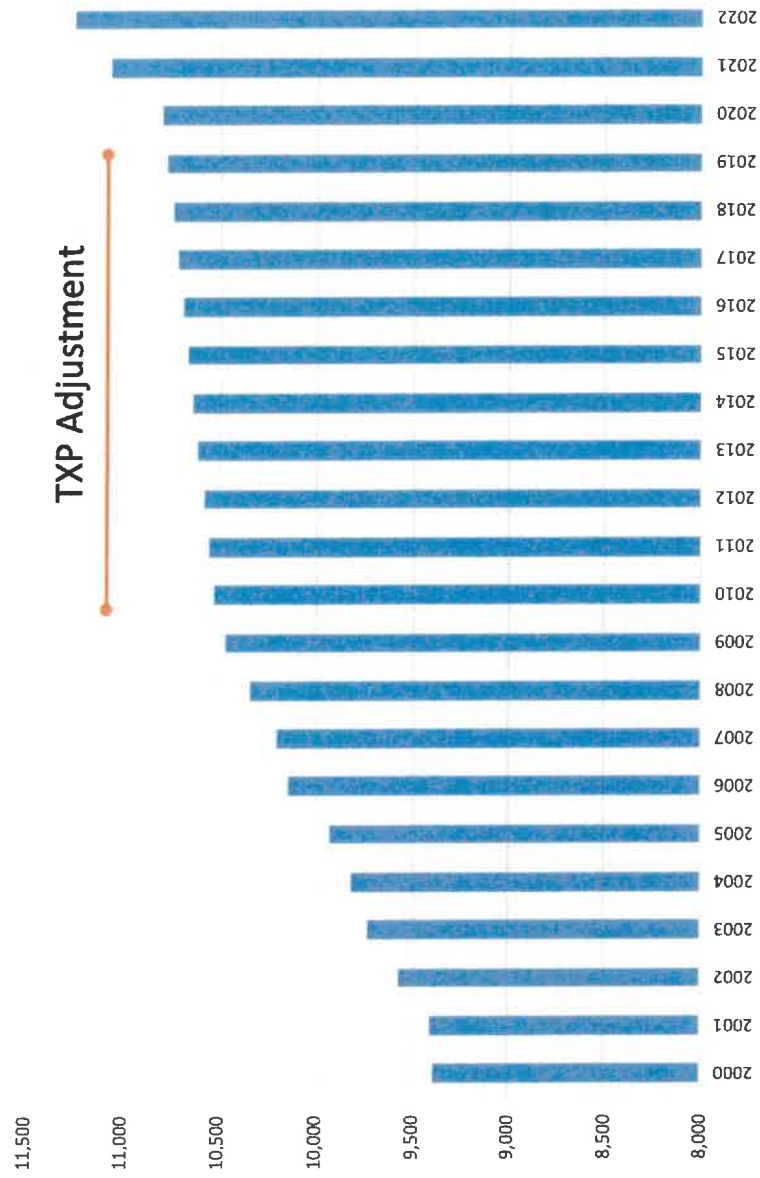


Preliminary Findings

1. Population growth is slow, driven by strong in migration
2. ~ 2/3 of jobs are held by non-Fredericksburg resident
3. Given older demographic, local labor force will be tight
4. Average price of a home sold in Fredericksburg is approaching \$675,000
5. How can we leverage growing tourism activity without losing sense of place?
6. How can we increase resources for economic development and community of life projects?
7. How can we increase the supply of housing options?

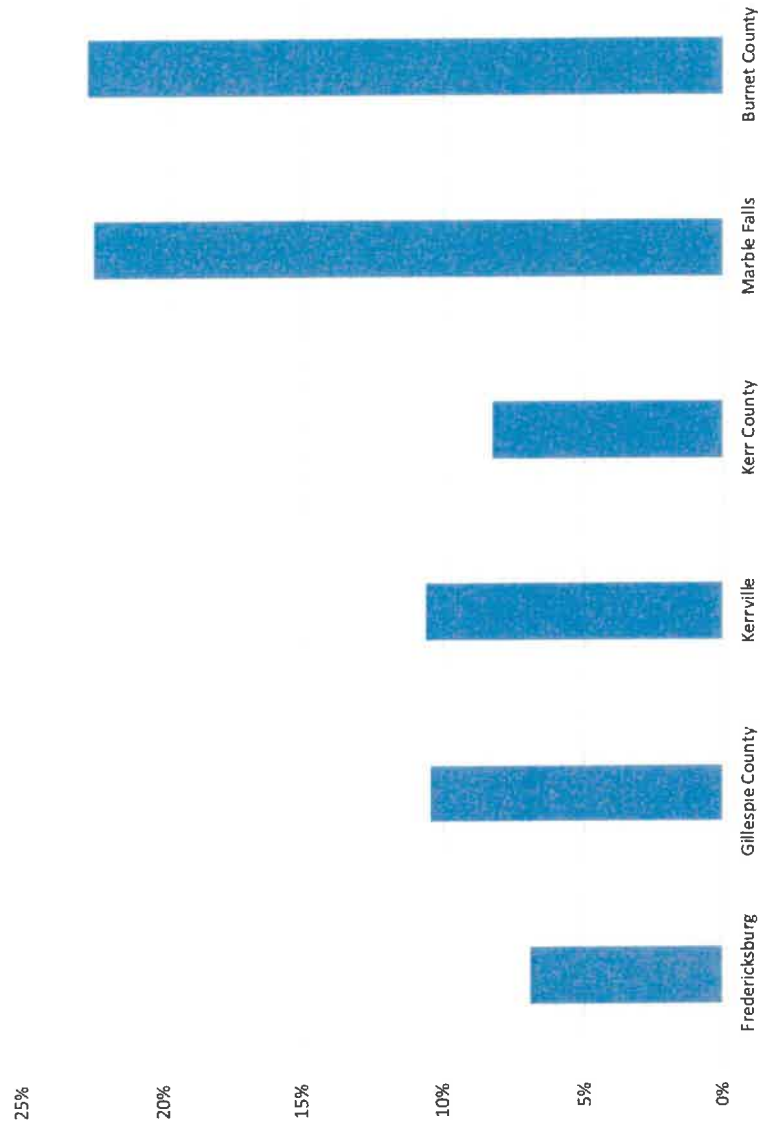


Fredericksburg Population Trends



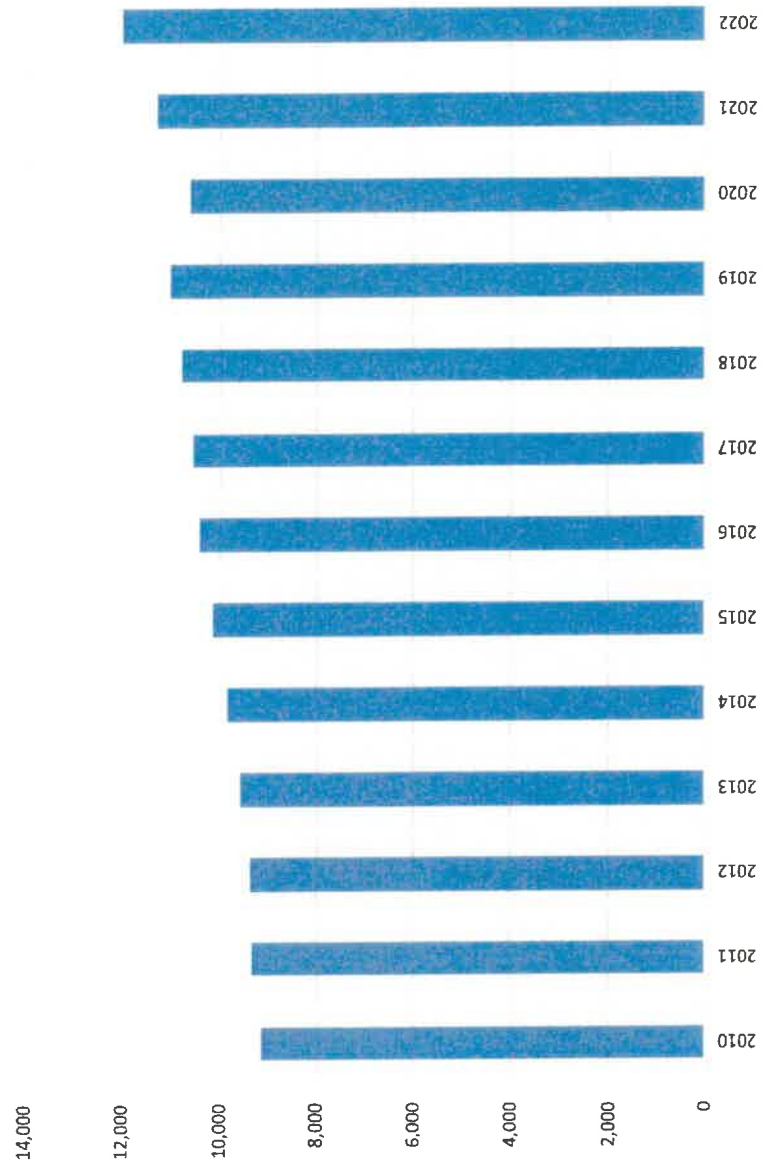


Regional Population Growth Rates (2010 to 2022)



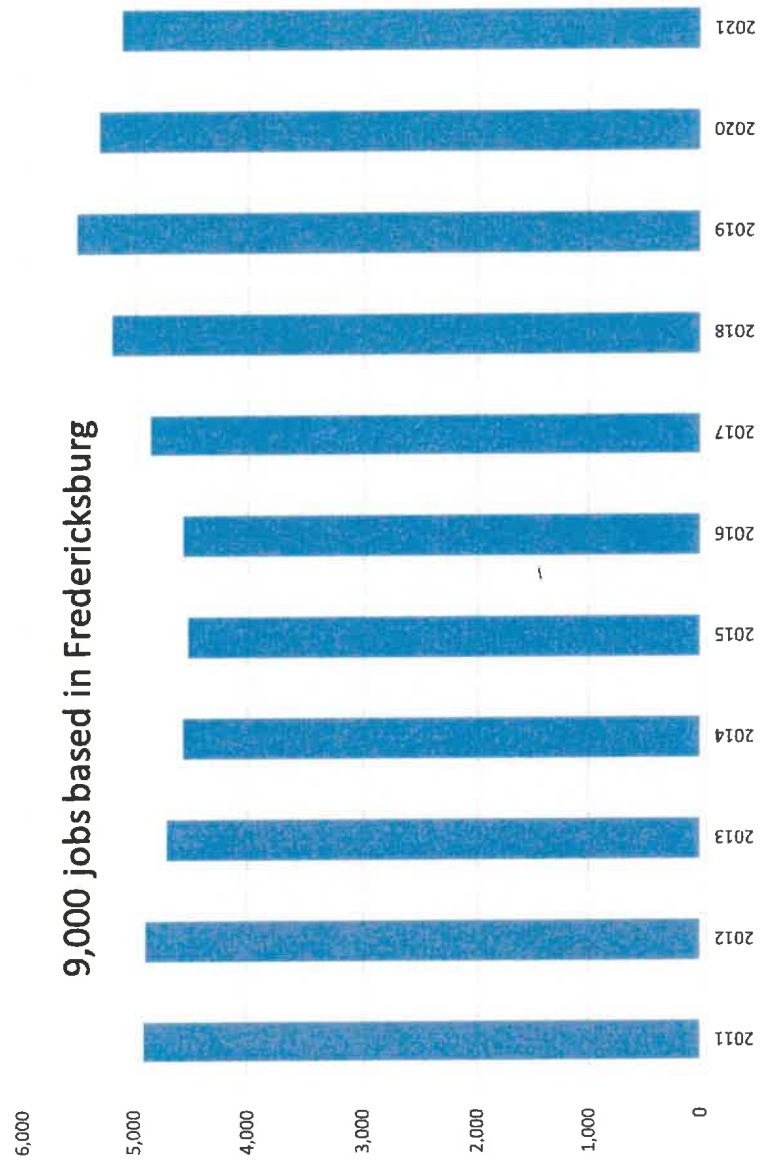


Gillespie County Employment QCEW



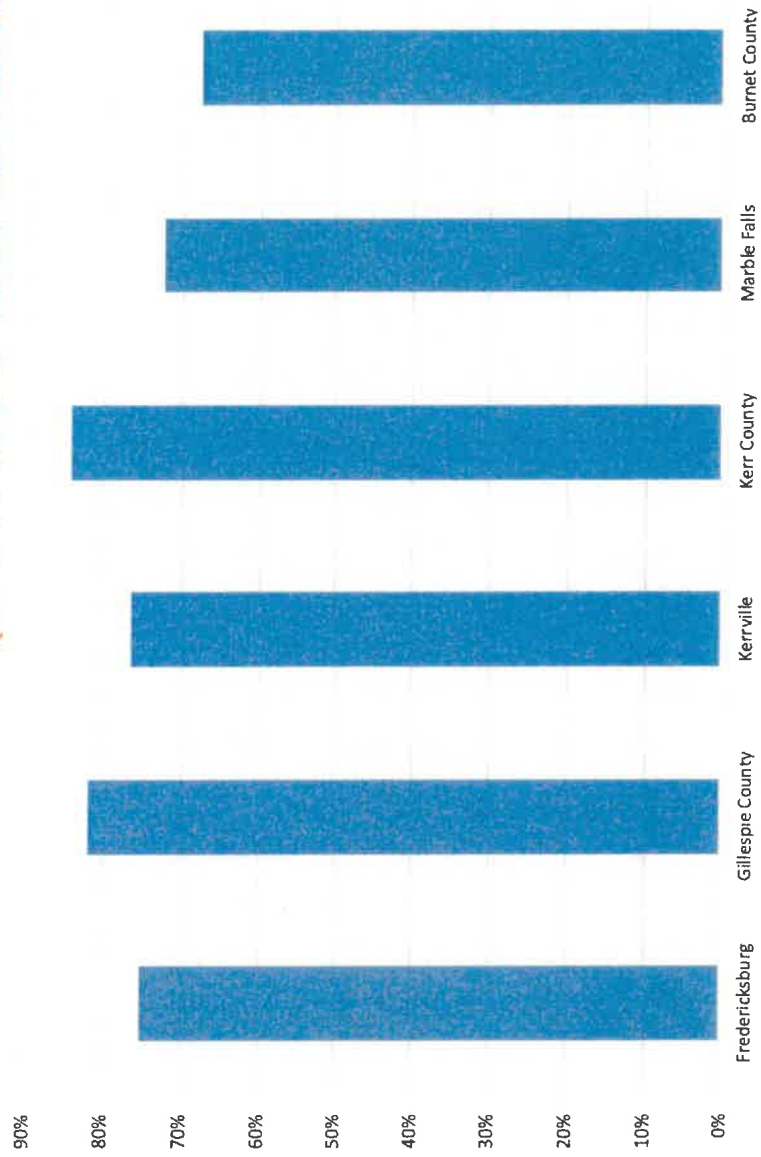


Employed Frederickburg Residents by Year (ACS 5-Year Estimate)



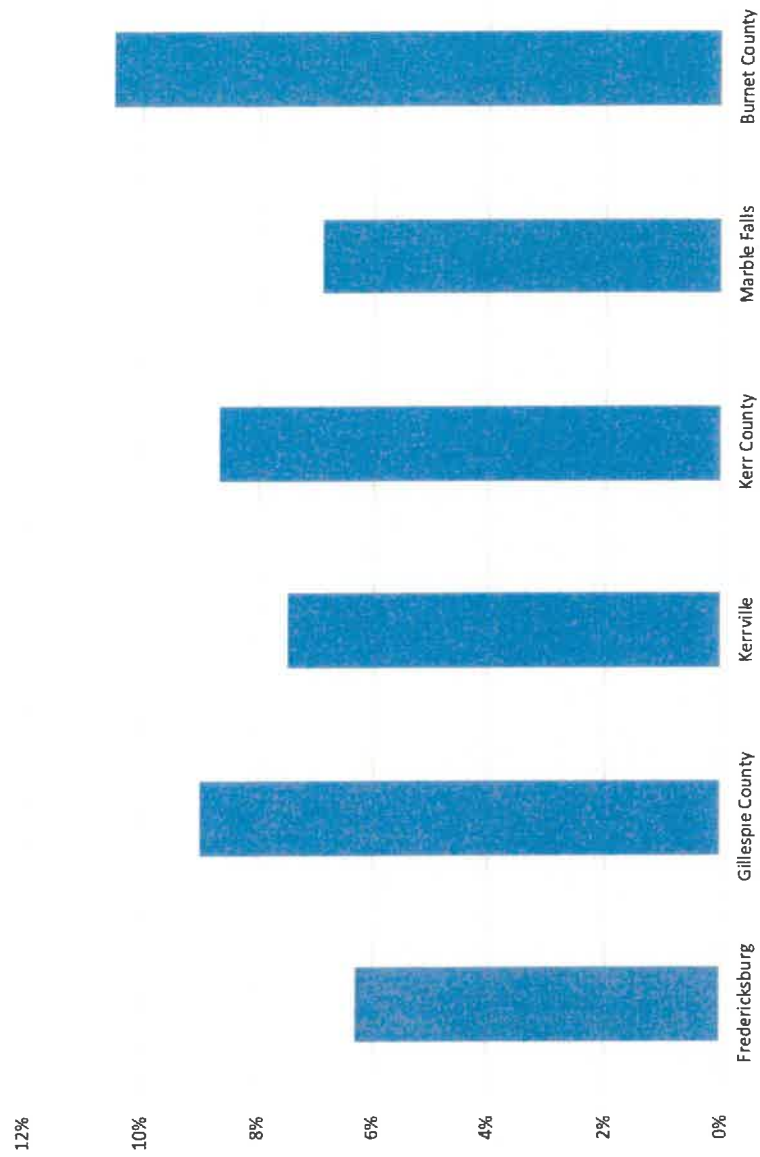


Percentage who Worked in their Place of Residence (2021 ACS 5-Year Estimate)



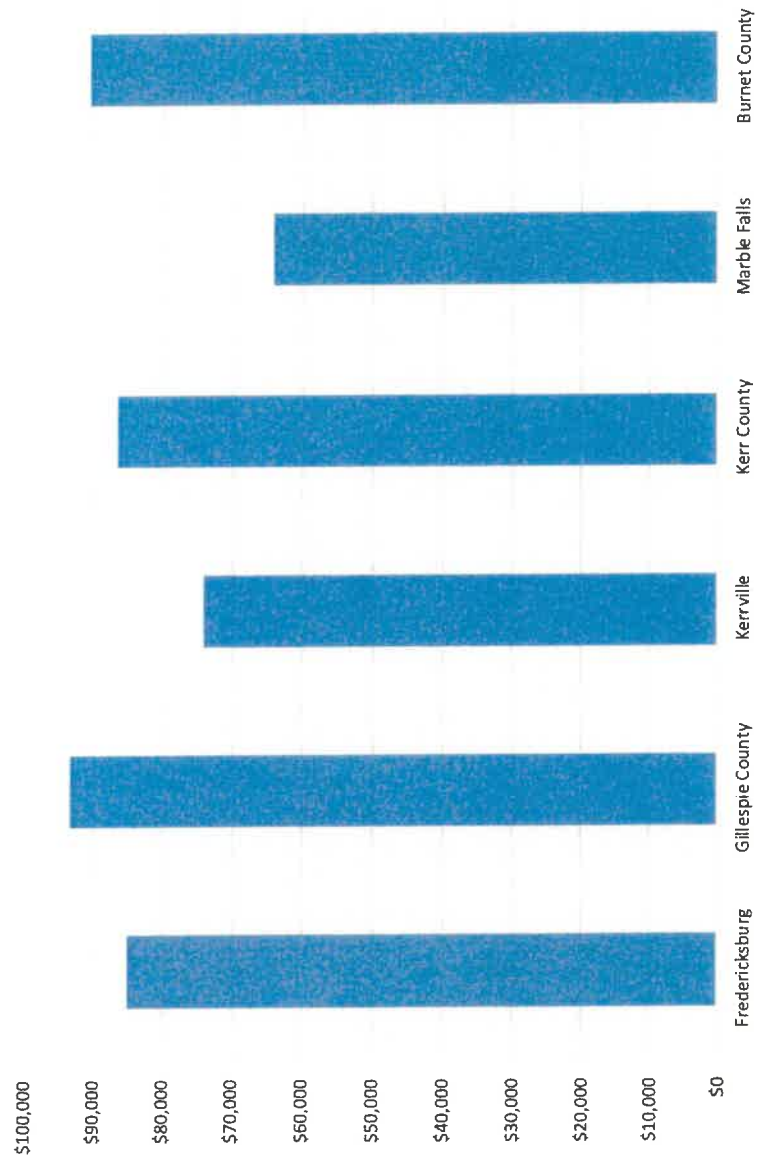


Percentage who Worked from Home (2021 ACS 5-Year Estimate)



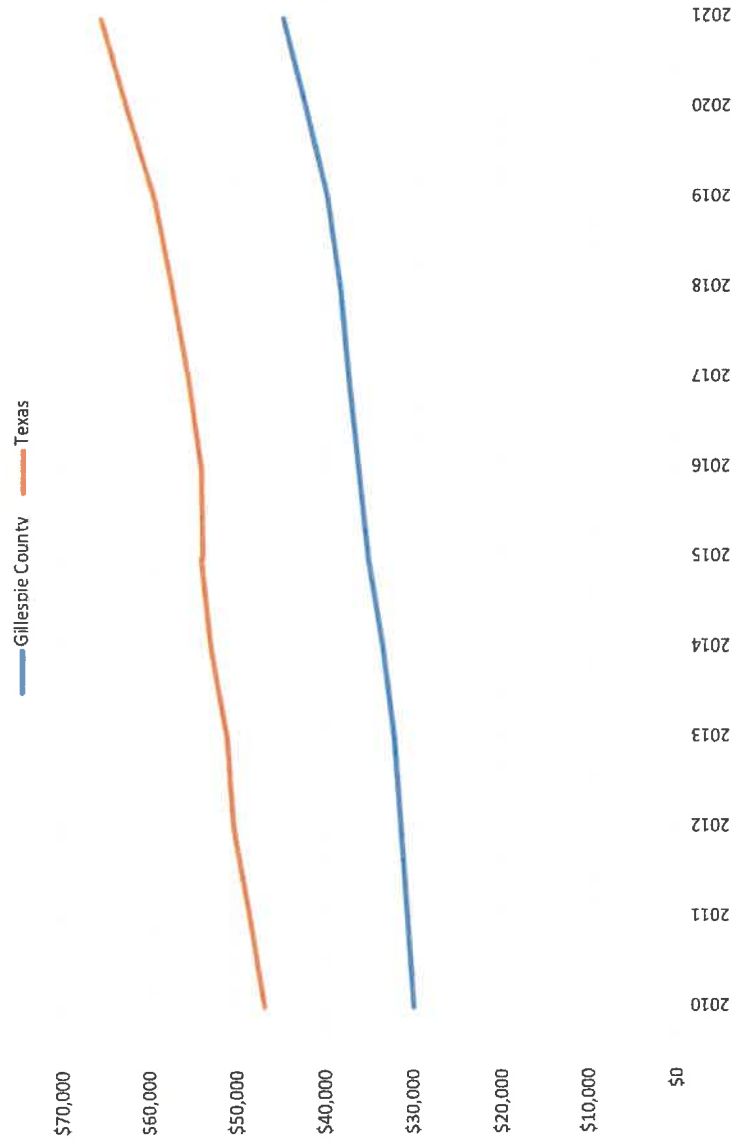


Average Household Income (2021 ACS 5-Year Estimate)



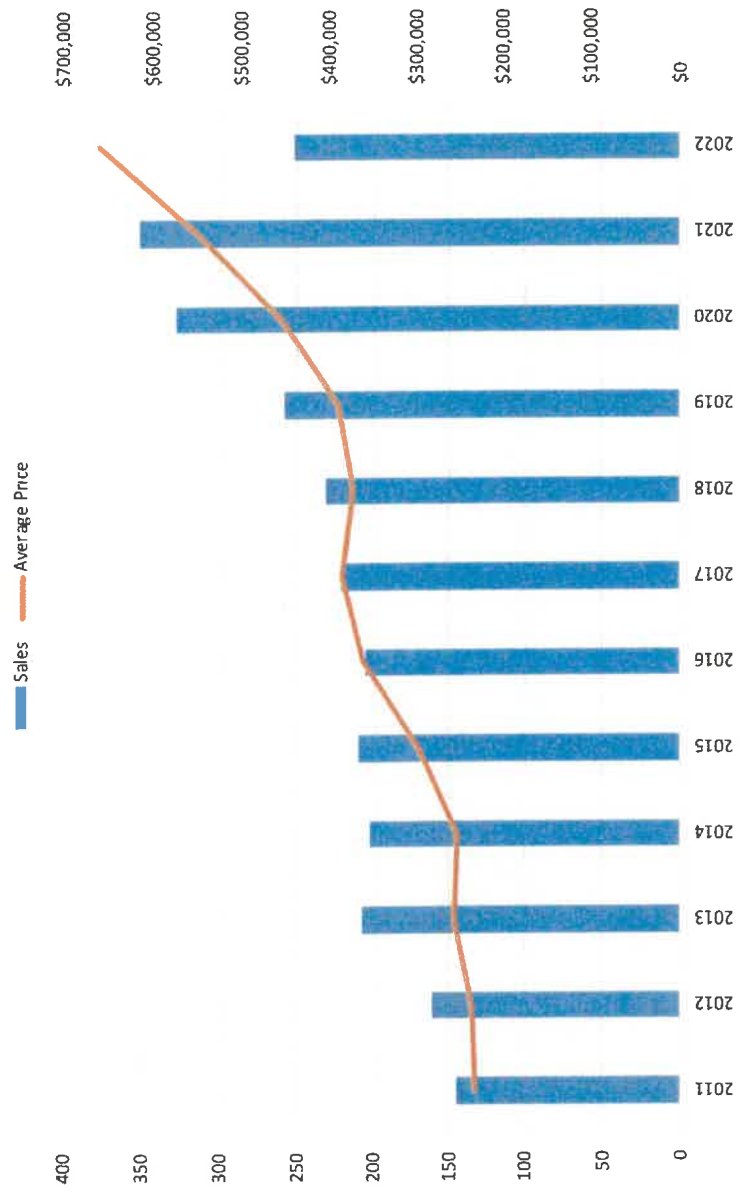


Average Wage Earned in Gillespie County vs. Texas



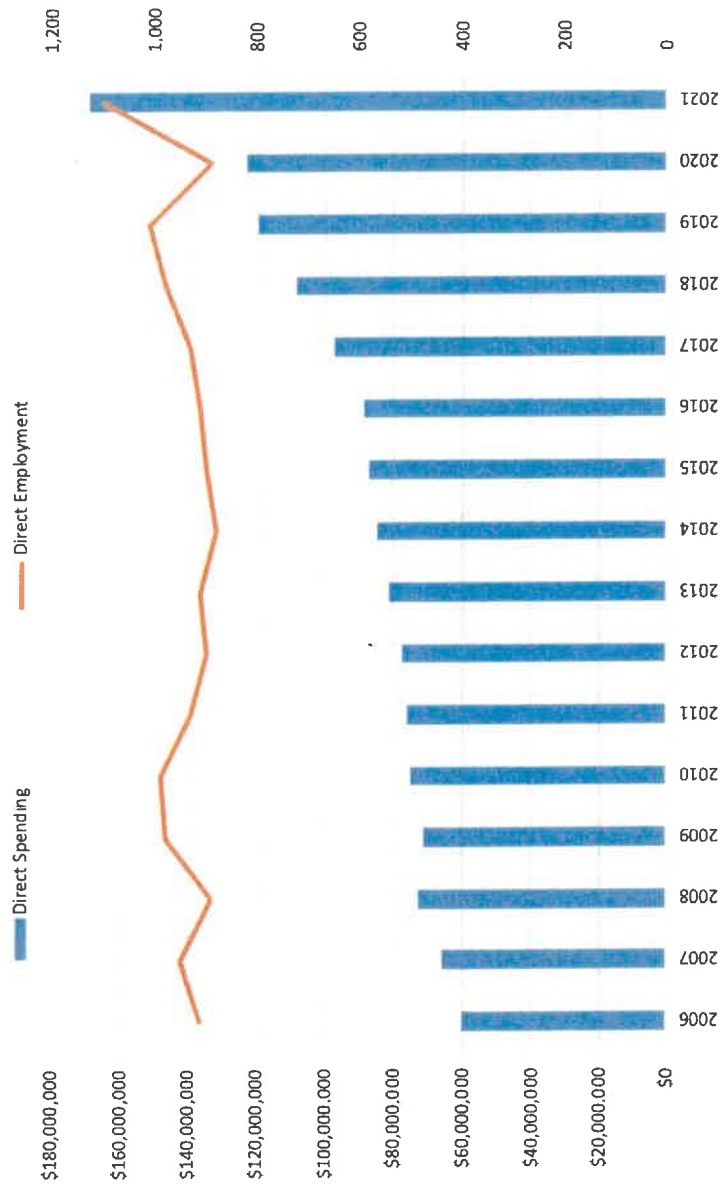


Fredericksburg Home Sales and Average Price



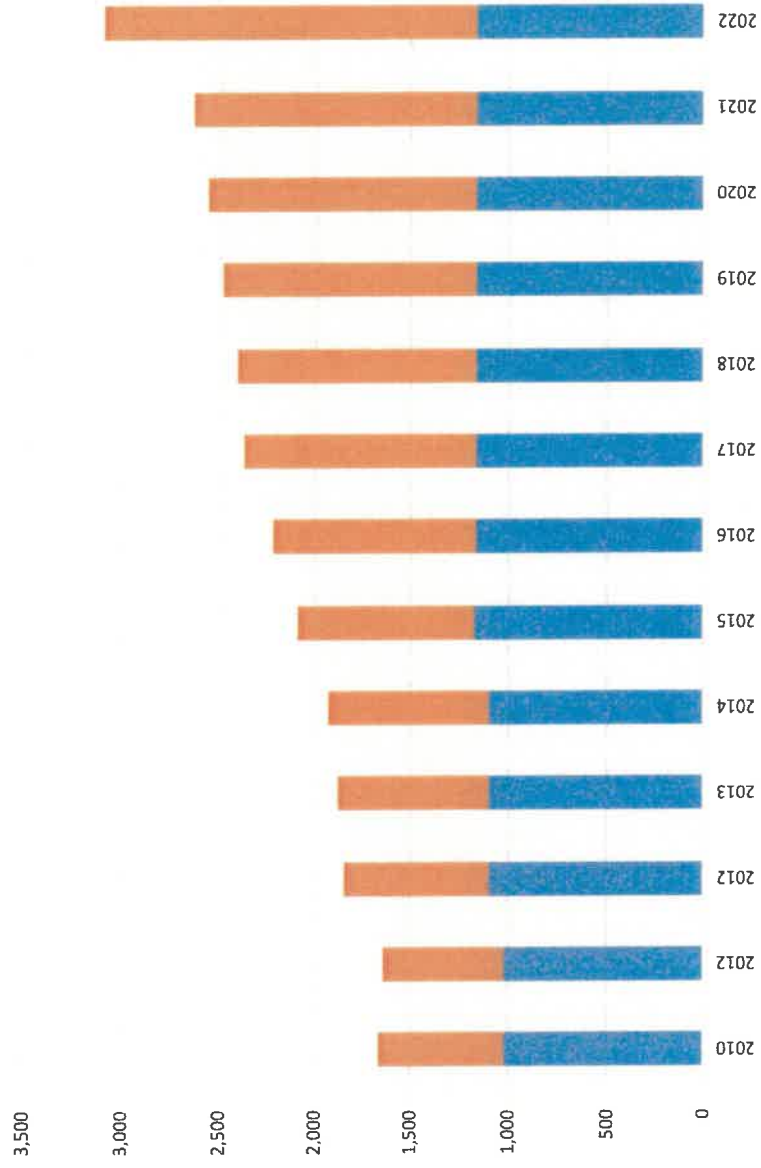


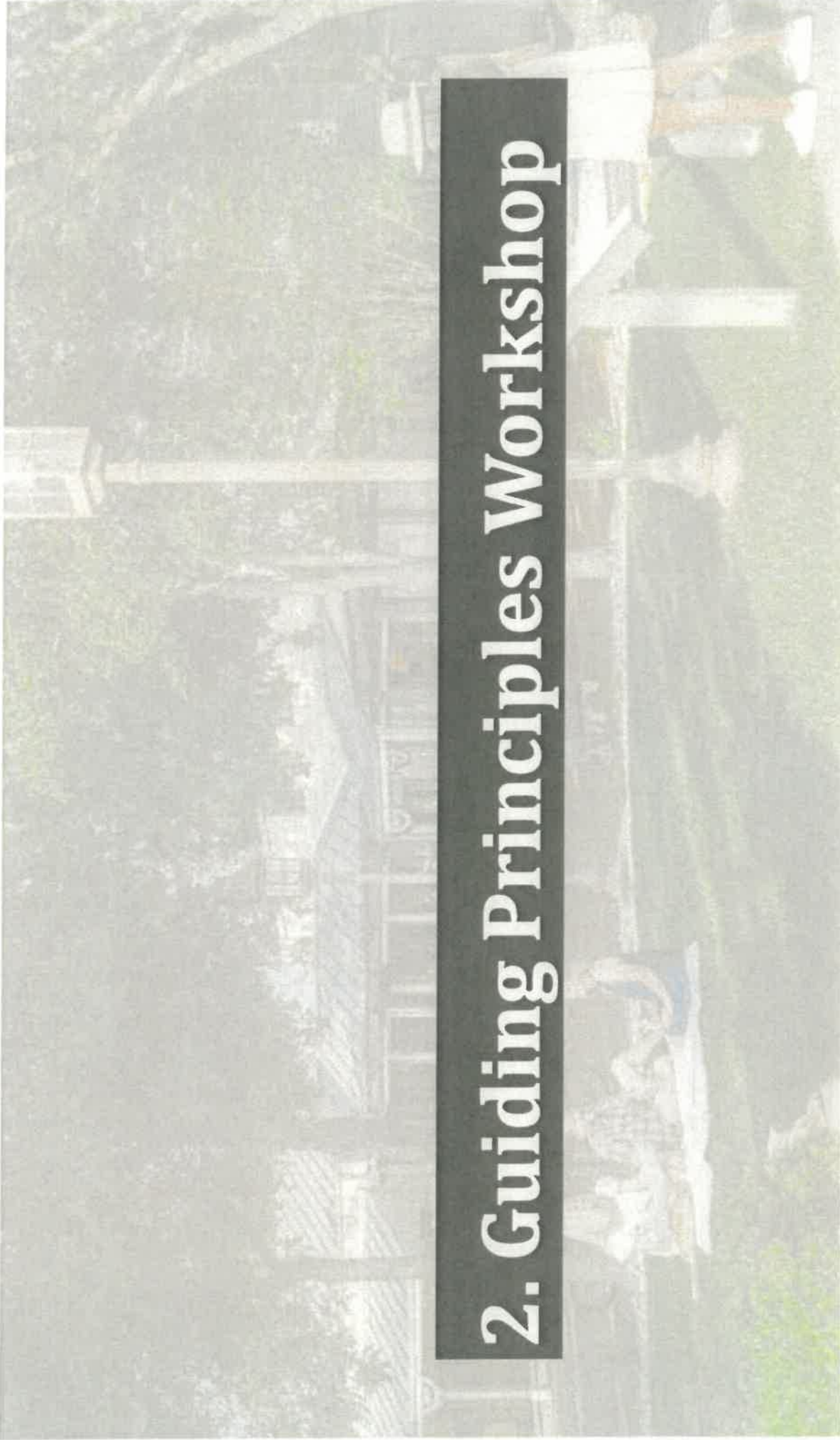
Tourism Activity in the Fredericksburg





Gillespie County Lodging – Est. Room Nights



The background image is a faded, artistic rendering of a park scene. On the left, there is a large, multi-story building with a gabled roof and many windows. In the center and right, there is a playground with various equipment, including a slide and climbing structures. A person is visible on the slide. The overall tone is soft and painterly, with muted colors.

2. Guiding Principles Workshop

Vision Statement

With this vision as our compass, the City of Fredericksburg aims to create a resilient and prosperous future for generations to come.

Embracing our heritage, natural beauty, and vibrant community spirit, we envision a future where our unique charm harmonizes with sustainable development.

We strive to cultivate a thriving city that honors our rich history while embracing innovation, fostering economic prosperity, and enhancing the quality of life for the community of Fredericksburg.



Guiding Principles

- Neighborhood Integrity
- Mobility
- Main Street Charm
- Governance
- Human Capital



Neighborhood Integrity

Housing choices for everyone

- GP: Fredericksburg encourages a range of housing types for the preservation and creation of quality, affordable housing for residents of all backgrounds.

Neighborhood quality of life improvements

- GP: Fredericksburg protects the character, integrity, and stability of neighborhoods where families can live.



Mobility

Safe active transportation alternatives

- GP: Fredericksburg provides safe and comfortable infrastructure for pedestrians and cyclists.

Well-planned thoroughfares

- GP: Fredericksburg supports a high quality of life through coordinated regional connections and vehicular connections to reduce congestion within the City.



Main Street Charm

Main Street character preservation

- GP: Fredericksburg preserves a unique, small-town character which promotes its heritage while providing a variety of dining, shopping, and recreation options for all.

Rebalance tourism

- GP: Fredericksburg attracts visitors for its diverse service, entertainment, and recreation options.



Governance

Efficient growth of infrastructure

- GP: Fredericksburg promotes sustainable land use patterns which balance demands on infrastructure and natural resources while supporting a high quality of life and community character.

Responsible use of tax dollars

- GP: Fredericksburg maintains transparency with residents and invests in infrastructure and services to ensure a vibrant, livable, and economically robust community.



Human Capital

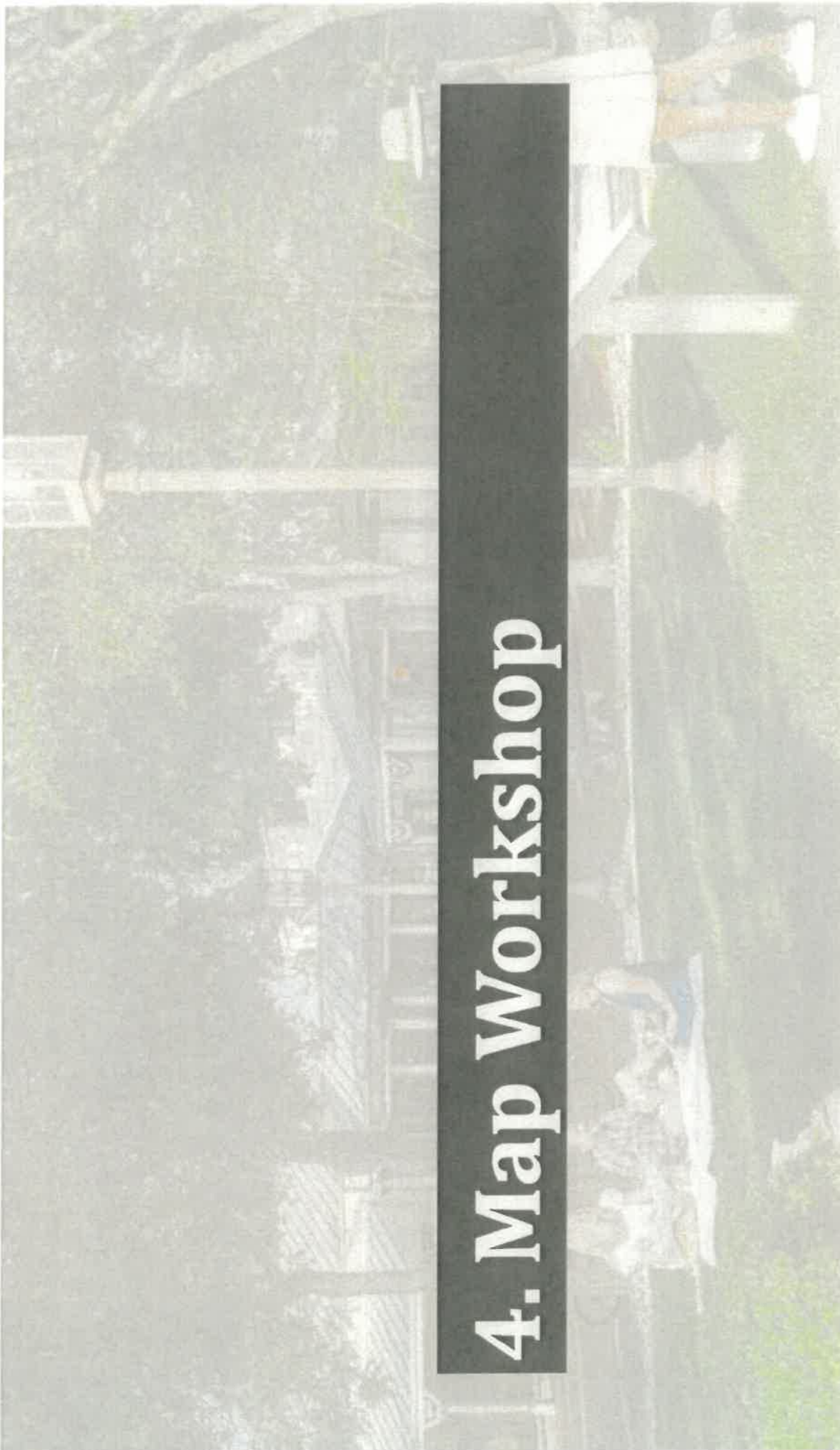
Improve education and workforce development

- GP: Fredericksburg fosters an environment for developing quality talent in targeted industries and for retaining young talent.

Economic innovation

- GP: Fredericksburg supports existing businesses and is a place of strong investment for a variety of new businesses and industries.





4. Map Workshop

Group Mapping Exercise

- Break into small groups
- Use trace paper to modify
 - Future Land Use
 - Trail Opportunity Zones



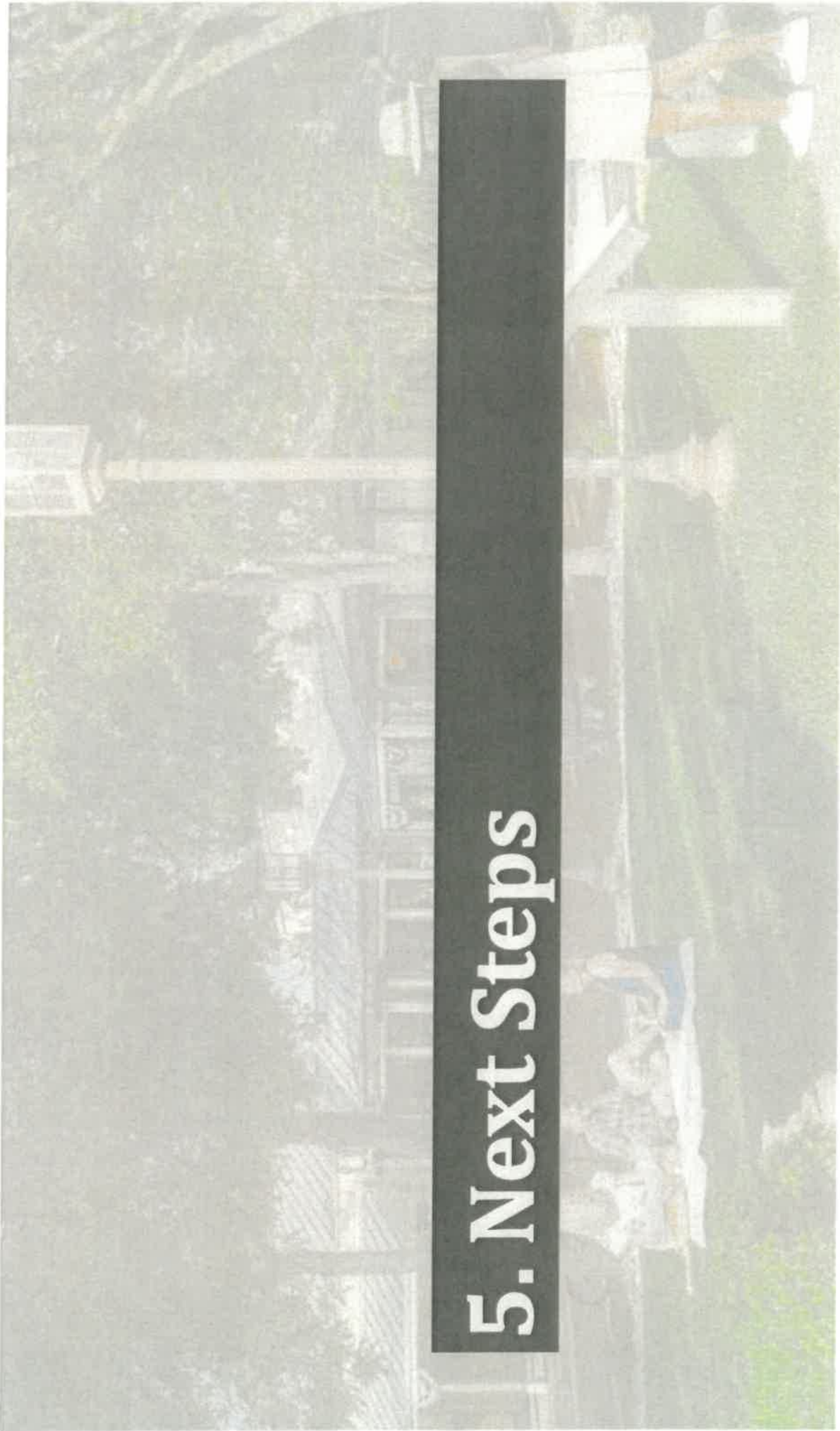
What is a Future Land Use Map?

- Visual representation of city's future
- Not zoning
- Not parcel based, not limited to city limits
- Very forward thinking
- Flexible uses, character based
- Multiple different ways to create a future land use map

Future Land Use Categories

- **Parks & Open Space**
 - 100% non-residential
- **Main Street**
 - 90-70% comm, 30-10% res
- **General Commercial**
 - 100-90% comm, 10-0% res
- **Light Industrial**
 - 100% non-residential
- **Mixed-Use Community or Corridor**
 - 80-40% res, 60-40% comm
 - Missing Middle housing types such as townhouses, SF detached, SF attached, cottages, or urban lofts and apartments in walkable environments near commercial and open space
- **Neighborhood Residential**
 - 100-90% res, 10-0% small comm
 - SF detached; SF attached; Cottages; Townhouses (>3 units).
- **Mixed Density Residential**
 - 100-80% res, 20-0% comm
 - SF attached; SF detached; cottages/garden homes; townhouses (>6 units); medium density multi-family; pocket neighborhoods; mixed-use urban lofts, where appropriate.





5. Next Steps

Next Steps

- Halff and City staff continuing public engagement
- Halff drafting plan recommendations
- One (1) more meeting for draft reviews
 - Second optional meeting if needed
- One (1) more open house and short survey – Comprehensive Plan
 - August 9th from 3:30pm-7:00pm at Pioneer Museum Sanctuary



Schedule



End date of December 2023





Fredericksburg Comprehensive Plan

Advisory Committee Meeting #4 | July 25, 2023





PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: November 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #SP-2316: By Kathryn Sharrock to Consider the Site Plan Review for a STR-Facility located at 510 E Creek Street.

PRESENTATION:

SUMMARY:

An application has been submitted to review a Site Plan for a STR-Facility located at 510 E. Creek. A Site Plan was previously approved for this development on December 8, 2021 (SP-2121) under the 2018 STR Ordinance. However, the site layout was denied by the Historic Review Board and they requested a layout more in keeping with the Historic Design Guidelines.

The applicant then submitted a new application to the Historic Review Board that depicted the proposed layout as seen in the site plan application that was approved on June 13, 2022. The applicant is now requesting approval of the revised site layout from the Planning and Zoning Commission. Staff has provided the applicant with review comments and they have responded with the attached revised site plan.

BACKGROUND:

This application was reviewed for its conformity with relevant City Ordinances including Sec. 7.131, review and evaluation criteria for Site Plans and the 2018 STR Ordinance, Ordinance No. 28-001

Site Area: 15,799 Sq Ft (.363 Acres)

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

Building Coverage: 28% (4,400 Sq Ft) (55% Max) [Sec. 3.110](#)

Impervious Coverage: 52% (8,272 Sq Ft)(65% Max) [Sec. 3.110](#)

Heights: Single-Story (2.5 Stories Max) [Sec. 3.110](#)

Access and Circulation: The development takes access off of East Creek Street via a 11' driveway.

Pedestrian Circulation: No sidewalk is proposed.

Parking: 4 spaces provided (for new units) with 3 required, including 1 ADA spaces. (1 space per Unit under the 2018 STR Ordinance) [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: The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500.00 per new unit for a total of \$1,500.00

Landscape and Screening: Landscape plans are required per [Sec. 7.920](#), and should include 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 per [Sec. 7.940](#), however, screening of the dumpster is required per [Sec. 7.980](#)

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The applicant has worked to develop a project that meets both the minimum development standards of the Zoning ordinance as well as compliance with the Historic Design Guidelines and Staff finds that the applicant has successfully met the minimum requirements as presented and the project is in conformity with all applicable zoning ordinances. Staff has identified that the addresses as depicted on the site plan, will need to be updated to reflect numerical unit numbers.

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

1. Approval of Civil Construction Plans
2. Approval of the required Parkland Dedication fees of \$500 per new unit for a total of \$1,500.
3. Correction of Addressing to reflect Unit 100, 200, and 300

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. SP-2322 Revised Site Plan
2. SP-2322 Review Comments
3. SP-2322 Response to Comments
4. SP-2322 Project Application for Packet

APPROVAL/REVIEW:

NOTES:

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

PARKING SUMMARY

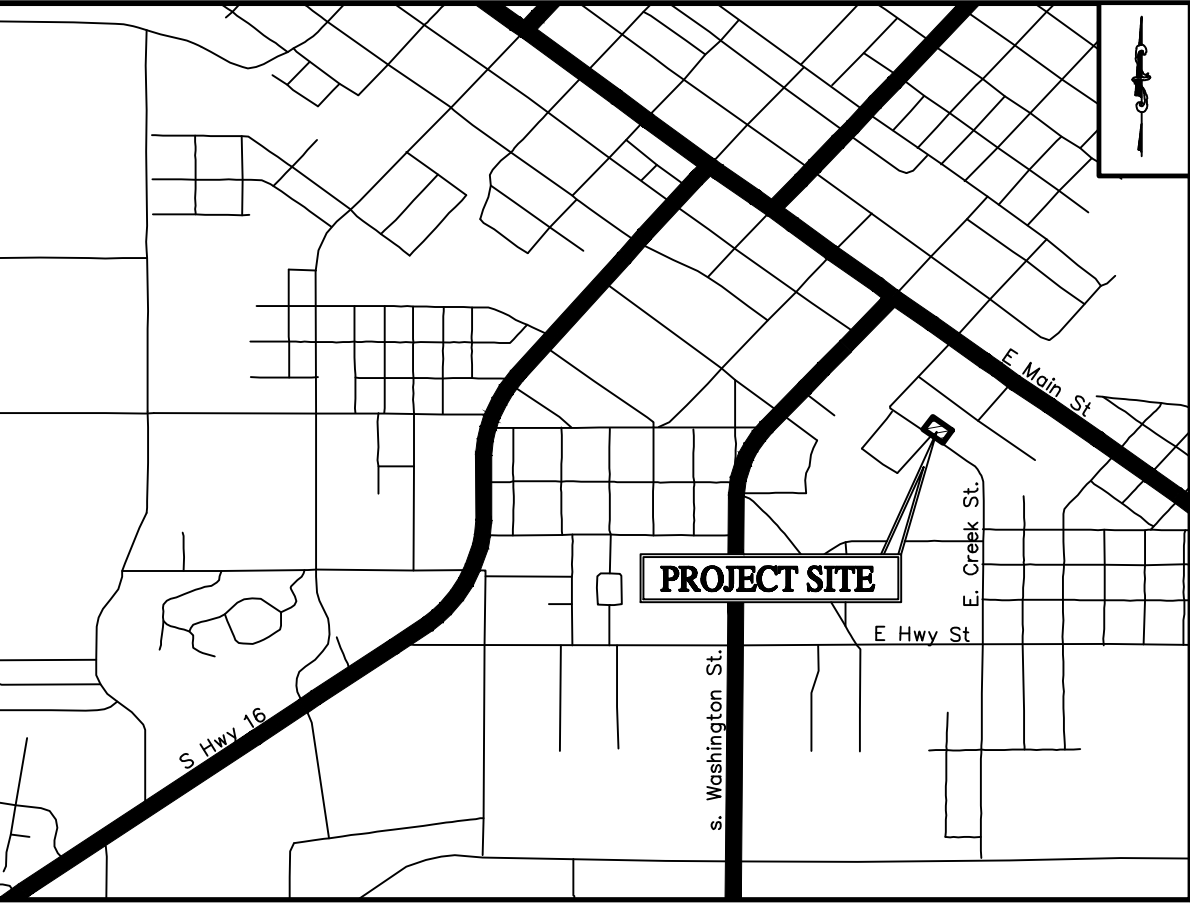
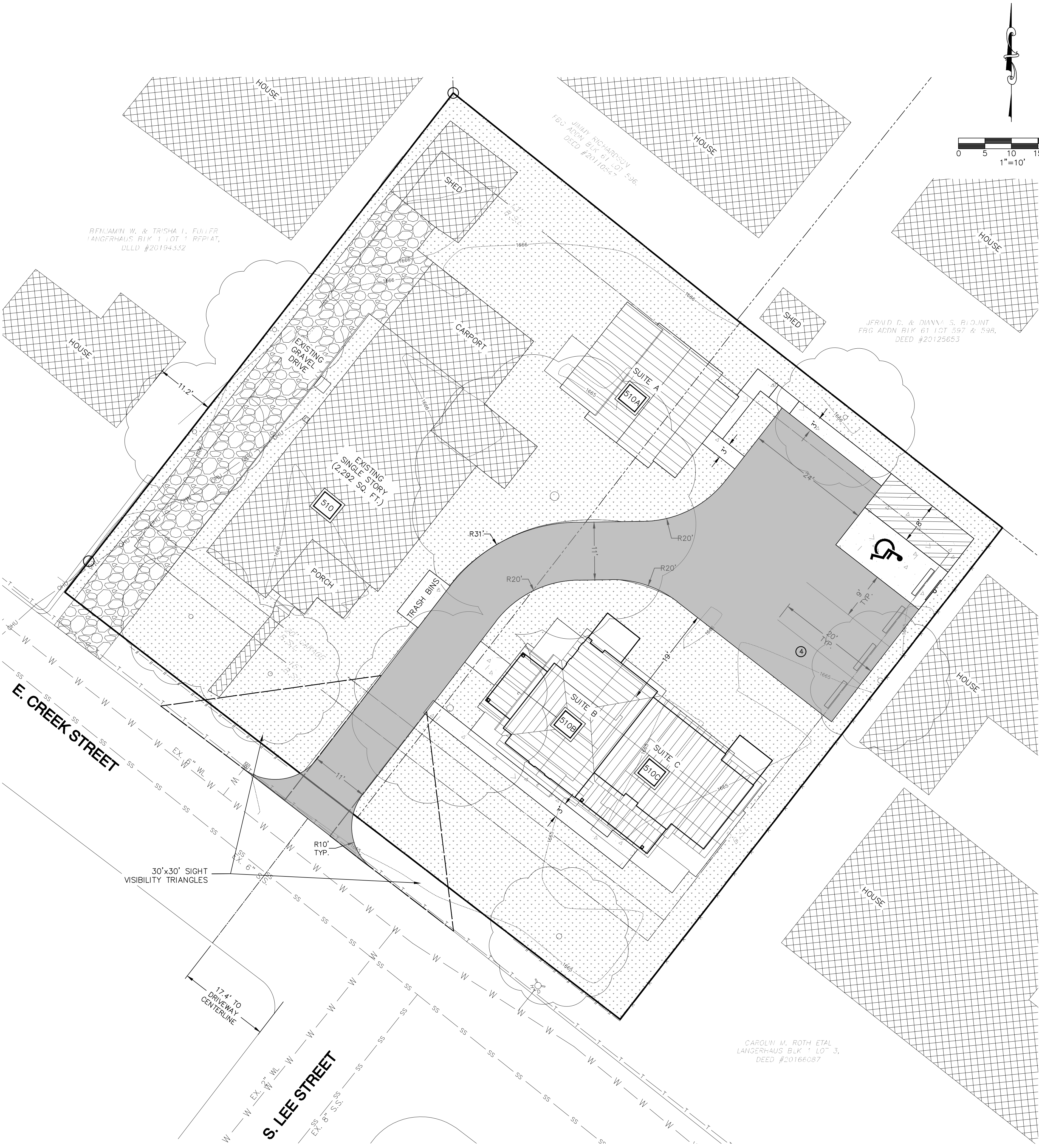
PARKING SPACES REQUIRED	
STR UNITS (1 PARKING SPACE PER UNIT)	4 SPACES
PARKING SPACES PROVIDED	
STR UNITS	5 SPACES
HANDI-CAP	1 SPACES
TOTAL PARKING SPACES PROVIDED	6 SPACES

LOT SUMMARY TABLE

LOT AREA	15,825 sq. ft. / 0.36 Ac.
CURRENT ZONING	R2 – MIXED RESIDENTIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	5,000 sq. ft.
MINIMUM LOT WIDTH	50 ft.
RESIDENTIAL DENSITY (MAXIMUM ALLOWABLE DENSITY)	
1 BEDROOM	3,000 sq. ft./ DWELLING UNIT
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	15 ft. DWELLING / 20 ft. GARAGE
MINIMUM STREET SIDE YARD SETBACK	15 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	5 ft.
MINIMUM REAR YARD SETBACK	10 ft.
MAXIMUM BUILDING HEIGHT	2-1/2 STORIES, 28 ft.
MAXIMUM ALLOWABLE BUILDING COVERAGE	55% OF LOT AREA
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE	65%
PROPOSED LOT COVERAGES	
TOTAL PROPOSED BUILDING COVERAGE	
4 TOTAL STR	4095 sq. ft.
PROPOSED BUILDING HEIGHT (MAX.)	1 STORY, 15 ft.
PROPOSED BUILDING COVERAGE	26%
PROPOSED BUILDING AREA (PER UNIT)	562 sq. ft. / 0.013 Ac.
PROPOSED IMPERVIOUS COVERAGE PERCENTAGE	44%
IMPERVIOUS AREA	5077 sq. ft. / 0.12 Ac.
IMPERVIOUS GRAVEL (50%) (3790 sq. ft. * .50)	1895 sq. ft. / 0.044 Ac.
TOTAL IMPERVIOUS AREA	6972 sq. ft. / 0.16 Ac.
TOTAL PERVIOUS AREA	8853 sq. ft. / 0.20 Ac.

LANDSCAPING SUMMARY TABLE

LOT AREA	15,825 sq. ft. / 0.36 Ac.
CURRENT ZONING	R2 – MIXED RESIDENTIAL
PROPOSED NUMBER OF PARKING SPACES	6
PROPOSED PAVING AREA	3338 sq. ft.
REQUIRED INTERIOR LANDSCAPE AREA	
10 sq. ft. PER PARKING SPACE	60 sq. ft.
1 sq. ft. PER 100 sq. ft. OF PAVING (for the first 50,000 sq. ft. of paving)	34 sq. ft.
1 sq. ft. PER 200 sq. ft. OF PAVING (for paved areas over 50,000 sq. ft.)	0 sq. ft.
TOTAL REQUIRED LANDSCAPE AREA	94 sq. ft.
PROPOSED LANDSCAPE AREA	8,853 sq. ft. / 0.20 Ac.



LOCATION MAP

NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING CONTOURS
- EXISTING EDGE OF ROAD
- EXISTING BUILDING
- EXISTING GRAVEL DRIVEWAY
- EXISTING BRICK SIDEWALK/PORCH
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING GAS METER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITIES
- PROPOSED BUILDING
- PROPOSED PARKING STRIPE
- PROPOSED CONCRETE
- PROPOSED GRAVEL SURFACE
- PROPOSED GRASS SEEDING
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED HANDICAP SIGN
- PROPOSED HANDICAP SPACE
- PROPOSED WHEEL STOP
- PROPOSED ADDRESS
- PROPOSED DRIVEWAY CENTERLINE

A
PROPOSED SITE PLAN
FOR

510 E. CREEK STREET

±0.36 acres
LANGERHANS BLK 1 LOT 2
510 EAST CREEK STREET, FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

JC4H PARTNERS LLC

CONTACT: CHASE BEAUREGARD
1917 EMERALD BAY
ROCKWALL, TEXAS 75087

DEVELOPER

(972) 385-4125

VEI CONSULTING ENGINEERS

ENGINEER

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

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

FILE NO: 21068

DATE: 10/31/2023

SHEET: SP (2 OF 4)



October 23, 2023

Kevin Spraggins
VEI Consulting Engineers
kspraggins@vei-tx.com

RE: SP-2322, Review Comments for Site Plan Review for a STR-Facility located at 510 E Creek for the addition of 3 new STR units.

Dear Mr. Spraggins,

The application will require consideration by the Planning and Zoning Commission on Wednesday, November 8th at 5:30 PM at the Law Enforcement Center at 1601 E Main Street.

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.

- Please verify the development consists of 3 new 1-bedroom units.
- 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 Landscape and Screening Plan per [Sec. 7.920 - 7.980](#) will be required prior to issuance of a Building permit and should include calculation of all required landscaping onsite. [Site Plan Checklist](#)
- Parkland Dedication Fees payable at \$500 per new unit (total of \$1,500) will be required prior to issuance of building permits.
- An Addressing Plan will be required prior to issuance of a Building Permit.
- Staff has identified that the existing house is a permitted STR. Please update the use to show as STR not a Single-Family Residence.
- Please update the parking summary to show 1 parking space per unit per Ordinance [No. 28-001](#) (2018 STR Ordinance).
- The proposed driveway should align with the center line of S. Lee Street.

The City of Fredericksburg

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

- Show construction of City standard curb. Note the existing and proposed driveway to be constructed according to City standards.
- Dimension width of and spacing between existing and proposed driveways.
- Note new utility connections installed and pavement repaired according to City standards. Note existing utilities to be removed and capped at the main with pavement repaired according to City standards.

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 Tuesday, October 30th to ensure consideration by Planning & Zoning Commission on Wednesday, November 8th.

**Shelby
Collier**

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.10.23 15:54:35 -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



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

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

T 830 997-4744 ♦ F 830 997-6967 ♦ <http://vei-tx.com>

Licensed in Texas (Firm No. F-165) ♦

Arkansas ♦ Oklahoma ♦ Colorado ♦ Louisiana ♦ New Mexico

October 31, 2023

City of Fredericksburg
Attn: Ms Shelby Collier
126 W. Main Street
Fredericksburg, TX 78624

Via email to scollier@fbgtx.org

Re: Your letter dated Oct. 23, 2023, RE: SP-2322, Review Comments for Site Plan Review for a STR-Facility located at 510 E Creek for the addition of 3 new STR units. (VEI Project 21068)

Dear Shelby

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

City Comment:

1. Please verify the development consists of 3 new 1-bedroom units.

VEI Response:

The lot summary table has been corrected to show only 1 bedroom per unit. Additionally, the three units have been titled A, B, & C on the site plan.

City Comment:

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

VEI Response:

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



City Comment:

3. A Landscape and Screening Plan per Sec. 7.920 - 7.980 will be required prior to issuance of a Building

permit and should include calculation of all required landscaping onsite. Site Plan Checklist

VEI Response:

Added landscaping summary table to include calculation for required onsite landscaping.

City Comment:

4. *Parkland Dedication Fees payable at \$500 per new unit (total of \$1,500) will be required prior to issuance of building permits.*

VEI Response:

Comment noted.

City Comment:

5. *An Addressing Plan will be required prior to issuance of a Building Permit.*

VEI Response:

Updated site plan to show proposed addressing.

City Comment:

6. *Staff has identified that the existing house is a permitted STR. Please update the use to show as STR not a Single-Family Residence.*

VEI Response:

Corrected site plan to include existing house as an STR.

City Comment:

7. *Please update the parking summary to show 1 parking space per unit per Ordinance [No. 28-001](#) (2018 STR Ordinance).*

VEI Response:

Updated Site Plan to read: STR Units (1 parking space per unit).

City Comment:

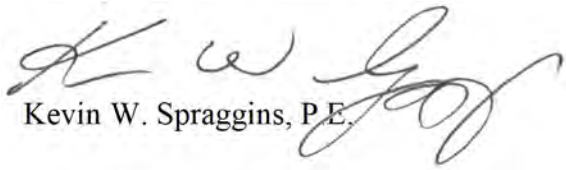
8. *The proposed driveway should align with the center line of S. Lee Street.*

VEI Response:

Per our discussion with Anna Hudson, Director of Development Services, in lieu of aligning the driveway with S. Lee Street our drawing shows the distance from the centerline of the driveway (17.4 feet).

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

Sincerely,



Kevin W. Spraggins, P.E.

Attachments:

1. Revised Site Plan pages



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: 510 E. CREEK

Project Address: 510 E. Creek Street, Fredericksburg, Gillespie County, Texas 78624

Tax ID Number (s): 18749

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 0.36 No. of Lots: 1

Original Survey & Abstract No: Langerhans Addition

Legal Description: Langerhans Addition, Block 1, Lot 2

Current Land Use Plan: Med. Density Resid'l Proposed Land Use Plan: no change

Current Zoning: R2 - Mixed Residential Proposed Zoning: no change

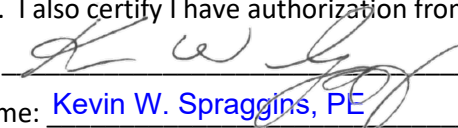
Location: In Historic District, one block east of S. Elk on north side of E. Creek

Proposed Use(s): Short-term rental cabins, parking, and single-family residence.

Applicant's Signature

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

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

Signature: 

Printed Name: Kevin W. Spraggins, PE Date: 09/29/2023

Staff Use Only

Application No.: SP-2322 Date: 10/02/23

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): JC4H PARTNERS LLC

Owner Name: Chase Beauregard, et al

Address: 359 Kahala Drive, Dallas, TX 75218 & 1917 Emerald Bay, Rockwall, TX 75087

Phone: 972-385-4125

Fax:

Email: chaseb@providentgc.com

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

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

Firm Name (if applicable): VEI Consulting Engineers

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

Primary Contact Name: Kevin W. Spraggins, PE

Phone: (830) 997-4744

Fax: (830) 997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name: Gwen Wells

Phone: (830) 997-4744

Fax: (830) 997-6967

Email: gwells@vei-tx.com

III. Applicant

Firm Name (if applicable): same as Owner's Engineer

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): same as Owner's Engineer

Address:

Primary Contact Name:

Phone: Fax: Email:



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: November 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #SP-2318: By Jose Ibarra 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 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 appropriate as the building fronts the entry corridor with parking behind and along the side street. A new sidewalk is required along Highway 87N. The proposed colors of the remodel should be in keeping with the Entry Corridor Standards 3.1, 3.2, 3.3 and 3.4. The proposed dark gray should be an accent color and not a primary facade color. The first design presented included a tall parapet wall over the new cantilevered rooms. Staff recommends the design proposed on page 58 that does not include the tall parapet ceiling. Entry Corridor Standard 4.2, 4.7. A traditional height parapet wall would be appropriate over the flat section of roof, but the original design included a parapet that extended beyond the height of the table and shed roofs on either side.

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 with changes to the color scheme, addition of a sidewalk and design without the parapet ceiling over the addition..

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

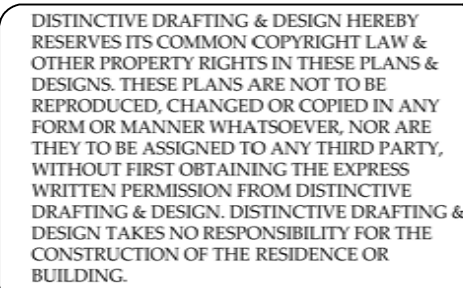
Business Visioning
Government Vision

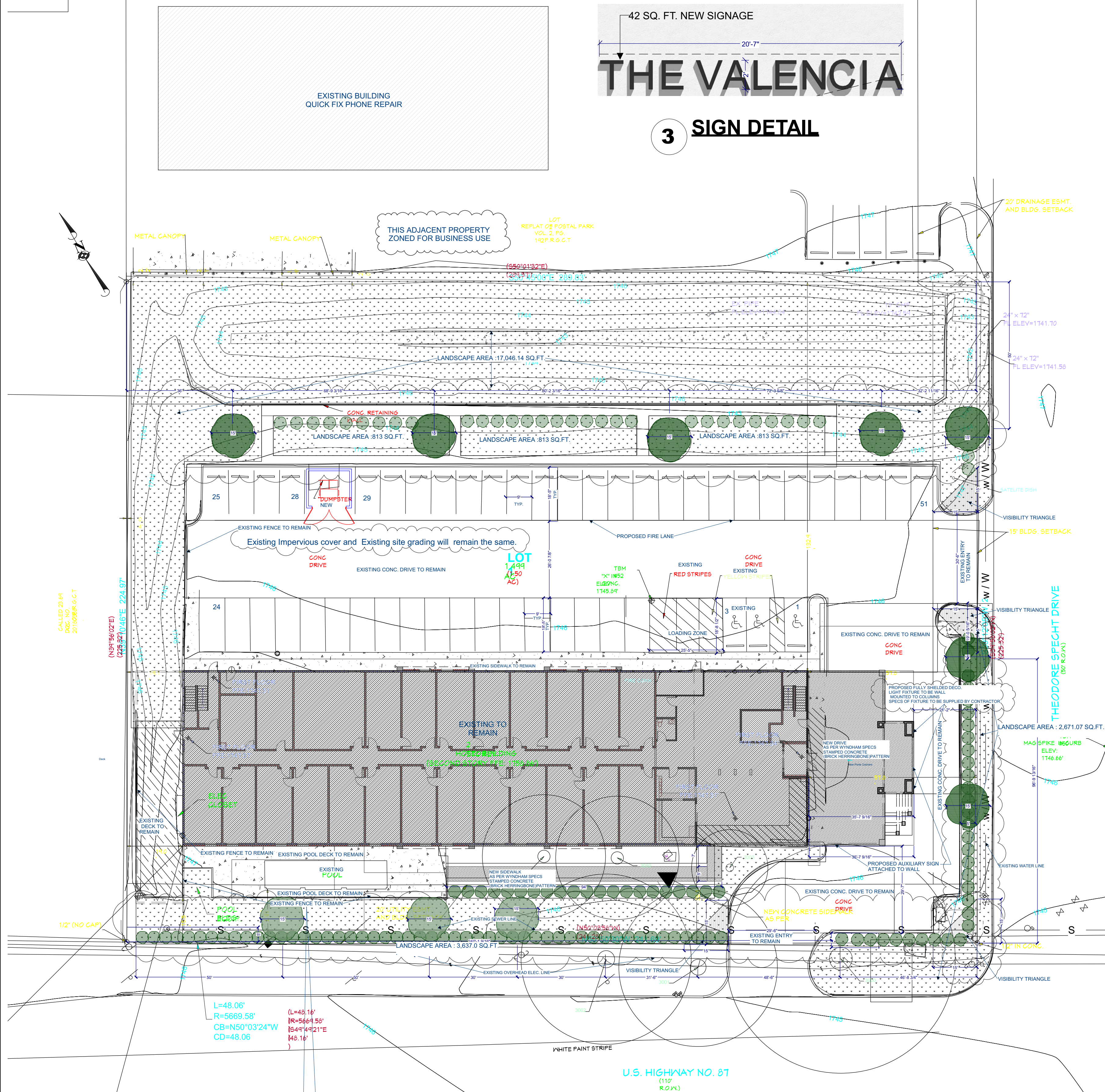
ATTACHMENTS:

1. SP-2318 Site Plan and Renderings
2. SP-2318 Project Application

APPROVAL/REVIEW:







42 SQ. FT. NEW SIGNAGE

20'-7"

THE VALENCIA

3 SIGN DETAIL

ORDNANCE : SEC. 29-7 COMMERCIAL DISTRICT (C-2)
BUILDING FRONTAGE 241.69' / 1 1/2 SQUARE FEET = 162 ALLOWED SIGNED SQ. FT.
PROVIDED SIGN SQ. FT. = 42 SQ FT FACING FRONTAGE RD.
PROVIDED SIGN SQ. FT. = 42 SQ FT FACING THEODORE SPECHT DRIVE
TOTAL PROPOSED SIGN SQ. FT. = 84 SQ FT

ENTRY CORRIDOR DESIGN STANDARDS SECTION 6. SIGNAGE

6.1 NO PROPOSED GROUND SIGN ON PROPERTY (EXISTING WILL BE REMOVED)
6.2 SIGN COLORS TO BE BLACK
6.3 PROPOSED SIGN HAS BEEN INCORPORATED TO THE NEW BUILDING WALL EXPANSION IN ORDER TO BLEND WITH THE NEW FACADE
6.4 PROPOSED SIGN HAS BEEN PLACED ABOVE NEW PORTE COCHERE

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

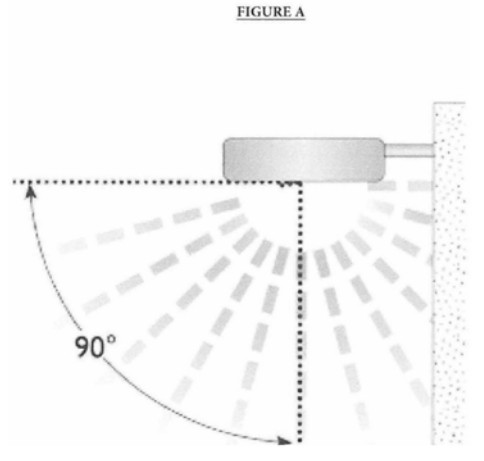
NOTE: IRRIGATION TO LANDSCAPE FROM EXISTING SPRINKLER SYSTEM

	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	REQUIRED	PROVIDED
	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



2 SHIELD LIGHTING DETAIL

Examples of Acceptable & Unacceptable Lighting Fixtures



CONTRACTOR TO SUPPLY LIGHTING FIXTURE SPECIFICATIONS

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.

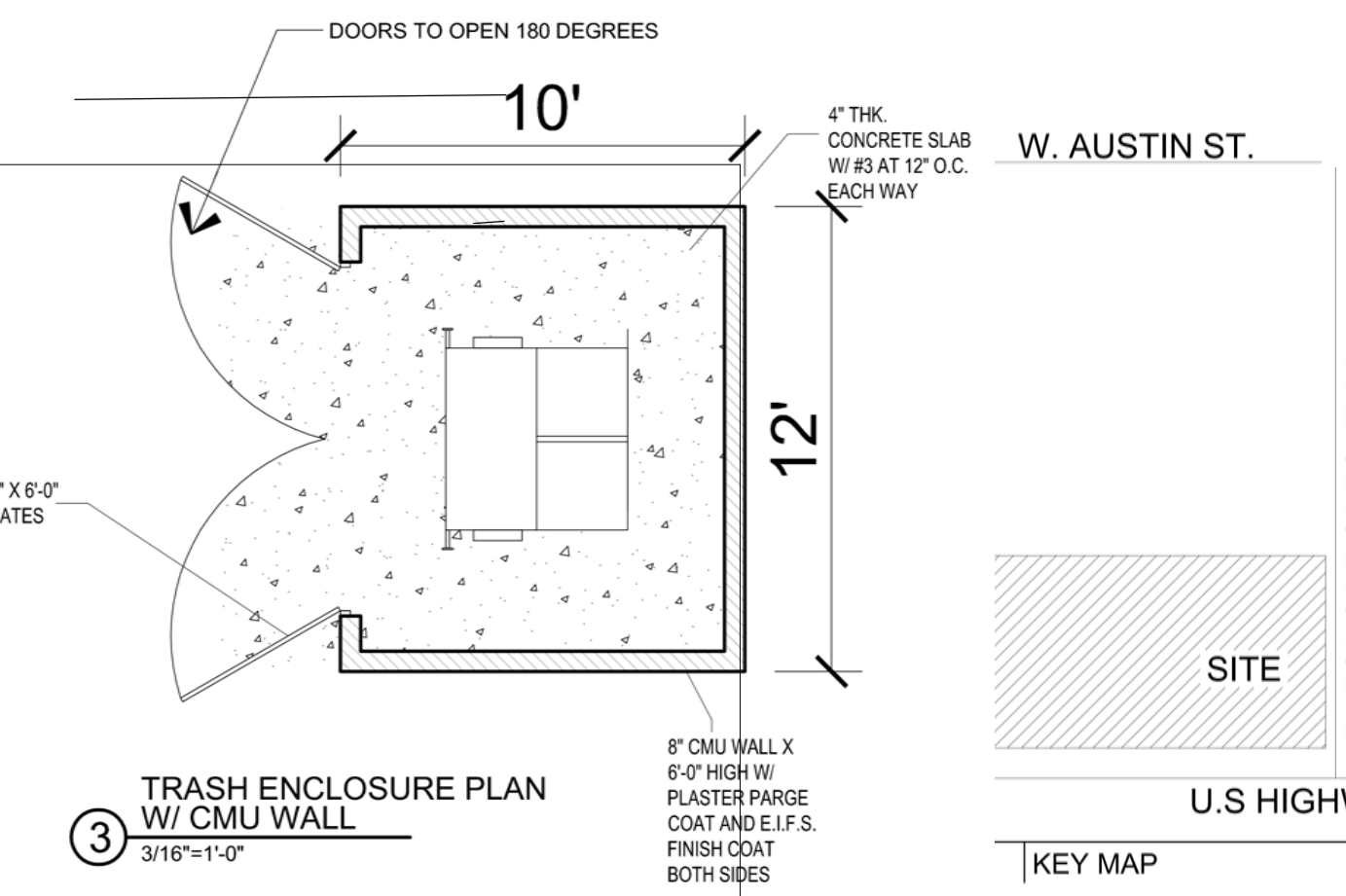
BUILDING HT: 35'-6"
EXISTING AND PROPOSED USE OF BUILDING: HOTEL
Zoning Summary :

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

1 SITE & LANDSCAPE PLAN
SCALE: 1"=20'-0"



DATE: 9/15/2023
DRAWN BY:
DISTINCTIVE
PLAN # - 062-23

THE VALENCIA REMODEL
1220 NORTH US 87
FREDERICKSBURG, TX 78624



LISTI ARCHITECTS
Sam A. Listi, AIA, Architect

1700 HILL 40 SUITE 200
SAN ANTONIO, TX 78208
OFFICE: (210) 552-7278
2111 S. DUTCH ST. SUITE 100
OFFICE: (210) 425-7060

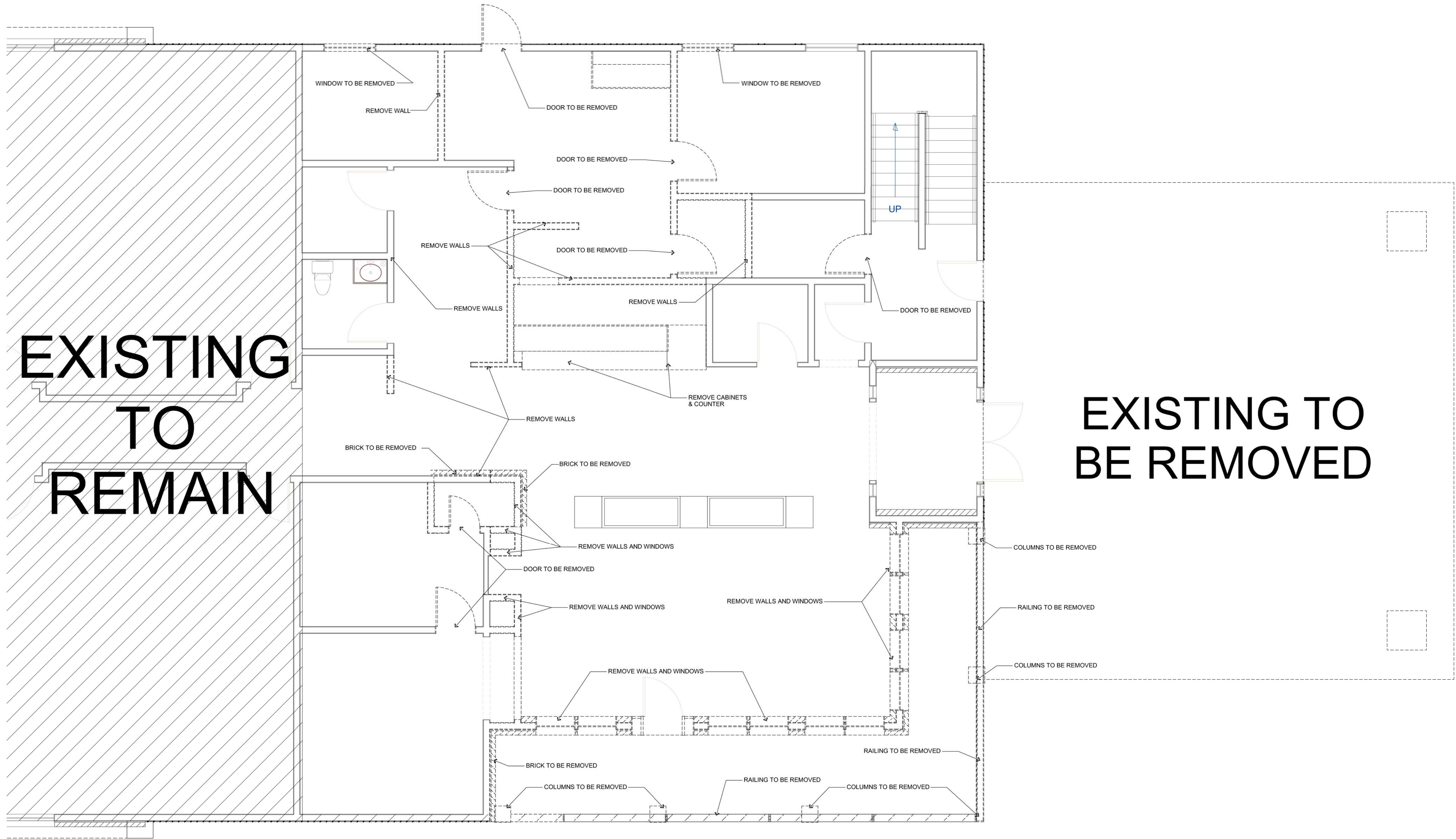
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SHEET NUMBER

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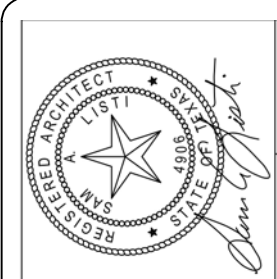


1 DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

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FREDERICKSBURG, TX 78624



LISTI
ARCHITECTS
Sam A. Listi, AIA, Architect

17900 HT. 40 SUITE 200
SAN ANTONIO, TX 78230
OFFICE (210) 552-7238
211 S. SAUL R.
OFFICE (210) 552-7200

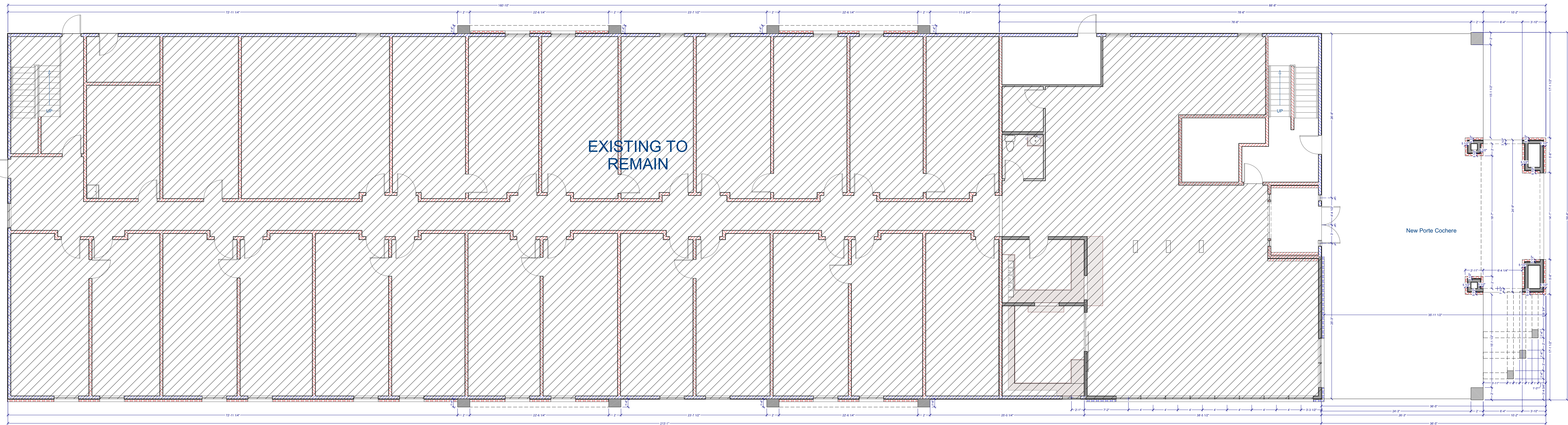
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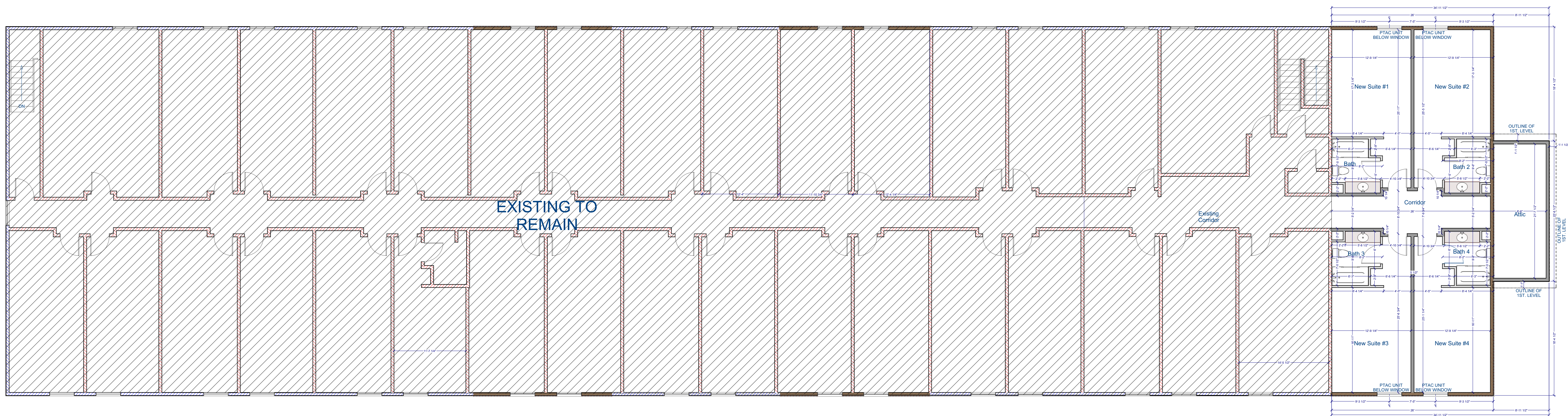
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1 **DIMENSIONED 1ST LEVEL OVERALL FLOOR PLAN**
SCALE: N.T.S.



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

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FREDERICKSBURG, TX 78624



LISTI
ARCHITECTS
Sam A. Listi, AIA, Architect

1700 H. 40 SUITE 200
SAN ANTONIO, TX 78208
OFFICE: (214) 555-2728
2111 S. RIVERWAY
SUITE 100
DALLAS, TX 75210
OFFICE: (214) 555-2728

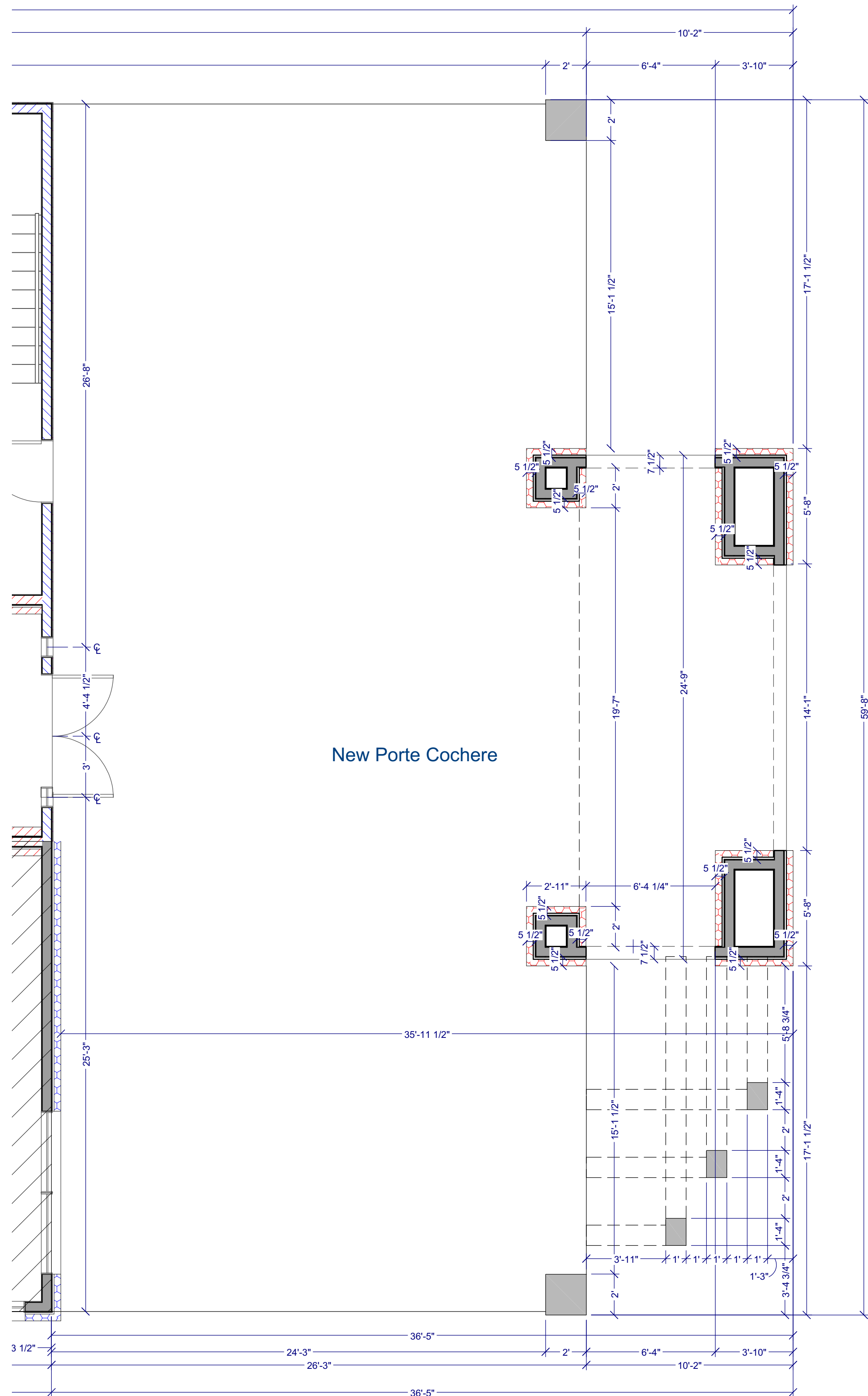
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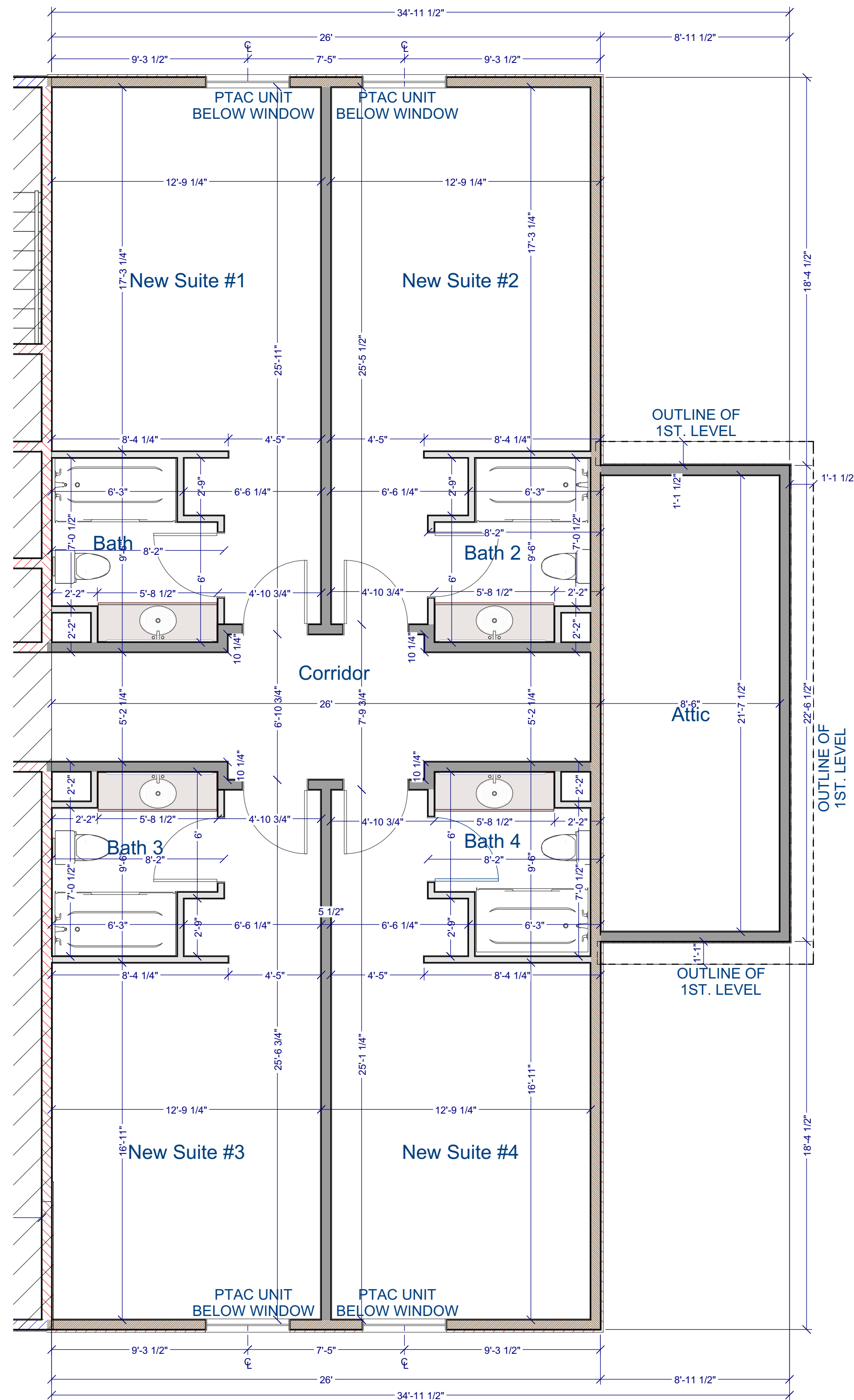
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1 ENLARGED DIMENSIONED 1ST LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



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

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1220 NORTH US 87
FREDERICKSBURG, TX 78624



LISTI
ARCHITECTS
Sum A. Listi, AIA, Architect

17906 HT. 45 SUITE 200
SAN ANTONIO, TX 78230
OFFICE: (214) 555-5278
2111 S. BULFORD WAY
DALLAS, TX 75217
OFFICE: (972) 425-2960

D DISTINCTIVE
DRAFTING & DESIGN LLC.

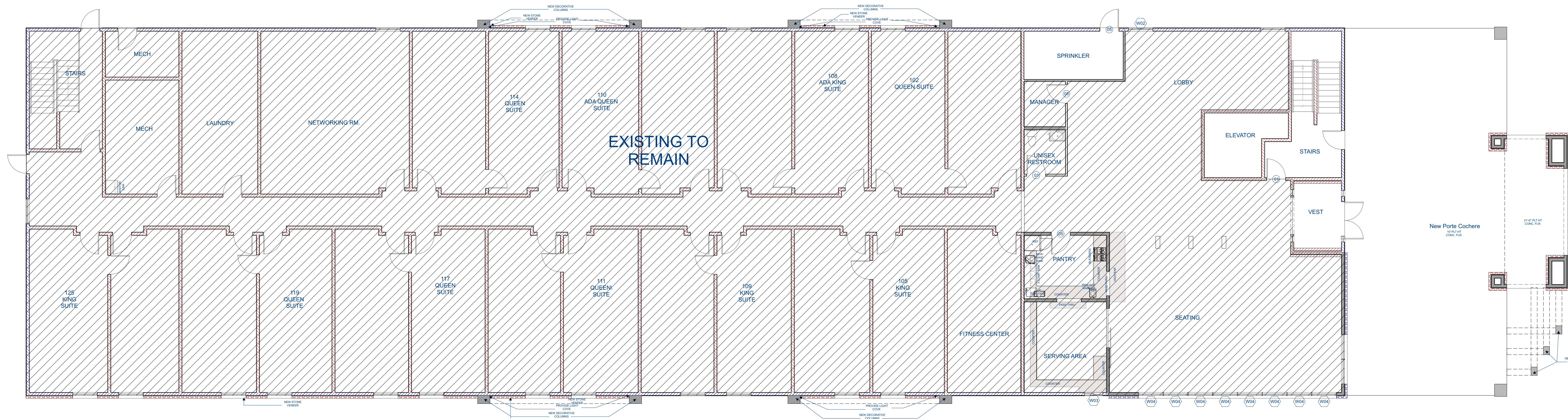


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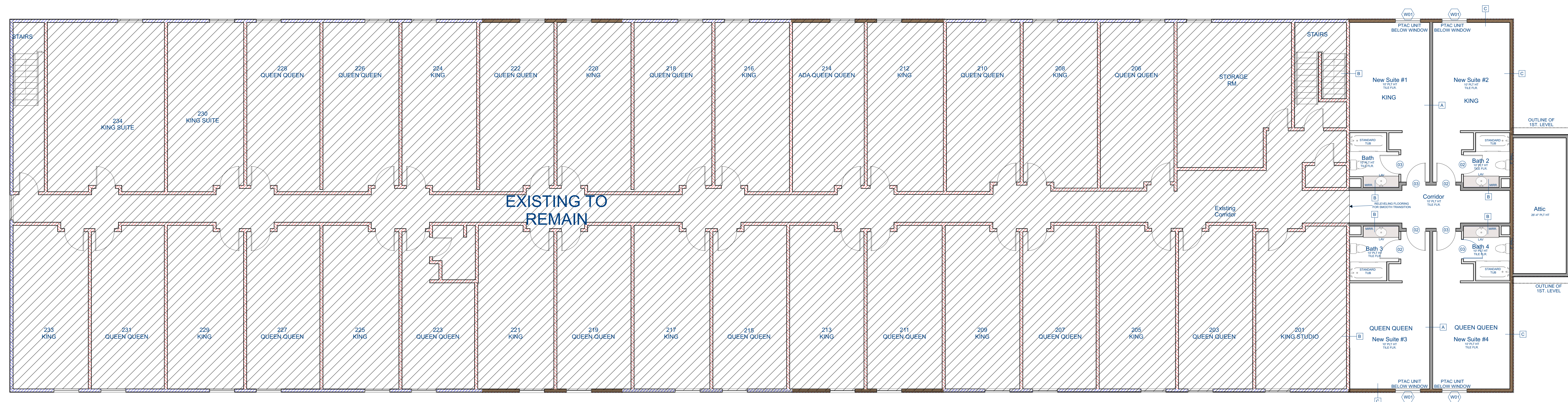
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1 NOTED 1ST LEVEL OVER ALL FLOOR PLAN
SCALE: N.T.S.

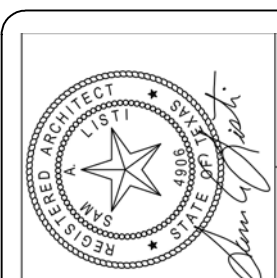


2 NOTED 2ND LEVEL OVER ALL FLOOR PLAN
SCALE: N.T.S.

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DATE: 9/15/2023
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1220 NORTH US 87
FREDERICKSBURG, TX 78624



LISTI
ARCHITECTS
Sam A. Listi, AIA, Architect

1700 H. 40 SUITE 300
SAN ANTONIO, TX 78208
OFFICE: (214) 552-2728
211 S. SUTHERLAND AVE
SUITE 100
OFFICE: (214) 552-2700

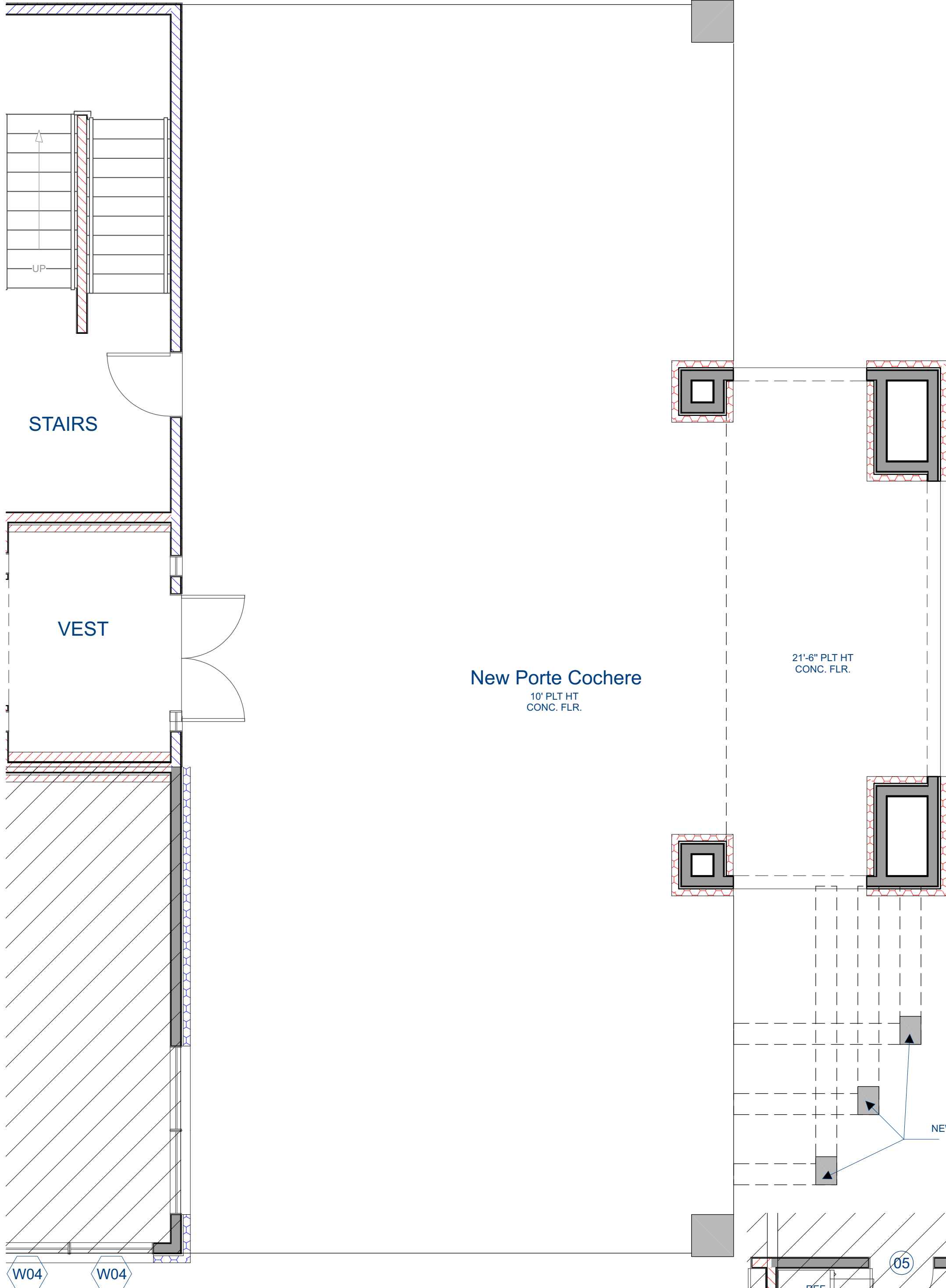
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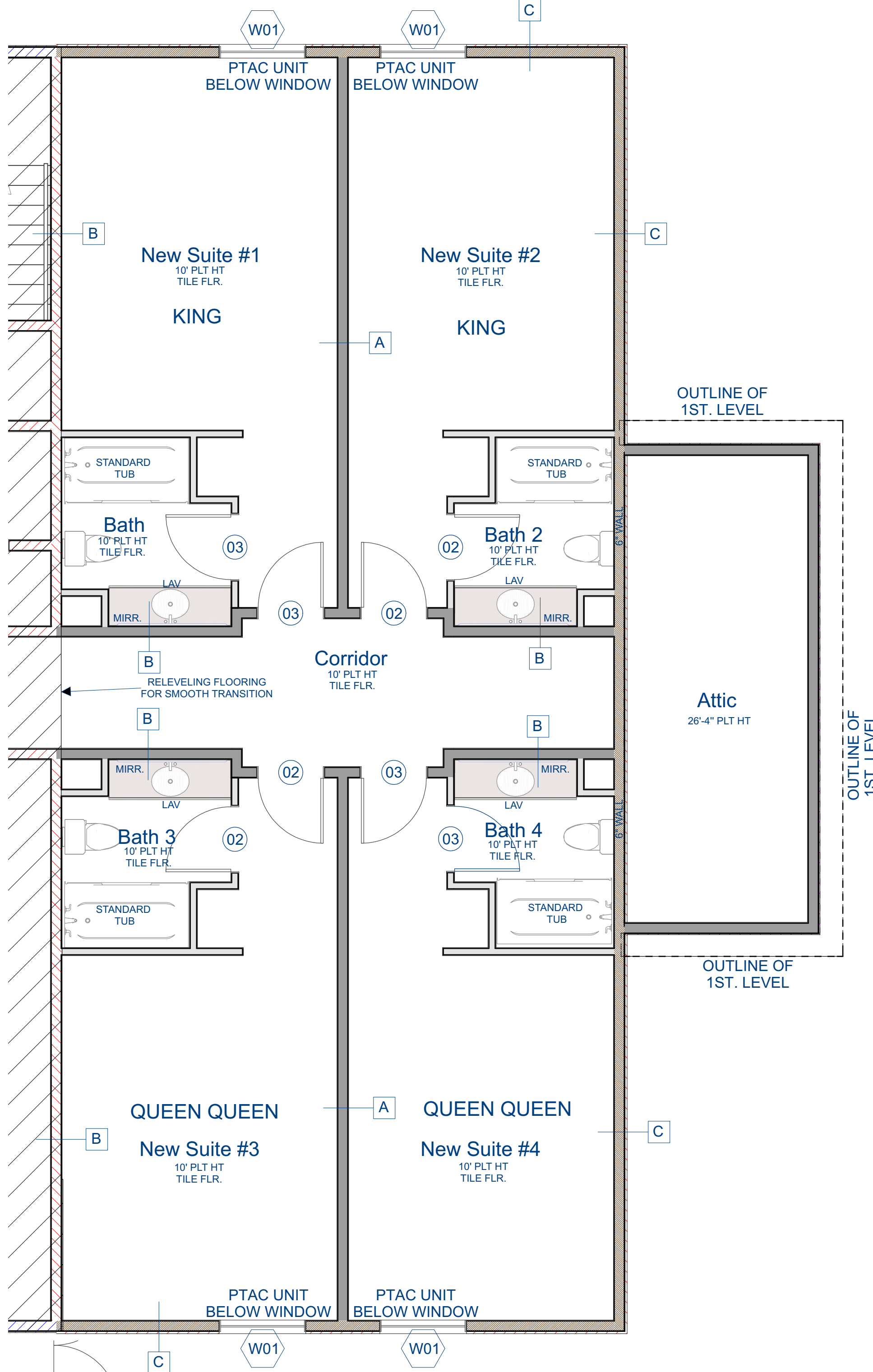
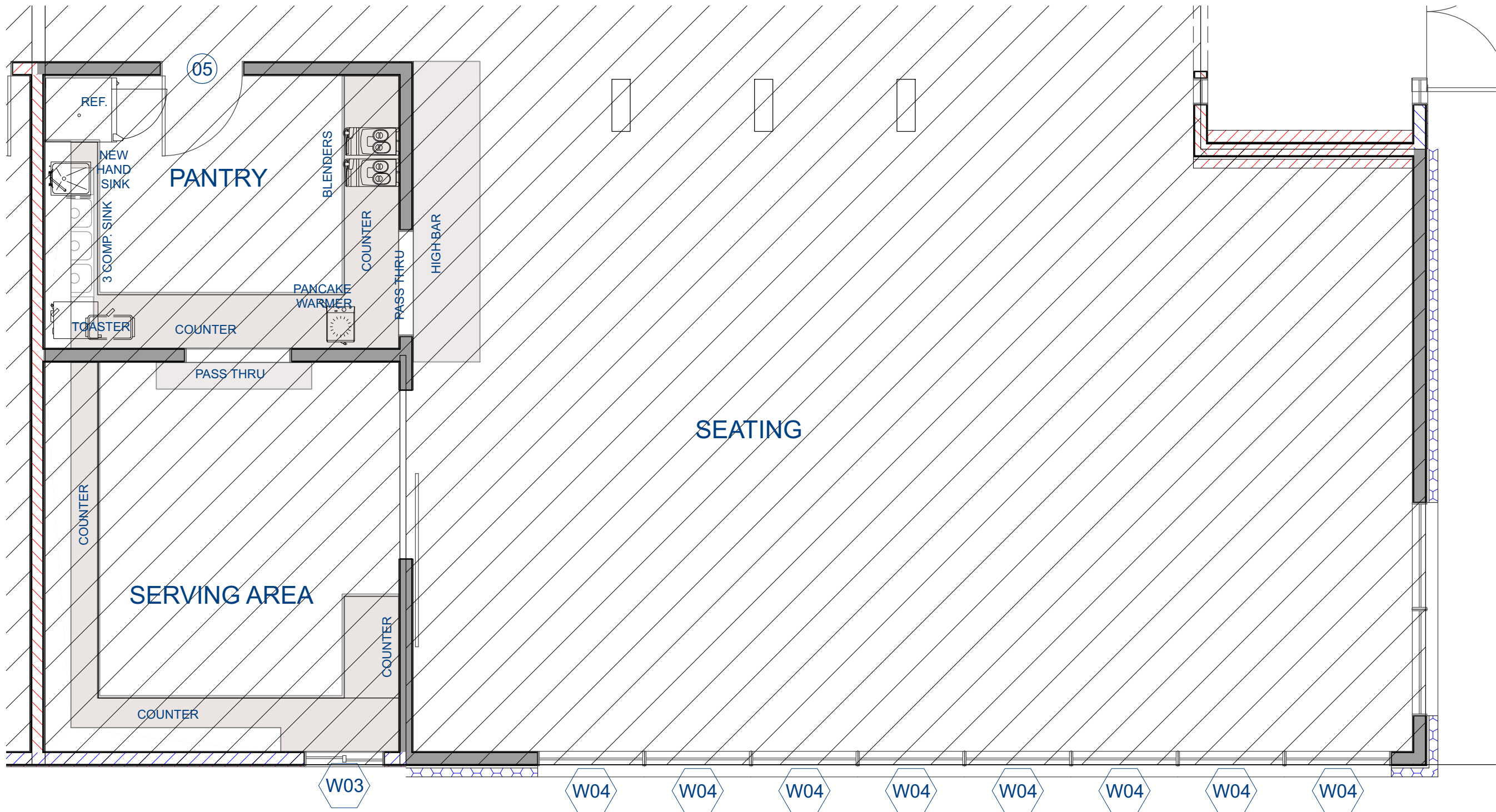


1 NOTED 1ST LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

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

3 EXISTING PANTRY AREA
SCALE: 1/4"=1'-0"

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THE VALENCIA REMODEL
1220 NORTH US 87
FREDERICKSBURG, TX 78624

LISTI ARCHITECTS
Sam A. Listi, AIA, Architect

DISTINCTIVE DRAFTING & DESIGN LLC
1790 H. 40 WEST 300
SAN ANTONIO, TX 78208
OFFICE: (214) 552-7278
211 S. SAUL R. LANE
OFFICE: (214) 552-7290

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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: Jose Ibarra

Printed Name: Jose Ibarra

Date: 956 589-0420

Staff Use Only

Application No.: SP-2318

Date: 09/25/23

*Copy of current Title Search required with application.

CK#112 \$400.00



Project Application

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

B. Contact Information (Please complete all items.)

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):

Address: 1220 US-87 Fredericksburg Texas 78624

Primary Contact Name: Sergio Zamarron

Phone: 9565890420

Fax:

Email: Jamieebarra83@gmail.com

Secondary Contact Name:

Phone:

Fax:

Email:

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

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

D. Recording Fee Schedule

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



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: November 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #SP-2317: By Kevin Spraggins for Consideration of the Site Plan review for a Multi-Family Development located on the corner of South Eagle and Friendship Lane.

PRESENTATION:

SUMMARY:

An earlier version of this application was considered by Planning and Zoning on June 7, 2023, and was denied. The applicant has returned with a plan that addresses the location and orientation of the buildings, guest parking throughout the development, connectivity within the development and refuse collection. The property in question is located at the corner of South Eagle Street and Friendship Ln. The proposed development consists of 100 2-bedroom modular homes across 2 lots, the previous application had 107 units. The development plans to take access off Sunrise Street and South Eagle Street and will create 9 private drive aisles that will be a minimum of 26' wide to serve as fire lanes for the development.

The project provides walkways, a park, courtyards, visitor parking, dumpsters and a mail kiosk.

BACKGROUND:

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

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

Zoning: Lot 1 = C1, Neighborhood Commercial [Sec. 3.200](#)
Lot 2 = R2, Mixed Residential [Sec. 3.110](#)

Building Coverage: Lot 1 = 20% (42,966 sq ft) (50% Maximum) [Sec. 3.200](#)
Lot 2 = 24% (66,495 sq ft) (55% Maximum) [Sec. 3.110](#)

Impervious Coverage: Lot 1 = 46% (99,393 sq ft) (70% Maximum) [Sec. 3.200](#)
Lot 2 = 57% (158,461 sq ft) (65% Maximum) [Sec. 3.110](#)

Heights: Lot 1 = 3 Story (38') Max Building Height 38 Feet [Sec. 3.200](#)
Lot 2 = 2.5 Story (28') Max Building Height 28 Feet [Sec. 3.110](#)

Renderings may be viewed at <https://www.youtube.com/watch?v=w8soQhr21Au>

Parking: 234 provided and includes 7 handicap spaces (2-bedroom units require 2 parking spaces per unit plus guest parking shall be added at a ratio of ten (10) percent of the total required spaces for the development for a total of 220 required, 200 for the tenants, 20 for guests. The applicant has provided 14 extra for a total of 34 guest parking spaces.) In order to reduce the visual impact of the required parking the plan includes 2 tandem spaces for each unit (9'x36'). [Sec. 7.863](#)

Utilities: Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense, to serve the property. Detention: Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.

Parkland Dedication: A fee in the amount of \$500 per unit shall be paid prior to issuance of a Building Permit per [Sec. 6.15](#) for a total of \$50,000 (100 units) prior to issuance of a Building Permit.

Landscape: One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) in depth located between the abutting right-of-way and the offstreet parking areas or other vehicular use area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) linear feet. In addition, a hedge, wall, or other durable landscape barrier, of at least two (2) feet in height shall be placed along the perimeter. [Sec. 7.920](#)

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The applicant has revised the plan and addressed concerns expressed at the previous P&Z meeting. The buildings are setback from South Eagle Street and Sunrise Street which is in keeping with the development patterns in this area. The buildings that front South Eagle Street have been re-oriented to front towards South Eagle Street and the shape of the buildings have become more square as seen along South Eagle Street. In addition, the project has provided guest parking throughout the development and provided connectivity by adding courtyards and walkways and has provided refuse collection with dumpsters. A park area will front friendship lane with the closest unit being approximately 80' from Friendship Lane.

Staff recommend approval conditioned upon the following:

1. Approval of a Preliminary Plat & Final Plat
2. Approval of Landscaping and Screening Plan
3. Approval of Civil Construction Plans
4. Confirmation that proposed buildings are modular structures with permanent foundations that meet local building codes.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. SP-2319 Revised Site Plan

2. Images
3. SP-2319 Review Comments
4. SP-2319 Response to Comments
5. SP-2319 Project Application

APPROVAL/REVIEW:

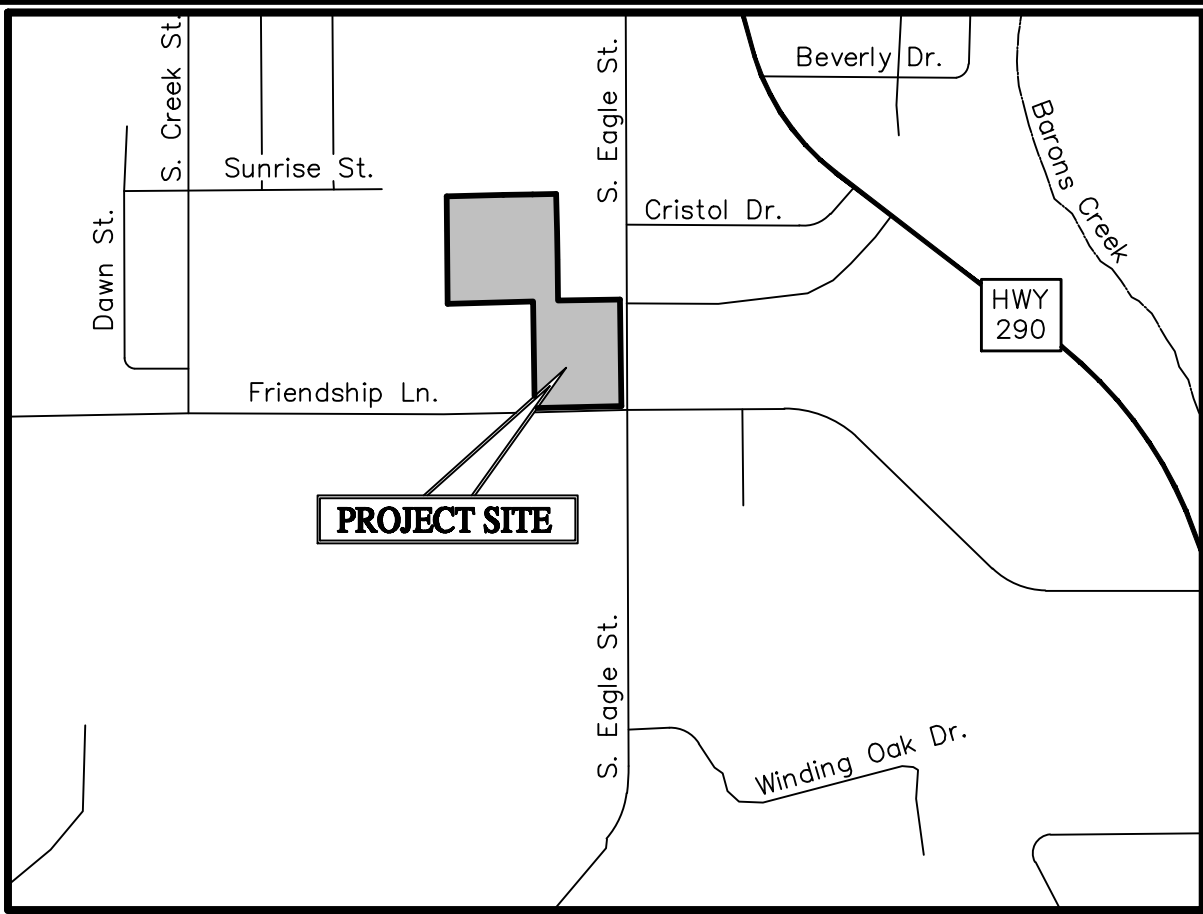
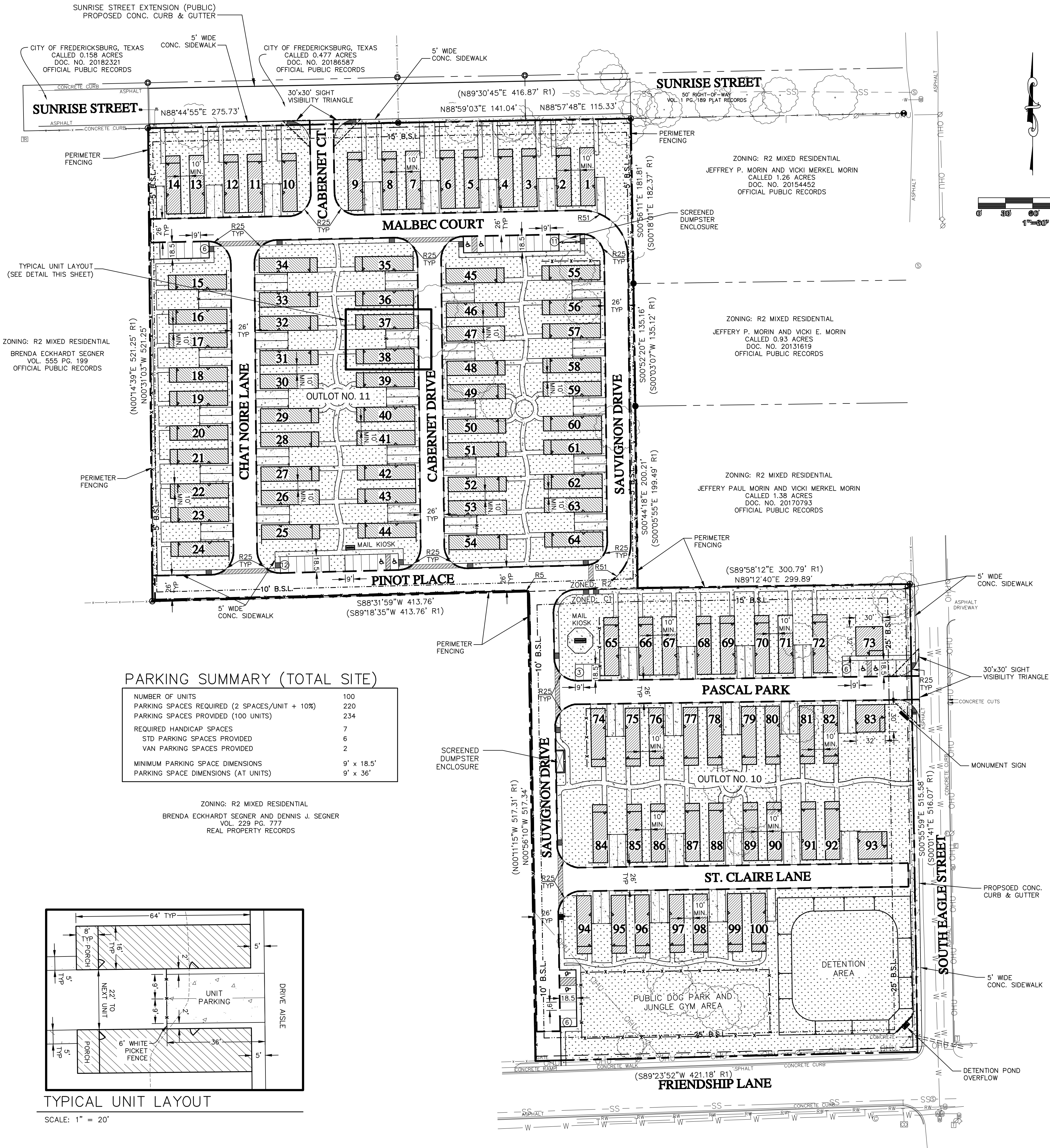
NOTES:

- THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
- SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
- THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
- ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
- REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
- FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
- THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
- ALL SECURITY AND SAFETY LIGHTING SHALL COMPLY WITH THE CITY OF FREDERICKSBURG REQUIREMENTS AND BE "DARK SKY" COMPLIANT.
- ON-STREET PARKING IS NOT ALLOWED.
- UNITS SHALL BE CONSTRUCTED NO LESS THEN 10 FEET APART.
- SMOKE DETECTOR(S) TO BE INSTALLED IN EACH UNIT, AS REQUIRED PER 2021 INTERNATIONAL FIRE CODE (IFC) AND THE CITY OF FREDERICKSBURG.

LEGEND

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

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



LOCATION MAP

NOT TO SCALE

LOT 1 (SOUTH) SUMMARY TABLE

ZONING	C1 - NEIGHBORHOOD COMMERCIAL			
MINIMUM LOT AREA	7,500 sq. ft.			
PROPOSED LOT AREA	217,886 sq. ft. / 5.00 Ac.			
MINIMUM LOT WIDTH	32 ft.			
PROPOSED BUILDINGS				
BUILDING	TYP UNIT SIZE	AREA	STORIES	# OF UNITS
TYPE I (ROBIN)	16' x 64'	1024 SF	1	33
TYPE II (COASTAL)	32' x 30'	960 SF	1	3
PROPOSED BUILDINGS AREA	36,672 sq. ft. / 0.84 Ac.			
MAXIMUM STRUCTURAL HEIGHT ALLOWED	3 STORIES, 38 ft.			
BUILDING COVERAGE ALLOWED	50% OF SITE			
BUILDING COVERAGE PROVIDED	17%			
PERVIOUS AREA	120,738 sq. ft. / 2.77 Ac.			
IMPERVIOUS AREA	97,148 sq. ft. / 2.23 Ac.			
ALLOWABLE IMPERVIOUS PERCENTAGE	70%			
PROPOSED IMPERVIOUS PERCENTAGE	45%			

LOT 2 (NORTH) SUMMARY TABLE

ZONING	R2 - MIXED RESIDENTIAL			
LOT AREA	277,499 sq. ft. / 6.37 Ac.			
MAXIMUM ALLOWABLE DENSITY PER 2 BR UNITS	3,500 sq. ft. / DWELLING UNIT			
TOTAL 2 BEDROOM UNITS	64			
PROPOSED DENSITY PER 64 UNITS	184,320 sq. ft.			
OVERALL SITE SQ. FT.	277,499 sq. ft.			
TOTAL PROPOSED BUILDING COVERAGE	66,495 sq. ft. / 1.53 Ac.			
PROPOSED BUILDINGS				
BUILDING	TYP UNIT SIZE	AREA	STORIES	# OF UNITS
TYPE I (ROBIN)	16' x 64'	1024 SF	1	64
TYPE II (COASTAL)	32' x 30'	960 SF	1	0
PROPOSED BUILDINGS AREA	65,536 sq. ft. / 1.50 Ac.			
MAXIMUM STRUCTURAL HEIGHT	2.5 STORIES, 28 ft.			
MAXIMUM ALLOWABLE BUILDING COVERAGE	55% OF LOT AREA			
BUILDING COVERAGE PROVIDED	24%			
PERVIOUS AREA	109,646 sq. ft. / 2.52 Ac.			
IMPERVIOUS AREA	167,853 sq. ft. / 3.85 Ac.			
ALLOWABLE IMPERVIOUS PERCENTAGE	65%			
PROPOSED IMPERVIOUS PERCENTAGE	60%			
MINIMUM REQUIRED SETBACKS				
FRONT YARD	15' (20' FOR GARAGE)			
STREET SIDE YARD	15'			
INTERIOR SIDE YARD	10'			
REAR YARD	15'			

A
SITE PLAN
FOR

THE RESERVE AT
VINEYARD OAKS

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

PETRA STELLA
DEVELOPMENTS LLC

DEVELOPER

CONTACT: MATTHEW SHEARD
4514 LAKEPOINTE AVENUE
ROWLETT, TX 75088

(214) 600-3894

VEI CONSULTING ENGINEERS

ENGINEER

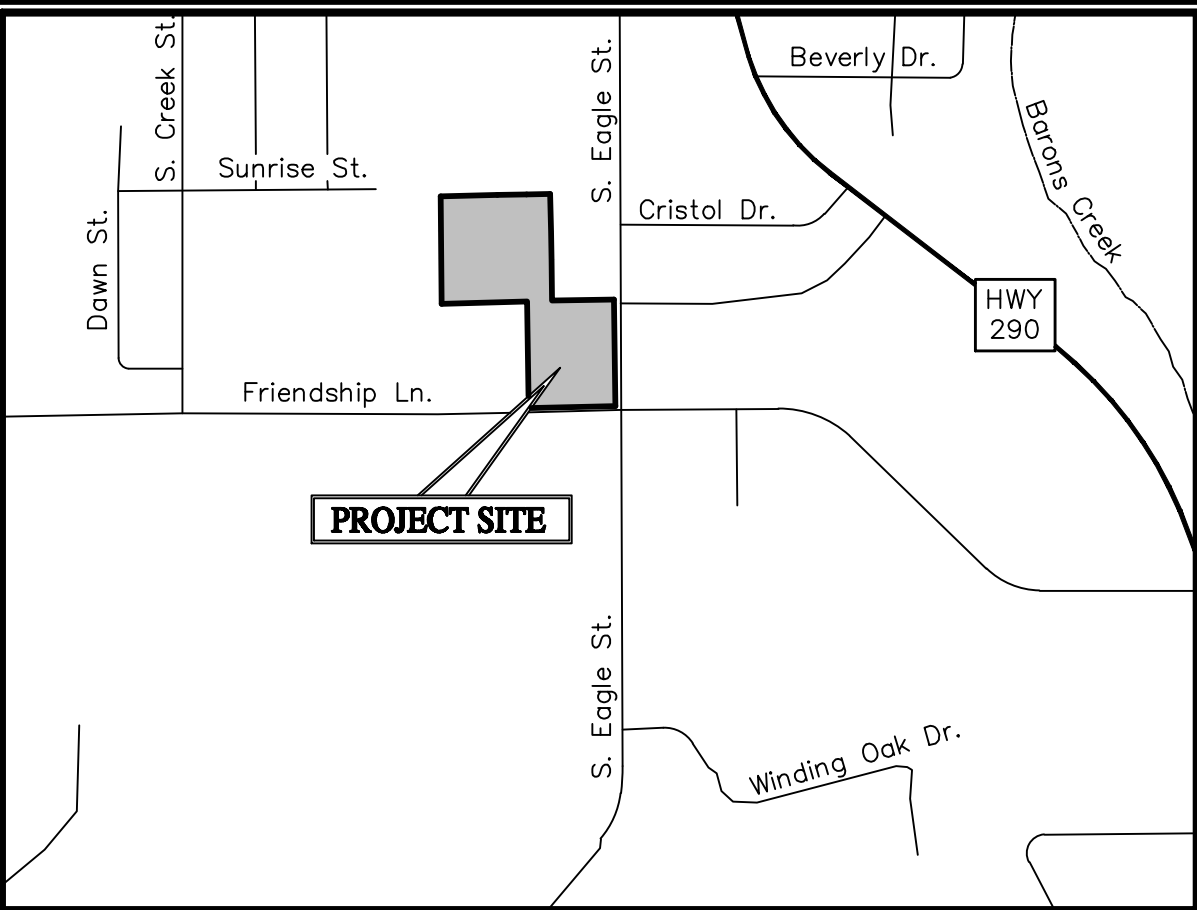
CONTACT: KEVIN W. SPRAGGINS
507-D E. HIGHWAY ST.
FREDERICKSBURG, TX 78624

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

FILE NO: 23009

DATE: 10/19/2023

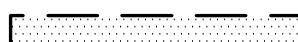
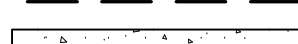
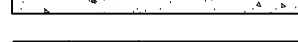
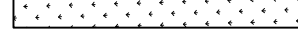
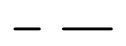
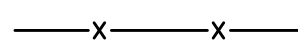
SHEET: SP1 (1 OF 6)



NOT TO SCALE

EXISTING

PROPOSED

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

ZONING: R2 MIXED RESIDENTIAL
BRENDA ECKHARDT SEGNER AND DENNIS J. SEGNER
VOL. 229 PG. 777
REAL PROPERTY RECORDS

SUNRISE STREET

50' RIGHT-OF-WAY
VOL. 1 PG. 189 PLAT RECORD:

ZONING: R2 MIXED RESIDENTIAL
JEFFREY P. MORIN AND VICKI MERKEL MORIN
CALLED 1.26 ACRES
DOC. NO. 20154452
OFFICIAL PUBLIC RECORDS

ZONING: R2 MIXED RESIDENTIAL
JEFFERY P. MORIN AND VICKI E. MORIN
CALLED 0.93 ACRES
DOC. NO. 20131619
OFFICIAL PUBLIC RECORDS

ZONING: R2 MIXED RESIDENTIAL
JEFFERY PAUL MORIN AND VICKI MERKEL MORIN
CALLED 1.38 ACRES
DOC. NO. 20170793
OFFICIAL PUBLIC RECORDS

ZONED: R2

ZONED: C1

PASCAL PARK

OUTLOT NO. 10

ST. CLAIRE LANE

PUBLIC DOG PARK AND
JUNGLE GYM AREA

FRIENDSHIP LANE

AN ADDRESSING PLAN FOR

THE RESERVE AT VINEYARD OAKS

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

**PETRA STELLA
DEVELOPMENTS LLC**

CONTACT: MATTHEW SHEARD
4514 LAKEPOINTE AVENUE
ROWLETT, TX 75088

DEVELOPER

(214) 600-3894

VEI CONSULTING ENGINEERS

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

ENGINEER

(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-16

FILE NO: 23009

DATE: 10/19/2023

SHEET: SP6 (6 OF 6)

Yellow Rose Gardens // Conceptual Flythrough



Yellow Rose Gardens // Conceptual Flythrough



Yellow Rose Gardens // Conceptual Flythrough



0:39 / 2:09

Scroll for details



Yellow Rose Gardens // Conceptual Flythrough





October 16, 2023

Kevin Spraggins
VEI Consulting Engineers
kspraggins@vei-tx.com

RE: SP-2319, Review Comments for Site Plan Review for a Multi-Family development located at South Eagle and Friendship Lane.

Dear Mr. Spraggins,

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 November 8, 2023.
- Please update the Parking Summary to include dimensions of parking spaces to show compliance with [Sec. 7.863](#).
- 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 update the Landscape and Screening Plan per [Sec. 7.920 - 7.980](#). To include calculation of all required landscaping onsite and to show more clearly what existing trees are being removed. [Site Plan Checklist](#)
- Development will require a Preliminary and Final Plat.
- Provide note that parking on the street is not allowed.
- Parkland dedication required at \$500.00 per unit. Per Sec.
- Multiple Family complexes are allowed one permanent identification sign with not more than 32 square feet of sign area. [Sec. 29-7](#)
- Fire hydrants must be installed to where there is no more than 500 feet between the hydrants.
- Install smoke detectors as required.

The City of Fredericksburg

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

- The spacing requirement between units is a minimum of 10 feet. Please verify the distance between units.
- This project will require review and approval of civil construction plans for the project.
- This project will be required to extend Sunrise Street half the distance of the lot's frontage along that right of way.
- Please provide the location of refuse collection. Refuse must be screened per [Sec. 7.980](#) [Sec. 7.131](#)
- If the development elects to utilize City waste collection for this project will be with dumpsters. Dumpsters must be located in an enclosure accessible with a side loading collection truck.

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, October 23rd to ensure consideration by the Planning & Zoning Commission on Wednesday, November 8th.

**Shelby
Collier**

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.10.16 14:45:34 -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



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

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

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

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

October 19, 2023

City of Fredericksburg

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

126 W. Main Street

Fredericksburg, TX 78624

Re: Your letter dated October 16, 2023, Re: SP-2319, Review Comments for Site Plan Review for a Multi-Family development located at South Eagle and Friendship Lane (VEI No. 23009)

Dear Ms Collier,

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

City Comment:

1. *The Site Plan requires Planning and Zoning Approval, tentatively scheduled for November 8, 2023.*

VEI Response:

Comment noted.

City Comment:

2. *Please update the Parking Summary to include dimensions of parking spaces to show compliance with Sec. 7.863.*

VEI Response:

Parking space dimensions have been added to the Parking Summary table as requested.

City Comment:

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

VEI Response:

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



City Comment:

4. *Please update the Landscape and Screening Plan per Sec. 7.920 - 7.980. To include calculation of all required landscaping onsite and to show more clearly what existing trees are being removed. Site Plan Checklist.*

VEI Response:

Landscaping calculations have been added and the existing trees to be removed have been revised for clarity (see Sheet 2).

City Comment:

5. *Development will require a Preliminary and Final Plat.*

VEI Response:

Comment noted.

City Comment:

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

VEI Response:

A note has been added to the plans as requested (see Note #12 on Sheet 1).

City Comment:

7. *Parkland dedication required at \$500 per unit. Per Sec.*

VEI Response:

Comment noted.

City Comment:

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

VEI Response:

One of the monument signs shown on the previous plans has been removed.

City Comment:

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

VEI Response:

Additional fire hydrants have been added to the plan as requested.

City Comment:

10. *Install smoke detectors as required.*

VEI Response:

Comment noted. Smoke detectors will be installed as required.

City Comment:

11. *The spacing requirement between units is a minimum of 10 feet. Please verify the distance between units.*

VEI Response:

Dimensions have been added to the plans. Also see Note #13 on Sheet 1.

City Comment:

12. This project will require review and approval of civil construction plans for the project.

VEI Response:

Comment noted.

City Comment:

13. This project will be required to extend Sunrise Street half the distance of the lot's frontage along that right of way.

VEI Response:

Comment noted.

City Comment:

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

VEI Response:

The screened dumpster enclosures are shown on the plans as requested.

City Comment:

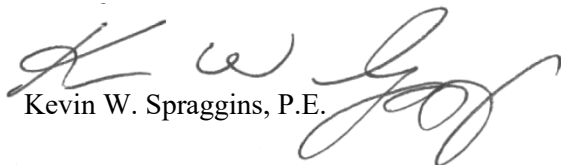
15. If the development elects to utilize City waste collection for this project will be with dumpsters. Dumpsters must be located in an enclosure accessible with a side loading collection truck.

VEI Response:

The dumpster enclosures shown on the plan are located and oriented for use with side-loading collection trucks.

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

Sincerely,



Kevin W. Spraggins, P.E.

Attachments:

1. Revised Site Plan package, dated 10/19/2023.



Project Application

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

A. Project Information (Please complete all items.)

Project Name: Reserve at Vineyard Oaks

Project Address: S. Eagle & Friendship Lane

Tax ID Number (s): 15671

Application Type (Check all items that apply.)

- | | | |
|---|--|---|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☒ 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: 11.37 No. of Lots: 2 Lots, 100 Units

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

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

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

Current Zoning: C1 & R2 Proposed Zoning:

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

Proposed Use(s): Multifamily Rental Community

Applicant's Signature

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

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

Signature: [Handwritten Signature]
Printed Name: Kevin W. Spraggins P.E. Date: 09/27/2023

Staff Use Only Application No.: SP-2319 Date: 09/27/23

*Copy of current Title Search required with application.

CH# 2293 \$ 400.00



Project Application

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

B. Contact Information (Please complete all items.)

I. Property Owners

Firm Name (if applicable): MacDonald Companies

Owner Name:

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

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): VEI Consulting Engineers

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

Primary Contact Name: Kevin Spraggins

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name: Emily Newman

Phone: 830-997-4744

Fax: 830-997-6967

Email: enewman@vei-tx.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.



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: November 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #P-2323: By Chris Danze for Consideration of the Final Plat application for property located at 528 S Milam.

PRESENTATION:

SUMMARY:

An application has been received for a Final Plat that consists of a 2.42 acre tract located at 528 S. Milam Street. The Final Plat consists of 6 lots, 4 that front on West Walch Avenue and 2 front on West Live Oak.

BACKGROUND:

The property previously obtained Preliminary Plat approval on February 8, 2023 (P-2240). In addition, lots 1 - 4 retain R1, Single Family Residential Zoning and front on West Walch Ave. Lots 5 & 6 have C1, Neighborhood Commercial and front on West Live Oak Street.

Zoning: R1, Single Family Residential [Sec. 3.100](#)
C1, Neighborhood Commercial [Sec. 3.200](#)

Tract Size: Approximately 2.42 Acres

Number/Size of Lots: 6 lots

Roadways: Lots have access on West Walch Avenue and West Live Oak Road. No new roadways are required.

Utilities: Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense to serve the property. Easements: Standard easements such as Right of Way and Utility Easements.

Stormwater Detention: Detention will be addressed as part of the Construction Plans.

Drainage: See above.

Park Dedication: The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500 per new lot (5) for a total of \$2,500.00. Parkland fees shall be

paid prior to recordation of each phase of the project. [Sec. 6.15](#)

Construction Plans: Construction Plans have been submitted and are currently under review.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Final Plat application conditioned upon the following:

1. Parkland Dedication of \$500.00 per new lot (5) for a total of \$2,500 paid prior to recordation of the Plat. **Sec. 6.15**
2. Approval of Civil Construction Plans

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. P-2323 Revised Final Plat
2. P-2323 Response to Comments
3. P-2323 Review Comments
4. P-2323 Project Application

APPROVAL/REVIEW:

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

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

OWNER: _____ DATE: _____

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____,

BY _____

NOTARY'S PUBLIC SIGNATURE

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED

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

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

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

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

RIGHT OF WAY EASEMENT /
UTILITY EASEMENT

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

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

CERTIFICATION OF SURVEYOR

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND DECEMBER 20, 2022. PLAT WAS PREPARED ON OCTOBER 17, 2023.

DATE _____ CODY J. MUSICK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6454

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____,

BY _____

NOTARY'S PUBLIC SIGNATURE

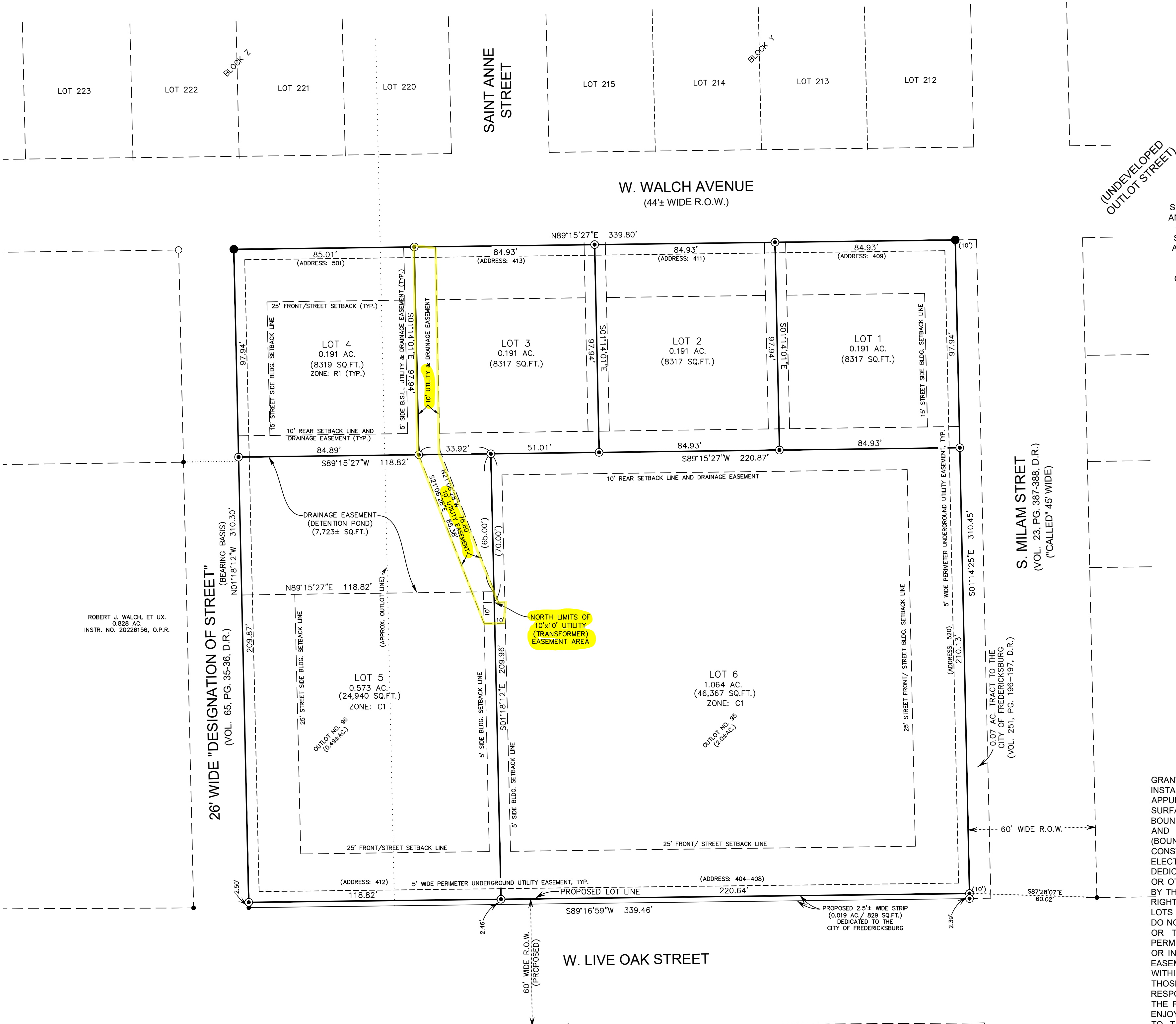
FILED FOR RECORD AT _____ O'CLOCK _____ M, THIS THE _____ DAY OF _____, 2023,

ON PAGE _____, VOLUME _____, OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

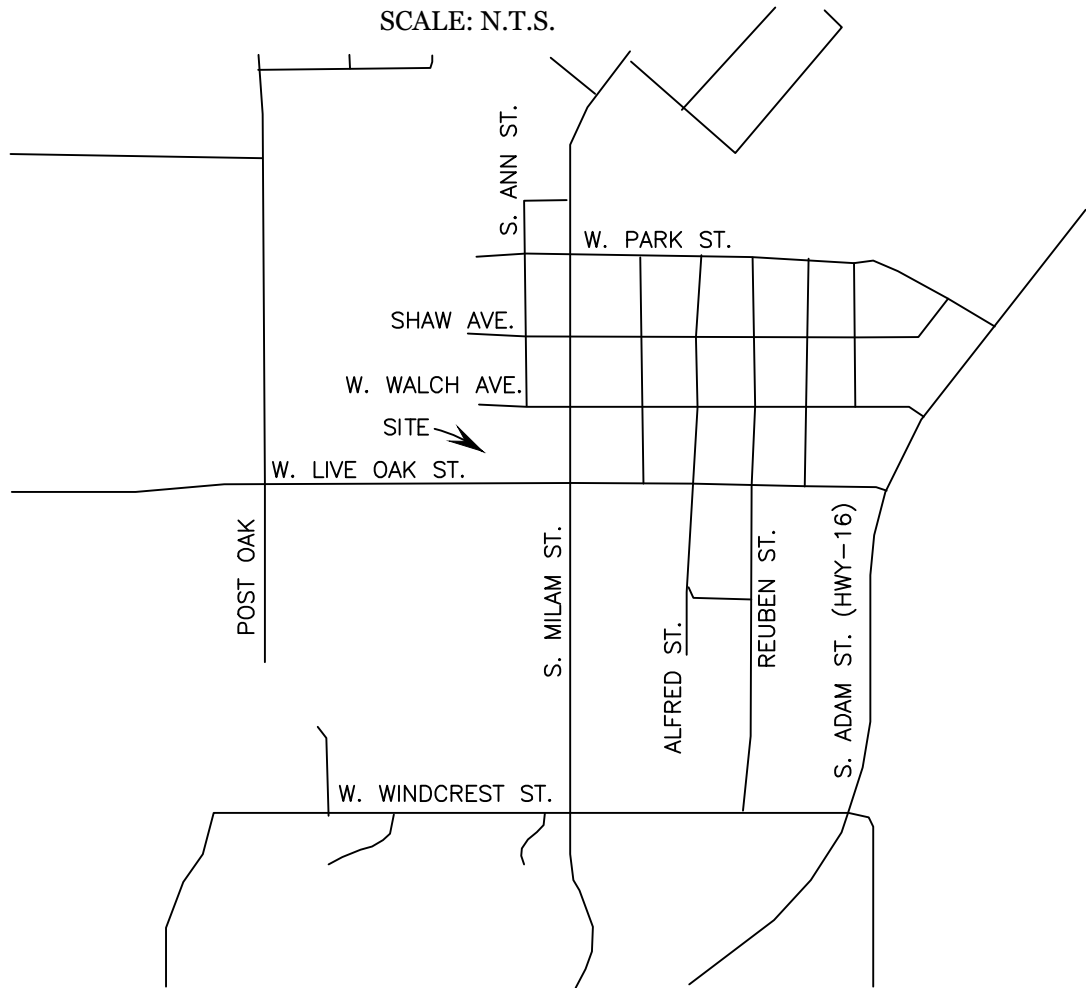
DEPUTY COUNTY CLERK, GILLESPIE COUNTY, TEXAS

JMJ SUBDIVISION
CITY OF FREDERICKSBURG,
GILLESPIE COUNTY, TEXAS.

SHEET 1 OF 1

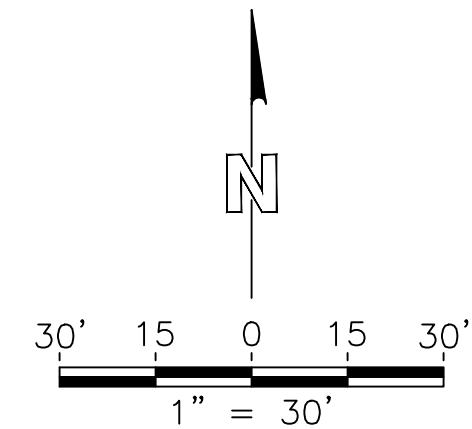


LOCATION MAP



LEGEND &
ABBREVIATIONS:

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



ZONING:

R1 SINGLE FAMILY RESIDENTIAL AND
C1 NEIGHBORHOOD COMMERCIAL

PROPOSED USE:

MIXED USE, AS SHOWN.

NOTES:

- EXISTING PRIVATE WATER WELLS (IF ANY) CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.
- ABOVE GROUND STRUCTURES AND/OR UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEM AND HEADS, VALVES, HAND-HOLES, PEDESTALS, AND OTHER IMPROVEMENTS THAT MAY EXIST, ARE NOT SHOWN HEREON.
- NO DETERMINATION WAS MADE DURING THE PROGRESS OF THIS SURVEY AS TO WHETHER OR NOT ANY PORTION OF THE SUBJECT TRACT OR ANY OF THE IMPROVEMENTS SHOWN HEREON ARE ABOVE FLOOD ELEVATION.
- THIS PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN IN ZONE "X", NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD MAP, PANEL NO. 48171C0289C, WITH AN EFFECTIVE DATE OCTOBER 19, 2001.
- BEARINGS, DISTANCES AND AREA SHOWN HEREON ARE "GRID" DERIVED FROM GPS POSITIONING AND REPORTED IN THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83(2011)). "NORTH" IS REFERENCED TO GRID NORTH (UNLESS NOTED OTHERWISE).
- N.G.S. BENCHMARK PID BN0130 (NAMED "P81", LOCALLY KNOWN AS THE "HEB BENCHMARK") FOUND AND REFERENCED WITH A REPORTED ELEVATION OF 1,695.00 FEET A.M.S.L. (OBSERVED DURING THE COURSE OF THIS SURVEY). HAVE AN ORTHOMETRIC ELEVATION OF 1,695.10' A.M.S.L., WITH ELEVATIONS REFERENCED TO THE NAVD88 DATUM AND GEOID18 MODEL, REPORTED IN FEET, WITH GRID COORDINATE VALUES AT N: 10064955.58, E: 2756443.57.
- CONTOUR LINES REPRESENT ORTHOMETRIC HEIGHTS.

October 23, 2023

Shelby Collier, Associate Planner
Development Review Committee
Planning and Zoning Commission

RE: **P-2323 – “JMJ Subdivision”**, Development Plat Response Letter

Dear Ms. Shelby Collier,

Please find attached the following:
Updated Development Plat

Outlined below is a summary of responses to the October 10, 2023 Comments Letter, concerning:

- The Parkland dedication fee of \$2,500.00 will be paid at the time requested by the city.
- All references and depictions of structures, fences, street pavement sections and other information not needed for recording the plat have been removed from the plat.
- Project Number P-2323 has been added to the plat.
- Note 1 has been removed from the plat.
- Note 2 has been removed from the plat.

Sincerely,



Cody J. Musick
Registered Surveyor, No. 6454

Cc: Chris Danze, Developer (cdanze@yahoo.com)
Mark Cornett, Prof. Engineer of Record (mark@cornettengineering.com)



October 10, 2023

Chris Danze
cdanze@yahoo.com

RE: P-2323 – Review Comments for the Final Plat of the JMJ Subdivision located at 528 S Milam.

Dear Mr. Danze,

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 Final Plat will require Planning and Zoning Approval and is tentatively scheduled for consideration on Wednesday, November 8th.
- A Parkland dedication fee of \$2,500.00 (\$500 per new lot) must be paid prior to recordation of the plat. [Sec. 6.15 – Subdivision Ordinance.](#)
- Remove all references and depictions of structures, fences, street pavement sections and other information not needed for recording of the plat.
- Add Project Number, P-2323, to Plat.
- Recordation will be conditioned upon completion and acceptance of required public improvements for the subdivision as shown in the submitted civil construction plans.
- Additional easements may be necessary based on the electric service plan for the proposed lots.
- Remove Note 1.
- Remove setback information from note 2.

The City of Fredericksburg

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

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

Shelby
Collier

 Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=collier@fgtx.org, c=US
Date: 2023.10.16 13:11:30 -0500

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



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: 528 South Milam Development

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

Tax ID Number (s):

Application Type (Check all items that apply.)

- ☐ Conditional Use Permit
- ☐ Land Use Plan Change
- ☐ Zoning Change
- ☐ Annexation*

- ☐ Minor Plat*
- ☐ Replat*
- ☐ Amending Plat*
- ☐ Preliminary Plat*
- ☒ Final Plat*

- ☐ Site Plan
- ☐ Entry Corridor Design
- ☐ Civil Construction Plans

Jurisdiction: ☒ City Limits ☐ ETJ

Total Acres: 2.42

No. of Lots: 6

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

Legal Description: 1.93ac. part of Outlot No. 96 & 0.49ac. part of Outlot No. 95

Current Land Use Plan: Single Family Residential Proposed Land Use Plan: Mixed Use Lots

Current Zoning: Ord.No. 2022-26 & 2022-27 Proposed Zoning: C-1 & R-1

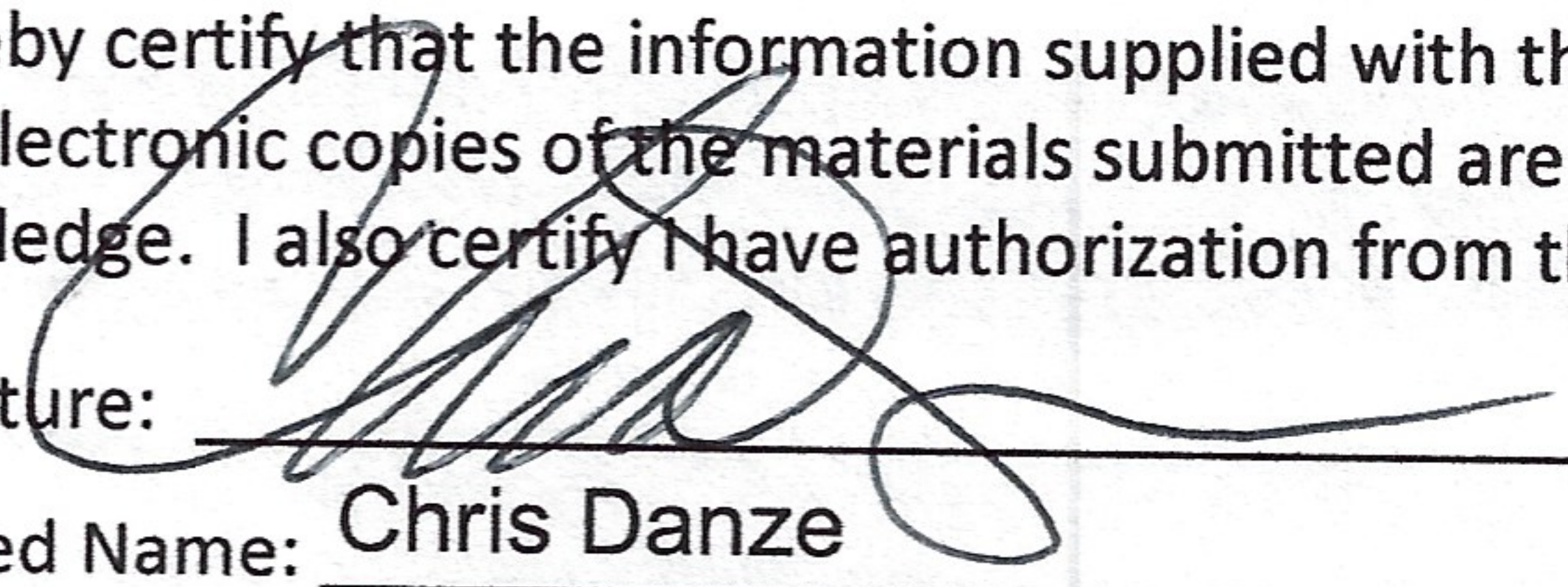
Location: 528 South Milam St.(at the intersection of W. Live Oak St.)

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

Applicant's Signature

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

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: Chris Danze

Date: 9-21-2023

Staff Use Only

Application No.: P-2323

Date: _____

*Copy of current Title Search required with application.

CK# 1087 \$560.00



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: City Secretary

TO: Planning and Zoning Commission

FROM:

MEETING DATE: November 8, 2023

CATEGORY: DISCUSSION ITEMS

CAPTION: Director's Report

PRESENTATION:

SUMMARY:

Update on:

Short Term Rental Ordinance

Comprehensive Plan

Tentative December P&Z Agenda

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

None

APPROVAL/REVIEW: