



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, December 6, 2023 ~ 5:00 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 December 6, 2023, at 5:00 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 December 6, 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, 1601 E. Main Street, in order to comment.

You will be limited to 3 minutes to speak.

NOTE: The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made on the basis of the Executive Session discussion. The Commission may also publicly discuss any item listed on the agenda for the Executive Session.

Attendance By Other Elected or Appointed Officials: It is anticipated that the City Council, Historic Review Board, Charter Review Committee, and Board of Adjustments members may attend the Planning & Zoning Commission Meeting at the date and time above in numbers that may constitute a quorum. Notice is hereby given that at the P&Z Meeting at the date and time above, no Board or Commission action will be taken by such in attendance unless such item and action are specifically provided on a separate agenda posted subject to the Texas Open Meeting Act. This is not an agenda of an official meeting of any other City Council, Boards and Commissions, and minutes will not be taken.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. November 8, 2023 Regular Meeting Minutes
- B. October 4, 2023 Regular Meeting Minutes

4. PUBLIC HEARING - TO BE HELD AT 5:30 PM

- A. Request #Z-2309: By Thomas Mackie, Sarah Dak, Raul Rodriguez and Austin Rodriguez to consider the following:

- A To change the Land Use from Low Density Residential (LDR) to Medium Density Residential (MDR) for properties located at 107, 109, 111, and 113 Shaw Avenue.

- B To change the Zoning from R1, Single Family Residential to R2, Mixed Residential for properties located at 107, 109, 111, and 113 Shaw Avenue.

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

- B. Request #Z-2325: By Earline Lund to consider the following:

- A A Land Use Change from Industrial (I) to Commercial (C) for property located at 305 E. Highway Street.

- B A Zoning Change from M2, Medium Manufacturing to C2, Commercial for property located at 305 E. Highway Street.

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

5. ACTION ITEMS

- A. Request #SP-2321: By Mark Cornett to consider the Site Plan and Entry Corridor review for a Professional Office development located at 512 S. Washington Street.

- B. Request #SP-2323: By Mark Cornett to consider the Site Plan review for Soccer Fields located at South Fair Drive and West of SH 16 South.
- C. Request #SP-2324: By Kevin Spraggins to consider the Site Plan for 2 hotels at 1100 Friendship Lane

6. DISCUSSION ITEMS

- A. Discussion on Hotel Conference Center "The Meuse" project at 1293 N US Hwy 87
- B. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on December 1, 2023, 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
November 8, 2023
5:30 P.M.**

On this the 8th day of November 2023 the PLANNING AND ZONING COMMISSION convened in Regular Session at the Law Enforcement Center located at 1601 E. Main Street with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
JEFF LAWRENCE
JIM JARREAU
TOM MUSSELMAN
TIM DOOLEY
STEVE THOMAS
DARYL WHITWORTH
CINDY SCROGGINS
POLLY RICKERT

ABSENT:

ALSO, PRESENT:

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

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

PUBLIC COMMENTS

MINUTES

Jim Jarreau made a motion to approve the September 7, 2023, Special Meeting Minutes. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

Jim Jarreau made a motion to approve the August 9, 2023, joint City Council and Planning and Zoning Meeting Minutes. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

ACTION ITEMS

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

Kathryn Sharrock presented the application.

Shelby Collier, Associate Planner, stated that 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.

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 conditioned upon approval of Civil Construction Plans, approval of the required parkland dedication fees of \$500 per new unit for a total of \$1,500 and Correction of Addressing to reflect unit 100, 200 and 300.

Tom Musselman made a motion to approve Application #P-2316 per Staff recommendation. Seconded by Jim Jarreau. All voted in favor and the motion carried.

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.

Sergio Zamaron presented the application.

Anna Hudson, Director of Development Services, stated the applicant requested approval of the Site Plan and Entry Corridor Review Guidelines and Standards for property located at 1220 North US Hwy 87.

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.

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.

Jim Jarreau asked about adding a sidewalk on Theodore Specht. Anna stated that the sidewalk is required along Hwy 87 North but not required along Theodore Specht.

Polly Rickert asked about adding a 3 ft tall parapet wall in a lighter gray color.

Jim Jarreau made a motion to approve #SP-2318 with a 3 ft tall parapet wall in a lighter gray color and a sidewalk along Hwy 87 North and Theodore Specht. Seconded by Polly Rickert. All in favor and the motion carried.

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.

Tom Musselman recused himself and left the table.

Kevin Spraggins presented the application.

Shelby Collier, Associate Planner, stated that 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.

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 recommends approval conditioned upon approval of a preliminary & final plat, approval of landscape and screening plans, approval of civil construction plans and confirmation that the proposed buildings are modular structures with permanent foundations that meet local building codes.

Jeffrey Morin spoke in opposition to the project. He stated that he does not agree with trailer homes on R2 and C1 and has concerns with traffic and maintenance.

Kathryn Sharrock stated that she supports the project and that it would add much needed affordable housing and the units are modular units not mobile homes.

Daryl Whitworth stated he has concerns with a development of this type as it is a departure from the typical development pattern.

Mathew Sheer stated that the projected rent is \$1,600 per unit and no STR's will be permitted in the development. He mentioned the possibility of deed restricting the property against STR's. He went on to say that there are 5 units that are ADA compliant and are at ground level.

Polly Rickert stated that she would like to see variation in roof heights.

Jim Jarreau asked if there was an onsite manager. Matthew Sheer said yes, unit 73 will house the onsite property manager.

Tim Dooley said the development reminds him of an oil field camp.

Tim Dooley made a motion to deny application #SP-2317. Motion failed for a lack of a second.

Steve Thomas said that he agrees with Tim. The development has a military boot camp style. and he has concerns with fire access.

Polly Rickert stated that she feels that the City of Fredericksburg is being used as a Guinea Pig for this new development.

Tim Dooley made a motion to deny application #SP-2317. Seconded by Steve Thomas. All voted in favor and the motion carried.

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

Chris Danze presented the application.

Shelby Collier, Associate Planner, stated that the applicant is requesting approval of a Final Plat for 528 S. Milam. The Final Plat consists of 6 lots, 4 that front on West Walch and 2 that front on West Live Oak.

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.

Staff recommends approval of the proposed Final Plat application conditioned upon payment of parkland dedication fees \$2,500 paid prior to recordation of the plat and approval of Civil Construction Plans.

Jim Jarreau made a motion to approve #P-2323 per staff recommendation. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

DISCUSSION ITEMS

Director's Report

Tom Musselman would like to have Condominiums added to the Planning and Zoning Agenda in January.

Polly Rickert would like to add Executive Session to all Planning and Zoning Agendas. She went on to request that developers be allowed to present future projects Planning and Zoning Commission prior to action being needed.

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 7:07 p.m.

PASSED AND APPROVED this 6th day of December 2023.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman

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

**PLANNING & ZONING COMMISSION
October 4, 2023
5:30 P.M.**

On this the 4th day of October 2023 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center located at 1601 E. Main Street with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
JEFF LAWRENCE
JIM JARREAU
TOM MUSSELMAN
TIM DOOLEY
CINDY SCROGGINS
POLLY RICKERT

ABSENT:

DARYL WHITWORTH
STEVE THOMAS

ALSO, PRESENT:

KRIS KNESSES – Director of Public Works
JAN MUSGROVE – STR Specialist
SHELBY COLLIER – Associate Planner

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

PUBLIC COMMENTS

MINUTES

Jim Jarreau made a Motion to Approve the September 2023 Regular Meeting Minutes. Seconded by Jeff Lawrence. All voted in favor and the motion carried.

PUBLIC HEARING AND ACTION

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

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

Mitchell Sharrock presented the application. He stated that it was his desire to open a limited restaurant for locals to visit off Main Street. At the last meeting, it was discussed that more parking was needed and after working with his designer, he was able to add 3 more parking spaces for a total of 16 spaces. He no longer requests a super club and will not allow outdoor amplified music.

Shelby Collier, Associate Planner, presented the application. She stated that the property is currently used as a Short-Term Rental. The new owner is requesting a Conditional Use Permit to convert to a Restaurant - Limited use. The property is located on the corner of North Llano and East Hackberry Streets and is approximately 14,000 sq ft in size. The requested additions to the property would include covered outdoor dining, a gravel parking lot at the rear of the property and walkways. The development will be characterized by limited hours, 7:00 AM - 5:00 PM. The applicant will request a TABC license to serve beer and wine.

The property is zoned C1, Neighborhood Commercial and meets the minimum development standards for building and impervious coverage as well as building height. The development has an existing driveway on East Hackberry that will be closed and relocated further down East Hackberry and will result in a 24' wide drive leading into the parking lot where 16 parking spaces, including 2 ADA spaces, are provided.

There will be several points of access for pedestrians. The development is providing a 5' wide sidewalk along North Llano and East Hackberry and all sidewalks provide connectivity to various walkways and paths within the development. Landscape and screening plans have been submitted and approved.

When reviewing CUP applications, there are 13 items that must be considered. Staff has found that this application has met or exceeded all the requirements. The requested use meets a need in the area and the limited hours would be harmonious with neighboring properties that are a mix of residences, short-term rentals, and neighborhood- friendly businesses.

Staff sent out letters regarding the public hearing and have received 13 responses in support and 7 in protest of the project, however, not all letters received are within the 200 ft notification area.

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

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

Robert Burkwein spoke in opposition to the project.

Qian who lives at 206 E Hackberry spoke in opposition to the project.

Bonnie Woods who lives on East Morse spoke in opposition to the project.

Susan Osborne who lives at 211 E Hackberry in opposition to the project.

Kathryn Sharrock spoke in support of the project.

Phill Gilio spoke in support of the project.

Mark Peterson spoke on behalf of Cindy Heifner who is in opposition to the project.

Tony Smith spoke in support of the project.

Patricia Torres stated she does not live in the neighborhood but has concerns regarding traffic if this were to be approved.

Mike Mahoney spoke in opposition to the project.

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

Polly Rickert voiced her concern regarding traffic and the impact on the neighborhood.

Tim Dooley said he believes that it is a good project but in the wrong location.

Tom Musselman has concerns regarding the Conditional Use Permit Review Criteria. He does not feel that the application as presented meets #3, #5 and #13.

Tim Dooley made a motion to recommend denial of Z-2319. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Request #Z-2317: By William Joseph to Consider a Conditional Use Permit (CUP) per Section 3.110 to Operate a STR-Facility in a R2 Zoned Area Located in the Historic Overlay District on Property Located at 411 East Creek Street.

Jim Jarreau made a motion to open the Public Hearing. Seconded by Tom Musselman. All voted in favor and the motion carried.

William Joseph presented the application. He stated that 411 East Creek is his residence that he shares with his partner, however, they are getting older and have an interest in traveling internationally and would like the option to rent the property out if they were ever gone for extended periods of time.

Shelby Collier, Associate Planner, stated that the applicant is requesting a CUP to operate a STR-Facility, 2 units, at 411 E Creek. The property is the site of the original Langerhans homestead and consists of two units and a pavilion. The main residence is a two-story, 000 sq ft building consisting of 2 bedrooms and the guest house is a single-story, 728 sq ft building with 1 bedroom. The property has frontage on East Creek Street but takes access from South Elk Street via a 35 ft wide driveway and is in a neighborhood that has a high volume of STRs and is in close proximity to multiple commercial businesses, in addition to being within 1 block of East Main Street.

Within 200 feet of this property there are a total of 20 parcels. Those 20 parcels contain 5 vacant lots, 1 Hotel and 7 STRS resulting in 53% of the developed, notified area operating as a Hotel or STR.

Public notification, including letters being sent to property owners within 200 feet, resulted in 1 letter of support.

Staff recommends approval conditioned upon construction of a curb along East Creek and South Elks Street and review and inspection and approval of the required STR permits.

Tim Dooley made a motion to Close the Public Hearing. Seconded by Tom Musselman. All voted in favor and the motion carried.

Tim Dooley made a motion to recommend approval of #Z-2317 per Staff recommendation. Seconded by Polly Rickert. All voted in favor and the motion carried.

Request #Z-2308: By Theresa Guettler to Consider a Conditional Use Permit to Operate a STR-Condominium in a C2, Commercial Zoned Area for Property located at 510 Mueller Street #33.

Janice Menking recused herself and left the table.

Theresa Guettler presented the application. She stated that it was her intention to operate her second home as a STR.

Shelby Collier stated that this property is in the Carriage Hills Condominium Development, which does allow for STR units. The development includes 36 units, 3 of which are STRS (unit 9, 10, & 13). The subject property is a 2 story, 1, 573 sq ft building, with 3 bedrooms. The property takes access from Mueller Street into the development and then has a 12 wide driveway off a private drive-aisle into the property where guests may park in a 1 car garage or park in the driveway where 1 parking space is available.

The block that unit #33 is in does not have neighboring STR uses, rather, it is surrounded by residences or vacant units. In addition, Staff has previously received 3 complaints from neighbors located within this condominium complex for parking and traffic concerns dating back to July 31, 2021. Staff also identified that the nature of the development is dense, with the average lot spaces being 1,600 sq ft in size with only 5 ft of separation from the neighboring unit.

Public notification resulted in no responses regarding this request.

Staff has found that this neighborhood consists largely of residence and second homes and cannot say with assurance that the proposed STR use would be compatible in this block. In addition, the lots are small and close together, not allowing for a natural buffer of a yard or distance to assist with noise and other potential unfavorable impacts. If approval were to be granted, Staff would recommend limiting the occupancy to 8 and review and inspection of a STR Permit.

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

Tim Dooley stated that this development was never intended to operate a STRs.

Tim Dooley made motion to recommend denial of #Z-2317. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Request #Z-2320: By Amelia Zesch to Consider a Conditional Use Permit to Operate a STR-Unoccupied in a R2 Zoned area located in the Historic District on Property located at 407 W. San Antonio ST.

Janice Menking returned to the table and the discussion.

Jim Jarreau made a motion to Open the Public Hearing. Seconded by Polly Rickert. All voted in favor and the motion carried.

Scott Zesch, husband to Amelia Zesch, presented the application. He stated that the property is a small Sunday house that has been operated as a STR for 16 years. Unfortunately, the previous STR permit on the property expired and once this was brought to their attention, they immediately contacted City Staff and were instructed to go through the CUP process.

Shelby Collier stated that the applicant requests approval for a 1-bedroom unit that consists of a 2-story building that is 1,220 sq ft and provides 1 parking space onsite. This property previously had a STR-Nonconforming permit that expired on June 6, 2021. Due to Zoning changes that went into effect on April 1, 2022, the applicant must now request a CUP to operate as a STR-Unoccupied. The applicant is compliant with HOT remittance and has no record of violations.

Public notification resulted in no response from the neighborhood.

Staff finds that most of the properties in this neighborhood operate as STRs. In addition, this property had previously operated as a STR for 16 years without a complaint and given the small size of the unit and its limited occupancy of four, Staff recommends approval conditioned upon review and inspection and approval of a STR permit and payment of applicable fees.

Polly Rickert made a motion to recommend approval of #Z-2320. Seconded by Tim Dooley. All voted in favor and the motion carried.

ACTION ITEM

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

Tim Dooley recused himself and left the table.

Mike Penick, an owner of the property, presented the application. He stated that it was his family's desire to further subdivide the property.

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

The subject property consists of 39 acres and would like to subdivide the property into 6 lots with 3 different zonings. Lots 4, 5, & 6 are zoned C1. Lot 2 is zoned R3 and lot 3 is zoned R1.

A Sidewalk is required along Friendship Lane and has been installed for Lots 1 & 2 but will also be needed

for lot 6. No new roadways are proposed as part of this plat. The Prospect and Carbon Projects have obtained Civil Construction Plan approval. The further subdivision of lots 3 - 6 will require Civil Construction Plan approval. The applicants shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500.00 per new lot for a total of \$3,000.00.

Staff recommends approval of the Preliminary Plat conditioned upon extension of a sidewalk across lot 6 (escrow of the fees is an option) and approved Final Plat and payment of park dedication fees.

Tom Musselman made a motion to approve Application #P-2311 per Staff recommendation. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

Request #P-2322: By Josh Leamons to Consider the Final Plat Review for the Woodcrest Addition located at 210 Woodcrest.

Tim Dooley remained recused and did not rejoin the table.

Josh Leamons presented the Final Plat Application for the Woodcrest addition located at 210 Woodcrest and consists of approximately 2.75 acres and is a 9-lot subdivision.

Shelby Collier stated that no new roadways are proposed as part of this plat. Lots 1 – 4 will have frontage on Catholic Cemetery Rd, Lots 4-6 will have frontage on West Travis Street. Lots 6 – 9 will have frontage on Woodcrest Street. The City of Fredericksburg is currently working with Gillespie County to annex Catholic Cemetery Rd, which currently belongs to Gillespie County.

Tom Musselman made a motion to approve #P-2322. Seconded by Jim Jarreau. All voted in favor and the motion carried.

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

Tim Dooley returned to the table and the discussion.

Kathryn Sharrock presented the application.

Shelby Collier stated that a Site Plan was previously approved for this development on December 8, 2021, 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, unfortunately, the application was unable to provide a response to comments and a revised site plan within the required time frame. Therefore, staff provided our recommendation based on the assumption that the application will be able to address these comments.

Polly Rickert asked if Staff submitted the comments to the applicant late. Shelby Collier stated that the comments were submitted on time.

Polly Rickert stated that she is not comfortable approving incomplete work.

Kathryn Sharrock commented that the Site Plan shown was not the correct Site Plan. There was much discussion between the application and Staff regarding the correct Site Plan.

Jim Jarreau made a motion to deny application #SP-2316. Seconded by Tim Dooley. All in favor and the motion carried.

DISCUSSION ITEM

Sober and Halfway house land use

Polly Ricker and Tom Musselman requested that sober and halfway house discussion be added to this agenda. The Director of Planning for the City of Kerrville, Drew Paxton, was going to join P&Z, unfortunately, he had to cancel at the last minute.

Page 147 through 161 contains the Ordinance that the City of Kerrville adopted regarding Group Homes and Boarding Home Facilities.

Comprehensive Plan and Parks Master Plan Update

Shelby Collier discussed the project schedule and next steps. She stated that Ann Hudson, Director of Development Services, would have clearer direction for the Commission at the next meeting.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Polly Rickert. All voted in favor and the meeting was adjourned at 7:55 p.m.

PASSED AND APPROVED this 6th day of December 2023.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

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

CATEGORY: PUBLIC HEARING - TO BE HELD
AT 5:30 PM

CAPTION: Request #Z-2309: By Thomas Mackie, Sarah Dak, Raul Rodriguez and Austin Rodriguez to consider the following:

- A To change the Land Use from Low Density Residential (LDR) to Medium Density Residential (MDR) for properties located at 107, 109, 111, and 113 Shaw Avenue.
 - B. To change the Zoning from R1, Single Family Residential to R2, Mixed Residential for properties located at 107, 109, 111, and 113 Shaw Avenue.
 - i. Presentation by the applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the Conditional Use Permit request
-

PRESENTATION:

SUMMARY:

The applicants are seeking a future land use classification change from "Low Density Residential " (LDR) to "Mixed Density Residential" (MDR) and a zoning change from "Single Family Residential" (R1) to "Mixed Residential" (R2) for properties located at 107, 109, 111, and 113 Shaw Avenue.

BACKGROUND:

The properties requesting a land use and zoning change consist of 4 separate properties that make up the 100 block of Shaw Ave.

This block of Shaw is bordered by two zones. R1, Single Family Residential to the North, West and South and C2, Commercial to the south and east. 107 Shaw abuts Hill Country Vision and Family Dentistry and 109 Shaw abuts Neffendorf & Blocker CPA. There is only 1 Short-Term Rental within 200 ft, 516 St. Geralda.

The subject properties are all residences.

Sec. 3.100 - R1, Singel Family Residential

intent: This zone is intended to provide for single family living. Single family living may include a

guest house or STR if the lot is 10,000 or larger.

Sec. 3.110. - R-2, Mixed Residential

Intent: This zone is intended to provide for medium density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. (See Site Development Regulations). Additional uses necessary and incidental to multiple family residential dwellings are also permitted. *It is a zone well suited as a buffer between single family uses and other more intense uses.* This zone is typically associated with Medium Density Residential Land Use category but is allowed within all Land Use categories except "Open Space/Park," "Public Facility" and "Industrial."

As of November 30, 2023 3 letters in response to the public hearing have been received and all were in protest. These protests do NOT trigger the 20% supermajority rule.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Given the location of the properties behind C2 zoned Hwy 16 South, staff recommends approval of the zoning and land use changes to allow for mixed residential which will allow for more residential units. R-2 is appropriate as a buffer between C-2 and R-1 zones. Given the timing of the this request and the recent changes to the STR ordinance, staff recommends the effective date of the change be made to coincide, January 1, 2024.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Z-2309 Landuse Map
2. Z-2309 Zoning Map
3. Z-2309 Public Hearing Map
4. Z-2309 Mailing Labels
5. Ersch Protest
6. Olfers Protest
7. Smedley Protest
8. Z-2309 - Project Application

APPROVAL/REVIEW:

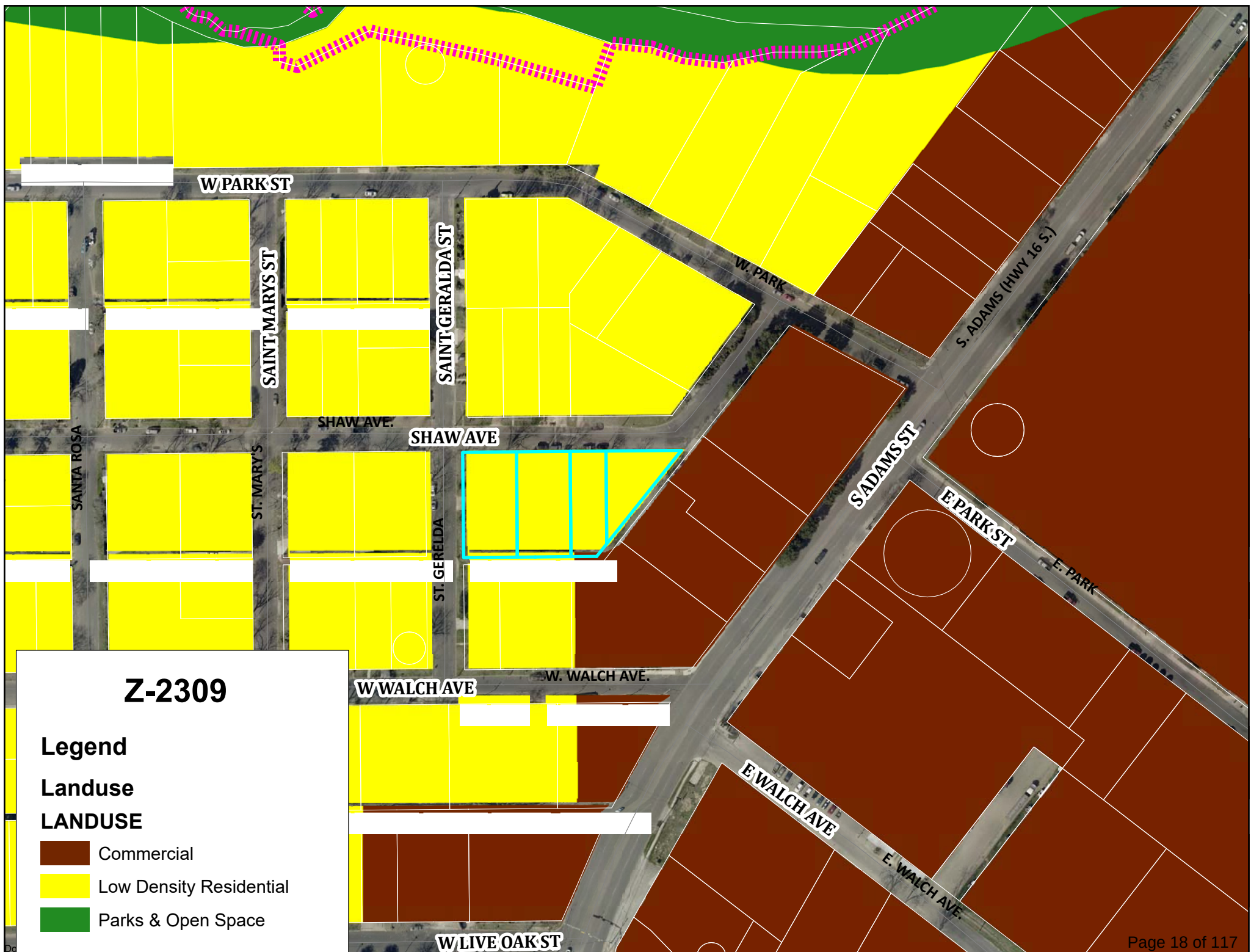
Z-2309

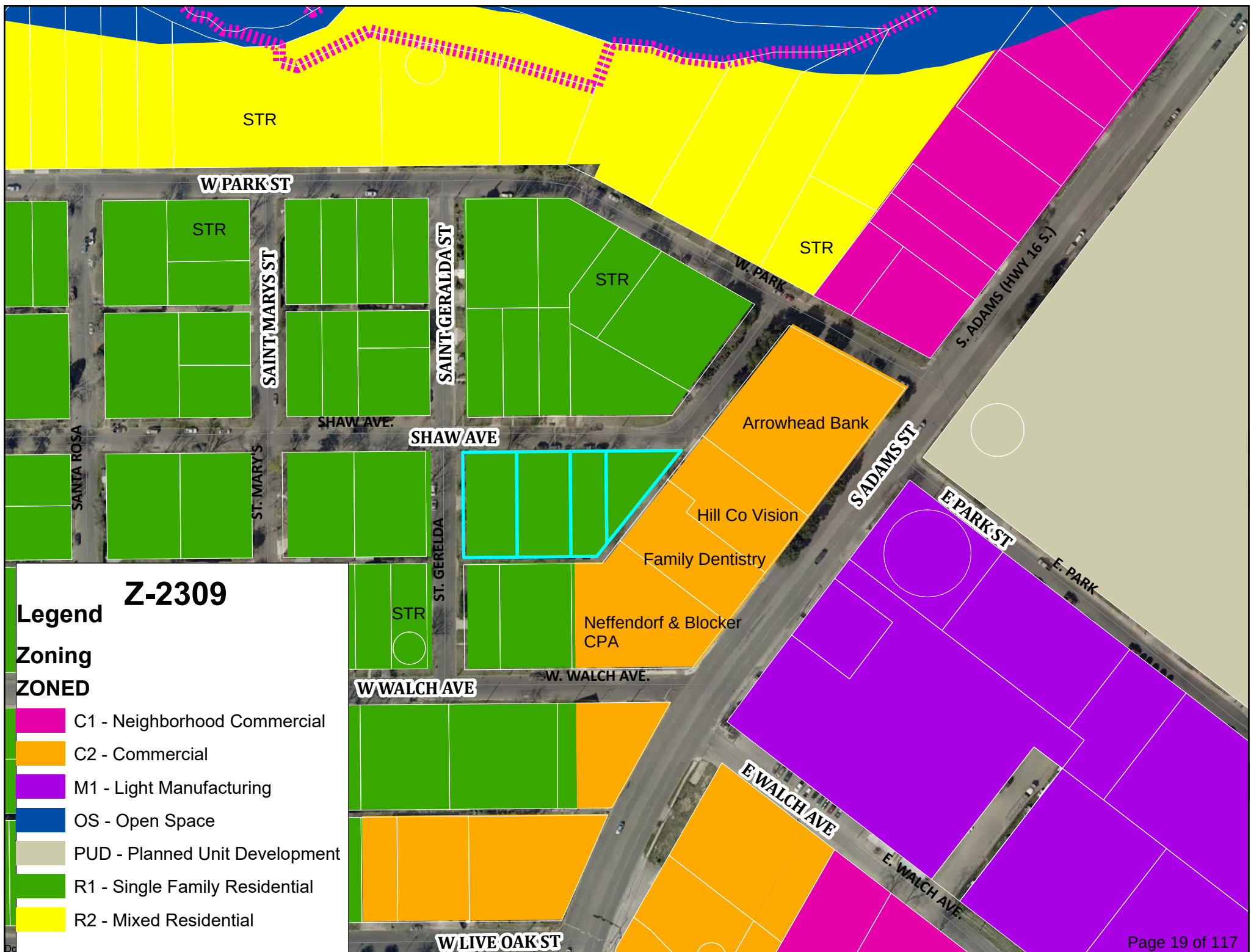
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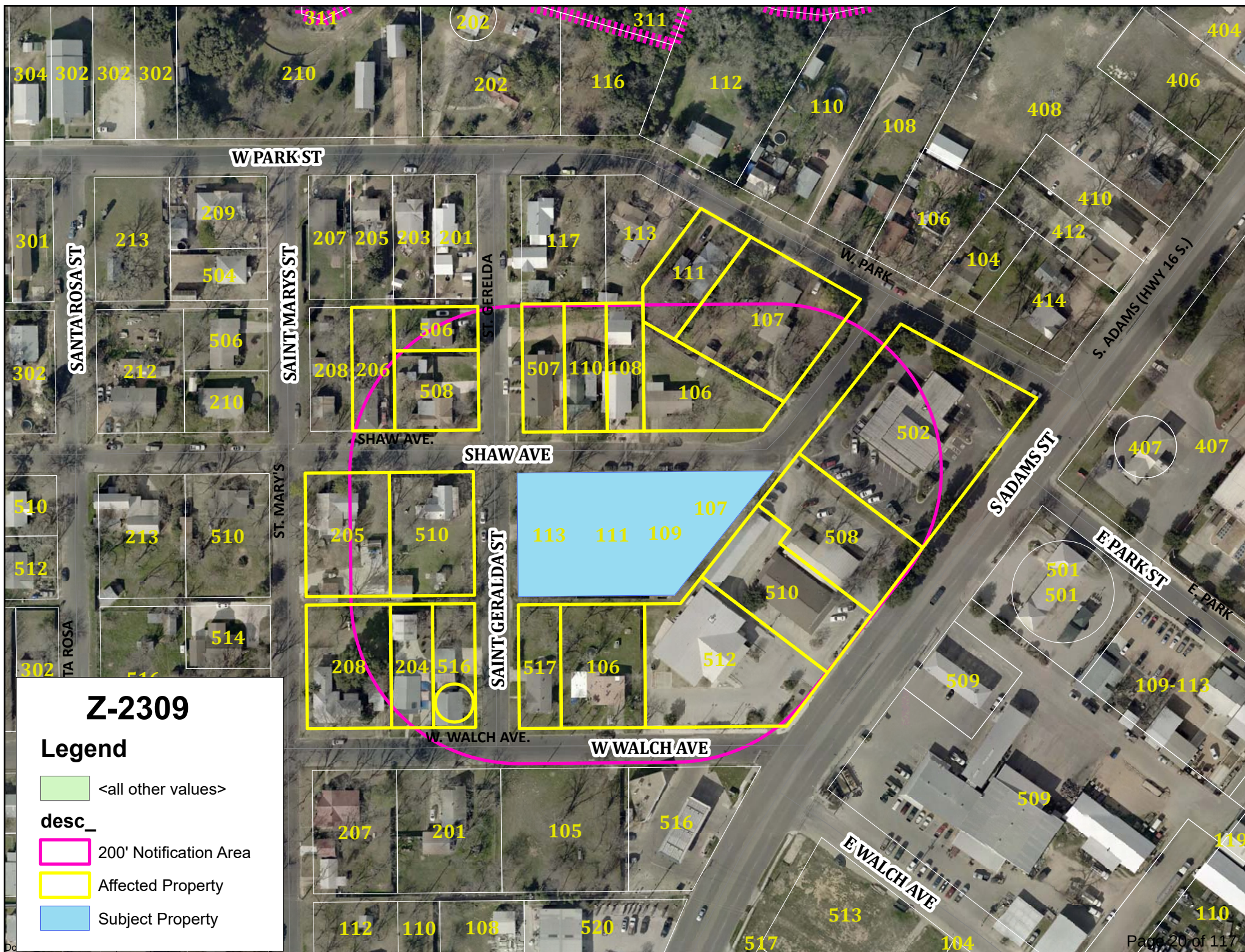
Landuse

LANDUSE

-  Commercial
-  Low Density Residential
-  Parks & Open Space







Schneider Sisters LLC
3204 Peachtree Ln
Plano, TX 75074

Jose & Natalia Monzon
107 W. Park
Fredericksburg, TX 78624

Kurt Ditges
217 W Ufer
Fredericksburg, TX 78624

Seven Properties LLC
25 Highland Park Village
Suite 100-183
Dallas, TX 75205

Travis Weidner
30020 US Hwy 281 North
Bulverde, TX 78163

Alvino Salinas
206 Shaw Ave
Fredericksburg, TX 78624

Maria Vences
506 Saint Geralda
Fredericksburg, TX 78624

Genevieve Crenwelge
P.O. Box 911
Sonora, TX 76950

Melaine Edgecombe
205 Shaw Ave
Fredericksburg, TX 78624

Arron & Marlo Wallendorf
510 St Geralda
Fredericksburg, TX 78624

Jack & Bernadine Swanzy
208 W Walch
Fredericksburg, TX 78624

William Ersch
204 W Walch
Fredericksburg, TX 78624

Jose & Elda Garcia
3222 Wagon Trail Rd
Pearland, TX 77584

Bobby & Geraldine Smedley
1828 Quailwood Dr
Fredericksburg, TX 78624

Stoehler & Olfers Properties
509 S. Adams
Fredericksburg, TX 78624

Stehling Holdings LLC
510 S. Adams
Fredericksburg, TX 78624

Blaker Holdings LLC
611 McCullough Ranch Rd
Kerrville, TX 78028

Arrowhead Bank
108 W Sandstone St
Llano, TX 78642

Z-2309

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521



REQUEST NO. Z-2309

As an interested property owner, I (PROTEST) / (APPROVE) the requested PLANNED UNIT
DEVELOPMENT AMENDMENT, represented by the above file number because:

WE NEED MORE NEIGHBORS, NOT MORE STR'S.

Randy Ersch
Signature 204 W. WALCH

11/27/2023
Date

RANDY ERSCH
Printed Name

204 W. WALCH
Address

Public Comment Form

Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521



REQUEST NO. Z-2309

As an interested property owner, I (PROTEST) / (APPROVE) the requested PLANNED UNIT DEVELOPMENT AMENDMENT, represented by the above file number because:

I PROTEST THIS REQUEST AS PRESENTED. I WOULD PREFER A MORE COMPREHENSIVE
LOOK AT THE AREA, PARTICULARLY THE BLOCK BOUND BY S. ADAMS, W. WALCH, SAINT CECILIA,
AND SHAW. I WOULD PREFER OUR ZONING AT 106 W. WALCH CHANGE TO C₂ OR
AT LEAST R₂, AS WELL.

STROTHER & OLFE'S PROPERTIES
Signature

By [Signature] MANAGER

NOV. 21, 2023
Date

STEVEN OLFE'S, MANAGER
Printed Name

509 S. ADAMS
Address
FAB TX 78629

Public Comment Form

Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521



REQUEST NO. Z-2309

As an interested property owner, I (PROTEST) / (APPROVE) the requested PLANNED UNIT DEVELOPMENT AMENDMENT, represented by the above file number because:

A MORE COMPREHENSIVE PLAN NEEDS TO BE DONE TO INCORPORATE THE REMAINDER OF THE BLOCK. THIS PLAN, AS IT IS PRESENTED, LEAVES ONLY TWO HOUSES, #106 & #517, ZONED R2

[Signature]
Signature

11/27/23
Date

B SMEDLEY
Printed Name

517 ST GERALDA
Address



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: Shaw R-2

Project Address: 113 Shaw Ave.

Tax ID Number (s):

Application Type (Check all items that apply.)

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

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

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

Original Survey & Abstract No: S1680 - WALCH TERRACE

Legal Description: WALCH TERRACE BLK K LOT 77 & 78-PT, -113 SHAW

Current Land Use Plan: Residential

Proposed Land Use Plan: Residential

Current Zoning: R-1

Proposed Zoning: R-2

Location: City limits, not historic district

Proposed Use(s): SF rental, additional ADU, long-term / low cost rental

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: Thomas Mackie

Date: 3-16-2023

Staff Use Only

Application No.: Z-2309 Date: 03/23/23

*Copy of current Title Search required with application.

CK#4704 \$700.00



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Thomas Mackie

Address: 113 Shaw Ave.

Phone: 512-484-7628

Fax:

Email: tmackie3@gmail.com

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): Thomas Mackie

Address: 113 Shaw Ave.

Phone: 512-484-7628

Fax:

Email: tmackie3@gmail.com

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:



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: Shaw R-2

Project Address: 113 Shaw Ave.

Tax ID Number (s):

Application Type (Check all items that apply.)

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

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

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

Original Survey & Abstract No: S1680 - WALCH TERRACE

Legal Description: WALCH TERRACE BLK K LOT 77 & 78-PT, -113 SHAW

Current Land Use Plan: Residential

Proposed Land Use Plan: Residential

Current Zoning: R-1

Proposed Zoning: R-2

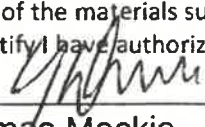
Location: City limits, not historic district

Proposed Use(s): SF rental, additional ADU, long-term / low cost rental

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: Thomas Mackie Date: 3-16-2023

Staff Use Only

Application No.: Z-2309 Date: 03/23/23

*Copy of current Title Search required with application.

CK#4704 \$700.00



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: Shaw R-2

Project Address: 113 Shaw Ave.

Tax ID Number (s):

Application Type (Check all items that apply.)

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

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

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

Original Survey & Abstract No: S1680 - WALCH TERRACE

Legal Description: WALCH TERRACE BLK K LOT 77 & 78-PT, -113 SHAW

Current Land Use Plan: Residential

Proposed Land Use Plan: Residential

Current Zoning: R-1

Proposed Zoning: R-2

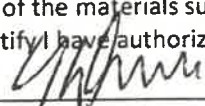
Location: City limits, not historic district

Proposed Use(s): SF rental, additional ADU, long-term / low cost rental

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: Thomas Mackie Date: 3-16-2023

Staff Use Only

Application No.: Z-2309 Date: 03/23/23

*Copy of current Title Search required with application.

CK#4704 \$700.00



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: Shaw R-2

Project Address: 113 Shaw Ave.

Tax ID Number (s):

Application Type (Check all items that apply.)

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

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

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

Original Survey & Abstract No: S1680 - WALCH TERRACE

Legal Description: WALCH TERRACE BLK K LOT 77 & 78-PT, -113 SHAW

Current Land Use Plan: Residential Proposed Land Use Plan: Residential

Current Zoning: R-1 Proposed Zoning: R-2

Location: City limits, not historic district

Proposed Use(s): SF rental, additional ADU, long-term / low cost rental

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: Thomas Mackie Sarah Dak

Printed Name: Thomas Mackie Date: 3-16-2023

Staff Use Only

Application No.: Z-2309 Date: 03/23/23

*Copy of current Title Search required with application.

CK#4704 \$700.00

April 26, 2023

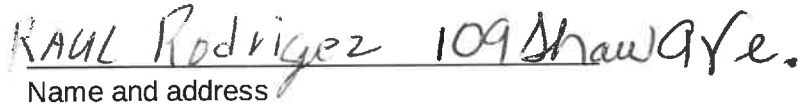
Dear Neighbor,

I have submitted an application with the city to re-zone my property at 113 Shaw. The city is open to recommending this to city council if all four lots (113, 111, 109, 107) become R-2 since it's adjacent to the C-1, commercial property. If it's changed to R-2 it likely makes the values higher if you ever decide to sell. If you don't oppose it, would you please sign this letter and get back to me? I'm home most of the time so come by if you want to visit.

Thanks!
Thomas Mackie
113 Shaw

I support the rezoning application for lots on Shaw Ave (#113, 111, 109, 107)


Signature


Name and address



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

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

CATEGORY: PUBLIC HEARING - TO BE HELD
AT 5:30 PM

CAPTION: Request #Z-2325: By Earline Lund to consider the following:

A A Land Use Change from Industrial (I) to Commercial (C) for property located at 305 E. Highway Street.

B A Zoning Change from M2, Medium Manufacturing to C2, Commercial for property located at 305 E. Highway Street.

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

PRESENTATION:

SUMMARY:

The applicant is seeking a future land use classification change from Industrial (I) to Commercial (C) and a zoning change from M2, Medium Manufacturing to C2, Commercial for property located at 305 E. Highway Street.

BACKGROUND:

The property is currently operating as the Fredericksburg RV Park which obtained a Conditional Use Permit to operate a "campground" in the early 2000's. The new owners purchased the property in 2022 and would like to add 2 Short Term Rentals to the property, which the M2 zoning does not allow and would require a zoning change from M2, Medium Manufacturing, to C2, Commercial to operate an STR-Facility in addition to the "Campground" use already established on the property.

Land uses surrounding the property include Industrial (I) to the west and Commercial (C) to the north, south and east.

Zoning to the west is M2, Medium Manufacturing and to the north, south and east is C2, Commercial.

The uses found in C2, Commercial are compatible with the area. [Sec. 3.210](#)

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

Staff recommends approval of the requested land use and zoning change. The property abuts C2, Commercial and is a natural extension of the zoning found to the east and north. In addition, it would create a cohesive zoning block, given that the property across E Highway is also zoned C2, Commercial.

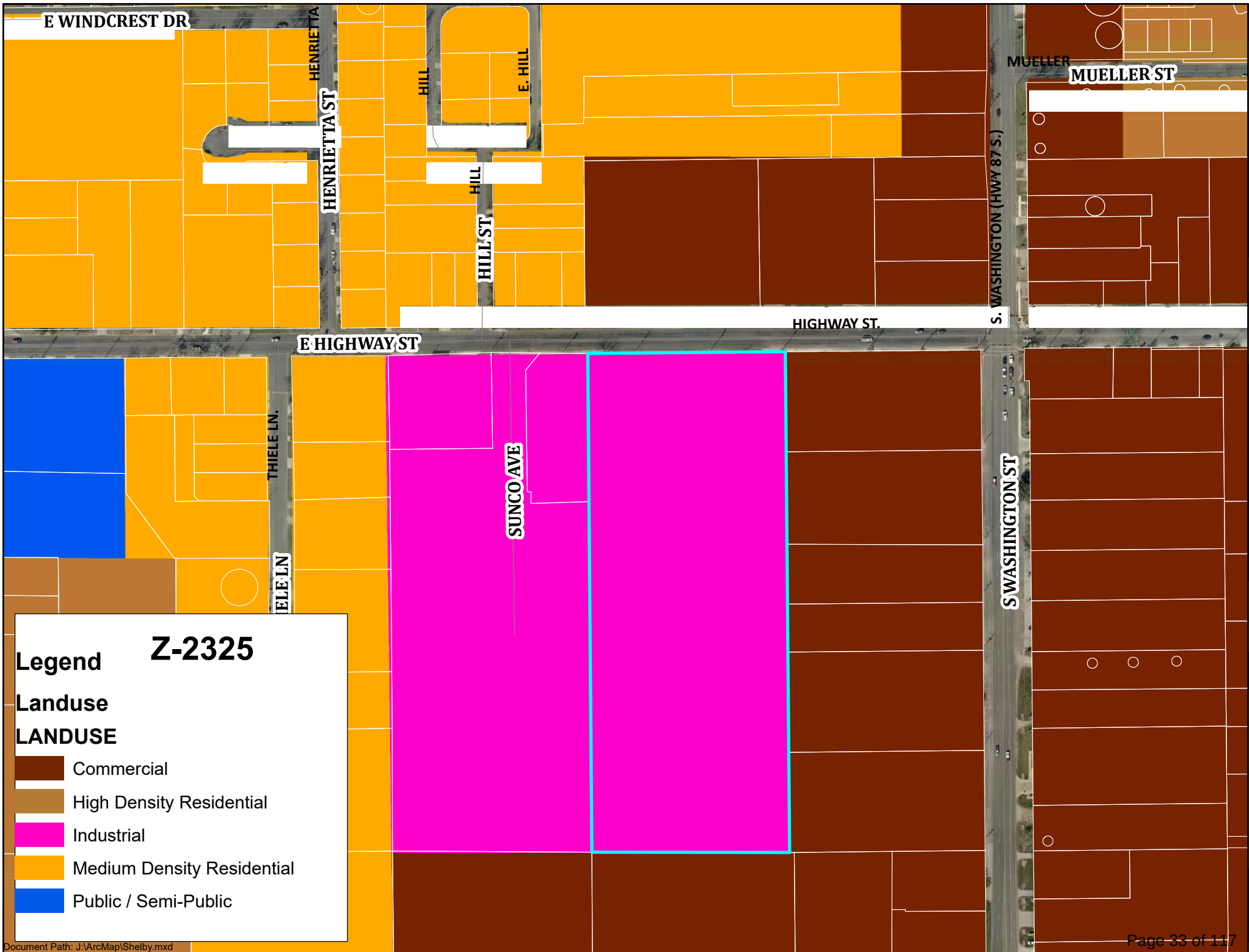
COMMUNITY VISIONING/STRATEGIC INITIATIVES:

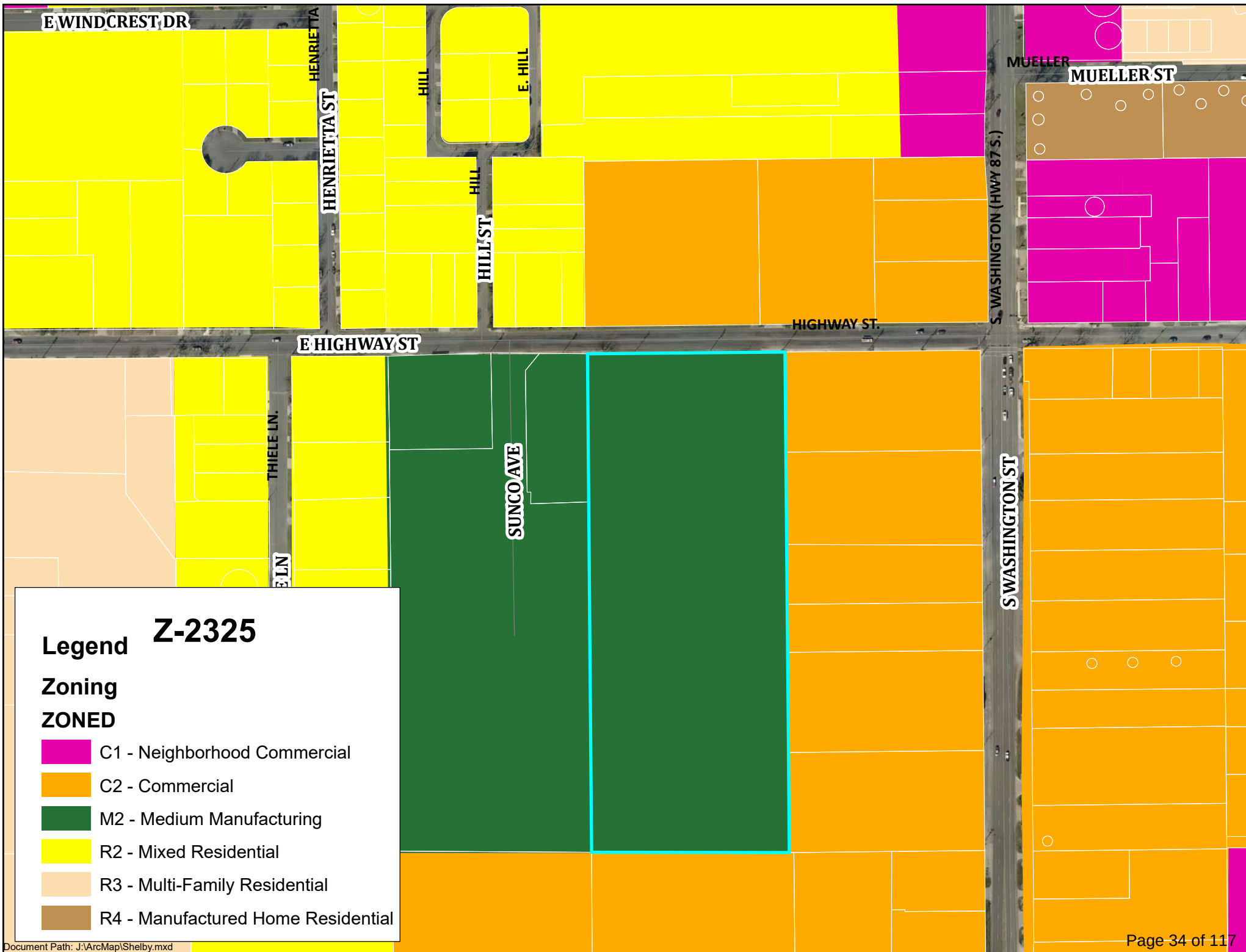
Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Z-2325 Landuse Map
2. Z-2325 Zoning Map
3. Z-2325 PH Map
4. Z-2325 Mailing Labels
5. Sec 3.210 C2 Commercial Zone
6. Sec 3.320 M2 Zoning
7. Z-2325 Project Application

APPROVAL/REVIEW:





Z-2325

Legend

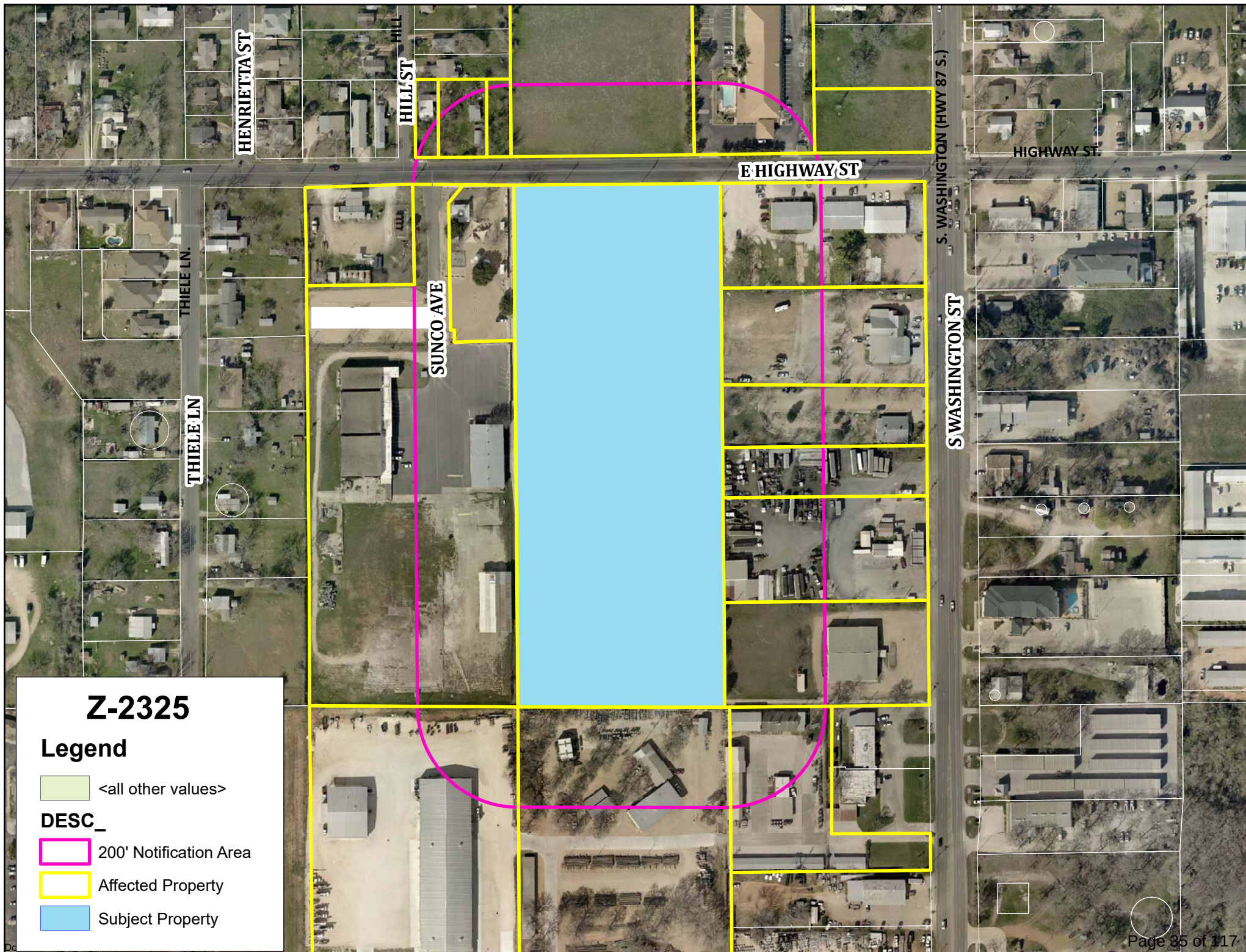
 <all other values>

DESC_

 200' Notification Area

 Affected Property

 Subject Property



FIDELIA ONTIVEROZ
1013 E HILL
FREDERICKSBURG, TX 78624

DOROTHY ZEY
442 BARRACUDA PLACE
CORPUS CHRISTI, TX 78411

JANINE ENGEL
922 HAWTORN LN
FREDERICKSBURG, TX 78624

MAHESHKUMAR PATEL
314 E HIGHWAY ST
FREDERICKSBURG, TX 78624

MILTON & REGINA CARLENE GROBE
LIVING TRUST
104 WINDING OAK DR
FREDERICKSBURG, TX 78624

FRANTZEN AHRENS VFW POST 7105
P.O. BOX 952
FREDERICKSBURG, TX 78624

PEACH BLOSSOM HOLDINGS LLC
157 COUNTRY CREEK LN
FREDERICKSBURG, TX 78624

KENNETH & KATHERINE CRENWELGE
P.O BOX 452
FREDERICKSBURG, TX 78624

CRENWELGE OIL CO
P.O. BOX 452
FREDERICKSBURG, TX 78624

AMERICAN LEGION POST #244
P.O. BOX 754
FREDERICKSBURG, TX 78624

CENTRAL TEXAS ELECTRIC COOP
P.O. BOX 553
FREDERICKSBURG, TX 78624

SEITZ FOUR OAPS LP
1108 SUNCO AVE
FREDERICKSBURG, TX 78624

TRUCK GRUB LLC
P.O. BOX 1489
FREDERICKSBURG, TX 78624

STROEHER AND OLFERS PROPERTIES
509 S ADAMS
FREDERICKSBURG, TX 78624

Z-2325 – 305 E Highway

Sec. 3.210. - C-2: COMMERCIAL.

Intent

This zone is intended to provide for businesses and services that serve persons throughout the city and the area. These uses generally require frontages on major cross street intersections of highways or other major arterial, given their high visibility and traffic generation ability.

Principal Permitted Uses

Administrative and Business Office
Agricultural Sales and Services
Arts and Crafts
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School
Business Support Services
Club or Lodge
Cocktail Lounge
Commercial Off-Street Parking
Communication Services
Construction Sales and Services

Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Convenience Store/Self Serve Gas
Cultural Services
Custom Manufacturing
Day Care Services
Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Sales
Funeral Services
Group Residential
Single Family Residential (detached) if structure was not used as other than residential in its most recent use
General Retail Sales
Guidance Services
Hotel/Motel

Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Maintenance and Service Facilities
Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement
Multiple Family Residential
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services
Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities

Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Research Services
Restaurant - Drive-In/Fast Food
Restaurant
Service Station
Veterinary Services
Short-term Rental, Unoccupied: (With a STR permit and adherence to <u>Section 5.401</u>)
Short-term Rental, Accessory: (With a STR permit and adherence to <u>Section 5.401</u>)
Short-term Rental, B & B: (With a STR permit and adherence to <u>Section 5.401</u>)
Short-term Rental, Facility: (With a STR permit and adherence to <u>Section 5.401</u>)
Corporate Housing (Section <u>5.401</u>)

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

Uses Permitted Subject to Conditional Use Permit

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

Camp Grounds
Condominiums (Section <u>7.610</u>)

Convenience Storage
Drive through facilities associated with any use
Single Family Residential (detached)- new construction or after cessation of use other than residential
Duplex Residential Condominium Residential(section <u>7.610</u>)
Single Family Residential (Detached)
Townhouse Residential (section <u>7.610</u>)
Transportation Terminals
Short-term Rental, Condominium: (With a STR permit and adherence to <u>Section 5.401</u>)

Property Development Regulations

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

Site Development Regulations

Each site in the C-2 District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 15 feet
Street Side Yard	Minimum Required Setback, 15 feet

Interior Side Yard	Minimum Required Setback, 0 feet; or 10 feet when abutting residential zoning districts; or 15 feet for 2 story structures, when abutting residential zoning districts
Rear Yard	Minimum Required Setback, 0 feet; or 15 feet when abutting residential zoning districts; or 25 feet for 2 or more stories, when abutting residential zoning districts
Maximum Impervious Coverage	80%
Maximum Building Coverage	Percent of Lot Area, 75%
Residential Density	<u>Section 3.120</u>
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Building	<u>Section 8.100</u>
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when abutting R-1, R-1-A, or R5

(Ord. No. 23-007, 5-20-2013; Ord. No. 23-014, 9-16-2013; Ord. No. 25-004, 5-4-2015; Ord. No. 2019-11, § 2, 4-15-2019; [Ord. No. 2022-13](#), § 7(Exh. G), 3-21-2022)

Sec. 3.320. - M-2: MEDIUM MANUFACTURING.

Intent

This zone is intended to allow the establishment of intermediate industrial uses permitting the processing or producing of materials which may produce smoke, noise, vibration, light, heat, glare or fumes, provided measures are taken from the specified development standards to minimize the impact beyond the boundaries of the property upon which the use is located.

Principal Permitted Uses

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

Administrative and Business Office	Food Sales
Agricultural Sales and Service	Funeral Services
Automotive Rentals	General Retail Sales
Automotive Repair Services	Horticulture
Automotive Sales	Hospital Services (Limited)
Automotive Washing	Indoor Entertainment
Building Maintenance Services	Indoor Sports and Recreation
Business Support Services	Kennels
Business or Trade School	Laundry Services
Club or Lodge	Local Utility Service
Commercial Off-Street Parking	Maintenance and Service Facilities
Communication Services	Mobile Food Establishments, but not in any right-of-way or public easement

Construction Sales and Services	Outdoor Sports and Recreation
Convenience Storage	Pawn Shop Services
Convenience Store/Self Serve Gas	Professional Offices
Custom Manufacturing	Religious Assembly
Equipment Repair Services	Research Services
Equipment Sales	Restaurant
Exterminating Services	Service Station
Financial Services	Veterinary Services

Uses Permitted Subject to Conditional Use Permit

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

Campground	Restaurant-Drive In/Fast Food
Drive through facilities associated with any use	Scrap and Salvage Services
General Warehousing and Distribution	Stockyards
Light Manufacturing	Transportation Terminal
Limited Warehousing & Distribution	Vehicle Storage

Bed and Breakfast use is specifically prohibited.

Property Development Standards

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

Site Development Regulations

Each site in the "M-2" district shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 10,000 Square feet
Lot Width	Minimum Lot Width, 100 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 10 feet
Street Side Yard	Minimum Required Setback, 10 feet
Interior Side Yard	Minimum Required Setback, 10 feet*
Rear Yard	Minimum Required Setback, 10 feet*
Maximum Impervious Coverage	85%
Maximum Building Coverage	Percent of Lot Area, 80%
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Building	<u>Section 8.000</u>
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1-A, or R5

* 25 feet when adjacent to Residential Uses outside subject district

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



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: Lund Ventures, LLC dba Fredericksburg RV Park
Project Address: 305 E. Highway Street, Fredericksburg, TX 78624
Tax ID Number (s):

Application Type (Check all items that apply.)

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 9.94 No. of Lots: Not Applicable

Original Survey & Abstract No: Tract Vol 80 Page 340-341 D.R.

Legal Description: A 9.94 acre tract of land, being part of NO. 51

Current Land Use Plan: Industrial

Proposed Land Use Plan: Commercial

Current Zoning: M2, Medium Manufacturing

Proposed Zoning: C2, Commercial

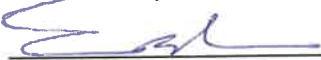
Location: 305 E. Highway Street, Fredericksburg, TX 78624

Proposed Use(s): Campground and Short Term Rentals (STR)

Applicant's Signature

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

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

Signature: 

Printed Name: Earline Lund

Date: Oct. 20, 2023

Staff Use Only

Application No.: 7-2325

Date: 11/3/23

*Copy of current Title Search required with application.

CH# 001427 \$700.00



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): Lund Ventures, LLC

Owner Name: Earline Lund

Address: P O Box 222, Paradise, CA 95967

Phone: 209-471-6705

Fax:

Email: earline.lund@gmail.com

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

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

Firm Name (if applicable): Fredericksburg RV Park Administrative Office

Address: P O Box 222, Paradise, CA 95967

Primary Contact Name: Kelley Mc Robbie

Phone: 408-655-6455

Fax:

Email: kelleymcrobbe@gmail.com

Secondary Contact Name: Susie Prater

Phone: 530-520-1035

Fax:

Email: susieprater@yahoo.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: December 6, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #SP-2321: By Mark Cornett to consider the Site Plan and Entry Corridor review for a Professional Office development located at 512 S. Washington Street.

PRESENTATION:

SUMMARY:

An application has been submitted to review a Site Plan and Entry Corridor application for a Professional Office Building located at 512 S. Washington. The application consists of a 2,100 sq ft building centered towards the front of the lot with parking behind the building along Hale Street. The property will have access via a 27 ft wide driveway off of Hales Street and includes a sidewalk along South Washington and Hale Street.

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 Entry Corridor Design Guidelines and Standards.

Site Area: 11,741 Sq Ft (.24 Acres)

Zoning: M1, Light Manufacturing [Sec. 3.310](#)

Building Coverage: 23% (2,700 Sq Ft)(75% Max) [Sec. 3.310](#)

Impervious Coverage: 70% (8,272 Sq Ft)(85% Max) [Sec. 3.310](#)

Heights: Single-Story, 16 ft (3 Stories (38 ft) Max) [Sec. 3.310](#)

Access and Circulation: The development takes access off of Hale Street via a 27' driveway.

Pedestrian Circulation: a 6' wide sidewalk is proposed along South Washington Street and a 5' wide sidewalk is proposed along Hale Street.

Parking: 11 spaces provided with 6 required, including 1 ADA spaces. [Sec. 7.863](#)

Utilities: Utilities are available to serve the property and if an extension of utilities is required, the developer will pay for the extension.

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

Landscape and Screening: Landscape plans have been submitted per [Sec. 7.920](#), and 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 [Sec. 7.940](#), however, screening of the trash bins is required per [Sec. 7.980](#). Staff recommends approval of the Landscape and Screening Plan.

Entry Corridor Review:

As the project is new construction located within a vacant lot all elements of the Entry Corridor Design Guidelines and Standards will apply. The massing and scale of the building is appropriate as is the building's position along the front of South Washington with parking to the rear of the building. The developer has added additional landscaping to provide shade as well as soften the new construction. Staff does not recommend the use of Galvalume as the primary material for the building as it has a tendency to create uncomfortable glare conditions and that material is not consistent with the traditional Hill Country aesthetic. Sec. 2.1 - Buildings shall employ authentic, textured materials, compatible with the traditional Hill Country aesthetic. Highly reflective materials are unacceptable, because of their tendency to create uncomfortable glare conditions. Sec. 2.5 – Select materials native to the Hill Country, such as cedar, limestone and brown sandstone. Sec. 2.6 - New developments should choose materials that offer texture and avoid monotonous faces to add visual interest and reduce its apparent scale. Sec. 3.1 - Choose colors used traditionally in Fredericksburg, such as muted shades of greens, blues, and tans.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the project with the stipulation that an additional material be added to the facade to reduce the amount of metal siding per sections 2.1, 2.6 and 3.1 of Entry Corridor Standards and that the proposed new tree at the corner of Hale St and Hwy 87 S be relocated so as not to impede with the line of sight.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. SP-2321 Site Plan and Landscape Plan
2. SP-2321 Elevations
3. SP-2321 Review Comments
4. SP-2321 Response to Comments
5. SP-2321 Updated Project Application - New Ownership

APPROVAL/REVIEW:



RESIDENCE

**CORNETT
ENGINEERING**

11714 Funt Kinder, Fredericksburg, Texas 78624
mark@cornettengineering.com
www.cornettengineering.com
210-213-1195 c 360-997-6418 o
Texas Firm No. 13650

Mark O. Cornett

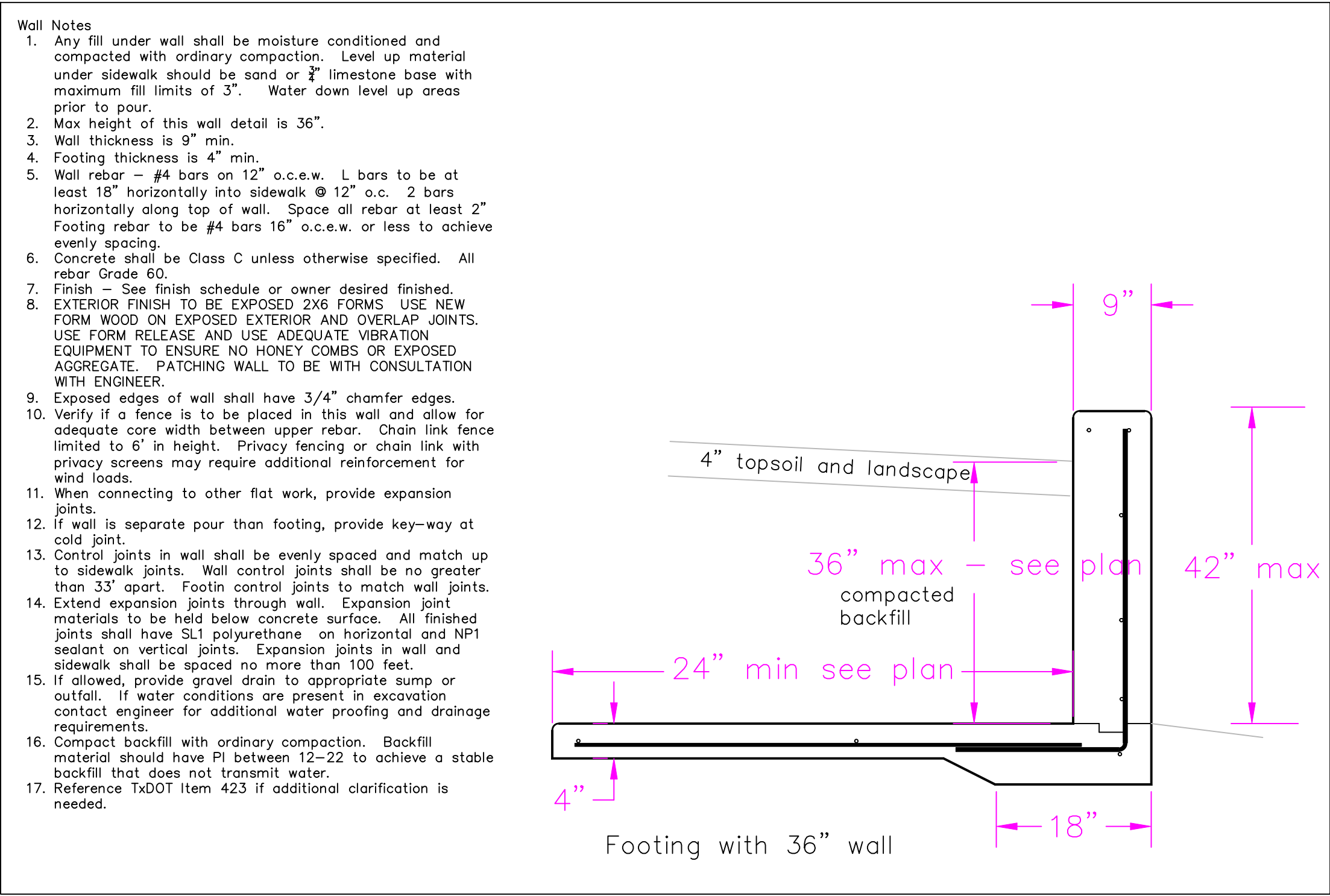
STATE OF TEXAS
MARK O. CORNETT
92341
PROFESSIONAL ENGINEER
LICENSE NO. 13650

date 11/30/23

revision	date
	

Page 51 of 11





GROUND COVERS	
Common Name	Scientific Name
Aluga	<i>Aluga</i> sp.
Cerastegloss	<i>Cerasteglossa</i> spp.
Homestead Verbena	<i>Glandularia canadensis</i>
Dryhill	<i>Hemerocallis</i> sp.
Red Yucca	<i>Hesperaloe parviflora</i>
Trailing Lirioden	<i>Lirioden</i> sp.
Trailing Lirioden	<i>Lirioden</i> sp.
Lirioden	<i>Lirioden</i> sp.
Dwarf Nandina	<i>Nandina</i> sp.
Katie Ruella	<i>Ruella elegans</i>
Yucca	<i>Yucca</i> sp.
Rain Lily	<i>Zephyranthes</i> sp.
ORNAMENTAL GRASSES	
Common Name	Scientific Name
Bleuets	<i>Andropogon</i> sp.
Sedocata Gamma	<i>Sedocata curtipendula</i>
Weeping Lovegrass	<i>Eragrostis curvula</i>
Purple Lovegrass	<i>Eragrostis spectabilis</i>
Sand Lovegrass	<i>Eragrostis trichocaulis</i>
Fiber Grass	<i>Indocalamus</i> sp.
Purple Autumn	<i>Microstachys sinensis</i>
Zebra	<i>Microstachys sinensis</i> 'Zebra'
Muhly	<i>Muhlenbergia</i> sp.
Little Bunny Fountain	<i>Pennisetum capillare</i>
Pennisetum	<i>Pennisetum</i> spp.
Mossy Feather	<i>Stipa tenuissima</i>
VINES	
Common Name	Scientific Name
Croton	<i>Bignonia capillaris</i>
Trumpet Creeper	<i>Cassia radicans</i>
Coral Honey-suckle	<i>Lonicera sempervirens</i>
Evergreen Wisteria	<i>Melilotis reticulata</i>
Virginia Creeper	<i>Pterocarpus quinquefolia</i>
Irish Banks Rose	<i>Rosa banksia</i>
PLANTING BEDS	
Common Name	Scientific Name
Abelia	<i>Abelia</i> sp.
Agave	<i>Agave</i> sp.
Yarrow	<i>Achillea</i> sp.
Butterfly Bush	<i>Buddleia davidii</i>
Beautyberry	<i>Callicarpa americana</i>
Careopsis	<i>Careopsis</i> sp.
Convolvulus	<i>Convolvulus</i> sp.
Indian Blanket	<i>Callirhoe</i> sp.
Hummingbird Bush	<i>Hamelia patens</i>
Burford Holly	<i>Ilex cornuta</i>
Yucca Holly	<i>Ilex vomitoria</i>
Dwarf Yucca Holly	<i>Ilex vomitoria</i> 'nana'
Juniper	<i>Juniperus</i> sp.
Lirioden	<i>Lirioden</i> sp.
Leaves Sage	<i>Leucophyllum</i> sp.
Cayenne	<i>Leucophyllum</i> sp.
Tuck's Cap	<i>Malvaceae arboreus</i>
Blackfoot Daisy	<i>Melampodium leucanthum</i>
Wax Myrtle	<i>Myrica cerifera</i>
Blue Plumbea	<i>Plumbago auriculata</i>
Rosemary	<i>Prostrata</i>
Rosemary	<i>Rosmarinus officinalis</i>
Black-eyed Susan	<i>Rudbeckia</i> sp.
Dwarf Palmetto	<i>Sabal minor</i>
Atres Blue Sage	<i>Salvia leucantha</i>
Autumn Sage	<i>Salvia greggii</i>
Mossy Sage	<i>Salvia leucantha</i>
TX Mountain Laurel	<i>Sophora secundiflora</i>
Strid Wreath Spirea	<i>Spiraea cantoniensis</i>
Yellow Bell	<i>Spiraea stans</i>
Viburnum	<i>Viburnum</i> sp.

LANDSCAPE SUMMARY:

TOTAL LANDSCAPE AREA = 3,600 S.F.

2-3 OF THE EXISTING TREES BETWEEN LOT 19 AND THIS LOT WILL BE SALVAGED AND REMAIN BETWEEN PARKING AND EXISTING RESIDENCE.

5' LANDSCAPE BUFFER PROVIDED ON HALE STREET BETWEEN SIDEWALK AND PARKING AREA WITH TREES AND SHRUBS

12' LANDSCAPE BUFFER PROVIDED ON WASHINGTON STREET BETWEEN SIDEWALK AND BUILDING WITH TREES, SHRUBS, AND GRASS

3 STREET TREES PROVIDED ON HALE STREET FRONTAGE = 146', 1 TREE PER 50'

2 STREET TREES PROVIDED ON WASHINGTON STREET FRONTAGE = 79', 1 TREE PER 50'

HABITURF GRASS PROPOSED IN SOME AREAS

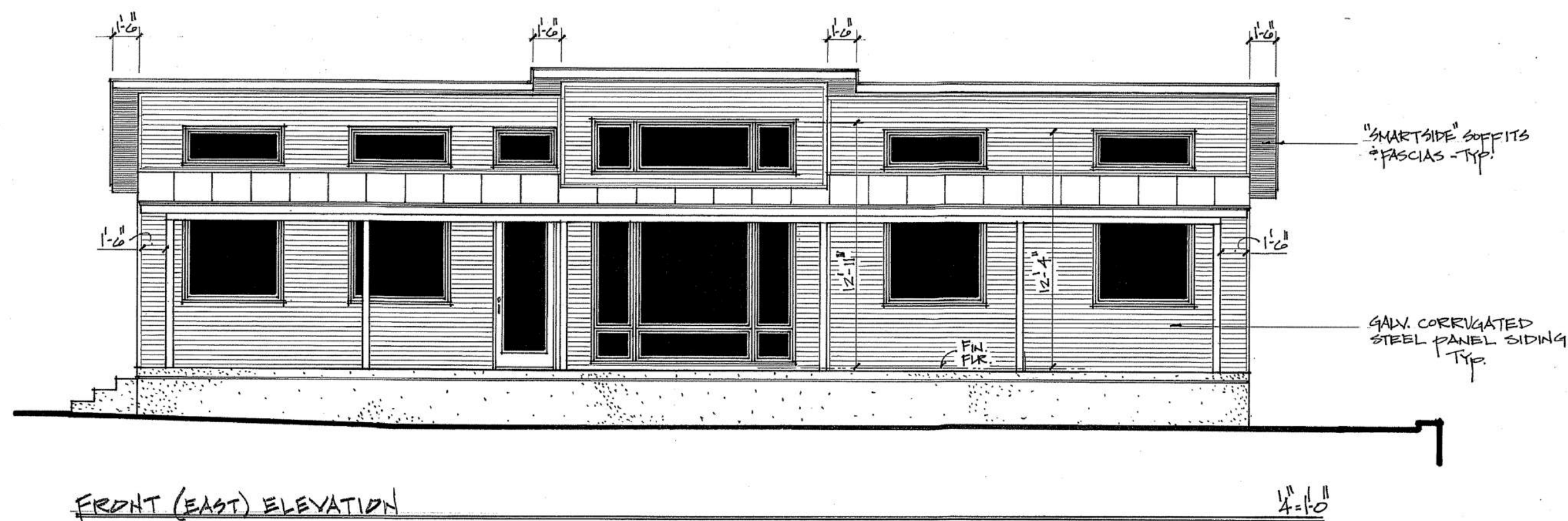
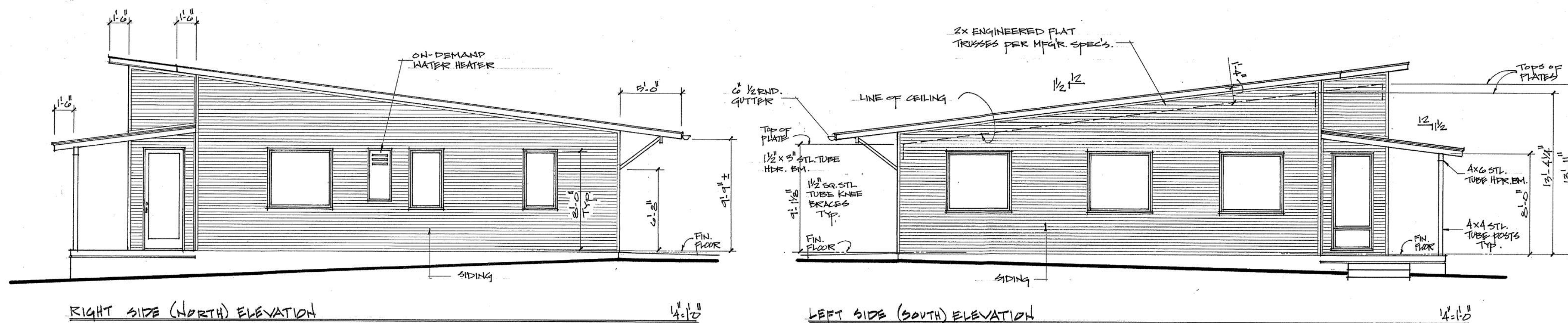
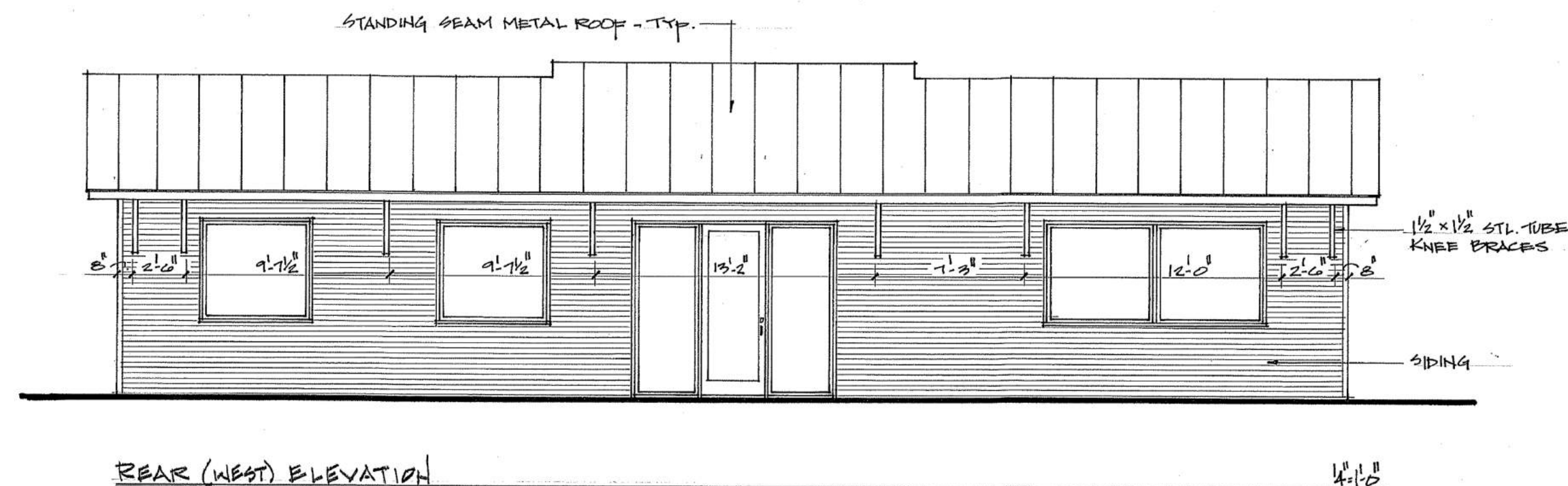
PERMEABLE ROCK GRAVEL PROPOSED ON NORTH END AND BETWEEN BUILDING AND PARKING

PRIVACY FENCE OR LIVING SCREEN TO BE PROVIDED BETWEEN LOT 17 AND THIS LOT, AND ON THE SOUTH SIDE OF WASTE CONTAINER

C-12	
LANDSCAPE PLAN	
TEXAS RANCHES FOR SALE FREDERICKSBURG OFFICE	
512 S. WASHINGTON STREET FREDERICKSBURG, TEXAS 78624	
revision	date
CORNETT ENGINEERING	
1174 Funt Kinder, Fredericksburg, Texas 78624	
mark@cornettengineering.com	
www.cornettengineering.com	
210-213-1195 c 830-997-6418 o	
Texas Firm No. 13850	
This document is released for interim review under the authority of Mark D. Cornett, P.E. 92341. It is not to be used for construction or bid purposes.	
date 11/30/2023	

Heated & Cooled	2078 sf.
Covered Porches	513
Total Slab	2591

$$\underline{\underline{1''_4 = 1' - 0''}}$$



FRONT



FRONT



RIGHT SIDE



FRONT



***These photos are to show the scope of materials that will be used. Some variations of window trim, color, and support beams may vary.



October 24, 2023

Mark Cornett
Cornett Engineering
mark@cornettengineering.com

RE: SP-2321, Review Comments for Site Plan Review and Entry Corridor Review for a Professional Office development located at 512 S. Washington.

Dear Mr. Cornett,

The application will require consideration by the Planning and Zoning Commission on Wednesday, December 6th 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.

- A Landscape and screening plan per [Sec. 7.920 - 7.980 Entry Corridor Sec 9](#) is required and shall include calculation of all required landscaping onsite.
- Entry Corridor Sec. 9.2 requires shade trees planted a minimum of every 50 ft.
- Entry Corridor Sec. 9.7 planting is preferable to turf in ROW and landscaping between curb and sidewalk should be no more than 24 inches tall and trees.
- A rendering with colors and their desired placement is required [Entry Corridor Sec. 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](#)
- Identify the location of loading/unloading areas [Sec. 7.131](#)
- This project will require review and approval of civil construction plans for the project.
- Please provide the location of refuse collection and how the refuse will be collected. Refuse must be screened per [Sec. 7.980](#) [Sec. 7.131](#)
- Sidewalks on the back of curb within TXDOT right of way shall be 6 feet wide.
- Note curb, driveway and sidewalk constructed to City standards.

The City of Fredericksburg

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

- Show stormwater runoff arrows. The historical drainage patterns should be maintained.

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.

Shelby Collier

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.10.24 15:34:45 -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

November 17, 2023

Ms. Shelby Collier, Associate Planner
City of Fredericksburg
scollier@fbgtx.org

Re: Texas Ranches for Sale – 512 S Washington Street Site Plan resubmittal

Ms. Collier,

The plans have been revised to reflect your comments dated October 24, 2023. A response to your comments is as follows:

- A landscape and screening plan has been provided and includes calculations for landscape trees.
- Trees are shown along Hale Street and South Washington Street and are within the 50' requirements.
- Planting and beds are shown to be between the proposed 6' sidewalk and the short retaining wall located on-site. Additionally, grass is shown between the top of retaining wall and the building.
- A rendering of elevations from architect is shown along with color sheet of similar building photographs.
- Exterior lighting note has been added to the plan notes and will be a dark sky wall pack.
- Unloading area will be within the parking lot and is shown. This business does not take large deliveries and most are provided by UPS or FedEx.
- Civil plans are mostly prepared and will be provided upon approval of site plan.
- Refuse collection is shown to be on the back side of the building and will be screened from Hale Street and the residential properties with either a privacy fence, a living screen fence, or landscape plants. The normal refuse container will be a small rolling container typical of residential use.
- Sidewalk width within the TxDOT right of way will be at least 6' with additional space around the power poles
- The civil construction plans will have details for city curb, sidewalks, and driveways. An additional note has been added to the plans.
- Flow arrows have been provided. A detailed grading plan will be provided with civil construction plans.

Please contact me if you have any questions.

Sincerely,

Mark D. Cornett

Attachments: Site plan, landscape plan, rendering colors with building elevations

Copy: Ken Hoerster, Cass Phillips

Cornett Engineering
1174 Funf Kinder Rd., Fredericksburg, Texas 78624 210-213-1195
Mark@cornettengineering.com Firm No. F-13850



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: Texas Ranches for Sale - Fredericksburg Office

Project Address: 512 S. Washington Street

Tax ID Number (s): 15654

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: 0.27 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: Lot 18, Blk B, South Side Addition. Vol 11, Pg 611

Current Land Use Plan: Commercial

Proposed Land Use Plan:

Current Zoning: M1

Proposed Zoning:

Location: Corner of S. Washington and Hale Street

Proposed Use(s): Professional Office Space

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: Mark Cornett

Digitally signed by Mark Cornett
Date: 2023.10.13 14:56:20 -05'00'

Printed Name: Mark D. Cornett, P.E.

Date: 10/13/23

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): 512 S Washington Real Estate, LLC

Owner Name:

Address: PO Box 143, Comfort, Texas 78013

Phone: 830-249-9339

Fax:

Email: khtrfs@gmail.com

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

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

Firm Name (if applicable): CORNETT ENGINEERING

Address: 1174 Funf Kinder Rd, Fredericksburg, Texas 78624

Primary Contact Name: Mark Cornett, PE

Phone: 210-213-1195

Fax:

Email: mark@cornettengineer

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Texas Ranches for Sale - Fredericksburg Office

Applicant Name (s): Kenneth Hoerster

Address: PO Box 143, Comfort, Texas 78013

Phone: 830-249-9339

Fax:

Email: khtrfs@gmail.com

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

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

Firm Name (if applicable): Cornett Engineering

Address: 1174 Funf Kinder Rd, Fredericksburg, Texas 78624

Primary Contact Name: Mark Cornett

Phone: 210-213-1195

Fax:

Email: mark@cornettengineeri



Project Application

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

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

- ☐ Conditional Use Permit Application - \$400
- ☒ Site Plan Application Admin - \$300
- ☐ Site Plan Application P&Z - \$400
- ☐ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Amending Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ 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 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

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

MEETING DATE: December 6, 2023

CATEGORY: ACTION ITEMS

CAPTION: Request #SP-2323: By Mark Cornett to consider the Site Plan review for Soccer Fields located at South Fair Drive and West of SH 16 South.

PRESENTATION:

SUMMARY:

Staff has received an application for the Site Plan review of Soccer Fields located south of Fair Drive and West of SH 16 South. The proposed plan includes the creation of 6 new full-sized soccer fields with 232 parking spaces.

BACKGROUND:

The City of Fredericksburg is in the process of creating a new Parks Master Plan and soccer fields have been identified as a community priority. The proposed soccer fields will enhance the current Oak Crest Park facility and provide much needed, dedicated soccer fields for the growing number of soccer players in the community.

Parking: 232 spaces on site with 28 spaces on Fair Drive, along with the potential for overflow parking in the Gillespie County Fairgrounds parking lot.

Phase 1: earthwork including field construction, irrigation system, conduits for lights, grass in fields for fall 2024 use, backstop fencing, parking lot subgrade and minimum surfacing for parking area

Phase 2: concession stand and restrooms, complete parking lot, lighting, field fencing

Phase 3 (future by others): trail system, trees

FUNDING SOURCE: Public/Private Partnership **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:

The proposed field layout is similar to a Parks Department plan previously considered. Staff recommends approval of the site plan and supports the overall project but will need to continue to work with the applicant on a formal agreement with City Council for funding, phasing, and

maintenance of the facility along with other future planned amenities including trails, landscaping and other ball fields.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

1. SP-2323 Revised Site Plan
2. SP-2323 Updated Review Comments
3. SP-2323 Response to Comments
4. SP-2323 Project Application

APPROVAL/REVIEW:

GILLESPIE COUNTY AIRPORT

FAIR DRIVE

GILLESPIE COUNTY FAIR

RACE BARN

Existing Baseball Fields

Existing Parking Area

Exist field

Existing Soccer Fields

Future Baseball / Softball Fields

Trash Barrel (typ)

Food truck

NOTES:

1. NOMINAL FIELD DIMENSIONS ARE 110 YD X 70 YD. AN ADDITIONAL 20' BUFFER IS PROVIDED AROUND EACH OF THE 6 FULL SIZE FIELDS.
2. SMALL FIELD DIMENSIONS AS SHOWN BUT ARE INTENDED TO REPRESENT POSSIBLE USES OF THE MAIN FIELDS FOR RECREATIONAL PLAY
3. LIGHTS SHOWN FOR REFERENCE ONLY. LIGHTING DESIGN CONSISTENT WITH CITY STANDARDS AND AIRPORT CLEARANCES TO BE PROVIDED IN CONSTRUCTION PLANS. AIRPORT SAFETY SLOPE OF 7H:1V FROM TAXIWAY LIMITS TO BE OBSERVED.
4. TRASH BARREL LOCATIONS ARE REPRESENTATIVE OF POSSIBILITIES. ADDITIONAL BARRELS PROVIDED WHEN NEEDED.
5. SEATING AREAS ARE SHOWN FOR REFERENCE BUT NO FORMAL SEATING OR BLEACHERS ARE PROVIDED. FIELD SEATING IS FLEXIBLE TO THE USAGE AND CONFIGURATIONS.
6. PARKING LOT DESIGN AND IMPLEMENTATION SCHEDULE DEPENDENT ON FUNDING
7. IRRIGATED FIELD TURF APPROXIMATELY 16 AC
8. WATER AND SEWER SERVICE TO EXTEND TO FAIR DRIVE
9. ELECTRICAL SERVICE BY CITY OF FREDERICKSBURG

PHASING PLAN

PHASE 1: EARTHWORK INCLUDING FIELD CONSTRUCTION, IRRIGATION SYSTEM, CONDUITS FOR LIGHTS, GRASS IN FIELDS FOR FALL 2024 USE, BACKSTOP FENCING, PARKING LOT SUBGRADE AND MINIMUM SURFACING FOR PARKING AREA

PHASE 2: CONCESSION STAND AND RESTROOMS, FINISH PARKING LOT, LIGHTING, FIELD FENCING

PHASE 3 (FUTURE BY OTHER): TRAIL SYSTEM, TREES



PARKING CALCULATIONS:

6 Full Size Fields with 24 players plus 24 on standby. (Tournament setting)
Total participants = 288 at one time.
Parking ratio = 1 vehicle for every 2 participants
 $288/2 = 144$ vehicles

Alternate calculation:
15 small fields being used at one time (local rec matches) with 18 players per field.
Total participants = 270 at one time.
Parking ratio = 1 vehicle for each participant
 $270/1 = 270$ vehicles.

Parking provided as shown = 232 with additional 28 spaces along Fair Drive. Existing spaces in Oakcrest Park are not included and will be used for large events.

CORNETT
ENGINEERING

1174 Furr Kinder, Fredericksburg, Texas 78624
mark@cornettengineering.com
www.cornettengineering.com
210-213-1165 c 530-997-6416 o
Texas Firm No. 13580

This document is released for interim review under the authority of Mark D. Cornett, P.E. 92341. It is not to be used for construction or bid purposes.

11-28-23

FREDERICKSBURG OAK CREST PARK SOCCER FIELDS

Soccer Field Layout

OAKCREST CITY PARK, Fredericksburg, Texas

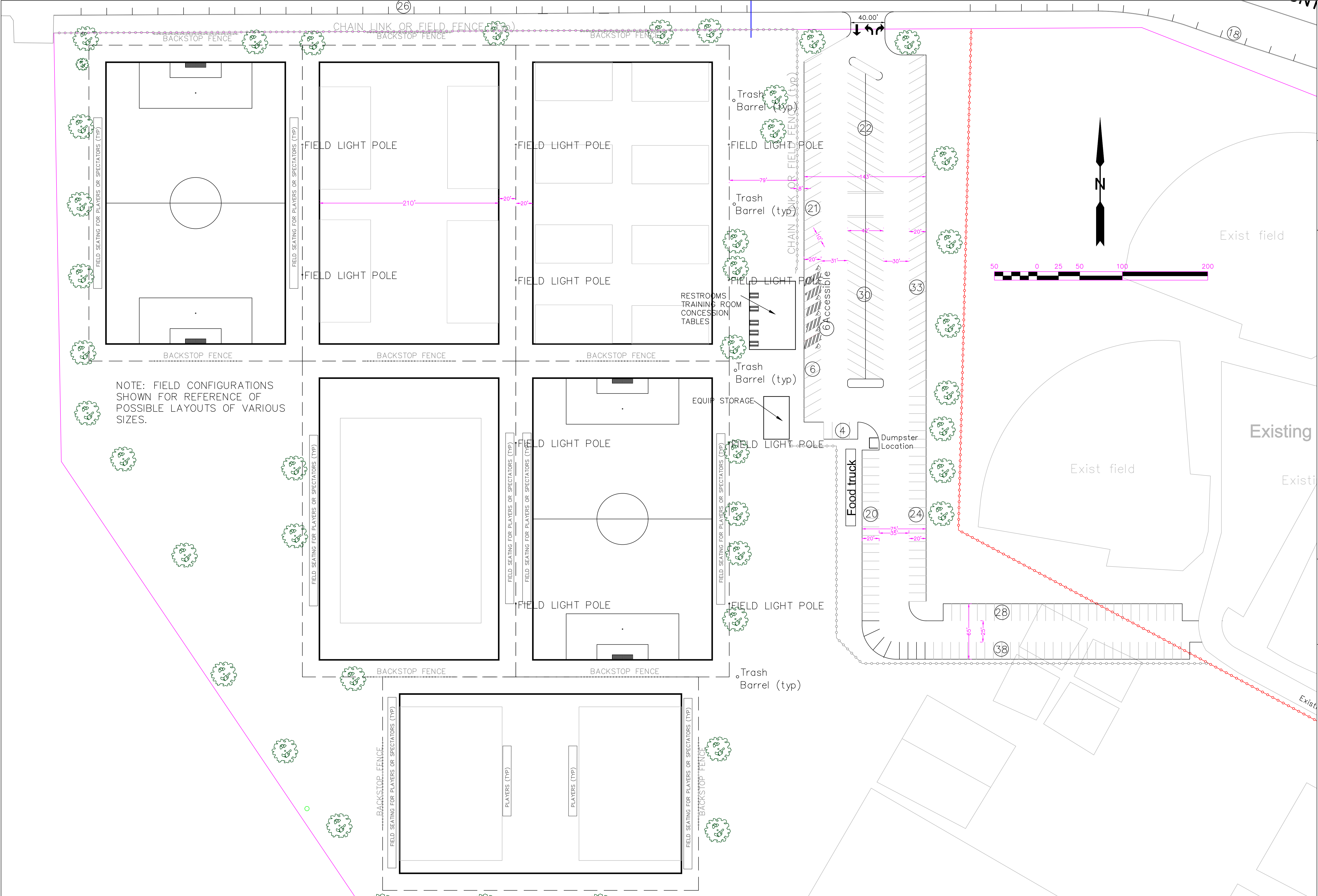
revision
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DOCUMENTS

C-1

OVERALL LAYOUT



revision

date

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DOCUMENTS

C-2

FIELD LAYOUT

1174 Funf Kinder, Fredericksburg, Texas 78624
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CORNETT

ENGINEERING

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FREDERICKSBURG OAK CREST PARK SOCCER FIELDS

Soccer Field Layout

OAKCREST CITY PARK , Fredericksburg, Texas

Page 65 of 117



November 13, 2023

Mark Cornett
Cornett Engineering
mark@cornettengineering.com

RE: SP-2323, Review Comments for Site Plan Review for Soccer Fields located at South of Fair Drive and West of SH 16 South.

Dear Mr. Cornett,

The application will require consideration by the Planning and Zoning Commission on Wednesday, December 6th 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 show the location of seating and/or bleachers for the added fields.
- Trails were previously shown for the site and are an important feature mentioned in both the new Comprehensive Plan and Parks Master Plans, please show possible locations for future trails.
- If phases of the overall plan are anticipated, please indicate.
- Address seating for the fields and concession stand/food truck areas.
- Provide location of refuse collection. There should be multiple throughout the fields. [Sec. 7.131](#)
- Parking for Outdoor Sports and Recreation is determined by the Director of Development Services. Please provide a parking table that explains the number provided (ratio per field/type of field, etc.) and/or address off-site possibilities. [Sec. 7.131](#)
- Provide a note regarding all exterior lighting shall by night sky compliant. Provide the requested fixture type [Article XV- Outdoor Lighting - Site Plan Checklist](#)

The City of Fredericksburg

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

- 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](#)
- Dimension parking spaces, handicap spaces, loading zones and drive isles or note typical dimensions.
- Ingress and egress lanes in the Fair Dr access should be evenly divided.
- Project will require review and approval of civil construction plans.

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, November 20th to ensure consideration by Planning & Zoning Commission on Wednesday, December 6th.

Shelby Collier

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.11.16 09:53:00 -06'00'

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

November 28, 2023

Ms. Shelby Collier, Associate Planner
City of Fredericksburg
scollier@fbgtx.org

Re: Soccer field resubmittal for P&Z Meeting December 6, 2023.

Ms. Collier,

The plans have been revised to reflect your comments dated November 13, 2023. A response to your original comments is as follows (**a: answer in bold**):

1. Please show the location of seating and/or bleachers for the added fields.
 - a. **A seating area is shown on the plans for general reference of various uses of the fields. There is a 20' wide buffer outside of the field perimeter lines for use as seating. Bleachers are not typically provided for soccer. Spectators bring their own. Occasionally fields provide players benches but typical teams bring their own benches and shade.**
2. Trails were previously shown for the site and are an important feature mentioned in both the new Comprehensive Plan and Parks Master Plans, please show possible locations for future trails.
 - a. **A perimeter trail of the entire facility is shown for possible future location along with a cross trail that would be located between soccer fields and possible future baseball fields.**
3. If phases of the overall plan are anticipated, please indicate.
 - a. **Phasing is listed on the plans. Phase 1 will most likely only consist of the actual fields, irrigation, grass, and possibly partial construction of parking lot. Phase 2 will include the remaining funds for lighting, restrooms and concession / meeting room / shade structure, and storage building.**
4. Address seating for the fields and concession stand/food truck areas.
 - a. **The concession area will have a few picnic tables. Generally, soccer fields do not have extra tables and chairs as part of the facility.**
5. Provide location of refuse collection. There should be multiple throughout the fields. Sec. 7.131
 - a. **Refuse dumpster location is shown along with typical collection (barrels) between the fields and parking area.**

6. Parking for Outdoor Sports and Recreation is determined by the Director of Development Services. Please provide a parking table that explains the number provided (ratio per field/type of field, etc.) and/or address off-site possibilities. Sec. 7.131
 - a. **Although a soccer complex has multiple fields, the actual usage of 100% of the fields at one time is extremely rare and would be limited to a tournament setting. The multiple fields allow for some rotation of usage to limit damage to the field – while allowing different size fields to be marked out within a full-size field for recreational use. Two parking scenarios are included for a 6-field tournament and a typical recreational soccer weekend.**
7. 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. **A note for exterior lighting is provided. The restroom / concession stand will most likely have outdoor compliant wall packs. Modern field lights are similar to what was recently installed at FHS baseball, stadium, and underway at tennis courts. The height restrictions of the airport will be observed and planned for in design.**
8. 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
 - a. **Sample locations for trees is provided for reference only. There are strategic locations to install shade trees but also want to limit any flexibility needs within fields. Our irrigation system will be designed to accommodate these strategic locations for trees. The site will be mostly turf grass. Funds are not currently available for the installation of all trees shown on the plans.**
9. Dimension parking spaces, handicap spaces, loading zones and drive isles or note typical dimensions.
 - a. **Typical space dimensions are shown. The parking spaces are based on a 10' wide x 20' long spaces. ADA spaces are sized according to the required widths, with a 20' depth. Drive isles are dimensioned on the plans with wider drive isles in the areas of most congestion.**
10. Ingress and egress lanes in the Fair Dr access should be evenly divided.
 - a. **The island has been removed and will be a full 40' wide to allow ease of entering and existing traffic. However, one way traffic and signage will be provided. The angle parking will assist with entry and exiting and reduce the congestion of entering and departing traffic.**
11. Project will require review and approval of civil construction plans.
 - a. **Civil construction plans are anticipated, along with building, lighting, and landscape plans.**

Please contact me if you have any questions.

Sincerely,

CORNETT ENGINEERING

Copy: Dan Kemp, Friends of the Fields – Fredericksburg Soccer

Cornett Engineering

1174 Funf Kinder Rd., Fredericksburg, Texas 78624 210-213-1195

Mark@cornettengineering.com Firm No. F-13850



Project Application

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

A. Project Information (Please complete all items)

Project Name: Fredericksburg Soccer Complex at Oakcrest Park

Project Address: South of Fair Drive and West of SH 16 South.

Tax ID Number (s): 24448

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: No. of Lots:

Original Survey & Abstract No: ABS A 0646

Legal Description: TJ Shell 44 Tract, Phase II

Current Land Use Plan: Industrial

Proposed Land Use Plan:

Current Zoning: M3

Proposed Zoning:

Location: Located west of existing Oak Crest Park baseball fields

Proposed Use(s): Soccer fields and recreation

Applicant's Signature

Applicant's Role: ☐ Owner ☐ Developer ☒ Other (note role): Soccer Association 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: Mark Cornett

Digitally signed by Mark Cornett
Date: 2023.10.30 14:31:03 -05'00'

Printed Name: Mark D. Cornett

Date: 10/30/23

Staff Use Only

Application No.: SP-2323

Date: 10/30/23

*Copy of current Title Search required with application.

CK#1407 \$400.00



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: CITY OF FREDERICKSBURG

Address: 126 W Main Street, Fredericksburg, Texas

Phone: 830-997-7521

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): **GARRETT BONN - ASSITANT CITY MANAGER**

Address: 126 W Main Street, Fredericksburg, Texas

Primary Contact Name:

Phone: 830-997-7521

Fax:

Email: GBONN@FBGTX.ORG

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): FREDERICKSBURG FRIENDS OF THE FIELDS

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): CORNETT ENGINEERING

Address: 1174 FUNF KINDER RD

Primary Contact Name: MARK D CORNETT, P.E.

Phone: 20-213-1195

Fax:

Email: mark@cornettengineeri



Project Application

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

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

- ☐ Conditional Use Permit Application - \$400
- ☐ Site Plan Application Admin - \$300
- ☒ Site Plan Application P&Z - \$400
- ☐ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Amending Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ 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 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

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

CATEGORY: ACTION ITEMS

CAPTION: Request #SP-2324: By Kevin Spraggins to consider the Site Plan for 2 hotels at 1100 Friendship Lane

PRESENTATION:

SUMMARY:

Staff has received an application for the review of a Site Plan for a Hotel Complex located at 1100 Friendship Ln. This project was previously considered by the Planning and Zoning Commission on June 14, 2023 and was approved with a one lot configuration that contained 3 separate hotels on the 8 acre property.

The new plan includes a minor plat creating 2 lots out of the 8.0 acres, Lot 1 (3.0 ac.) and Lot 2 (5.0 ac.). The detention pond has increased in size and is divided by a lot line so it can be used by both lots. The initial site plan originally included three separate hotels, but two of the hotels have merged into a dual brand hotel, so the latest site plan includes two separate buildings.

The previously approved driveways remain in the same location as the initial 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.

Site Area: Lot 1 - 3.00 Acres
Lot 2 - 5.00 Acres

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

Building Coverage: Lot 1 - 17% (22,386 sq ft) (75% Max) [Sec. 3.210](#)
Lot 2 - 17% (36,430 sq ft) (75% Max) **Sec. 3.210**

Impervious Coverage: Lot 1 - 67% (87,424 sq ft) (80% Max) **Sec. 3.210**
Lot 2 - 68% (149,064 sq ft) (80% Max) **Sec. 3.210**

Unit Count Lot 1 - 102 Rooms
Lot 2 - 178 Rooms

Heights: 3 Stories (3 story, 38" Max) [Sec. 3.210](#)

Parking: Lot 1 - 107 spaces required with 119 provided, including 1 ADA van and 4 ADA Standard spaces.

Lot 2 - 183 spaces required with 218 spaces provided, including 2 ADA van and 5 ADA Standard spaces.

Utilities: Utilities are available to serve the property and if extensions are required, the developer will pay for the extension.

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

Landscape and Screening: Staff recommends approval of the Landscape and Screening Plan as submitted as the applicant has met or exceeded the requirements.

Addressing: Staff is working with the Rural Addressing office to determine the addressing range of these properties. The addresses as presented will not work and staff recommends an addressing plan be approved separate from the site plan.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: There have been no major changes to the project and the room count has been reduced from 309 to 280 rooms.

Staff recommends approval conditioned upon the following:

- Approval of an Addressing Plan
- Approval of Civil Construction Plans
- Approval of Minor Replat

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

1. SP-2324 Revised Site Plan and Landscape Plan
2. SP-2324 Review Comments
3. SP-2324 Response to Comments
4. Surrounding Land Uses
5. SP-2324 Project Application

APPROVAL/REVIEW:

LEGEND

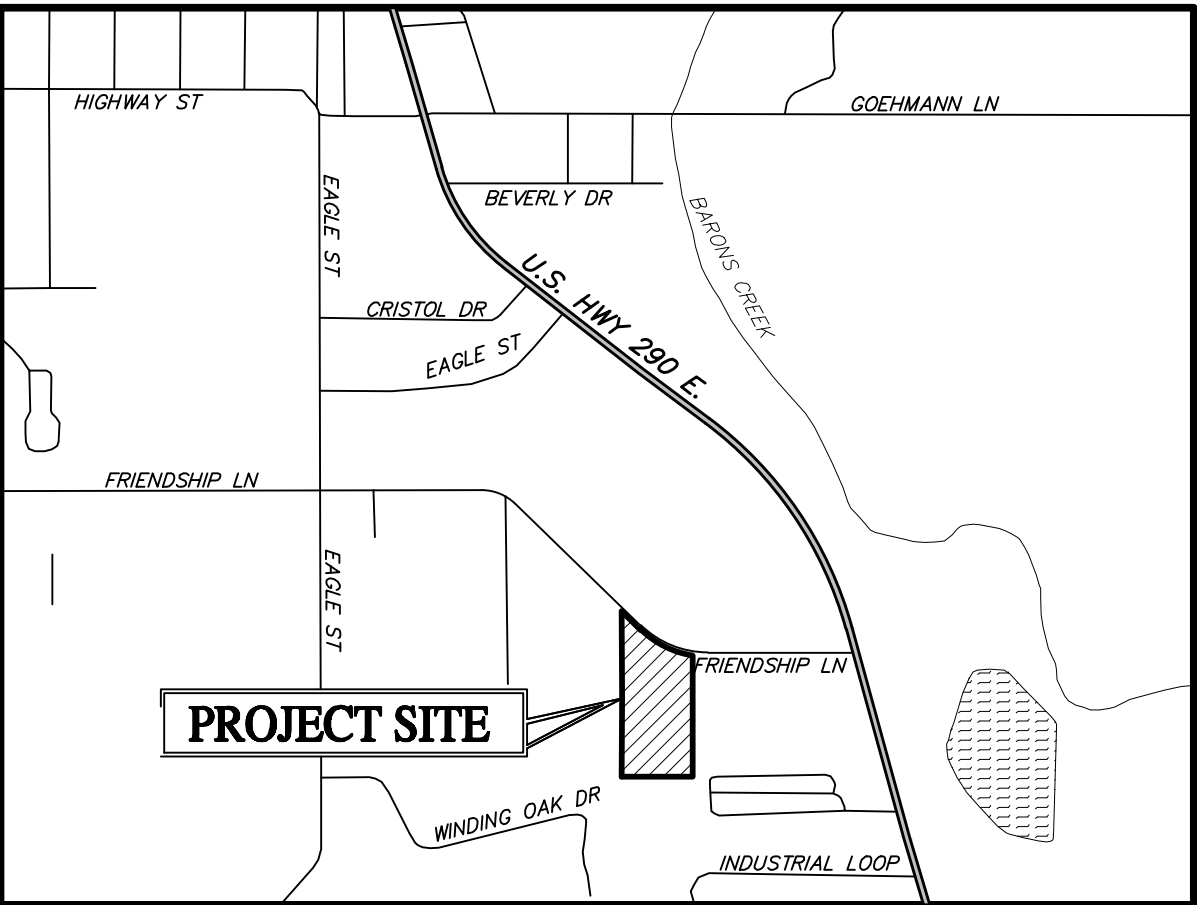
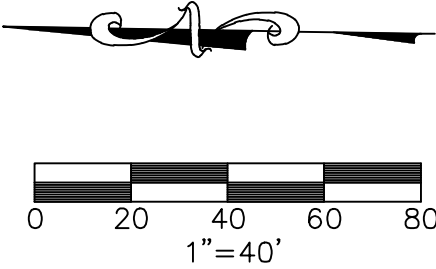
EXISTING	PROPOSED		
		EXISTING CONCRETE	PROPOSED BUILDING
		PROPERTY BOUNDARY	PROPOSED ASPHALT PAVEMENT
		ADJACENT PROPERTY BOUNDARY	PROPOSED CONCRETE PAVEMENT
		EXISTING OVERHEAD UTILITY LINE	PROPOSED ROCK RIPRAP
		EXISTING WATER LINE (SIZE NOTED)	PROPOSED PAVEMENT STRIPING
		EXISTING SAN. SEWER LINE (SIZE NOTED)	PROPOSED GRASS SEEDING
		EXISTING TELEPHONE LINE	PROPOSED CONCRETE CURB & GUTTER
		EXISTING FIBER OPTIC LINE	PROPOSED LOT LINE
		EXISTING BARBED WIRE FENCE	LANDSCAPE BUFFER
		EXISTING WOOD FENCE	PROPOSED FIRE LANE
		EXISTING CONCRETE CURB & GUTTER	PROPOSED FIRE LANE
		EXISTING EASEMENT	PROPOSED FIRE LANE
		BUILDING SETBACK LINE	SIGHT VISIBILITY TRIANGLE
		EXISTING TREE DRIPLINE	PROPOSED HANDICAP SPACE
		EXISTING SANITARY SEWER MANHOLE	PROPOSED NUMBER OF PARKING SPACES
		EXISTING FIRE HYDRANT	BUILDING SETBACK LINE
		EXISTING GATE VALVE	LANDSCAPE BUFFER
		EXISTING WATER METER	
		EXISTING UTILITY POLE	

LOT 1 SUMMARY TABLE

LOT AREA	130,741 sq. ft. / 3.00 Ac.
CURRENT ZONING	C2 COMMERCIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	5,000 sq. ft.
MINIMUM LOT WIDTH	50 ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	15 ft.
MINIMUM STREET SIDE YARD SETBACK	15 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	0 ft.
MINIMUM REAR YARD SETBACK	0 ft.
MAXIMUM BUILDING HEIGHT	3 STORIES, 38 ft.
MAXIMUM BUILDING COVERAGE	75%
MAXIMUM IMPERVIOUS COVERAGE	60%
PROPOSED LOT COVERAGES	
PROPOSED BUILDING HEIGHT (MAX.)	3 STORIES, 38 ft.
PROPOSED BUILDING AREA	22,386 sq. ft.
PROPOSED BUILDING COVERAGE	17%
PROPOSED IMPERVIOUS PERCENTAGE	67%
IMPERVIOUS AREA	87,424 sq. ft. / 2.01 Ac.
PERVIOUS AREA	43,317 sq. ft. / 0.99 Ac.
LOT 1 PARKING SUMMARY	
NO. OF GUEST ROOMS	102 ROOMS
PARKING SPACES REQUIRED	
1ST 50 GUEST ROOMS: 1.1 SPC/ ROOM	55 SPACES
EACH ADDITIONAL GUEST ROOM: 1 SPC/ ROOM	52 SPACES
REQUIRED PARKING	107 SPACES
PARKING SPACES PROVIDED	119 SPACES
REQUIRED NO. OF HANDICAP SPACES	1 VAN + 4 STANDARD
PROPOSED NO. OF HANDICAP SPACES	1 VAN + 4 STANDARD

LOT 2 SUMMARY TABLE

LOT AREA	217,737 sq. ft. / 5.00 Ac.
CURRENT ZONING	C2 COMMERCIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	5,000 sq. ft.
MINIMUM LOT WIDTH	50 ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	15 ft.
MINIMUM STREET SIDE YARD SETBACK	15 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	0 ft.
MINIMUM REAR YARD SETBACK	0 ft.
MAXIMUM BUILDING HEIGHT	3 STORIES, 38 ft.
MAXIMUM BUILDING COVERAGE	75%
MAXIMUM IMPERVIOUS COVERAGE	80%
PROPOSED LOT COVERAGES	
PROPOSED BUILDING HEIGHT (MAX.)	3 STORIES, 38 ft.
PROPOSED BUILDING AREA	36,430 sq. ft.
PROPOSED BUILDING COVERAGE	17%
PROPOSED IMPERVIOUS PERCENTAGE	68%
IMPERVIOUS AREA	149,064 sq. ft. / 3.42 Ac.
PERVIOUS AREA	68,673 sq. ft. / 1.58 Ac.
LOT 2 PARKING SUMMARY	
NO. OF GUEST ROOMS	178 ROOMS
PARKING SPACES REQUIRED	
1ST 50 GUEST ROOMS: 1.1 SPC/ ROOM	55 SPACES
EACH ADDITIONAL GUEST ROOM: 1 SPC/ ROOM	128 SPACES
REQUIRED PARKING	183 SPACES
PARKING SPACES PROVIDED	218 SPACES
REQUIRED NO. OF HANDICAP SPACES	2 VAN + 5 STANDARD
PROPOSED NO. OF HANDICAP SPACES	2 VAN + 5 STANDARD



LOCATION MAP

NOT TO SCALE

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	387.11'	500.00'	44°21'35"	568' 45" 45"E	377.52'
C2	34.07	500.00'	3°54'16"	548' 32" 05"E	34.07'
C3	67.78	500.00'	7°46'00"	554' 22" 13"E	67.78'
C4	285.26	500.00'	32°41'20"	574' 35" 53"E	285.26'

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 OWNER. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
- REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
- FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
- THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
- ALL SIDEWALK AND DRIVEWAY IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY STANDARDS.
- ALL SECURITY AND SAFETY LIGHTING SHALL BE FULLY SHIELDED AND COMPLY WITH "DARK SKY" COMPLIANT (REF. CITY OF FREDERICKSBURG ARTICLE XV - OUTDOOR LIGHTING)

A
SITE PLAN
FOR

PROPOSED HOTEL
COMPLEX

1100 FRIENDSHIP LANE, FREDERICKSBURG, TEXAS

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

CORTILE VINO LP

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

OWNER

(210) 410-4180

VEI CONSULTING ENGINEERS

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

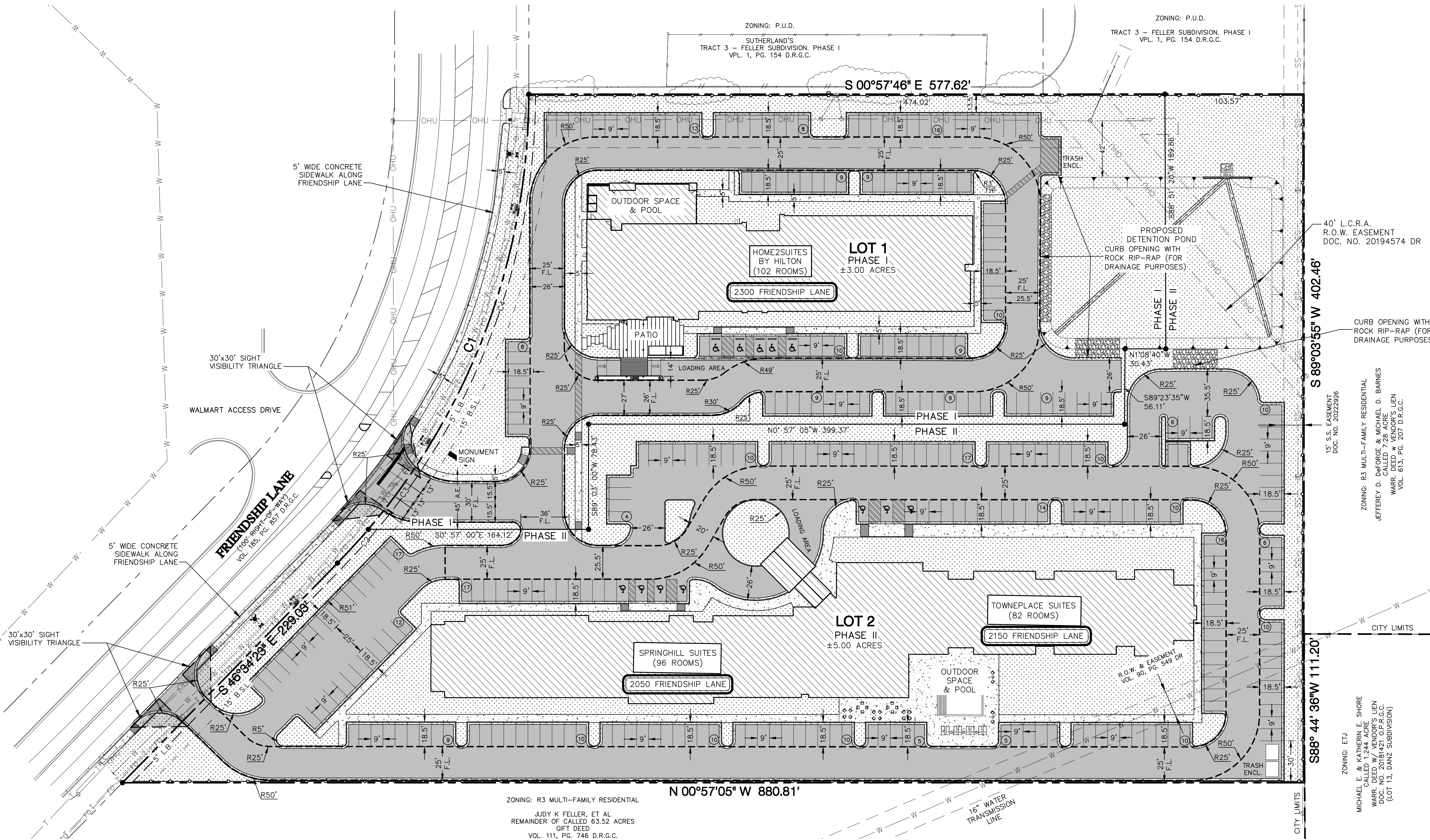
ENGINEER

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

FILE NO: 21120

DATE: 11/22/2023

SHEET: SP2 (2 OF 4)



NOTES:

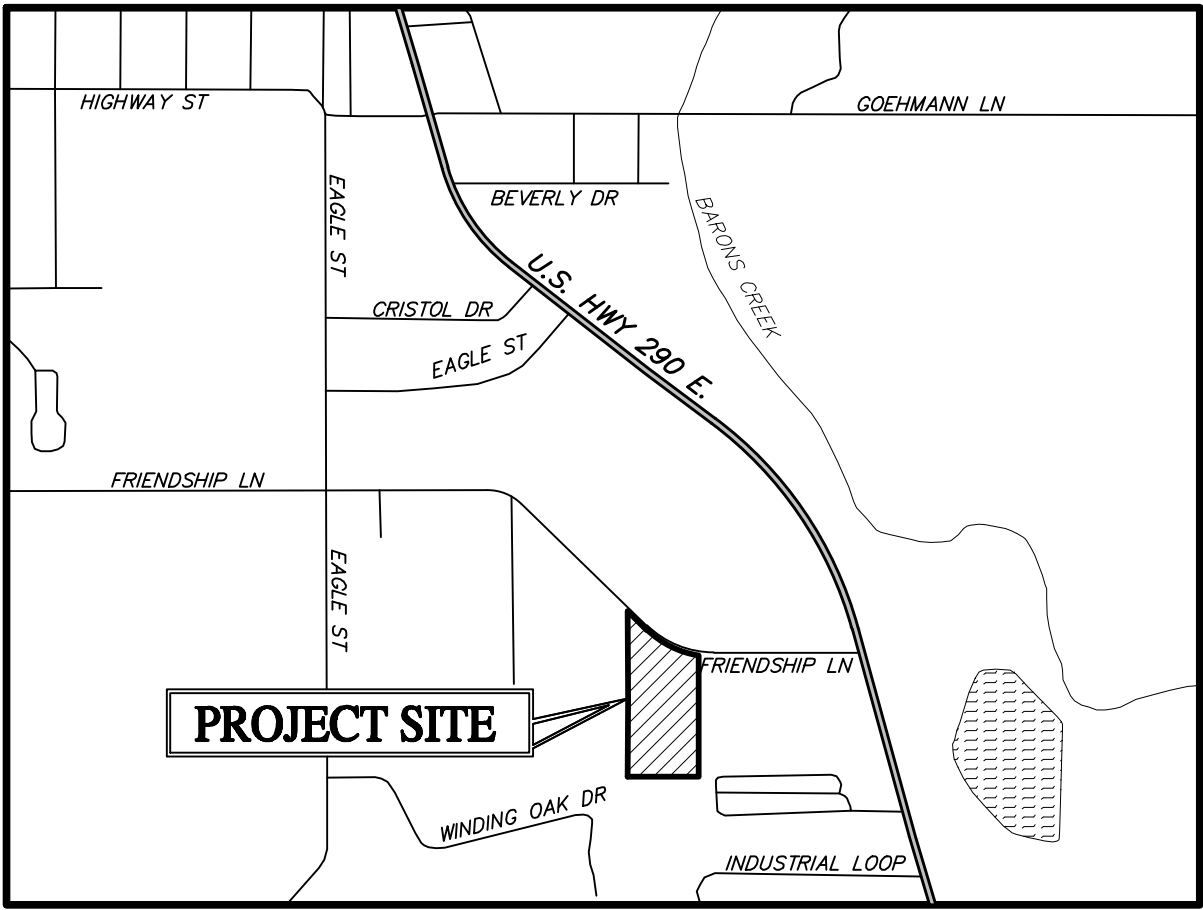
1. ALL BUILDING DIMENSIONS DERIVED FROM OWNER. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
3. REFER TO LANDSCAPE ARCHITECT PLANS FOR FINAL LANDSCAPE DESIGN.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
5. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
6. ALL SECURITY AND SAFETY LIGHTING SHALL BE FULLY SHIELDED AND COMPLY WITH 'DARK SKY' COMPLIANT (REF. CITY OF FREDERICKSBURG ARTICLE XV – OUTDOOR LIGHTING)

LOT 1 SUMMARY TABLE

LOT AREA	130,741 sq. ft. / 3.00 Ac.
CURRENT ZONING	C2 COMMERCIAL
PROPOSED NUMBER OF PARKING SPACES	119
PROPOSED PAVING AREA	35,038 sq. ft.
REQUIRED INTERIOR LANDSCAPE AREA	
10 sq. ft. PER PARKING SPACE	1,190 sq. ft.
1 sq. ft. PER 100 sq. ft. OF PAVING (for the first 50,000 sq. ft. of paving)	350 sq. ft.
TOTAL REQUIRED LANDSCAPE AREA	1,540 sq. ft.
PROPOSED LANDSCAPE AREA	43,317 sq. ft. / 0.99 Ac.
REQUIRED NUMBER OF TREES (1 for each 100 sq. ft. of required landscape area)	15 TREES
PROPOSED NUMBER OF TREES	21 TREES

LOT 2 SUMMARY TABLE

LOT AREA	217,737 sq. ft. / 5.00 Ac.
CURRENT ZONING	C2 COMMERCIAL
PROPOSED NUMBER OF PARKING SPACES	218
PROPOSED PAVING AREA	112,634 sq. ft.
REQUIRED INTERIOR LANDSCAPE AREA	
10 sq. ft. PER PARKING SPACE	2,180 sq. ft.
1 sq. ft. PER 100 sq. ft. OF PAVING (for the first 50,000 sq. ft. of paving)	500 sq. ft.
1 sq. ft. PER 200 sq. ft. OF PAVING (for paved areas over 50,000 sq. ft.)	313 sq. ft.
TOTAL REQUIRED LANDSCAPE AREA	2,993 sq. ft.
PROPOSED LANDSCAPE AREA	68,673 sq. ft. / 1.58 Ac.
REQUIRED NUMBER OF TREES (1 for each 100 sq. ft. of required landscape area)	30 TREES
PROPOSED NUMBER OF TREES	38 TREES



LOCATION MAP

NOT TO SCALE

PROJECT SITE

LEGEND

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

A
LANDSCAPE & SCREENING PLAN
FOR

PROPOSED HOTEL
COMPLEX

1100 FRIENDSHIP LANE, FREDERICKSBURG, TEXAS

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

CORTILE VINO LP

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

OWNER

(210) 410-4180

VEI CONSULTING ENGINEERS

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

ENGINEER

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

FILE NO: 21120

DATE: 11/22/2023

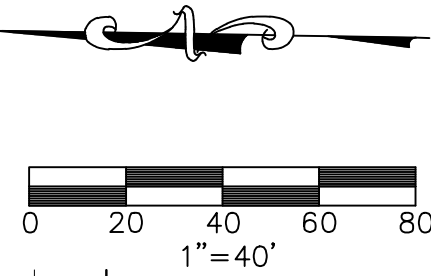
SHEET: SP3 (3 OF 5)

ZONING: R3 MULTI-FAMILY RESIDENTIAL

JUDY K FELLER, ET AL
REMAINDER OF CALLED 63.52 ACRES
GIFT DEED
VOL. 111, PG. 746 D.R.G.C.

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

ZONING: ETI
MICHAEL E. & KATHERINE E. SHORE
WARR. DEED W/ VENDOR'S LIEN
VOL. 13, PG. 13 DANZ SUBDIVISION



ZONING: P.U.D.
SUTHERLAND'S
TRACT 3 - FELLER SUBDIVISION, PHASE I
VPL. 1, PG. 154 D.R.G.C.

ZONING: P.U.D.
TRACT 3 - FELLER SUBDIVISION, PHASE I
VPL. 1, PG. 154 D.R.G.C.

15' S.S. EASEMENT
DOC. NO. 20222926

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

ZONING: ETI
MICHAEL E. & KATHERINE E. SHORE
WARR. DEED W/ VENDOR'S LIEN
VOL. 13, PG. 13 DANZ SUBDIVISION



November 20, 2023

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

RE: SP-2324, Review Comments for Site Plan Review for a Hotel complex located at 1100 Friendship Ln.

Dear Mr. Spraggins,

The application will require consideration by the Planning and Zoning Commission on Wednesday, December 6th 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 provide a list of all uses onsite including hotel/motel, restaurant, general retail, etc. Definitions are found in [Sec. 2.100](#)
- Please provide a location of loading facilities. [Site Plan Checklist](#)
- Lot 1 shows the location of the pool abutting Friendship Ln. Staff recommends locating the pool closer to the Eastern side of the building so as to lessen the attractive nuisance. IF the pool is to remain, a buffer should be provided in the form of evergreen landscaping per [Sec 7.131](#) [Sec. 7.920](#) - [7.980](#).
- A monument sign is shown in the building setback. Staff recommends that an integrated business sign is planned for and located outside of the setback. **Chapter 29** [Sec 7.131](#)
- Provide a note regarding all exterior lighting shall by night sky compliant. An exterior lighting plan will be required prior to issuance of a Building Permit. [Article XV- Outdoor Lighting](#) - [Site Plan Checklist](#)
- Provide a Landscape and Screening Plan per [Sec. 7.920](#) - [7.980](#). To include calculation of all required landscaping onsite. [Site Plan Checklist](#)

The City of Fredericksburg

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

- Each facility will be required to complete a plan review packet along with submitting a detailed floor plan of the food/beverage service area. The plan review fee is \$100 per property/ business.
- If phases of the overall plan are anticipated, please indicate.
- Addressing for each Hotel will be required.
- Project will require review and approval of civil construction plans.

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, November 27th to ensure consideration by Planning & Zoning Commission on Wednesday, December 6th.

Shelby Collier

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.11.20 15:35:43 -06'00'

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

November 22, 2023

City of Fredericksburg

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

126 W. Main Street

Fredericksburg, TX 78624

Re: Your letter dated November 20, 2023, RE: Friendship Lane Hotel Complex Minor Plat Submittal 21120 (VEI No. 21120)

Dear Ms Collier,

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

City Comment:

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

VEI Response:

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

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

City Comment:

2. Please provide a location of loading facilities. **Site Plan Checklist**

VEI Response:

Loading areas are shown on the plans.

City Comment:

3. Lot 1 shows the location of the pool abutting Friendship Ln. Staff recommends locating the pool closer to the Eastern side of the building so as to lessen the attractive nuisance. IF the pool is to remain, a buffer should be provided in the form of evergreen landscaping per **Sec 7.131 Sec. 7.920 - 7.980**.

VEI Response:

An evergreen hedge has been shown around Lot 1 pool.

City Comment:

4. A monument sign is shown in the building setback. Staff recommends that an integrated business sign is planned for and located outside of the setback. **Chapter 29 Sec 7.131**

VEI Response:

The sign has been relocated outside of the setback line.

City Comment:

5. Provide a note regarding all exterior lighting shall by night sky compliant. An exterior lighting plan will be required prior to issuance of a Building Permit. **Article XV- Outdoor Lighting - Site Plan Checklist**

VEI Response:

This detail is shown on Note #6 on Sheet SP3.

City Comment:

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

VEI Response:

See Summary labels on sheet SP3

City Comment:

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

VEI Response:

Comment noted.

City Comment:

8. *If phases of the overall plan are anticipated, please indicate.*

VEI Response:

Proposed phasing is indicated on the plans.

City Comment:

9. *Addressing for each Hotel will be required.*

VEI Response:

Addresses are shown on the plans.

City Comment:

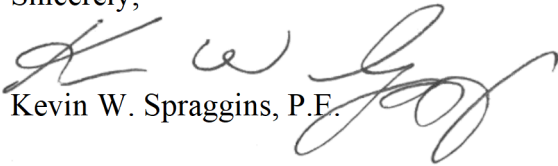
10. *Project will require review and approval of civil construction plans.*

VEI Response:

Comment noted.

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





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: Friendship Lane Hotel Complex

Project Address: 1100 FRIENDSHIP LN & E MAIN ST, TX

Tax ID Number (s):

Application Type (Check all items that apply.)

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 8 Ac No. of Lots: 2

Original Survey & Abstract No: A0002 - W H ANDERSON #197

Legal Description: ABS A0002 W H ANDERSON #197, 8. ACRES

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: C2

Proposed Zoning: No Change

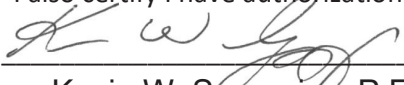
Location: 1100 FRIENDSHIP LN & E MAIN ST, TX

Proposed Use(s): Hotel Complex

Applicant's Signature

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

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

Signature: 

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

Date: 11/06/2023

Staff Use Only

Application No.: SP-2324 Date: 11/06/23

*Copy of current Title Search required with application.

CK# 2369 \$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): Wine Trails Hospitality LLC

Owner Name: Mr. Al Rajabi

Address: 128 Westcourt Lane San Antonio, Tx. 78257

Phone: 210-410-4180

Fax:

Email: al@fullservicehospitality.com

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

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

Firm Name (if applicable): VEI Consulting Engineers

Address: 507 E. Hwy Street Suite D Fredericksburg, Tx. 78624

Primary Contact Name:

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name:

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:

MEETING DATE: December 6, 2023

CATEGORY: DISCUSSION ITEMS

CAPTION: Discussion on Hotel Conference Center "The Meuse" project at 1293 N US Hwy 87

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

1. P&Z Discussion Package _The Meuse

APPROVAL/REVIEW:



FREDERICKSBURG

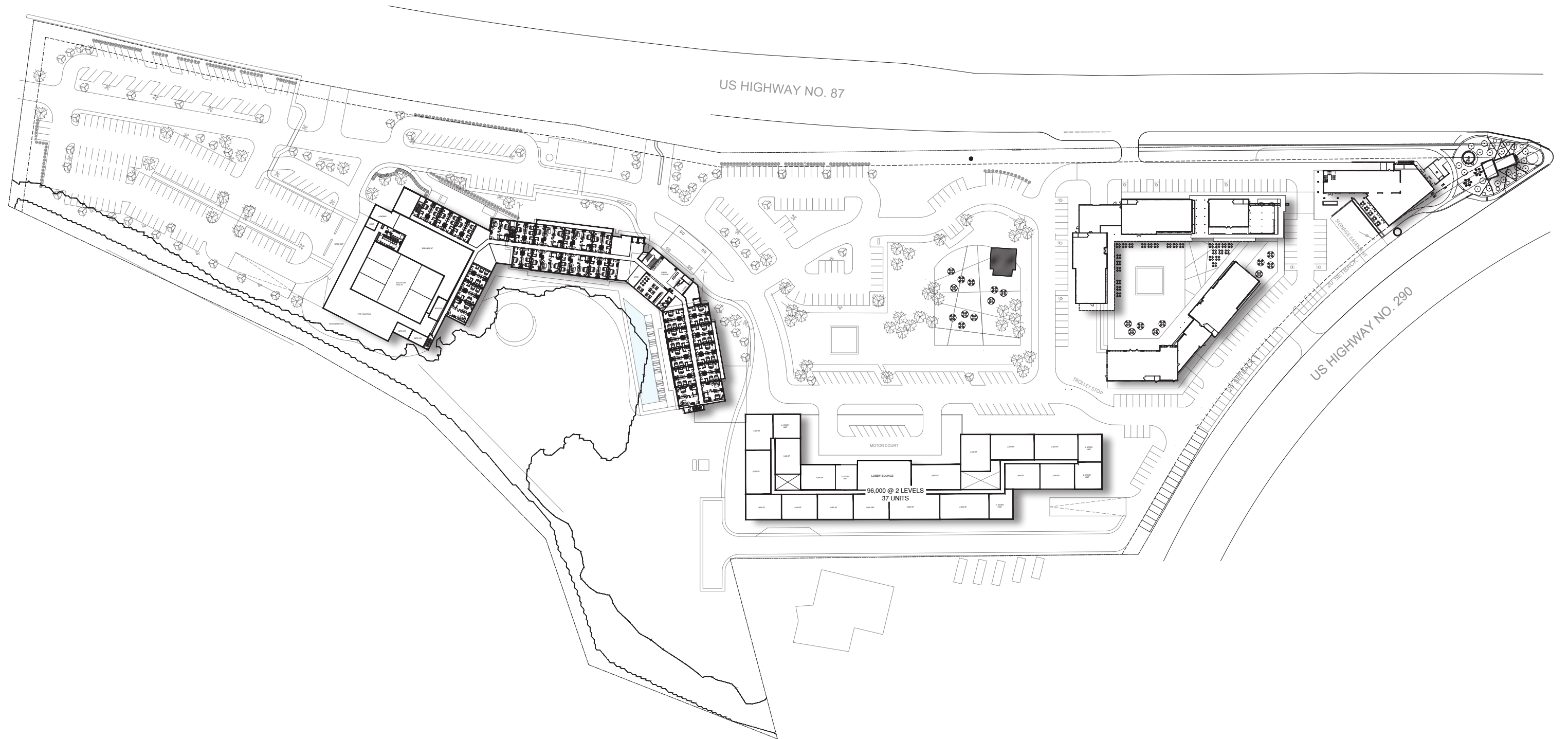
CAMPUS MASTER PLAN

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

Project #2022057 | 2023.11.09

maa
architects

Page 86 of 117

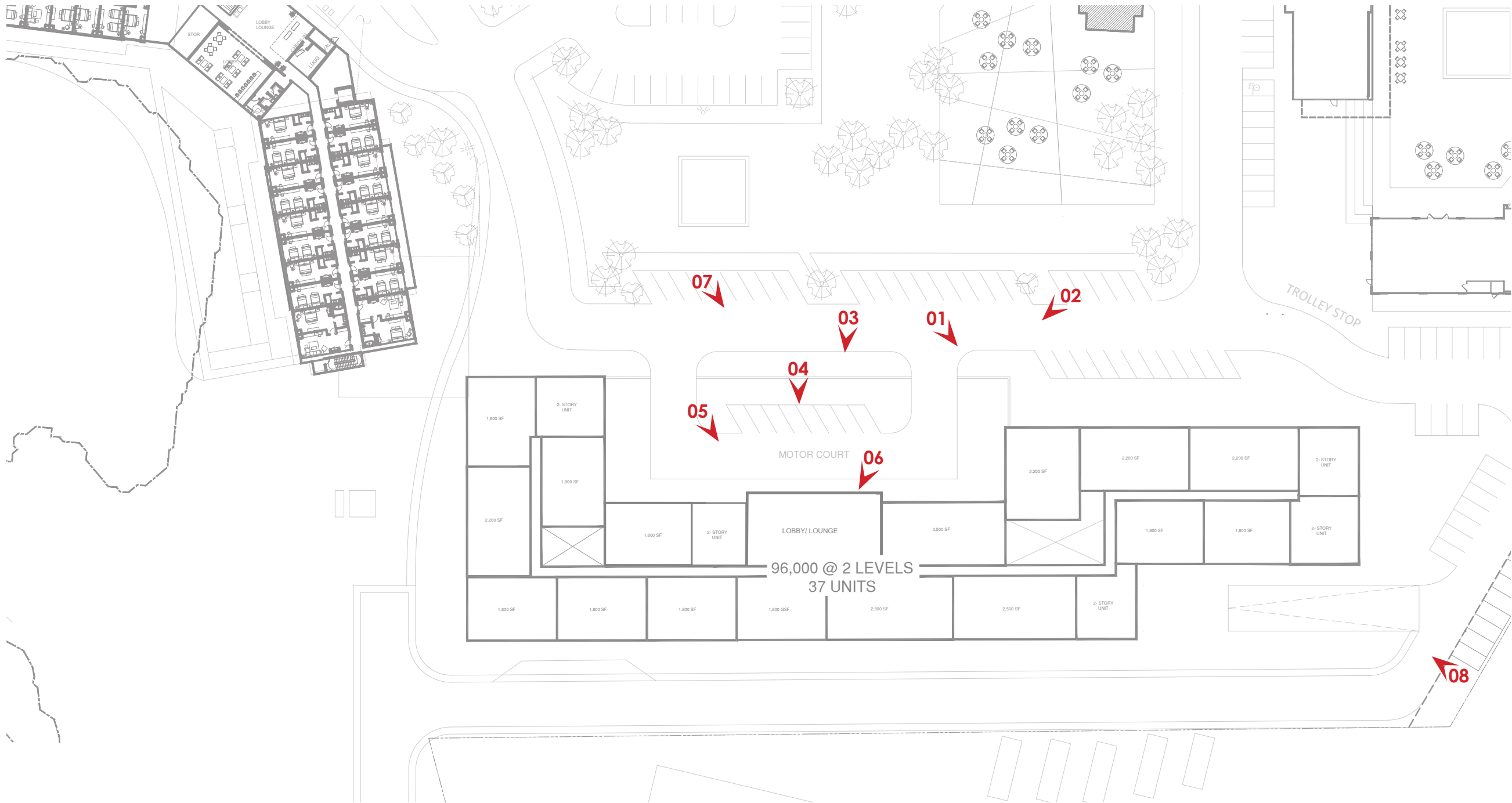


SITE PLAN GROUND LEVEL | FREDERICKSBURG

** FOR CONCEPTUAL USE ONLY
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KEY PLAN | FREDERICKSBURG

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RESIDENCES



RESIDENCES









KEY PLAN | FREDERICKSBURG

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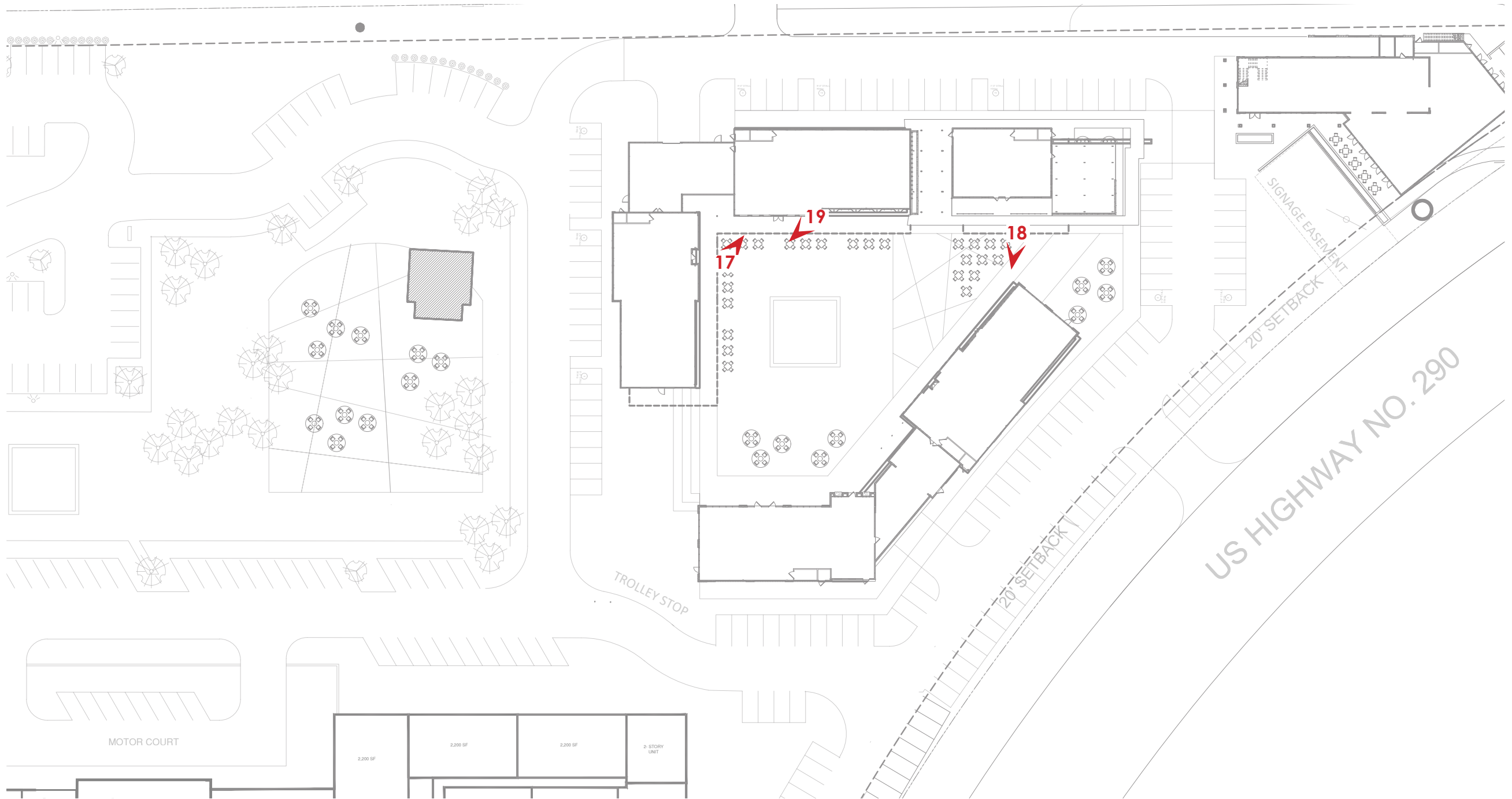












KEY PLAN | FREDERICKSBURG

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