



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, January 3, 2024 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member
Cindy Scroggins, Member

Tom Musselman, Member
Polly Rickert, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on January 3, 2024, at 5:30 PM. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube <https://www.youtube.com/c/FredericksburgTexasUSA>).

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on January 3, 2024.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@fbgtx.org

Verbal Comments:

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

You will be limited to 3 minutes to speak.

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. December 6, 2023, Regular Meeting Minutes

4. ACTION ITEMS

- A. Request #P-2330: By Jeff Boerner with MDS Land Surveying to Consider the Preliminary Plat Review of the Chick-Fil-A FBG Subdivision located at US 87 and Friendship Lane.
- B. Request #P-2332 - By Carroll Bryla to Consider the Final Plat Review of the Prospect Addition Phase 2 located at Friendship Lane and Holmig Lane.

5. PUBLIC HEARING

- A. Request #Z-2326: By Morgan De Sanchez to Consider a Conditional Use Permit per Sec. 3.110 of the Zoning Ordinance, to Operate a STR-Unoccupied in a R2 Zoned Area Located in the Historic Overlay District on Property Located at 110 East Orchard.
 - 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
- B. Request #Z-2328: By Juan Rodriguez with Lique Engineers, LLC to Consider the Following:
 - A. Land Use Change from Parks Open Space (POS) to Downtown Central Business District (DCBD) for Property Located at 620 East San Antonio Street.
 - B. Zoning Change From Open Space (OS) to Commercial (C2) for Property Located at 620 East San Antonio 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 Land Use and Zoning Changes
- C. Request # Z-2329: By Adam Montgomery to Consider a Conditional Use Permit per Sec. 3.110 of the Zoning Ordinance, to Operate a STR-Unoccupied in a R2 Zoned Area Located in the Historic Overlay District on Property Located at 205 West Travis 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
- D. Request #Z-2324: By John Scribner to Consider a Conditional Use Permit per Sec. 3.210 of the Zoning Ordinance, to Operate a Drive Through in a C2 Zoned area Located at the Southeast Corner of Friendship Lane and Highway 87 South.
 - 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

6. DISCUSSION ITEMS

- A. Changes to the site plan for Hotel/Ballroom, Retail and Condo at the "Y" intersection at 1149, 1293, 1389, 1413 and 1449 US Hwy 87 North since the last P&Z Discussion in December.
- B. Discussion of zoning associated with a potential annexation request for residential use on Mariposa Drive backing up to Sunday Circle.
Legal Description: KINMAN SUBD LOT 2BR, 9.37
- C. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Anna Hudson, posted this Agenda before 5:00 PM. on December 28, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Anna Hudson
Director of Development Services

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

**PLANNING & ZONING COMMISSION
December 6, 2023
5:00 P.M.**

On this the 6th day of December 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 Arrived at 5:09
POLLY RICKERT

ABSENT:

ALSO, PRESENT:

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

Janice Menking called the meeting to order at 5:00 P.M.

DISCUSSION ON HOTEL CONFERENCE CENTER “THE MEUSE” PROJECT AT 1293 N US HWY 87

Nick Skuteris with DC Partners presented the revised site plan for the Meuse. He pointed out that the revised plan eliminates the Multi-Family use, fully parks all uses at a 1 to 1 ratio and adds additional parking bellow the Condos and Ballroom, decreases traffic impact, Hotel footprint has been combined with the ballroom, the condo building is 2 stories, added more green space around the historic home, and the developer is working on an updated TIA.

Jim Jarreau commented that water use should be considered and encouraged the developer to use rainwater catchment systems.

Tim Dooley commented on the 4 stories allowance. The commission explained that 4 stories was approved with the previous PUD for the hotel given the elevation change.

Jim Jarreau asked about a turning lane and deceleration lane.

Tom Musselman stated that this development would be an anchor on the West end of town.

Polly Rickert commented that she feels this is too massive a development for a population of 11,000.

PUBLIC COMMENTS

MINUTES

Polly Rickert made a motion to approve the November 8, 2023, Regular Meeting Minutes. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Jim Jarreau made a motion to approve the October 4, 2023, Regular Meeting Minutes with corrections. Seconded by Jeff Lawrence. All voted in favor and the motion carried.

PUBLIC HEARING – HELD AT 5:30 PM

Request # Z-2309: By Thomas Mackie, Sara 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 1113 Shaw Avenue.**
- B. To change the Zoning from R1, Single Family Residential to R2, Mixed Residential for properties located at 107, 109, 111, and 1113 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 Land Use and Zoning Change**

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

Thomas Mackie presented the application. He stated that it was his desire and that of his neighbors to change the zoning from R1, Single Family Residential to R2, Mixed Residential.

Shelby Collier, Associate Planner, stated that an application has submitted an application requesting a change to the future land use plan from Low Density Residential (LDR) to Mixed Density Residential (MDR) and a zoning change from R1, Single Family Residential to R2, Mixed Residential on properties locate in the 100 block of Shaw, 107, 109, 111, and 113 Shaw Avenue.

This block of Shaw is bordered by two zones. R1 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 STR within 200 ft located at 516 St. Geralda.

Given the location of the properties behind multiple C2 zoned businesses located along Highway 16 South, Staff recommends approval of the zoning and land use changes to allow for mixed residential which will allow for more residential units. R2 is appropriate as a buffer between C2 and R1 zones. Given the timing of this request and the recent changes to the STR Ordinance, Staff recommends the effective date of the change by made to coincide with January 1, 2024.

The property owner at 107 W. Park spoke. He said several of the homes requesting the zoning change were habitat for humanity homes. He spoke in protest.

Marlo Wallendorf, 510 St. Geralda, disagrees with multi-family on Shaw. She spoke in protest.

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

Polly Rickert spoke in support of the change but would like to include 517 St. Geralda and 106 W. Walch.

Polly Rickert made a motion to table the request to the February meeting & discuss rezoning with 517 St. Geralda and 106 W. Walch. Seconded by Tim Dooley. All voted in favor and the motion carried.

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 Land Use and Zoning Change**

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

Susie Prater presented the application on behalf of the ownership. She explained that the current owner purchased the property in 2022. At that time there were 2 buildings on the property that were not being used, it is believed that they were the quarters for the previous manager, so the owner decided to convert them to STR units as that is a trend the RV industry is seeing. Multiple generations travel together but might sleep separately. Unfortunately, the ownership was unaware that a STR permit was required and once they were notified, they ceased operations and were told they needed to go through the zoning change process.

Shelby Collier, Associate Planner, stated that the property is currently operating as the Fredericksburg RV Park which obtained a Conditional Use Permit (CUP) to operate a “campground” in the early 2000’s. The new owners would like to add 2 STRS 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 a STR-Facility in addition to the “campground” use already established on the property. Zoning to the west is M2, Medium Manufacturing and to the North, South and East is C2, Commercial Zoning.

The uses found in C2, Commercial are compatible with the area.

Staff recommends approval of the requested changes.

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

Tom Musselman stated that City Council recently approved a new STR Ordinance with the goal of reducing STRS. He feels that this request is an attempt to add more STRS.

Polly Rickert stated that it is, but that the requested use of STRS is appropriate at this location.

Jim Jarreau commented that the applicant's explanation of multiple generations traveling but desiring their own space makes sense. Jim went on to say that RV's are essentially mobile STRS.

Tom Musselman asked how many tenants in the park stay longer than 30 days.

Susie Prater stated 23% of the tenants are long term tenants.

Tim Dooley made a motion to approve the requested Land Use and Zoning Change. Seconded by Jim Jarreau. Tom Musselman voted in opposition. All others voted in favor and the motion carried.

ACTION ITEMS

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.

The applicant withdrew the request prior to the meeting.

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

Mark Cornett presented the application. He stated that the Soccer group has been working for a number of years to add Soccer Fields and now, thanks to multiple generous donations, the group has the necessary funds to initiate the process.

Garret Bonn, Assistant City Manager, stated that the City is very excited about the project and thanks Mark Cornett and Mr. Kemp for all of their hard work to make this possible.

Jim Jarreau made a motion to approve #SP-2323 per staff recommendation. Seconded by Polly Rickert. All voted in favor and the motion carried.

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

Kevin Spraggins presented the application. He stated that a site plan with 3 separate buildings was previously approved, however, the owner has decided to combine two hotels into 1 building resulting in the need to update the site plan.

Shelby Collier, Associate Planner, stated that 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 acres, lot 1 (3 ac) and Lot 2 (5 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.

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 Approval of an Addressing Plan, Approval of the Minor Plat (which has been approved), and Approval of Civil Construction Plans.

Daryl Whitworth made a motion to approve Application #SP-2324. Seconded by Jim Jarreau. All voted in favor and the motion carried.

DISCUSSION ITEMS

Director's Report

Anna Hudson, Director of Development Services, commented on the ongoing Comp Plan. Anna also discussed the new development and STR fees that were approved by City Council in November.

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 7:00 p.m.

PASSED AND APPROVED this 3rd day of January 2024.

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: January 3, 2024

CATEGORY: ACTION ITEMS

CAPTION: Request #P-2330: By Jeff Boerner with MDS Land Surveying to Consider the Preliminary Plat Review of the Chick-Fil-A FBG Subdivision located at US 87 and Friendship Lane.

PRESENTATION:

SUMMARY:

An application has been submitted for a Preliminary Plat that consists of a 6.584 acre tract located at the corner of US HWY 87 South and Friendship Lane. The requested subdivision consists of 3 lots that will share access to Friendship Lane via an Access Easement that will double as a Fire Lane.

BACKGROUND:

The subject property is the 6 acre vacant lot on the corner of US HWY 87 South and Friendship Lane and borders the Fairfield Inn and McLaine Ford.

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

Tract Size: 6.584 Acres

Number of Lots: 3

Roadways: Lots 1 & 2 have frontage on Friendship Lane and Lot 3 has frontage on US HWY 87 South but will also have access to Friendship Lane via an access easement that will double as a Fire Lane for the development.

Easements: There are several easements proposed as part of this plat including a street easement dedication for a deceleration lane, multiple utility easements, an access easement and fire lane easement.

Utilities: Are available to serve this property and if an extension of existing infrastructure is needed, extension will occur at the developers' expense.

Park Dedication: The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500 per new lot (3) for a total of \$1,500.00. Parkland fees shall be paid prior to recordation of each phase of the project. [Sec. 6.15](#)

Construction Plans: Are required and will include review of Stormwater Detention, Drainage and Traffic.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat application conditioned upon the following:

1. Payment of Parkland Dedication fees of \$500 per new lot (3) for a total of \$1,500.00. **Sec. 6.15**
2. Approval of Civil Construction Plans
3. Approval of a Final Plat

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. P-2330 Revised Preliminary Plat
2. P-2330 Response to Comments
3. P-2330 Review Comments
4. P-2330 Project Application

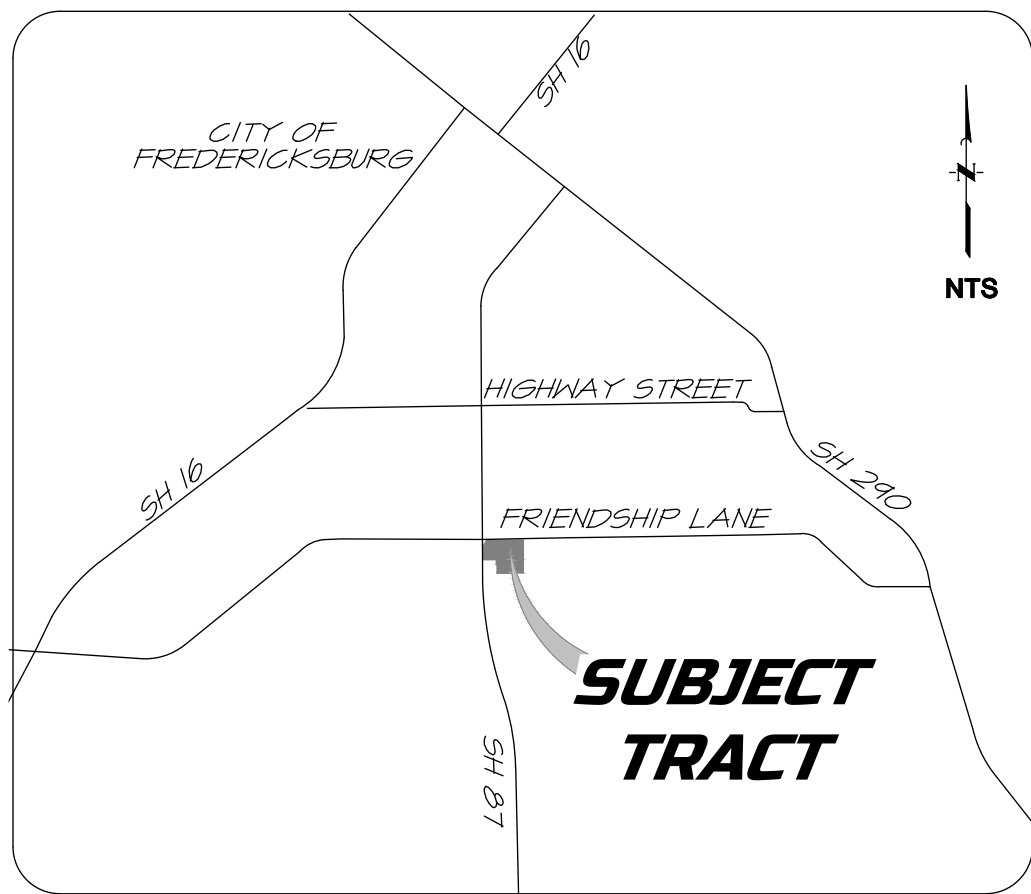
APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: December 28, 2023

LOCATION MAP



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

KBB REAL ESTATE LLC & KENNETH KYLE BIEDERMANN
1102 E. MAIN STREET
FREDERICKSBURG, TX 78624

DATE: _____

BY: _____

NAME: _____

TITLE: _____

STATE OF _____ §

COUNTY OF _____ §

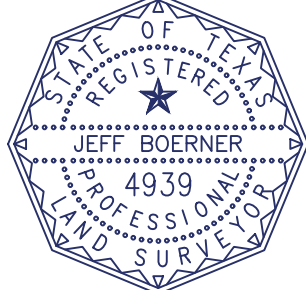
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE-NAMED PERSON, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

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



JEFF BOERNER, TX REGISTRATION # 4939
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: _____

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

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

(SEAL)

NOTARY PUBLIC

CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED _____

DIRECTOR OF DEVELOPMENT SERVICES _____

DATE: _____

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF _____, A SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THE _____ DAY OF _____, 2023 AS AUTHORIZED IN SECTION 4, OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

WITNESS BY HAND THIS THE _____ DAY OF _____, 2023.

CITY SECRETARY
CITY OF FREDERICKSBURG

PRELIMINARY PLAT
SHOWING
CHICK-FIL-A FBG
SUBDIVISION

A REPLAT OF LOT 1AR
ALTON IMMEL SUBDIVISION
INTO
LOTS 1AR-1, 1AR-2, AND 1AR-3
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS

CITY OF FREDERICKSBURG

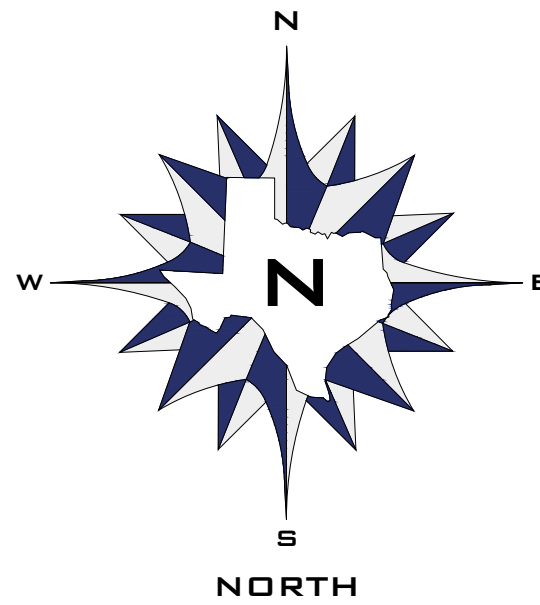
P-2330

ADDRESS:

LOT 1AR-1 = 503 FRIENDSHIP LANE, FREDERICKSBURG TEXAS 78624

LOT 1AR-2 = 511 FRIENDSHIP LANE, FREDERICKSBURG TEXAS 78624

LOT 1AR-3 = 1207 SOUTH U.S. HIGHWAY 87 / 507 FRIENDSHIP LANE, FREDERICKSBURG TEXAS 78624



SIGHT VISIBILITY RESTRICTIONS:

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE SIGHT VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE SIGHT VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED.

OWNER'S STATEMENT FOR
FIRE LANE EASEMENT:

THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A FIRE LANE IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS AND THAT HE/SHE (THEY) SHALL MAINTAIN THE FIRE LANE IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY ORDINANCE. THE FIRE LANE EASEMENT SHALL BE KEPT FREE OF OBSTRUCTIONS IN ACCORDANCE WITH THE CITY ORDINANCE. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO CITY ORDINANCE OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL IDENTIFY THE FIRE LANE ON THE GROUND IN ACCORDANCE WITH CITY ORDINANCE. THE CHIEF OF POLICE OR HIS/HER DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

OWNER (PRINTED NAME): _____

OWNER (SIGNATURE): _____

DATE: _____

CURVE TABLE FOR ABANDONED
ACCESS & UTILITY EASEMENT

CURVE RADIUS	AL	CL	CB	DELTA
C1	20.00'	31.42'	28.28'	5 45°02'00" E 40°00'00"

LINE TABLE FOR ABANDONED
ACCESS & UTILITY EASEMENTS

LINE	BEARING	DISTANCE
L5	N 04°58'00" E	41.00'
L6	S 00°02'00" E	3.00'
L7	N 04°58'00" E	51.02'
L8	S 00°00'00" E	24.00'
L9	S 04°58'00" W	108.10'
L10	N 00°02'00" W	41.00'

PROPOSED 15' DRAINAGE &
ELECTRIC EASEMENT

LINE	BEARING	DISTANCE
L1	S 02°02'00" W	188.40'
L2	S 04°54'31" N	15.00'
L3	N 00°02'00" E	148.34'
L4	N 04°58'00" E	15.00'

LINE TABLE FOR DECEL
LANE EASEMENT

LINE	BEARING	DISTANCE
L1	S 02°08'51" E	6.00'
L2	N 04°58'00" E	136.50'
L3	N 00°02'00" W	6.00'
L4	S 04°58'00" W	136.50'

LEGEND:

- 1/2" IRON ROD FOUND
- MAG NAIL FOUND
- 1/2" IRON ROD FOUND CAPPED "MDS"
- 1/2" IRON ROD SET CAPPED "MDS"
- 1/2" IRON ROD SET CAPPED "BONN"
- CALCULATED POINT
- RECORD BEARING & DISTANCE
- ADJOINER RECORD BEARING & DISTANCE
- BUILDING SETBACK LINE (PER THIS PLAT)
- CLERK'S FILE
- DEED RECORDS OF GILLESPIE COUNTY
- NUMBER
- OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY
- PAGE
- PLAT RECORDS OF GILLESPIE COUNTY
- REAL PROPERTY RECORDS OF GILLESPIE COUNTY
- VOLUME
- ADJOINER LINE
- BOUNDARY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- FL FL FIRE LANE

GENERAL NOTES:

- BASIS OF BEARING WAS ESTABLISHED FROM TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, (4203) NAD 83 (12). CONTOURS BASED ON NAVD 88.
- ACCORDING TO MAP NO. 48171C0288C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR GILLESPIE COUNTY, TEXAS, HAVING AN EFFECTIVE DATE OF OCTOBER 19, 2001, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- THE DEVELOPER DEDICATES THE SANITARY SEWER & WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN TWO (2) YEARS OF ACCEPTANCE OF SAID SEWER & WATER MAINS LOCATED WITHIN THIS SUBDIVISION PLAT.
- DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS, OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTIONS OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.
- DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
- NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONSTRUCTING OR DESTROYING ANY RETAINING WALL OR OBSTRUCTING OR CHANGING THE CONTOUR OF ANY CHANNEL, SWALE, OR EMBANKMENT, OR TAKING ANY OTHER ACTION WHICH WILL OR IS LIKELY TO RETARD, CHANGE, OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.
- EIGHT (8) FOOT PRIVACY SCREENING REQUIRED ON LOTS ADJACENT TO RESIDENTIAL ZONING DISTRICTS (PER CITY OF FREDERICKSBURG ZONING ORDINANCE, SECTION 7.940).
- ANY NECESSARY IMPROVEMENTS OR RIGHT OF WAY DEDICATION FOR ANY LOT COMPLY WITH CITY DESIGN STANDARDS FOR THEIR FRONTAGE WILL OCCUR AT THE TIME THAT LOT DEVELOPS OF FURTHER SUBDIVIDES AND WILL BE THE RESPONSIBILITY OF THE LOT'S OWNER.
- THE PUBLIC ROAD EASEMENT DEDICATED HEREIN SHOWN AS PROSPECT LANE SHALL ALSO SERVE AS A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT. THE LOT OWNERS MAY FENCE THE PORTION(S) OF THE PUBLIC ROAD EASEMENT LOCATED WITHIN THE BOUNDARY OF THEIR LOT UNTIL SUCH TIME THE CITY ELECTS TO EXTEND THE (STREETS). AT SUCH TIME, THE CITY HAS NO OBLIGATION TO REBUILD ANY FENCES REMOVED FROM THE PUBLIC ROAD EASEMENT.
- THE FIRE LANE SHOWN HEREON IS ALSO AN ACCESS EASEMENT AND MAY BE RELOCATED BY OWNER PROVIDED THE FIRE LANE ACCESS RIGHTS ARE NOT MATERIALLY IMPAIRED.

PLAT SHOWING:

- LOT 1AR-1: A 1.756 ACRE TRACT IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF LOT 1AR, ALTON IMMEL SUBDIVISION, RECORDED IN VOLUME 5, PAGE 69, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
- LOT 1AR-2: A 1.903 ACRE TRACT IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF LOT 1AR, ALTON IMMEL SUBDIVISION, RECORDED IN VOLUME 5, PAGE 69, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
- LOT 1AR-3: A 2.925 ACRE TRACT IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF LOT 1AR, ALTON IMMEL SUBDIVISION, RECORDED IN VOLUME 5, PAGE 69, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

OWNER:

KBB REAL ESTATE LLC

CONTACT:

KENNETH KYLE BIEDERMANN
1102 E. MAIN STREET
FREDERICKSBURG, TX 78624

MDS LAND SURVEYING
COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FORM REGISTRATION No. 00706600
874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78028 • 830-616-1818

JOB No. 23-406-00 SURVEYORS: JLB/JK SHEET 1 OF 2

SCALE: 1" = 50'

AS REPLATTED

Date: November 20, 2023

City of Fredericksburg
Development Review Committee
Shelby Collier
126 W. Main Street
Fredericksburg, TX 78624

Project Number: P-2330 and Z-2324

Re: : Chick-fil-A Fredericksburg – Preliminary Plat and CUP/Site Plan Review

Dear Shelby Collier,

The following is our comment response letter addressing comments received from the Development Review Committee, dated November 13, 2023. Our response to each comment is as follows:

Prelim Plat Comments

Comment 1: Provide addresses for Lots 1AR-1, 1AR-2, 1AR-3.

Response: Addresses provided by City are now listed for each lot.

Comment 2: Add Project Number, P-2330, to Plat.

Response: City project number has been added.

Comment 3: A Parkland dedication fee of \$500.00 per lot for a total of \$500.00 must be paid prior to recordation of the plat. Sec. 6.15 – Subdivision Ordinance.

Response: Noted – this will be paid following approval and prior to recording.

Comment 4: Approval will be conditioned upon construction and acceptance of public improvements required for this subdivision including the following:

- Extension of a public water from the existing main at Friendship and Hwy 87 to the south along the frontage of the proposed subdivision.
- Any necessary right of way dedication or roadway improvements as proposed in the approved traffic impact analysis for the developments.

Response: Understood. Utility easements are proposed for water and sewer to the subdivided lots. Street easements are shown for turn lanes and sidewalks.

Comment 5: Show any proposed drainage easements across the proposed lots if necessary for conveyance of stormwater.

Response: Drainage easement is provided along the eastern boundary of Lot 2 for the benefit of Lot 3.

Site Plan/ Entry Corridor/CUP Comments

Comment 1: The facility will be required to complete a plan review packet along with submitting a detailed floor plan of the food/beverage service area. The plan review fee is \$100 per property/ business.

Response: Noted – this will be provided in a separate submittal.

Comment 2: Please remove all items and notes not required on the site plan for ease of plan review.

Response: Any unnecessary notes and have been removed for reviewer ease.

Comment 3: Provide the location of loading facilities Sec. 7.131 Site Plan Checklist

Response: Mechanical equipment is roof mounted. There are no other loading areas. Trash enclosure will be masonry materials, per architectural elevations.

Comment 4: The arrangement of the facility, specifically the drive-through against the street frontage, is not ideal. Show typical car “stacking” in the drive-thru aisles. Sec. 7.131 Site Plan Checklist

Response: Code section and checklist provided do not require car stacking to be shown in the drive-thru. Stacking provided for this user is adequate based on other locations in this area. Location of drive-thru is strategic to provide ample stacking to where drive-thru stacking does not affect street traffic.

Comment 5: 11.1 – loading/unloading areas shall be clearly identified. The areas must be located in the rear or the sides of the building and shielded so they are not visible from the street.

Response: Mechanical equipment is roof mounted. There are no other loading areas. Trash enclosure will be masonry materials, per architectural elevations.

Comment 6: Provide a Landscape and Screening plan per Sec. 7.920 - 7.980. To include calculations of all required landscaping onsite. Site Plan Checklist

Response: See sheet LP-1. The required planting and calculations have been provided.

Comment 7: Elevations/Renderings along with a narrative are required for the review of the Entry Corridor Design Standards and Guidelines. The narrative should acknowledge how each standard is being met or why it is not feasible.

Response: Elevations forth coming.

Comment 8: 8.1 Doors and Entryways shall be constructed facing the entry corridor and any side streets.

Response: The main building entrance faces Friendship. Provided that this lot is a corner lot, the main entryway can only face one frontage.

Comment 9: 8.2 The front door should connect to the sidewalk along the entry corridor.

Response: Access is being provided from the main building sidewalk to the public sidewalks on both street frontages.

Comment 10: 9.1 Landscaping, including planting and trees, shall be provided as a buffer between the street and parking area.

Response: See sheet LP-1. The required planting has been provided.

Comment 11: 10.1 – Lighting fixtures should be selected from the international Dark-Sky Association Approved Fixtures.

Response: Proposed fixtures are approved by the International Dark Sky Association. This can be verified through the following link: <https://darksky.org/what-we-do/darksky-approved/products-companies/#!/PRV-PRV-XL-Prevail-LED/p/173332624>

Comment 12: 12.4 – Pedestrian walkways connecting to adjacent developments shall be provided.

Response: Connectivity is provided through the public sidewalk. The developer anticipates the drive between Lots 1 and 2 to be a high-traffic area and believes the public sidewalk will be the safest way to provide pedestrian circulation.

Comment 13: 12.5 – A minimum of a 4" diameter tree per 8 parking spaces shall be planted in planting beds located in the corners of the parking lots and islands.

Response: The calculation has been revised as requested.

Comment 14: 12.6 – Continuous, 5' sidewalks must be provided along the full length of the building and any façade facing public parking areas. .

Response: A 7' sidewalk borders the building to provide pedestrian access internally.

Comment 15: 14.1 – Sidewalk along the street right of way must be a minimum of 5 feet wide. ADA connections from the public sidewalk to the building.

Response: A 5' wide sidewalk is now provided along both street frontages.

Comment 16: 14.5 – Create a quality-built environment with the inclusion of amenities such as street furnishings, plantings, and/or art works.

Response: A bench and surrounding planting has been added along each street frontage.

Comment 17: Project will require review and approval of civil construction plans.

Response: Understood. Following approval of CUP and Site Plan, civil construction plans will be submitted.

Comment 18: Engineering approval will be contingent upon review and approval of a traffic impact analysis considering the development of all three in the subdivision.

Response: City engineering team has already approved the TIA, provided TXDOT provides access permit.

Comment 19: Show visibility triangles at each driveway.

Response: Visibility triangles are shown on the site plan and plat both. No northern triangle is shown on the Hwy 87 access as it is right out only.

Comment 20: Construct sidewalk along public street frontage. Provide an ADA route from the public sidewalk to the building.

Response: Connectivity to public sidewalk is provided.

Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at (469) 458-7300.

Sincerely,



Mathias Haubert, P.E.



November 13, 2023

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

RE: P-2330 – Preliminary Plat Establishing Lots 1AR-1, Lot 1AR-2 and Lot 1AR-3 and 2 of the Chick-Fil-A FBG Subdivision located at US 87 and Friendship Lane.

Dear Mr. Boerner,

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

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

- The application will require Planning and Zoning consideration scheduled for Wednesday, December 6th at 5:30 PM.
- Provide addresses for Lots 1AR-1, 1AR-2, 1AR-3.
- Add Project Number, P-2330, to Plat.
- A Parkland dedication fee of \$500.00 per lot for a total of \$500.00 must be paid prior to recordation of the plat. [Sec. 6.15 – Subdivision Ordinance.](#)
- Provide addresses for Lots 1AR-1, 1AR-2, 1AR-3.
- Approval will be conditioned upon construction and acceptance of public improvements required for this subdivision including the following:
 - Extension of a public water from the existing main at Friendship and Hwy 87 to the south along the frontage of the proposed subdivision.
 - Any necessary right of way dedication or roadway improvements as proposed in the approved traffic impact analysis for the developments.
- Show any proposed drainage easements across the proposed lots if necessary for conveyance of stormwater.

The City of Fredericksburg

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

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plans along with your written response as to how the comments have been addressed.

**Shelby
Collier**

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=collier@fbgtx.org, c=US
Date: 2023.11.13 16:43:38 -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



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: **Chick-Fil-A FBG**

Project Address: **US 87/Friendship Lane**

Tax ID Number (s): **108706**

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: **6.584 AC** No. of Lots: **3**

Original Survey & Abstract No: **Jose Esteban Bargas S-115, Abstract No. 53**

Legal Description: **Lot 1AR, Alton Immel Subdivision (6.569 acres), recorded in Volume 5, Page 69, Plat Records of Gillespie County, Texas**

Current Land Use Plan: **Unknown**

Proposed Land Use Plan:

Current Zoning: **C-2**

Proposed Zoning: **C-2**

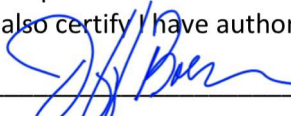
Location: **Friendship/Holmig**

Proposed Use(s): **Commercial**

Applicant's Signature

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

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

Signature: 

Printed Name: **Jeff Boerner**

Date: **10-25-2023**

Staff Use Only

Application No.: **P-2330**

Date: **10/31/23**

*Copy of current Title Search required with application.

CK# 005 \$460.00



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): **KBB Real Estate LLC**

Owner Name: **Kenneth Kyle Biedermann**

Address: **1102 East Main Street, Fredericksburg, Texas 78624**

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): **MDS Land Surveying Company, Inc.**

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

Primary Contact Name: **Jeff Boerner**

Phone: **830-816-1818**

Fax:

Email: **jboerner@mds-surveying.com**

Secondary Contact Name: **Kyle Ingram**

Phone: **830-816-1818**

Fax:

Email: **kingram@mds-surveying.com**

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

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

D. Recording Fee Schedule

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



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: January 3, 2024

CATEGORY: ACTION ITEMS

CAPTION: Request #P-2332 - By Carroll Bryla to Consider the Final Plat Review of the Prospect Addition Phase 2 located at Friendship Lane and Holmig Lane.

PRESENTATION:

SUMMARY:

A Final Plat application has been submitted for the Prospect Addition which consists of approximately 20 acres and has a mix of zonings. The subject property is located onto the corner of Friendship Ln and Holmig Ln.

BACKGROUND:

This property previously obtained preliminary plat approval on February 9, 2022 (P-2201) as part of the Prospect and Carbon Apartment project and again on October 4th (P-2311) as part of the owners desire to further subdivide the remaining portions of the property.

The Plat was reviewed for its conformity with Sec. 3.200, sec. 3.120, Sec. 3.100 of the Zoning Ordinance and Sec. 4 of the Subdivision Ordinance.

Zoning: Lots 4, 5 and 6 are zoned C1, Neighborhood Commercial
Lot 3 is zoned R1, Single Family Residential

Tract Size: Approximately 20 acres

Number of Lots: 4

Pedestrian Circulation: As part of the preliminary plat approval (P-2311) a sidewalk is required along Friendship Lane on Lot 6.

Roadways: No new roadways are proposed.

Easements: Standard easements such as sight visibility, utility and drainage and fire lane. All easements must be in accordance with the City Subdivision Ordinance.

Construction Plans: The Prospect and Carbon projects have obtained Civil Construction Plan approval. The further development of lots 3-6 will required Civil Construction review and approval.

Park Dedication: The applicants shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500.00 per new lot for a total of \$2,000.00.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The Final Plat application as presented meets the minimum requirements per the Zoning and Subdivision Ordinance. Staff recommends approval conditioned upon the following:

1. Extension of the sidewalk along Friendship Lane for Lot 6.
2. Payment of Park Dedication fees prior to recordation of the Final Plat.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. P-2332 Revised Plat
2. P-2332 Review Comments
3. P-2332 Response to Comments
4. P-2332 Project Application

APPROVAL/REVIEW:

Rachel Raggio, TOASE Attorney

Date: December 28, 2023



Anna Hudson, Director of Development Services

Date: December 28, 2023



November 18, 2023

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

RE: P-2330 – Final Plat Prospect Addition Phase 2 Located at Friendship Lane and Holmig Lane.

Dear Mr. Boerner,

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

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

- The application will require Planning and Zoning consideration scheduled for Wednesday, January 3rd at 5:30 PM.
- Add Project Number, P-2332, to Plat.
- A Parkland dedication fee of \$500.00 per lot for a total of \$2,000.00 must be paid prior to recordation of the plat. [Sec. 6.15 – Subdivision Ordinance.](#)
- An extension of the sidewalk along Friendship Ln is required for Lot 6
- Update note on each lot to reflect Phase 2.

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=collier@fgtc.org, c=US
Date: 2023.12.18 12:39:35 -0600

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

December 22, 2023

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

Via email to scollier@fbgtx.org

Re: Your letter dated November 18, 2023, Re: P-2330 – Final Plat Prospect Addition Phase 2, Located at Friendship Lane and Holmig Lane (MDS Job# 23-075-00)

Dear Ms. Collier,

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

City Comment:

The application will require Planning and Zoning consideration scheduled for Wednesday, January 3rd at 5:30 PM.

MDS Response:

MDS acknowledges the schedule of Planning and Zoning. (Not a Survey matter)

City Comment:

Add Project Number, P-2332, to Plat.

MDS Response:

Added Project Number, P-2332 to plat.

City Comment:

A Parkland dedication fee of \$500.00 per lot for a total of \$2,000.00 must be paid prior to recordation of the plat.
Sec. 6.15 – Subdivision Ordinance.

MDS Response:

Parkland dedication fee of \$500.00 per lot for a total of \$2,000.00 must be paid prior to recordation of the plat is acknowledged by Representation of Developer (Not a Survey Matter)

City Comment:

An extension of the sidewalk along Friendship Ln is required for Lot 6

MDS Response:

Note added to plat acknowledging responsibility of Developer to extend sidewalk along Lot 6.

City Comment:

Update note on each lot to reflect Phase 2.

MDS Response:

Updated the Phase 2 notes on the plat.

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 jboerner@mds-surveying.com

Sincerely,



Jeff Boerner
12-22-23



Project Application

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

A. Project Information (Please complete all items.)

Project Name: Prospect Addition Phase 2
Project Address: Friendship Lane & Holmig Lane
Tax ID Number (s): 11773, 188566, 188567

Application Type (Check all items that apply.)

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

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

Original Survey & Abstract No: Abstract #180, G. DeBrandt Survey #42

Legal Description: 20.414 acres more particularly described in Exhibit "A"

Current Land Use Plan: CI Commercial & R-I Low Proposed Land Use Plan: N/A

Current Zoning: Proposed Zoning: N/A

Location: Friendship Lane & Holmig Lane

Proposed Use(s): N/A

Applicant's Signature

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

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: Carroll J. Bryla
Printed Name: Carroll J. Bryla Date: November 27, 2023

Staff Use Only

Application No.: P-2332 Date: 11/27/23

*Copy of current Title Search required with application.

CIN# 3718
\$540.00



Project Application

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

B. Contact Information (Please complete all items.)

I. Property Owners

Firm Name (if applicable): Penick Estate Limited Partnership; Penick Holdings, LP

Owner Name: Patti D. Penick; Estate of John Penick, Deceased

Address: 141 E. Main Street, Fredericksburg, Texas 78624

Phone: 830-998-2855

Fax: 830-997-2172

Email: cbryla@hotmail.com

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

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

Firm Name (if applicable): MDS Land Surveying, Inc.

Address: 874 Harper Rd #104, Kerrville, Texas 78028

Primary Contact Name: **JEFF BOERNER**

Phone: 830-816-1818

Fax:

Email: jboerner@mds-surveying.cc

Secondary Contact Name: **KYLE INGRAM**

Phone: 830-816-1818

Fax:

Email: kingram@mds-surveying.co

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: January 3, 2024

CATEGORY: PUBLIC HEARING

CAPTION: Request #Z-2326: By Morgan De Sanchez to Consider a Conditional Use Permit per Sec. 3.110 of the Zoning Ordinance, to Operate a STR-Unoccupied in a R2 Zoned Area Located in the Historic Overlay District on Property Located at 110 East Orchard.

- 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

PRESENTATION:

SUMMARY:

The applicant is requesting a Conditional Use Permit to operate a STR-Unoccupied in an R2 zoned area located within the Historic Overlay District for property located at 110 E Orchard Street.

BACKGROUND:

The applicant purchased the vacant lot on November 2, 2021, and obtained a building permit to build a 2 bedroom unit on May 11, 2022. In 2022, the applicant submitted a STR-Unoccupied application while the unit was under construction. Staff informed the applicant of the need for a Conditional Use Permit and the STR-Unoccupied application was denied on August 16, 2022.

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

Site Area: 12,000 sq ft

Occupancy: 2 per bedroom plus 2 guests would allow for an occupancy of **6** for the 2-bedroom unit.

Parking: 5 spaces provided with 2 required (Parking shall be provided 1 per bedroom) [Sec. 7.863](#)

Public Hearing Response: at the time of agenda publication one letter was returned questioning if the property would be allowed to add more STR units to the remaining portion of the property.

[Sec. 5.40 - Review and Evaluation Criteria](#) Contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, Staff found that the applicant has met or responded to all requirements. The criteria and review are as follows, Staffs review is in **RED**:

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

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features. **Met**

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use. No negative impacts foreseen - **The lot is oversize, 12,000 sq ft and can easily accommodate 6 guests. The majority of the properties in this neighborhood are STR's.**

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare. **No variance required.**

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area. **The requested use will not increase the traffic in the area.**

Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts. No new impacts. Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties. **Signs not permitted.**

Adequacy and convenience of off-street parking and loading facilities. **Parking exceeds requirements.**

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located. R2 allows for STR-Unoccupied by right and of the 8 CUPs requested for STR use in the Historic District, all 8 have been approved.

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

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity. **There are 11 properties in this block of Cora and 6 of them are STR's. The proposed use is compatible with the neighborhood.**

Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area. **No conditions.**

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. **The proposed use will not be detrimental to public health or safety.**

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Sec. 5.40 - Review and Evaluation Criteria Contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, Staff found that the applicant has met or responded to all requirements. The property is in a neighborhood that contains many STR's. This property is located in the 500 Block of Cora St and of the 11 properties found in this block, 6 are permitted STRS. Staff recommends approval conditioned upon the following:

1. Review/inspection and approval of a STR-Permit Application(s) and payment of applicable fees.
-

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Z-2326 Revised Site Plan
2. Z-2326 Review Comments
3. Z-2326 Response to Comments
4. Z-2326 CUP Narrative
5. Lightbulb Spec Sheet
6. Lighting Spec Sheet_A0157-Carson-12IN
7. Z-2326 Public Hearing Map
8. Z-2326 Mailing Labels
9. Z-2326 Project Application
10. response to 110 E Orchard_collier

APPROVAL/REVIEW:

Rachel Raggio, TOASE Attorney

Date: December 28, 2023



Anna Hudson, Director of Development Services

Date: December 28, 2023

PARKING SUMMARY:

FACILITIES	2 BED/1.5 BATH
MAIN STRUCTURE	
PARKING SPACES REQUIRED	2 SPACES 0 SPACES
1 SPACE PER BEDROOM REQUIRED	
HANDICAP SPACES	
PARKING SPACES PROVIDED	5 SPACES 0 SPACES
STANDARD PARKING SPACES (9' x 15' Each)	
HANDICAP SPACES	
TOTAL PARKING SPACES PROVIDED	5 SPACES

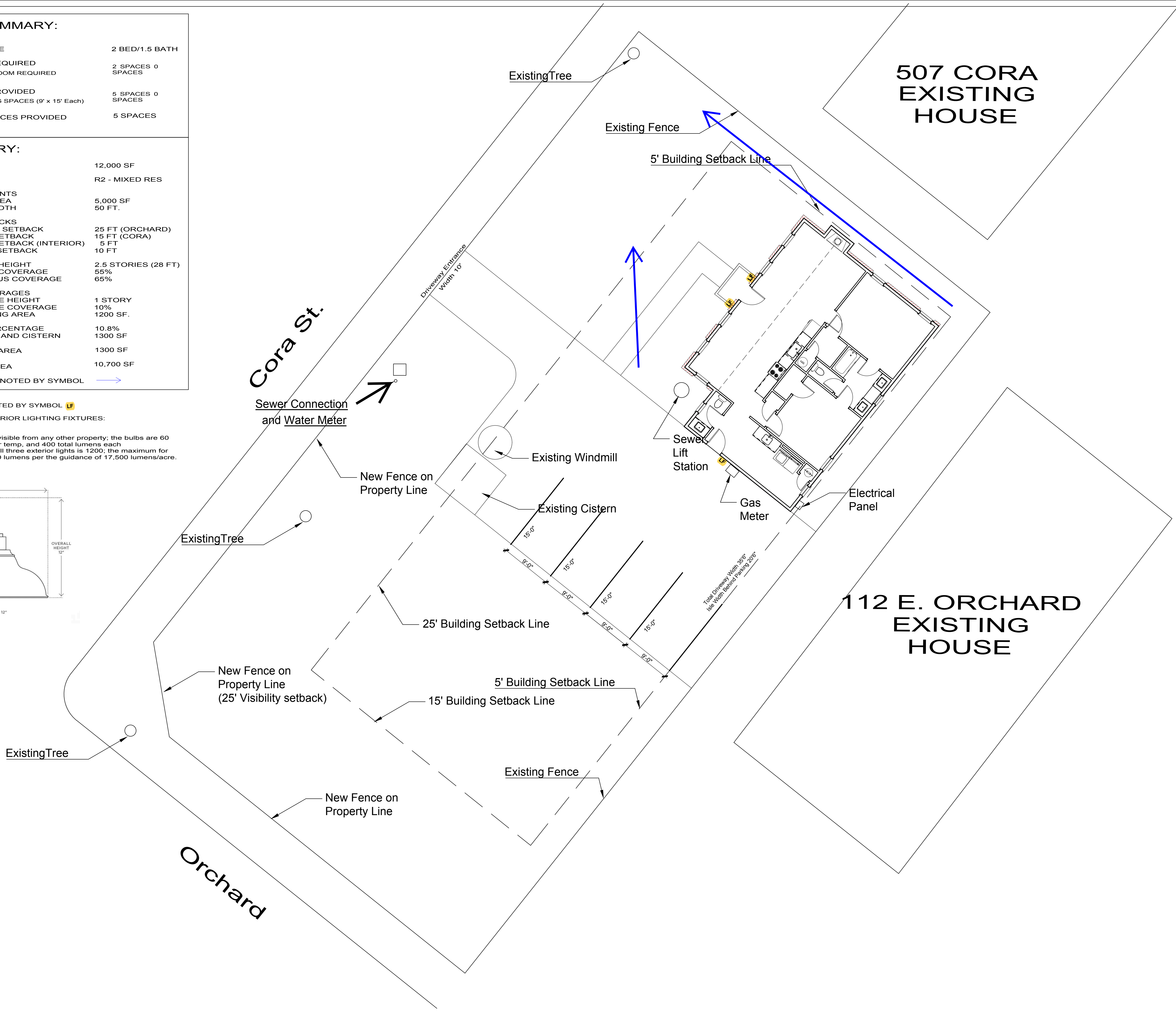
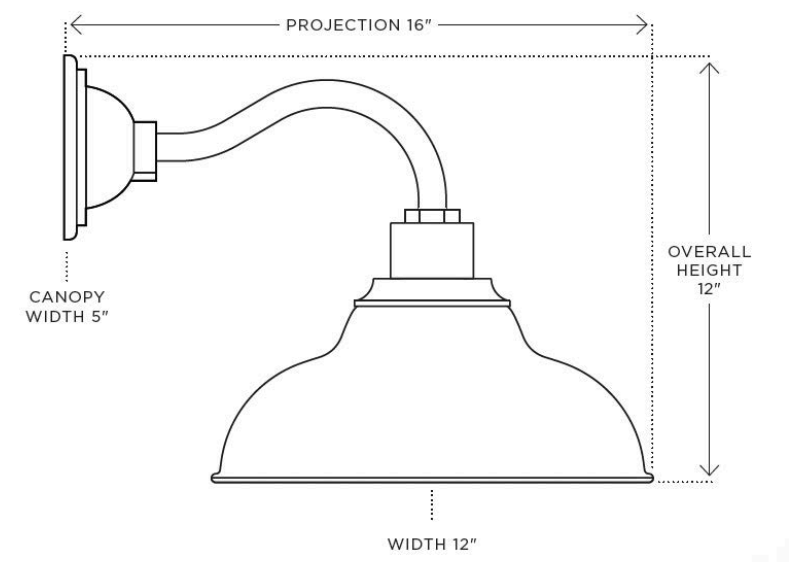
LOT SUMMARY:

LOT AREA	12,000 SF
CURRENT ZONING	R2 - MIXED RES
ZONING REQUIREMENTS	
MINIMUM LOT AREA	5,000 SF
MINIMUM LOT WIDTH	50 FT.
BUILDING SETBACKS	
FRONT YARD SETBACK	25 FT (ORCHARD)
SIDE YARD SETBACK	15 FT (CORA)
SIDE YARD SETBACK (INTERIOR)	5 FT
REAR YARD SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES (28 FT)
MAXIMUM BUILDING COVERAGE	55%
MAXIMUM IMPERVIOUS COVERAGE	65%
CURRENT LOT COVERAGES	
MAIN STRUCTURE HEIGHT	1 STORY
MAIN STRUCTURE COVERAGE	10%
MAIN BUILDING AREA	1200 SF.
IMPERVIOUS PERCENTAGE	10.8%
MAIN HOUSE AND CISTERN	1300 SF
TOTAL IMPERVIOUS AREA	1300 SF
TOTAL PERVIOUS AREA	10,700 SF
DRAINAGE ARROWS NOTED BY SYMBOL	

LIGHTING FIXTURES NOTED BY SYMBOL

THREE IDENTICAL EXTERIOR LIGHTING FIXTURES:

- Fully shielded fixtures
- Luminous element is not visible from any other property; the bulbs are 60 watt, 2100 (soft white) color temp, and 400 total lumens each
- The total lumens across all three exterior lights is 1200; the maximum for the property is around 5000 lumens per the guidance of 17,500 lumens/acre.



MARK	DATE	REVISION
1	////	///

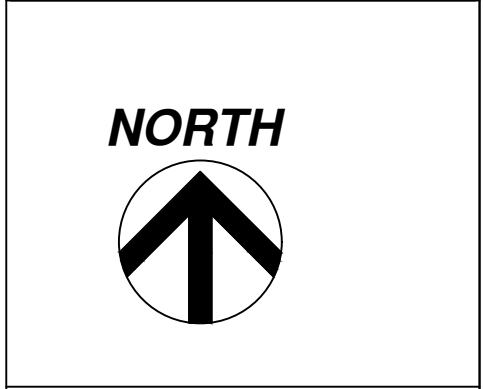
Sanchez Residence

110 E. Orchard

Fredericksburg, Texas

Hills of Texas Homes

304 N. Adams St.
Fredericksburg, Texas
830-889-7900 - ph
www.hillsoftexashomes.com



SHEET TITLE

SITE PLAN

SCALE: 1/8" = 1'-0"

SHEET NO.

A0



December 18, 2023

Morgan Moran de Sanchez
Via email
morgan@desanchezllc.com

RE: Z-2326, Review Comments for Site Plan/Conditional Use Permit Review for a STR-Unoccupied located at 110 E. Orchard.

Dear Mrs. Moran de Sanchez,

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

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

- The Site Plan requires Planning and Zoning Approval, tentatively scheduled for January 3, 2024.
- Provide a note regarding all exterior lighting shall by night sky compliant. Provide the requested fixture type [Article XV- Outdoor Lighting - Site Plan Checklist](#)
- Please update the site plan with the property dimensioned parking spaces. 18.5 x 9. [Sec. 7.863](#) Dimension depth of parking spaces. Dimension width of isle behind parking spaces.
- Provide the width of the driveway. [Site Plan Checklist](#)
- Provide drainage flow arrows to ensure historical drainage patterns are maintained and adjacent and downstream properties are not adversely impacted. [Site Plan Checklist](#)
- Please update CUP Narrative with specific responses to each of the review and evaluation criteria noted in [Sec.5.460](#). This will be used by the Planning and Zoning Commission and City Council to make their determination.
- Provide photos of the front and the back of the property.

The City of Fredericksburg

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

- Note if driveway is existing or new construction.
- Gravel driveways are considered impervious coverage. Please use 100% of the gravel driveway as impervious.
- Show location of existing water meter and sewer connection.

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

Please return the revised plans along with your written response as to how the comments have been addressed by Tuesday, December 26th to ensure consideration by the Planning & Zoning Commission on Wednesday, January 3rd.

**Shelby
Collier**

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.12.18 12:37:30 -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

RESPONSE SHEET

Please see below for our responses to the latest round of Planning and Zoning feedback/questions provided to us on Monday, December 18, 2023. Our responses are in BLUE.

- The Site Plan requires Planning and Zoning Approval, tentatively scheduled for January 3, 2024.

- *Confirmed – we are planning to attend in-person as a family.*

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

Sec. 5-510. - Submission of plans and evidence of compliance.

(a) All conditional use permit, site plan, subdivision, building permit or other development applications must include an outdoor lighting plan which includes the following information:

(1) The location of all existing and proposed light fixtures; and

SEE UPDATED SITE PLAN

(2) Specification sheets for all existing and proposed light fixtures.

SEE LIGHTING FIXTURE AND LIGHTBULB SPEC SHEET ATTACHMENTS (TWO)

(b) Verification that a project covered hereby has complied with the provisions of this Chapter shall occur during the final step in the applicable application process, for example, during the final inspection for a certificate of occupancy by the City building inspector.

(Ord. No. 24-014, 8-18-2014)

Our home currently has a total of 3 identical exterior lights that comply with all the requirements found in Article XV – Outdoor Lighting – Site Plan Checklist:

- *Fully shielded fixtures (see Lighting Fixture spec sheet)*
- *Luminous element is not visible from any other property; the bulbs are 60 watt, 2100 (soft white) color temp, and 400 total lumens each (see Lightbulb spec sheet)*
- *The total lumens across all three exterior lights is 1200; the maximum for the property is around 5000 lumens per the guidance of 17,500 lumens/acre.*
- *Based on the above, we are in total compliance of the Outdoor Lighting policies available.*

- Please update the site plan with the property dimensioned parking spaces. 18.5 x 9. Sec. 7.863 Dimension depth of parking spaces. Dimension width of isle behind parking spaces.

- *Site plan updated with parking space depth (15' Each)*
- *Site plan updated with dimension wide of isle behind parking spaces (20'6")*

- Provide the width of the driveway. Site Plan Checklist

- *Site plan updated with driveway width (10')*

- Provide drainage flow arrows to ensure historical drainage patterns are maintained and adjacent and downstream properties are not adversely impacted. Site Plan Checklist

- *Site plan updated with drainage arrows; our property maintains the overall natural slope and attempts to redirect rainwater from around the foundation to the front grass area to optimize natural watering.*

- Please update CUP Narrative with specific responses to each of the review and evaluation criteria noted in Sec.5.460. This will be used by the Planning and Zoning Commission and City Council to make their determination.

- *These notes contained herein will also be added to our revised CUP application*

- Provide photos of the front and the back of the property.

- *These photos have been added to our revised CUP application*

- Note if driveway is existing or new construction.

- *The driveway apron existed on the property when we purchased the property in 2021; there was no driveway on property at purchase*
 - *We added the gravel driveway Summer 2023 and used the existing driveway apron to connect to the street at the preexisting curb access point*
 - *Everything in the drawing is “existing” today and there is no “new construction” being requested by us in this application*

- Gravel driveways are considered impervious coverage. Please use 100% of the gravel driveway as impervious.

- *Confirmed; we updated the site plan accordingly.*

- Show location of existing water meter and sewer connection.

- *Water meter noted on site plan*
 - *Sewage connection noted on the site plan*

CUP Application: Morgan Moran de Sanchez
Response to Sec. 5.460. Review and Evaluation Criteria.

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

Conformance with applicable regulations and standards established by the Zoning Regulations.
To the best of our knowledge, our property conforms with all application regulations and standards.

We followed the city's permitting and inspection processes in constructing a brand new single-family-home on our lot and received an official Certificate of Occupancy this year to demonstrate our adherence to all building requirements. We worked with our builder, experienced in the Fredericksburg community, to design and build a home that addressed a lot of the STR-Unoccupied needs ahead of time so we were ready for this phase when it arrived.

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.

Particularly because our home was built recently within the Historic District, we are confident the building is compatible with all aspects of the area as we sought review/approval with the Historic Review Board before proceeding with construction. We even collaborated and sought approval for fence choice/height before proceeding with fence construction – that is how sensitive and respectful we have been in trying to work within the community's best interests.

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.

We do not believe our CUP for STR-Unoccupied would incur any unfavorable effects nor impacts to abutting sites or neighbors.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

We have complied with all modern city building requirements as well as Historic Review Board consideration and approval processes without making undisclosed modifications to our plans or site. We have been transparent and proactive as much as possible to ensure we are adhering to all protocols.

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.

We have paid special attention to adapting to the neighborhood's streets and pedestrian usage for safety and convenience. Specifically, we are a corner lot and made sure to construct our fence with the 25' visibility triangle in mind on the corner of Orchard/Cora.

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

We have graded our lot post-construction and landscaped appropriately to protect adjacent lots and streets from any possible hazards and impacts.

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

Our only yard signs include two temporary 10" garden signs for "Private Property - No Trespassing" as an adjacent neighbor is having issues with an illegal trespasser squatting at their residence at 507 Cora Street. With our 25' visibility triangle we have made sure cars and pedestrians have ample visibility of the Yield sign on the corner of Orchard/Cora.

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

We have an extra-large gravel driveway that can accommodate 5-6 full-size automobiles without problem. We took extra care to add additional stone/mortar to the apron to reduce gravel tracking into the street with driving and rain, and installed an EV charger to encourage eco-friendly vehicles and drivers. Our use of gravel for such a large driveway even helped to reduce the impervious coverage percentages to improve water retention on our lot, reduce erosion, and feature a local and natural material that is a much better "hard-scape" than concrete or asphalt.

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.

Neighbors on practically all sides of our property and along Cora Street offer STR-Unoccupied properties. We believe we are well in accordance with the Zoning Regulations and real use/purposes for our immediate area.

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

We believe we are in compliance with all of the current applicable provisions for STR-Unoccupied and will diligently monitor the ongoing changes in the community to stay on top of our compliance.

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.

We commit to current and future compliance with the permitted STR-Unoccupied use of our property. We have a flawless track record of doing this with our ADU STR in Austin, Texas already – both from a permitting and hospitality tax filing perspective.

Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

We are happy to accommodate any conditions that are made to approve the STR-Unoccupied permitted use for our home in our neighborhood and feel we have done a thorough job of anticipating and addressing those.

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Without a question – we are members of this community and take integrity and respect seriously; consideration and protection of public health, safety and welfare for others' properties and individuals is a top priority for our family. If granted an STR-Unoccupied permitted use, we will continue to operate as such.

LED LAMP

SPECIFICATIONS

Combine classic style, modern reliability and energy savings with Feit Electric ST19 LED 60-Watt Equivalent Warm White (2100K) 4-Straight Filament Light Bulb. Our vintage filament bulbs are made with LED exposed filament and wrapped in an amber housing to deliver an elegant antique look and feel. We integrate innovative LED technology with a traditional straight filament, providing a natural lighting experience for those that want the benefits of LED's and the look of a vintage lighting. Filament LED's will last for years and use just a fraction of the energy of an incandescent.

**60W Equivalent ST19 Dimmable
Amber Glass Vintage Straight
Filament Warm White LED**

ST19/LED/HDRP/4

Features

- ST19 shape light bulb with medium (E26) base
- Estimated yearly energy cost: \$0.54 (based on 3-hour/day, 11/kWh, costs depend on rates and use)
- Life: 13.7-years (based on 3-hour/day)
- Light appearance: 2100K (warm white)



4-pack

Brightness (Lumens)	Watts	Wattage Equiv.	Color Temp.
400	5.5	60	2100 (Soft White)
Annual Energy Cost	Life Hours / Years	Energy Efficiency	Voltage
\$0.66*	15000 / 13.6*	90.8%	120
CRI	Shape	Base	Finish
80	ST19	E26	Amber
Dimmable	Beam Angle	MOL / Diameter (in.)	Location
Yes			Damp

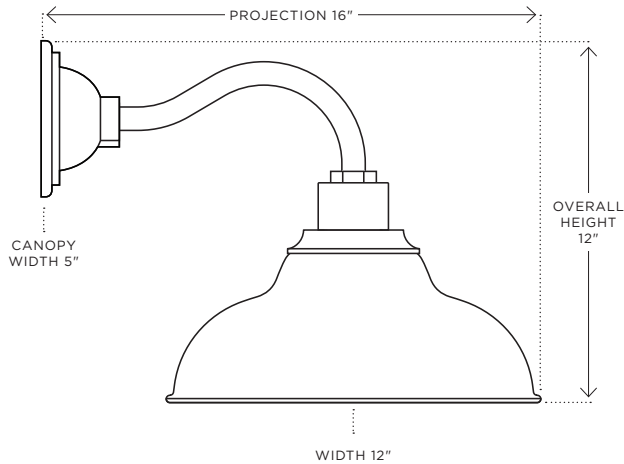
* Estimated based on 3 hrs/day. Costs depends on rates and use

CARSON 12" GOOSENECK

WAREHOUSE WALL FIXTURE

AVAILABLE OPTIONS:

A0150 - 12" Red	A0152 - 12" Gloss White
A0151 - 12" Green	A0154 - 12" Gloss Black
A0153 - 12" Cobalt (shown)	A0155 - 12" Matte Black
A0157 - 12" Orange	A0156 - 12" Matte Gray



DETAILS

UL RATING: Wet

NUMBER OF SOCKETS: 1

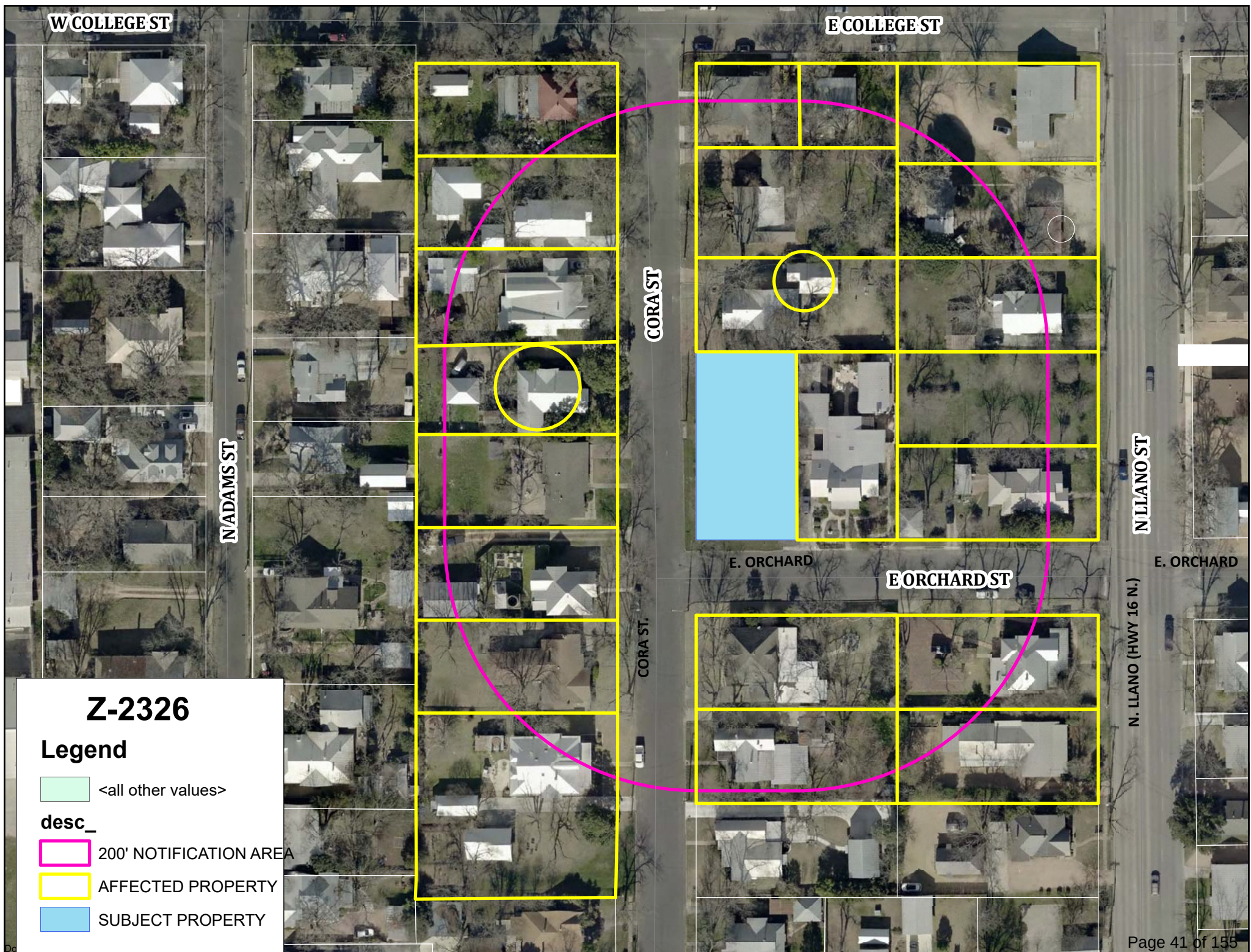
MAX WATTAGE: 100W

AVAILABLE SOCKET TYPES: Standard incandescent or GU24

NUMBER OF AVAILABLE COMBINATIONS: 8

OPTION SHOWN: A0157 - Carson 12" Gooseneck in Cobalt

AVAILABLE FIXTURE FINISH: Carbon



W COLLEGE ST

E COLLEGE ST

N ADAMS ST

CORA ST

CORA ST.

N LLANO ST

N. LLANO (HWY 16 N.)

E. ORCHARD

E. ORCHARD

E ORCHARD ST

Z-2326

Legend

-  <all other values>
-  200' NOTIFICATION AREA
-  AFFECTED PROPERTY
-  SUBJECT PROPERTY

URA ENTERPRISES
P.O. BOX 1231
FREDERICKSBURG, TX 78624

M PROPERTY HOLDINGS
P.O. BOX 15
MASON, TX 76856

DOROTHEY A BASSE
ATTN: WILSON & FARMER
5784 LOUDON RD
FREDERICKSBURG, TX 78624

KERRY & MELANIE KORDZIK
7286 THREADGILL CREEK RD
DOSS, TX 78618

512 NORTH LLANO LLC
105 W SAN ANTONIO
FREDERICKSBURG, TX 78624

ROGER & JOAN SCHRENK
124 PARLIN LN
FREDERICKSBURG, TX 78624

FRANK & ALLYSON PARMA
7913 ALOPHIA DR
AUSTIN, TX 79739

SANDRA HARPER
512 CORA ST
FREDERICKSBURG, TX 78624

MICHAEL & KRISTIN WALKER
11353 MAJESTIC DR
MONTGOMERY, TX 77316

TYLER & MELISSA WHATLEY
10791 EL NINA DR
MOBILE, AL 36608

MARGARET OWENS
506 CORA
FREDERICKSBURG, TX 78624

CORA COTTAGE LLC
P.O. BOX 3379
FREDERICKSBURG, TX 78624

CHARLES & VALERIE WHITEN
502 CORA ST
FREDERICKSBURG, TX 78624

STEVEN & LORI LESTER
829 MATADERO AVE
PALO ALTO, CA 94306

TERRILL COLLIER
408 CORA
FREDERICKSBURG, TX 78624

GLEN TREIBS
1099 TREIBS RD
FREDERICKSBURG, TX 78624

MEIER HAUS LLC
P.O. BOX 3379
FREDERICKSBURG, TX 78624

ARNOLD & JAN CUELLAR
112 E ORCHARD
FREDERICKSBURG, TX 78624

KWAME MUNAJJ
1612 SOUTHMORE BLVD
HOUSTON, TX 77004

HICKSIE LLC
17023 ASHBURY OAKS
SAN ANTONIO, TX 78247

Z-2326 – 110 E Orchard



Project Application

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

A. Project Information (Please complete all items.)

Project Name: the frieda haus

Project Address: 110 E. Orchard Drive, Fredericksburg, TX 78624

Tax ID Number (s): 23502

Application Type (Check all items that apply.)

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 0.275 No. of Lots: 1

Original Survey & Abstract No: S0730 - HENKE

Legal Description: HENKE BLK B LOT 20

Current Land Use Plan: N/A

Proposed Land Use Plan: N/A

Current Zoning: R2

Proposed Zoning: R2

Location: 110 E. Orchard Drive, Fredericksburg, TX 78704

Proposed Use(s): STR-Unoccupied

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: _____

Digitally signed by Morgan Moran de Sanchez
Date: 2023.11.14 11:26:53 -06'00'

Printed Name: Morgan Moran de Sanchez

Date: 11/14/23

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

B. Contact Information (Please complete all items.)

I. Property Owners

Firm Name (if applicable):

Owner Name: Morgan Moran de Sanchez

Address: 110 E. Orchard Street, Fredericksburg, TX 78624

Phone: 908-420-7577

Fax:

Email: morgan@desanchezllc.com

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

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

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

D. Recording Fee Schedule

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

REQUEST NO. Z-2326

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

I would like to know if the zoning requested would enable the
property owner to then construct a "village" of STRs on the remaining
part of the property at some point in the future.

Cathy Collier
Signature

12-20-23
Date

Cathy Collier
Printed Name

408 Cora
Address



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: January 3, 2024

CATEGORY: PUBLIC HEARING

CAPTION: Request #Z-2328: By Juan Rodriguez with Lique Engineers, LLC to Consider the Following:

- A. Land Use Change from Parks Open Space (POS) to Downtown Central Business District (DCBD) for Property Located at 620 East San Antonio Street.
 - B. Zoning Change From Open Space (OS) to Commercial (C2) for Property Located at 620 East San Antonio 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 Land Use and Zoning Changes
-

PRESENTATION:

SUMMARY:

The applicant is seeking a future land use change from "Parks Open Space" (POS) to Downtown Central Business District (DCBD) and a zoning change from "Open Space" (OS) to "Commercial" C2 for property located at 620 E. San Antonio.

BACKGROUND:

This property is 2.52 acres in size and has frontage on East San Antonio Street and obstructed frontage on East Main Street. The underlying zoning on the property is C2, Commercial, however, the property is bisected by the Open Space Zoning as it abuts the creek and the Open Space Zoning is a zoning category that follows existing floodplain lines and does not allow for development.

The north side of East San Antonio Street is zoned C2, Commercial, with the south side zoned R2, Mixed Residential. Neighboring uses include an STR Facility, McDonald's, Texas Regional Bank and several STR-Unoccupied's.

The change in the Land use and the Zoning would allow the applicant the ability to develop the property if the proposed development occurs outside the floodplain which will be verified by the Engineering Department.

As of December 22, 2023, Staff received 1 letter in support of the requested land use and zoning changes.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the future land use and zoning change requests as presented. The change in zoning is required to allow the development of the property. The proposed commercial use is consistent with neighboring properties. The previous owner cleared the land and built up the property to alleviate floodplain concerns.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Z-2328 Land use Map
2. Z-2328 Zoning Map
3. Z-2328 Public Hearing Map
4. Z-2328 Mailing Labels
5. Z-2328 - Project Application
6. Coates Approval

APPROVAL/REVIEW:

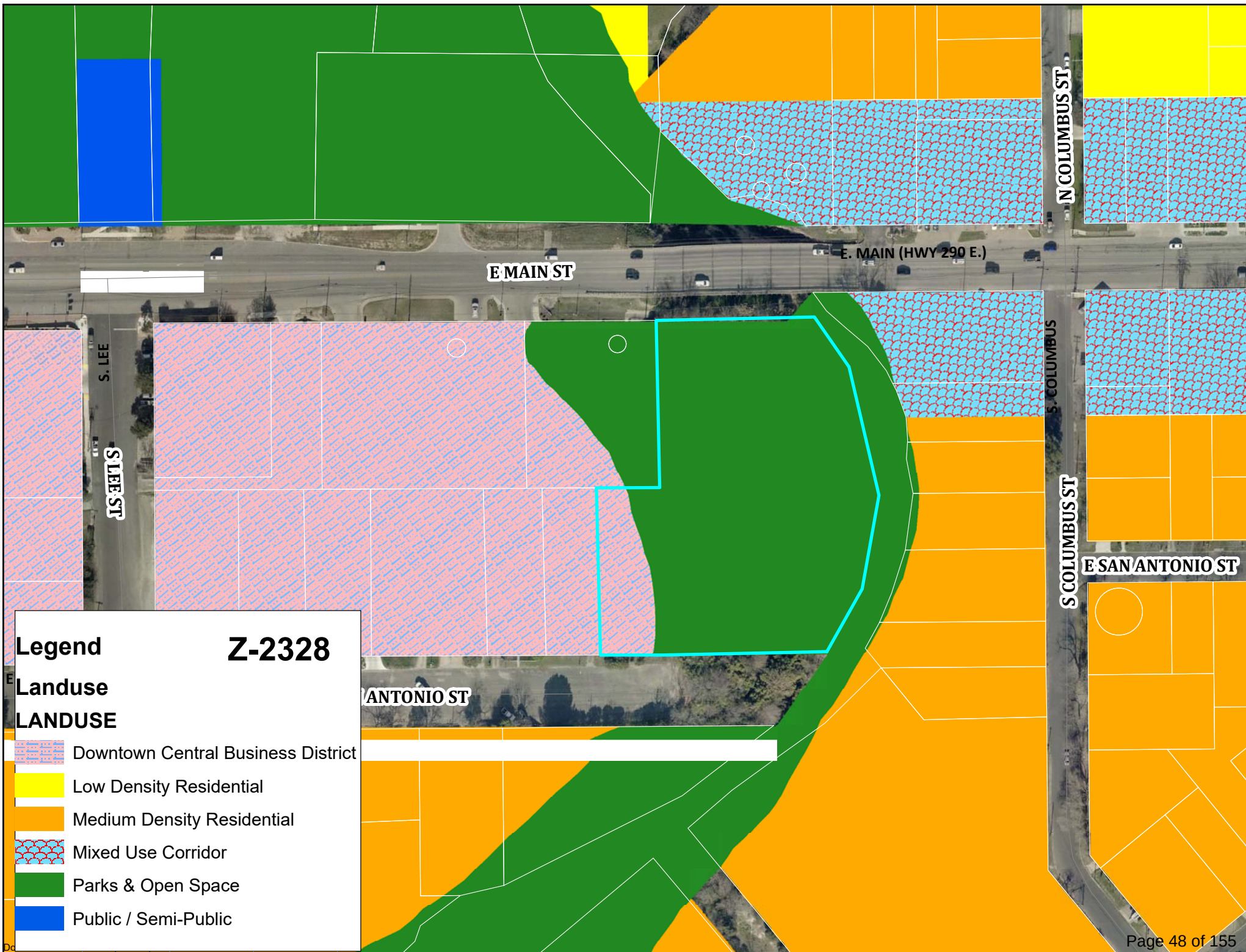
Rachel Raggio, TOASE Attorney

Date: December 28, 2023



Anna Hudson, Director of Development Services

Date: December 28, 2023

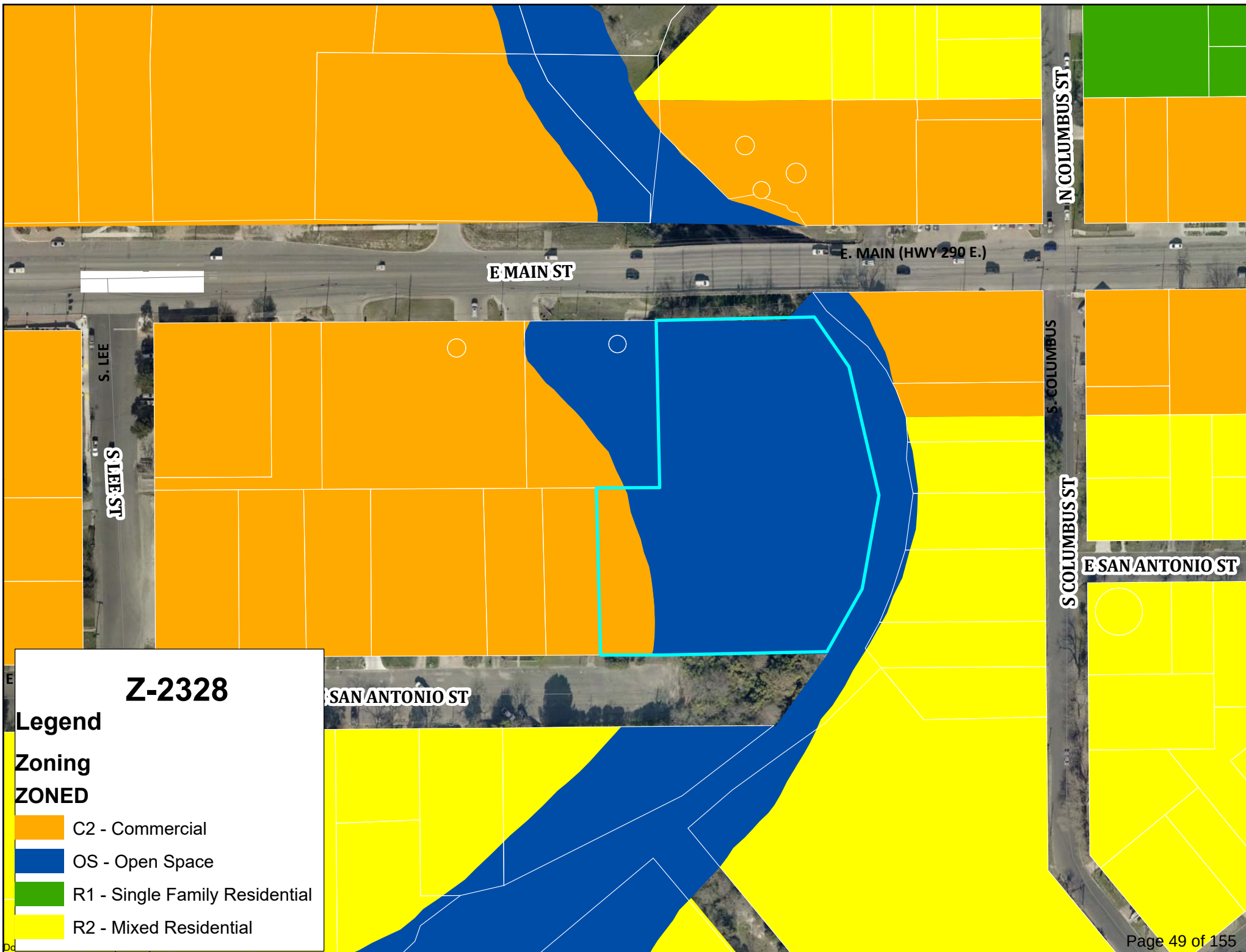


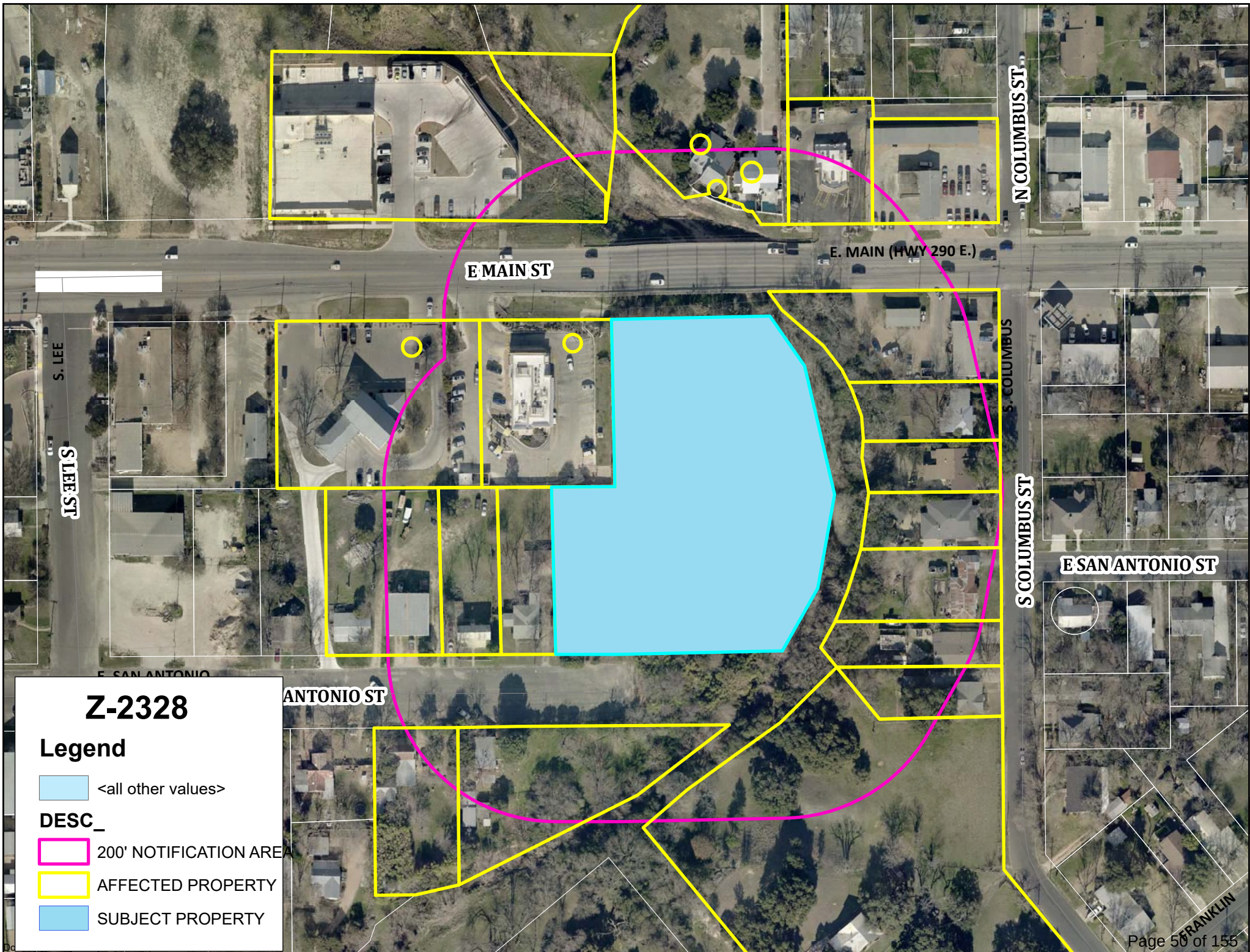
Z-2328

Legend

Zoning ZONED

-  C2 - Commercial
-  OS - Open Space
-  R1 - Single Family Residential
-  R2 - Mixed Residential





PURPOSE TX 1 LLC
1406 E MAIN ST #200-257
FREDERICKSBURG, TX 78624

GARDENS OF BARONS CREEK
P.O. BOX 1353
FREDERICKSBURG, TX 78624

R J BOWEN LEASING INC
313 SCHREINER ST
KERRVILLE, TX 78028

PENICK R & C LP
6323 SEVILLA WAY
SAN ANTONIO, TX 78257

HAROLD & KATHLEEN COATES
608 W AUSTIN
FREDERICKSBURG, TX 78624

MARGO STAHL
8603 OLD SAN ANTONIO RD
FREDERICKSBURG, TX 78624

JAMES & LILIANA WELLIVER
106 S COLUMBUS ST
FREDERICKSBURG, TX 78624

CARL OTTMERS & GEORGE OTTMERS
108 S COLUMBUS
FREDERICKSBURG, TX 78624

GEORGE & THERSIA OTTMERS
202 S COLUMBUS
FREDERICKSBURG, TX 78624

RONETTE WALSHAK
204 S COLUMBUS
FREDERICKSBURG, TX 78624

ALLAN SAWATZKY
P.O. BOX 2145
FREDERICKSBURG, TX 78624

ALEXANDRA UNDERWOOD
P.O. BOX 293865
KERRVILLE, TX 78029

CONSUELO CHAVARRIA
611 E SAN ANTONIO
FREDERICKSBURG, TX 78624

MOELLENDORF MARTIAL DEDUCTION
TEXAS REGIONAL BANK
P.O. BOX 5555
MCALLEN, TX 78502

Z-2328 – 620 E San Antonio



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: Proposed Hotel

Project Address: 620 E San Antonio Street

Tax ID Number (s): S0010-63-0

Application Type (Check all items that apply.)

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

Jurisdiction: ☒ City Limits ☐ ETJ

Total Acres:

No. of Lots:

Original Survey & Abstract No: Townlot # 342 and 205

Legal Description: Lots 342 and 205

Current Land Use Plan: Vacant Land

Proposed Land Use Plan: Commercial

Current Zoning: Op - Open Space

Proposed Zoning: C2

Location: 620 E San Antonio Street

Proposed Use(s): Proposed 3 Story Hotel

Applicant's Signature

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

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

Signature: _____

Printed Name: _____

ATUL PATEL

Date: _____

11/16/23

Staff Use Only

Application No.: 7-2328

Date: _____

11/27/23

*Copy of current Title Search required with application.

\$700.00

CLN#30755



Project Application

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

B. Contact Information (Please complete all items.)

I. Property Owners

Firm Name (if applicable):

Owner Name: John Andrew Goodman and Cayenne Soni Goodman

Address: 1008 Middle Creek Rd. Fredericksburg, TX 78624

Phone: 210-323-6262

Fax: N/A

Email: N/A

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

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

Firm Name (if applicable): Lique Engineers, LLC

Address: 816 Camaron Street, Suite 110

Primary Contact Name: Juan Rodriguez

Phone: 210-549-4207 - Office Fax: N/A

Email: juan@lique.us

Secondary Contact Name:

Phone: 210-373-9383 - Cell Fax: N/A

Email: juan@lique.us

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.

Public Comment Form
Please return this form to:

scollier@tbgtx.org

OR

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



REQUEST NO. Z-2328

As an interested property owner, I (PROTEST) (APPROVE) the requested LAND USE AND ZONING
CHANGE, represented by the above file number because:

Everybody around this is complaining.

Signature

Will Carter

Date

December 14, 2023

Printed Name

Harold Coates

Address

1019 E. Main



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: January 3, 2024

CATEGORY: PUBLIC HEARING

CAPTION: Request # Z-2329: By Adam Montgomery to Consider a Conditional Use Permit per Sec. 3.110 of the Zoning Ordinance, to Operate a STR-Unoccupied in a R2 Zoned Area Located in the Historic Overlay District on Property Located at 205 West Travis 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

PRESENTATION:

SUMMARY:

The applicant is requesting a Conditional Use Permit to operate a STR-Unoccupied in an R2 zoned area located within the Historic Overlay District for property located at 205 W. Travis Street.

BACKGROUND:

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

Site Area: 11,456 sq ft

Occupancy: 2 per bedroom plus 2 guests would allow for an occupancy of **8** for the 3-bedroom unit.

Parking: 4 spaces provided with 3 required (Parking shall be provided 1 per bedroom) [Sec. 7.863](#)

Screening: Is required and provided with a privacy fence.

Public Comment Form: At the time of agenda publication one protest form had been submitted.

[Sec. 5.40 - Review and Evaluation Criteria](#) Contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, Staff found that the applicant has met or responded to all requirements. The criteria and review are as follows, Staffs review is in **RED**:

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

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and

scale, setbacks and open spaces, landscaping and site development, access and circulation features. **Met**

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use. **No negative impacts foreseen - The lot is large, 11,000 sq ft and can easily accommodate 6 - 8 guests. The properties to the rear of the subject property are all STRs.**

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare. **No variance required.**

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area. **The requested use will not increase the traffic in the area.**

Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts. **No new impacts.**

Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties. **Signs not permitted.**

Adequacy and convenience of off-street parking and loading facilities. **Parking requirements met.**

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located. **R2 allows for STR-Unoccupied by right and of the 8 CUPs requested for STR use in the Historic District, all 8 have been approved.**

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

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity. **Of the 14 properties located within this block of West Travis and West Schubert, 8 are permitted STRs. With another 5 across the street in the 300 block of West Travis.**

Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. **The proposed use will not be detrimental to public health or safety.**

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Sec. 5.40 - Review and Evaluation Criteria Contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, Staff found that the applicant has met or responded to all requirements. The property is in a neighborhood that contains many STR's. Of the 14 properties located within 200 ft, which includes the middle school, 5 are permitted STRS and of the 14 properties located within this block of West Travis and West Schubert 8 are active STRS. In addition, this property is within walking distance to several commercial businesses and 2 blocks north of Main Street. Staff recommends approval conditioned upon the following:

1. Review/inspection and approval of a STR-Permit Application(s) and payment of applicable fees.
-

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Z2329 - Revised Site Plan
2. Z-2329 Review Comments
3. Z2329 - Response to Comments
4. Z2329 - CUP Narrative
5. 205 W. Travis Front1
6. 205 W. Travis Front2
7. 205 W Travis Back1
8. 205 W Travis Back2
9. Z-2329 Public Hearing Map
10. Z-2329 Mailing Labels
11. Z-2329 Project Application
12. Protest CUP for 205 W Travis_roberts

APPROVAL/REVIEW:

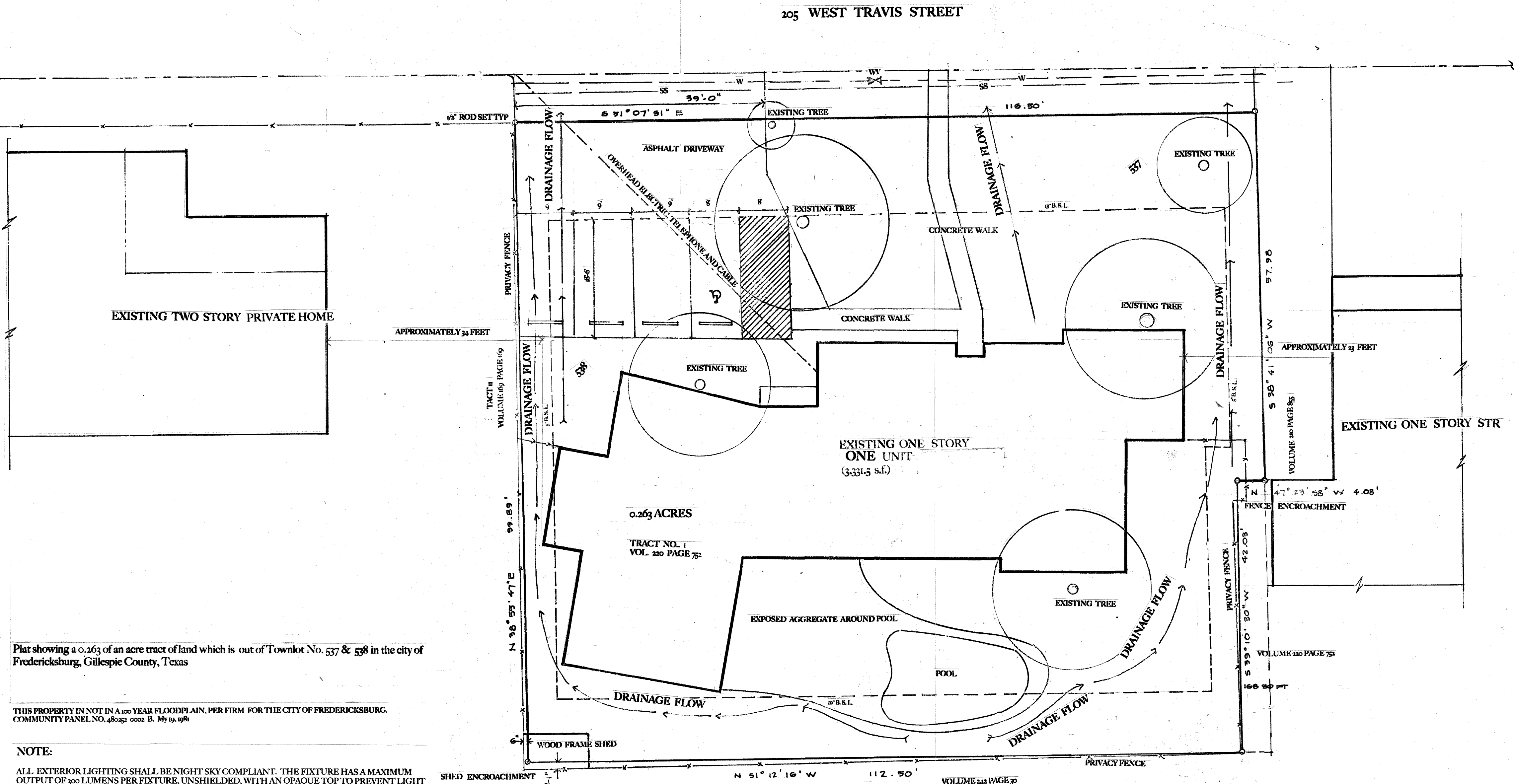
Rachel Raggio, TOASE Attorney

Date: December 28, 2023



Anna Hudson, Director of Development Services

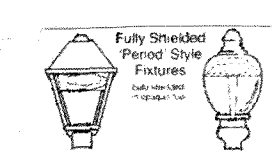
Date: December 28, 2023



Plat showing a 0.263 of an acre tract of land which is out of Townlot No. 537 & 538 in the city of Fredericksburg, Gillespie County, Texas

THIS PROPERTY IS NOT IN A 100 YEAR FLOODPLAIN, PER FIRM FOR THE CITY OF FREDERICKSBURG. COMMUNITY PANEL NO. 480351 0002 B. My 19, 1981

NOTE:
ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT. THE FIXTURE HAS A MAXIMUM OUTPUT OF 300 LUMENS PER FIXTURE, UNSHIELDED, WITH AN OPAQUE TOP TO PREVENT LIGHT FROM SHINING DIRECTLY UP AND THE SOURCE OF THE LIGHTS IS NOT VISIBLE FROM ANY OTHER PROPERTY. OUTDOOR LIGHTING FIXTURES WITH A MAXIMUM OUTPUT OF 600 LUMENS PER FIXTURE, WILL BE SHIELDED WITH A COLORED LENS, PROVIDED THE LENS REDUCES THE LUMEN OUTPUT IN HALF. THE FIXTURE HAS AN OPAQUE TOP TO PREVENT LIGHT FROM SHINING DIRECTLY UP, AND THE SOURCE OF THE LIGHT IS NOT VISIBLE FROM ANY OTHER PROPERTY. THE AGGREGATE LUMEN OUTPUT FROM ALL FIXTURES SET FORTH IN THIS SECTION §559(C) SHALL NOT EXCEED 20 PERCENT OF THE ALLOWABLE AGGREGATE TOTAL OUTDOOR LIGHTING SET FORTH IN SECTION §559(D).



LOT SUMMARY TABLE	
LOT AREA	11,456.28 SQ. FT. / 0.263 AC.
CURRENT ZONING	R-2 MIXED RESIDENTIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	5000 SQ. FT.
MINIMUM LOT WIDTH	30 FT.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	15' (20' GARAGE)
MINIMUM STREET SIDE YARD SETBACK	15'
MINIMUM INTERIOR SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	10'
MAXIMUM BUILDING HEIGHT (MAX)	2.5 STORIES 28 FT.
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM IMPERVIOUS COVERAGE	65%
EXISTING LOT COVERAGES	
EXISTING BUILDING HEIGHT (MAX)	ONE STORY
EXISTING BUILDING COVERAGE	29%
EXISTING BUILDING AREA	3331.5 SQ. FT. / 0.07 AC.
EXISTING IMPERVIOUS PERCENTAGE	50% / 0.13 AC.
IMPERVIOUS AREA	2413 sq. ft. / 0.06 AC.
TOTAL IMPERVIOUS AREA	5744.5 sq. ft. / 0.13 AC.

SITE PLAN	
1" = 10' - 0"	
NORTH	
PARKING SUMMARY	
PROPOSED FACILITIES	
PROPOSED UNIT COUNT (BEDROOMS)	3
PARKING SPACES REQUIRED	
1 SPACE PER UNIT (BEDROOM)	3
PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	3
REQUIRED NUMBER OF HANDICAP SPACES	1 VAN + 0 STANDARD
PROPOSED NUMBER OF HANDICAP SPACES	1 VAN + 0 STANDARD
TOTAL NUMBER SPACES PROVIDED	4



December 18, 2023

Adam Montgomery

Via email

Adam_montgomery@sundance.org

RE: Z-2329, Review Comments for Site Plan/Conditional Use Permit Review for a STR-Unoccupied located at 205 W Travis.

Dear Mr. Montgomery,

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

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

- The Site Plan requires Planning and Zoning Approval, tentatively scheduled for January 3, 2024.
- Provide a note regarding all exterior lighting shall by night sky compliant. Provide the requested fixture type [Article XV- Outdoor Lighting - Site Plan Checklist](#)
- Please update the site plan with the property dimensioned parking spaces. 18.5 x 9. [Sec. 7.863](#)
- Provide the width of the driveway. [Site Plan Checklist](#)
- Provide drainage flow arrows to ensure historical drainage patterns are maintained and adjacent and downstream properties are not adversely impacted. [Site Plan Checklist](#)
- Please update CUP Narrative with specific responses to each of the review and evaluation criteria noted in [Sec.5.460](#). This will be used by the Planning and Zoning Commission and City Council to make their determination.
- Update the proposed unit count to reflect 1 unit not 3.
- Provide photos of the front and the back of the property.

The City of Fredericksburg

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

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

Please return the revised plans along with your written response as to how the comments have been addressed by Tuesday, December 26th to ensure consideration by the Planning & Zoning Commission on Wednesday, January 3rd.

**Shelby
Collier**

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.12.18 10:49:51 -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

RESPONSE SHEET - 205 W. Travis St.

Below are responses to the Z-2329 Review Comments Document, submitted by Shelby Collier on 12/18/2023. Original comments are highlighted in red and addressed below:

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

As it pertains to Sec. 5-505 ("General Outdoor Lighting Standards"), to the owner's knowledge, no exterior lighting that could be deemed as "streetlights" are installed on the property located at 205 W. Travis St. Outdoor lighting on the property consists of the following: 1) One fully shielded front porch light, located above the front door of the residence, recessed from the view of adjacent properties. It is a standard single-bulb lighting fixture common to many residences with a soft white color temperature of less than 3000K. 2) One fully shielded rear porch light, located above the front door of the residence, not within the direct view of adjacent properties. It is a standard single-bulb lighting fixture common to many residences with a soft white color temperature of less than 3000K. 3) One exterior light between the two garage doors, not directly within view of adjacent properties. It is a standard lighting fixture common to many residences with a soft white color temperature of less than 3000K. The residence does not feature any exterior lighting that is detached from the house in any way. No exterior lighting would be considered obtrusive to any adjoining property, nor are there any plans to add additional lighting fixtures. Pictures included below:



- Please update the site plan with the property dimensioned parking spaces. 18.5 x 9. Sec. 7.863

Per architect Gail Galle, the properly-dimensioned parking spaces have been added to the site plan.

- Provide the width of the driveway. Site Plan Checklist

The width of the driveway is 35ft at the street entrance and 28ft at the entrance to the garage. For good measure, the length of the driveway is approximately 49ft.

- Provide drainage flow arrows to ensure historical drainage patterns are maintained and adjacent and downstream properties are not adversely impacted. Site Plan Checklist

Per architect Gail Galle, the drainage flow arrows have been added to the site plan. Adjacent and downstream properties are not adversely impacted.

- Please update CUP Narrative with specific responses to each of the review and evaluation criteria noted in Sec.5.460. This will be used by the Planning and Zoning Commission and City Council to make their determination.

Attached as separately-referenced document entitled "Z2329 - Brief Description of Proposed Use v2"

- Update the proposed unit count to reflect 1 unit not 3.

The site plan references under “PARKING SUMMARY” a “proposed unit count” of 3. I am not certain as to whether or not this is the proper terminology. As I read it, this usage refers to the fact that there are three bedrooms in this single unit. Let the record show that this is a single unit residence with three bedrooms. Any reference on the site plan to the number of units on the property that is greater than one should be referring to the number of bedrooms within the single unit. I have added a parenthetical to the “PARKING SUMMARY” section of the site plan to indicate that spaces per unit is in reference to the number of bedrooms (3) on the property. The proposal is identical to the current use: One unit with three bedrooms. Given the dimensions of the driveway listed above, there are six 18.5 x 9 exterior spaces available, with two additional spaces located within the garage.

- Provide photos of the front and the back of the property.

Attached below and sent via email.



Brief Description of Proposed Use – 205 W. Travis St.

The proposed use of the property at 205 W. Travis Street is a three-bedroom owner unoccupied short-term rental (STR) for two to eight guests. The building is an R2, located within the historical district and constructed around 1950. The current owner (84 years of age) lived in the house with his family for over 30 years. Shortly after his wife passed away in August of 2022, he downsized to an apartment in California in order to be closer to his immediate family. No changes to the property are proposed.

CUP Narrative, Section 5.460 Criteria:

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

The property has remained in conformance with zoning regulations and standards since it was purchased by the current owners in 1992. To the best of the owners' knowledge, no citation from the City of Fredericksburg or other public entity has been issued during that time.

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.

The property is a standard, one story ranch home occupying two lots (town lots #537 & #538). The adjacent property to the East has been used as an unoccupied STR for many years. To the best knowledge of the owner, all four adjoining structures to the rear of the property have also been used as unoccupied STRs for many years, most for over a decade. The property located directly to the West (207 W. Travis) is an owner-occupied home that is not currently utilized as an STR, however, the owner of that property operates an unoccupied STR directly across the street at 208 W. Travis. In fact, the majority of properties located within visible distance across from and behind 205 W. Travis are operated as unoccupied STRs. Of the five adjoining structures, four are unoccupied STRs (80%). The use of this property as an STR is compatible with the existing and permitted uses of neighboring properties. The scale, setbacks, landscaping, site development and access are detailed in other narrative descriptions, drawings and exhibits included in this application.

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.

No unfavorable effects or impacts are anticipated. All adjacent properties are either operated as STRs or owned by someone who currently operates an STR within 100ft. of this property. The current owner lived in the property, surrounded by STRs for well over a decade without any issues or complaints due to any factors or events related to the short-term occupation of said surrounding properties.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

The owner does not anticipate that any variances or modifications to the site plan will be necessary to conform to applicable current regulations. No modifications to the property are planned at this time.

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.

Over the 31 year period that the owner occupied the property, traffic has never been an issue at any time, even during the 10+ year period where many adjacent properties have been used as STRs. On occasion, Middle School parents will park in front of the property while awaiting pick up of their children. Owner has rarely witnessed any vehicle parked on the street for any reason other than that. Adjacent STRs have ample parking, and 205 W. Travis St. has far more than any STR property visible from the residence. The existing driveway is 35ft. wide and nearly 50ft. long, providing more than enough parking for the reasonable and required expectation of 4-8 occupants. Further, the two-car garage is spacious—up to eight cars could be parked on the property without the use of street parking, though that would likely never be the case and could be limited by the owner as needed. As an example, the adjacent three-bedroom STR has no garage and a very narrow driveway-- to the owner's best recollection, no more than two cars have ever been parked at the property at any given time. The impact on traffic and pedestrian safety for this property would be minimal.

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

To the owner's knowledge, no injury to any persons or property from any of these factors has occurred since the house was constructed. The direction of drainage is shown on the site plan. This property has been surrounded by other STRs for many years, and the current owner has never been subjected to excessive noise from any surrounding occupants. Given that the property occupies two lots, any noise concerns would be further mitigated by the distance from the core of the main structure to other surrounding properties. In reference to "glare", there are no light fixtures disconnected or protruding from the structure, or any "string lights" anywhere on the property. There is one standard front porch light and one standard back porch light. Lights are minimally visible to adjacent properties and consistent with reasonable standards for exterior lighting.

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

No signs exist on the property. As stated above, exterior lighting on the property is very minimal and standard to any other residence. One single-bulb front porch light and one single-bulb back porch light. Owner believes that there may be an additional light over the garage door, but that has not been turned on for as long as he can recall. Exterior lighting would not be considered as anything other than standard and minimal; not a distraction or obtrusion to residents, drivers, or pedestrians in the area.

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

Off-street parking is ample on the property, to the extent that the owner cannot recall a scenario in which anyone has ever found the need to park on the street in front of or near the house. Many family holidays were hosted at the property over the course of the past three decades with 20+ attendees, and the garage and driveway can easily accommodate 8-10 vehicles. Obviously, we would not allow STR guests to park that many automobiles on the property, this is just an example of how no guest would ever need to park on the street. With regard to “loading facilities”, I’m not sure if this is referencing commercial usage, but as the driveway is directly in front of the two-car garage, vehicles could easily be backed up into that space for loading and unloading within the structure.

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.

With respect to the objectives and purposes of the R2 zoning regulations, we feel as if this property falls in line with that of nearly all adjacent and nearby STR properties. As stated previously, the vast majority of immediately surrounding properties, also within this zone, have not only been granted an STR permit, but have operated as such for many years. The lone property owner who is occupying an adjacent residence also operates an STR within 100 feet of our property, and is a longtime friend who is not opposed to us obtaining this designation.

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

The specific provisions of the zoning regulations applicable to STRs are addressed elsewhere in the narrative and exhibits. No physical changes to the property are being proposed. All provisions of the existing zoning regulations will be adhered to.

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.

No site development or modifications are planned. The proposed use is strictly an unoccupied STR. The vast majority of existing properties in the vicinity are currently permitted as such, as outlined above. In fact, it would be reasonable to assert that the current use is INCOMPATIBLE with existing permitted STR properties in the vicinity. Per Gillespie County, the current valuation

of the property (which is used to assess owner's property tax) is \$638,000. The property was previously listed for far less than that, but potential buyers did not want to purchase it due to the number of surrounding STR properties. It would be impossible for this property to be compatible with surrounding properties without an STR permit.

Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

Mostly all nearby uses are in line with the request for this permit. Any potential unfavorable impact to nearby uses would be a result of the denial of the STR permit for this property. As the property has been vacant for over a year, its elderly owner (I am his son) has dealt with the pitfalls of remote upkeep on the property, both financially and emotionally. Even having been surrounded by STR properties for countless years, the owner was not aware of how these regulations affected him. When he moved out of state, he assumed he could sell the property and live off of that for the rest of his life. Now, over a year later, he is stuck in a very upsetting catch-22: single families do not want to buy this property because it is surrounded by STRs. Owner is not financially stable enough to continue the upkeep of the property in perpetuity, which could lead to an unfavorable impact on surrounding properties and the historic district as a whole. Renting it out as an STR is the owner's only option for much-needed income at this point. Selling the property is seemingly not a possibility.

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

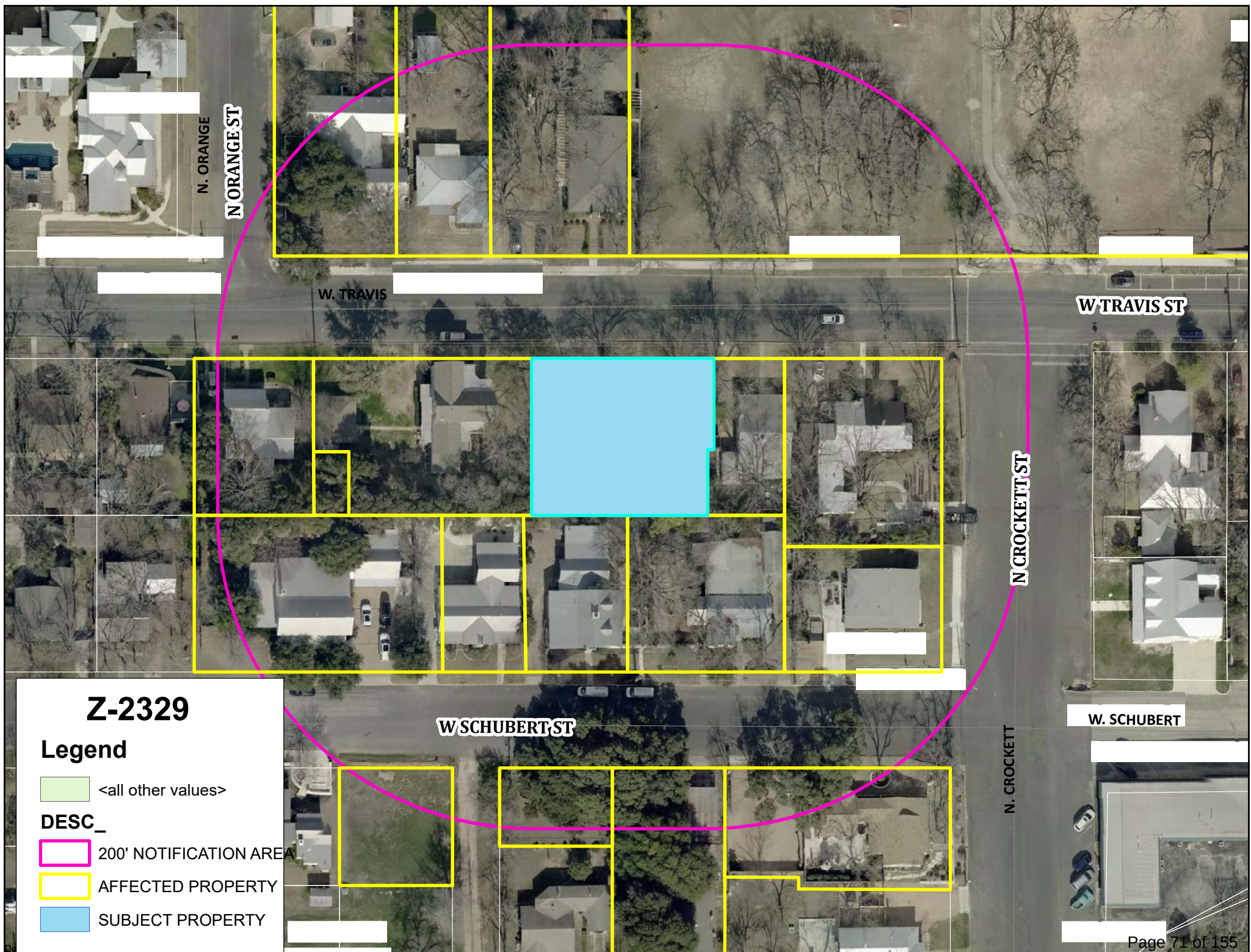
The proposed use is not expected to be detrimental to any persons or properties. The use of this property as an STR in a neighborhood surrounded by other STRs is seemingly consistent with the purposes of the zoning regulations of the City of Fredericksburg.











Z-2329

Legend

 <all other values>

DESC_
 200' NOTIFICATION AREA

 AFFECTED PROPERTY

 SUBJECT PROPERTY

ROBERT PHELPS
P.O. BOX 855
FREDERICKSBURG, TX 78624

SALLY CLARK
207 W TRAVIS
FREDERICKSBURG, TX 78624

TIMOTHY & LAURA ROBERTS
28023 POST OAK RUN
MAGNOLIA, TX 77355

FISD
234 FRIENDSHIP LN
FREDERICKSBURG, TX 78624

JOYCE FIEDLER
209 W TRAVIS
FREDERICKSBURG, TX 78624

WEST WINONA HOLDINGS LLC
123 E EVERGREEN
BOERNE, TX 78006

MICHAEL & NADINE STARKS
221 QUAIL RUN DR
FREDERICKSBURG, TX 78624

MARLENE DEIKE REVOCABLE LIVING
TRUST
816 N EDISON
FREDERICKSBURG, TX 78624

JERMAINE CHASTAIN
204 W SCHUBERT
FREDERICKSBURG, TX 78624

JACQUELINE TEMPLER
P.O. BOX 248
PALMER, TX 75152

GARY WOODS
810 E OLMOS
SAN ANTONIO, TX 78212

FBRG TEXAS VACATION PROPERTIES
LLC
P.O. BOX 3379
FREDERICKSBURG, TX 78624

MISTLETOE FRED LLC
601 W TEXAS AVE
MIDLAND, TX 79702

MARK & KRISTINA BIER SCHWALE
P.O. BOX 1782
MASON, TX 76856

EQUITY TRUST COMPANY
1108 N LLANO
FREDERICKSBURG, TX 78624

ROBERT OTERO & SHELLY MAZUREK
3218 THOUSAN OAKS
SAN ANTONIO, TX 78247

Z-2329 – 205 W Travis



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: 205 W. Travis St.

Project Address: 205 W. Travis St.; 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: .263 No. of Lots: 2

Original Survey & Abstract No: S0010 - FBG ADDN (S-924 written on survey)

Legal Description: FBG ADD BLK 36 LOT 537-PT & 538-PT

Current Land Use Plan: Single Family Residence Proposed Land Use Plan: Single Family Residence

Current Zoning: R2 Proposed Zoning: R2

Location: FCCC (neighborhood) 205 W. Travis St.

Proposed Use(s): STR Unoccupied

Applicant's Signature

Applicant's Role: ☐ Owner ☐ Developer ☒ Other (note role): Owner's son (power of attorney)

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: Adam Montgomery

Date: 11/26/2023

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

B. Contact Information (Please complete all items.)

I. Property Owners

Firm Name (if applicable):

Owner Name: Jerry Daniel Montgomery

Address: 1000 El Centro St. #118; South Pasadena, CA 91030

Phone: 830-456-9235

Fax:

Email: dmontgomery21@austin.rr.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: 384 W. Avenue 45; Los Angeles, CA 90065

Primary Contact Name: Adam Montgomery

Phone: 310-403-8307

Fax:

Email: adam_montgomery@sundance.org

Secondary Contact Name: Elizabeth Daly

Phone: 213-440-4047

Fax:

Email: elizabeth@realdalyhome.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.

Public Comment Form

Please return this form to:

scollier@fbgtx.org

OR

Development Services – Zoning

126 W. Main Street

Fredericksburg, TX 78624

830-997-7521



REQUEST NO. Z-2329

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

WHEN IS ENOUGH ENOUGH ON STR'S IN F'BURG THE LACK
OF GOVERNANCE, REGULATIONS, AND VISION TO PROTECT THE
COMMUNITY IS ATROCIOUS AND A TRAGEDY TO WHAT WAS ONCE
A GREAT COMMUNITY. NOW IT IS JUST A TOURIST TRAP FOR DRUNKS

Signature

Date

12-20-2023

Printed Name

TIMOTHY D. ROBERTS

Address

206 W. TRAVIS ST.



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

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

MEETING DATE: January 3, 2024

CATEGORY: PUBLIC HEARING

CAPTION: Request #Z-2324: By John Scribner to Consider a Conditional Use Permit per Sec. 3.210 of the Zoning Ordinance, to Operate a Drive Through in a C2 Zoned area Located at the Southeast Corner of Friendship Lane and Highway 87 South.

- 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
-

PRESENTATION:

SUMMARY:

A Conditional Use Permit (CUP) application has been submitted to allow a "drive-through" associated with a fast food chain for property located at the corner of US HWY 87 South and Friendship Lane.

The proposed development would include a 2-story building approximately 5,300 sq ft in size and will provide 75 parking spaces for the fast food restaurant.

TxDOT has granted one Right-Out only exist on Hwy 87. That means no entrance from 87 and those existing onto 87 will only be allowed to go north. Currently, there is not a turn lane in front of the proposed entrance on Friendship Lane. Visitors leaving the site southbound on 87 or west on Friendship will have the most difficult time existing the property during peak hours.

BACKGROUND:

Corners of busy intersections are the best locations for visibility of the business, but can cause a negative impact for through traffic. Chick-fil-a is one of the most successful quick service restaurant drive-thru restaurants in the country. Locations across the country have created traffic issues when the drive-thru facilities are not adequate to handle demand. Drive-thrus across the country are starting to adapt to demand changes since COVID including creating a dedicated lane for digital orders.

The proposed drive thru has 2 full service lanes.

A Traffic Impact Analysis (TIA) has been provided, however the site plan associated with the TIA has a different layout for the entrance to the drive thru, different location of menu board and different building orientation. The site plan in the TIA (page 50) was not reviewed by staff but appears to have some advantages to the final version submitted for review.

Site Area: 76,590 sq ft (1.758 Acres)

Zoning: C2, Commercial Sec. 3.210

Building Coverage: 7% (5,300 sq ft) (75% Maximum) Sec. 3.210

Impervious Coverage: 71% (59,195 sq ft) (80% Maximum) Sec. 3.210

The curb on the south side of the property extends beyond the property line and into the cross access easement

Heights: 2 Story (20') (Max Height 38') Sec 3.210

Parking: 75 spaces provided (3 spaces per 100 sq ft of customer service and dining area). Chick fil a usually provides 70 spots.

Drive Through Stacking: double drive-thru lanes providing 54 d/t stacking

Drive Through Aisles: two aisles 10' wide each with 3' striping in between and 20' radius at curves.

Menu Boards: 2 boards approximately 8' tall and 6' wide - presumed to be fully digital screens with microphone and speaker

Entry Corridor: building materials, color, landscaping met. Location of building and parking not met.

Landscape and Screening: landscaping/trees not provided along eastern property line because of shared access easement

Refuse: the site plan has been updated are located the trash on the southeastern corner of the lot, the landscaping plan still shows it in front of the building next to the menu board. Staff recommends the location on the site plan.

Public Hearing Notices: no comments received at time of publication

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval with enhancements to pedestrian safety, traffic flow that reduces conflicts between queued vehicles and traffic on adjacent lots and streets. More information will be required to ensure site lighting is compliant with overall limits. As drive-thru business models change, the site should be flexible to accommodate Buy Online Pick Up in Store (BOPIS) visitors.

The drive-thru is not able to meet several of the site/building placement guidelines for Entry Corridor because of the high number of parking spots and extra long double-lane drive-thru lanes that encircle the lot on 3 sides. The extensive double lane drive thru should mitigate traffic backing up onto Friendship Lane. The building materials and colors are appropriate for the Entry Corridor.

The only pedestrian access is off of Hwy 87 instead of Friendship Lane. Given the number of approved residential projects on Friendship Lane staff suggests more thought be given to pedestrian and bicycle access.

Each drive-through entrance/exit should be at least fifty (50' 0") feet from an intersection of public rights-of-way, measured at the closest intersecting curbs, and at least twenty-five (25' 0") feet from the curb-cut on an adjacent property unless drive-through pull-out spaces are provided. (The site plan in the TIA appears to meet this recommendation)

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. Site Plan
2. Elevations
3. Narrative for Building and Site
4. Landscape Plans
5. TIA highlights
6. Approved TXDOT Permit
7. Z-2324 Project Application
8. Z-2324 Mailing Labels
9. Z-2324 Public Hearing Map

APPROVAL/REVIEW:

Rachel Raggio, TOASE Attorney

Date: December 22, 2023



Garret Bonn, Assistant City Manager

Date: December 28, 2023



Anna Hudson, Director of Development Services

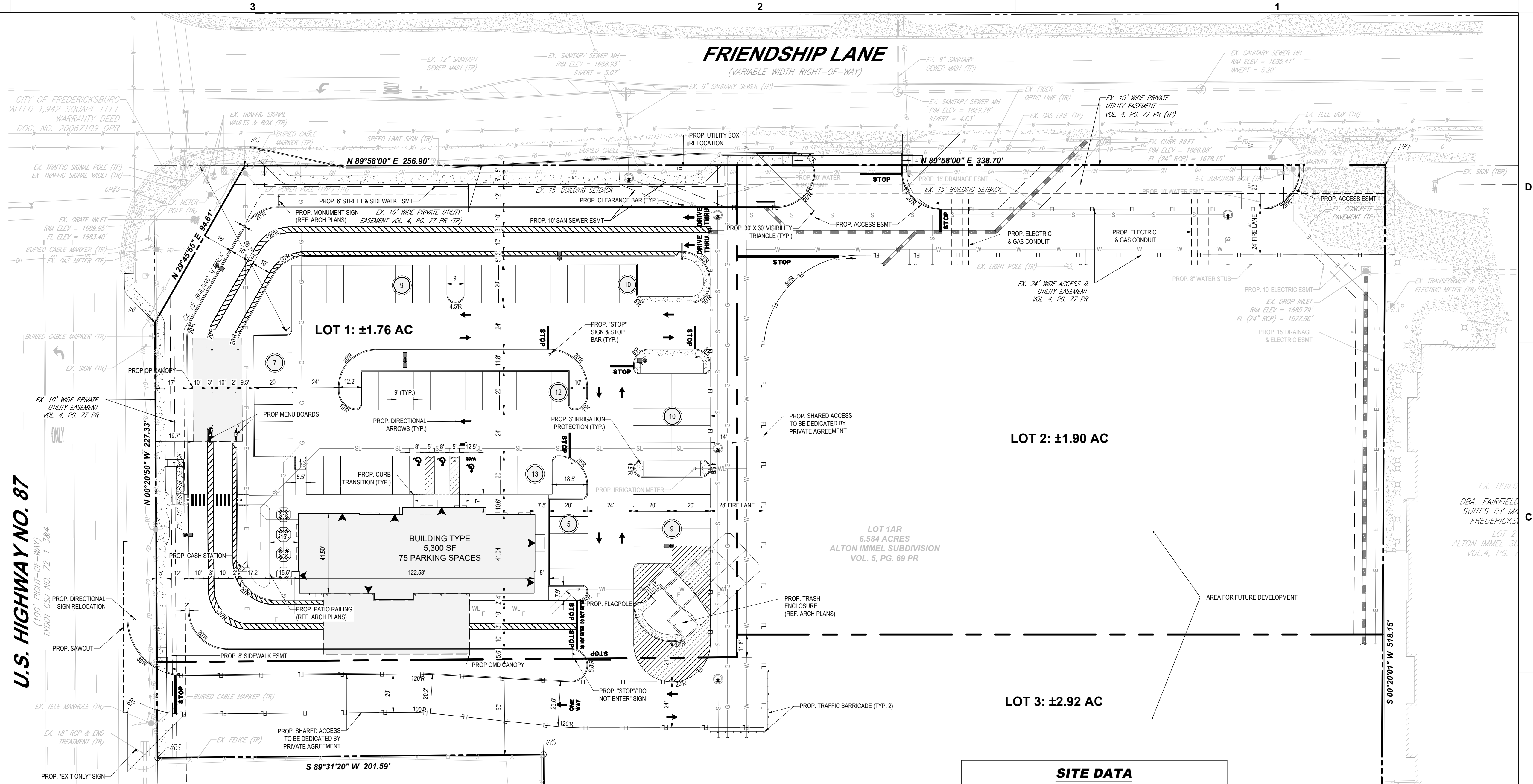
Date: December 28, 2023

D

C

B

A



SITE LEGEND

---	PROPERTY BOUNDARY
- - -	ADJACENT PROPERTY BOUNDARY
---	PROP. LOT LINE
---	PROP. PAVEMENT STRIPING
---	PROP. CURB
---	EXST. OVERHEAD UTILITY LINE
---	EXST. POWER POLE
---	EXST. POWER POLE GUY WIRE
---	EXST. SANITARY SEWER MAIN
---	EXST. WATER MAIN
---	EXST. FIRE HYDRANT
---	EXST. GAS MAIN

SITE DATA

LEGAL	
BEING ALL OF LOT 1A, ALTON IMBEL SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, AS SAID LOT IS SHOWN ON THE PLAT OF SAID SUBDIVISION FOUND OF RECORD IN VOLUME 5, PAGE 69, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.	
TOTAL ACREAGE	±6.584 ACRES ±286,800 SF
LOT ACREAGE	±1.758 ACRES ±76,590 SF
ZONING	
ZONING	C-2
SETBACKS	15' FRONT BUILDING SETBACK
MINIMUM LOT SIZE	5000 SF
MAXIMUM BUILDING HEIGHT	3 STORIES, 38'
MAX BUILDING COVERAGE	75% OF LOT AREA
PARKING	
REQUIRED PARKING (3 SPACE / 100 SF CUSTOMER SERVICE AND DINING AREA)	73 SPACES
PROPOSED NON-ADA COMPLIANT PARKING SPOTS	72 STANDARD SPACES (96%)
PROPOSED ADA-COMPLIANT PARKING SPOTS	3 SPACES (4%)
TOTAL PROPOSED PARKING	75 TOTAL SPACES
BUILDING	
TOTAL BUILDING AREA	4,933 SF (2,447 SF CUSTOMER SERVICE AND DINING AREA)
PERCENTAGE OF LAND COVERED BY BUILDINGS (NOT INCLUDING CANOPY)	6.75%
BUILDING HEIGHT	20.375'
LANDSCAPING	
SQUARE FOOTAGE OF LANDSCAPED AREAS	±17,395 SF 0.399 ACRES
PERCENTAGE OF SITE COVERED BY LANDSCAPING	29.39%
PERVIOUS / IMPERVIOUS AREA	
PERVIOUS AREA	±17,395 SF (±0.399 AC) 29.39% OF LOT
IMPERVIOUS AREA	±59,195 SF (±1.359 AC) 70.61% OF LOT

SITE PLAN NOTES:

- SEE SHEET C-1.1 FOR GENERAL NOTES.
- ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- ALL CURB & SIDEWALK RADII ARE 3' UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- THIS PLAN WAS PREPARED WITH "TOPOGRAPHIC SURVEY" PREPARED BY MDS LAND SURVEYING COMPANY, INC. DATED JUNE 2023, AND "ALTA / NSPS LAND TITLE SURVEY" PREPARED BY MDS LAND SURVEYING COMPANY, INC. DATED JUNE 2023.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

LISCOTTDEVELOPMENT

535 BOYLSTON ST, 8TH FLOOR
BOSTON, MA 02116
978-466-6661

BOHLER

2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE NO. 18065 | TBPLS NO. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATTHIAS HAUERT
LICENSE NUMBER: 13830

CHICK-FIL-A
FREDERICKSBURG
SEC FREINDSHIP LANE
AND S US HWY 87
FREDERICKSBURG, TX 78624

FSR#05619

BUILDING TYPE / SIZE: P13-LS / LARGE
RELEASE: ----

REVISION SCHEDULE
NO. DATE DESCRIPTION

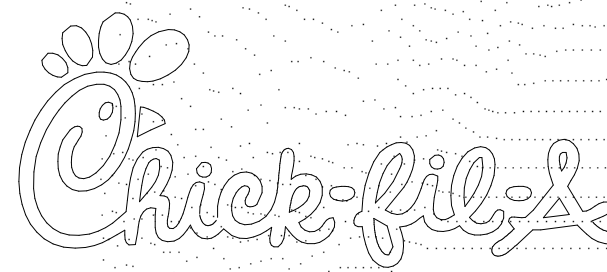
CONSULTANT PROJECT # TXA220146.00
PRINTED FOR SITE PLAN REVIEW
DATE 12/07/2023
DRAWN BY JRB/PAK
CHECKED BY MJH
Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.
SHEET

SITE PLAN

SHEET NUMBER

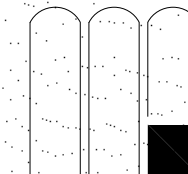
C-2.1

12/8/2023 9:39:13 AM Autodesk Docs\\TX_05619_Fredericksburg FSU_2023.6_BTS05619_Fredericksburg FSU_ARC.rvt 10-LSF-05619-A-302-EXTERIOR RENDERINGS



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management



14881 Quorum Dr. Suite 800
Dallas, Texas 75244
Phone: (972) 386-0338 Fax: (972) 386-0376
www.MayseAssociates.com

12/8/2023 9:39:13 AM

CHICK-FIL-A
Fredericksburg FSU
S US Hwy 87
Fredericksburg, TX 78624

FSR#05619

BUILDING TYPE / SIZE: P14 LSR BPB
RELEASE: 23-09

PRINTED FOR

PROJECT STATUS

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 23094
DATE 12/8/2023 9:39:13 AM

DRAWN BY: Author
Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

EXTERIOR RENDERINGS

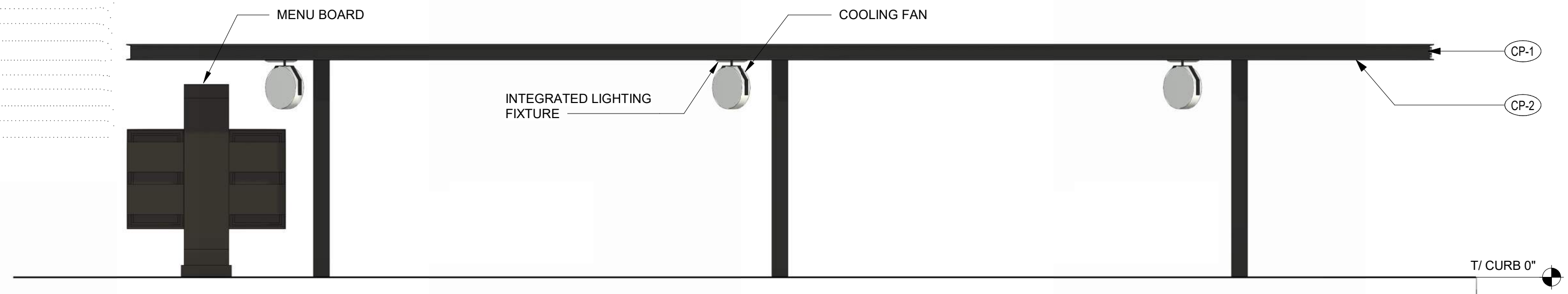
SHEET NUMBER

A-302

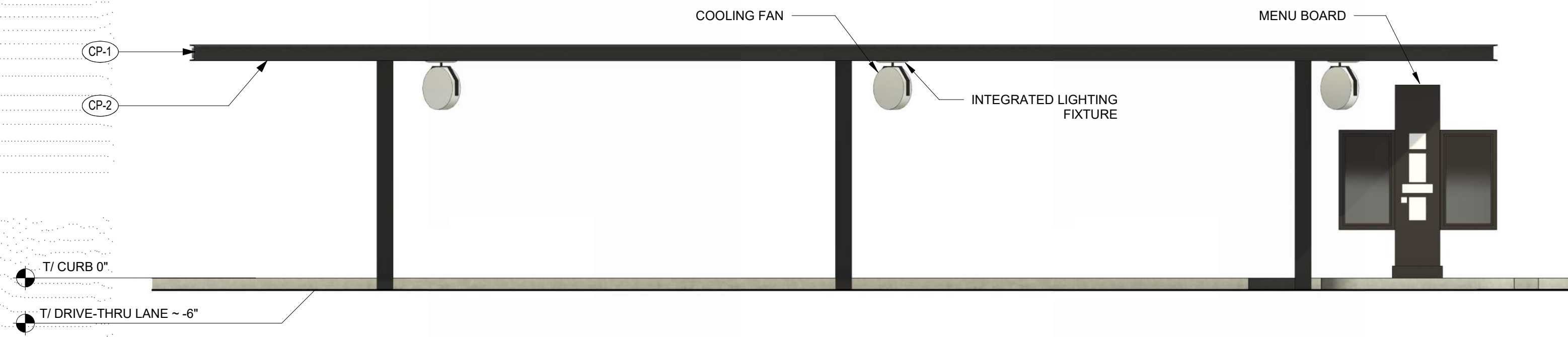
12/15/2023 1:11:56 PM - Autodesk Docs\\TX 05619_Fredericksburg FSU_2023.6_BTS05619_Fredericksburg FSU_ARC.rvt
10-LSI-05619-A-303-EXTERIOR RENDERINGS

E
D
C
B
A

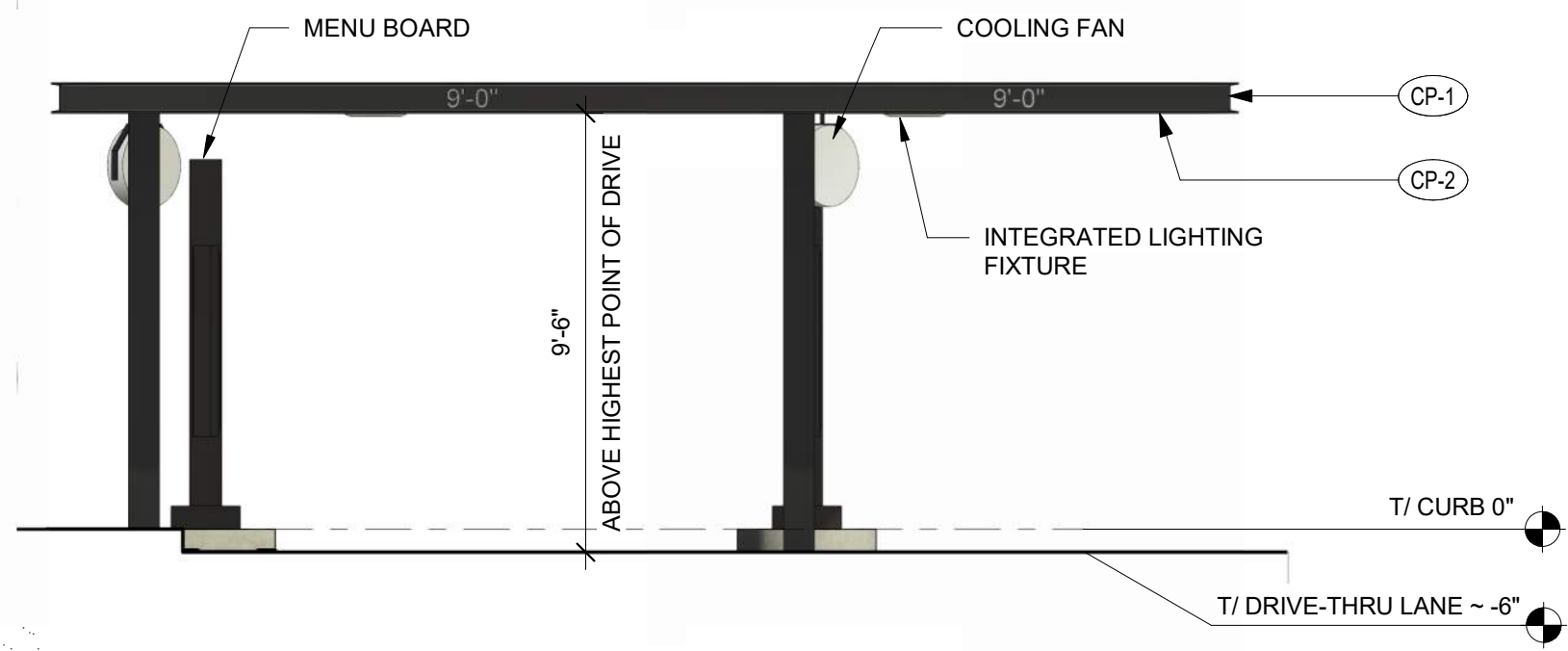
4
3
2
1



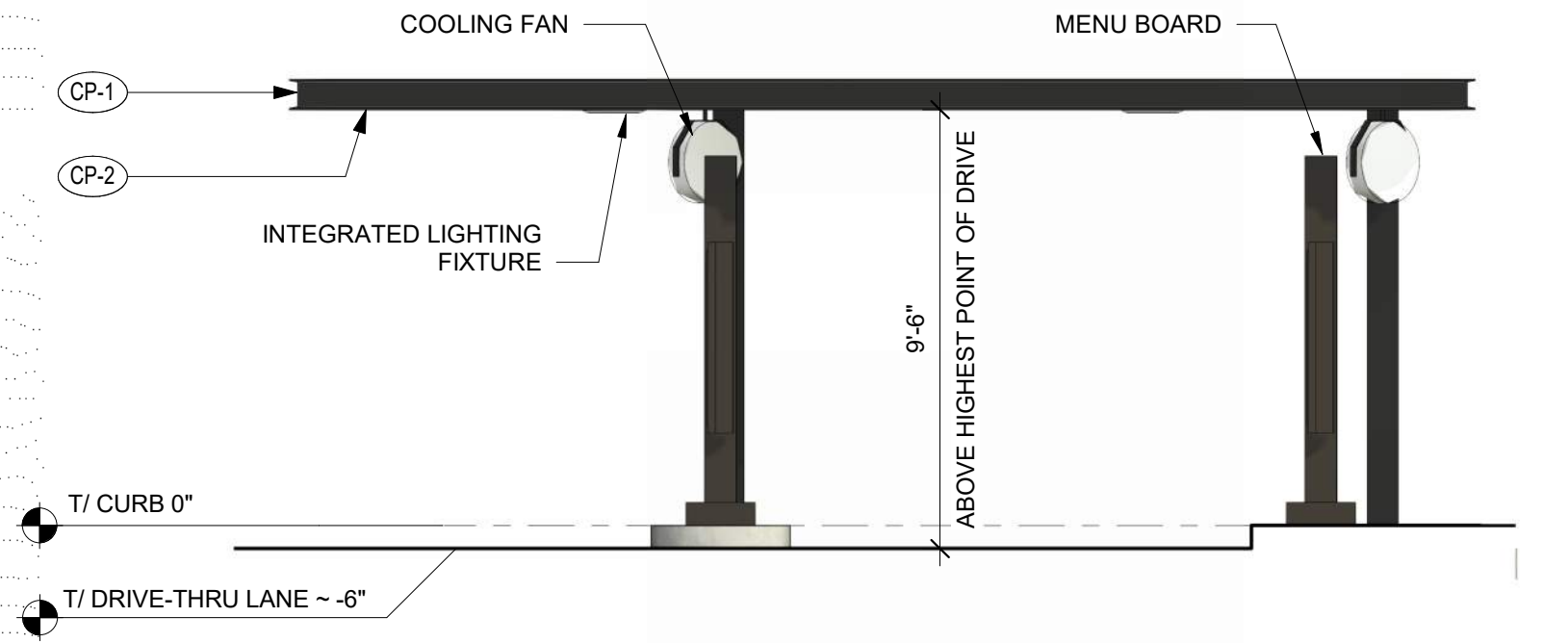
E2 EAST ELEVATION
1/4" = 1'-0"



D2 WEST ELEVATION
1/4" = 1'-0"

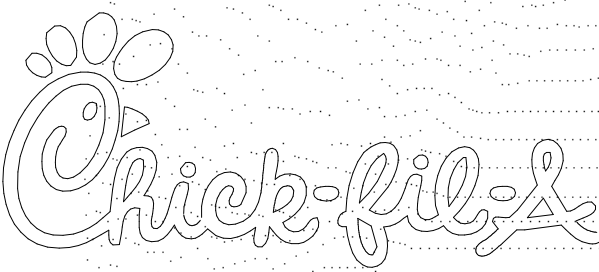


C1 NORTH ELEVATION
1/4" = 1'-0"



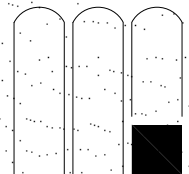
B1 SOUTH ELEVATION
1/4" = 1'-0"

FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	ACME BRICK	MODULAR		PALOMA GRAY	MORTAR: ARGOS SAN TAN
BR-B	BRICK VENEER (ACCENT)	ACME BRICK	MODULAR		RUSTIC WHITE	MORTAR: ARGOS SAN TAN
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROOKWOOD	REFUSE ENCLOSURE, FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW BRONZETONE	DARK BRONZE	FINISH: SEMI-GLOSS
SN-1	STONE VENEER	SALADO QUARRY	SONOMA		CREAM	MORTAR: ARGOS IVORY BUFF
SN-2	STONE TRIM	SALADO QUARRY	CUSTOM		CREAM	MORTAR: ARGOS IVORY BUFF
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management



14881 Quorum Dr. Suite 600
Dallas, Texas 75244
Phone: (972) 386-0338 Fax: (972) 386-0576
www.MayseAssociates.com

12/15/2023 1:11:57 PM

CHICK-FIL-A
Fredericksburg FSU

S US Hwy 87
Fredericksburg, TX 78624

FSR#05619

BUILDING TYPE / SIZE: P14 LSR BPB
RELEASE: 23.09

PRINTED FOR

PROJECT STATUS

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 23094
DATE 12/15/2023 1:11:57 PM

DRAWN BY: Author
Information contained on this drawing and all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
EXTERIOR RENDERINGS

SHEET NUMBER

A-303

Narrative for Entry Corridor Design Standards for Building Design & Site Design

Project: **503 Friendship Lane
Fredericksburg, Texas
78624**

See responses in green for each Standard and Guideline.

Sec 1 – Architectural

Style Standards

1.1 – Adhere to the Historic District Guidelines when rehabilitating designated historic landmark buildings or potential historic buildings.

Not applicable. This building is new construction in the Entry Corridor.

1.2 – The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic.

The architectural style of the building is reflective of the Texas Hill Country aesthetic through the use of limestone.

Guidelines

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

The building design combines wall parapets common in contemporary retail buildings with Texas limestone to create a Texas Hill Country aesthetic.

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

A “standardized” prototype design has been modified with limestone to become more compatible with Texas Hill Country aesthetic.

Sec 2 – Architectural Materials

Standards

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

The limestone and brick are authentic, textured materials compatible with the traditional Hill Country aesthetic. No reflective materials are proposed.

2.2 – Abide by Historic District Guidelines for preserving historic buildings

Not applicable. This building is new construction in the Entry Corridor.

2.3 – Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building’s historical character. (per Historic Design Guidelines).

Not applicable. This building is new construction in the Entry Corridor.

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

Not applicable. This building is new construction in the Entry Corridor.

2.5 – Select materials native to the Hill Country, such as cedar, limestone and brown sandstone.

The West elevation facing the entry corridor utilizes limestone.

2.6 – New developments should choose materials that offer texture and avoid monotonous faces to add visual interest and reduce its apparent scale.

The use of limestone combined with aluminum canopies and awnings offers texture and avoids monotonous faces.

Sec 3 – Architectural Colors

Standards

3.1 – Choose colors used traditionally in Fredericksburg such as muted shades of greens, blues, and tans (Historic Design Guidelines).

The proposed colors have tan in the limestone and brick.

3.2 – Use color to coordinate façade elements in an overall composition and tie all of the building elements together.

The proposed colors of tan, grey, and dark bronze tie the building elements together and no bright colors are proposed for the building materials.

3.3 – Reserve bright colors for accents only. Limit the use of bright colors to no more than 15 percent of the overall exterior building façade.

No building facades contain bright colors.

Guidelines

3.4 – Predominate building colors should be of earth tones, but may be accented with brighter colors to provide color variation, punctuation, and eclecticism unique to Fredericksburg.

The predominate building colors are earth tones.

Sec 4 – Architectural Features

Standards

4.1 – Blank or featureless walls will not be approved along parks, plazas, entry corridors or side streets.

The West elevation facing the Entry Corridor is not blank or featureless. It contains differing wall materials, glass, a canopy, and awnings.

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

The West elevation facing the Entry Corridor contains clearly defined customer entrances, awnings, an outdoor patio, and display windows.

4.3 – Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building’s historical character. (Historic Design Guidelines)

Not applicable. This building is new construction in the Entry Corridor.

4.4 – Windows and doors shall be equally spaced and provide rhythm along the façade of the building.

The façade of the building contains equally spaced storefronts that provide a rhythm.

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

The North and West elevations facing the Entry Corridor and side street provide the glazing constructed of clear and non-tinted windows.

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

This will be a multi-tenant commercial building and each storefront of the front façade has a structural canopy or awning that is at least 5 feet in width to provide covered areas for relief from the weather.

Guidelines

4.7 – Choose features that fit the scale of the building and its surroundings.

The features of the building are appropriate to fit the scale of the building and its surroundings.

4.8 – If a shed roof or flat roof design is used, add a parapet wall to screen the roof.

The portion of the roof that is flat has parapet walls to screen the rooftop equipment.

Sec 5 – Massing and Scale

Standards

5.1 – Break up the front of large retail buildings by dividing it into individual bays 25 to 40 feet wide.

The front of the building is divided into multiple bays that are all less than 40 feet wide.

5.2 – Use variation in materials, textures, patterns, colors, and details to break down the mass and scale of a building

The varied building materials and textures are limestone, brick, aluminum awnings, and glass.

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

The building area is 4,929 s.f. gross and the building mass is appropriate to the site.

5.4 – Each building shall have sufficient facade relief and interruption every 30 feet so as to provide visual architectural interest.

The building has façade relief at least every 30 feet with awnings, and façade articulation to provide visual architectural interest.

5.5 – When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.

The building is not adjacent to smaller buildings.

5.6 – Faux windows and similar details are not appropriate articulation.

The building contains no faux windows.

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

This site contains only this single building.

Sec 6 – Signage

Standards

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

A landscaped base area will be provided for monument or ground signs appropriate to the mass and height of the sign. All areas within 5 feet of the base of any sign will be landscaped.

Guidelines

2.2 – A minimal number of colors should be used per sign where possible. Bright colors should be reserved for accent only.

A monument sign is proposed with masonry material to match the building. Only the corporate logo is red, with masonry accent colors elsewhere.

3.3 – Integrate signs into building and site design so they do not appear as an afterthought.

Signs will be integrated in the building and site design.

4.4 – Attached signs should be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building

Signs will be above the tenant entrances at the storefront openings and will be compatible with the architectural features of the building.

Sec 7 – Building Height

Standards

7.1 – Use existing height standards from the Zoning Ordinance.

The building height is 20' – 4", less than 38', less than 30 feet and complies with the Zoning Ordinance.

Guidelines

7.2 – Work with the existing streetscape and define heights that are appropriate to create a welcoming environment and consistency.

The heights are appropriate for a welcoming environment and consistency.

7.3 – Use building height to define neighborhood and district edges, and to provide a “human scale.”

The building height along with the canopy and awning heights provide a human scale.

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

The building is one story.

Sec 8 – Setback & Frontage

Standards

8.1 – Doors and entryways shall be constructed facing the entry corridor and any side streets. Secondary entrances may be constructed to allow convenient access from secondary streets, adjacent buildings, sidewalks or parking.

The building provides entry ways to both public frontages.

Guidelines

8.2 – The front door should connect to the sidewalk along the entry corridor.

Public sidewalk is proposed to Highway 87, with connectivity to the main entryway.

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

This site is not in the Historic District.

8.4 – A contiguous building arrangement without large breaks between buildings along the street face is encouraged.

This project is only one building.

Sec 9 – Landscaping

Standards

9.1 – Landscaping, including planting and trees, shall be provided as a buffer between the street and parking area.

Landscaping will be provided as a buffer between the street and parking area.

Guidelines

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

Street canopy trees are provided at one per 50 feet of frontage.

9.3 – Native, drought tolerant and adapted landscape species should be used to the greatest extent possible.

Proposed plantings are in line with the City's recommended species.

9.4 – A minimum of 50 percent of the plant species should be selected from the approved plant list.

Proposed plantings are in line with the City's recommended species.

9.5 – Minimize impervious coverage to reduce the need for energy and water consumption.

Previous cover provided exceeds the City's minimum requirement.

9.6 – Utilize parks, open spaces and natural areas as buffers between incompatible uses or as a means of maintaining natural viewsheds.

No adjacent parks available. Project includes a single use, single building.

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

Comment noted.

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

Comment noted.

9.9 – Restoration of natural areas is strongly encouraged during new development and, to the extent possible, redevelopment.

Comment noted.

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

No parks are proposed.

9.11 – Minimize grading and preserve existing vegetation whenever possible.

Comment noted.

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

Landscaping will be irrigated by efficient water methods.

9.13 – Root barriers should be used in planting areas between the sidewalk and street which are less than 10 feet in width.

This scenario does not apply.

Sec 10 – Lighting

Standards

10.1 – Lighting fixtures should be selected from the International Dark-Sky Association Approved Fixtures.

Light fixtures have been selected from the International Dark-Sky Association Approved Fixtures.

Guidelines

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

Lighting will provide illumination for security and safety but will not be excessive.

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

Light fixture style and location will be compatible with the building's architecture, site design and landscape design and will be consistent.

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

No adjacent residential is present. Proposed fixtures are designed to reduce upward lighting.

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

This scenario does not apply.

10.6 – Off-site street lighting may be required over driveways to provide safe entrances and exits.

Proposed lighting is aimed at providing sufficient lighting at driveways and vehicle drive aisles.

10.7 – Decorative seasonal lighting encouraged.

This will be determined by the local operator.

Sec 11 – Service Areas

Standards

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

A defined loading area is not required by code. Deliveries often occur off-hours to prevent traffic congestion.

Guidelines

11.2 – All trash, recycling and utilities facilities should be visually and acoustically screened from pedestrian rights of way.

Trash enclosure will be a masonry enclosure to match the building. Trash enclosure will also have landscaping screening.

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

The trash enclosure walls will meet this requirement.

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

Screening will be masonry to compliment the building materials.

11.5 – The height of screening plants should be based on typical plant size within five growing seasons.

Comment noted.

11.6 – All roof-top equipment should be screened from entry corridors, side streets, plazas and parks.

Rooftop equipment will be largely screened parapet walls as shown in the provided elevations.

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

Comment noted.

Sec 12 – Parking & Access

Standards

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

This scenario does not apply.

12.2 – All parking shall comply with the most current American with Disabilities Act (ADA) standards and regulations.

Parking will comply with local and federal ADA standards.

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

Comment noted.

12.4 – Pedestrian walkways connecting to adjacent development shall be provided.

Public sidewalks will achieve pedestrian connectivity to adjacent development.

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

10 trees are proposed to accommodate the proposed 76 parking spaces.

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

Continuous sidewalks at least 5' wide are provided along the full length of both facades facing the street frontage.

Guidelines

12.7 – Parking should be located behind buildings or on the side.

The site layout warrants the drive-thru to be located on the perimeter, thus having parking infilled.

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

Bicycle parking is not currently provided but can be added should P&Z or Council deem necessary.

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

This scenario does not apply.

12.10 – At least one drive aisle should be designed to provide sufficient emergency vehicle access and maneuverability.

Fire lanes are provided on the proposed site plan.

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

This scenario does not apply.

12.12 – Parking lots should be located and designed with stormwater Best Management Practices to capture, treat and infiltrate storm water.

Comment noted.

12.13 – The on-site circulation sh

ould be logical and provide convenient, safe and direct flow of pedestrians and vehicles.

The circulation is logical, convenient, safe, and direct for pedestrians and vehicles. An internal circulation plan was also provided with the approved TIA.

12.15 – New surface parking areas are discouraged within view of US 290, US 87, SH 16, and FM 965. New parking areas should be situated behind buildings and screened from street views.

Shrubbery is provided along US-87 to provide headlight and general screening.

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

Due to site geometry, there is a combination of parallel and perpendicular crossings.

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

This scenario does not apply.

12.18 – Shared driveways are encouraged.

Shared access is proposed to adjacent future development.

Sec 13 – Drainage and Stormwater

Standards

Not applicable.

Guidelines

1.1 – LID techniques such as rain barrels, cisterns, rain gardens, naturalized landscaping, porous pavement and roof gardens are encouraged

Comment noted.

2.2 – When possible, site stormwater management facilities in parks and open space if there is a benefit to the surrounding area and/or water quality is demonstrated.

This scenario does not apply.

3.3 – Existing drainage patterns and flows on site should be preserved to the greatest extent possible.

Comment noted.

4.4 – Decorative or aesthetically pleasing stormwater mechanisms should be incorporated into stormwater designs to the greatest extent possible.

Comment noted.

Sec 14 – Streetscape

Standards

14.1 – Sidewalks along the street right of way must be a minimum of 5 feet wide.

5' sidewalks are proposed.

14.2 – Sidewalks and pedestrian pathways should safely connect from the street to commercial buildings, surrounding residential areas, and parks and open spaces.

Sidewalk connectivity is provided from the public sidewalk to the proposed development.

14.3 – Seating is encouraged in front of businesses, in public spaces and other instances where appropriate.

An outdoor patio is proposed for customers.

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

All pedestrian areas will comply with local and federal ADA standards.

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

**The restaurant will contain an outdoor dining patio in addition to an indoor playground.
Benches along the public sidewalk are also proposed.**

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

This scenario does not apply.

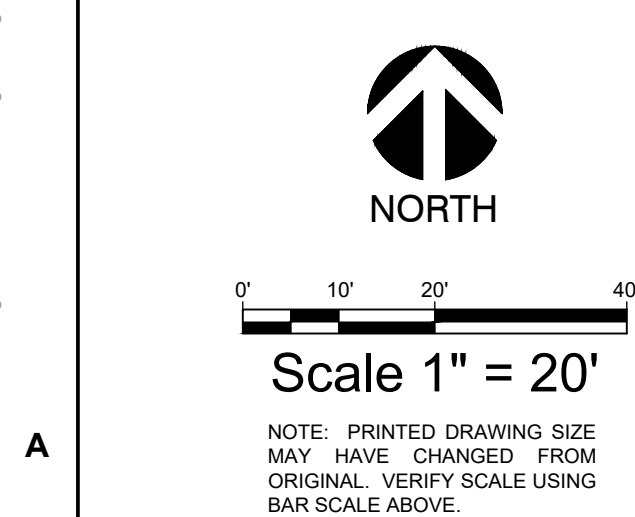
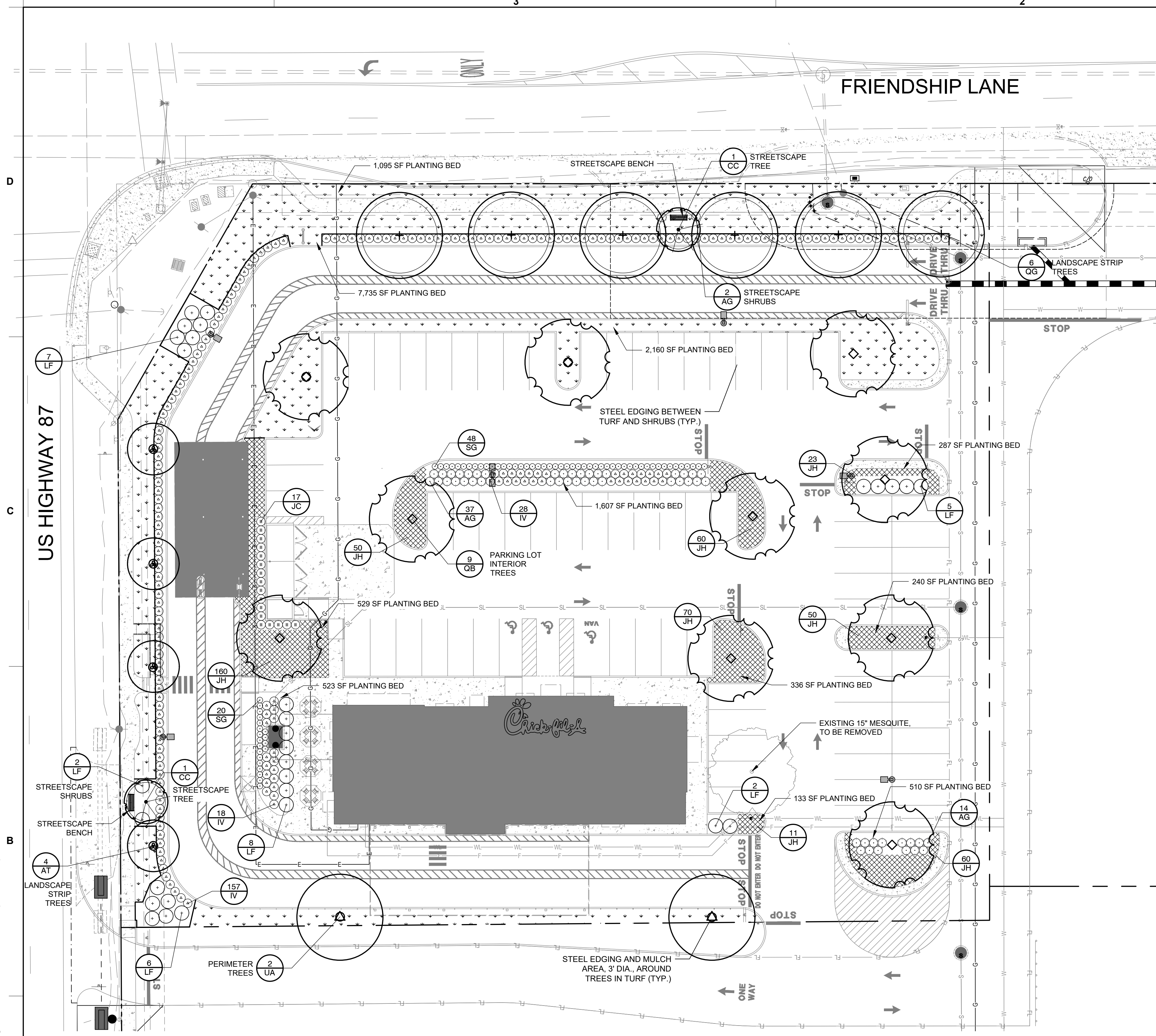
14.7 – Streetscape furnishing should be made of high quality materials and be coordinated with the architecture of the building.

Comment noted.

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

Street canopy trees are provided at one per 50 feet of frontage.

C:\Users\lucal\OneDrive\Documents\2023\2023\CFR\CFR-A - Fredericksburg TX\CFR-A - Fredericksburg TX.dwg, LP-1, 4/23/2023, 10:17:41 AM, User: lucal, Layer: (8.50 x 11.00) inches, 1:1857



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL MINIMUM 2" THICK LAYER OF 2"-4" RIVER ROCK OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

LANDSCAPE CALCULATIONS

ZONING: C2 COMMERCIAL, ENTRY CORRIDOR
TOTAL LANDSCAPE AREA PROVIDED: 15,155 SF

LANDSCAPE STRIP ADJACENT TO RIGHT OF WAY
LENGTH OF FRONTAGE, FRIENDSHIP LANE: 257 LF
TREES REQUIRED: 6 TREES (1 PER 50 LF)
TREES PROVIDED: 6 TREES
HEDGE REQUIRED: PROVIDED

LENGTH OF FRONTAGE, US HWY 87: 176 LF
TREES REQUIRED: 4 TREES (1 PER 50 LF)
TREES PROVIDED: 4 TREES
HEDGE REQUIRED: PROVIDED

PERIMETER LANDSCAPING RELATED TO ABUTTING PROPERTIES
LENGTH OF PERIMETER: 224 LF
TREES REQUIRED: 2 TREES (1 PER 125 OF)
TREES PROVIDED: 2 TREES

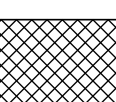
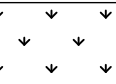
NOTE: NO TREES ARE PROVIDED ALONG THE EAST PROPERTY LINE DUE TO THE LOCATION OF THE SHARED ACCESS DRIVE.

PARKING AREA INTERIOR LANDSCAPING
A. TOTAL QUANTITY OF PARKING SPACES: 75 PARKING SPACES
B. PARKING SPACES ADJ. TO PERIMETER HEDGE: 21 PARKING SPACES
C. TOTAL EXCLUDING ADJ. TO PERIMETER HEDGE: 54 PARKING SPACES
PAVED AREA OF DRIVETHROUGH: 15,863 SF

LANDSCAPE AREA REQUIRED FOR PARKING SPACES: 540 SF (10 SF PER PARKING SPACE - C ABOVE)
LANDSCAPE AREA REQUIRED FOR DRIVETHROUGH: 159 SF (1 SF PER 100 SF OF PAVEMENT)
TOTAL LANDSCAPE AREA REQUIRED: 699 SF
LANDSCAPE AREA PROVIDED: 6,076 SF
TREES REQUIRED: 10 TREES (1 PER 8 PARKING SPACES)
TREES PROVIDED: 10 TREES



PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	NOTES
TREES								
	AT	4	ARBUTUS TEXANA	TEXAS MADRONE	1.5" CAL.	PER PLAN	YES	MULTI-STEM; 3 CANES MIN.
	CC	0	CERCIS CANADENSIS 'TEXENSIS'	TEXAS REDBUD	1.5" CAL.	PER PLAN	YES	MULTI-STEM; 3 CANES MIN.
	QB	10	QUERCUS BUCKLEYI	TEXAS RED OAK	4" CAL.	PER PLAN	YES	
	QG	6	QUERCUS GLAUCOIDES	LACEY OAK	1.5" CAL.	PER PLAN	YES	
	UA	2	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	1.5" CAL.	PER PLAN	YES	
SHRUBS								
	AG	51	ABELIA GRANDIFLORA 'CONFETTI'	CONFETTI ABELIA	MIN. 15" HT.	3' O.C.	NO	
	IV	155	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	MIN. 15" HT.	3' O.C.	YES	
	JC	17	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	MIN. 15" HT.	3' O.C.	YES	
	JH	484	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE CARPET JUNIPER	MIN. 15" HT.	30" O.C.	NO	
	LF	28	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	DWARF TEXAS SAGE	MIN. 15" HT.	5' O.C.	YES	
	SG	68	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED AUTUMN SAGE	MIN. 15" HT.	2' O.C.	YES	
GROUNDCOVER								
		10,784 SF	SOD: TIFWAY 419	BERMUDA GRASS	SOD		NO	

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

11/01/2023 07:00 AM - 11/01/2023 07:00 AM - 11/01/2023 07:00 AM

535 BOYLSTON ST, 8TH FLOOR
BOSTON, MA 02116
978-466-6661

11/01/2023 07:00 AM - 11/01/2023 07:00 AM - 11/01/2023 07:00 AM

2600 NETWORK BLVD, STE 310
FRISCO, TX 75034

Phone: (469) 458-7300
TX@BohlerEng.com
TBPE NO. 18065 | TBPLS NO. 10194413



12/11/23

CHICK-FIL-A
FREDERICKSBURG

SEC FREINDSHIP LANE
AND S US HWY 87
FREDERICKSBURG, TX 78624

FSR#05619

BUILDING TYPE / SIZE: P13-LS / LARGE
RELEASE: ----

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
-----	------	-------------

CONSULTANT PROJECT # TXA220146.00

PRINTED FOR SITE PLAN REVIEW

DATE 12/11/2023

DRAWN BY LC

CHECKED BY RM

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET

LANDSCAPE PLANTING

PLAN

SHEET NUMBER

LP-1

C:\Users\lucio\OneDrive\Documents\2023\CFR\CFR-A - Fredericksburg TX\CFR-A - Fredericksburg TX - Pkg.dwg, LP-2, 4/23/2023, 10:10:10, 10:17:41 AM, lucio, New, Layer: (8.50 x 11.00 inches), 11.1837

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

1. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
2. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 - a. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - b. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - c. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - d. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - e. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - f. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - g. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - h. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
3. SOD: WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
4. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
5. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6.5. NITROGEN CONTENT IS TO BE 5 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
6. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
7. MULCH: SIZE AND TYPE AS INDICATED ON PLANS. FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
8. TREE STAKING AND GUYING:
 - i. STAKES: 6' LONG GREEN METAL T-POSTS.
 - ii. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - iii. STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
9. STEEL EDGING: PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COI-MET OR APPROVED EQUAL.
10. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

1. SOIL PREPARATION:
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - b. SOIL TESTING:
 - i. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - ii. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC, LIME, SODIUM ADSORPTION RATIO) (SAR), AND BORON CONTENT.
 - iii. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
2. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
3. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - c. IRON SULPHATE - 2 LBS. PER CU. YD.
4. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
5. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
6. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADDED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
7. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADES PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
8. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
9. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
10. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
11. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE FOR EXISTING TREES).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

TREE PLANTING

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE.
2. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OR ALL TREES MUST BE PLACED INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE UNDISTURBED GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ANY OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL TOPSOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL BE PLANTED UPRIGHT, UNLESS LOCAL CONDITIONS (SUCH AS WINDS AND SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR BE DAMAGED, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1-1/2" TREES: THREE STAKES PER TREE
 - b. 2-1/2" - 4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. TREES OVER 4" CALIPER: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING

1. DO THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

SODDING

1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

MULCH

1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

CLEAN UP

1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE

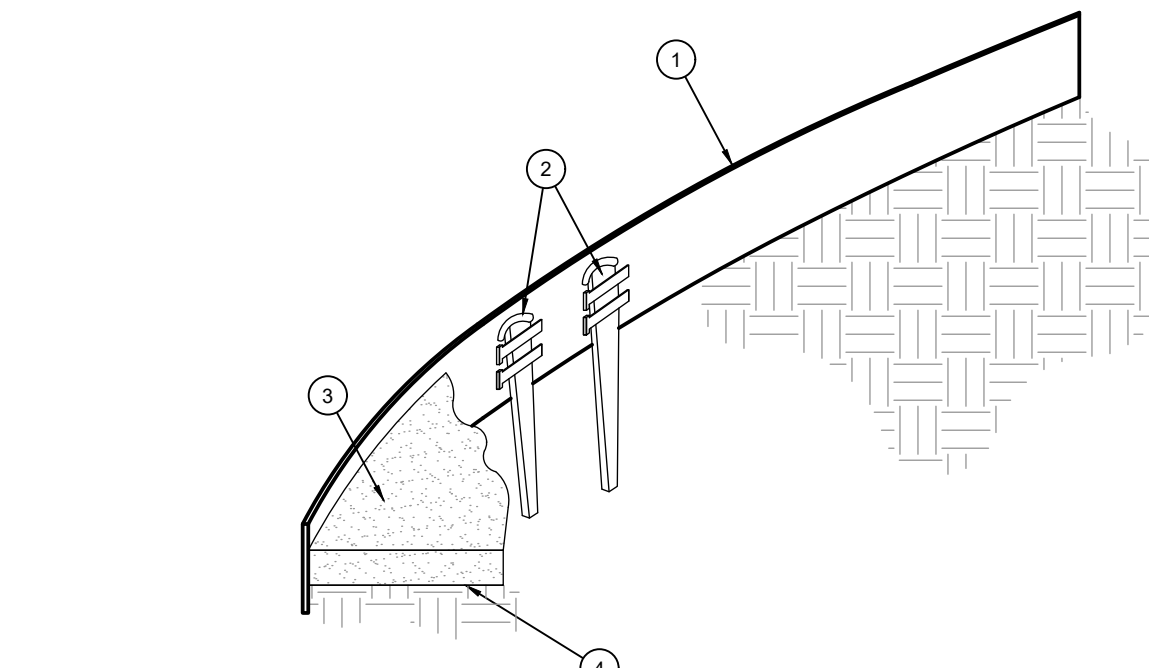
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

LANDSCAPE MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWN, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
2. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH OR DAMAGE IS ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
3. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

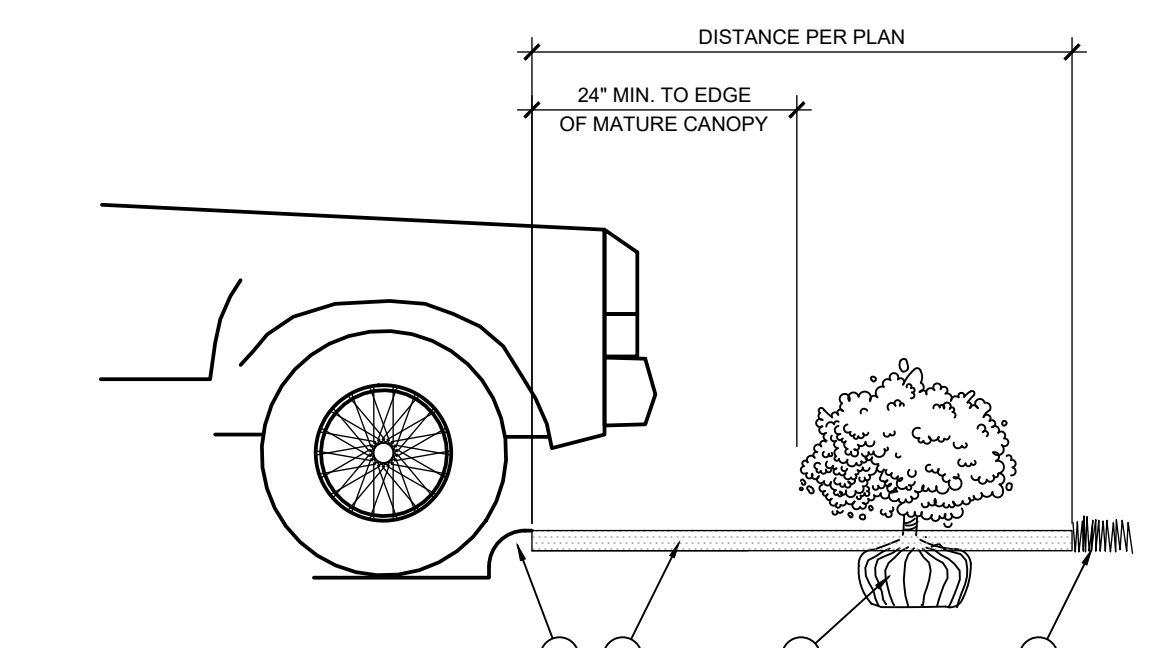


1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

STEEL EDGING

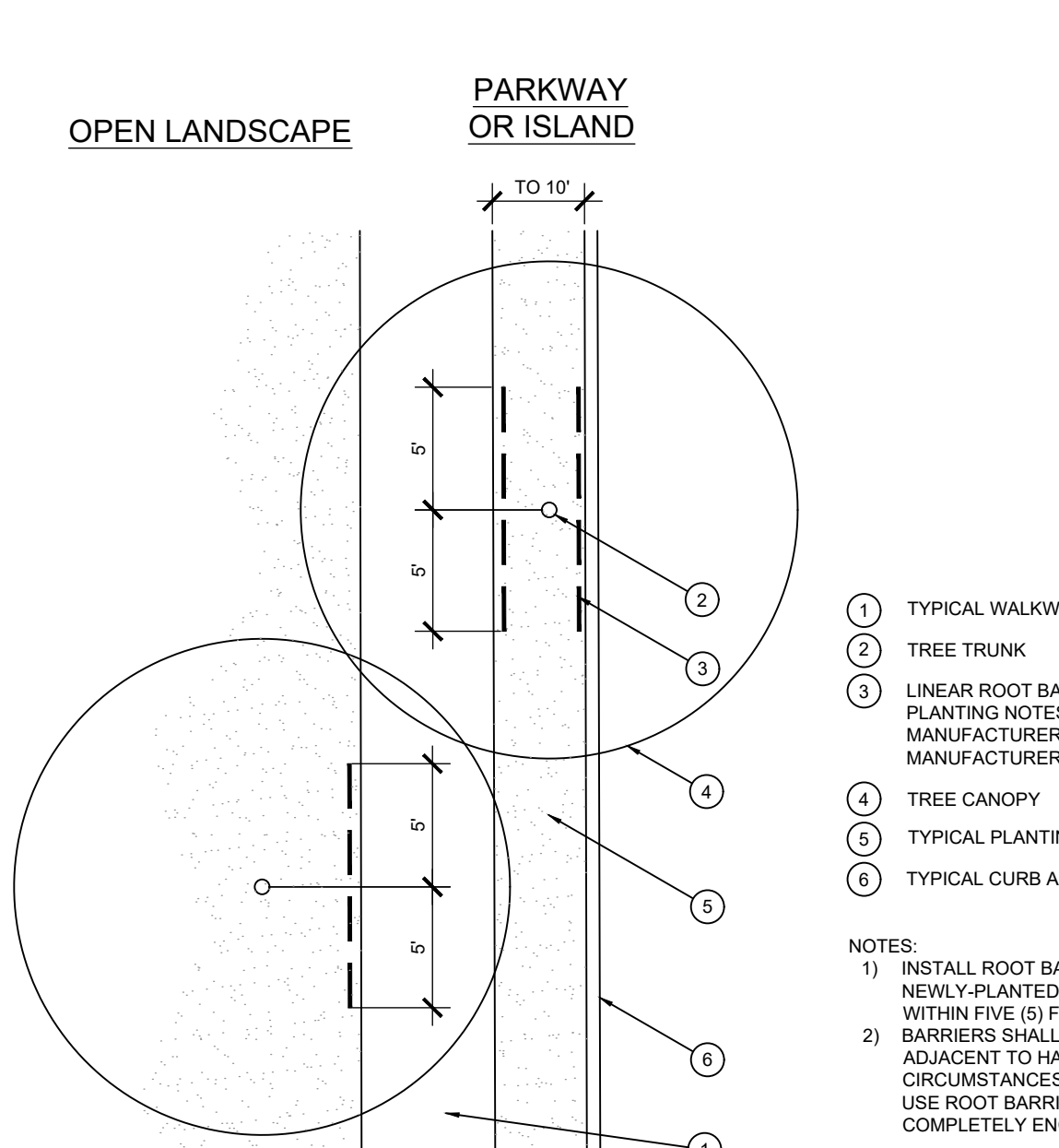
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

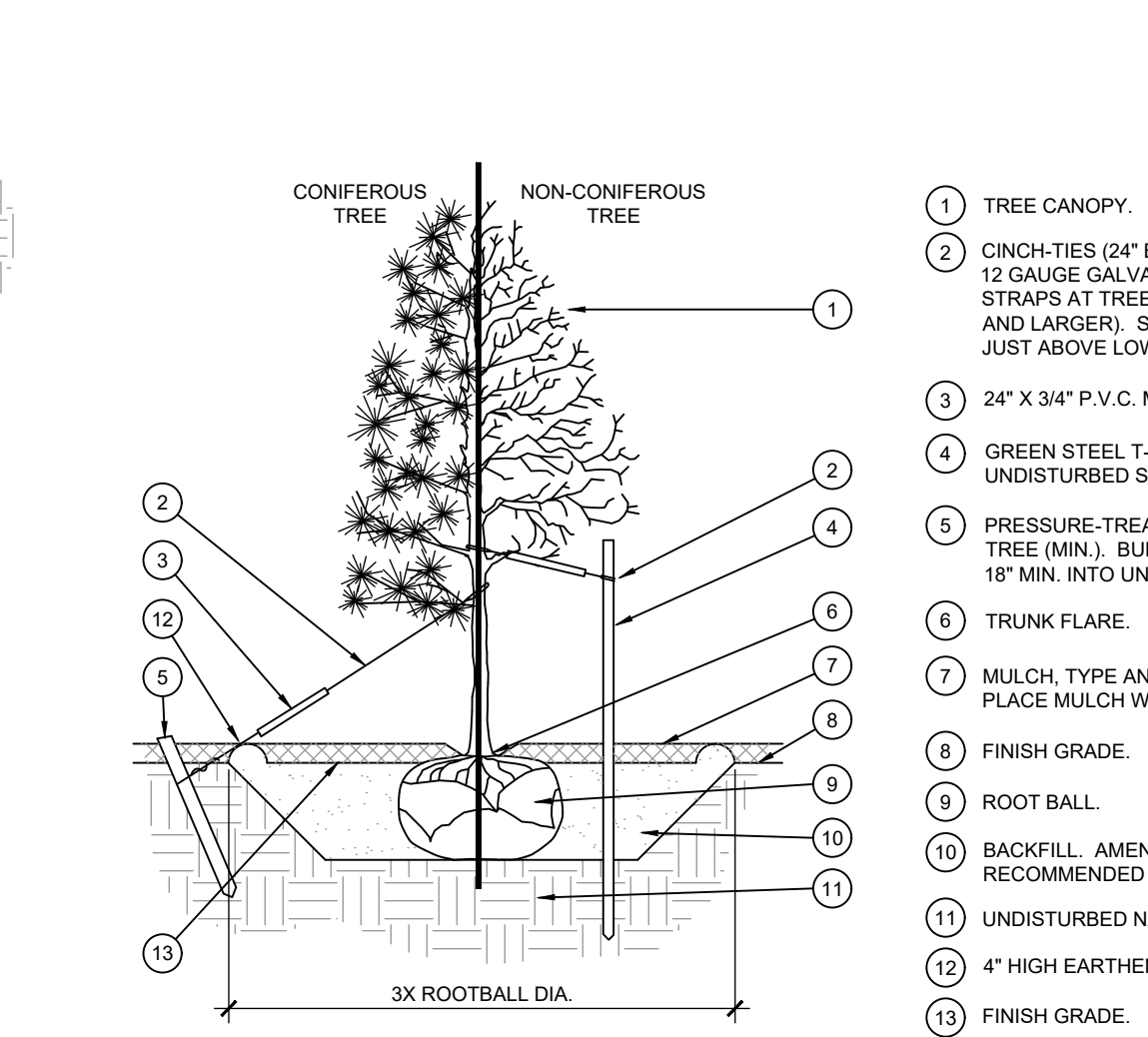
PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

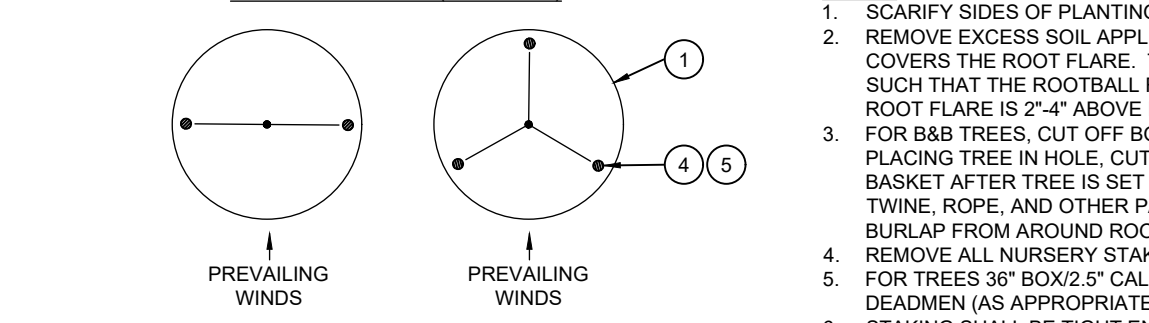


ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE

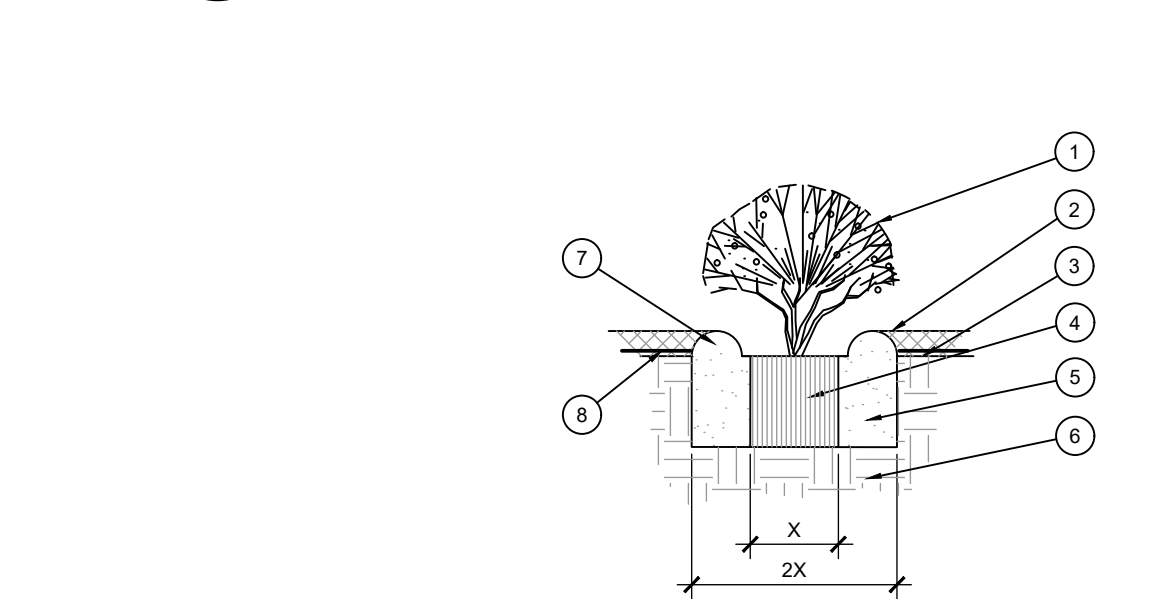


STAKING EXAMPLES (PLAN VIEW)



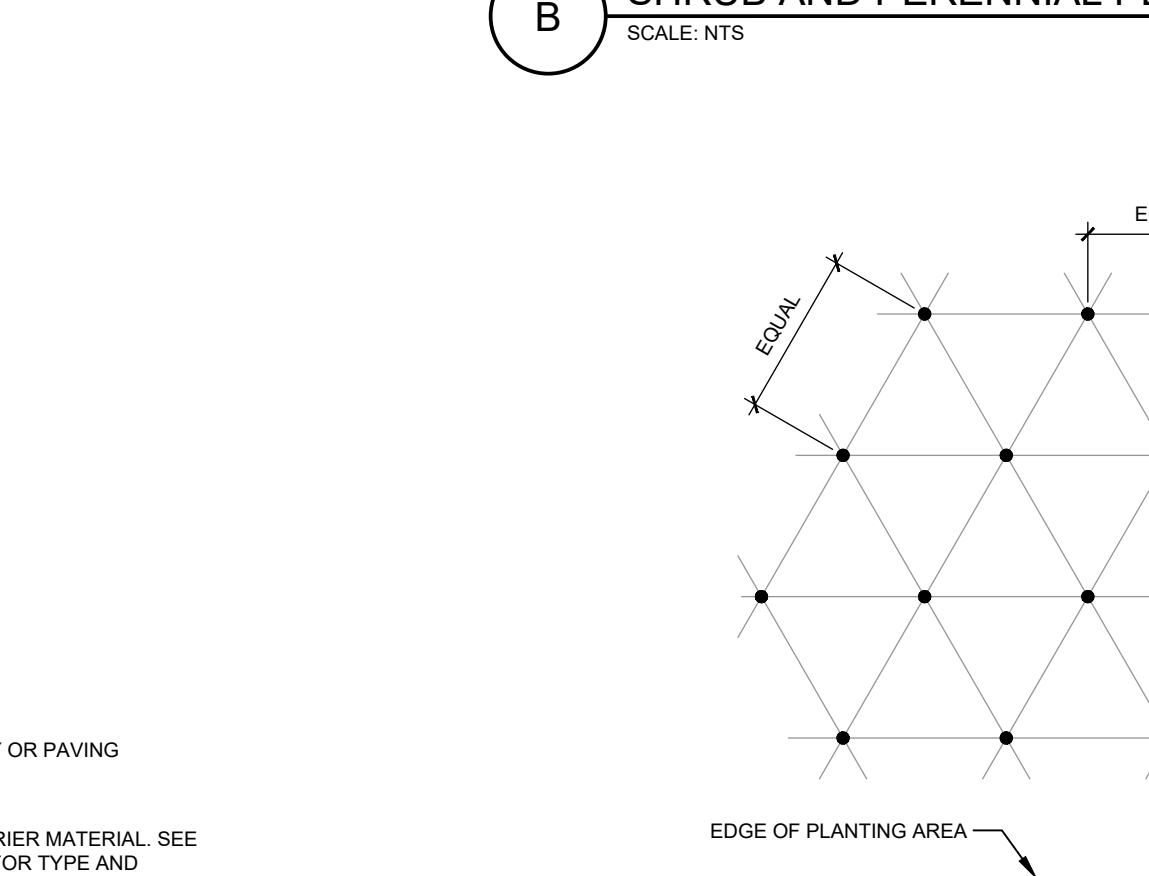
TREE PLANTING

SCALE: NOT TO SCALE



SHRUB AND PERENNIAL PLANTING

SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

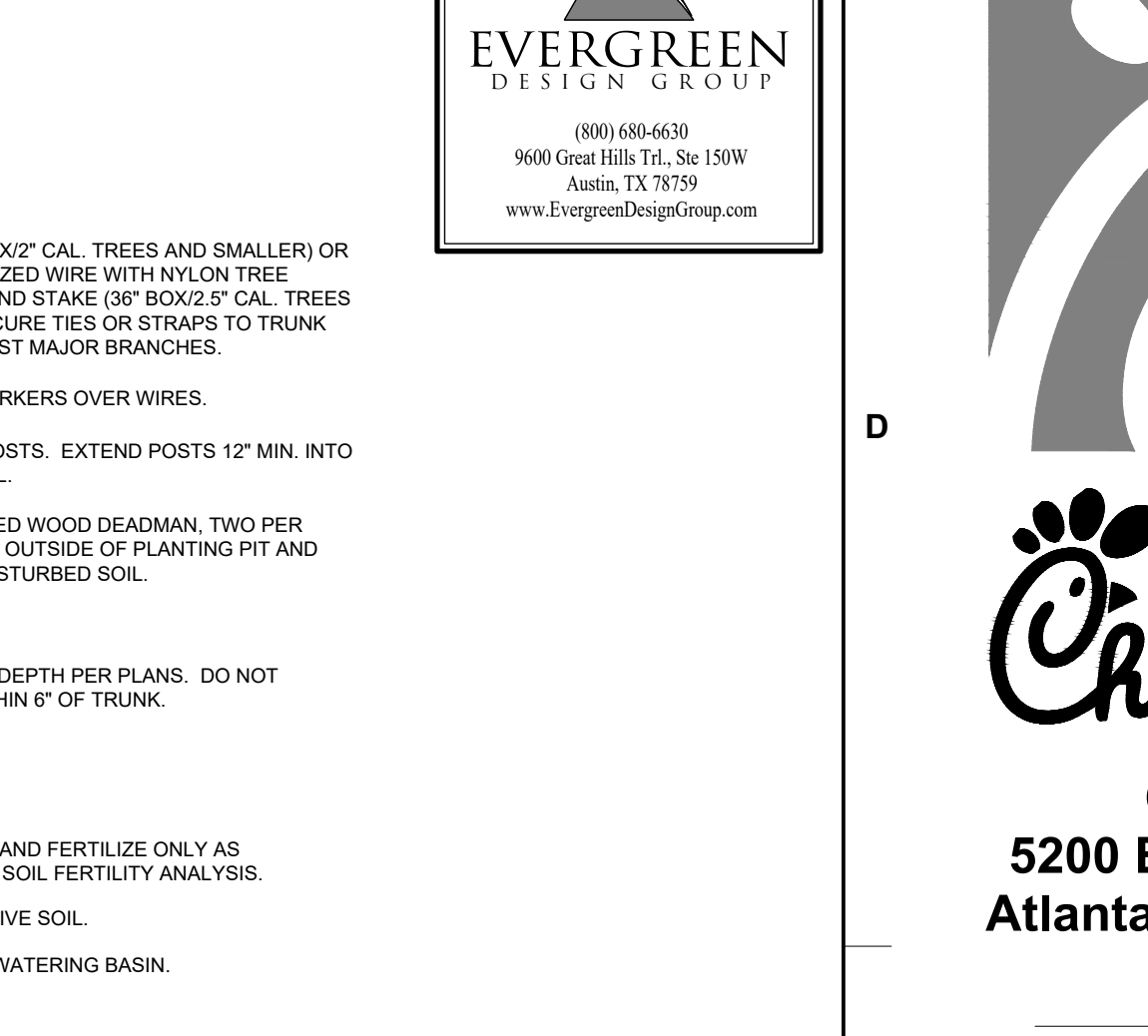
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.25	10"	1.96
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

- NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 1.96 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.96 = 21 PLANTS) = 30 PLANTS TOTAL

PLANT SPACING

SCALE: NTS



NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT BOTTOM 10" OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 30" BOX/2" CAL. AND LARGER, USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

1) TREE CANOPY.
2) CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (30" BOX/2" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5) PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6) TRUNK FLARE.
7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8) FINISH GRADE.
9) ROOT BALL.
10) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11) UNDISTURBED NATIVE SOIL.
12) 4" HIGH EARTHEN WATERING BASIN.
13) FINISH GRADE.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3) FINISH GRADE.
4) ROOT BALL.
5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6) UNDISTURBED NATIVE SOIL.
7) 3" HIGH EARTHEN WATERING BASIN.
8) WEED FABRIC UNDER MULCH.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3) FINISH GRADE.
4) ROOT BALL.
5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6) UNDISTURBED NATIVE SOIL.
7) 3" HIGH EARTHEN WATERING BASIN.
8) WEED FABRIC UNDER MULCH.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3) FINISH GRADE.
4) ROOT BALL.
5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6) UNDISTURBED NATIVE SOIL.
7) 3" HIGH EARTHEN WATERING BASIN.
8) WEED FABRIC UNDER MULCH.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3) FINISH GRADE.
4) ROOT BALL.
5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6) UNDISTURBED NATIVE SOIL.
7) 3" HIGH EARTHEN WATERING BASIN.
8) WEED FABRIC UNDER MULCH.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3) FINISH GRADE.
4) ROOT BALL.
5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6) UNDISTURBED NATIVE SOIL.
7) 3" HIGH EARTHEN WATERING BASIN.
8) WEED FABRIC UNDER MULCH.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3) FINISH GRADE.
4) ROOT BALL.
5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6) UNDISTURBED NATIVE SOIL.
7) 3" HIGH EARTHEN WATERING BASIN.
8) WEED FABRIC UNDER MULCH.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3) FINISH GRADE.
4) ROOT BALL.
5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6) UNDISTURBED NATIVE SOIL.
7) 3" HIGH EARTHEN WATERING BASIN.
8) WEED FABRIC UNDER MULCH.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3) FINISH GRADE.
4) ROOT BALL.
5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6) UNDISTURBED NATIVE SOIL.
7) 3" HIGH EARTHEN WATERING BASIN.
8) WEED FABRIC UNDER MULCH.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3) FINISH GRADE.
4) ROOT BALL.
5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6) UNDISTURBED NATIVE SOIL.
7) 3" HIGH EARTHEN WATERING BASIN.
8) WEED FABRIC UNDER MULCH.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3) FINISH GRADE.
4) ROOT BALL.
5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6) UNDISTURBED NATIVE SOIL.
7) 3" HIGH EARTHEN WATERING BASIN.
8) WEED FABRIC UNDER MULCH.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3) FINISH GRADE.
4) ROOT BALL.
5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6) UNDISTURBED NATIVE SOIL.
7) 3" HIGH EARTHEN WATERING BASIN.
8) WEED FABRIC UNDER MULCH.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3) FINISH GRADE.
4) ROOT BALL.
5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6) UNDISTURBED NATIVE SOIL.
7) 3" HIGH EARTHEN WATERING BASIN.
8) WEED FABRIC UNDER MULCH.

1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN

Executive Summary

This traffic study evaluates the traffic impacts of the proposed development: Chick-fil-A Restaurant. The location of the proposed development is on the southeast corner of Friendship Ln at US 87 (Washington St) in Fredericksburg, TX.

The proposed land use(s) on the site include:

- Lot 1: Up to 5,000 square ft of Fast-Food Restaurant with Drive-Through Window (ITE Land Use Code 934).
- Lot 3: Up to 31,000 square ft of Building Materials and Lumber Store (ITE Land Use Code 812).
- Lot 2: Up to 6,000 square ft of Fast-Food Restaurant with Drive-Through Window (ITE Land Use Code 934).

The proposed access points for the site include:

- Access Point 1 (AP 1): An existing full access intersection along Friendship Ln approximately 615 feet east of US 87 (Washington St). This access serves the existing Fairfield Inn.
- Access Point 2 (AP 2): A proposed full access intersection along Friendship Ln approximately 365 feet east of US 87 (Washington St).
- Access Point 3 (AP 3): A proposed right turn out only intersection along US 87 (Washington St) approximately 280 feet south of Friendship Ln.

The impact area of the proposed development includes the following existing intersections:

- US 87 (Washington St) at Friendship Ln (Intersection 1).

Trip Generation

This study considers the impact of pass-by trips for the proposed land uses.

This study estimates the proposed development will attract:

- 246 AM Peak Hour Pass-by Trips.
- 302 MID (Midday) Peak Hour Pass-by Trips.
- 218 PM Peak Hour Pass-by Trips.

This study estimates the proposed development will generate:

- 295 AM Peak Hour Primary Trips.
- 341 MID (Midday) Peak Hour Primary Trips.
- 215 PM Peak Hour Primary Trips.

This study estimates the total number of trips entering and exiting the proposed development will be (includes both pass-by and primary trips):

- 5,674 Daily Trips.
- 540 AM Peak Hour Trips.
- 643 MID (Midday) Peak Hour Trips.
- 433 PM Peak Hour Trips.

Intersection Capacity Analysis

Existing 2023 Traffic Condition

This study shows all intersections currently operate at an acceptable level of service during the weekday AM, Midday (MID), and PM peak hours.

Background 2025 Traffic Condition

This study predicts all intersections will operate at an acceptable level of service during the weekday AM, Midday (MID), and PM peak hours.

Buildout 2025 Traffic Condition

This study predicts all intersections will operate at an acceptable level of service during the weekday AM, Midday (MID), and PM peak hours.

Access Management Analysis

Access Point 1 (AP 1) (Intersection 2).

Volumes for Access Point 1 (AP 1) at Friendship Ln (Intersection 2) fall below the City of Fredericksburg threshold (60 vph) for requiring a right-turn deceleration lane.

Volumes for Access Point 1 (AP 1) at Friendship Ln (Intersection 2) fall below the City of Fredericksburg threshold (60 vph) for requiring a left-turn deceleration lane.

Available sight distance for Access Point 1 (AP 1) at Friendship Ln (Intersection 2) exceeds the required (stopping) and desired (Intersection) sight distances.

The location of the existing Access Point 1 (AP 1) (Intersection 2) meets the City of Fredericksburg access spacing requirements.

Access Point 2 (AP 2) (Intersection 3)

Buildout 2025: Volumes for Access Point 2 (AP 2) at Friendship Ln (Intersection 3) exceed the City of Fredericksburg threshold (60 vph) for requiring a right-turn deceleration lane.

Volumes for Access Point 2 (AP 2) at Friendship Ln (Intersection 3) fall below the City of Fredericksburg threshold (60 vph) for requiring a left-turn deceleration lane.

Available sight distance for Access Point 2 (AP 2) at Friendship Ln (Intersection 3) exceeds the required (stopping) and desired (Intersection) sight distances.

The location of Access Point 2 (AP 2) (Intersection 3) meets the City of Fredericksburg access spacing requirements.

Access Point 3 (AP 3) (Intersection 4)

Since the site plan calls for Access Point 3 (AP 3) to be right-turn exit only; the current site plan will not require a right-turn deceleration lane for Access Point 3 (AP 3) at US 87 (Washington St) (Intersection 4).

Since the site plan calls for Access Point 3 (AP 3) to be right-turn exit only; the current site plan will not require a left-turn deceleration lane for Access Point 3 (AP 3) at US 87 (Washington St) (Intersection 4).

Available sight distance for Access Point 3 (AP 3) at US 87 (Washington St) (Intersection 4) exceeds the required (stopping) and desired (Intersection) sight distances.

Access Point 3 (AP 3) (Intersection 4) is approximately 280 feet south of Friendship Ln. Access Point 3 (AP 3) (Intersection 4) is approximately 125 feet north of the nearest access point to the south (serving as an access to the Ford Dealership). The location of Access Point 3 (AP 3) (Intersection 4) does not meet TxDOT access spacing requirements (425 ft). The development will need to obtain a variance from TxDOT for the location of Access Point 3 (AP 3) (Intersection 4).

On-Site Queueing Analysis

The queue length analysis suggests the probability of a queue extending onto Friendship Ln (via the shortest path) during the AM Peak Hours is 6%; during the Midday Peak Hour is 8%; and during the PM Peak Hour is 3%.

Additionally, if queuing onto public streets become an issue, this study presumes Chick-fil-A will either adjust their service time or take steps to have the drive-thru queue extend further into the development, rather than towards the roadway.

Based upon these results, the proposed site plan has sufficient queueing space for the anticipated demand.

Recommendations

Buildout 2025

Access Point 2 (AP 2) (Intersection 3)

1. Provide a right-turn deceleration lane on the EB approach of Friendship Ln at Access Point 2 (AP 2) (Intersection 3).
 - a. The desirable design length for a right-turn lane on a 40-mph roadway is 265 feet of deceleration (includes 50 ft taper) and 30 feet of storage (for a total length of 295 feet). The design length for a 10-mph speed differential is 150 feet of deceleration (includes 50 ft taper) and 30 feet of storage (for a total length of 180 ft).

Access Point 3 (AP 3) (Intersection 4)

2. Construct Access Point 3 (AP 3) at US 87 (Washington St) (Intersection 4) as right turn out only.
3. Request and obtain a variance from TxDOT for the location of Access Point 3 (AP 3) (Intersection 4).

On-Site Queuing

4. If queuing onto public streets becomes an issue, Chick-fil-A should either adjust their service time or take steps to have the drive-thru queue extend further into the development, rather than towards the roadway.

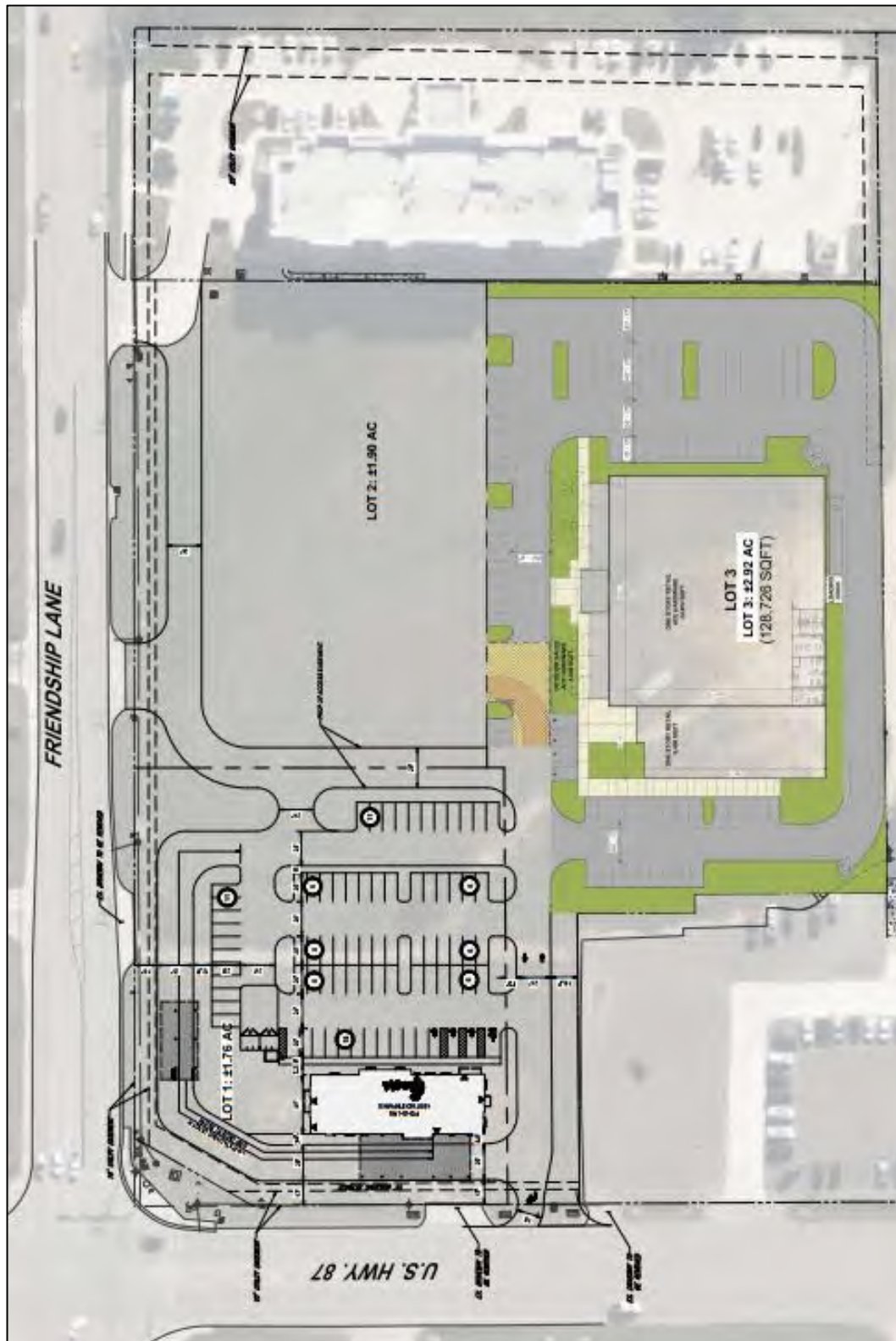


Figure 2. Site Plan.

Table 8. Desired (Intersection) and Required (Stopping) Sight Distance Requirements.

Major Roadway	Friendship Ln	US 87
Speed Limit	40 mph	55 mph
Minor Roadway	Access Point 1 Access Point 2	Access Point 3
Design Vehicle	Passenger Car	Passenger Car
Time Gap (Right Turn)	6.5 s	6.5 s
Time Gap (Left Turn)	8.0 s	--
Stopping Sight Distance (Required)	305 ft	495 ft
Sight Distance (Right Turn) (Desired)	385 ft	530 ft
Sight Distance (Left Turn) (Desired)	475 ft	--

Access Point 1 (AP 1) (Intersection 2)

Available sight distance for Access Point 1 (AP 1) at Friendship Ln (Intersection 2) exceeds the required (stopping) and desired (Intersection) sight distances.

Figure 3 provides an image of the view to the left for the existing access point.

Figure 4 provides an image of the view to the right for the access point.



Figure 3. Access Point 1 (AP 1) at Friendship Ln (Intersection 2): View to Left.



Figure 4. Access Point 1 (AP 1) at Friendship Ln (Intersection 2): View to Right.

Access Point 2 (AP 2) (Intersection 3)

Available sight distance for Access Point 2 (AP 2) at Friendship Ln (Intersection 3) exceeds the required (stopping) and desired (Intersection) sight distances.

Figure 5 provides an image of the view to the left for the proposed access point.

Figure 6 provides an image of the view to the right for the proposed access point.



Figure 5. Access Point 2 (AP 2) at Friendship Ln (Intersection 3): View to Left.



Figure 6. Access Point 2 (AP 2) at Friendship Ln (Intersection 3): View to the Right.

Access Point 3 (AP 3) (Intersection 4)

Available sight distance for Access Point 3 (AP 3) at US 87 (Washington St) (Intersection 4) exceeds the required (stopping) and desired (Intersection) sight distances.

Figure 7 provides an image of the view to the left for the proposed access point.



Figure 7. Access Point 3 (AP 3) at US 87 (Washington St) (Intersection 4): View to the Left.

Access Spacing Analysis

This study evaluates access spacing for the following intersections:

- Access Point 1 (AP 1) at Friendship Ln (Intersection 2).
- Access Point 2 (AP 2) at Friendship Ln (Intersection 3).
- Access Point 3 (AP 3) at US 87 (Washington St) (Intersection 4).

The TxDOT *Access Management Manual* measures access spacing from the edge of pavement for the access point to the closest edge of pavement for the adjacent access point (curb face to curb face).

The City of Fredericksburg measures the distance between access points from the centerline of one driveway to the centerline of the other driveway. The City of Fredericksburg measures the distance between an intersection and an access point from the right-of-way line to the centerline of the access point.

Access Point 1 (AP 1) (Intersection 2)

The City of Fredericksburg throughfare plan classifies Friendship Lane as an arterial street; therefore:

- The minimum distance between commercial driveways is 250 feet.
- The minimum distance between a commercial driveway and an intersection is 150 feet.

Access Point 1 (AP 1) (Intersection 2) is approximately 250 feet east of Access Point 2 (AP 2). Access Point 1 (AP 1) (Intersection 2) is approximately 290 feet west of the nearest access to the east (serving a single-family home). The location of the existing Access Point 1 (AP 1) (Intersection 2) meets the City of Fredericksburg access spacing requirements.

Access Point 2 (AP 2) (Intersection 3)

The City of Fredericksburg throughfare plan classifies Friendship Lane as an arterial street; therefore:

- The minimum distance between commercial driveways is 250 feet.
- The minimum distance between a commercial driveway and an intersection is 150 feet.

Access Point 2 (AP 2) (Intersection 3) is approximately 365 feet east of US 87 (Intersection 1). Access Point 2 (AP 2) (Intersection 3) is approximately 250 feet west of Access Point 1 (AP 1) (Intersection 2). The location of Access Point 2 (AP 2) (Intersection 3) meets the City of Fredericksburg access spacing requirements.

Access Point 3 (AP 3) (Intersection 4)

US 87 (Washington St) has a speed limit of 55 mph near the proposed access point; therefore, TxDOT's *Access Management Manual* requires a minimum driveway spacing of 425 ft.

Access Point 3 (AP 3) (Intersection 4) is approximately 280 feet south of Friendship Ln. Access Point 3 (AP 3) (Intersection 4) is approximately 125 feet north of the nearest access point to the south (serving as an access to the Ford Dealership). The location of Access Point 3 (AP 3) (Intersection 4) does not meet TxDOT access spacing requirements (425 ft). The development will need to obtain a variance from TxDOT for the location of Access Point 3 (AP 3) (Intersection 4).

Intersection Capacity Analysis

This study provides Level of Service Synchro output files in Appendix D.

This study conducts the intersection capacity analyses using HCM methodologies included within the Synchro 11 traffic analysis software package. This study uses existing peak hour factors by intersection and heavy truck percentages by movement within the analysis.

This study evaluates capacity at the following intersections:

- US 87 (Washington St) at Friendship Ln (Intersection 1).
- Access Point 1 (AP 1) at Friendship Ln (Intersection 2).
- Access Point 2 (AP 2) at Friendship Ln (Intersection 3).
- Access Point 3 (AP 3) at US 87 (Washington St) (Intersection 4).

Delay based intersection Level of Service (LOS) is a qualitative measure of capacity and operating conditions and is related to vehicle delay. The HCM provides letter grade designations ranging from A to F for different delay values; LOS A represents short delay and LOS F represents long delay. Table 9 shows delay-based LOS criteria for signalized and unsignalized intersections.

This study considers delay-based Level of Service D to be an acceptable condition.

Alternative measures of intersection capacity include volume to capacity ratio (V/C) and 95th percentile queue length. Volume to capacity ratios at or above 0.80 suggest a need to consider mitigations because anticipated traffic volumes are starting to exceed the intersections capacity. 95th percentile queue length indicates a queue with less than 5% probability of the actual queue exceeding it during the analysis period.

Table 10 provides a summary of the evaluated scenarios and the associated exhibits.

On-Site Queuing Analysis

This study uses queue length analyses to determine the probability the queue will extend:

- Past the End of the Order Lane.
- Onto Friendship Ln (Shortest Path).
- Onto Friendship Ln (Longer Path).

Figure 8 shows the available onsite queuing space associated with the proposed development. It defines the following distances:

- Distance A is the storage space from the order location to the entry for the Drive-Thru Lane. With 2 Lanes for queuing, this study estimates 14 vehicles can fit in this space.
- Distance B is the storage space from the entry to the drive through lane to the start of Distance D. This study estimates 3 vehicles can fit in this space. This is the shortest route for vehicles to queue back onto Friendship Ln.
- Distance C is the distance from the entry to the drive-through lane to the start of Distance D (if the shortest path were not available). This study estimates 15 vehicles can fit in this space.
- Distance D is the space from the end of Distance B or Distance C to Friendship Ln. This study estimates 5 vehicles can fit in this space.

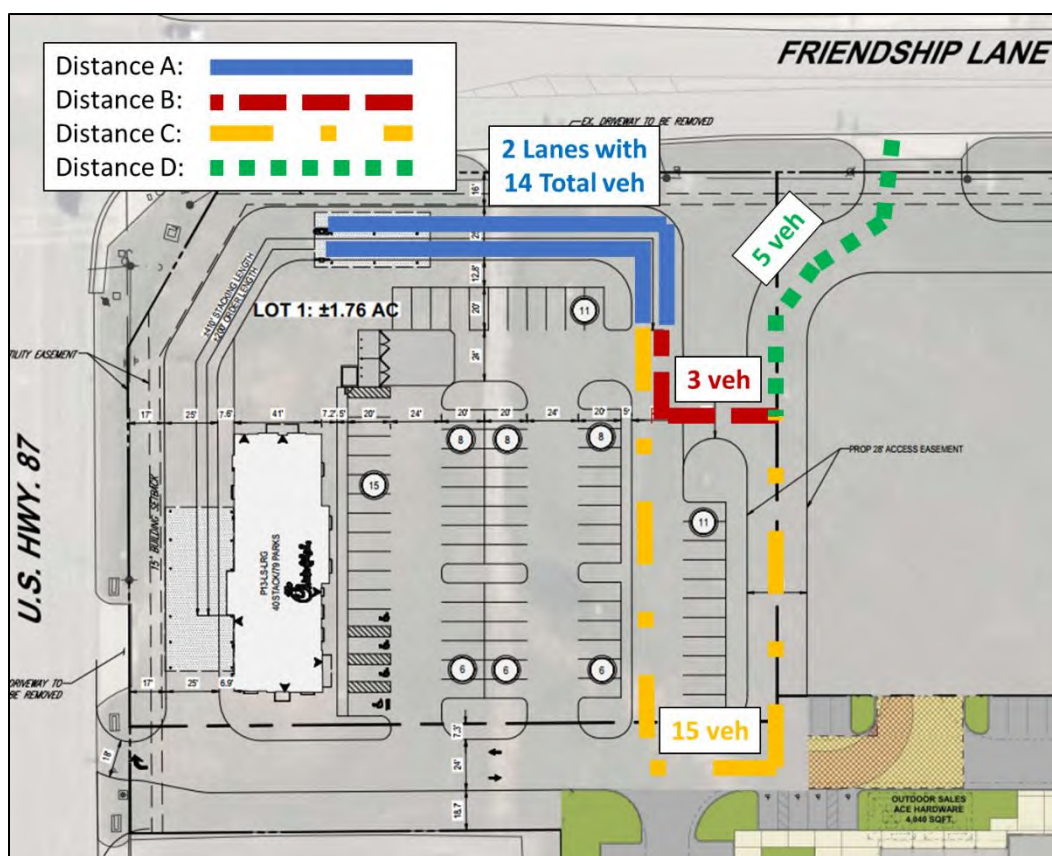
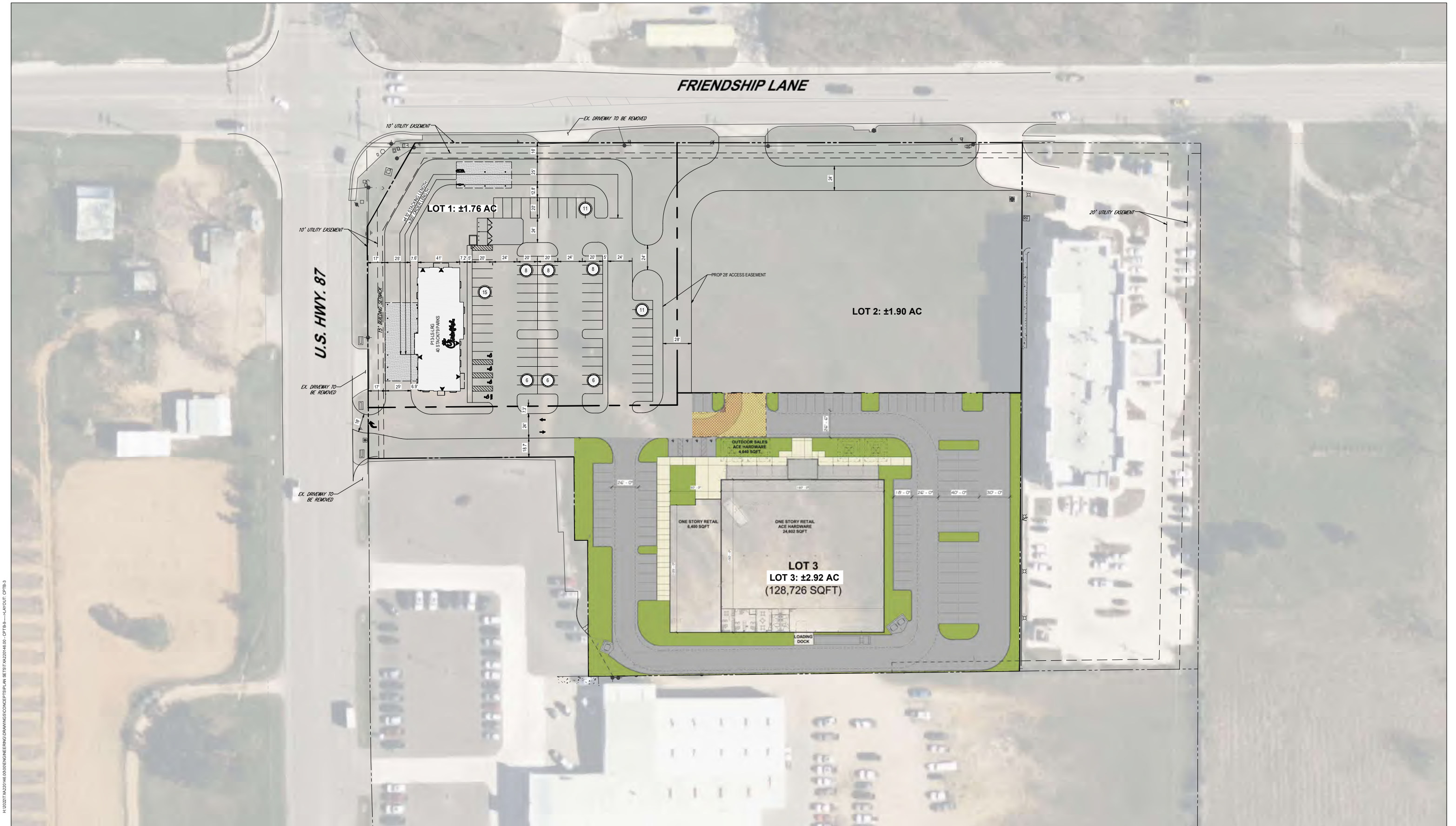


Figure 8. Available Queuing Space for Proposed Site Plan.

H:\2027\TX220146.00\ENGINEERING\DRAWINGS\CONCEPT\SP\PLAN SET\TX220146.00 - CPTB-9 - LAYOUT - CPTB-3



03/27/2023 | MG/URB | TXA220146.00 | CPTB-9

BOHLER //

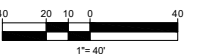
2600 NETWORK BLVD, STE. 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413



SITE EXHIBIT

FREDERICKSBURG, TX 78624 | CPTB-9

LISCIOTTI DEVELOPMENT





Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1058
(Rev. 09/23)
Page 1 of 2

PERMIT NUMBER: 23-44465			
REQUESTOR		GPS*	ROADWAY
		LATITUDE, LONGITUDE	HWY NAME U.S. 0087
		30.25517,-98.87157	FOR TxDOT'S USE
NAME Fredricksburg CFA Series LLC		CONTROL	0072
		SECTION	01
MAILING ADDRESS 535 Boyston St 8th Floor			
CITY, STATE, ZIP Boston, MA, 02116			
PHONE NUMBER 9788601065			
*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY			

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Fredricksburg CFA Series LLC, hereinafter called the Permittee, to ☒ construct / ☐ reconstruct a Major Commercial (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number US0087 in GILLESPIE County, located TRM 620-0.04

USE ADDITIONAL SHEETS AS NEEDED

Is this parcel in current litigation with the State of Texas? ☐ YES ☒ NO

Is the Permittee or a family member of Permittee an employee or official of the Texas Department of Transportation? ☐ YES ☒ NO

Does an employee or official of the Texas Department of Transportation serve as an employee or officer of Permittee or own a controlling interest in Permittee? ☐ YES ☒ NO

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
10. The Permittee will contact the State's representative Brad Phipps and Cody Pape telephone, (830) 9974361, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: _____

Signed: _____
(Property owner or owner's representative)

December 11, 2023

Date of Issuance

District Engineer, or designee Approval

Date of Issuance as per Variance to AMM

District Engineer, or designee Approval

Date of Denial

District Engineer Denial (No Delegation)

Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: <http://www.txdot.gov/inside-txdot/district.html>. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

Construct one 20.5' commercial driveway with 5' Radii on South side and 30' Radii on North side. Installation of 26.5' of 18" Design II CMP required with 6.1 Safety End Treatments. This driveway will be a right out only. Remove existing curb cut and close the Northern most entrance into the ford dealership.
All Traffic control will be in accordance to the TMUTCD prior to working in the TXDOT right of way.
TxDOT reserves the right to re-evaluate all access points (driveways) if the property it serves is further developed beyond that discussed or approved at the time of this permit or when any changes in land use occurs on the property.

Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- ☐ a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.
- ☐ an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

For TXDOT use below:

For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

- ☐ adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or
- ☐ likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

Attachments:

Sketch of Installation

All Variance Documentation



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: Chick-fil-A Fredericksburg
Project Address: SEC Friendship Lane & S Hwy US 87
Tax ID Number (s): Property ID : 108706

Application Type (Check all items that apply.)

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 1.76 No. of Lots: 1

Original Survey & Abstract No: S0815 - IMMEL, ALTON SUBD

Legal Description: IMMEL, ALTON SUBD LOT 1AR, 6.569

Current Land Use Plan: Commercial

Proposed Land Use Plan:

Current Zoning: C-2

Proposed Zoning:

Location: SEC Friendship Lane & S Hwy US 87

Proposed Use(s): Quick serve restaurant

Applicant's Signature

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

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

Signature: [Handwritten Signature]

Printed Name: JOHN SCRIBNER Date: 9.19.23

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

B. Contact Information (Please complete all items.)

I. Property Owners

Firm Name (if applicable): KBB REAL ESTATE LLC

Owner Name:

Address: 1102 E MAIN ST Fredericksburg, TX

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): Bohler Engineering TX, LLC

Address: 2600 Network Blvd. Suite 310 Frisco, TX 75034

Primary Contact Name: Mathias Haubert

Phone: 469-458-7300

Fax:

Email: tproduction@bohlereng.com

Secondary Contact Name:

Phone:

Fax:

Email: mhaubert@bohlereng.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.

STROEHER & SON INC
509 S ADAMS
FREDERICKSBURG, TX 78624

LECHUGUILLA VENTURES LLC
8522 BROADWAY ST STE 209
SAN ANTONIO, TX 78217

PENJAY PROPERTEIS INC
P.O. BOX 669
FREDERICKSBURG, TX 78624

JENNIFER SCHANDUA TRUST
304 MORNING GLORY DR
FREDERICKSBURG, TX 78624

JAMES STUART BARRON TRUST
146 KEIDEL LN
FREDERICKSBURG, TX 78624

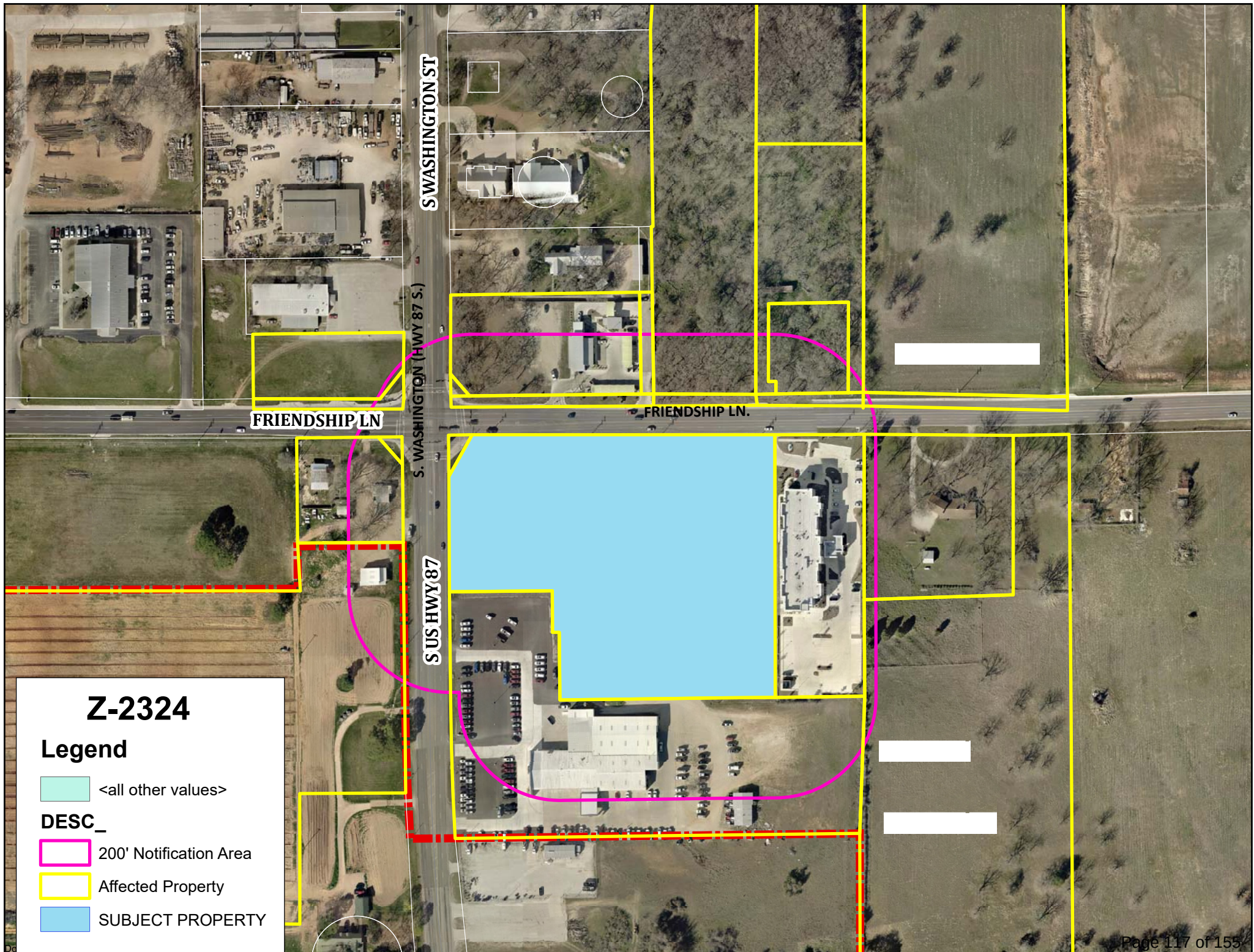
TEXAS 5A PROPERTIES LLC
510 POST OAK RD
FREDERICKSBURG, TX 78624

FREDBG HOTEL VENTURES LLC
4276 W RUBY HILL DR
PLEASANTON, CA 94566

MCLANE FORD OF FREDBG
1279 S US HWY 87
FREDERICKSBURG, TX 78624

FISCHER & WIESER SPECIALTY FOODS
411 S LINCOLN
FREDERICKSBURG, TX 78624

Z-2324 – Chick Fil A





PLANNING AND ZONING COMMISSION **AGENDA MEMO**

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

MEETING DATE: January 3, 2024

CATEGORY: DISCUSSION ITEMS

CAPTION: Changes to the site plan for Hotel/Ballroom, Retail and Condo at the "Y" intersection at 1149, 1293, 1389, 1413 and 1449 US Hwy 87 North since the last P&Z Discussion in December.

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

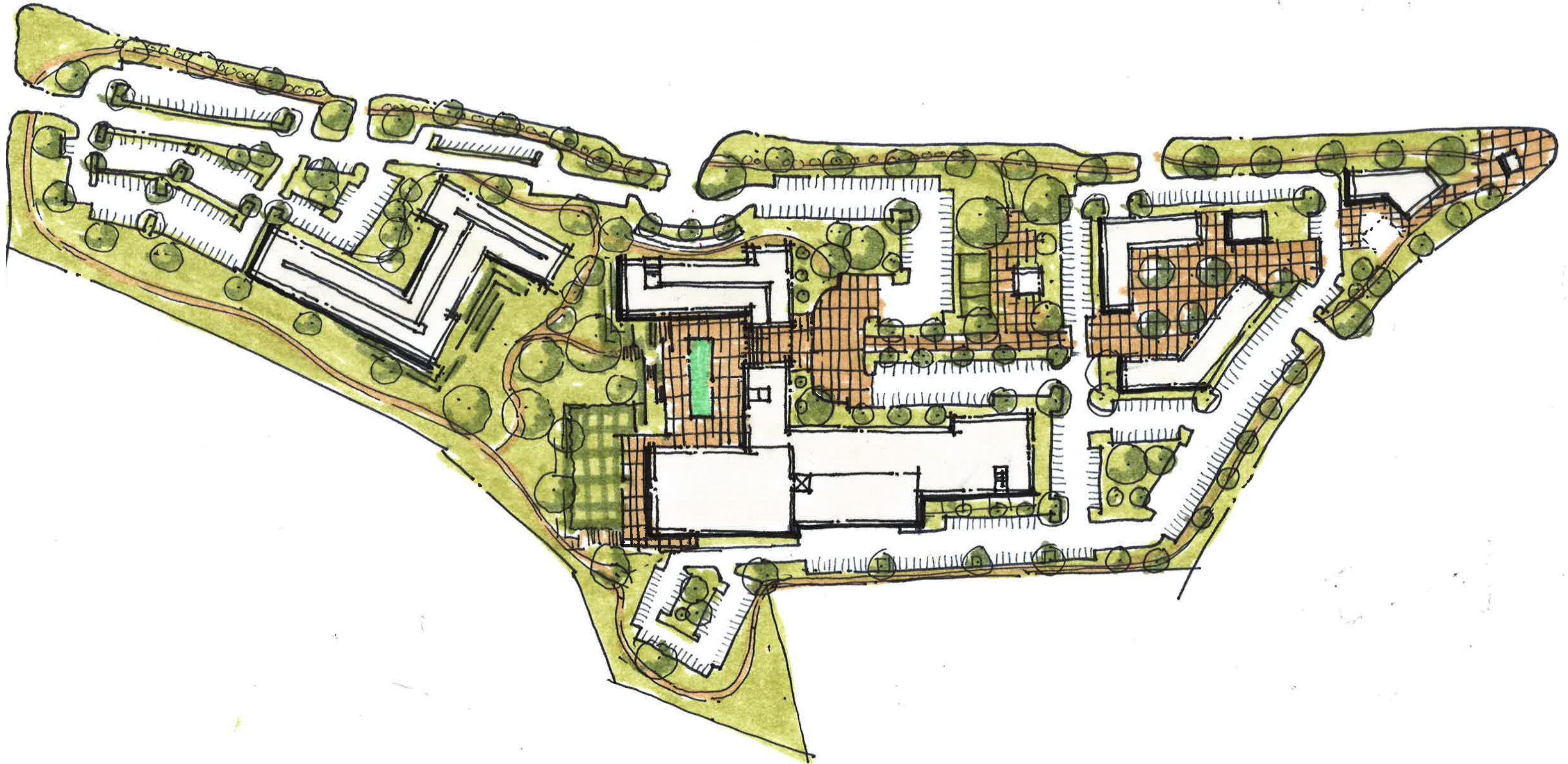
COMMUNITY VISIONING/STRATEGIC INITIATIVES:

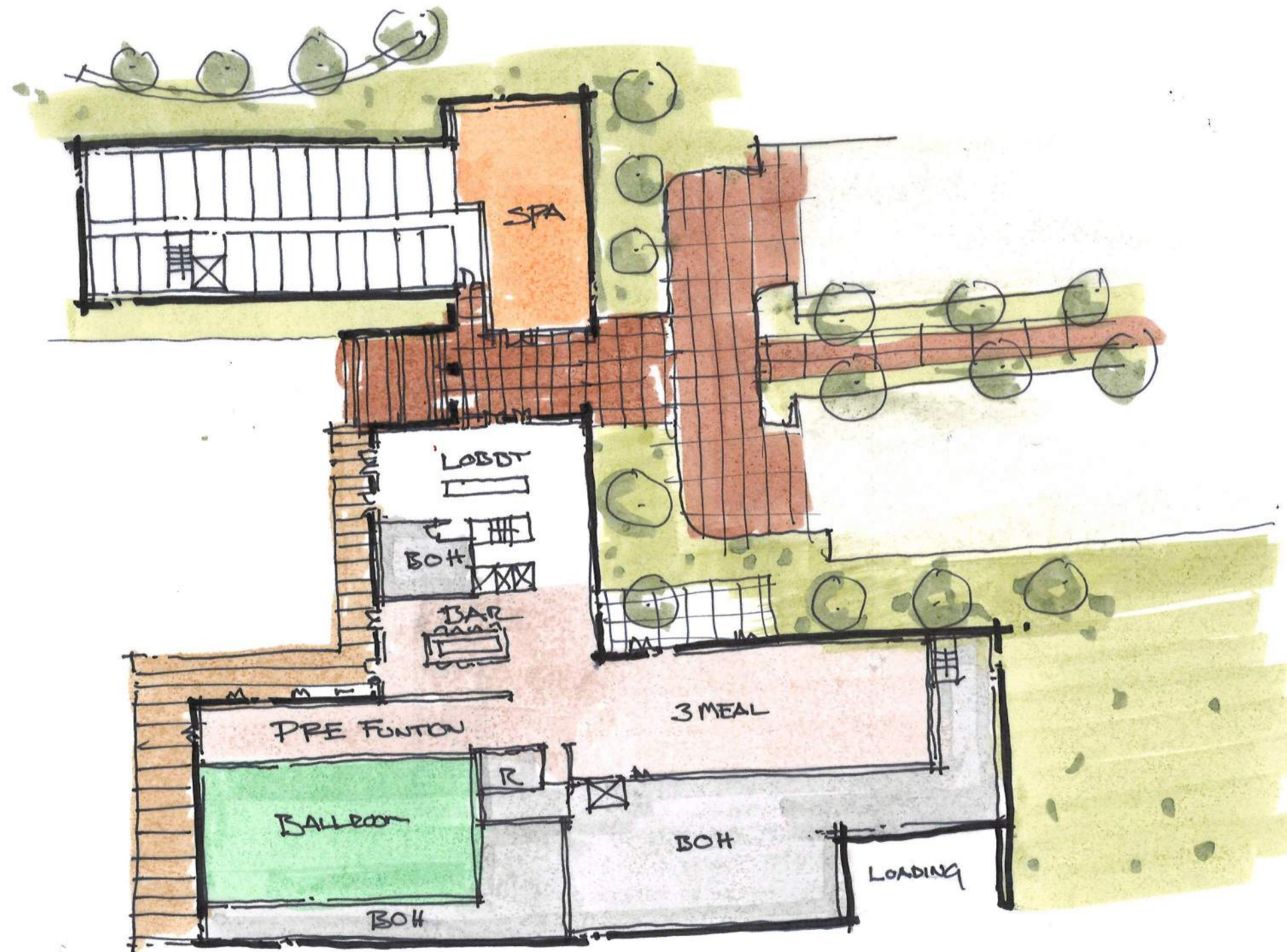
Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

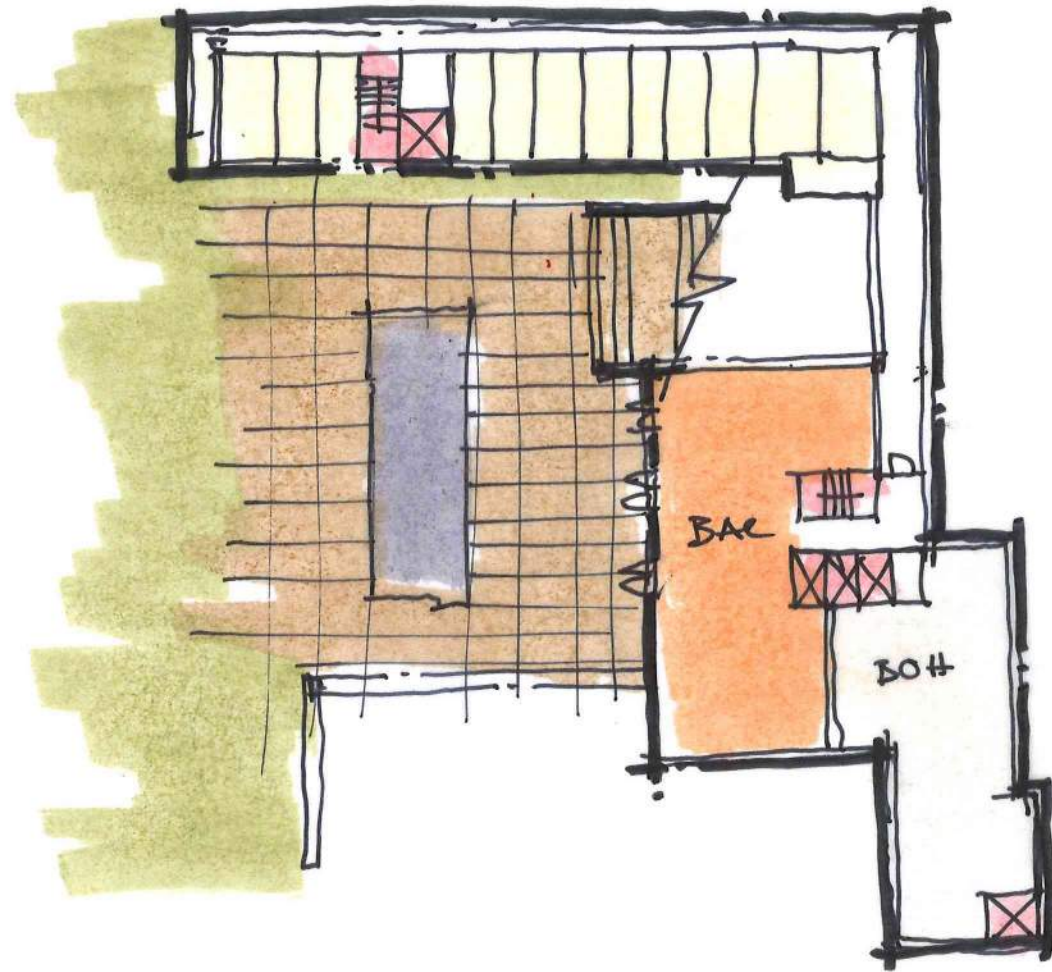
1. for Jan PZ discussion

APPROVAL/REVIEW:

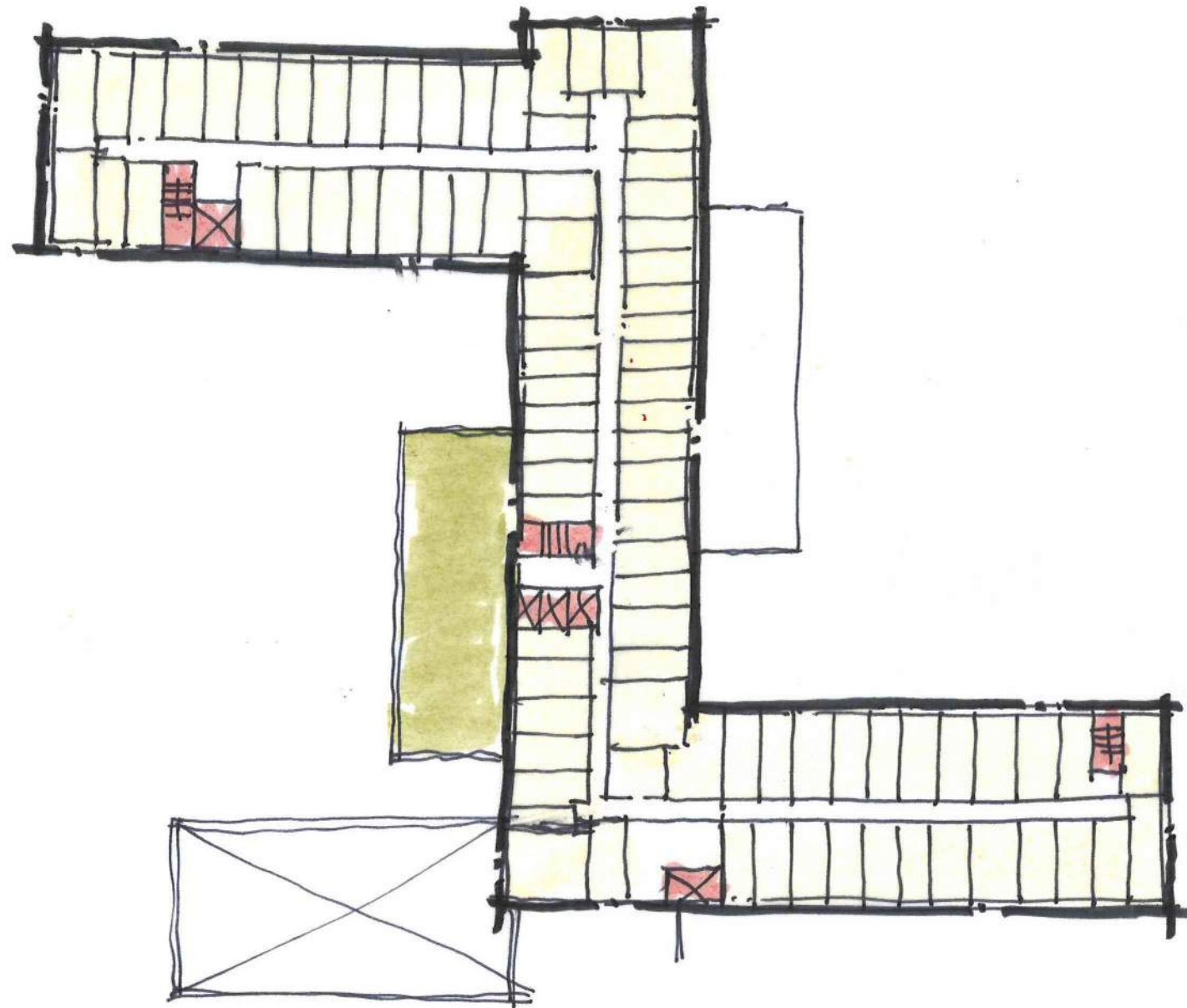




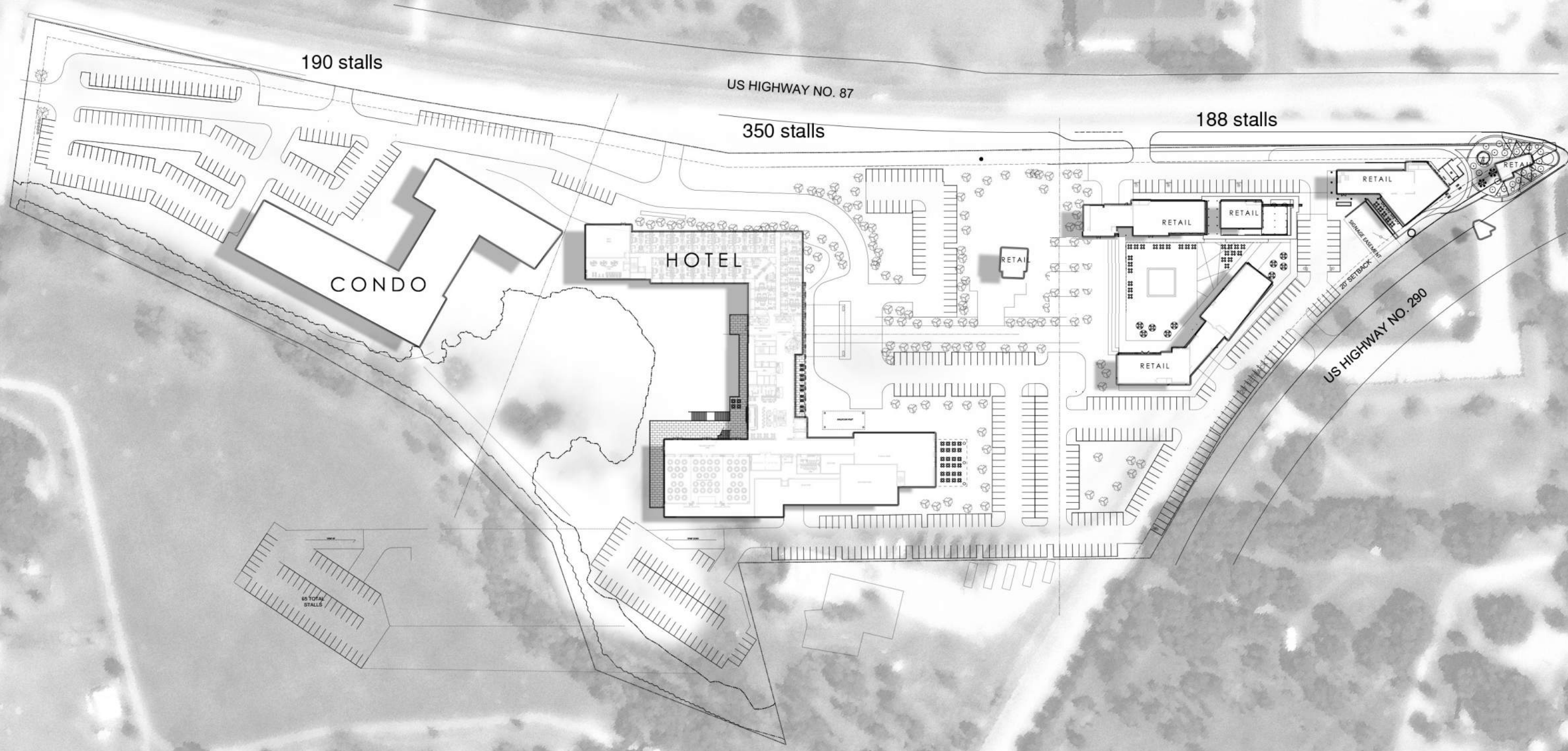
MAA 12.15.23
GROWN



MAA 12-18-2023
SBB 1



MAA 12.15.23
2ND-3RD



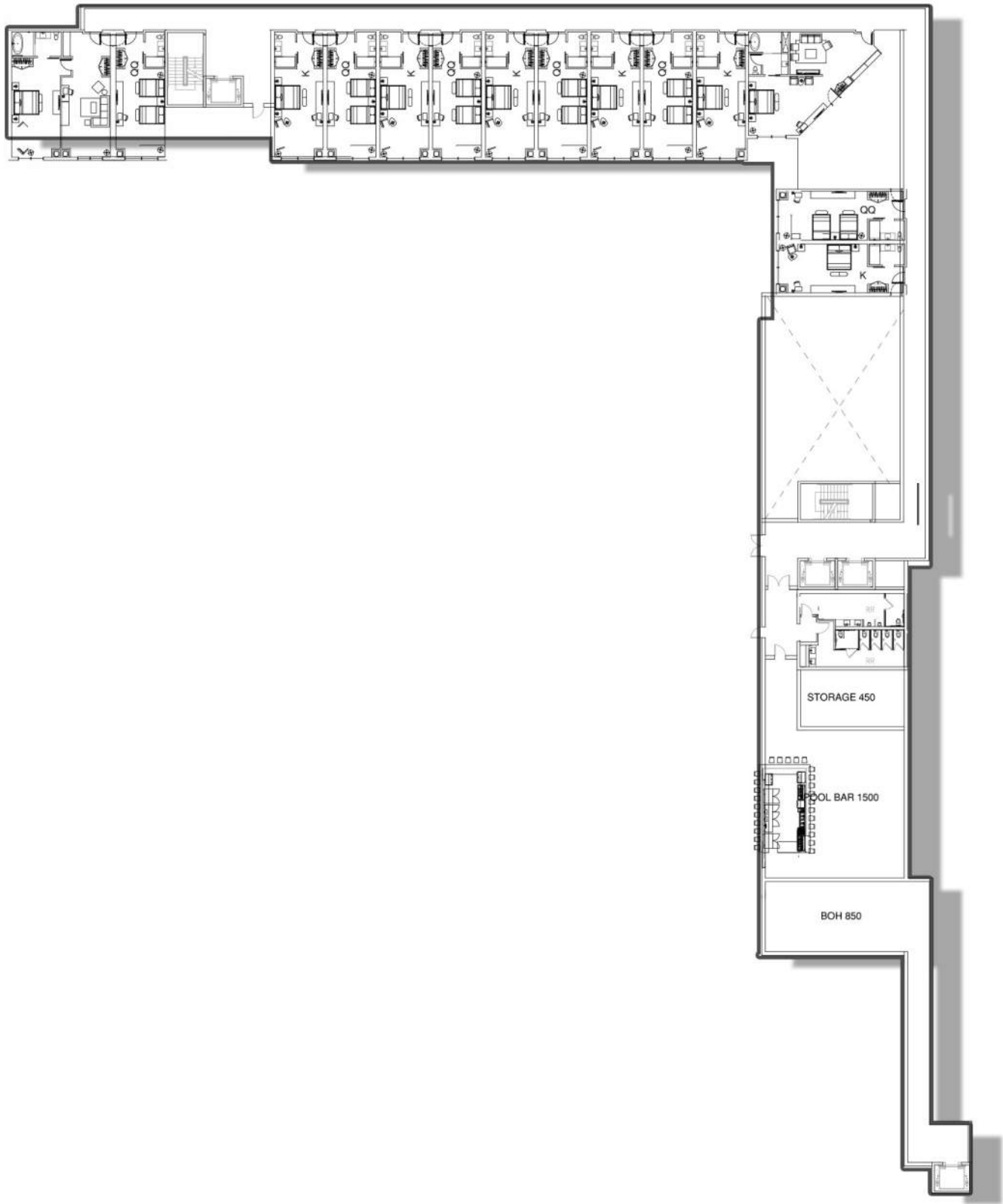
SITE PLAN | FREDERICKSBURG, TEXAS

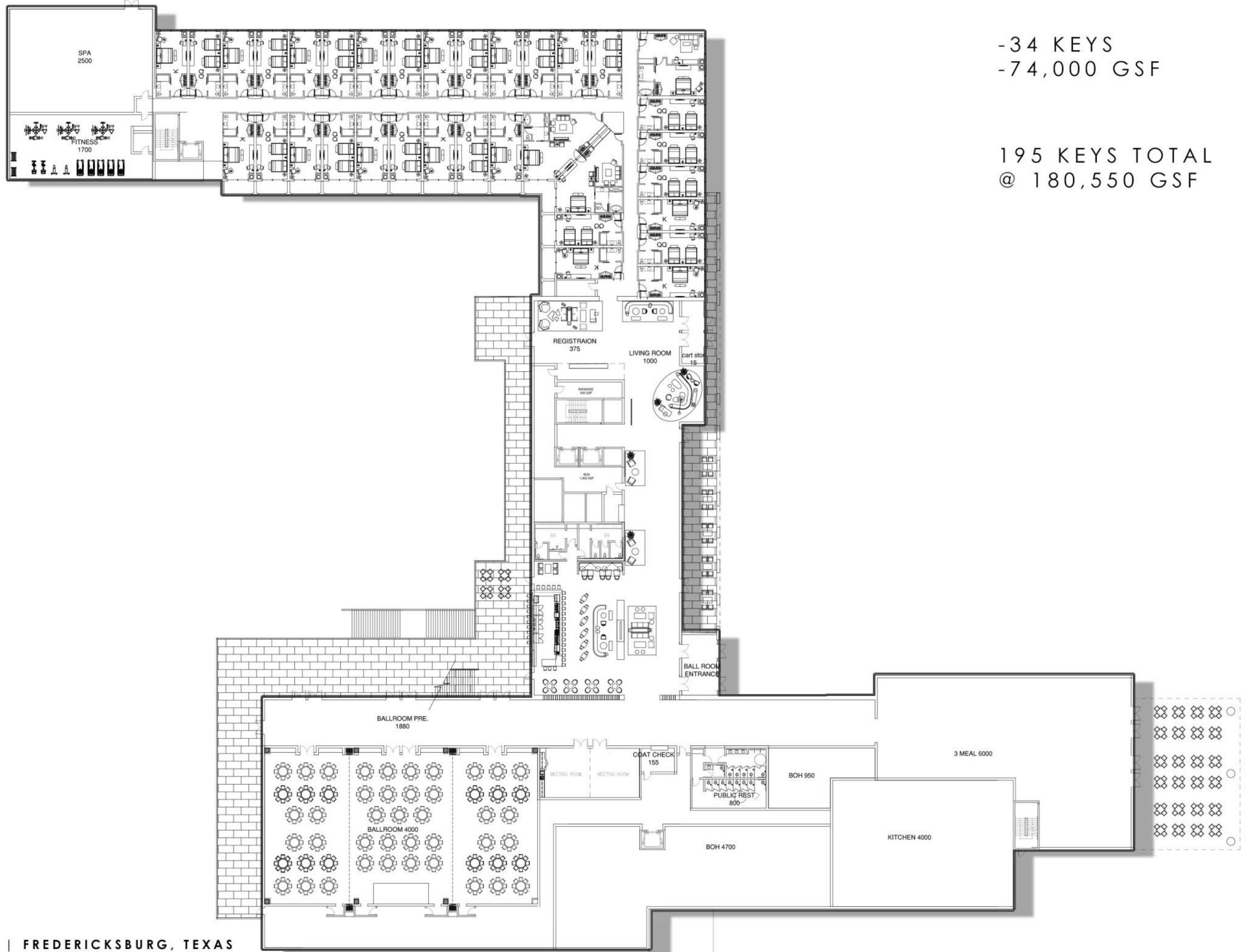
** FOR CONCEPTUAL USE ONLY
 ** ALL ZONING MUST BE VERIFIED BY A ZONING ATTORNEY
 ** ALL NUMBERS ARE APPROXIMATE



- 15 KEYS
- 20,450 GSF

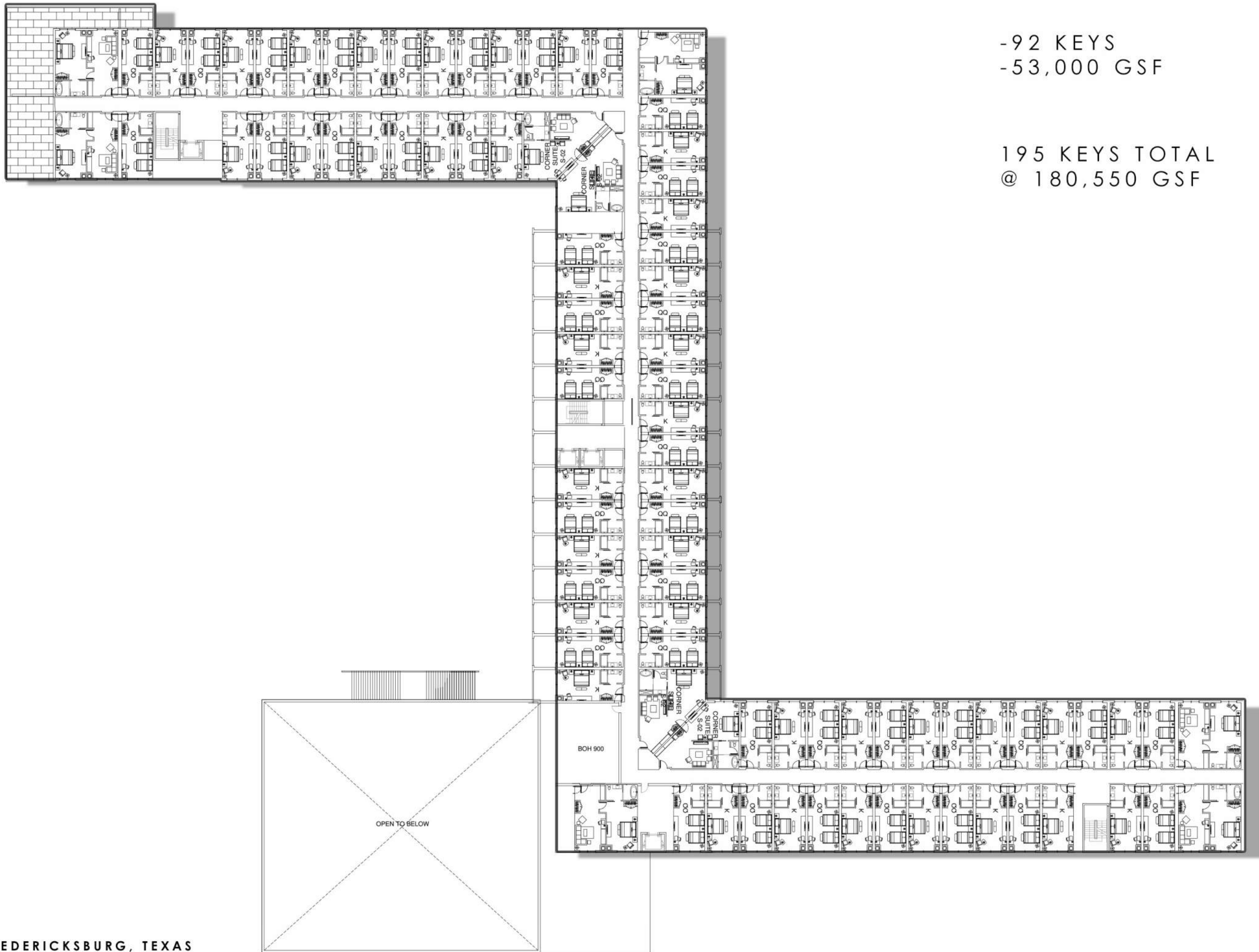
195 KEYS TOTAL
@ 180,550 GSF





HOTEL GROUND FLOOR PLAN | FREDERICKSBURG, TEXAS

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



- 92 KEYS
- 53,000 GSF

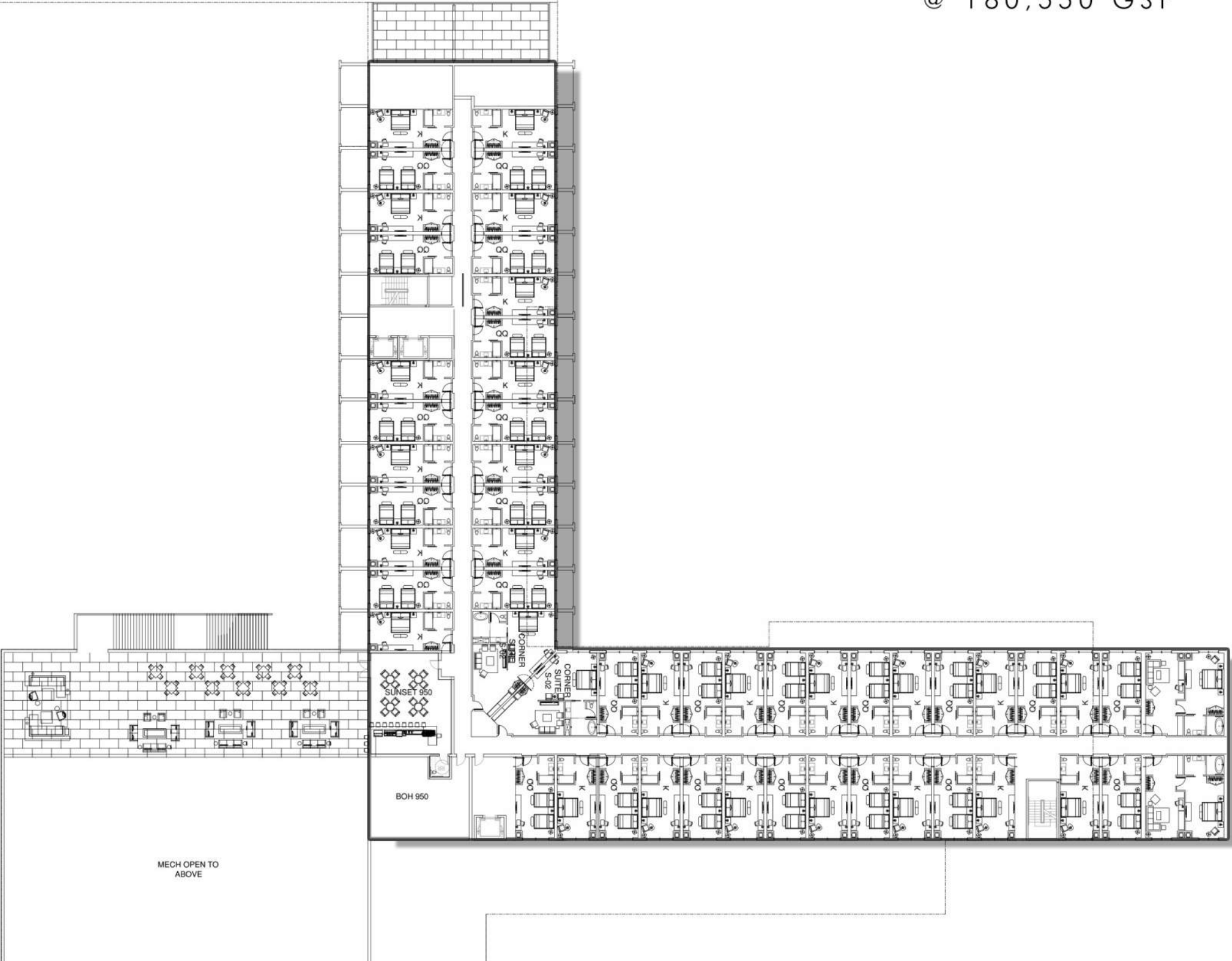
195 KEYS TOTAL
@ 180,550 GSF

HOTEL 2ND FLOOR PLAN | FREDERICKSBURG, TEXAS

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

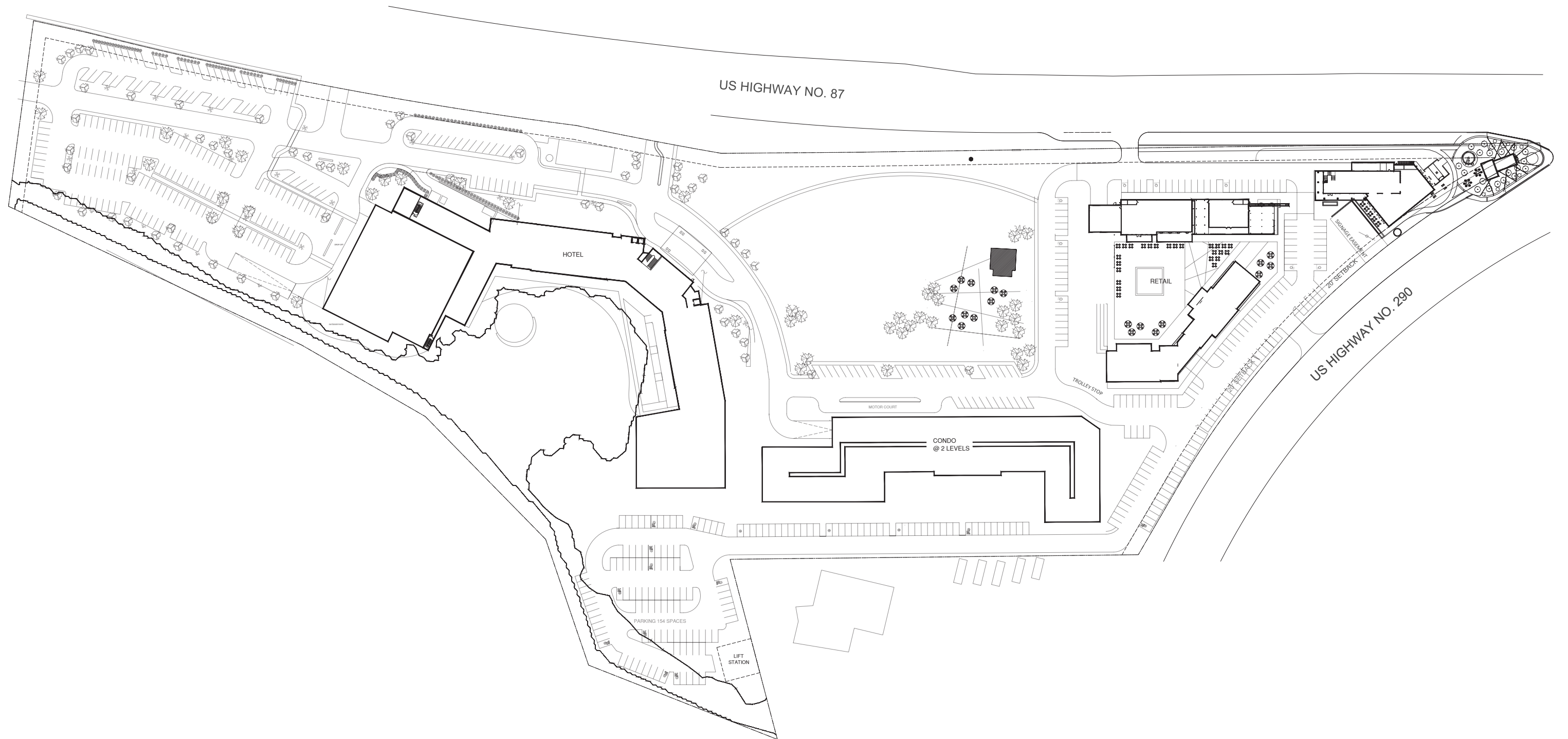
-54 KEYS
-33,100 GSF

195 KEYS TOTAL
@ 180,550 GSF



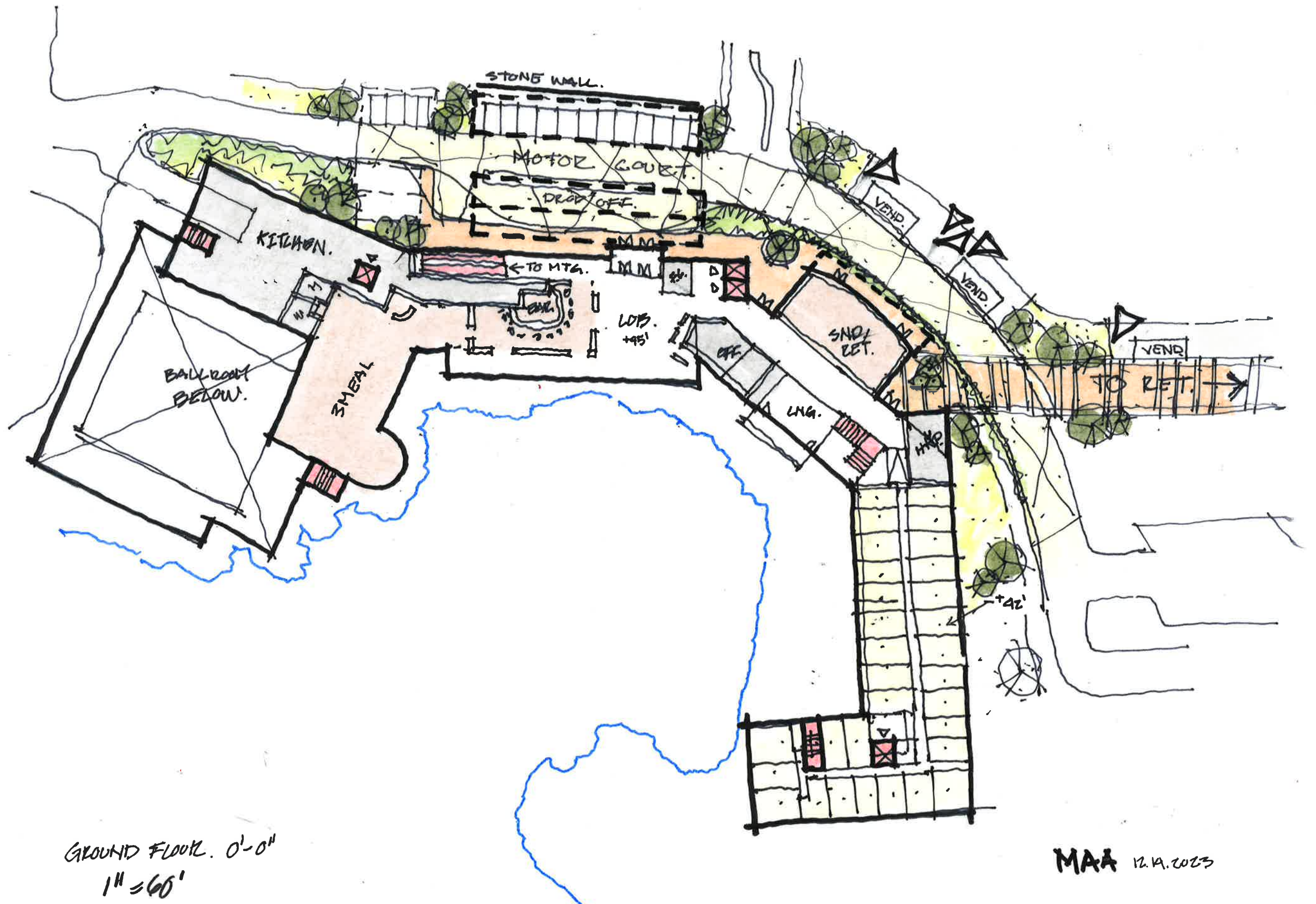
HOTEL 3RD FLOOR PLAN | FREDERICKSBURG, TEXAS

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



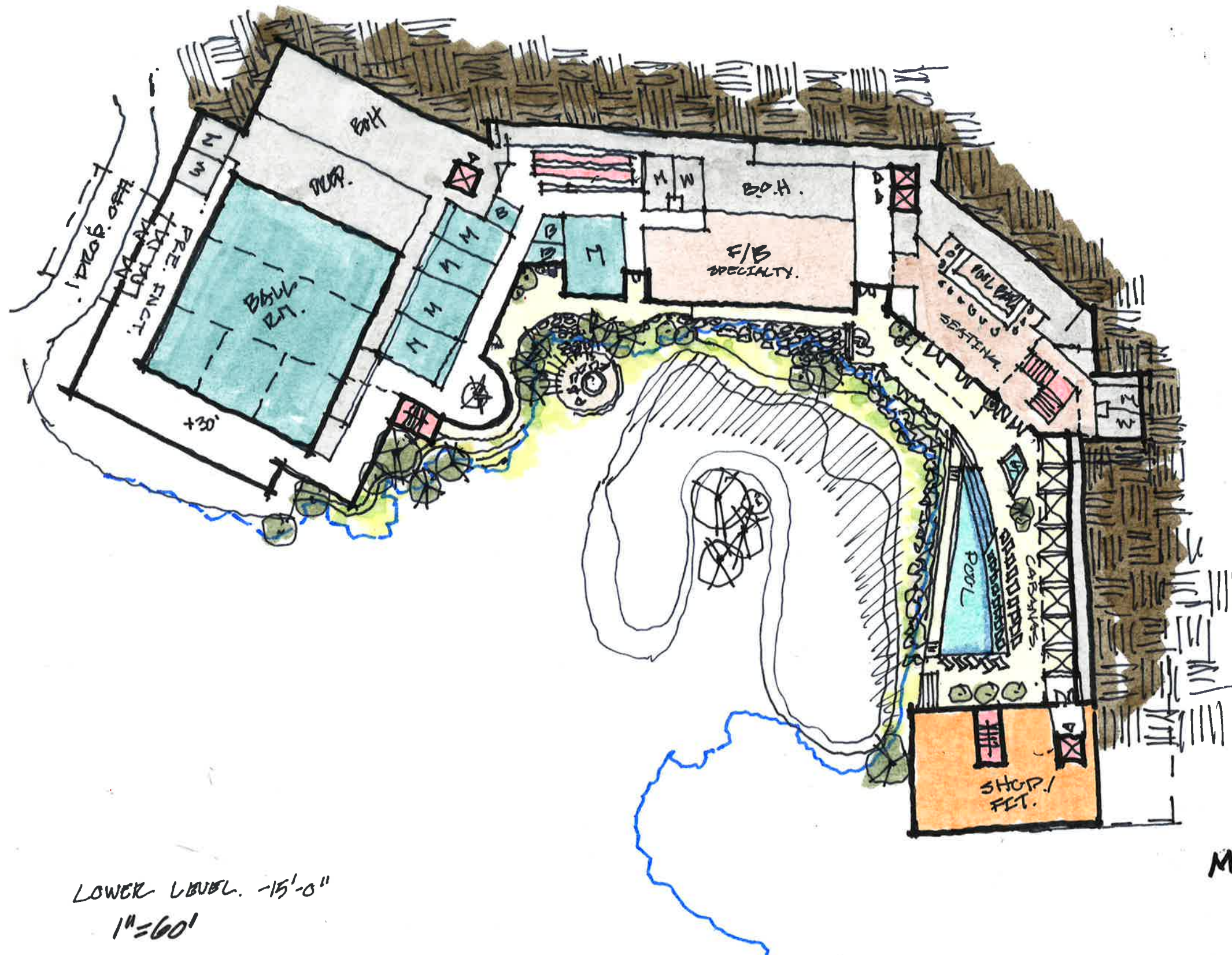
SITE PLAN GROUND LEVEL | FREDERICKSBURG

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



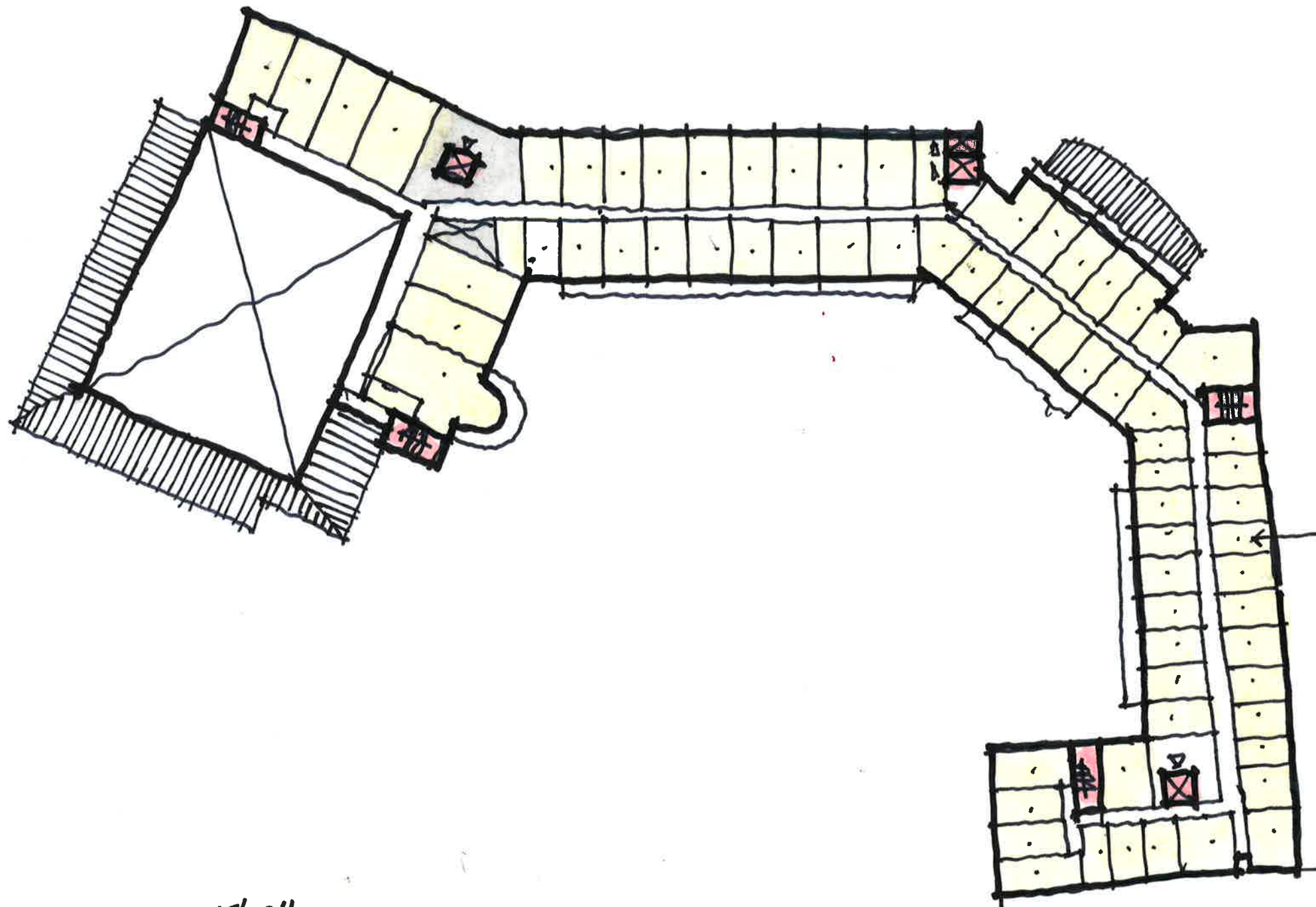
GROUND FLOOR. 0'-0"
1" = 60'

MAA 12.14.2023



LOWER LEVEL. -15'-0"
1"=60'

MAA 12.14.2023



LAYOUT YIELDS
± 90 KITS.

LEVEL 2. 15'-0"

1"=60'

MAA 12.14.2023



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: January 3, 2024

CATEGORY: DISCUSSION ITEMS

CAPTION: Discussion of zoning associated with a potential annexation request for residential use on Mariposa Drive backing up to Sunday Circle.

Legal Description: KINMAN SUBD LOT 2BR, 9.37

PRESENTATION:

SUMMARY:

Developers and owners of the 9.31 acre tract on Mariposa Drive at Sunday Circle are proposing an annexation into the City of Fredericksburg under an R2 zoning and an agreement by the City to provide utilities, water and sewer services consistent with all annexed land.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

1. Mariposa tract Annexation Agreement DRAFT
2. Baron's Landing Mariposa City Presentation January 3 2024

APPROVAL/REVIEW:

ANNEXATION AGREEMENT
FOR THE
Mariposa Village at Barron's Creek Development

This Annexation Agreement (" Agreement"), made and entered into this ____day of November 2023, and between the City of Fredericksburg ("City"), with an address of 126 W. Main Street, Fredericksburg, Texas, 78624, and, Mark Pavlicek ("Developer" and, together with the City, the "Parties"), with an address of _____.

RECITALS

WHEREAS, the Developer is the owner of record of certain real estate (the "Tract") legally described as follows:

BEING all of that certain 9.31 acre tract of land, being in Gillespie County, Texas, described in a deed to,more particularly described in the Land Plan map in Exhibit "A", and by metes and bounds description in Exhibit "B", copies of which are attached hereto and made a part hereof; and

WHEREAS, the Developer desires to have said Tract annexed into the City, and the agreements contained herein are made in anticipation of the annexation of said Tract; and

WHEREAS, the Developer seeks to improve the Tract according to the preliminary description of the project as described in Exhibit "D" attached hereto; and

WHEREAS, the City Council, after due and careful consideration, finds that the annexation of said Tract into the City will promote economic development and further the growth of the City, promote affordable and attainable housing in the City, enable the City to control the development of the area, and serves the best interests of the City.

AGREEMENT

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. Annexation.

The Parties acknowledge and agree that the Tract is presently located outside the city limits of the City but is located within the extra territorial jurisdiction of the City. The Tract is more particularly described by metes and bounds description in Exhibit "B", a copy of which is attached hereto and made a part hereof. At a public City Council meeting, the City Council shall duly consider enacting an ordinance annexing the Tract, pursuant to a Petition for Annexation to be filed by Developer. The Tract will be annexed as a whole and the Tract may be constructed in Phases as designated by Developer, and this Agreement is made to set forth the

terms and conditions of annexation and agreements and obligations of the Developer and the City.

The Parties further acknowledge and agree that all Exhibits attached to this Agreement are attached hereto solely for the purposes of clarification of the provisions of this Agreement, and the attachment of said Exhibits shall not be considered as an approval by the City of the plat or design of the Tract.

2. Zoning Designation.

Contemporaneously with the annexation of the Tract under Paragraph 1 of this Agreement, the City Council shall also duly consider enacting an ordinance amending the Zoning Ordinance of the City, to designate R-2 Mixed Residential zoning of the Tract as set forth on the Zoning Map attached hereto as Exhibit "C" and made a part hereof. The R-2 Mixed Residential use designation of the Tract shall be carried out in accordance with the provisions and proceedings of the City of Fredericksburg Zoning Ordinance, however, the City and the Developer mutually agree that Short Term Rental designation allowable under R-2 shall NOT be permitted on the tract unless this agreement is amended at some future date. Any subsequent zoning amendments related to the Tract and requested by the Developer shall be subject to the rules, regulations, and procedures set forth in the City of Fredericksburg Zoning Ordinance, and the same must be in conformity with the Comprehensive Plan for the City in effect at the time of the request.

3. Preliminary Plans.

Subsequent to the execution of this Agreement, the Developer may submit to the City a preliminary plat for the Tract. Any preliminary plat submitted by Developer under this Agreement shall be processed by the City under the applicable City procedures and Ordinances existing at the time of submission of the plat to the City. The Parties acknowledge and agree that the Tract shall be developed in accordance with said preliminary plat, and the dedications and easements shown thereon. The Developer shall be permitted a reasonable degree of flexibility with respect to changes or modifications of said preliminary plat due to engineering considerations, as is permitted by the Ordinances of the City.

4. Open Space – Parkland.

In consideration of the open space and internal parkland to be provided to the residents of the Tract, the Developer shall pay to the City a fee in lieu of park land dedication and a park development fee, at the rate of fifty (50%) percent of the fees set forth in Section 6.15 (Park Land Dedication) of Chapter 38 (Subdivisions) of the City Code of Ordinances.

5. Utility Improvements.

(a). *Utility plan.* Developer shall, at Developer's expense, have a utility infrastructure master plan for streets, electric, gas, water, sewer and drainage prepared by a Texas registered professional engineer and approved by the City, Atmos Energy, Central Texas Electric Cooperative, or other utility service provider as applicable for the entire Tract. Such study will

be based on fully developed conditions, shall incorporate the City's available engineering data and comply with the City of Fredericksburg Construction Standards and Specifications.

(b). Drainage. It is anticipated that the development plan for the Tract provides for privately maintained on-site water detention and other drainage systems to comply with applicable drainage requirements. Any lakes, ponds and other drainage system facilities serving the tract shall not be dedicated to the City and shall be privately maintained by the Property Owners Association, Developer or its assigns. All drainage system improvements shall be designed, approved and constructed to comply with all applicable local, state and federal regulations, including but not limited to, City, State of Texas Commission on Environmental Quality (TCEQ), including its stormwater permitting, dam safety, and water rights permitting regulations, Federal Emergency Management Association (FEMA), Corps of Engineers, US Fish and Wildlife and Texas Parks and Wildlife.

(c). Sewer. In order to minimize ongoing maintenance costs to the City, if possible, the Tract will be served through a sanitary sewer gravity flow collection system as described in the development plans submitted to the City by the Developer's engineering consultants. Installation and maintenance of individual household sanitary sewer grinder lift stations serving single lots will be the responsibility of the individual lot owner or developer, not the City, and shall be shown in the City-approved construction plans.

(d). Oversizing. Subject to the terms hereof, the City may elect to oversize any or all of the public infrastructure to be constructed. For purposes hereof, oversize means that the City may require an increase in the size of any utility infrastructure beyond what is required to serve the Tract pursuant to the applicable codes. In order to make an election to oversize any or all of the utility infrastructure, the City must send written notice to Developer on or before the date that is thirty (30) days after the date the relevant utility construction plans are submitted to the City for review prior to approval of the preliminary plat. If the City makes an oversizing request, then Developer shall obtain bids for the construction of the applicable oversizing as an alternate bid based on construction plans approved by the City. It is understood that the Developer's responsibility for obtaining bids at its expense is for additional alternates for upsizing, and not for major re-engineering expense. Developer will send written notice to City setting forth both the base bid Developer has received for its infrastructure and for the alternate bid. No more than thirty (30) days after receipt of this notice, the City shall provide written notice to Developer of its intention to pursue and pay all costs associated with the oversizing. Upon making such election, the Developer shall construct the improvements set out in the alternate bid, and City shall be obligated to reimburse Developer for 100% of the difference between the base bid and the alternate bid.

(e). Design / Impact. The Developer agrees to design and construct, at Developer's sole expense, all remaining external and internal lines and taps to connect the Tract to City's water and sewer system, constructed in conformance with the utility infrastructure master plan, all City ordinances, and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. The Parties acknowledge and agree that the City

will not construct or assume maintenance for any lift pumps, sewer pumps, pressure boosters, or any other item needed for adequate water or sewer service to the Tract, excepting any costs the City is specifically obligated to provide under this Agreement. It is further understood and agreed by the Parties that each lot in the Tract shall be subject to the impact fees of the City in effect at the time of required payment with regard to water and sewer, unless said lot is exempt from payment of impact fees pursuant to a City ordinance in effect at the time of required payment, related to affordable or attainable housing. Impact fees shall become due and payable to the City for each lot in the Tract at the time of issuance of a building permit for said lot.

6. Roadways and casements.

(a). It is agreed and understood that all roadway casements, utility easements, drainage easements, and any other public or private dedications or easements shown on the Tract plat shall be acquired and constructed by Developer at Developer's sole cost, and in conformance with all City ordinances and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. Following construction, dedication, completion of the maintenance assurance period, and acceptance by the City, the public roadways shall be conveyed to the City and shall be maintained by the City as public roadways. All easements other than public roadways shall be maintained by the Parties in accordance with the City Subdivision Ordinance and City Storm Water Control and Detention Ordinance.

(b). All roadways will be designed and constructed as set out in a geotechnical report/study, to be conducted by a Texas Registered Professional Engineer, provided by Developer and approved by the City, but shall be constructed at least to minimum City standards for street and utility design and the materials and specifications on file with the City Engineering Department for the type of street being constructed.

(c). Developer has provided a Traffic Impact Study which includes the impact of the Tract on US Highway 290 East and Mariposa Drive, which is based on fully developed conditions. That study shows no significant impact on either road and therefore the developer is not required to make any improvements to either roadway.

(d). Developer shall be solely responsible for coordinating with the United States Postal Service concerning the establishment and provision of U.S. Mail delivery to the Tract.

7. Private drives and sidewalks.

(a). Any private drives, sidewalks, or other private utilities incorporated in developing the Tract shall be constructed in conformance with all City ordinances and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. Developer shall not permit occupancy and the City shall not issue occupancy permits for any buildings or portions thereof located on the Tract until such improvements are fully completed to serve the developed area, and unless provision is made by Developer to assure the maintenance of the same.

(b). Developer shall construct, at Developer's sole cost, sidewalks along the south side Mariposa Drive adjacent to the entirety of the Tract..

8. Lighting.

The Developer shall install and dedicate to the City all streetlights as required by City ordinances in effect at the time of development.

9. Maintenance.

The City agrees to provide for the maintenance of all public streets, storm water and drainage system (excluding retention ponds and detention areas), sanitary sewer and water main, and public rights-of-way in the development, following conveyance to the City and acceptance by City, as shown on the approved final plat of the Tract and in accordance with the City Subdivision Ordinance and City Storm Water Control and Detention Ordinance.

10. Enforcement. The Parties acknowledge and agree that this Agreement shall not bind either party hereto until an annexation ordinance has been duly enacted and adopted by the City, as set forth in Paragraph 1 of this Agreement. The Parties acknowledge and agree that this Agreement shall not bind or hinder the independent or legislative powers of any City boards or commissions, and this Agreement shall be effective only if and upon adoption of the ordinance contemplated and as set forth in Paragraph 1 of this Agreement, the same to be completed on or before 90 days from the date of institution of Annexation proceedings by the City.

11. Term.

It is hereby agreed that if the Tract is annexed into the City under Paragraph 1 of this Agreement, and if any of the terms of this Agreement are not met by the Developer within five years from the date of said annexation, then any commitments on the part of the City for construction of infrastructure or for development approvals shall be automatically terminated, and the Tract shall then be subject to the development ordinances then in effect.

12. Effective Date.

The effective date of this Agreement shall be the date of annexation of the Tract to the City, as set forth in Paragraph 1 of this Agreement. This Agreement shall be binding upon the Parties to it, their respective grantees, successors, assigns or lessees for a full term of thirty (30) years, commencing as of the effective date of this Agreement, subject to limitations provided by law and to the extent permitted thereby, and for such further term as may subsequently be agreed to by the Parties. It is hereby agreed that if the Tract is annexed to the City of Fredericksburg, and if the City does not grant the requested zoning set forth in this Agreement, or if the City does not perform its obligations hereunder, then Developer may petition for disannexation and/or the City may disannex.

13. Urgency.

It is understood and agreed by the Parties hereto that time is of the essence of this Agreement, and that all of the Parties will make every reasonable effort to expedite the subject matters hereof.

14. Mutual Obligation.

The Parties mutually represent that they have taken and will take action as may be required to bring about the annexation of Tract and the amendments, exceptions, and variances, as may be necessary or proper in order to zone and classify the Tract so as to enable the same to be developed and used in the manner anticipated in this Agreement, and such other action as to enable the parties to execute this Agreement and to fully carry out all other covenants, agreements, duties and other obligations created and imposed by the terms and conditions of this Agreement.

15. Successor.

This Agreement shall be binding upon the Parties to it, their respective grantees, successors, assigns or lessees, subject to limitations provided by law.

16. Amendments.

The Parties agree that this Agreement and any exhibits attached to it may be amended only by the mutual written consent of all Parties.

17. Indemnification.

The Developer covenants and agrees to fully indemnify, hold harmless and defend the City, its officers, agents, servants, and employees, from all claims, suits or causes of action of any nature whatsoever, whether real or asserted, brought for or on account of any injuries or damages to persons or property including death, resulting from the construction of the improvements or facilities described herein; and in addition, the Developer covenants to indemnify, hold harmless and defend the City, its officers, agents, servants and employees, from and against any and all claims, suits or cause of action brought for or on account of any injuries or damages to persons or property, including death, resulting from any failure to properly safeguard the work, or on account of any act, intentional or otherwise, neglect or misconduct of the Developer, its contractors, agents, servants or employees.

18. Liability.

Approval by the City of any plans, designs, or specifications submitted by the Developer pursuant to this Agreement shall not constitute or be deemed to be release of the responsibility and liability of the Developer or its engineers, employees, officers or agents for the accuracy and competency of their design and specifications. The Parties acknowledge and agree that the approval of any plans, designs, or specifications by the City signifies the City's approval on only the general design concept of the improvements to be constructed as the same relates to conformance with City ordinances.

IN WITNESS WHEREOF, each of the Parties hereto has executed this Agreement, or caused the same to be executed by its duly authorized representative.

Mark Pavlicek

City of Fredericksburg

By:
Title

Exhibit A – Map

Exhibit B – Legal Description (Meets and Bounds)

Exhibit C – City zoning map showing R-2 Mixed Residential designation for this Tract

Exhibit D – Narrative of the project.

Developers and owners of the Mariposa Drive site are proposing an annexation into the City of Fredericksburg under an R2 zoning and an agreement by the City to provide utilities, water and sewer services consistent with all annexed land. In addition to the greatly reduced density from R3, developers will also agree to put a restriction prohibiting short term rentals (STRs) which is consistent with the city's current policy direction and housing goals.

The modern residential units will be marketed and priced for local teachers, nurses, policemen and firemen and we will create much needed housing stock with amenities, landscaping and security. By eliminating the STRs, any development there will keep residential units in inventory for the long term which should stabilize the currently volatile housing market. Mariposa Drive will be sufficient for ingress and egress. There is no need to use other access points in surrounding neighborhoods and TXDOT studies for considerably larger development plans have determined no negative public safety or traffic impacts. The proposed R2 zoning with STR restrictions is in deep alignment with the city's economic development interests and a thoughtful response to the severe housing shortage for the city's lifeblood, its workforce.

Baron's Landing Annexation

Planning & Zoning Board
Discussion Document

January 2024



Executive Summary

- The Baron's Landing Developers (Developers) will bring much needed housing to the City of Fredericksburg
 - The site is located at the intersection of Mariposa Drive and 290
- Developers have the option to develop either under Gillespie County or City of Fredericksburg jurisdictions
- Developing under the City of Fredericksburg jurisdiction would require annexation and zoning approval
 - The potential benefits of annexation to the City of Fredericksburg
 - Create much needed workforce housing
 - Grow the city's tax base and revenue
 - Have some input into what is developed at the Baron's Landing Site
- Developers will be applying for annexation and the City of Fredericksburg's already pre-defined R2 Zoning

Desperate City Housing Need

- Thousands of units are needed*
- Workforce is opting to live miles outside of the city
 - Police Officers, Nurses, Teachers, and Hospitality workers don't have housing
 - Considerable loss of tax revenue for city
- Short term rentals (STRs) are limiting supply
 - ***Baron's Landing will prohibit STRs***
- Local Economy and Hospitality to cool off significantly if workforce cannot find housing
- Macro forces (ie...inflation, rising interest rates, etc...) to make matters worse

*Affordable Housing Study for Gillespie County and the City of Fredericksburg, TX, V. Michel 3/25/22



Although the P&Z board is familiar with their own zoning ordinances, we've included visual references for a project zoned under R2*

** Source: City of Fredericksburg, Development Services*



Baron's Landing,
under R2 zoning,
will be **respectful
and add value to
the community**





No neighboring horizon sightlines will be obstructed by an R2 Zoning at Baron's Landing

Closest neighbors to site property line:

- * ~70-80 ft to 6 homes @ Heritage Hill;

- * ~30 ft to 4 homes @ Sunday Farms

City approved traffic impact study assuming a much higher multi-family density than R2 concluded "No Impact"

Questions & Next Steps



Multi-Family: Under Construction

Name	Acres	Units	Status	Location
W. Live Oak Duplexes	2.4	46	Under Construction	620 W Live Oak
Baron's Park Apts	4	88	Under Construction	202 E. Ufer
Orchard Grove Apartments	5	90	Under Construction	N. Llano
The 1846 Luxury Apts	12	234	1/1 703 sf \$1,431/mo 2/ 1082 sf \$1,923/mo	175 Friendship Lane
The Woodland Cottages (55+ rental)	6	62	Under Construction	161 Friendship Ln
		520		

Multi-Family: Recently Completed

Name	Location	Specs	Units	Status
Algarita Apartments	619 W. Live Oak	1/1 \$1100/ mo 2/2 \$1900/mo	63	Available
Eagle's Village (STR Condos)	940 S. Eagle St		24	Completed
Vineyard Crossing Apartments	1003 E Highway	1/1 \$1,185 2/2/ \$1,385	38	Full
Friendship Lane Cottages (STR Condos)	1003 Friendship	1/1 \$399,000	8	Completed
			133	

Multi-Family: Approved Not Started

Name	Acres	Units	Status	Location
Friendship Oaks Ranch duplexes	6	60	Site Plan Approved	S. Creek at Friendship (Friendship Oaks Phase 4)
SECO	32	95	Civil Plan Approved	Friendship at S. Eagle
Botanica	13	148	Civil Plan Approved	Friendship near Eagle
Keller Oaks Phase 1 Townhomes	14	21	Plat Approved	Between Windcrest and Burger King
Verandas at Frieden	25	305	Site Plan Approved	Frieden
Alora Mae Condos	3.5	21	Conditional Use Permit Approved	Friendship
		650		

Multi-Family:

520 Under Construction

133 Recently Completed

650 Approved not started

1,303 total Multi Family units



Legend

City Council Meeting
Planning & Zoning (P&Z) Meeting
Historic Review Board (HRB) Meeting
Zoning Board of Adjustment (ZBA) Meeting
Holiday

- P&Z Meeting (Comp Check) Filing Deadline
- HRB Meeting Filing Deadline
- ZBA Meeting Filing Deadline

2024 Development Calendar

JANUARY S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31		MAY S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31		SEPTEMBER S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
FEBRUARY S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29		JUNE S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30		OCTOBER S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
MARCH S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31		JULY S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31		NOVEMBER S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
APRIL S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30		AUGUST S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31		DECEMBER S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31