



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, June 5, 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 June 5, 2024, at 5:30 PM. Link to City of Fredericksburg agenda webpage to watch video of the meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on June 5, 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.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. May, 2024, Regular Meeting Minutes

4. PUBLIC HEARING

- A. Z-2408 - By Margaret Klenzing to Consider a Conditional Use Permit per Sec. 3.220 to Allow for Commercial Off-Street Parking for a Property Located at 406 -

412 East Main Street.

5. ACTION ITEMS

- A. SP-2403 - By Michael Meek to Consider the Site Plan Review for an STR-Facility Located at 320 West Orchard Street.
- B. SP-2404 - By HK Fredericksburg, LLC to Consider the Site Plan Review for a Duplex-Residential Development Located in Phase 4 of the Friendship Oaks Subdivision on South Creek Street.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 P.M. on May 31, 2024, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

A handwritten signature in black ink, appearing to read 'Shelby', written in a cursive style.

Shelby Collier
Senior Planner

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

**PLANNING & ZONING COMMISSION
May 8, 2024
5:30 P.M.**

On this the 8th day of May 2024, 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
JIM JARREAU
JEFF LAWRENCE
TOM MUSSELMAN
CINDY SCROGGINS
POLLY RICKERT
TIM DOOLEY
DARYL WHITWORTH

ABSENT:

STEVE THOMAS

ALSO, PRESENT:

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

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

PUBLIC COMMENTS

MINUTES

Tom Musselman made a motion to approve the April 2024, regular meeting minutes. Seconded by Polly Rickert. All voted in favor and the motion carried.

PUBLIC HEARING

Request #Z-2405: By Hill Country Church to Consider a Conditional Use Permit per Sec. 3.100 to Allow for a Religious Assembly Use for a Property Located at 1406 Cross Street.

I Presentation by the Applicant

II Staff Report

III Hold a Public Hearing to Receive Comments For or Against the Request

IV Take Action on the Conditional Use Permit Request

Kaleb Dale, the applicant, presented the application. He stated that the Hill Country Church owns the property to the West and is wanting to expand as it is in need of office space. It is the church's desire to convert the property at 1406 Cross Street into office space for the church.

Shelby Collier, Senior Planner, stated that the applicant is requesting a Conditional Use Permit to allow

for a Religious Assembly Use for a property located at 1406 Cross Street. The property has previously operated as a residence but shares a property line with the existing Hill Country Church located at 107 E Lower Crabapple

The property is in a neighborhood that has multiple uses, including Religious Assembly, Personal Services, Single Family Residential and a Professional Office and shares a property line with Hill Country Church and is located at the end of Cross St, behind One Mane Place.

The property is zoned R1, Single Family Residential and the lot consists of 25,843 sq ft. The property provides 6 parking spaces including 1 ADA space with no new parking spaces required for the Religious Assembly use.

The Future Place Type Map identifies this area as a Mixed-Use Community/Corridor which supports a variety of civic, residential, and commercial uses along North Llano and this section of Lower Crabapple. In addition, the Comprehensive Plan calls for development that is visually compatible with existing neighborhood patterns N.1.A.1 and the use of the existing residence as office space that supports the existing church adds to the character of the neighborhood without changing the look or feel.

Public hearing notices were sent out to property owners with 200 ft and City Staff received no responses.

In reviewing Sec. 5.460, Review and Evaluation Criteria for Conditional Use Permits, Staff found that the applicant met or exceeded all 13 review items.

Given the properties location between Commercial and Religious Assembly uses and connectivity to the neighboring church. Staff recommends approval of the requested Conditional Use Permit to operate a Religious Assembly Use conditioned upon the following:

- Construction of curbs to City Standards
- Construction of driveway to City Standards

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

Daryl Whitworth made a motion to Close the Public Hearing. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Tim Dooley made a motion to recommend approval of Z-2405 with Staff recommendations. Seconded by Polly Rickert. All voted in favor and the motion carried.

Request #Z-2406: By Don & Dina Fry to Consider a Conditional Use Permit per Sec. 6.110 to Allow for an Expansion of a Legal Nonconforming STR for a Property Located at 104 East Centre Street.

I Presentation by the Applicant

II Staff Report

III Hold a Public Hearing to Receive Comments For or Against the Request

IV Take Action on the Conditional Use Permit Request

Jim Jarreau recused himself and left the table.

Dina Fry, the owner, presented the application. She stated that it was her desire to construct an addition at 104 E Centre Street to create a space for her family to occupy when they visit Fredericksburg.

Shelby Collier, Senior Planner, stated that the applicant is requesting permission to obtain a Conditional Use Permit to expand the existing short-term rental located at 104 East Centre Street.

The property is a legal nonconforming short-term rental. Due to its legal nonconforming status, in order to build an addition, a conditional use permit is required per Sec. 6.110. The applicant is not requesting an increase in occupancy but requests permission to construct a 470 sq ft addition for their personal use.

The property is zoned R1, Single Family Residential and consists of a 10,000 sq ft lot with a 3-bedroom unit with 3 parking spaces and 5 spaces are required.

When reviewing the evaluation criteria for conditional use permits, Staff found that if approved, an unfavorable side effect would be that street parking may occur due to the limited amount of parking onsite.

Staff sent out public hearing notification letters to property owners within 200 ft and received one letter in protest.

Given the lack of required parking on site, Staff does not recommend approval of the Conditional Use Permit. If approval were given, it should be conditioned upon the addition of 2 parking spaces and Historic Review Board approval of the building addition.

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

Karen Pehl spoke in protest of the request. She stated that she was concerned with the lack of parking onsite.

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

Daryl Whitworth made a motion to recommend denial for Z-2406. Seconded by Tom Musselman. All voted in favor and the motion carried.

ACTION ITEMS

Consider P-2410: Review of a Preliminary Plat for the Hillview Subdivision Located at 328 Morning Glory Drive submitted by Jeff Graham.

Jeff Graham presented the application. He stated that it was his desire to subdivide 328 Morning Glory into a 10 lot subdivision.

Shelby Collier, Senior Planner, stated that an application has been submitted for review of a Preliminary Plat that consists of an existing "T" shaped lot that is 3.185 acres in size and is located at 328 Morning Glory Drive. The property is Zoned R1, Single Family Residential, and requires that all proposed lots are a minimum of 7,500 sq ft and 70 ft of frontage onto a public roadway.

The applicant is requesting to develop a 10 lot subdivision that will create two new roadways taking access off of Morning Glory. Standard easements such as utility easements are included in the plat and

the applicant shall pay parkland dedication fees at the full rate of \$500.00 per lot for a total of \$5,000.00

The Future Place Type Map calls for Neighborhood Residential for this area and the development of single-family tracts is appropriate, however, the Comprehensive Plan calls for neighborhood placemaking elements that add character such as street trees or sidewalks.

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

- Payment of Parkland Dedication fees
- Approval of Civil Construction Plans
- Approval of a Final Plat

Polly Rickert stated that the current subdivision ordinance does not produce desirable subdivisions. She went on to voice her concern about the lack of connectivity to future developments and recommended a development agreement that would allow the applicant to construct a different type of subdivision.

Tom Musselman stated that he is not comfortable denying that application just because it doesn't comply with the comprehensive plan. He stated it meets the subdivision ordinance.

Mick McKamie, City Attorney, said that if denying the application, the commission had to cite the section of code from the subdivision ordinance that the plat failed to address.

Polly Rickert stated that the plat meets the subdivision ordinance but could be better designed.

Mick McKamie, City Attorney, stated that the Commission could not request the applicant to withdraw his application.

Mathew Mabery, property owner, stated that he would agree to pursue a development agreement if the agreement could help him build a better development.

Polly Rickert made a motion to approve with Staff recommendations and encouraged the developer to pursue a development agreement. Seconded by Jim Jarreau. All voted in favor and the motion carried.

DISCUSSION ITEMS

Housing Affordability Discussion

Polly Rickert presented the Housing Affordability Discussion. She stated that there are 3 things that add to housing cost in our community. The land is expensive, the regulations make it expensive to build and tourism increased second home demand.

Polly then presented information that shows the added cost of developing under the City's current regulations.

Comprehensive Plan: Zoning and Subdivision Regulations Assessment

Anna Hudson, Director of Development Services, stated that the comprehensive plan had been adopted and moving forward changes needed to be made to the zoning and subdivision ordinance.

Tom Musselman stated that the recommended Unified Development Code would cost the City money and would require a redo of the zoning and subdivision ordinance. It would also take a significant amount

of time.

Polly Rickert stated that currently the City is flying a plane and trying to change the engine. She wants to help Staff and recommended a subcommittee to lead the effort to develop a Unified Development Code.

Jeff Lawrence commented on low hanging fruit. He stated that Sec. G.2.B.4 requires all public landscaping be native and drought tolerant. He feels as though this is a simple task to complete.

Anna Hudson, Director of Development Services, recommended leaving this item on the agenda for future discussions.

Anna Hudson, Director of Development Services, discussed reappointments that are up in June 2024. She read a list of those up for reappointment.

ADJOURN

With nothing further to come before the Commission, Polly Rickert moved to adjourn. Seconded by Jeff Lawrence. All voted in favor and the meeting was adjourned at 7:26 p.m.

PASSED AND APPROVED this 5th day of June 2024.

SHELBY COLLIER, Senior Planner

JANICE MENKING, Chairperson



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: June 5, 2024

CATEGORY: PUBLIC HEARING

CAPTION: Z-2408 - By Margaret Klenzing to Consider a Conditional Use Permit per Sec. 3.220 to Allow for Commercial Off-Street Parking for a Property Located at 406 - 412 East Main Street.

PRESENTATION:

SUMMARY:

The applicant is requesting a Conditional Use Permit to allow for a Commercial Off-Street Parking use for property located at 406 - 412 East Main Street. The property currently consists of a parking lot with 28 spaces that was intended to supply parking (11 spaces) for the Emigrant located at 341 East Main Street and was approved through an off-street parking agreement (SP-2130). The approval was for the construction of 13 spaces and the Commission required the applicant to screen the parking from public view. The parking lot is currently constructed and consists of a "right in and right out only" entrance and exit.

BACKGROUND:

Adding a parking lot in the middle of the 400 block of East Main Street adds a physical and visual disruption to the block. In addition, virtually every person traveling to the Historic Shopping District will eventually become a pedestrian on foot that deserves to have the enjoyment of walking enhanced and the conflict with vehicular traffic minimized and the reality is that the addition of a parking lot will create competition between the pedestrian and vehicles for transportation. Where possible, the creation of a parking lot should minimize the risk to the pedestrian and plan for safe transportation of both users.

Landscaping should be added to soften the visual and physical impacts of the parking lot that does not follow the typical development patterns found in the Historic District.

Zoning: CBD, Central Business District, Historic District

Site Area: 1.635 Acres - 71,220 sq ft

Use: Commercial Off-Street Parking - Parking of motor vehicles on a temporary basis within a privately owned off-street parking facility, other than accessory to a principal use. Typical uses include commercial parking lots or commercial parking garages. **Sec. 2.100**

Parking: 28 Spaces - 11 spaces are allocated to the Emigrant Bar leaving 17 Spaces for Commercial

Off-Street Parking Use.

Comprehensive Plan: This future place type for this property is described as the Historic Shopping District. New development within this place type should respect the historic patterns of development. Development should be thoughtful and replicate, where possible, the character of the traditional Historic Shopping District. City Center - Action C1.B1 - C1.B4 Mobility M.1.A.1

Historic Review Board Design Requirements: The HRB approved the design on January 11, 2022 and required a solid fence on the east property line.
(See attached exhibit)

Public Hearing Response: 1 letter in support

Sec. 5.460 - Review and Evaluation Criteria contains 13 items that must be considered when reviewing a Conditional Use Permit (CUP). 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. **The development of a parking lot on Main Street is unique and deviates from the existing or permitted uses on abutting sites. With that said, 13 parking spaces were previously approved as part of the off-street parking agreement for SP-2130.**

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. **Aside from the disruption of pedestrian traffic, Staff foresees no unfavorable affects to other uses on neighboring sites.**

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. **Screening is required per the previously approved site plan and would help mitigate the visual and physical disruption as would landscaping.**

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. **Staff have concerns regarding the traffic generated by the advertised parking lot. Will the vehicles be stacked appropriately off of East Main Street? Will vehicles have the opportunity to drive through the parking lot to turn around if no parking is available to prevent backing up onto East Main Street? A possible solution could be a monthly/yearly lease agreement with neighboring business owners for Staff parking to reduce the vehicular traffic. Signage advertising the availability of public parking may also create a hazard.**

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

Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties. **Parking lot lighting is provided via two pole lights**

Adequacy and convenience of off-street parking and loading facilities. **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. **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. **The development of the parking lot is unique but compatible with neighboring uses.**

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. **Screening should be required as it was previously approved as part of the original parking agreement.**

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 development is not detrimental to neighboring properties.**

Sec. 7.920. - Landscaping Requirements.

e. Required Landscaping Adjacent to Public Right-of-Way.

On the site of a building or open lot use providing an off-street parking area or other vehicular use area, where such area will not be entirely screened visually by an intervening building or structure from any abutting right-of-way, excluding dedicated alleys, there shall be provided landscaping between such area and such right-of-way, as follows:

A strip of land at least five (5) feet in depth located between the abutting right-of-way and the off-street parking area or other vehicular use area which is exposed to an abutting right-of-way shall be landscaped. Such landscaping shall include one tree for each fifty (50) lineal feet or fraction thereof of right-of-way (street) frontage. Such trees shall be located between the abutting right-of-way and off-street parking area or other vehicular use area and shall be planted in a planting area of at least twenty-five (25) square feet with each dimension at least (5) feet in length. In addition, a hedge, wall, or other durable landscape barrier of at least two (2) feet in height shall be placed along the perimeter of such landscaped strip. If such durable barrier is of non-living material, for each ten (10) feet thereof, one shrub or vine shall be planted abutting such barrier but need not be spaced ten (10) feet apart. Such shrubs or vines shall be planted along the street side of such barrier unless they are of sufficient height at the same time of planting to be readily visible over the top of such barrier. The remainder of the required landscaped areas shall be landscaped with grass, ground cover or other landscape treatment, excluding paving.

All property other than the required landscaped strip lying between the right-of-way and off-street parking area or other vehicular use area shall be landscaped with grass or other ground cover.

Necessary access from the public right-of-way through all such landscaping shall be permitted to service the parking or other vehicular use areas.

The property needs to add additional landscaping to comply with Sec 7.920 specifically a hedge, wall or other durable landscape barrier of at least 2 feet in height along the perimeter of the 5 ft landscape strip adjacent to the ROW.

STAFF RECOMMENDATION: While the addition of the parking lot is unique as parking lots are not historically seen on Main Street in the Historic Shopping District, the off-street parking agreement for 13 spaces was previously approved per SP-2130.

With that said, the parking provided does respond to a need downtown and if developed with the necessary screening, landscape and safety concerns addressed, Staff would support the project.

Staff recommends approval with the following conditions:

- Construction of a 4 ft solid fence screening the parking lot
- Addition of Landscaping per Sec. 7.920 plus additional trees to soften the parking lot and do not impact the visibility triangle.
- Ability for stacked cars to access the parking lot in the event the lot is full
- Review of proposed directional and business signage
- leasing of the additional parking spaces to neighboring business owners for Staff parking

ATTACHMENTS:

1. Z-2408 Site Plan
2. Z-2408 Zoning Application
3. Approved COA
4. Approved COA Renderings
5. Current Parking Lot View East
6. Current Parking Lot View West
7. Barron Support

APPROVAL/REVIEW:



Shelby Collier, Senior Planner

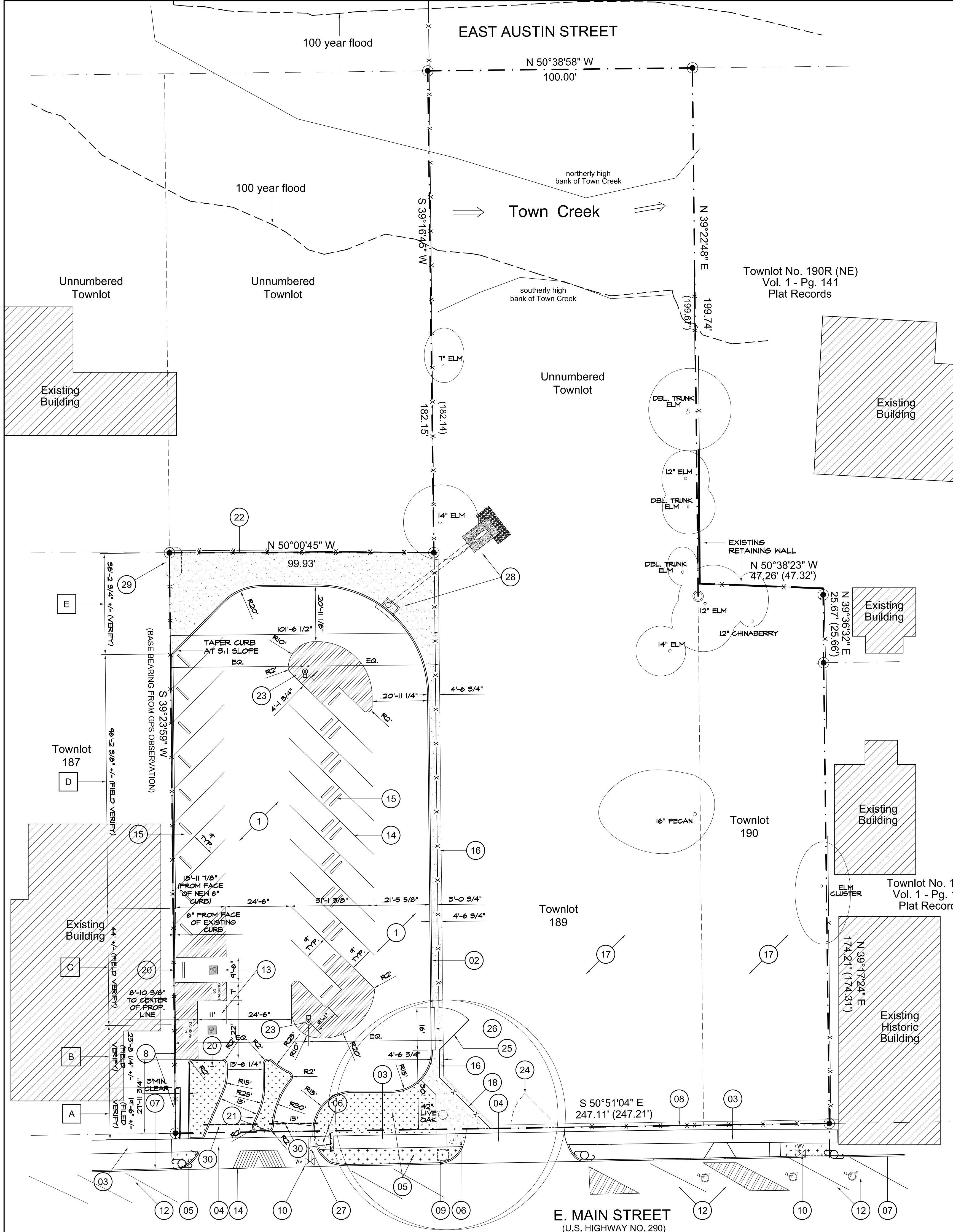
Date: May 31, 2024

William McKamie, City Attorney

Date:

Anna Hudson, Director of Development Services

Date:



INDEX TO DRAWINGS	
C1.0	SITE DIMENSION PLAN
C2.0	SITE GRADING PLAN
C3.0	SWPP PLAN
C4.0	SITE DETAILS
C5.0	CIVIL DETAILS
ES.1	ELECTRICAL SITE PLAN

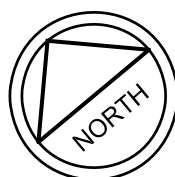
LEGEND	
	NEW CONCRETE AS NOTED
	NEW LANDSCAPE AREA
	NEW GRASS
	NEW DECOMPOSED GRANITE
	PAVEMENT TO BE PATCHED
	PROPERTY LINE
	EXISTING OVERHEAD UTILITY
	FENCE AS NOTED
	TREE AS NOTED
	EXISTING UTILITY POLE

NOTE:
SHAPE AND LOCATION OF
BUILDINGS ADJACENT TO
PROPERTY IS APPROXIMATE

WEST FENCE / CURB KEYED NOTES	
A	SECTION OF EXISTING FENCE TO REMAIN WITH NEW 6" CURB ON EAST SIDE OF FENCE. FIELD VERIFY EXACT LOCATION AND LENGTH OF NEW CURB.
B	SECTION OF EXISTING FENCE AND CURB TO REMAIN. FIELD VERIFY EXACT LOCATION AND LENGTH OF EXISTING FENCE. NO NEW CURB.
C	SECTION OF EXISTING CURB TO REMAIN WITH NEW FENCE POST CENTERED ON PROPERTY LINE BEHIND (WEST SIDE) OF NEW TALL CURB. SEE TALL CURB DETAIL PROVIDED BY CIVIL ENGINEER.
D	SECTION OF NEW TALL CURB WITH NEW FENCE POST CENTERED ON PROPERTY LINE BEHIND (WEST SIDE) OF NEW TALL CURB. SEE TALL CURB DETAIL PROVIDED BY CIVIL ENGINEER.
E	SECTION OF NEW FENCE CENTERED ON PROPERTY LINE. NO NEW CURB.

SITE PLAN

1" = 20'



SITE KEYED NOTES

- 1 NEW CONCRETE PAVEMENT - SEE DETAILS
- 2 NEW CONCRETE STAND UP CURB
- 3 EXISTING SIDEWALK TO REMAIN
- 4 EXISTING SIDEWALK AND DRIVEWAY TO REMAIN
- 5 NEW GRASS / LANDSCAPE AREA
- 6 NEW TAS COMPLIANT CONCRETE CURB RAMP
- 7 EXISTING CONCRETE CURB
- 8 EXISTING FENCE TO REMAIN
- 9 EXISTING FOOTING TO REMAIN
- 10 EXISTING WATER METER TO REMAIN
- 11 PATCH PAVEMENT DISTURBED BY CONSTRUCTION OF NEW CURB
- 12 EXISTING PUBLIC PARKING SPACE
- 13 NEW HANDICAP ACCESSIBLE PARKING SPACE
- 14 NEW STRIPING TO DELINEATE PARKING SPACES AND DRIVEWAY APPROACH
- 15 NEW CONCRETE WHEEL STOP
- 16 NEW FENCE AS DETAILED
- 17 EXISTING GRASS / GROUNDCOVER TO REMAIN
- 18 NEW FENCE AS DETAILED. MATCH HEIGHT OF WIRE FENCE (THIS SECTION ONLY).
- 19 REMOVE EXISTING PRIVACY FENCE. INSTALL NEW PRIVACY FENCE AS DETAILED.
- 20 NEW PARKING SPACE SIGN TO COMPLY WITH TEXAS ACCESSIBILITY STANDARDS
- 21 NEW CONCRETE MEDIAN WITH DIRECTIONAL SIGNAGE PER CITY OF FREDERICKSBURG SIGN ORDINANCE.
- 22 EXISTING FENCE TO REMAIN. INSTALL NEW PRIVACY AS DETAILED.
- 23 NEW POLE LIGHT - SEE SITE ELECTRICAL PLAN.
- 24 REMOVE EXISTING GATE(S) AND INFILL OPENING WITH NEW FENCE TO MATCH EXISTING.
- 25 NEW 16" W GATE WITH WELDED STEEL FRAME AND WOOD PICKETS TO MATCH FENCE.
- 26 NEW MOUNTABLE CURB AS DETAILED.
- 27 REPLACE EXISTING BRICK PAVERS WITH CONCRETE DOWELED INTO EXISTING DRIVEWAY. MATCH EXISTING DRIVEWAY FINISH.
- 28 STORM DRAIN - SEE GRADING PLAN AND DETAILS.
- 29 ELECTRICAL PANEL AND IRRIGATION CONTROL - SEE SITE ELECTRICAL PLAN.
- 30 4" SCHEDULE 40 PVC IRRIGATION SLEEVE. COORDIANTE EXACT LOCATION WITH IRRIGATION CONTRACTOR.

DEVELOPMENT NOTES

ZONED:	CBD: CENTRAL BUSINESS DISTRICT
LOT SIZE (5,000 SF MIN.):	71,220 SF (1.635 ACRES) 63,312 SF ABOVE 100 YEAR FLOOD
SETBACKS:	0' FT FRONT YARD, SIDE YARD, INTERIOR SIDE YARD, AND REAR YARD
IMPERVIOUS COVERAGE:	Existing: 0 SF Proposed: 17,865 SF = 33.5% (MAX. ALLOWED - 90%)
341 EAST MAIN OFF-STREET PARKING REQUIREMENTS:	
EXISTING 2 STORY STR (Emigrant's Inn):	
1 SPACE PER B&B UNIT = 8 SPACES	
EXISTING STR - House (Cottage at Emigrant's Inn):	
1 SPACE PER UNIT = 1 SPACES	
EXISTING STR - Out Building (Cottage at Emigrant's Inn):	
1 SPACE PER UNIT = 1 SPACE	
NEW BUILDING (The Emigrant):	
STRs: 1 SPACE PER UNIT = 5 SPACES	
RETAIL: 1 SPACE PER 400 SF 981 SF / 400 = 2.4 SPACES x 50% per Sec. 7.825 = 1.2 (1) SPACES	
COCKTAIL LOUNGE: 1 SPACE PER 3 PERSONS CAPACITY 140 PERSONS / 3 = 46.67 SPACES x 50% per Sec. 7.825 = 23.3 (23) SPACES	
TOTAL:	= 38 SPACES
# OF SPACES PROVIDED AT 341 E. MAIN:	24 SPACES
# OF REMOTE SPACES PROVIDED AT 406 E. MAIN:	28 SPACES
TOTAL SPACES PROVIDED:	52 SPACES

UTILITIES:
EXISTING WATER METERS SHALL REMAIN. NO UTILITIES WILL BE BROUGHT ON SITE EXCEPT FOR ELECTRICAL TO PROVIDE POWER TO POLE LIGHTS.

DRIVEWAYS AND SIDEWALKS:
ALL DRIVEWAY AND SIDEWALK WORK IN TxDOT RIGHT-OF-WAY WILL COMPLY WITH THE CITY OF FREDERICKSBURG AND TxDOT STANDARDS AND TEXAS ACCESSIBILITY STANDARDS (TAS).

EXTERIOR LIGHTING:
SEE SITE PLAN FOR LOCATION OF POLE LIGHTS. LIGHTING WILL COMPLY WITH THE CITY OF FREDERICKSBURG LIGHTING ORDINANCE.

LANDSCAPING:
PROPOSED LANDSCAPED AREAS SHOWN ON SITE PLAN. FINAL LANDSCAPING WILL BE SHOWN ON LANDSCAPE PLAN TO BE INCLUDED WITH FINAL CONSTRUCTION DOCUMENTS. LANDSCAPING WILL BE INSTALLED PER CITY ORDINANCE.



SKT Architects, PLLC
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Fredericksburg, TX 78624
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P: 830-997-0383



REMOTE PARKING FOR THE EMIGRANT
406 & 412 EAST MAIN ST.
FREDERICKSBURG, TEXAS

PROJECT #	17-04
DATE	11-3-22
REVISION	1-26-23
	2-17-23
	3-30-23

SITE DIMENSION PLAN

C1.0



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Parking Lot at 406/412 East Main

Project Address: 406 & 412 East Main Street

Property Tax ID Numbers:

B. Application Type: [Appendix A – Fee Schedule](#)

☐ Voluntary Annexation - \$750.00

☒ Conditional Use Permit - \$500.00

☐ Land Use Change - \$300.00

☐ Zoning Change - \$600.00

☐ Amendment to existing PUD - \$500.00

☐ Creation of PUD - \$750.00

❖ All applications will be charged the following fees for the required Public Hearing notifications.

Public Hearing Newspaper - \$150.00

Public Hearing 200 ft notification letter - \$100.00

C. Applicant/Owner Information

Property Owner

Owner Name: 406-412 East Main, LLC

Owner Address: P.O. Box 814, Fredericksburg, TX 78624

Owner Phone Number: 830-992-1206 Owner Email Address: mariposasprings@gmail.com

Applicant

Applicant Name: Magaret Klenzing

Applicant Address: P.O. Box 814, Fredericksburg, TX 78624

Applicant Phone Number: 830-992-1206 Applicant Email Address: mariposasprings@gmail.com

Applicant's Signature

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, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: Margaret S. Klenzing
Printed Name: Margaret Klenzing

Staff Use Only Application Number: Z-2408 Date: 04/22/24

CK# 1006 \$500.00

**Parking Lot at
406-412 East Main**

Conditional Use Request

Current Zoning: CBD
Proposed Zoning: CBD

Current Use: Remote Parking for The Emigrant
Proposed Use: Remote Parking & Commercial Parking

Summary:

The existing parking lot located at 406/412 East Main was constructed to provide remote off-street parking for The Emigrant (341 East Main) in order to meet minimum parking requirements; an additional 14 spaces were required. However, a total of 28 spaces are provided at 406/412 East Main.

The 14 spaces required for the Emigrant will be designated as “Emigrant Parking Only”. The owner is requesting a conditional use to allow the 14 undedicated spaces to be used for commercial parking (paid public parking). The proposed use should not negatively impact adjacent properties as the property will continue to be used for parking.



Historic Review Board Application Information

Application Number: 22-064
Date: July 12, 2022
Address: 406 E Main Street
Zoning: CBD
Owner: 406 & 412 E Main St LLC
Applicant: SKT Architects
Rating: low
Proposal: expansion of previously approved new parking lot

Request:

The applicant is requesting to expand the previously approved off-site parking lot at 406 E Main.

Relevant Sections Fredericksburg Design Guidelines/Standards:

To maximize a historic property's integrity of setting and feeling, avoid removing or damaging any significant tree or identified significant historic landscape feature.

3.4.1 Lot Coverage

Preservation

Avoid removing historic resources or landscape features in order to construct a parking area, new accessory building, or new landscape feature (SOI Standard 2).

Low Priority -Required

Service Areas and Parking

(j) Locate off-street parking to the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(k) Always use landscaping as a buffer between service areas/parking lots and streets or buildings, as well as to break up the visual effect of a parking lot – regardless of the location of the service area or parking lot.

High Priority	Medium Priority	Low Priority
Required	Required	Required

Staff Findings/Recommendation:

The proposed parking lot is meant to provide parking for the Immigrant being built at Washington & E Main. That property requires 38 parking spaces of which it has 24 on-site. 13 spots were previously approved for off-site. The new request expands the new parking lot to 28 spots.

Board Action January 11, 2022: Approval of new parking lot at 406 E Main Street with a solid fence to be the same height as the existing fence.

Adding a parking lot in the middle of the 400 block of E. Main Street adds a physical and visual disruption to the block. Parking is required to be in the rear and to be screened with landscaping. (3.4.1.j & k). Since the new number of spots is over what is required, every effort should be made to mitigate the visual and physical impacts of the parking lot by reducing the number to allow more screening between Main Street and the parking spots. Negative impacts to the large live oak tree should be mitigated

Case Comments:

The updated off-site parking agreement is subject to P&Z approval.

Board Action:

Approved as submitted.



Anna Hudson
Historic Preservation Officer













Marktplatz
↑
Pacific War
Museum
→
Visitor
Center
→

From: [stuart barron](#)
To: [Shelby Collier](#)
Subject: CUP Public Comment Z-2408
Date: Thursday, May 30, 2024 2:54:12 PM

Shelby

I am going to try and make the Public Hearing but in case I don't, I want to make sure the commission hears that this property owner supports the request for more commercial parking the in the 400 block of Main Street. Please approve the requested CUP

Stuart Barron



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: June 5, 2024

CATEGORY: ACTION ITEMS

CAPTION: SP-2403 - By Michael Meek to Consider the Site Plan Review for an STR-Facility Located at 320 West Orchard Street.

PRESENTATION:

SUMMARY:

A Site Plan extension request has been submitted for property located at 320 W Orchard Street. The property originally obtained approval to construct an STR-Facility on August 6, 2022 under the 2022 STR ordinance. The development includes one (1) existing, one-bedroom unit and two (2) new, one-bedroom units and one (1) laundry/storage building. As this property is zoned C1, Neighborhood Commercial, the requested use of an STR-Facility is allowed under both the 2022 & 2024 Ordinance.

The development has access off West Orchard Street via a 12' wide driveway and requires 3 parking spaces with 4 provided, including 1 ADA space. The new units will be single-story and be equipped with a fire suppression system.

BACKGROUND:

Site Area: Approximately 0.249 acres or 10,889 sq ft

Zoning: C1, Neighborhood Commercial-Historic District (STR Facility allowed) **Sec. 3.200**

Building Coverage: 24% (50% Max) **Sec. 3.200**

Impervious Coverage: 37.2% (65% Max) **Sec. 3.200**

Utilities: Water and sewer are available to serve the site.

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

Screening: Required and provided along eastern property line **Sec. 7.970**

Landscape: A hedge or fence is required when abutting property is zoned for non-commercial use, and 1 tree per 75 LF is required. **Sec. 7.970**

Historic Review: The project obtained approval from the Historic Review Board on August 9, 2022.

STAFF RECOMMENDATION:

The Site Plan has been reviewed and meets all City codes regarding land use and development regulations. There have been no changes made since previous plan approval.

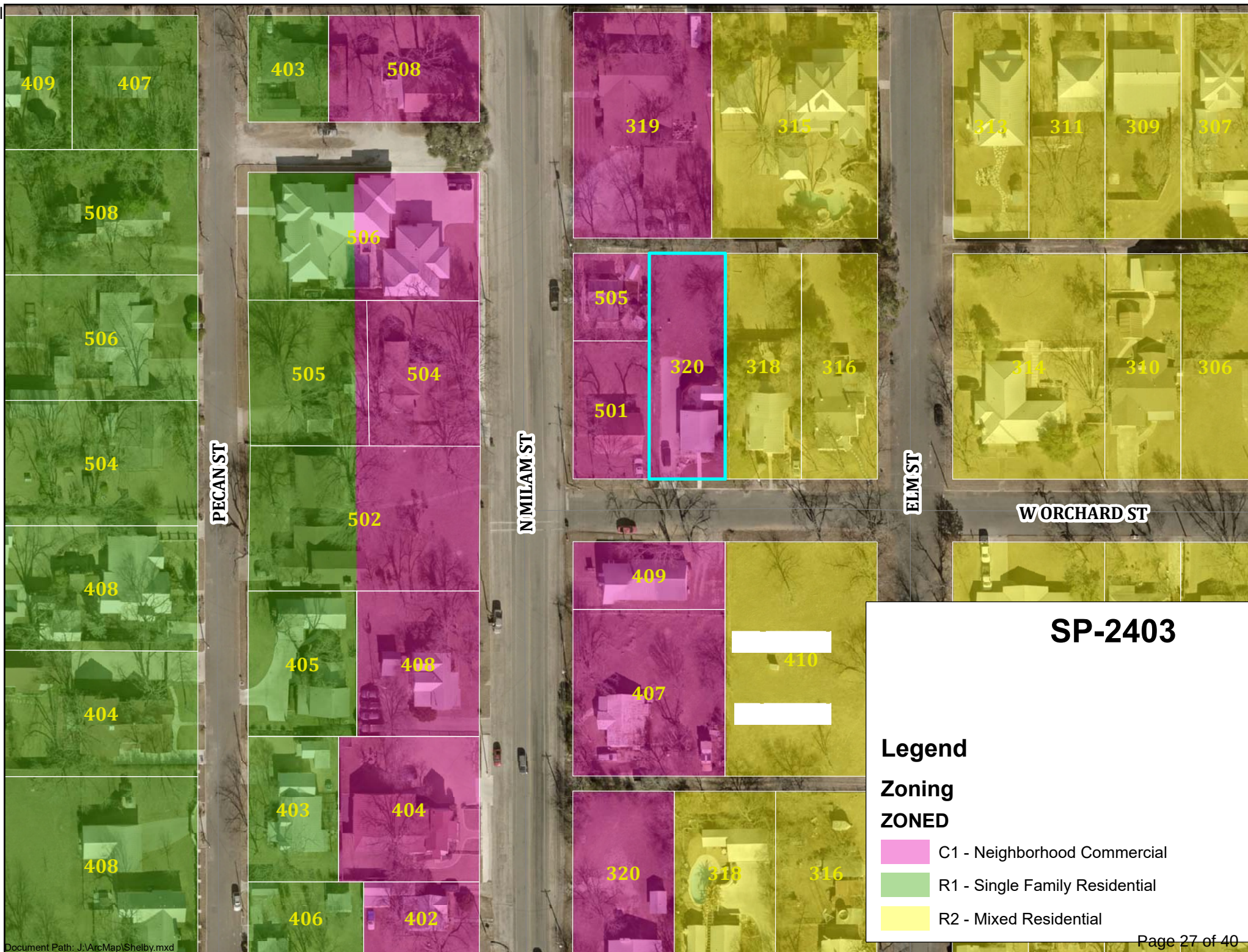
Staff recommends approval.

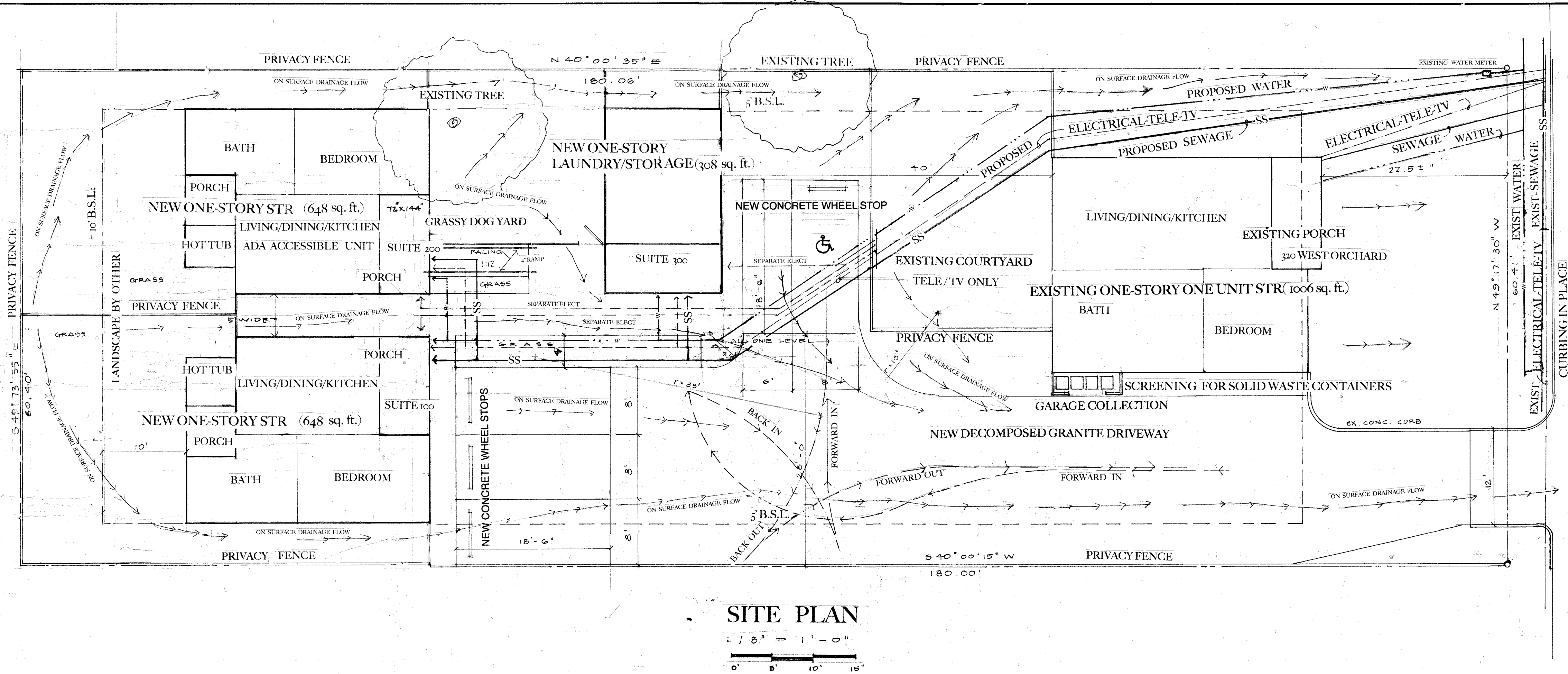
ATTACHMENTS:

1. SP-2403 Zoning Map
2. SP-2204 Revised Site Plan

APPROVAL/REVIEW:

_____	Date:
Shelby Collier, Senior Planner	
_____	Date:
William McKamie, City Attorney	
_____	Date:
Anna Hudson, Director of Development Services	





PARKING SUMMARY

PROPOSED FACILITIES	2 UNITS
PROPOSED UNIT COUNT	
PARKING SPACES REQUIRED	3 SPACES
1 SPACE PER UNIT	
1 SPACE FOR EXISTING UNIT	
PARKING SPACES PROVIDED	5 SPACES
STANDARD PARKING SPACES	1 VAN + 0 STANDARD
REQUIRED NUMBER OF HANDICAP SPACES	1 VAN + 0 STANDARD
PROPOSED NUMBER OF HANDICAP SPACES	
TOTAL NUMBER SPACES PROVIDED	6 SPACES

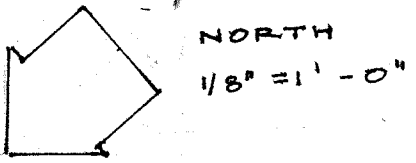
LOT SUMMARY TABLE

LOT AREA	10,846.44 sq. ft./0.249 Ac.
CURRENT ZONING	C1 NEIGHBORHOOD COMMERCIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	7500 sq. ft.
MINIMUM LOT WIDTH	70 ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	25 ft.
MINIMUM STREET SIDE YARD SETBACK	25 ft.
MINIMUM INTERIOR SIDE YARD SETBACK	5 ft.
MINIMUM REAR YARD SETBACK	10 ft.
MAXIMUM BUILDING HEIGHT (MAX)	3 STORIES 38 ft.
MAXIMUM BUILDING COVERAGE	55%
MAXIMUM IMPERVIOUS COVERAGE	65%
PROPOSED LOT COVERAGES	
PROPOSED BUILDING HEIGHT (MAX)	1 STORY
PROPOSED BUILDING COVERAGE	2610 sq. ft.
PROPOSED BUILDING AREA	10,846.44 sq. ft./0.249 Ac.
PROPOSED IMPERVIOUS PERCENTAGE	37.2%
IMPERVIOUS AREA	2610 sq. ft.
GRAVEL (USE 50%)	2871 x 0.50% = 1435.5 sq. ft.
TOTAL IMPERVIOUS AREA	4045.5 sq. ft./0.09 Ac.
TOTAL PERVIOUS AREA	6800.94 sq. ft./0.156 Ac.

NOTES:

- 1 All utilities underground
- 2 All service connections work and testing shall be in accordance with the city of Fredericksburg Standard Specifications and contract documents.
- 3 All new sanitary sewer lines shall be polyvinyl chloride (PVC) of the rigid type and must bear the nation sanitation foundation seal of approval for potable water (NSF-PW) and have a pressure rate at SDR-14 (200PSI)
- 4 Contractor to confirm existing sanitary sewer flow line prior to installation of private 4" sanitary sewer
- 5 Contractor to confirm existing water line flow line prior to installation of private water line. Plumber to confirm water line sizes and meter size.
- 6 Proposed exterior lighting design will be in accordance with current city of Fredericksburg ordinance and will be included in building plans. It will be night sky compliant.
- 7 Proposed concrete curb and driveway improvements within the city of Fredericksburg ROW will be constructed in accordance with current city of Fredericksburg construction standards.
- 8 Proposed sidewalk from handicap parking area to building shall comply with all ADA guidelines.
- 9 Electrical separate for each unit and other utilities co-mingled

MINIMUM FOR DWELLING UNITS-ONE BEDROOM = 2000 SQ. FT./1 BEDROOM
3 BEDROOMS @ 2000 SQ. FT. = 6000 SQ. FT. REQUIRED
SITE = 10,846.44 SQ. FT./0.553% DENSITY
TREES REMOVED = 0
LANDSCAPING BY OTHER ACCORDING TO FREDERICKSBURG LANDSCAPING ORDINANCE





PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: June 5, 2024

CATEGORY: ACTION ITEMS

CAPTION: SP-2404 - By HK Fredericksburg, LLC to Consider the Site Plan Review for a Duplex-Residential Development Located in Phase 4 of the Friendship Oaks Subdivision on South Creek Street.

PRESENTATION:

SUMMARY:

A Site Plan Extension request has been submitted for Phase 4 of the Friendship Oaks Subdivision on South Creek Street. The proposed development consists of thirty-one (31) buildings. Twenty-nine (29) two-story and two (2) one-story that would provide sixty (60) two-bedroom units and an amenity center.

The development has access off South Creek Street via a 44' wide driveway. Fifty-eight (58) of the new units will be two-story. The other two (2) are single-story and all units will be equipped with a fire suppression system. The project provides 123 parking spaces, 58 of which are covered spaces and 4 are ADA compliant.

The Planning and Zoning Commission approved the site plan on July 6, 2022 and the applicant is requesting a one (1) year extension. There been no changes to the plan.

BACKGROUND:

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

Site Area: Approximately 5.986 acres or 260,768 sq ft

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

Building Coverage: 23.8% (1.426 Acres) (55% Max) [Sec. 3.110](#)

Impervious Coverage: 56.4% (3.376 Acres) (65% Max) [Sec. 3.110](#)

Heights: Max building height of 28 ft. [Sec. 3.110](#)

Parking: 2 parking spaces per unit, 60 units total plus Amenity Center which requires 1 space per

400 sq ft for a total of 123 required spaces with 129 provided including 4 ADA spaces. [Sec. 7.863](#)

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

Traffic Impact Analysis: A traffic impact analysis was completed as a part of the annexation agreement for the Friendship Oaks development. The report concluded that the level of service for some intersections would fall below acceptable levels when the development reached 245 units. The impacts would be mitigated by turning lane improvements to Friendship and Hwy 87 S and the through connection of S. Creek Street. Friendship Oaks phase 1 and 2 improvements have been accepted, 212 units. Additional phases of development with 33 units or more may be released for construction but may not be accepted or issued certificates of occupancy unless the improvements required by the TIA have also been completed.”

Park Dedication: The annexation agreement (Z-1819) calls for a minimum of a 1.64 acre private park/recreational facility. The previously approved final plat for phase 1 provides the park. In addition to the park a fee in the amount of \$250.00 (one half the full rate) per unit shall be required prior to the release of building permits.

Screening: Required along western property line and is provided along the western and northern property lines. A minimum of a 6 ft wood and/or masonry fence OR a hedge-like screen of evergreen plant materials capable of attaining a minimum height of eight (8) feet at maturity. [Sec. 7.940](#)

Landscape: A hedge or fence per specifications is required when abutting property is zoned for non-commercial use (northern property line) and is provided. One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. [Sec. 7.920](#)

STAFF RECOMMENDATION:

Based on review by the Development Review Committee (DRC), Staff can recommend approval conditioned upon the following:

1. Landscape and screening plan be provided and approved prior to review of Building Permit Applications.
 2. Approval of Civil Construction Plans prior to review of Building Permit Applications.
 3. Park Dedication of \$250.00 per unit (\$15,000) for the 60 new units payable prior to issuance of Building Permits.
 4. Final Plat Approval
 5. Approval of Addressing Plan
 6. TIA Improvements
-
-

ATTACHMENTS:

1. SP-2404 Zoning Map
2. SP-2208 Site Plan

APPROVAL/REVIEW:

Shelby Collier, Senior Planner

Date:

Rachel Raggio, TOASE Attorney

Date:

William McKamie, City Attorney

Date:

Anna Hudson, Director of Development Services

Date:

Legend

Zoning
ZONED

- | | |
|---|---|
|  | C1.5 - Medium Commercial |
|  | PUD - Planned Unit Development |
|  | R1A - Single Family Residential - Small Lot |
|  | R2 - Mixed Residential |
|  | R3 - Multi-Family Residential |

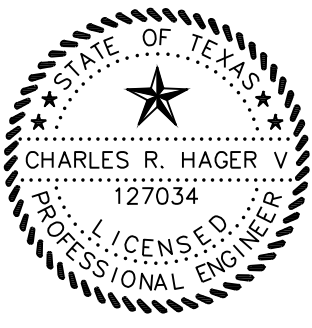
SPARROW'S NEST

SITE DEVELOPMENT PLANS

CITY OF FREDERICKSBURG
PROJECT No. SP-XXXX

SUBMITTED FOR APPROVAL BY:
LJA ENGINEERING, INC.

CR Hager



5/24/2022

CHARLES R. HAGER V, P.E. #127034
LICENSED PROFESSIONAL ENGINEER

DATE

PLANNING & DEVELOPMENT SERVICES DIRECTOR

DATE

DEVELOPMENT SERVICES ENGINEERING

DATE

NOTES

- A SITE DEVELOPMENT PERMIT MUST BE ISSUED BY THE CITY OF FREDERICKSBURG PRIOR TO ANY CONSTRUCTION ASSOCIATED WITH THIS PROPOSED SUBDIVISION. FACILITIES SHALL BE CONSTRUCTED PER THE CITY OF FREDERICKSBURG GUIDELINES.
- THIS SITE DEVELOPMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT.
- ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE. 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 OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF FREDERICKSBURG RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- NO PORTION OF THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE, CONTRIBUTING OR TRANSITION ZONES.
- THIS PROJECT IS LOCATED ENTIRELY WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF FREDERICKSBURG.
- THIS PROJECT IS LOCATED WITHIN THE CITY OF FREDERICKSBURG EMERGENCY SERVICES / FIRE DEPARTMENT JURISDICTION.
- THIS PROJECT IS SUBJECT TO THE ANNEXATION AGREEMENT FOR THE FRIENDSHIP OAKS SUBDIVISION BETWEEN DALE A. CRENWELGE AND THE CITY OF FREDERICKSBURG, DATED JUNE 3, 2019.
- THIS SITE DEVELOPMENT PLAN SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE CITY OF FREDERICKSBURG FIRE DEPARTMENT, OR ITS SUCCESSORS.
- THE OWNER, OR HIS/HER SUCCESSORS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUBDIVISION IMPROVEMENTS SHOWN HEREIN OUTSIDE OF RIGHT-OF-WAYS AND/OR PUBLIC EASEMENTS. THE CITY OF FREDERICKSBURG SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PUBLIC IMPROVEMENTS.
- THERE ARE NO NATURAL SLOPES GREATER THAN 15% WITHIN THE PROJECT BOUNDARY.
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT CITY OF FREDERICKSBURG STANDARDS.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF FREDERICKSBURG.
- ELECTRIC SERVICE SHALL BE SUPPLIED BY CENTRAL TEXAS ELECTRIC COOP.
- TELECOMMUNICATION SERVICE SHALL BE PROVIDED BY FRONTIER TELEPHONE AND/OR SPECTRUM (OR OTHERS).
- GAS SERVICE SHALL BE SUPPLIED BY ATMOST ENERGY IF NEEDED.
- SITE IS SUBJECT TO THE FRIENDSHIP OAKS SUBDIVISION TIS PREPARED BY AC GROUP, LLC DATED OCTOBER 12, 2020.
- PARKLAND REQUIREMENTS: PARK DEDICATION FEE OF \$500.00 PER UNIT IS REQUIRED TO BE PAID TO CITY OF FREDERICKSBURG PRIOR TO ISSUANCE OF A BUILDING PERMIT, AS APPROVED IN THE ANNEXATION AGREEMENT DATED 7/1/2019.
- ALL PUBLIC/OVERALL SUBDIVISION IMPROVEMENTS FOR THE FRIENDSHIP OAKS SUBDIVISION ARE BY OTHERS UNDER FRIENDSHIP OAKS PHASE 1A-1B CONSTRUCTION PLANS (INCLUDES S. CREEK STREET, WATER, WASTEWATER, STORM SEWER, DETENTION, PARKLAND IMPROVEMENTS, AND SURROUNDING ROW IMPROVEMENTS). THESE IMPROVEMENTS ARE REQUIRED TO BE COMPLETED AND ACCEPTED PRIOR TO CONNECTION OF THE PROPOSED UTILITY, STORM, AND DRIVEWAY IMPROVEMENTS.
- ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT.

FLOODPLAIN INFORMATION

THE ENTIRE SUBJECT TRACT LIES WITHIN ZONE "X" (OUTSIDE LIMITS OF 100-YEAR FLOODPLAIN) BASED ON FIRM NO. 48171C0288C OF GILLESPIE COUNTY, TEXAS, EFFECTIVE DATE OCTOBER 19, 2001.

LEGAL DESCRIPTION:

BEING A 5.986 ACRES OF LAND SITUATED IN THE J. BARGAS SURVEY NO. 115, ABSTRACT NO. 53, GILLESPIE COUNTY, TEXAS, AND BEING LOCATED ON A 111,440 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 20193419, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

R2 ZONING SUMMARY

LOT SIZE	5,000 SQ. FT. MINIMUM
LOT WIDTH	50' MINIMUM
HEIGHT	2-1/2 STORIES, 28' MAXIMUM
FRONT YARD SETBACK	15' MINIMUM (20' FOR GARAGE)
STREET SIDE YARD SETBACK	15' MINIMUM
INTERIOR SIDE YARD SETBACK	5' MINIMUM
REAR YARD SETBACK	10' MINIMUM
RESIDENTIAL DENSITY	MINIMUM SITE AREA PER DWELLING UNIT EFFICIENCY: 2,500 SQ. FT. 1 BEDROOM: 3,000 SQ. FT. 2 BEDROOM: 3,500 SQ. FT. 65% MAXIMUM
IMPERVIOUS COVER	55% OF LOT AREA MAXIMUM
BUILDING COVERAGE	EFFICIENCY: 1 SPACE PER DWELLING UNIT
PARKING REQUIREMENTS	1 BEDROOM: 1.5 SPACES PER DWELLING UNIT 2 BEDROOM: 2 SPACES PER DWELLING UNIT

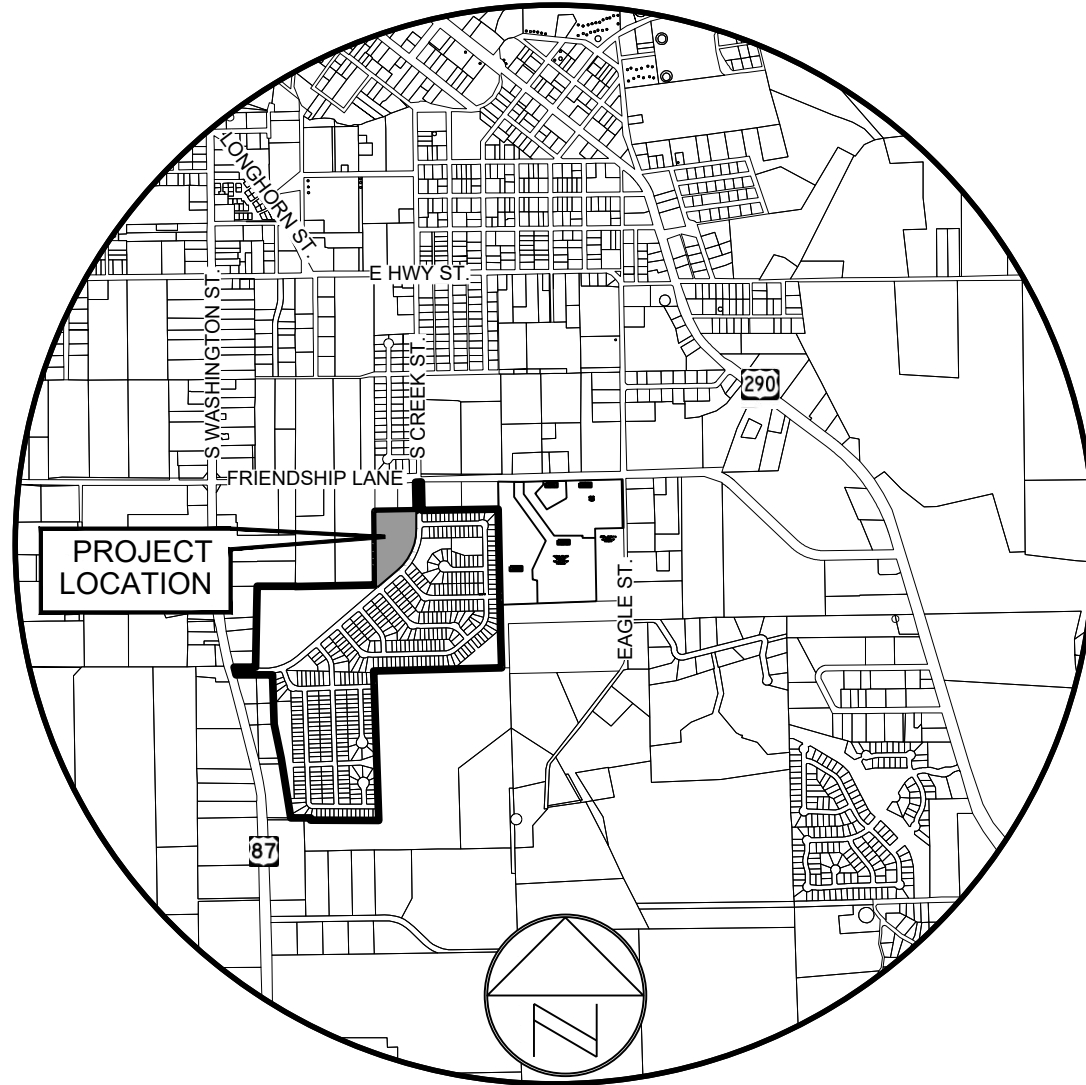
SUBDIVISION IMPROVEMENTS SUMMARY (PUBLIC)

WATER AND WASTEWATER CONNECTIONS TO CITY MAINS
PUBLIC STORM CULVERT FOR CONVEYANCE OF OFFSITE DRAINAGE
2 - DRIVEWAY CONNECTIONS TO SOUTH CREEK STREET (SOUTH CREEK STREET BY OTHERS (PLAN NO. _____)).

PARKLAND DEDICATION FEE SUMMARY

NUMBER OF UNITS PROPOSED: 60 UNITS
FEE REQUIRED PER UNIT: \$ 500.00
PARKLAND DEDICATION FEE TOTAL: \$30,000.00*

*FEE SHALL BE PAID TO CITY OF FREDERICKSBURG
PRIOR TO ISSUANCE OF BUILDING PERMIT(S).



LOCATION MAP
(1" = 2,000')

ADDRESS
SOUTH CREEK STREET
FREDERICKSBURG, TEXAS 78624
ZONING : R2: MIXED RESIDENTIAL, PUD
EXISTING SITE AREA : 5.986 ACRES

SUBMITTAL DATE: APRIL 29, 2022

Sheet List Table

Sheet Number	Sheet Description	Sheet Title
01	CV01	COVER SHEET
02	FP01	FINAL PLAT
03	GN01	GENERAL NOTES
04	EX01	EXISTING CONDITIONS & DEMOLITION PLAN
05	OP01	OVERALL SITE PLAN
06	EC01	EROSION AND SEDIMENTATION CONTROL PLAN
07	EC02	EROSION & SEDIMENTATION CONTROL NOTES
08	AD01	ADDRESS PLAN
09	SP01	DETAILED SITE PLAN
10	SP02	SITE PLAN NOTES & DETAILS
11	UT01	OVERALL UTILITY LAYOUT
12	DT01	STANDARD DETAILS SHEET 1
13	DT02	STANDARD DETAILS SHEET 2
14	DT03	STANDARD DETAILS SHEET 3
15	DT04	STANDARD DETAILS SHEET 4
16	DT05	STANDARD DETAILS SHEET 5
17	LS01	LANDSCAPE PLAN SHEET
18	LS02	LANDSCAPE NOTES AND DETAILS
19	EL01	BUILDING ELEVATION SHEET 1
20	EL02	BUILDING ELEVATION SHEET 2
21	EL03	BUILDING ELEVATION SHEET 3
22	EL04	BUILDING ELEVATION SHEET 4

OWNER / DEVELOPER:	HK FREDERICKSBURG, LLC 24607 FAIRWAY SPRINGS SAN ANTONIO, TEXAS 78260 CONTACT PERSON: MARK SPARROW PHONE: (210) 722-9211
ENGINEER :	LJA ENGINEERING, INC. 7500 RIALTO BOULEVARD, BUILDING II, SUITE 100 AUSTIN TEXAS 78735 CONTACT PERSON : CHARLES HAGER, P. E. PHONE: (512) 439-4700 FAX: (512) 439-4716
SURVEYOR :	MDS LAND SURVEYING CO., INC. 729 SIDNEY BAKER STREET, SUITE B KERRVILLE, TX 78028 CONTACT PERSON: JEFF BOERNER, R.P.L.S. PHONE: (830) 816-1818

CONTOUR DATA :
ON-SITE & ROW CONTOURS: GROUND SURVEY BY HMT
ENGINEERING & SURVEYING (1 FT INTERVAL)
OFFSITE CONTOURS: CITY OF FREDERICKSBURG GIS
(2-FT INTERVAL)
BASIS OF BEARING WAS ESTABLISHED FROM THE
TEXAS STATE PLANE COORDINATE BASIS OF BEARING
WAS ESTABLISHED FROM THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE (NAD 83)

PROPOSED UNIT, PARKING, BUILDING, AND DENSITY SUMMARY

Floor Area Ratio (Lot 1)	=	62.734	SF	0.24 :1
Max Building Coverage	=	62.110	SF	23.82% % of Site (55% Max)
Bldg. Height / Gross Floor Area		Height	GSA	No. of EA
B Unit	=	28' 0"	(2-story)	1,016 SF 58
B-h Unit	=	29' 3 15/16"	(1-story)	1,308 SF 2
Cabana	=	16' 9 11/16"	(1-story)	1,165 SF 1
TOTAL	=	62,734	GSA (SF)	
Residential Density Calculations		Min. Site Area / Unit (sf)	No. Units	Min. Site Area (sf) Provided Site Area
B Units (2 bedroom)	=	3,500	58	203,000 260,768
B-h Units (2 Bedroom)	=	3,500	2	7,000
TOTAL	=	3,500	60	210,000 260,768 124%
Parking Calculations				
Required Parking (Multi-Family)		Type of Bedroom Units	Units/SF	SP / Unit, SF Spaces
B Units (2 bedroom)	=	58	Units	2.0 116
Bh Units (2 bedroom)	=	2	Units	2.0 4
Amenity	=	1164	SF	400 3
Total				123
Provided Parking		Standard	Accessible	Van Accessible Total Percent of Req'd
Surface Spaces	=	66	2	2 70 56.95%
Carport Spaces	=	58	0	0 58 47.19%
TOTAL	=	124	2	2 128 104.14%

PROPOSED SETBACK SUMMARY

Setback Summary (per R2-Zoning)			
Front Street	=	15	FT
Street Side	=	15	FT
Interior Side	=	5	FT
Rear	=	10	FT

LOCATION OF EXISTING
UNDERGROUND AND OVERHEAD
UTILITIES ARE APPROXIMATE
LOCATIONS ONLY. THE
CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES PRIOR TO
BEGINNING WORK AND SHALL BE
FULLY RESPONSIBLE FOR ANY AND
ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.
Call before you dig.



LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

FRIENDSHIP OAKS SUBDIVISION PHASE 4, LOT 1 FINAL PLAT

CITY OF FREDERICKSBURG PROJECT No. P-2220

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 5.986 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF A CALLED 36.87 ACRE TRACT (TRACT 2) OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LEAN TO HK FREDERICKSBURG, LLC, DATED JULY 11, 2019, FOUND FOR RECORD IN INSTRUMENT 20190875 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS (O.P.R.G.C.T.), BEING LOCATED IN THE JOSE ESTEBAN SURVEY, ABSTRACT NO. 53, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "JA SURVEYING" SET (GRID NORTHING: = 10,058,825.89 U.S. SURVEY FEET, GRID EASTING: = 2,759,764.78 U.S. SURVEY FEET) LOCATED AT AN INTERIOR ELL CORNER OF SAID 36.87 ACRE TRACT AND THE SOUTHEAST CORNER OF A 10.00 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CATCLAW VENTURES, LLC, DATED FEBRUARY 22, 2019, FOUND OF RECORD IN INSTRUMENT 20190875 (O.P.R.G.C.T.),

1.) THENCE: NORTH 00 DEGREES 22 MINUTES 30 SECONDS WEST, 705.05 FEET WITH THE EAST LINE OF SAID 10.00 ACRE TRACT AND THE WEST LINE OF SAID 36.87 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JA SURVEYING" SET FOR THE SOUTHWEST CORNER OF A 10.39 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LEAN TO DALE A. CRAWFORD, DATED SEPTEMBER 21, 1999, FOUND OF RECORD IN VOLUME 377, PAGE 461 (O.P.R.G.C.T.), AND THE NORTHWEST CORNER OF SAID 36.87 ACRE TRACT;

2.) THENCE: NORTH 88 DEGREES 56 MINUTES 15 SECONDS EAST, 427.81 FEET WITH THE SOUTH LINE OF SAID 10.39 ACRE TRACT AND AN INTERIOR LINE OF SAID 36.87 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 10.39 ACRE TRACT AND AN NORTHERLY CORNER OF SAID 36.87 ACRE TRACT;

3.) THENCE: OVER AND ACROSS SAID 36.87 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
4.) SOUTH 00 DEGREES 49 MINUTES 52 SECONDS EAST, 183.54 FEET OVER AND ACROSS SAID 36.87 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JA SURVEYING" SET, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

5.) WITH SAID TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 500.65 FEET, A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 50 DEGREES 19 MINUTES 29 SECONDS, AND A CHORD THAT BEARS SOUTH 24 DEGREES 19 MINUTES 53 SECONDS WEST, 484.71 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JA SURVEYING" SET;

6.) SOUTH 49 DEGREES 29 MINUTES 37 SECONDS WEST, 267.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JA SURVEYING" SET;

7.) NORTH 40 DEGREES 30 MINUTES 23 SECONDS WEST, A DISTANCE OF 34.22 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.986 ACRES, MORE OR LESS.

OWNER: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, THE UNDERSIGNED, A 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.



GORDON N. ANDERSON ~ R.P.L.S. NO. 6617 DATE: 03/29/2022
LJA SURVEYING, INC.,
1100 NORTHEAST LOOP 410, SUITE 850
SAN ANTONIO, TEXAS 78209
T.B.P.L.S. FIRM NO. 10194382

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

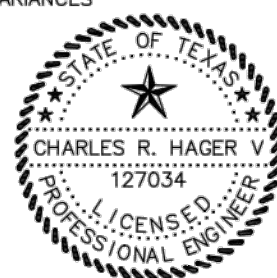
TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT; AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG'S SUBDIVISION ORDINANCES, EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.

CHARLES R. HAGER V
LICENSED PROFESSIONAL ENGINEER
DATE: 5/20/2022



CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE

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

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

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE APPROVED

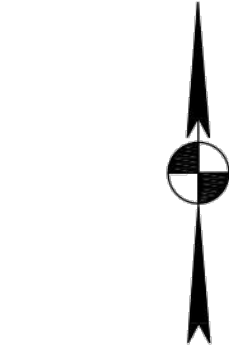
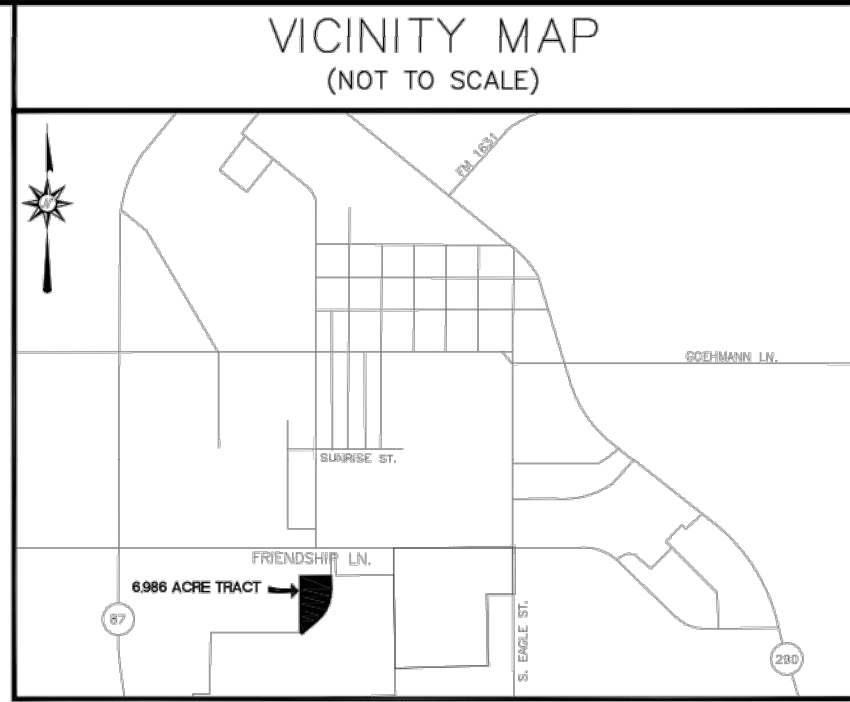
CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE

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

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

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS



GRAPHIC SCALE IN FEET
0 50 100 150 200
SCALE: 1" = 100'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	500.65'	570.00'	59°19'29"	S24°19'53"W	484.71'
C2	35.56'	570.00'	03°34'29"	S16°41'16"W	35.56'

Line Table		
Line #	Direction	Length
L1	N40°30'23"W	34.22'
L2	N00°49'52"W	64.56'
L3	N03°22'04"E	81.70'
L4	N02°55'02"E	14.06'
L5	N03°48'35"E	178.59'
L6	N33°44'38"E	275.38'
L7	N40°59'20"E	45.72'
L8	S49°29'37"W	291.07'

PLAT NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00012.

2. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8-INCH IRON RODS WITH PLASTIC CAP STAMPED "JA SURVEYING" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

3. AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 481712280C EFFECTIVE OCTOBER 19, 2001; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

4. NO VERTICAL IMPROVEMENTS ARE PERMITTING WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN HEREON.

5. PARKLAND DEDICATION FEE OF \$500.00 PER RESIDENTIAL UNIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

PRIVATE FACILITY NOTE:

ALL ON-SITE UTILITIES AND DRAINAGE IMPROVEMENTS PROPOSED WITHIN THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND MAINTAINED BY SUBDIVISION OWNER AND HIS/HER ASSIGNS UNLESS OTHERWISE NOTED OR CONTAINED WITHIN A PUBLIC UTILITY AND/OR DRAINAGE EASEMENT, MAINTENANCE, REPAIR, AND REPLACEMENT OF PRIVATE WATER MAINS, STORM DRAINS, SEWERS, LIFT-STATIONS, WATER SPRINKLER SYSTEMS, CABLE, GAS MAINS, ELECTRIC IMPROVEMENTS, AND OTHER SHARED FACILITIES NECESSARY FOR THE ORDERLY DEVELOPMENT AND OPERATION OF ALL LOTS WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF OWNERS AND HIS/HER ASSIGNS.

LEGEND

- 5/8" IRON ROD SET W/ "JA SURVEYING" CAP (UNLESS NOTED)
- DOC. DOCUMENT
- ROW. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- PROP. PROPOSED
- AC. ACRES
- ESMT. EASEMENT
- PVT. PRIVATE
- U.E. UTILITY EASEMENT
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS
- YARD SETBACK LINE (DISTANCE AS NOTED)
- - - EASEMENT (AS NOTED)
- SIGHT DISTANCE TRIANGLES

A FINAL PLAT OF FRIENDSHIP OAKS SUBDIVISION PHASE 4, LOT 1

5.986 ACRES
OUT OF THE
JOSE ESTEBAN BARGAS SURVEY, ABSTRACT NO. 53
IN THE
CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

OWNER/DEVELOPER:

HK FREDERICKSBURG, LLC.
PHONE 210-722-9211

ENGINEER/SURVEYOR:

LJA Surveying, Inc.
1100 NORTHEAST LOOP 410 Phone 210.503.2700
Suite 850
San Antonio, Texas 78209 T.B.P.L.S. Firm No. 10194382

THIS PLAT FILED IN _____
CITY OF FREDERICKSBURG PROJECT No. P-2220

MARCH 2022
1 OF 1

SPARROW'S NEST

SITE DEVELOPMENT PLANS
FINAL PLAT

S. CREEK STREET, FREDERICKSBURG, TX 78624

REVISIONS	DESCRIPTION	BY	DATE
NO.			
DATE:	5/24/2022		
DESIGNED BY:	CRH		
DRAWN BY:	RMB		
CHECKED BY:	CRH		
DRAWING NAME:	JAGS060825PL04S		



LJA Engineering, Inc.
Phone 512.539.4700
Fax 512.539.4716
FRN-LF-1386

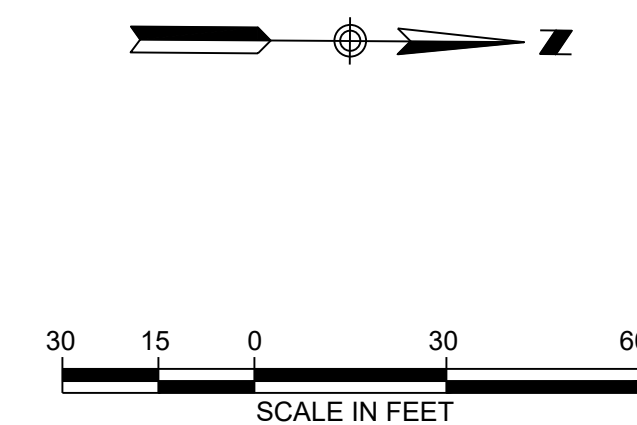
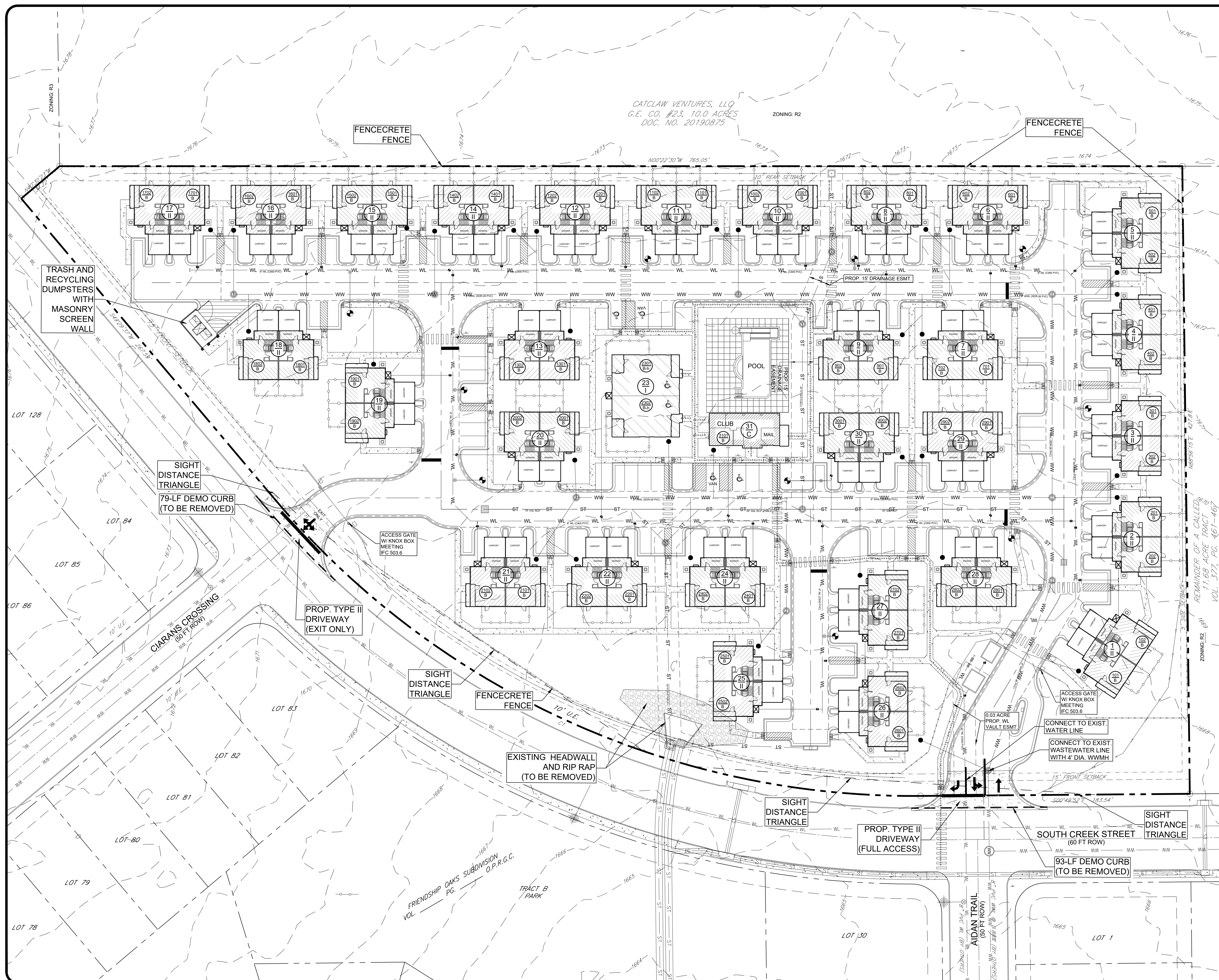
LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

JOB NUMBER:
A462-0402

FP01

SHEET NO.

02
OF 22 SHEETS



NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL SIDEWALKS SHALL BE 4' WIDE UNLESS OTHERWISE NOTED.
4. ALL PAVEMENT OR CURB & GUTTER SHALL BE INSTALLED PER GEOTECH REPORT. DATED 4/16/2021 AND PREPARED BY TTL, INC.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR

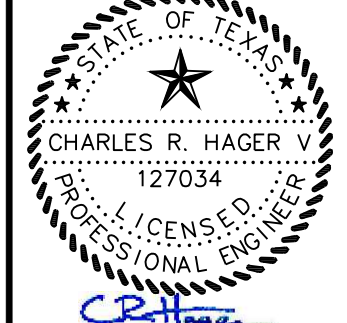


FREDRICKSBURG PROJECT NO. SP-2208

SPARROW'S NEST
SITE DEVELOPMENT PLANS
OVERALL SITE PLAN

REVISIONS			
NO.	DESCRIPTION	BY	DATE
	DESIGNED BY: CRH		
	DRAWN BY: RMB		
	CHECKED BY: CRH		

DRAWING NAME: A452-5482-0101 DWG2



LJA Engineering, Inc.

7500 Riato Boulevard
Building II, Suite 100
Austin, Texas 78735

LJA

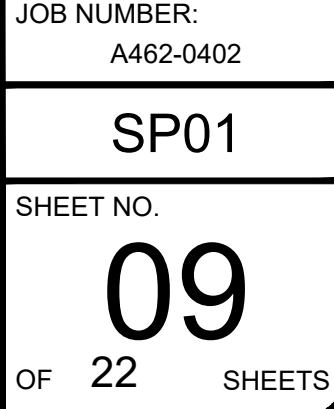
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER:
A462-0402

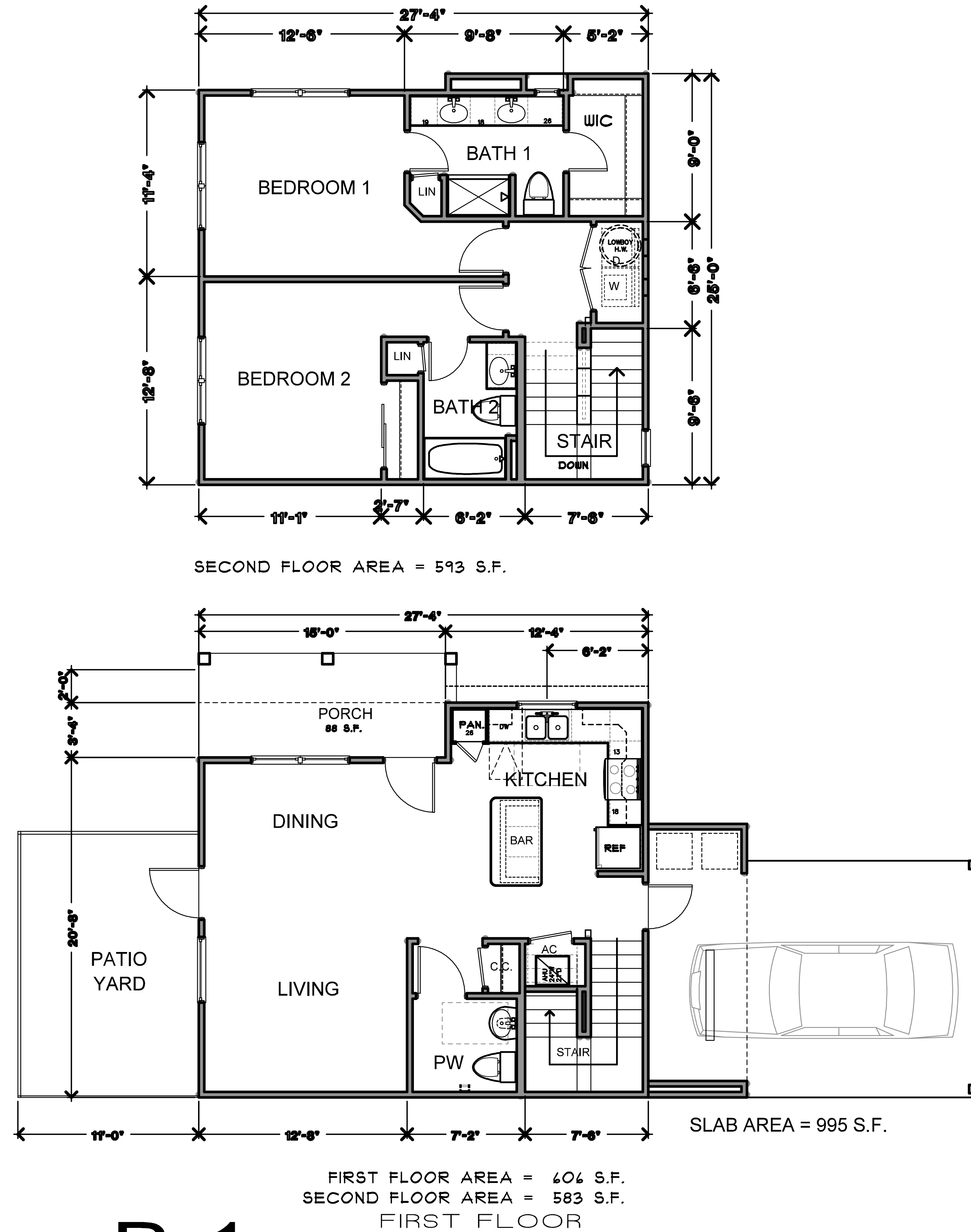
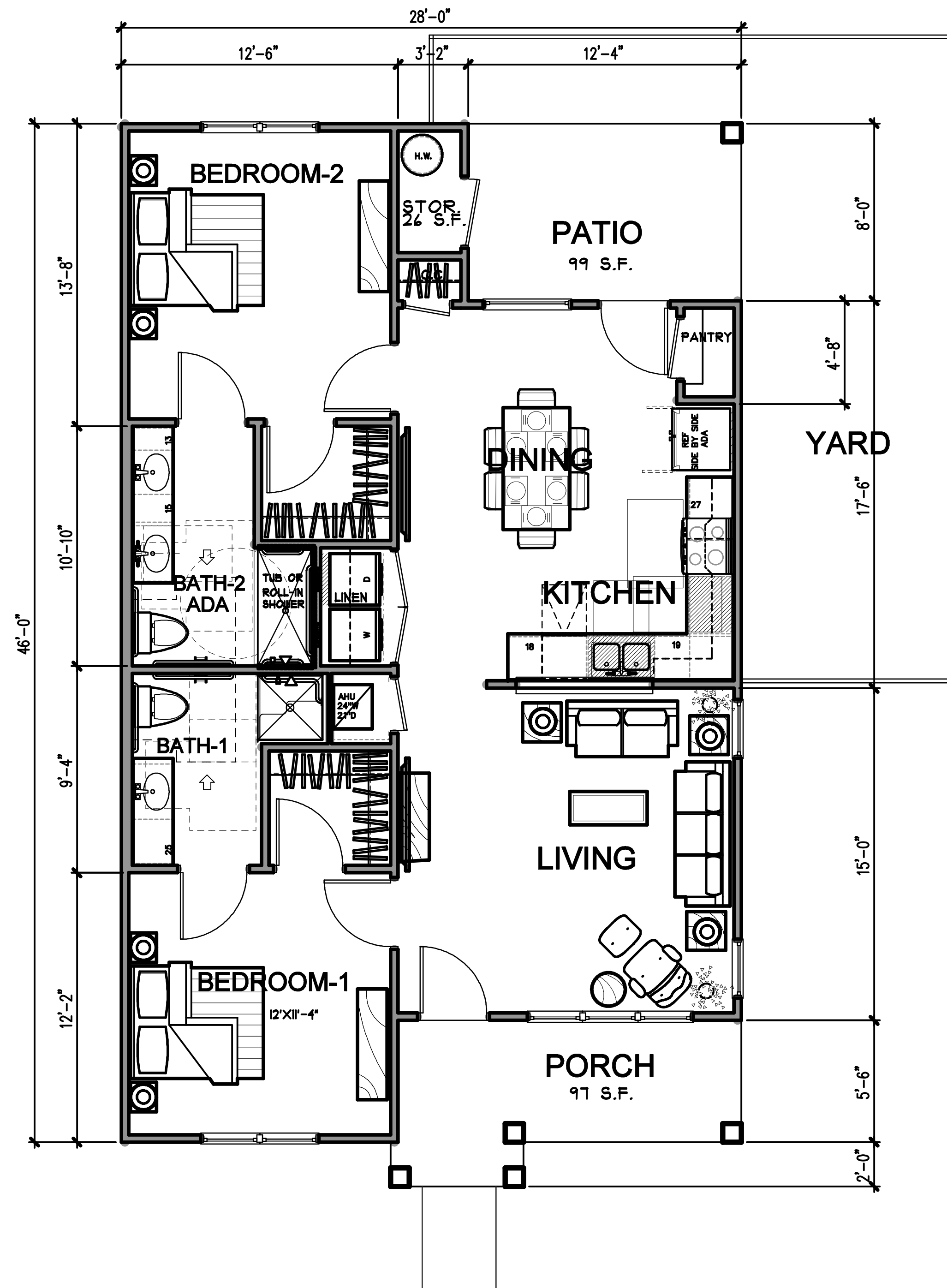
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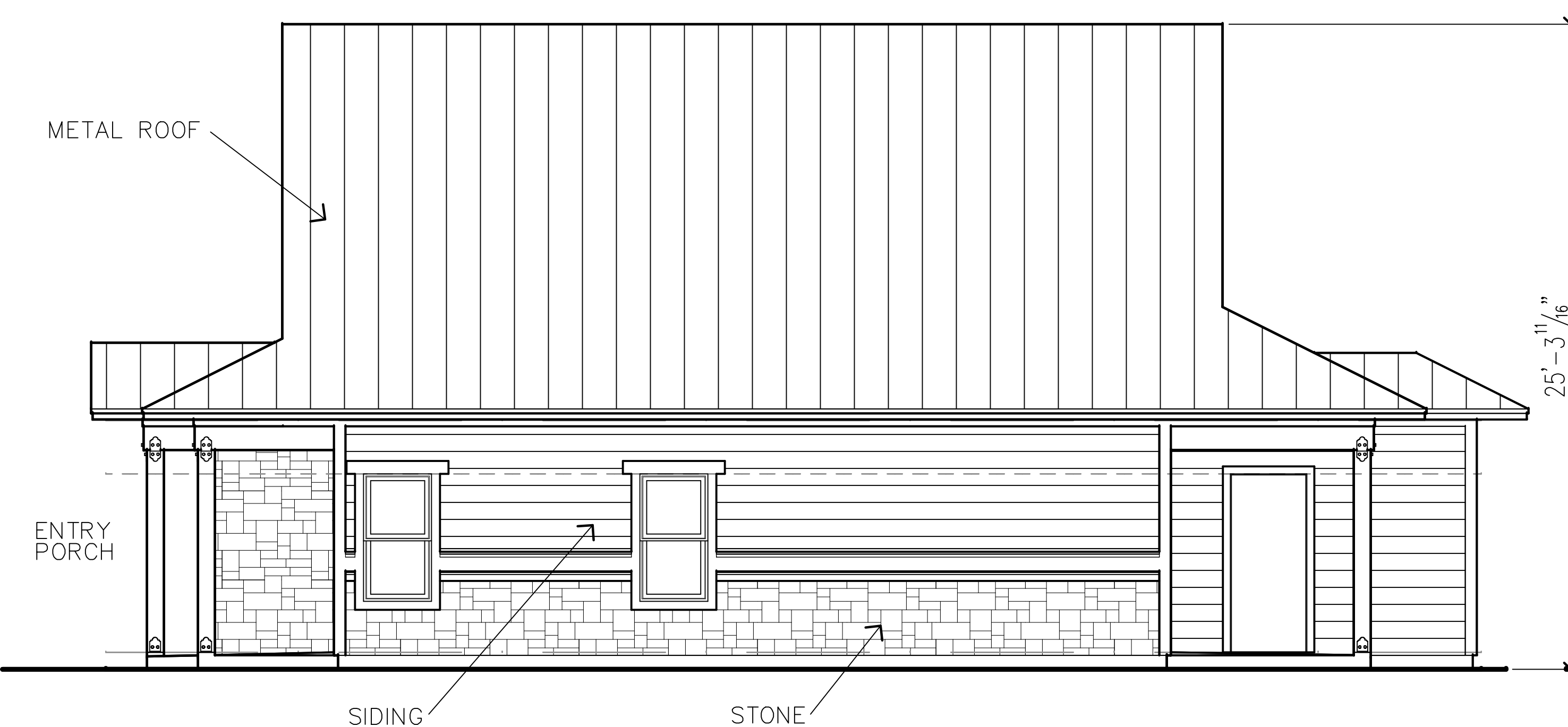
SHEET NO.
05

OF 22 SHEETS



Page 36 of 4





Bh UNIT

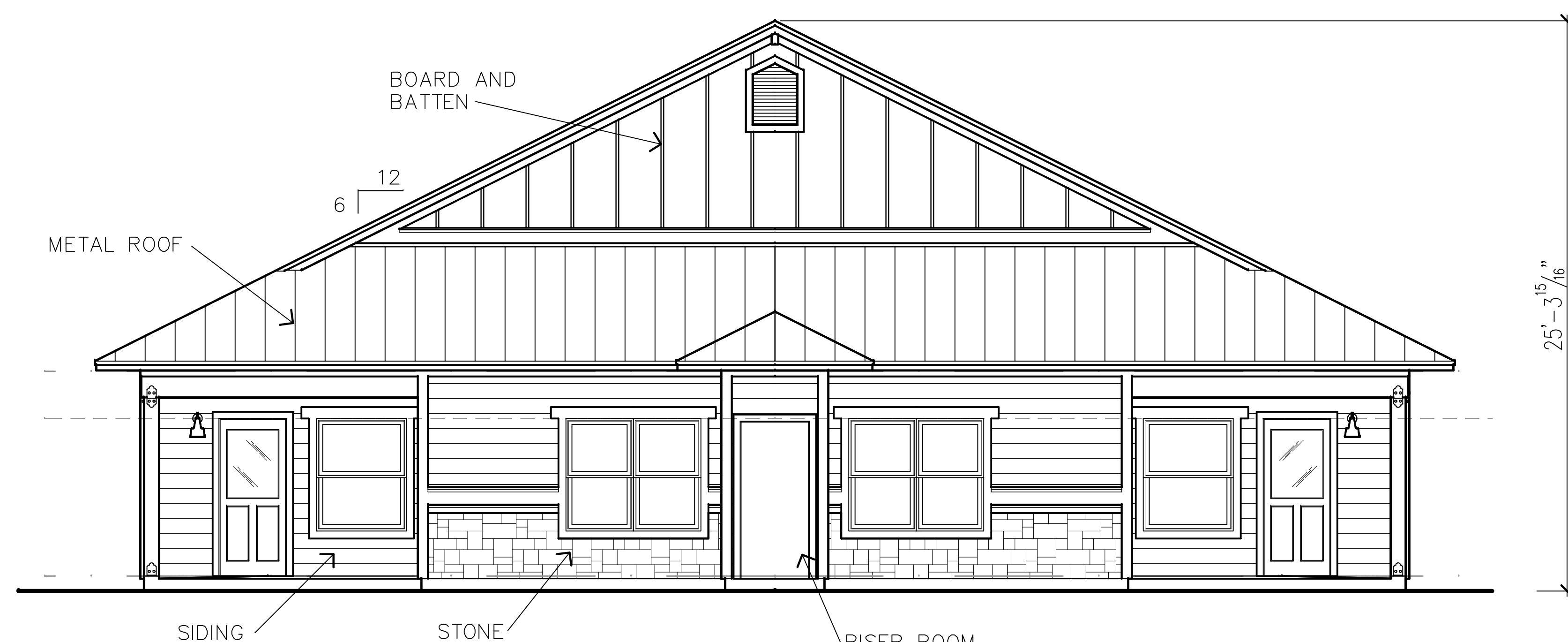
PATIO SIDE ELEVATION



Bh UNIT

Bh UNIT

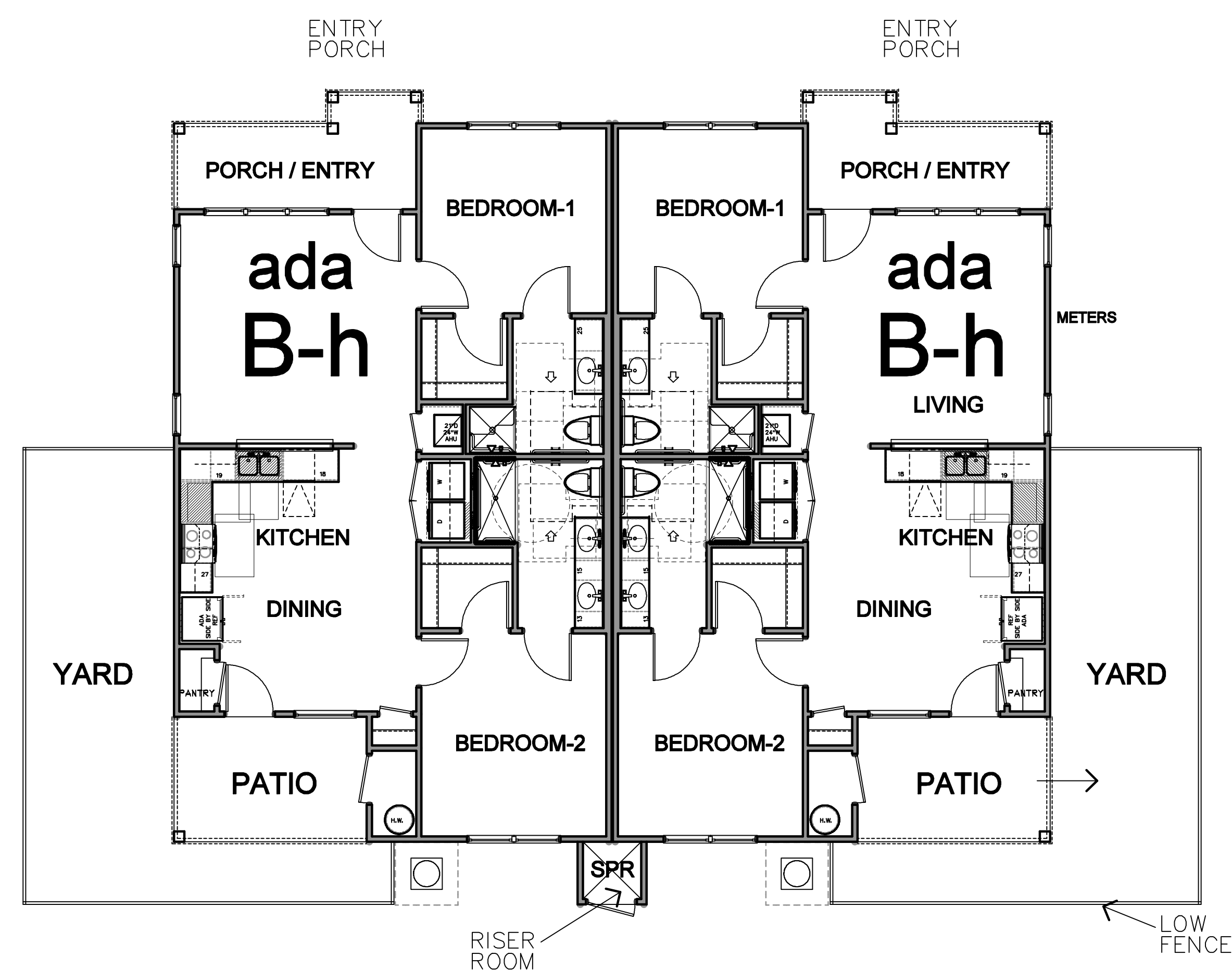
ENTRY ELEVATION



Bh UNIT

Bh UNIT

REAR ELEVATION



PLAN

3/16/22

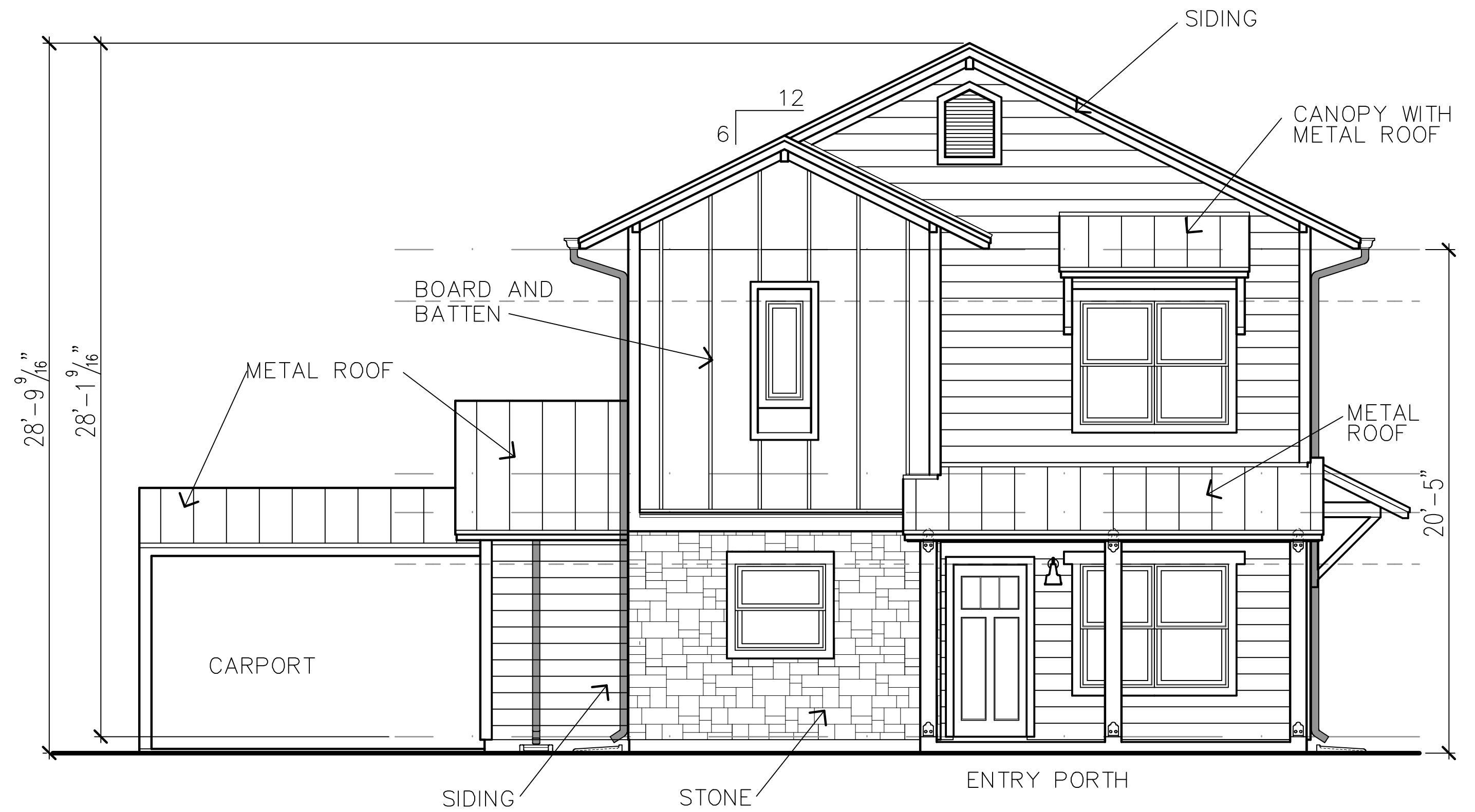
FREDERICKSBURG PROJECT No. SP-2208



B UNIT

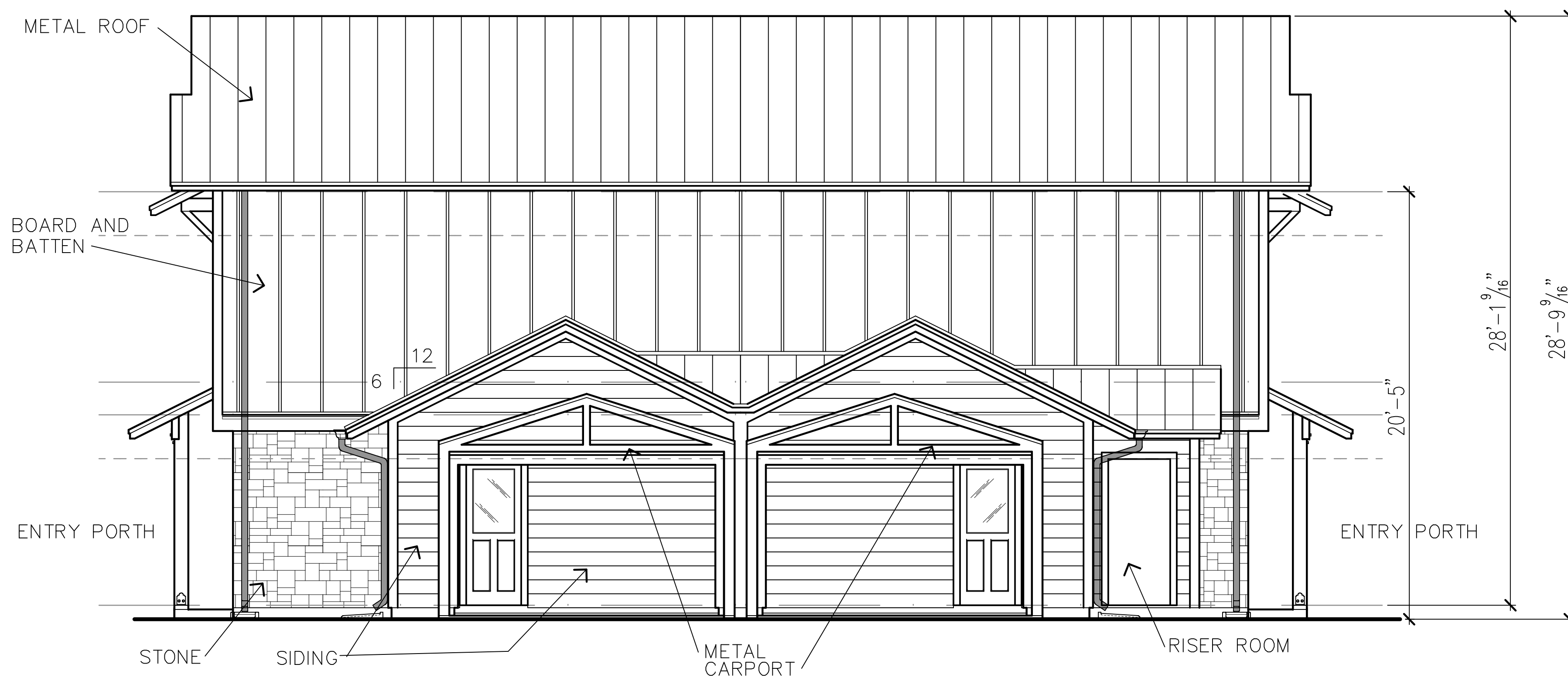
B UNIT

PATIO SIDE ELEVATION



B UNIT

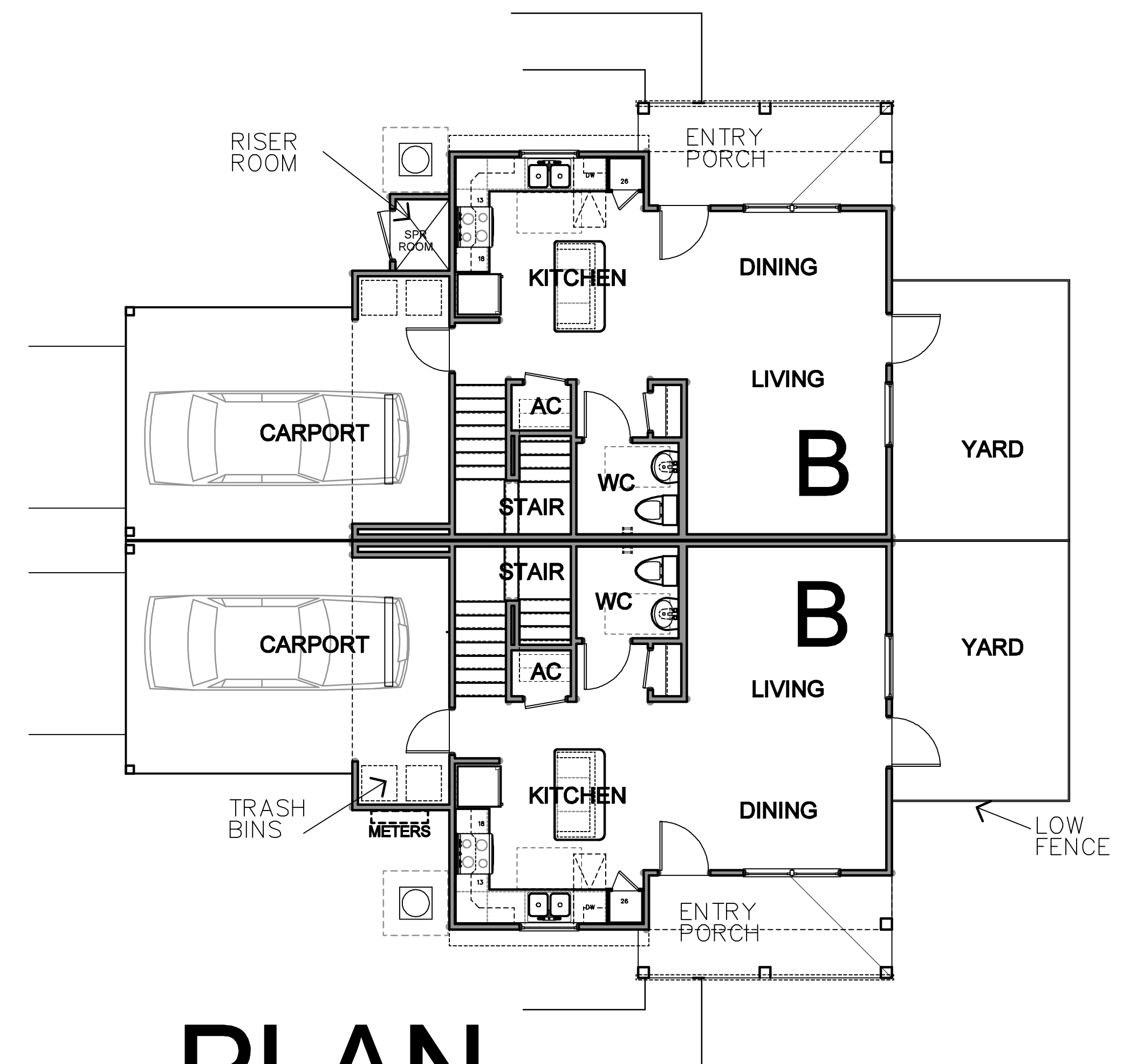
ENTRY ELEVATION



B UNIT

B UNIT

CARPORT SIDE ELEVATION



PLAN

3/16/22

FREDERICKSBURG PROJECT No. SP-2208

4



Friendship Oaks Ranch
Fredericksburg, Texas

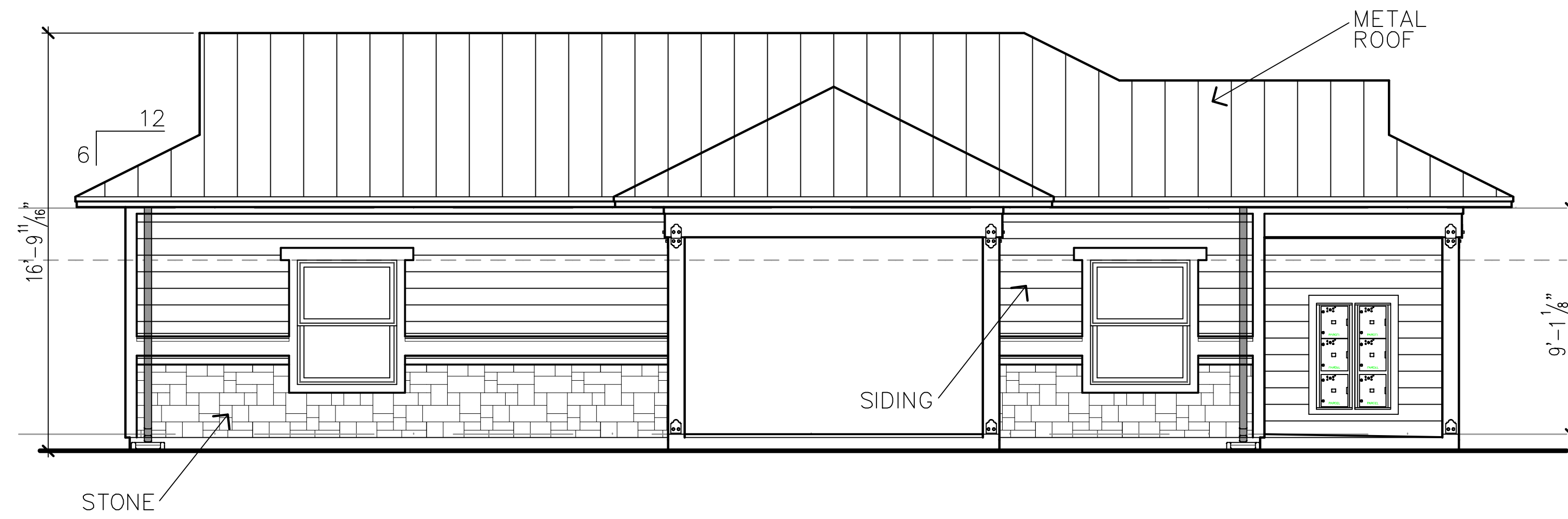
HK

REAL ESTATE
DEVELOPMENT

NOT FOR REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION

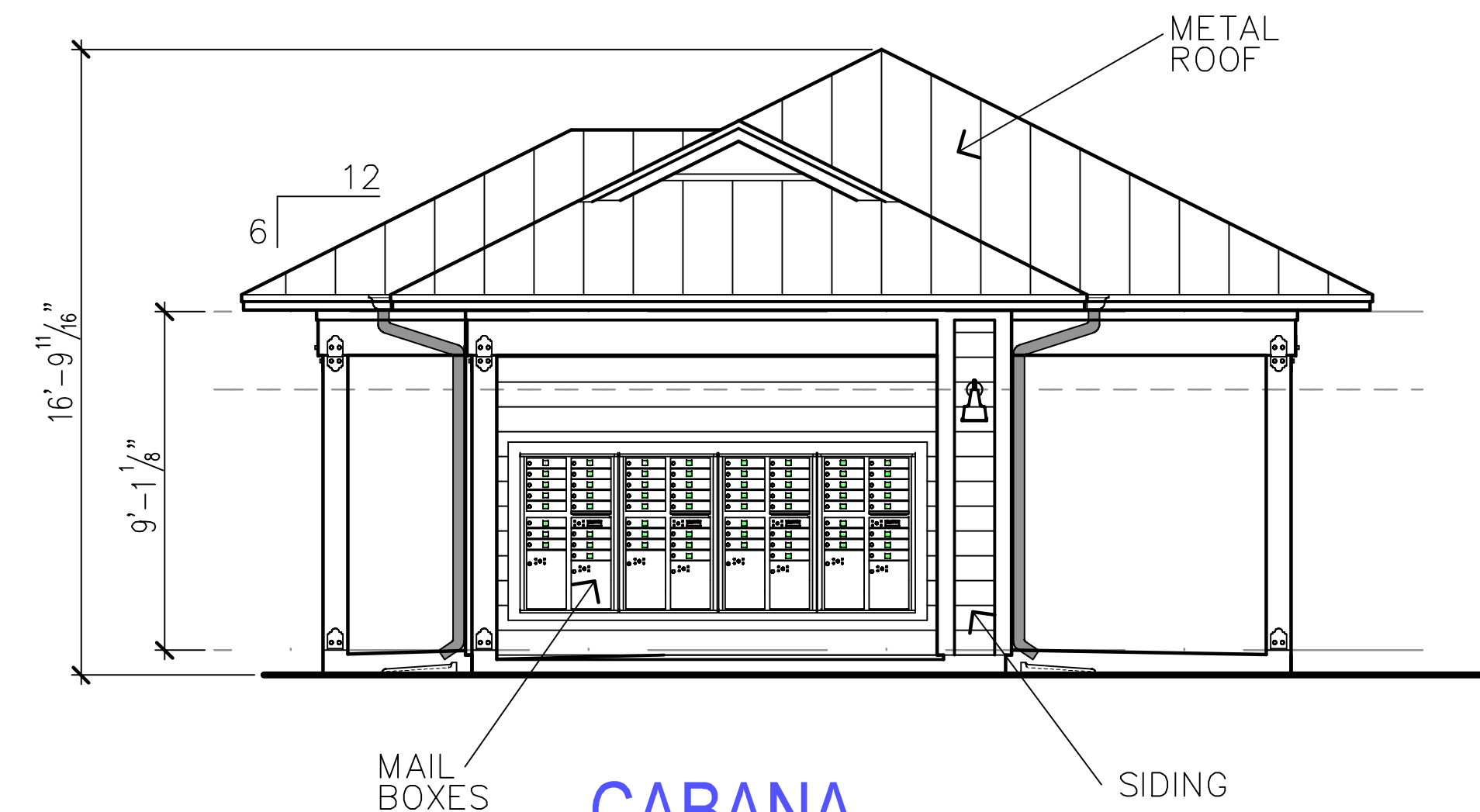
EL03

SHEET 21 OF 22 Page 39 of 40



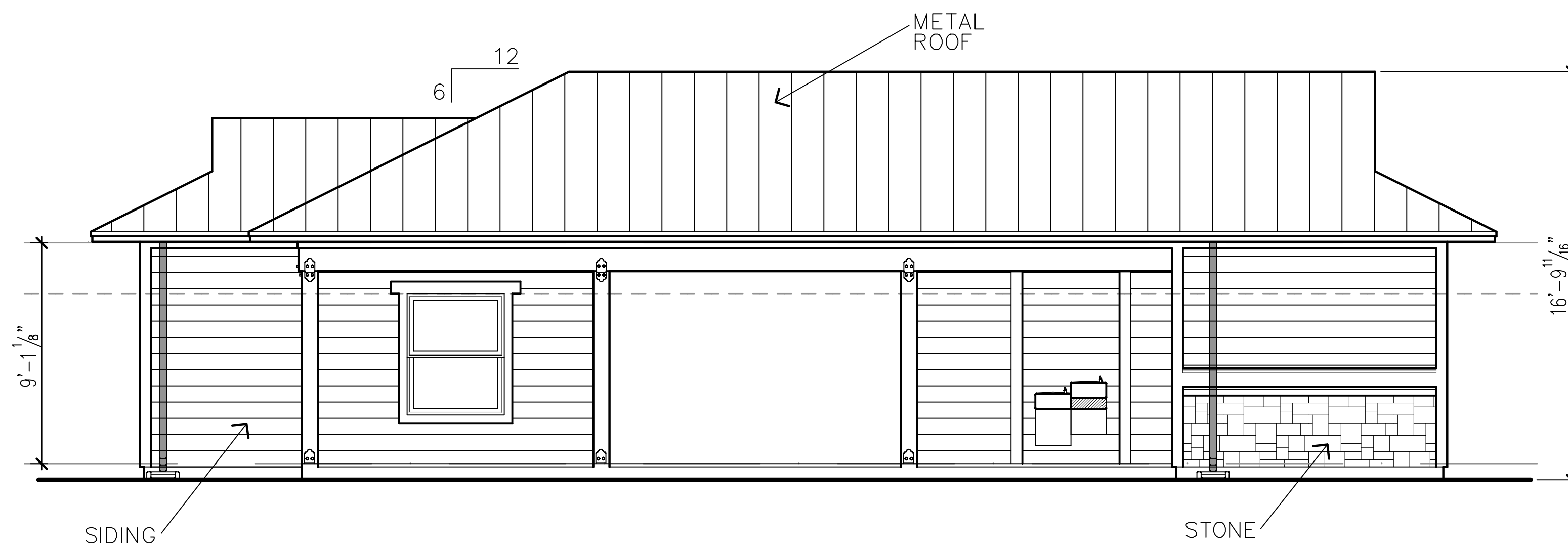
CABANA

EAST ELEVATION



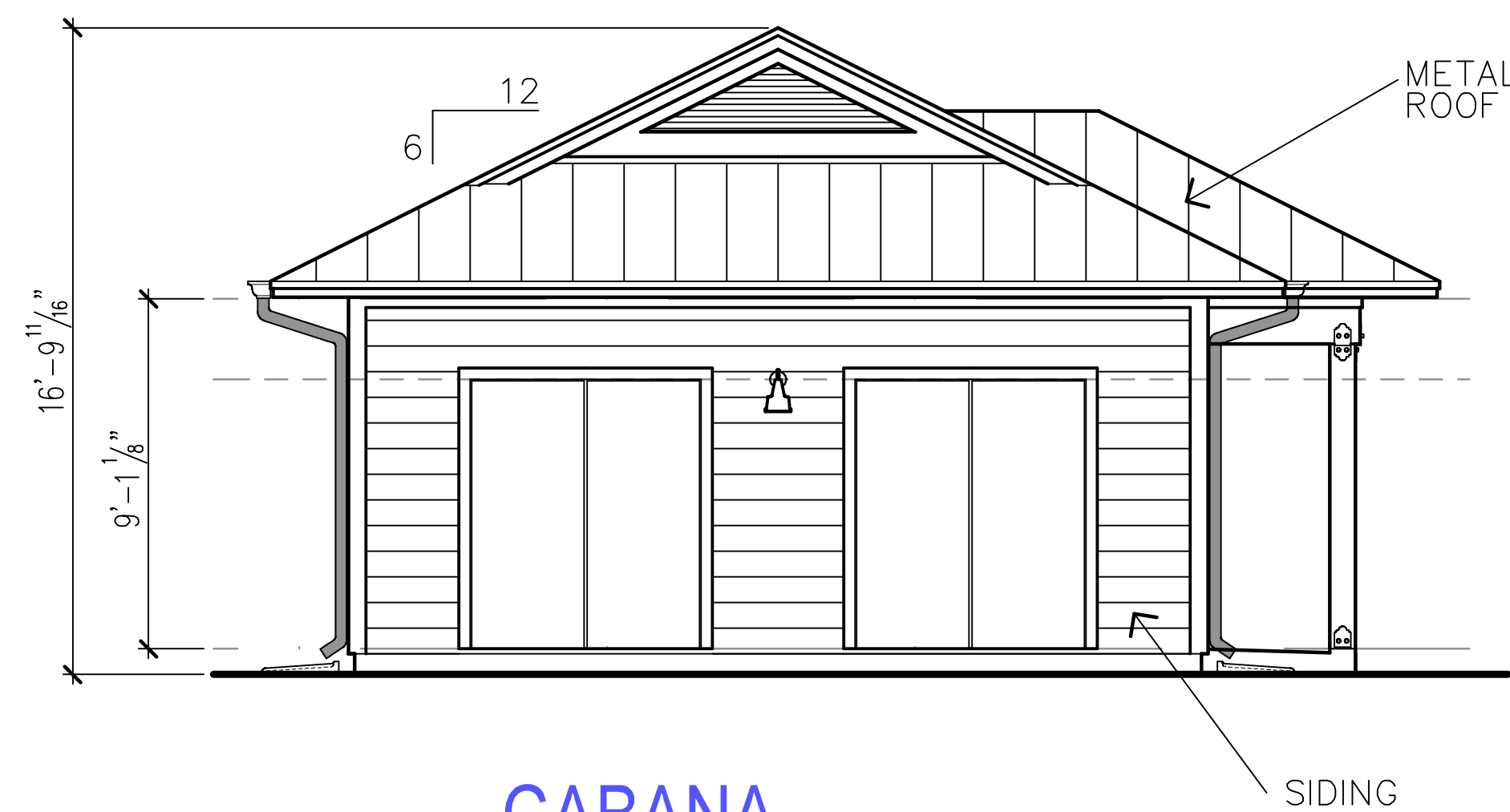
CABANA

NORTH ELEVATION



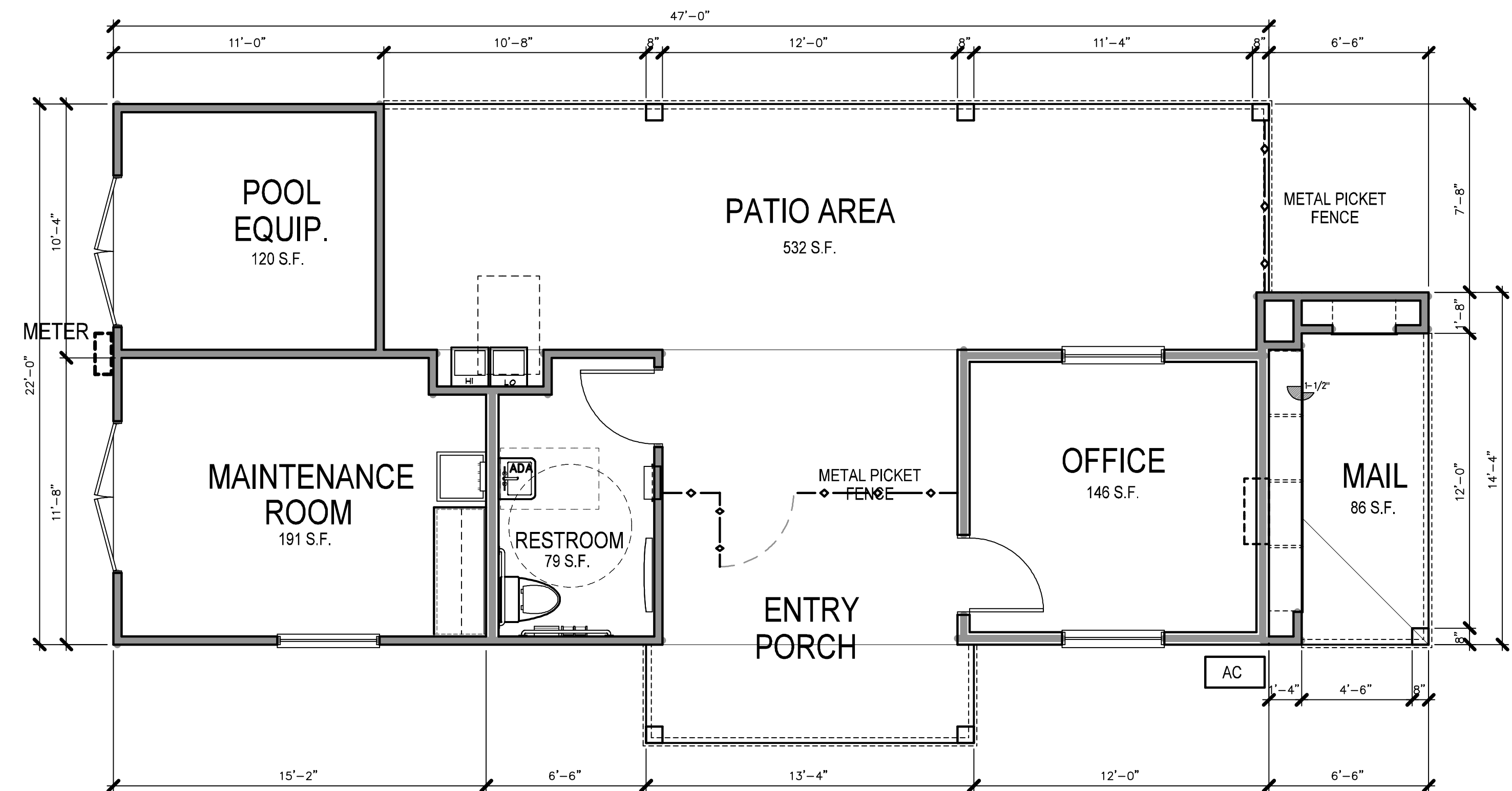
CABANA

WEST ELEVATION



CABANA

SOUTH ELEVATION



POOL CABANA - FLOOR PLAN

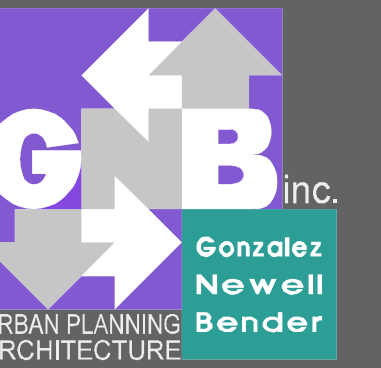
SLAB AREA = 1,056 S.F.

MAIL AREA = 86 S.F.

3/16/22

FREDERICKSBURG PROJECT No. SP-2208

5



Friendship Oaks Ranch
Fredericksburg, Texas

HK

REAL ESTATE
DEVELOPMENT

NOT FOR REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION

EL04

SHEET 22 OF 22 Page 40 of 40