



City of Fredericksburg

Planning and Zoning Meeting Agenda
Tuesday, July 2, 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
Belinda McDonnell, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on July 2, 2024. 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 July 2, 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, 1601 E. Main Street, in order to comment.

You will be limited to 3 minutes to speak.

1. **SWEARING IN OF NEW APPOINTMENTS**
2. **CALL TO ORDER**
3. **ROLL CALL**
4. **ELECTION OF CHAIR AND VICE-CHAIR**
5. **APPROVAL OF MINUTES**
 - A. June 5, 2024, Regular Meeting Minutes
6. **PUBLIC HEARING**

- A. Request Z-2411: By Brian Ognian to Consider a Conditional Use Permit per Section 3.510 to Allow for a Standardized Business in the Historic Shopping District at Property Located at 202 East Main Street.
 - i Presentation by the Applicant
 - ii Staff Report
 - iii Hold a Public Hearing
 - iv Consider the Conditional Use Permit

- B. Request Z-2412: By Pat Schulte for Randolph Brooks Federal Credit Union to Consider a Conditional Use Permit per Section 3.210 to Allow for a Drive-Thru Use for Property Located on the Northeast Corner of Highway 87 South and Friendship Lane also referred to as Lot 3R-A of the Post Oak Park Subdivision.
 - i Presentation by the Applicant
 - ii Staff Report
 - iii Site Plan
 - iv Entry Corridor
 - v Hold a Public Hearing
 - vi Consider the Conditional Use Permit

7. ACTION ITEMS

- A. Consider SP-2405: Review of a Site Plan and Entry Corridor Application for the Meuse Located at Highway 290 West and Highway 87 North, referred to as the "Y".

- B. Consider SP-2406: Review of a Site Plan Application for the Verandas at Frieden Located at 801 Mariposa Drive.

8. DISCUSSION ITEMS

- A. Director's Report - To include a Comprehensive Plan update and Staff update

9. EXECUTIVE SESSION

- A. The Planning and Zoning Commission will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section - 551.071 (Consultation with Attorney)
 - A Consider and discuss review evaluation criteria for Site Plans

10. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM on June 28, 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
JUNE 5, 2024
5:30 P.M.**

On this the 5th day of June 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
JEFF LAWRENCE
TOM MUSSELMAN
CINDY SCROGGINS
POLLY RICKERT
TIM DOOLEY
DARYL WHITWORTH
STEVE THOMAS

ABSENT:

JIM JARREAU

ALSO, PRESENT:

ANNA HUDSON - Director of Development Services
MICK MCKAMIE – City Attorney
SHELBY COLLIER – Senior Planner
JAN MUSGROVE – Planner I

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

Janice Menking took a moment to recognize Steve Thomas for his 20+ years of service to the Planning and Zoning Commission and thanked him for his service and mentioned what an honor it had been to serve alongside him. June 5, 2024, was Steve Thomas’s last P&Z meeting.

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 was carried.

PUBLIC HEARING

Request #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.

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

Brandon Weinheimer with SKT Architects, presented the application. He stated that the site plan had previously been approved for 13 spaces, but the owners provided more than the minimum required and built 28 spaces. The owners are requesting permission to rent out the extra spaces when not in use by the Emigrant.

Anna Hudson, Director of Development Services, Anna Hudson asked Mr. Weinheimer how the spaces in the parking lot would be dedicated and what the mechanics of the arm were? Mr. Weinheimer responded that 11 spaces would be dedicated to the Emigrants Inn and that the arm would have a 5-minute timer on it so that if the lot was full, the car would have enough time to exist without paying a fee.

Tom Musselman made a motion to Open the Public Hearing. Seconded by Daryl Whitworth. All voted in favor and the motion was carried.

Stuart Barron spoke in support of the project. He stated that additional parking on Main Street is a good thing.

Daryl Whitworth made a motion to Close the Public Hearing. Seconded by Tom Musselman. All voted in favor and the motion was carried.

Polly Rickert stated that she was not in favor of a solid front fence for safety concerns but agrees with additional landscaping to soften the development. She supports allowing the public the ability to access the parking lot even when the lot is full for safety reasons.

Tim Dooley stated that an oma style fence, similar to the existing neighboring property, would provide protection and agrees with the need for more landscaping. He went on to say he was not comfortable with staff's recommendation for leasing the property to neighboring property owners.

Daryl Whitworth agreed with Tim Dooley.

Tom Musselman agreed with safety concerns for pedestrians and vehicular traffic.

Polly Rickert made a motion to recommend approval of Z-2408 with conditions to include construction of an open fence to match existing fence, landscaping per Sec. 7.920 plus additional trees, time limit to access the parking lot and review of signage. Seconded by Steve Thomas. All voted in favor and the motion was carried.

ACTION ITEMS

SP-2403 – By Michael Meek to Consider a Site Plan Review for a STR-Facility Located at 320 West Orchard Street.

The applicant was not available to present the application.

Shelby Collier, Senior Planner, stated that a site plan extension request had 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 approved, including 1 ADA space. The new units will be single-story and will be equipped with a fire suppression system.

The project obtained approval from the Historic Review Board in August; the applicant is requesting a one (1) year extension. The Site Plan has been reviewed and meets all City Codes regarding land use and development regulations. There have been no changes since the previous plan's approval.

Tim Dooley made a motion to Approve SP-2403. Seconded by Steve Thomas. All voted in favor and the motion was carried.

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 Located on South Creek Street.

Mark Sparrow with HK Fredericksburg presented the application. He stated that he was in a need of a Site Plan extension for his previously approved site plan.

Shelby Collier, Senior Planner, stated that a site plan extension request had 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 units 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 stories. 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 have been no changes to the plan.

Tom Musselman commented on the exit only access across from Ciaran's Crossing. He asked how the developer was going to prevent people from driving into the development.

Shelby Collier stated that the exit was gated.

Polly Rickert asked why the exit across from Ciaran's Crossing was an exit only and not an entrance as well. She has concerns about cars entering the only entrance and speeding to the south of the development.

Polly Rickert made a motion to Approve Application SP-2404 per Staff recommendations 1-6 plus the drive located across from Ciaran's Crossing to be both egress and ingress per Section 7.131 safety of pedestrian and vehicular traffic. Seconded by Steve Thomas. All voted in favor and the motion carried.

DISCUSSION ITEMS

Directors Report

Anna Hudson, Director of Development Services, introduced Jan Musgrove as the recently hired Planner I. She went on to inform the Board that Council Woman, Emily Kirchner, is interested in updating the Sidewalk Plan per the Comprehensive Plan. In addition, Staff has an intern working on the sidewalk plan.

The July 3rd Planning and Zoning meeting has been moved to July 2nd to accommodate the 4th of July holiday.

Anna Hudson and the Commission thanked Steve Thomas for his many years of service on the Planning and Zoning Commission.

ADJOURN

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Seconded by Steve Thomas. All voted in favor and the meeting was adjourned at 6:21 p.m.

PASSED AND APPROVED this 2nd day of July 2024.

JAN MUSGROVE, Planner I

JANICE MENKING, Chairperson



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: July 2, 2024

CATEGORY: PUBLIC HEARING

CAPTION: Request Z-2411: By Brian Ognian to Consider a Conditional Use Permit per Section 3.510 to Allow for a Standardized Business in the Historic Shopping District at Property Located at 202 East Main Street.

- i Presentation by the Applicant
- ii Staff Report
- iii Hold a Public Hearing
- iv Consider the Conditional Use Permit

PRESENTATION:

SUMMARY: A Conditional Use Permit Application has been submitted to operate a Standardized Business in the Historic Shopping District By Kilwins at 202 E Main Street, which is the half of the building that is located on the corner of North Llano and East Main Street. The building consists of a single-story, 2,668 Sq Ft structure that intends to be split into two units. 202 E Main would occupy the half of the building that fronts on North Llano and East Main Street and 204 E Main would be an interior unit that borders 206 E Main. As part of the review of the application, Staff found that Kilwins is a franchise that focuses on the sale of chocolates and sweet treats primarily located along the east coast from New Hampshire down to Key West. Kilwins has roughly 185 stores nationwide, with 10 in Texas. The applicant is requesting permission to operate a Kilwins at 202 E Main Street, formerly Mac's Bar-B-Que.

Sec. 3.510, The Historic Shopping District Overlay, allows Standardized Businesses the opportunity to request a Conditional Use Permit with the ideal user adding diversity to existing businesses, not in proximity to other, similar retailers and would not alter the general characteristics of the surrounding area. It is important to note that there are several local sweet treat stores located on Main Street, such as Clear River Pecan Company and Rustlin Robs, which are both located in the 100 Block of East Main. Lone Star Candy and Quintessential Chocolates as well as multiple food sale retailers such as Piccolina, Big Pops and the Popcorn Emporium are all located on Main Street.

Clear River Pecan Company and Rustlin Robs are local staples for ice cream and chocolates and are identifiable by their charm that adds to the historic district. Kilwins proposed design consists of large scale signage and heavy branding that take away from the simplicity of the historic district and leans into the "Franchise" feel of a well known and established business that is found nationwide and looks like all of its other storefronts. Fredericksburg's approach consists of limited signage, unique branding

and a collection of unique finds.

Zoning: CBD, Central Business District [Sec. 3.220](#)

Site Area: 4,293 Sq Ft [Sec. 3.220](#)

Building Coverage: 2,668 Sq Ft [Sec. 3.220](#)

Parking: No additional parking provided as the property is located in the Historic Shopping District and does not require additional parking [Sec. 7.825](#)

[Sec. 5.461](#) - Review and Evaluation Criteria for Historic Shopping District

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permits applications for all Standardized Businesses within the Historic Shopping District using the following criteria:

- A.
 - Affirmative finding that the existence of such business will not:
 - (1) Materially alter the general characteristic of the surrounding area of the small town German and Hill Country environment;
 - (2) Detract from the uniqueness of, nor materially alter the identity of, the Historic Shopping District;
 - (3) Contribute to the nationwide trend of standardized offerings; or
 - (4) Impair the intent of this ordinance or the comprehensive plan of the City; and
- B.
 - Affirmative finding that the business will:
 - (1) Add diversity to the mix of businesses in the area including type of service, amusement, product, price range and the like; and
 - (2) Complement those businesses already in the Historic Shopping District; and
 - (3) Help promote and foster the local economic base as a whole; or
 - (4) Is currently existing in the District or is regionally or locally based or is serving a community need or local demand; and
- C.
 - The Planning and Zoning Commission may recommend and the Council shall require that a Standardized Business:
 - (1) Will not utilize or contain the features or attributes of a Standardized Business as defined above except the service, product or amusement, and a sign, no more than two square feet in size showing the franchise or business affiliation, if desired;
 - (2)

- Be pedestrian oriented as opposed to automobile oriented, to encourage walking in the HSD; (3)
- Utilize a unique visual appearance that reflects or compliments the Historic character of the HSD, and not project a visual appearance that is homogeneous with its elements in other communities; and (4)
- Not be in such close proximity to Standardized Businesses to significantly destroy a mix of standardized businesses with other businesses.
- D.
- The Planning and Zoning Commission may recommend and the Council may place other reasonable conditions upon the granting of the application which may not be specifically set out herein provided that such conditions promote the goals of this ordinance. It is specifically permitted that the City Council may place restrictions upon the operation of the business such as hours of operation to conform generally with other businesses in the area or the requirement of the addition of architectural features to maintain the character and architectural look of the area.
- E.
- The burden of proof in conditional use proceedings shall be upon the applicant. The Council may require the applicant to submit a traffic study, prepared by a Registered Professional Engineer, approved by the Board, or to submit any other reasonable substantiation of the elements of the application.
- F.
- The fact that a use may be more profitable or that a structure may be more valuable if the conditional use granted shall not be grounds for issuance of the permit.

BACKGROUND:

STAFF RECOMMENDATION:

The Kilwins franchise is well known throughout the nation and has a recognizable brand. However, the Kilwins franchise contributes to the nationwide trend of standardized offerings and would detract from the uniqueness of the Historic Shopping District that already provides several sweet treat shops that are locally grown. With that in mind, Staff does not recommend approval of the Conditional Use Permit to operate a Standardized Business in the Historic Shopping District.

ATTACHMENTS:

1. Z-2411 Site Plan
2. Side view revised 6.21.24
3. Front View revised 6.21.24
4. CUP - Response to Sec. 5.461 (revised 6.24.24) PDF
5. Z-2411 CUP Narrative
6. Z-2411 Review Comments
7. Z-2411 Public Hearing Map

- 8. Z-2411 Mailing Labels
- 9. Z-2411 Zoning Application

APPROVAL/REVIEW:



Shelby Collier, Senior Planner

Date: June 27, 2024



William McKamie, City Attorney

Date: June 27, 2024

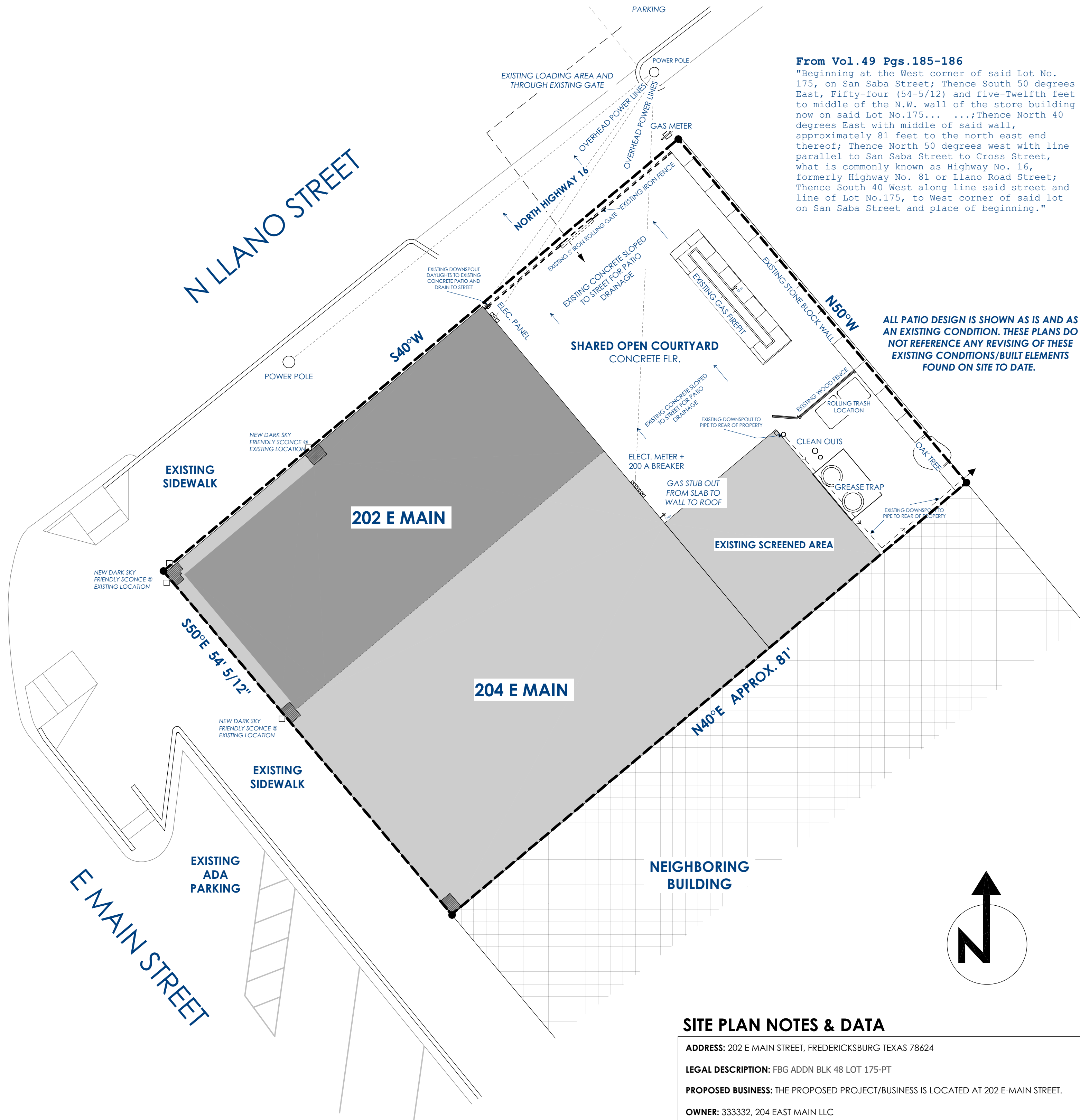
Anna Hudson, Director of Development Services

Date:



PROJECT OVERVIEW

1" = 15'-0"



SITE PLAN

1/8" = 1'-0"

DESCRIPTION OF PROPOSED USE

Kilwins was founded in 1947 by Don & Katy Kilwin in Northern Michigan, initially as a bakery. The company has evolved into a strong full-line Chocolate, Confectionery, and Ice Cream Store, with many unique locations. Kilwins stores are located where people come together with family & friends to celebrate, shop, stroll and dine. We provide an authentic, uniquely American setting which people visit time and again. Each of the Kilwins franchise model stores are individually designed, iconic and built to fit in the community, whether historic, nostalgic, contemporary, modern, etc., with timeless material finishes, fixtures, and equipment. Kilwins Full-line Chocolates, Confectionery, and Ice Cream Stores feature in-store kitchens with marble tables, stoves, copper kettles, and exhaust fans that bring the sights, sounds and smells of confections being crafted to the customer's senses. We offer premium Kilwins proprietary Heritage Chocolates, Original Recipe Ice Cream, Made-In-Store Confections like hand-paddled Fudge, Kilwins signature Caramel Apples, Caramel Corn & Brittle, and other dozens of other made-in-store confections. Kilwins combines the best of our heritage of quality products with modern business practices which are shared with and supported by our family of local Franchisee/Store Owners to bring to Fredericksburg.

SITE PLAN NOTES & DATA

ADDRESS: 202 E MAIN STREET, FREDERICKSBURG TEXAS 78624

LEGAL DESCRIPTION: FBG ADDN BLK 48 LOT 175-PT

PROPOSED BUSINESS: THE PROPOSED PROJECT/BUSINESS IS LOCATED AT 202 E-MAIN STREET.

OWNER: 333332, 204 EAST MAIN LLC

SITE PLAN DRAFTER: SHAYNA THOMPSON - WILLOW CREEK DESIGNS

ZONED REQUIREMENTS: CBD CENTRAL BUSINESS DISTRICT

- MINIMUM LOT AREA, 5000 SQUARE FEET
- MINIMUM LOT WIDTH, 50 FEET
- MAXIMUM BUILDING HEIGHT, 3 STORIES, 38 FEET
- FRONT YARD MINIMUM REQUIRED SETBACK, 0 FEET
- STREET SIDE YARD MINIMUM REQUIRED SETBACK, 0 FEET; OR 10 FEET WHEN ABUTTING R1, R1A, OR R5 ZONING DISTRICTS
- MAXIMUM IMPERVIOUS COVERAGE 90%

PARKING: ON STREET EXISTING

REQUIRED BUILDING SETBACKS: BUILDING EXISTING

TOTAL IMPERVIOUS COVERAGE: EXISTING BUILDINGS AND PATIOS ~99%

BUILDING COVERAGE: EXISTING ~61% OF 202 E MAIN SIDE OF PROPERTY, ~69% EXISTING BUILDING COVERAGE FOR ENTIRE 'FBG ADDN BLK 48 LOT 175-PT' (202+204) LOT.

PERIMETER FENCING: EXISTING & AS NOTED

LANDSCAPING&SCREENING: N/A

LOADING FACILITIES: EXISTING LOADING ACCESS @ LLANO STREET SIDE

ALL EXTERIOR LIGHTING WILL COMPLY WITH SEC. 5, ARTICLE XV - OUTDOOR LIGHTING DARK SKY FRIENDLY.

NO ONSITE DRIVEWAYS

HANDICAP ACCESS: TO REMAIN AS EXISTING

KNOWN UTILITY LOCATIONS ARE SHOWN. VERIFY ALL EXISTING UTILITIES W/ CITY + OWNER

NO FIRE LANES REQUIRED.

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY THE CITY OF FREDERICKSBURG, TEXAS. ANY CHANGES, DISCREPANCIES, OMISSIONS, ETC., MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER.

Shayna Thompson
DESIGNER / OWNER
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830.998.1673
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www.willowcreekdesignstg.com

Willow Creek
DESIGNS

KILWIN'S CHOCOLATE'S

Proposal for 202 E. MAIN ST.
Fredericksburg, Texas 78624

SITE PLAN

Scale:
1/4" = 1'-0"

Date:
6/24/2024

Revisions:

A-2





Response to Sec. 5.461 – Kilwins Fredericksburg, TX

A. Affirmative finding that the existence of such business will not:

(1) Materially alter the general characteristic of the surrounding area of the small town German and Hill Country environment; [We have included renderings of the exterior in the site plan to enhance the German town aesthetic and welcome any suggestions from the city council.](#)

(2) Detract from the uniqueness of, nor materially alter the identity of, the Historic Shopping District; [We propose an overhead blade sign, externally illuminated, to maintain a small-town feel. The replacement wall sconces will feature globe lights, evoking a turn-of-the-century style, with wrought-iron bases in black to match the interior decor. Additionally, we plan to add two metal wrought-iron benches at the front for passers-by. The awning will be custom-screened with Sunbrella fabric and white filigree. This historic style filigree pattern will also be reflected in the interior design.](#)

(3) Contribute to the nationwide trend of standardized offerings; or Kilwins, as a brand that sees itself as a “vacation destination”, whether that vacation is a formal getaway or a few minutes out of a busy day, has never contributed to the typical, standardized model for the look and feel of our stores. To do so would be to homogenize the vacation-like experience, which is antithetical to the brand. Each Kilwins location is individually addressed and designed, from the layout and fixturing plan to the lighting, finishes and exterior signage and facades. None of our stores look and feel the same, which is insured through our approach, but supported with our catalogue of finishes and options available. We also look to “repurposed assets like a tile or wood floor, tin ceiling, exposed brick, etc. than can be incorporated into the store whenever possible, so that the store, while a representation of the brand, also pays homage to the era, the locale, and the style of the building.

(4) Impair the intent of this ordinance or the comprehensive plan of the City; and [Many of our products are handcrafted in-store by a skilled confection maker. With access to thousands of recipes, we will offer a unique and diverse selection, tailored specifically to the city of Fredericksburg.](#)

B. Affirmative finding that the business will:

(1) Add diversity to the mix of businesses in the area including type of service, amusement, product, price range and the like; and [We offer a family-centered experience focused on in store made confections. Our confections and premium ice cream are available at affordable prices, and we also provide premium options for take-home gifts, including boxes of handcrafted chocolates and gift baskets.](#)

(2) Complement those businesses already in the Historic Shopping District; In order to ensure our store complements already established businesses, we have developed a variety of store styles specific to each area. These include Colonial and Federal era stores, Victorian, mid-century modern, contemporary, Seattle-style, beachy, turn-of-the-century factory era, Miami deco, and many others. We take cues from the streetscape and the building itself, considering awnings, signage, murals, graphics, and other elements before designing a store. A member of our design team will research the town, use photographs, and spend time with store owners before finalizing the design plan for approval.

(3) Help promote and foster the local economic base as a whole; or- We will enhance the surrounding businesses by offering a variety of premium ice cream and desserts for food patrons, along with an assortment of chocolates that pair well with a selection of wines. We are proven valued business partners with wedding planners.

(4) Is currently existing in the District or is regionally or locally based or is serving a community need or local demand. Currently, we operate 163 stores across 29 states. In 2024, our expansion plans include opening 14 additional stores in the US. In Texas, where we currently operate 9 stores, new locations are planned for Waco, adjacent to the Magnolia Silos, and Midland, TX, with expected openings around March 2025. We have finalized agreements for one store each in San Antonio, Austin, Houston, and Dallas; however, specific sites have not been secured, and therefore, opening dates cannot be projected. Pending approval for Fredericksburg, we aim to open around January 2024.

C. The Planning and Zoning Commission may recommend and the Council shall require that a Standardized Business:

(1) Will not utilize or contain the features or attributes of a Standardized Business as defined above except the service, product or amusement, and a sign, no more than two square feet in size showing the franchise or business affiliation, if desired; We would request to use the Kilwins name as shown in rendering.

(2) Be pedestrian oriented as opposed to automobile oriented, to encourage walking in the HSD; We position our kitchen and kettle by the front window to actively engage pedestrians in the confection-making process as they walk by.

(3) Utilize a unique visual appearance that reflects or compliments the Historic character of the HSD, and not project a visual appearance that is homogeneous with its elements in other communities; and Our design department has thoroughly researched Fredericksburg and tried to capture the historic and German town ambiance. We believe our handcrafted products and store experience will celebrate and embrace the rich heritage of Fredericksburg.

(4) Not be in such close proximity to Standardized Businesses to significantly destroy a mix of standardized businesses with other businesses. [The rendering reflects our vision of a historic full-line Chocolate, Confectionery and Ice Cream Store in Fredericksburg.](#)

D. The Planning and Zoning Commission may recommend and the Council may place other reasonable conditions upon the granting of the application which may not be specifically set out herein provided that such conditions promote the goals of this ordinance. It is specifically permitted that the City Council may place restrictions upon the operation of the business such as hours of operation to conform generally with other businesses in the area or the requirement of the addition of architectural features to maintain the character and architectural look of the area. [Agreed](#)

E. The burden of proof in conditional use proceedings shall be upon the applicant. The Council may require the applicant to submit a traffic study, prepared by a Registered Professional Engineer, approved by the Board, or to submit any other reasonable substantiation of the elements of the application.

F. The fact that a use may be more profitable or that a structure may be more valuable if the conditional use granted shall not be grounds for issuance of the permit.

Response to Sec. 5.461

A. Affirmative finding that the existence of such business will not:

(1) Materially alter the general characteristic of the surrounding area of the small town German and Hill Country environment; [We have included renderings of the exterior in the site plan to enhance the German town aesthetic and welcome any suggestions from the city council.](#)

(2) Detract from the uniqueness of, nor materially alter the identity of, the Historic Shopping District; [We propose an overhead blade sign, externally illuminated, to maintain a small-town feel. The replacement wall sconces will feature globe lights, evoking a turn-of-the-century style, with wrought-iron bases in black to match the interior decor. Additionally, we plan to add two metal wrought-iron benches at the front for passers-by. The awning will be custom-screened with Sunbrella 'Burgundy' fabric and white filigree, deliberately aged to complement the historic nature of the town. This antique style filigree pattern will also be reflected in the interior design.](#)

(3) Contribute to the nationwide trend of standardized offerings; or

(4) Impair the intent of this ordinance or the comprehensive plan of the City; and [Many of our products are handcrafted in-store by a skilled candy maker. With access to thousands of recipes, we will offer a unique and diverse selection, tailored specifically to the city of Fredericksburg.](#)

B. Affirmative finding that the business will:

(1) Add diversity to the mix of businesses in the area including type of service, amusement, product, price range and the like; and [We offer a family-centered experience focused on candy making. Our candy and ice cream products are available at affordable prices, and we also provide premium options for take-home gifts, including boxes of handcrafted chocolates and gift baskets.](#)

(2) Complement those businesses already in the Historic Shopping District; and

(3) Help promote and foster the local economic base as a whole; or- [We will enhance the surrounding businesses by offering a variety of ice cream and desserts for food patrons, along with an assortment of chocolates that pair well with a selection of wines. We are proven valued business partners with wedding planners.](#)

(4) Is currently existing in the District or is regionally or locally based or is serving a community need or local demand; and [We currently have eight stores open in the state of Texas.](#)

C. The Planning and Zoning Commission may recommend and the Council shall require that a Standardized Business:

(1) Will not utilize or contain the features or attributes of a Standardized Business as defined above except the service, product or amusement, and a sign, no more than two square feet in size showing the franchise or business affiliation, if desired; [We would request to use the Kilwins name as shown in rendering.](#)

(2) Be pedestrian oriented as opposed to automobile oriented, to encourage walking in the HSD; [We position our kitchen by the front window to actively engage pedestrians in the candy-making process.](#)

(3) Utilize a unique visual appearance that reflects or compliments the Historic character of the HSD, and not project a visual appearance that is homogeneous with its elements in other communities; and [Our design department has thoroughly researched Fredericksburg and tried to capture the historic and German town ambiance. We believe our handcrafted products and store experience will celebrate and embrace the rich heritage of Fredericksburg.](#)

(4) Not be in such close proximity to Standardized Businesses to significantly destroy a mix of standardized businesses with other businesses. [Our aim is to maintain a diverse selection of products, featuring many handmade items that will not be available at other candy or ice cream providers in the area.](#)

D. The Planning and Zoning Commission may recommend and the Council may place other reasonable conditions upon the granting of the application which may not be specifically set out herein provided that such conditions promote the goals of this ordinance. It is specifically permitted that the City Council may place restrictions upon the operation of the business such as hours of operation to conform generally with other businesses in the area or the requirement of the addition of architectural features to maintain the character and architectural look of the area.

E. The burden of proof in conditional use proceedings shall be upon the applicant. The Council may require the applicant to submit a traffic study, prepared by a Registered Professional Engineer, approved by the Board, or to submit any other reasonable substantiation of the elements of the application.

F. The fact that a use may be more profitable or that a structure may be more valuable if the conditional use granted shall not be grounds for issuance of the permit.



June 10, 2024

Brian Ognian

Via email

bognian@kilwinsfranchise.com

RE: Z-2411 – Review Comments for a Conditional Use Permit Application to allow for a Standardized Business Located in the Historic Shopping District at 202 E Main Street.

Dear Mr. Ognian,

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 Conditional Use Permit requires Planning and Zoning Approval, scheduled for July 2, 2024.
- Your narrative form answering questions for Section 5.461 did not address
 - A #3, Affirmative finding that that existence of Kilwins will not contribute to the nationwide trend of standardized offerings:
 - B #2 Complement those businesses already in the Historic Shopping District
 - C #4: Please describe where other Kilwins locations are and where other potential franchises are proposed.
- Please resubmit the renderings, the scale provided is not legible on 8 ½ x 11 sheets.
 - Murals cannot be signage
 - Signage is limited to 1.5 sf per 1 linear foot of building frontage (see Chapter 29 for signage limitations and update renderings accordingly)
- The subject property is a Low rated Historic property. Any exterior alterations will require Historic Review Board Approval including the proposed awning and painting.

The City of Fredericksburg

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

- Proposed lighting does not appear to be Dark Sky Compliant.
- Provide a Zoning Summary [Sec. 7.131](#) to include building and impervious coverage.
- Provide location of loading facilities [Sec. 7.131](#)
- Provide drainage flow arrows to ensure historical drainage patterns are maintained and adjacent and downstream properties are not adversely impacted. [Sec. 7.131](#)

For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org

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

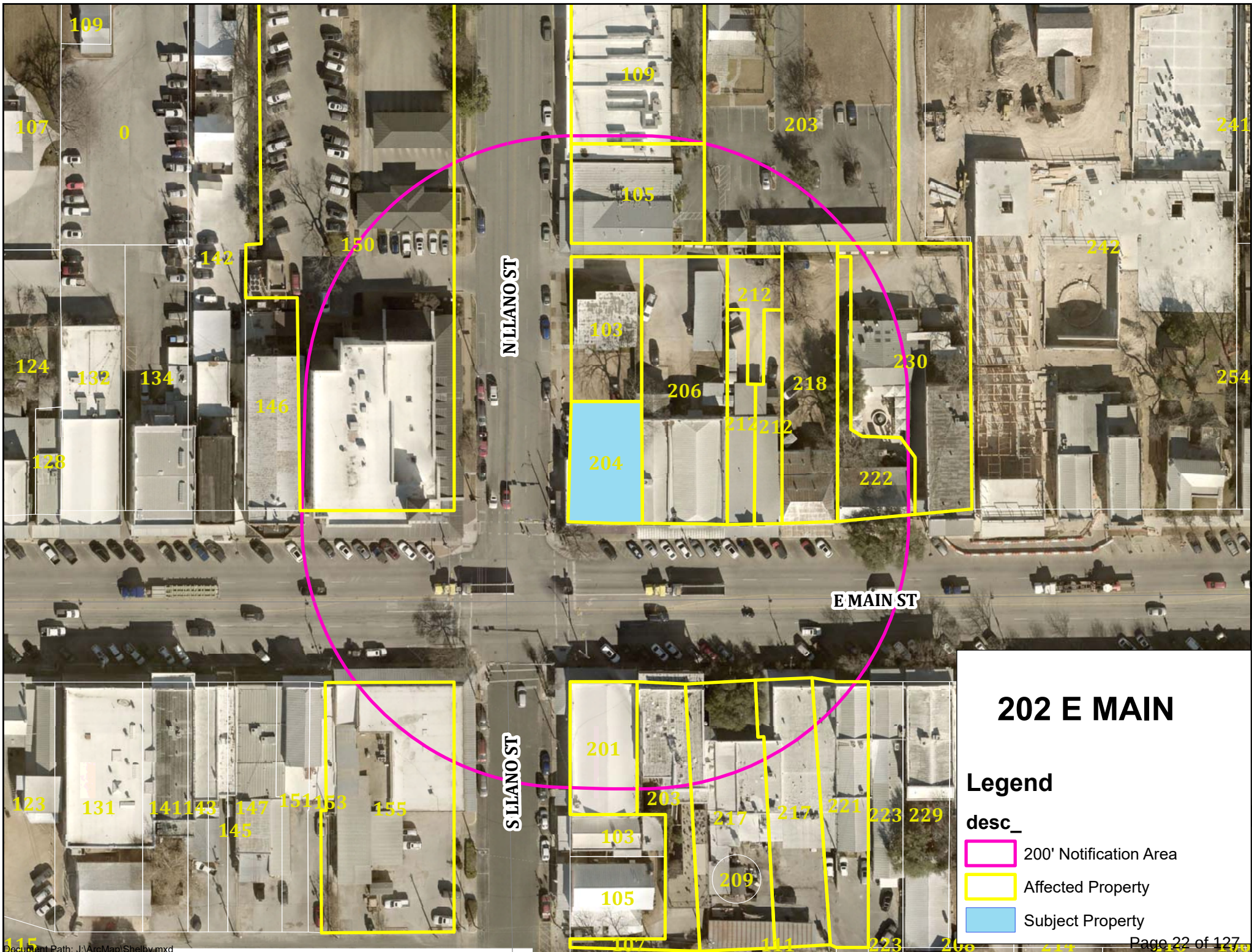
**Shelby
Collier**

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2024.06.10 15:37:06 -05'00'

Shelby Collier, Senior Planner
Development Review Committee
(DRC)

The City of Fredericksburg

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



P

POARCH REALTY INVESTMENTS LP
1041 CONRAD SAUER
HOUSTON, TX 77043

109 LLANO STREET LLC
150 E MAIN STE 208
FREDERICKSBURG, TX 78624

CHERYLL CARTER
105 N LLANO
FREDERICKSBURG, TX 78624

PERRY J 208 LLC
P.O. BOX 669
FREDERICKSBURG, TX 78624

PIXIE DUST INVESTMENTS LLC
6323 SEVILLA WAY
SAN ANTONIO, TX 78257

HEIGH HO HOLDINGS LLC
3267 BEE CAVE ROAD STE 107-325
AUSTIN, TX 78746

DONALD & MARCIA DIETZ
3132 E US HWY 290
FREDERICKSBURG, TX 78624

DEBRA COOPER
215 N 6TH ST
JUNCTION, TX 76849

230 E MAIN LLC
230 E MAIN
FREDERICKSBURG, TX 78624

SCHMIDT BUILDING LLC
604 PRICKLY PEAR CT
FREDERICKSBURG, TX 78624

RHONDA DURST
P.O. BOX 1561
FREDERICKSBURG, TX 78624

NYC APT LLC
105 W SAN ANTONIO
FREDERICKSBURG, TX 78624

GODFREY FAMILY TRUST
P.O. BOX 1532
FREDERICKSBURG, TX 78624

REES FAMILY TRUST
905 W TRAVIS
FREDERICKSBURG, TX 78624

JESSE HELLUMS
P.O. BOX 6029
SAN ANTONIO, TX 78209

Z-2411 – 202 E MAIN



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Kilwins Chocolates and Ice Cream

Project Address: 202 East Main Street

Property Tax ID Numbers: 1151

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: Michael L. Oates

Owner Address: PO Box, 295214

Owner Phone Number: 931-241-1100

Owner Email Address: moates6@gmail.com

Applicant

Applicant Name: Brian Ognian

Applicant Address: 30515 Morning Dove Drive Fulshear, TX 77423

Applicant Phone Number: 248 705 5792

Applicant Email Address: bognian@kilwinsfranchise.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: _____

Printed Name: _____

Staff Use Only

Application Number: _____

Date: _____



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: July 2, 2024

CATEGORY: PUBLIC HEARING

CAPTION: Request Z-2412: By Pat Schulte for Randolph Brooks Federal Credit Union to Consider a Conditional Use Permit per Section 3.210 to Allow for a Drive-Thru Use for Property Located on the Northeast Corner of Highway 87 South and Friendship Lane also referred to as Lot 3R-A of the Post Oak Park Subdivision.

- i Presentation by the Applicant
 - ii Staff Report
 - iii Site Plan
 - iv Entry Corridor
 - v Hold a Public Hearing
 - vi Consider the Conditional Use Permit
-

PRESENTATION:

SUMMARY:

A Site Plan, Conditional Use Permit (CUP) and Entry Corridor application has been submitted to allow a "drive-through" associated with RBFCU for property located on the Northeast corner of US HWY 87 and Friendship Lane.

The proposed development would include a 26' tall building approximately 3,400 sq ft in size and will provide 30 parking spaces as well as 3 "drive-through" lanes for bank customers that allow a 5 car stack in each lane. The property is located in the Entry Corridor and will provide a sidewalk along US HWY 87 and has added a patio entrance to the part of the building fronting US HWY 87. The development has been thoughtfully designed in an attempt to preserve several mature trees on the property. In addition, the corner lot shares access with the car wash to the east, which could create a possible traffic pinch point. For this reason, Staff worked with the applicant to relocate the drive-through to the north, so traffic would enter from the shared access on Friendship Lane, but would be directed out onto US HWY 87. The traffic flow as proposed is an improvement and helps with future congestion at the intersection of Friendship Land and US HWY 87 South with potentially 3 "drive-thrus" located to the east.

BACKGROUND:

Site Area: Approximately .99 Acres OR 42,940 sq ft

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

Building Coverage: 8% (3,460 sq ft) (75% Maximum) [Sec.3.210](#)

Impervious Coverage: 75% (32,338 sq ft) (80% Maximum) [Sec.3.210](#)

Heights: 26.7 Ft (38 Ft Maximum) [Sec.3.210](#)

Sidewalk: A sidewalk is provided along the HWY 87 property line. The proposed public sidewalk should remain within the pedestrian access easement as shown on the plat. It can be re-platted to change the alignment of the easement however, the sidewalk alignment should return to the edge of the right-of-way at the northern property line so that the next property can continue it from there.

Access: The driveway proposed on HWY 87 will require TxDOT permitting and approval.

Parking: 1 parking space per 400 sq ft is required for a total of 8 spaces. The applicant has chosen to provide 30 spaces to accommodate bank customers. Staff does not support the over parking with the additional 22 parking spaces. Staff suggests reducing to increase pervious area. [Sec. 7.864](#)

Drive Through Stacking: The drive through consists of 3 lanes that allow for a 5 car stacking in each lane. [Sec. 5.460](#)

Landscape and Screening: The applicant has submitted a landscape plan that complies with [Sec. 7.920](#) including 91 sq ft of interior landscaping, a 5 ft wide landscape buffer along the ROW and the addition of 10 trees.

Refuse: A dumpster is located along the northern property line that will be fully screened. [Sec. 7.940](#)

Entry Corridor: The building location, materials, color, and landscaping all comply with the entry corridor design guidelines and standards. The proposed parking is more than required. The applicant has stated they will seek a variance from ZBA for lighting and signage.

[Sec. 5.460](#) - Review and evaluation criteria for Conditional Use Permits. 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.

Public Hearing Notices: As of 06/27/24 no responses have been received.

STAFF RECOMMENDATION: Staff appreciates the applicants' willingness to work with Staff both for the preservation of trees and reorientation of the site to improve traffic flow and recommends approval of the Site Plan, Entry Corridor, and Conditional Use Permit applications with the following conditions:

1. Approved Civil Construction Plans
2. Relocation of the Public Sidewalk within the pedestrian access easement and alignment with the edge of the right-of-way at the northern property line.
3. TxDOT permit for the HWY 87 driveway
4. Reduction in proposed parking

ATTACHMENTS:

1. Z-2412 Site Plan and Elevations
2. Typical Materials Board
3. 2416 Project Narrative
4. Z-2412 Review Comments
5. Z-2412 Response to Comments
6. Z-2412 Public Hearing Map
7. Z-2412 Mailing Labels
8. Z-2412 - Site Plan_Entry Corridor Application

APPROVAL/REVIEW:

Shelby Collier, Senior Planner

Date: June 28, 2024

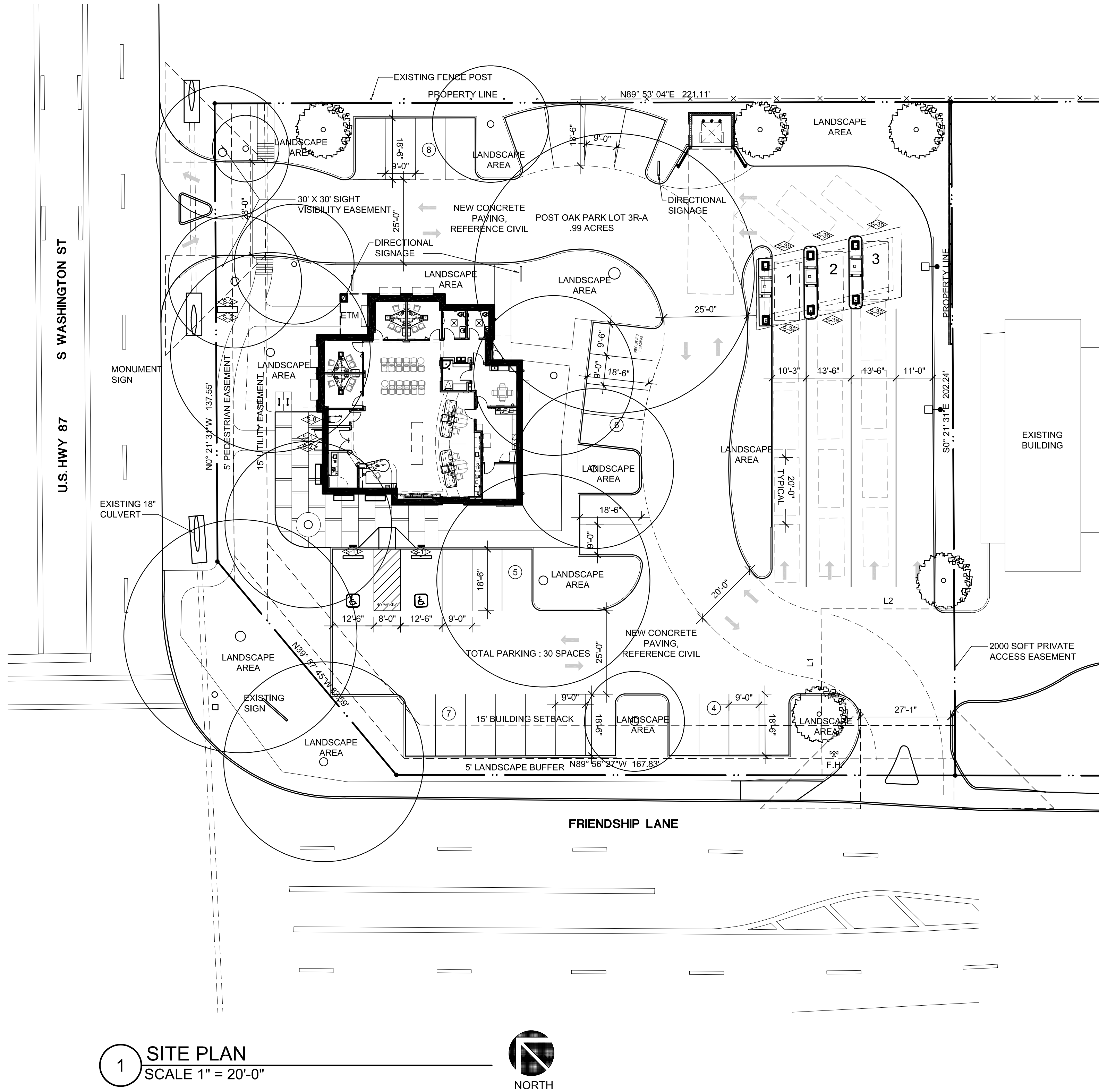


William McKamie, City Attorney

Date: June 28, 2024

Anna Hudson, Director of Development Services

Date:



1 SITE PLAN
SCALE 1" = 20'-0"

OWNER INFORMATION

OWNER/DEVELOPER: RBFCU
ADDRESS: ONE IKEA-RBFCU PARKWAY, LIVE OAK, TX 78233
TELEPHONE: 210-637-4250

ZONING INFORMATION

LOT 3R-A OF POST OAK PARK
ZONING DISTRICT: C-2 COMMERCIAL, ENTRY CORRIDOR (U.S. 87)
LAND USE: CREDIT UNION WITH DRIVE THRU
FRONT SETBACK: 15'-0"
REAR SETBACK: 0'-0"
SIDE SETBACK: 15'-0"
MAXIMUM HEIGHT: 38'-0", 3 STORIES

SITE DATA

	REQUIRED	PROVIDED
SITE AREA		.99 ACRES
TOTAL BUILDING AREA WITH CANOPY		42,940 S.F.
BUILDING AREA WITHOUT CANOPY		3,369 S.F.
IMPERVIOUS COVER	80% MAX	75%
BUILDING COVERAGE	75% MAX	3,460/42,940
		8%

PARKING CALCULATION

	REQUIRED	PROVIDED
3,369 GROSS SQUARE FEET FINANCIAL INSTITUTION @ 1 SPACE PER 400 SQUARE FEET PER TABLE 7.663	8	30

NOTE: ALL EXTERIOR LIGHTING SHALL BE SKY NIGHT COMPLIANT AS STATED IN THE CITY OF FREDERICKSBURG CODE OF ORDINANCES 7.863

INDEX OF DRAWINGS

CIVIL	
	SITE PLAN EXHIBIT
LANDSCAPE	
L1.0	LANDSCAPE NOTES & DETAILS
L2.0	LANDSCAPE PLAN
TP1.0	TREE PRESERVATIONS NOTES
ARCHITECTURAL	
A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	EXTERIOR ELEVATION
A10.1	SIGNAGE
A01	FRONT ELEVATION
A02	REAR ELEVATION
A03	RIGHT ELEVATION
A04	LEFT ELEVATION
A05	DRIVE THRU CANOPY ELEVATIONS
ELECTRICAL	
E0.1	SITE PLAN- ELECTRICAL
E0.3	SITE PLAN- PHOTOMETRY

SITE PLAN

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NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for

RANDOLPH ☆ BROOKS

Federal Credit Union

Fredericksburg, Texas

559 S. Washington

chesneymoralespartners,inc.

architecture | interior design

4901 Broadway, Suite 250 | San Antonio, Texas 78209

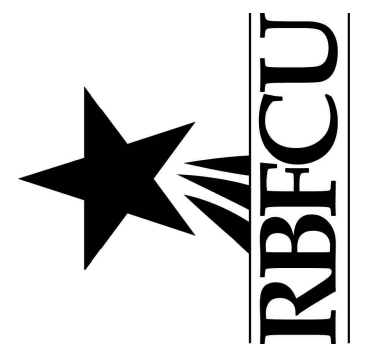
210.628.9481 | TBAE Firm BR1010

JOB NO:	2416
DATE:	05/29/24
DRAWN BY:	GCW
CHECKED BY:	FFL
SHEET	

A1.1

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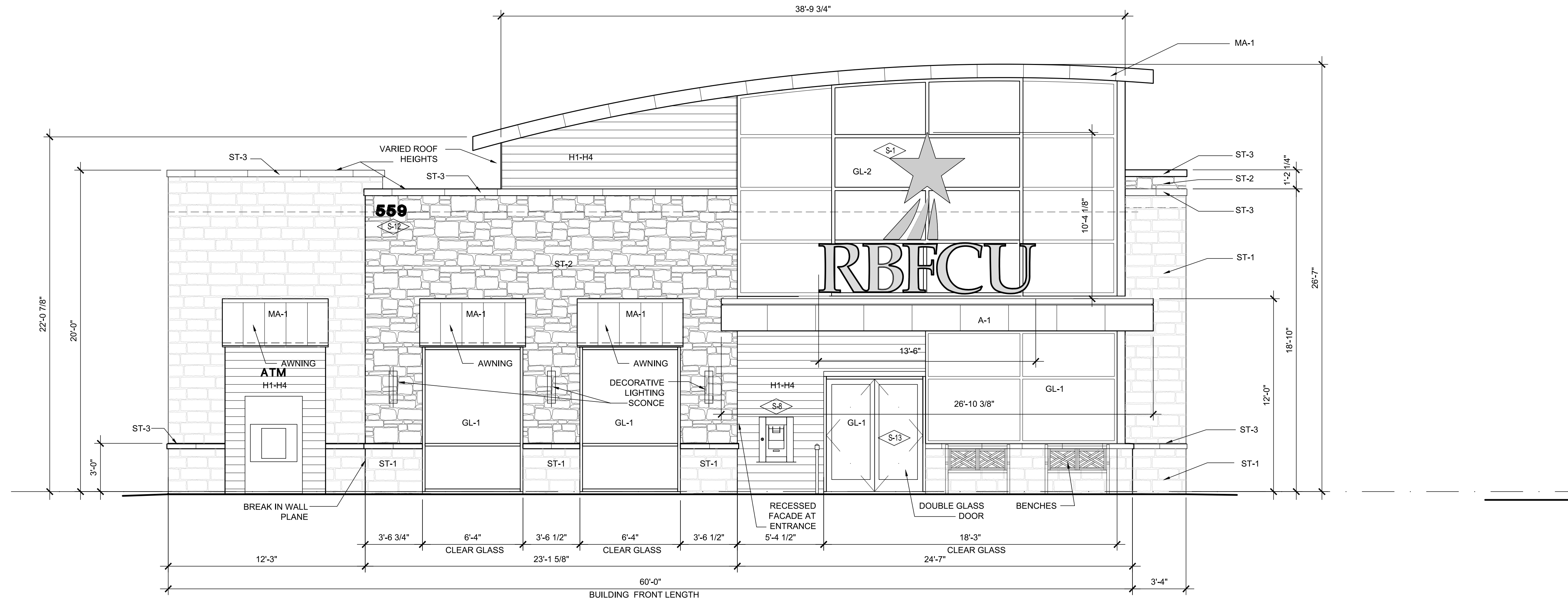
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EXTERIOR ELEVATIONS

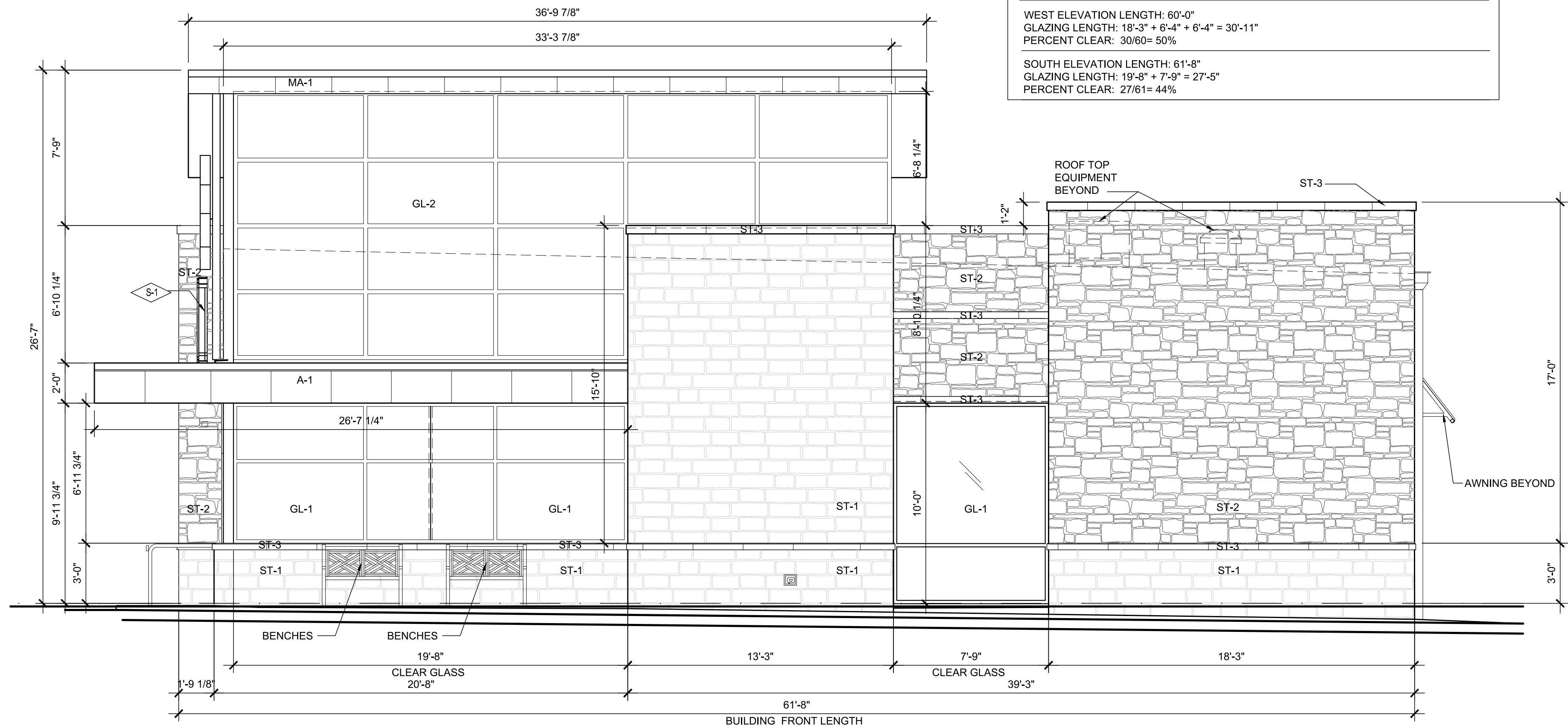
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MATERIAL LEGEND

- ST-1: CORDOVA CREAM, CHOPPED FACE AND SIDES, RUNNING BOND, 4" THICK
- ST-2: LEUDERS WALNUT LIMESTONE, ROCK FACE, RANDOM ASHLAR, 4" THICK
- ST-3: CAST STONE, COLOR TO BE "BUFF"
- H-1: PAINTED CEMENTITIOUS FIBERBOARD (HARDIE PLANK)
COLOR: BENJAMIN MOORE HC-80 BLEEKER BEIGE
- H-2: PAINTED CEMENTITIOUS FIBERBOARD (HARDIE PLANK)
COLOR TO BE ICI A1838 MEADOWLARK
- H-3: PAINTED CEMENTITIOUS FIBERBOARD (HARDIE PLANK)
COLOR TO BE ICI 515 AMERICAN EAGLE
- H-4: PAINTED CEMENTITIOUS FIBERBOARD (HARDIE PLANK)
COLOR TO BE ICI 524 PALM SPRINGS TAN
- P-2: PAINTED STUCCO
COLOR TO BE ICI A1838 MEADOWLARK
- A-1: AT CANOPIES - PREFINISHED COMPOSITE ALUMINUM PANELS, TO MATCH LEADCOTE
- MA-1: AT ROOF AND AT AWNINGS - STANDING SEAM METAL ROOF, BERRIDGE MANUFACTURING CO., LEADCOTE, (20 YEAR FINISH WARRANTY)
- GL-1: CLEAR TEMPERED GLASS
CLEAR ANODIZED FRAMES
- GL-2: SOLARBAN 70XL ON SOLEXIA GLASS
CLEAR ANODIZED FRAMES



1 WEST ELEVATION - FACING U.S. HWY 87 (S. WASHINGTON ST.)
SCALE: 1/4" = 1'-0"

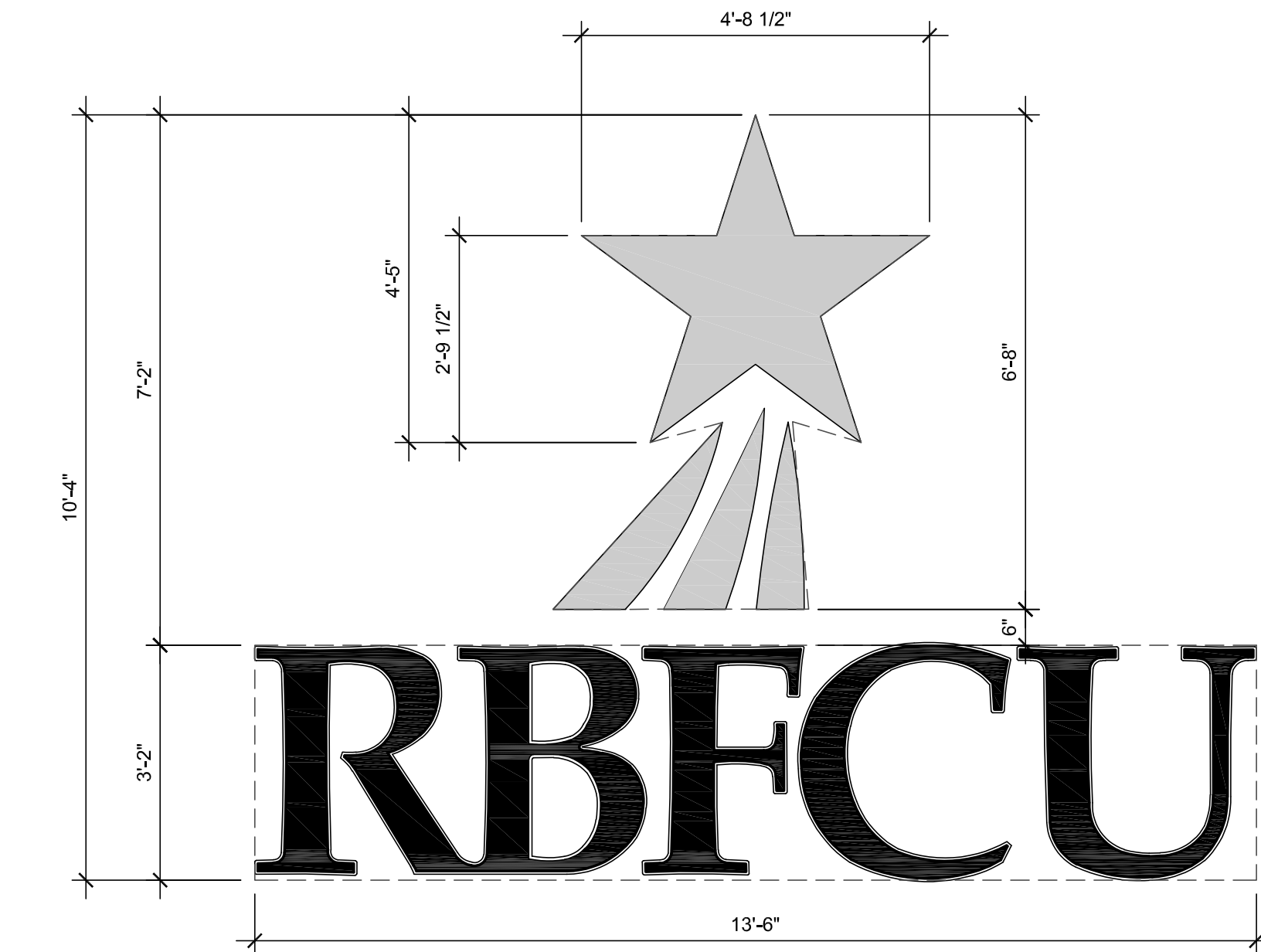


2 SOUTH ELEVATION - FACING FRIENDSHIP LANE
SCALE: 1/4" = 1'-0"

CLEAR NON TINTED GLAZING CALCULATIONS

WEST ELEVATION LENGTH: 60'-0"
GLAZING LENGTH: 18'-3" + 6'-4" + 6'-4" = 30'-11"
PERCENT CLEAR: 30/60= 50%

SOUTH ELEVATION LENGTH: 61'-8"
GLAZING LENGTH: 19'-8" + 7'-9" = 27'-5"
PERCENT CLEAR: 27/61= 44%



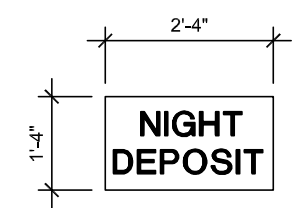
S-1

FRAME MOUNTED SYMBOL
NON-ILLUMINATED .125 ALUMINUM REVERSE CHANNEL SYMBOL WITH BACK, INDIVIDUALLY MOUNTED
ALUMINUM RETURNS 3" DEEP, PAINTED SILVER METALLIC.
ALUMINUM FACE PAINTED SILVER METALLIC.
MOUNT WITH NON EXPOSED HARDWARE ONTO FRAME PROVIDED BY GENERAL CONTRACTOR.
FIELD VERIFY MOUNTING LOCATION.
OWNER WILL PROVIDE ARTWORK FOR EXACT LAYOUT.

RBFCU
FRONT LIT, CHANNEL LETTERS WITH LED ILLUMINATION, INDIVIDUALLY MOUNTED.
FACES WILL BE WHITE LEXAN COVERED WITH TRANSLUCENT VINYL RBFCU BLUE (288C) WITH A 1/4" WHITE OUTLINE TRIM AROUND THE LETTERS. RETURNS WILL BE 3" DEEP, PAINTED CUSTOM COLOR. TRIM CAPS WILL MATCH FACES. ELECTRICAL POWER TO THE SIGN BY GENERAL CONTRACTOR.

ATTACHED WALL SIGN

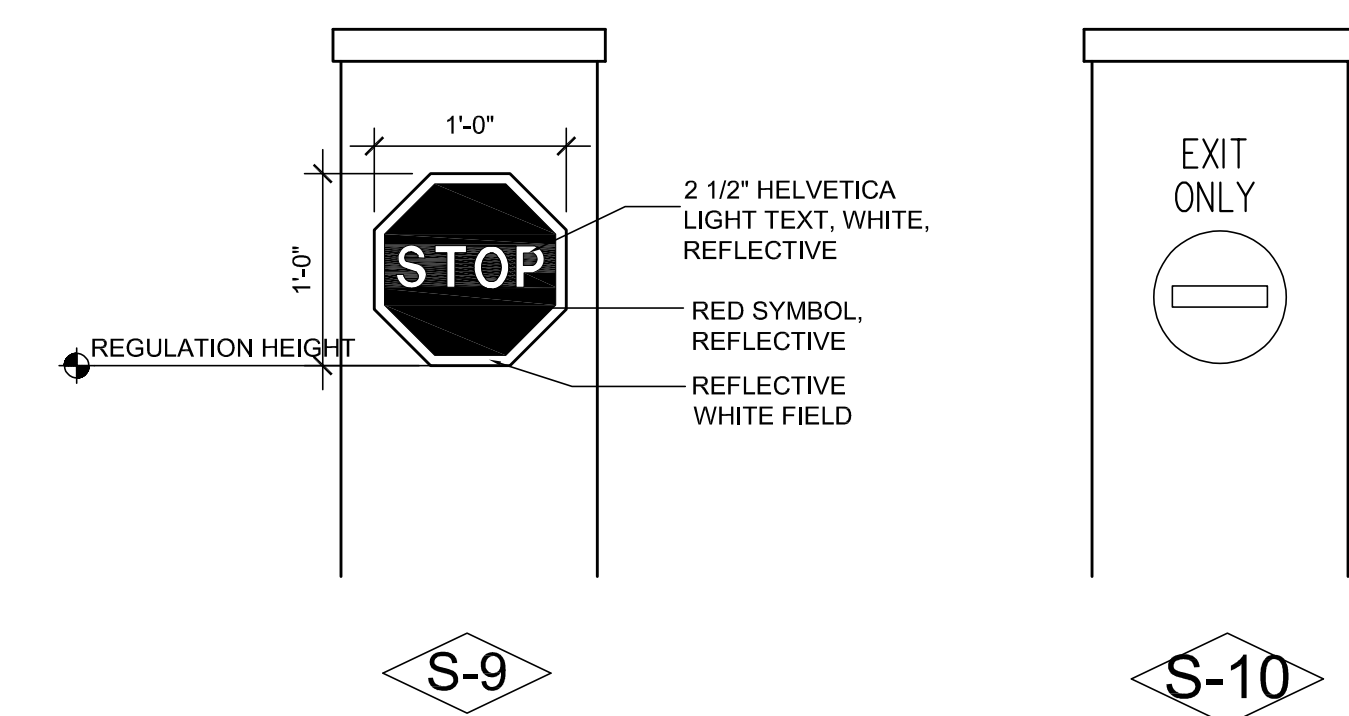
SIGN AREA 3 SQ.FT



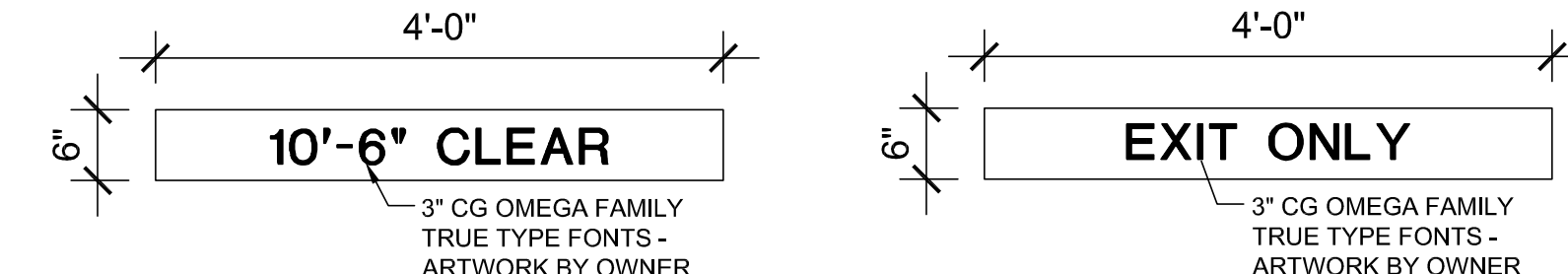
S-8

SINGLE FACED WALL MOUNTED
.125 ALUMINUM PANEL WITH
REFLECTIVE WHITE VINYL COPY
AND #313 DARK BRONZE
BACKGROUND
FLUSH MOUNT TO TOP OF NIGHT
DEPOSIT ENCLOSURE

NOTE: STANDARD TxDOT TRAFFIC SIGNS



TRAFFIC SIGNS



SINGLE FACED WALL MOUNTED .125 ALUMINUM PANEL WITH REFLECTIVE WHITE VINYL COPY AND #313 DARK BRONZE BACKGROUND FLUSH MOUNT TO EIFS WALL

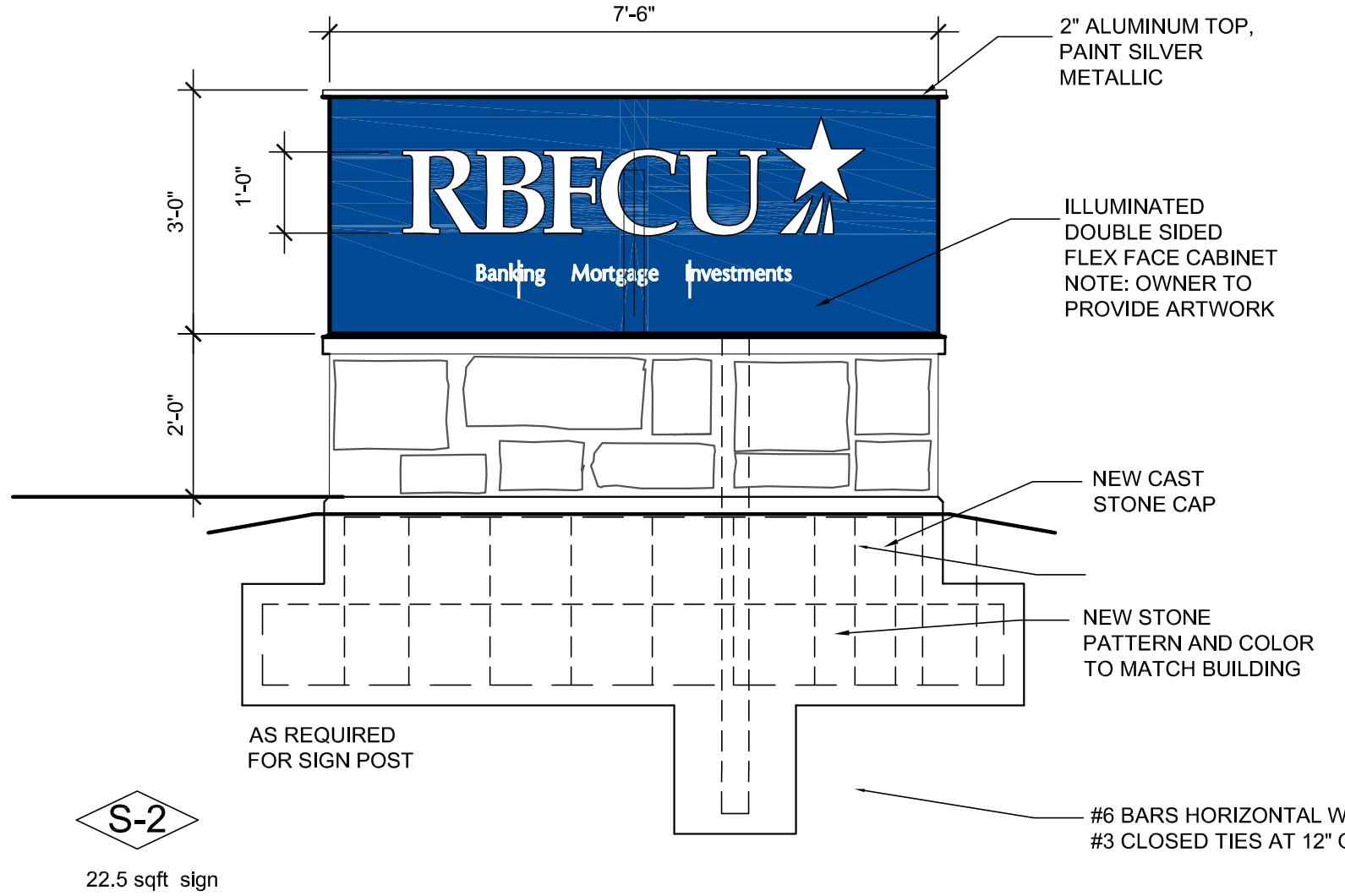
SINGLE FACED WALL MOUNTED .125 ALUMINUM PANEL WITH REFLECTIVE WHITE VINYL COPY AND #313 DARK BRONZE BACKGROUND FLUSH MOUNT TO EIFS WALL

S-3a

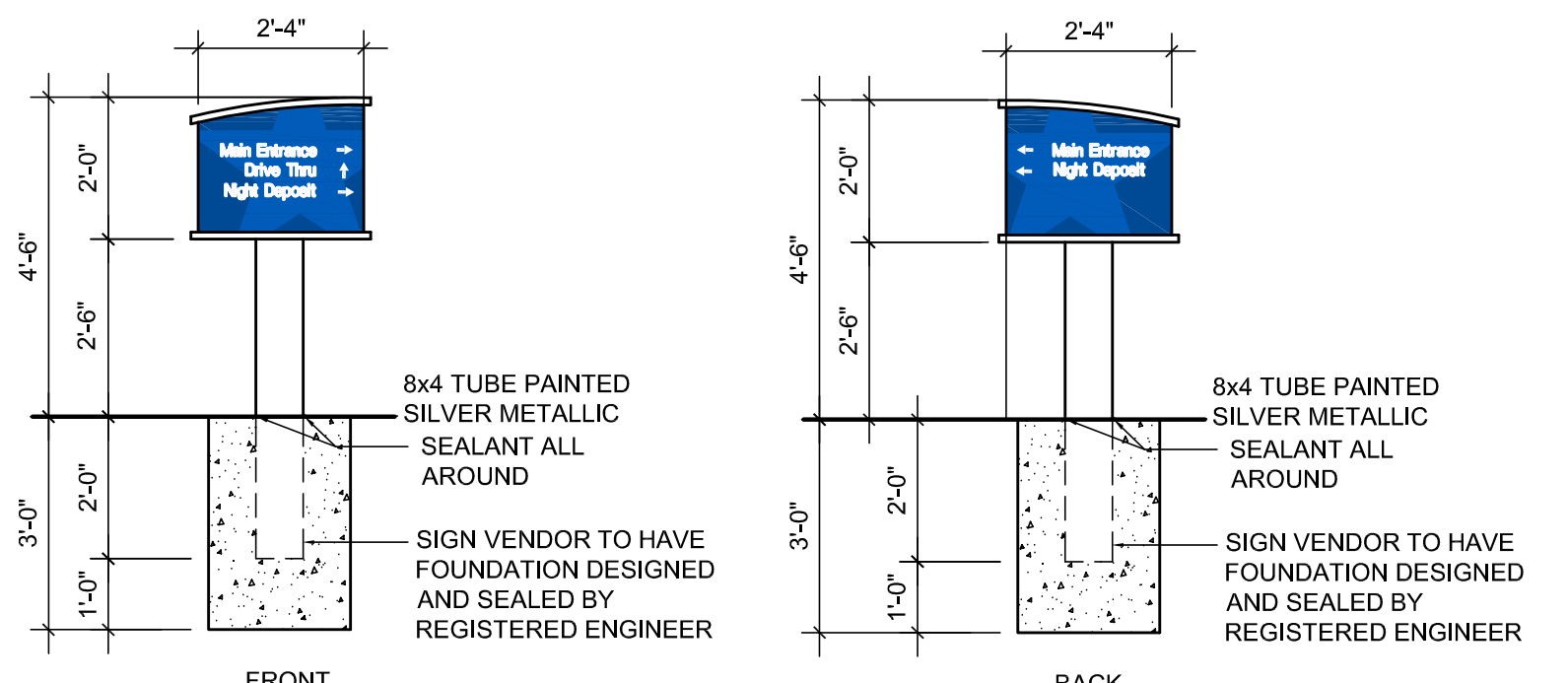
S-3b

* VERIFY HEIGHT ON SITE

DRIVE THRU CANOPY SIGNS

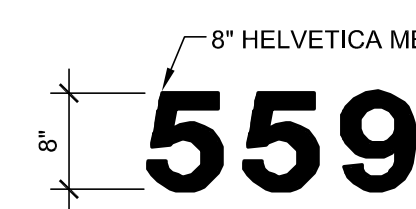


MONUMENT SIGN



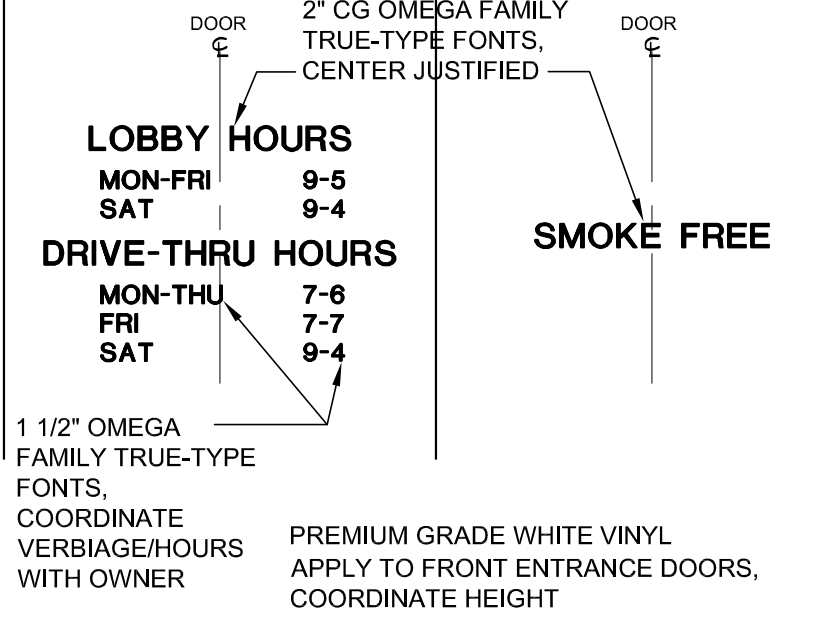
* 5" DEEP NON-ILLUMINATED ALUMINUM GROUND SIGN. CABINET TO BE PAINTED TWO TONED WITH STAR WATERMARK AND DECORATIVE SILVER ACCENT REVEALS. COPY IS "REFLECTIVE WHITE" VINYL LETTERING. MOUNT SIGN CABINET TO TUBE BELOW. ARTWORK PROVIDED BY OWNER.

TYPICAL DIRECTIONAL SIGN



PIN MOUNTED INDIVIDUAL NUMBERS
COORDINATE LOCATION WITH FIRE MARSHALL

S-12



S-13

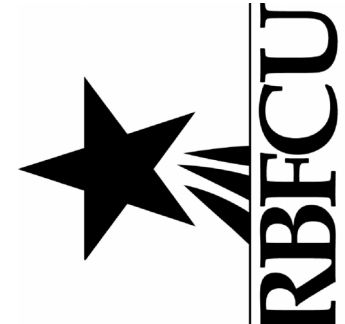
EXTERIOR SIGNAGE

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FRONT ELEVATION-FACING U.S. 87
 May 29, 2024



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REAR ELEVATION
 May 29, 2024



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 Federal Credit Union
 559 S. Washington Fredericksburg, Texas

RIGHT ELEVATION - FACING FRIENDSHIP LN
 May 29, 2024



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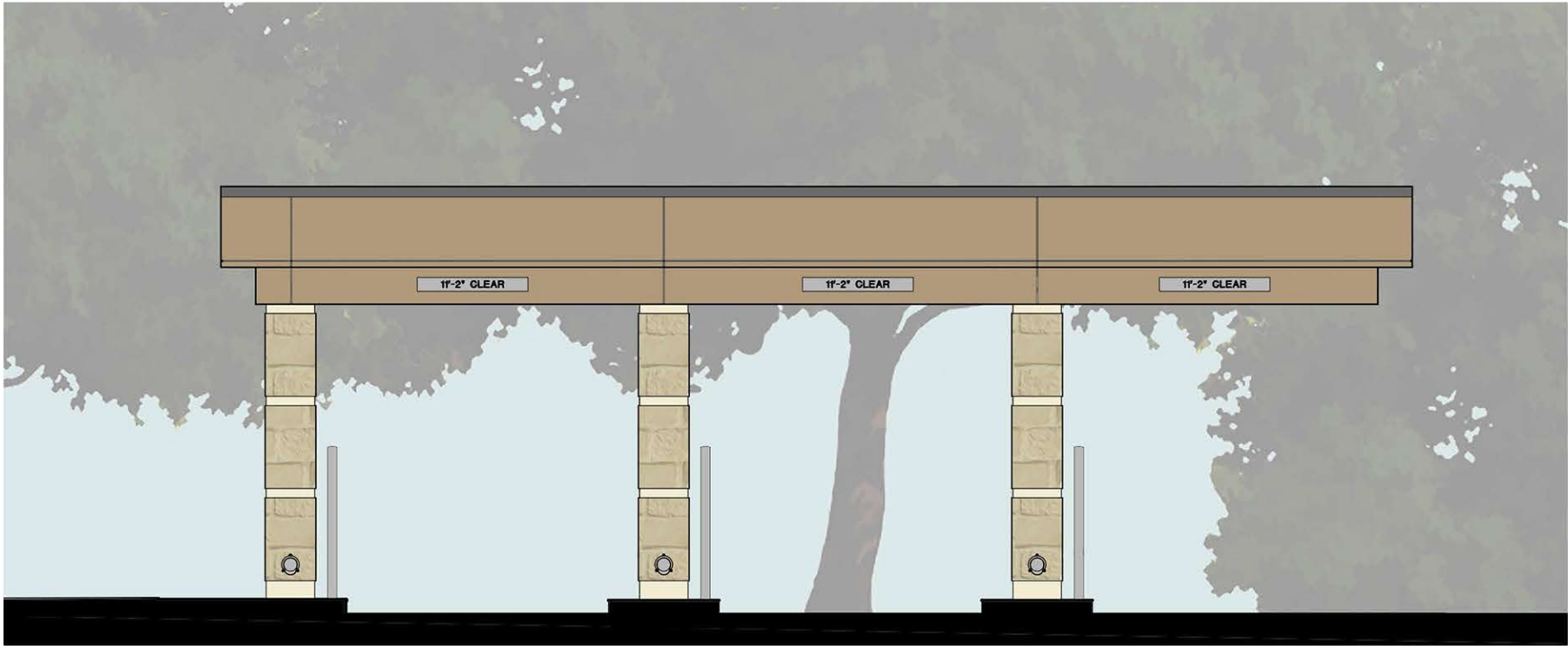


A NEW BRANCH OFFICE for
RANDOLPH  **BROOKS**
 Federal Credit Union
 559 S. Washington Fredericksburg, Texas

LEFT ELEVATION
 May 29, 2024



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ENTRANCE DRIVE THRU CANOPY



SIDE VIEW DRIVE THRU CANOPY



EXIT DRIVE THRU CANOPY



A NEW BRANCH OFFICE for
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 Federal Credit Union
 559 S. Washington Fredericksburg, Texas

DRIVE THRU CANOPY ELEVATIONS May 29, 2024



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PAINT COLORS



BLEAKER BEIGE



MEADOWLARK



AMERICAN EAGLE



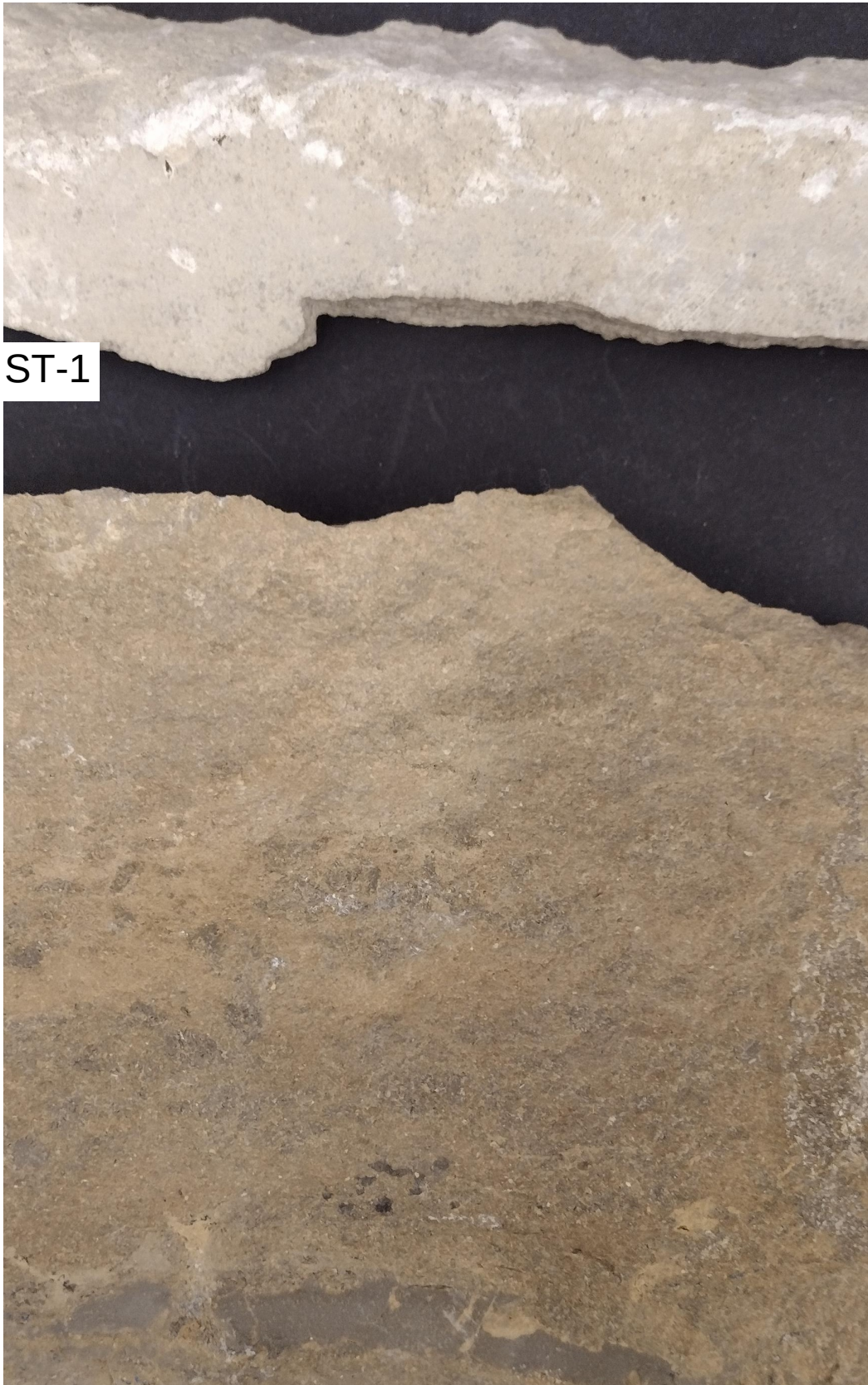
PALM SPRINGS TAN

METALS



STANDING SEAM METAL ROOF
(ALUMINUM COMPOSITE PANEL WILL BE SIMILAR)

STONE



ST-2

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NO	DATE	DESCRIPTION

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R ANDOLPH

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BROOKS

Federal Credit Union

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JOB NO:	2412
DATE:	03/12/24
DRAWN BY:	PAS
CHECKED BY:	FFL
SHEET	

Narrative and Operational Plan

The proposed project is the new construction of a financial institution for Randolph Brooks Federal Credit Union. The project is located at the northeast intersection of US 87 (S. Washinton St.) and Friendship Lane. The physical address is 559 S. Washington St, Fredericksburg, Texas. It is platted as Lot 3R-A of Post Oak Park and is approximately 0.99 acres.

The site is zoned C-2 - Commercial, which allows the proposed use of Credit Union with drive-through with a Conditional Use Permit. The site is adjacent to a Historic Property. It is also subject to the Entry Corridor Design Guidelines and Standards. A narrative addressing each standard and guideline follows this overview.

The proposed branch will consist of 3,355 square feet building and a detached 3 lane drive through canopy behind the building. The total area of construction area of both structures is 4,265 square feet. An Electronic Teller Machine (ETM) will be located at the front of the building to accommodate pedestrian traffic.

The building will be oriented so the front faces S. Washington St. The area in front of the building will have enhanced pavement and an open space area with seating. We are proposing to save an existing tree as a focal point for this plaza. This area will connect to the proposed sidewalk along S. Washington.

The building design has a curved roof element that is a signature feature to the RBFCU buildings. In addition to brand recognition, this 360-degree roof element provides screening of the roof top mechanical equipment.

The hours for this branch have not been determined yet. Typically, the Lobby is open Monday thru Saturday, between 9:00 a.m. and 5:00 p.m. The drive thru will have extended hours, typically an additional hour to two hours beyond the Lobby hours. There will be an ATM available 24 hours/ 7 days a week.

We will be requesting variances from the Board of Adjustment for Signage and for Lighting.

Entry Corridor Design Standards and Guidelines Narrative

Section 1 Architectural Style

Standards

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

The property is currently undeveloped and does not contain a historic landmark building or a potential historic building.

1.2 – The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic.
The style of the new facility will be Texas Modern and the dominate material will be Texas limestone with accents of metal, plaster, and cement board.

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 prototypical RBFCU has incorporated a large quantity of stone to follow traditional design within the 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.

With its massing and use of Cordova Cream and Lueders limestone, the prototypical RBFCU is already very sympathetic to the Texas Hill Country aesthetic. This aesthetic has been strengthened by the addition of standing seam awnings at each window and clear glass at the pedestrian level.

Section 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 building façades are primarily Cordova Cream and Lueders limestone. The standing seam roof is either Lead Cote which is in the mid grey range. The entrance canopy that wraps around the side of the building is anodized aluminum. The elevations facing Washington TSt, and Friendship lane have clear glazing at the pedestrian level. There will also be Solexia by Vitro Architectural glass, which has a low reflectivity. This will occur above the 10'-0" pedestrian datum (defined by ceight of entrance canopy) and at the two elevations not facing streets. There is a minimal amount of hardi-plank siding, which will be painted in neutral colors. The drive thru canopy will be painted EIFS supported by stone pilasters

2.2 – Abide by Historic District Guidelines for preserving historic buildings.

The property is currently undeveloped and does not contain a historic landmark building or a potential historic building.

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

The property is currently undeveloped and does not contain a historic landmark building or a potential historic building.

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).

The property is currently undeveloped and does not contain a historic landmark building or a potential

historic building.

Guidelines

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

Limestone is the dominant material of the building.

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

The limestone is provided in two different colors and patterns, (running bond and random ashlar). The entrance canopy composed of clear anodized aluminum composite panels, contrasts with the limestone. The painted Hardie Plank siding uses harmonious color allowing its thin stripes to provide visual relief from the limestone

Section 3 – Architectural Colors

Standards

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

Several muted shades of tan shall be selected. These colors will be similar to the following (please refer to rendered elevations, also):

Benjamin Moore HC-80 Bleeker Beige

ICI A1838 Meadowlark,

ICI 515 American Eagle,

ICI 524 Palm Springs Tan

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

The selected colors are within the range of shades typically found in the selected limestone that comprises the primary building material.

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.

There are currently no bright colors planned for any of the elevations.

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 majority of the colors selected shall be of earth tones which draw from the natural shade variation of the limestone and provide color differentiation.

Section 4 – Architectural Features

Standards

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

The façades facing S. Washington St. and Friendship Lane have the following design elements that add visual interest:

- Vertical and horizontal articulation,
- Entrance canopy,
- Limestone of two different colors and coursing patterns, and
- Cast stone trim and coping caps.

The façade facing S. Washington has these additional features:

- Standing seam awnings at windows,
- Accent material of painted hardi-plank.(cementitious fiberboard)

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.

In order to create a human scale, the façades facing S. Washington St. and Friendship Lane have the following:

- Canopy that indicates the location of the entrance,
- Curved roof feature, and
- The entrance plaza will have concrete enhanced with integrally colored concrete and a pattern that differentiates the plaza from ordinary sidewalk locations.

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

The property is currently undeveloped and does not contain a historic landmark building or a potential historic building.

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

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.

Along S. Washington St, 66% of the building frontage length will be clear non-tinted glass. 47% of the frontage length along Friendship Lane will be clear non tinted glass. Above the 10'-0" datum defined by the entrance canopy, there will be Solexia by PPG.

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.

The proposed building is a single tenant building.

Guidelines

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

Light fixtures, canopy design, and standing seam awnings are all compatible with 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.

Parapet walls screen the flat roof.

Section 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.

This is a small retail building, however, the front façade is articulated horizontally so that no segment is over 25' long, which is an appropriate massing for this size building.

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

All façades have a continuous cast stone trim at 3'-0", limestone of two different colors and coursing

patterns, and cast stone coping caps. The standing seam awnings and the entrance canopy bring the scale of the building to a human level.

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 3,355 sf and the calculated site area is .99 acres (41,382 s.f.). The Floor Area Ratio (FAR) is 0.075:1.00 (7.5%).

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

Horizontal and vertical articulation is used on all sides of the building. Three facades have articulation so that no segment is over 25' long. The fourth façade (facing the back of the site,) has one segment that is 43'-5" long. This façade is broken into human scale with the incorporation of a window with awning. Additionally, the length of this façade is visually broken by the two downspouts on either end.

Guidelines

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

The existing area is not very dense, but the building provides articulation both vertically and horizontally.

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

Faux windows are not used as articulation.

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

The proposed building is on a separate lot from the adjacent buildings and each lot is a separate development.

Section 6 – Signage

Standards

6.1 – 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.

All monument, or ground signs will have appropriate landscaping, see attached sheet L2.0..

Guidelines

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

A minimal number of colors are used per sign. Please see attached sheet A10.1

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

The front sign is an integral part of the RBFCU front façade. The monument sign is kept low and integrated into the surrounding area with a stone base and landscaping.

6.4 – 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

The front entrance sign is above the front canopy and is an important part of the elevation.

Section 7 – Building Height

Standards

7.1 – Use existing height standards from the Zoning Ordinance.

Building height design standards met

Guidelines

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

Design shall incorporate existing streetscape

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

Building height shall follow zoning ordinance and define neighborhood and district edges and provide “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 floor 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 proposed building is a single story with 10'-0" ceilings. Additional height is provided at the lobb, but this does not affect the elevations. The bottom of the entrance canopy and standing seam awnings provide a 10'-0" datum to provide scale.

Section 8 – Setbacks

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 main entrance faces S. Washinton St. / U.S. 87 / the Entry Corridor. This plaza is connected to the existing sidewalk at the intersection of S. Washinton and Friendship Lane.

Guidelines

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

There is a plaza at the front entrance. This plaza is connected to the existing sidewalk at the intersection of S. Washinton and Friendship Lane. This sidewalk is proposed to be extended to the northern property line with a sidewalk that curves to save existing trees.

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.

The property is not in or near the Historic District.

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

The proposed building is on a separate lot from the adjacent buildings and each is a separate development.

Section 9 – Landscaping

Standards

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

All parking area are buffered from the street with plantings and trees.

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.

Four existing trees are being used along US HWY 87 (South Washington Street) frontage of 137.55' between the curb and sidewalk.

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

Native, drought tolerant and adapted landscape species have been proposed.

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

Over 50 percent of the plant species have been selected from the approved plant list.

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

Impervious coverage has been reduced to the minimum.

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

The natural areas with trees have been maintained to act as buffers between the streets and building areas, maintaining a natural view shed.

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.

No plantings are over 24" tall and all existing trees will be limbed up to 8'-0" minimum between the curb and the sidewalk.

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

Root Barriers will be placed on new trees in proximity to underground utilities.

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

The natural areas are being enhanced with native and adaptive plantings.

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.

Proposed walkways and parking areas have been redesigned to take advantage of existing, mature vegetation and incorporating it as a feature of the project.

9.11 – Minimize grading and preserve existing vegetation whenever possible.

Grading has been minimized to preserve existing vegetation when possible.

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.

All new plantings and vegetation shall be irrigated with an automatic, underground irrigation system, using drip irrigation in the beds, tree bubblers on trees, and rain sensors at the controller.

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

Root Barriers will be placed on new trees in areas between the sidewalk and street which are less than 10'-0" in width.

Section 10 – Lighting

Standards

10.1 – Lighting fixtures should be selected from the International Dark-Sky Association Approved Fixtures. Exterior light fixtures have been selected from the International Dark Sky Association's list of Approved Fixtures. See attached cut sheets. All exterior fixtures are full cutoff with shielding.

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 meets IES recommendations, Texas ATM act, and local lighting ordinance guidelines

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.

Accent lighting is used to accentuate the architecture where possible and in accordance with guidelines.

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.

Light fixtures are full cutoff with shielding to minimize glare and visual acuity to the light source. Photometrics have been done to comply with Texas ATM act requirements and some light trespass occurs only to the extent to meet the ATM act safety requirements

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.

Project has night setback time clock as applicable.

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

Lighting has been designed to accommodate safety and security within dark sky guidelines.

10.7 – Decorative seasonal lighting encouraged.

Will incorporate owner access to receptacles for temporary seasonal lighting

Section 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.

One loading space is provided and will be striped and marked as a loading space

Guidelines

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

The trash dumpster will be enclosed by a 6'-0" high enclosure with solid gates. Existing trees and new planting will provide additional screening for the dumpster and the electric panels, which are located on the back of the building.

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.

Dumpster will be enclosed by a solid 6' high wall with solid gates. A fence will also be provided at areas designated on the drawings.

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

Existing trees and new planting will provide screening. The dumpster is at the north west corner of the site to limit views from the right of way.

11.5 – The height of screening plants should be based on typical plant size within five growing seasons. Plants will reach a height of 48" within five growing seasons.

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

Tall roof top equipment is fully screened from pedestrian view by the curved roof element that is a signature feature to the RBFCU buildings. The remainder of the roof top equipment (all of which is under 27" tall) will be located towards the back of the building to take advantage of the screening provided by the 36" high parapet.

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.

RBFCU provides recycling containers inside the office area for employee use

Section 12 – Parking

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.

The property does not abut a creek.

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

Two accessible parking spaces, one of which is van accessible, are provided. An access aisle and curb ramp provide access to the pedestrian walk that leads to the building. These spaces and aisle will be

striped and signed per TAS requirements. Slope and cross slope at these spaces does not exceed 2%.

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.

The existing drive that connects the adjacent property along Friendship Lane accommodates two-way traffic from both the proposed site and the adjacent site.

The existing sidewalk at the adjacent property extends along Friendship Lane to the intersection of S. Washington St. No modifications to it are currently proposed.

We are proposing to extend the existing sidewalk that is in the right of way at the intersection of S. Washington St. and Friendship Lane to the northern property line. Although there is a platted Pedestrian Easement, we are proposing to wind the sidewalk through the existing trees, in an effort to save the trees.

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

An existing sidewalk exists along Friendship Lane. A new sidewalk is proposed along S. Washington St.

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.'

A number of existing trees are scheduled to remain in order to provide an established landscape.

Additionally, (2) new 4" trees are proposed to be planted at the parking lot.

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.

Guidelines

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

The front of the building faces Washington St. There is no parking along this side.

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.

Two bicycle racks (accommodating a total of 4 bikes) are provided near the entrance of the building.

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.

The existing adjacent properties are Zoned C-2 Commercial and are currently used for commercial purposes (an accounting firm to the north and a car wash to the east).

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

A 25 foot fire lane that connects the proposed drive on Washington St. and the existing driveway on Friendship Lane is provided. Turning radii at this drive will be 25' inside and 50' outside.

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.

Frequent passenger pick up and/or drop off is not anticipated.

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

The parking lot is established to allow for grading flexibility. It is not located directly adjacent to roadside swales in order to provide flexibility on SWQ practices. Filter fabric fence is provided around the perimeter of the site in order to protect roadside swales during development.

12.13 – The on-site circulation should be logical and provide convenient, safe and direct flow of pedestrians and vehicles.

Site circulation is convenient, safe for pedestrians and vehicles

12.14 – 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.

Parking areas are placed behind the building and screened from the street view

12.15 – 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.

Parking aisles are arranged to create parallel movement to moving cars.

12.16 – 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.

A detached parking structure is not proposed.

12.17 – Shared driveways are encouraged.

The existing drive on Friendship Lane will be utilized to provide access. An additional drive on S. Washington facilitates circulation through the site..

Section 13 – Drainage

Standards

Not applicable.

Guidelines

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

The proposed site plan allows space to provide vegetative filter strips to aid in treating the water leaving the site.

13.2 – 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.

During detailed grading and permitting of the site, we will explore the opportunities of the site. Vegetative filter strips may be utilized to treat and clean water leaving the site.

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

The site currently drains towards the two adjacent ROWs. This patterned will be maintained to the best of our abilities.

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

Vegetative filter strips and bioswales are ideal natural ways of cleaning water and providing positive drainage of the site. Both options will be explored further.

Section 14 – Streetscape

Standards

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

The existing sidewalk along Friendship is approximately 5'-0" wide. The sidewalk along the Washington St is proposed to be 5'-0" wide.

Guidelines

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

A sidewalk that complies with the most current Texas Accessibility Standards (TAS) is proposed to connect the building entrance to S. Washington St.

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

Benches are proposed at the plaza at the entrance of the building.

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 handrails.

A sidewalk that complies with the most current Texas Accessibility Standards (TAS) is proposed to connect the building entrance to S. Washington St. The plaza also meets TAS. Two accessible parking spaces are provided.

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.

We are proposing to save an existing tree that will be a focal point of the entry plaza. Benches are provided in this plaza to provide areas to sit.

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

The project site is not adjacent to multi-use trails.

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

Streetscape furnishings are not selected yet, but they shall be made of high quality, durable materials and will be sympathetic to the architecture of the building.

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.

Four (4) existing trees are being used along US HWY 87 (South Washington Street) frontage of 137.55' between the curb and sidewalk. Three (3) new trees and one (1) existing tree are being used along Friendship Lane's 167' of frontage



June 10, 2024

Pat Schulte

Via email

pschulte@chesneymorales.com

RE: Z-2412 – Review Comments for a Conditional Use Permit Application to allow for a Drive Thru Associated with a Bank at the Northeast corner of Friendship Lane and 87 South.

Dear Ms. Schulte,

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 Conditional Use Permit requires Planning and Zoning Approval, scheduled for July 2, 2024.
- Staff questions the orientation of the 3 drive lanes. Staff finds that the drive through lanes as designed, due not allow for enough stacking for exiting traffic and would compete for egress with the neighboring drive through use. Flipping the drive through lanes where the user enters from the south would flow more efficiently. [Sec. 7.131](#)
- Add traffic flow arrows to the site plan.
- Update the Zoning Summary to include Parking Calculations (Financial Services). Staff does not recommend over parking. Add parking spaces dimensions to show compliance with [Sec. 7.863](#)
- Provide a note on site plan regarding all exterior lighting shall by night sky compliant. [Sec. 7.863](#)
- This project will require the submission and review of civil plans.

The City of Fredericksburg

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- Add dimensions of drive aisles.
- The public sidewalk should run within the pedestrian easement and connect to the existing sidewalk in the southwest corner of the property.

For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org

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

**Shelby
Collier**

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2024.06.10 16:19:28 -05'00'

Shelby Collier, Senior Planner
Development Review Committee (DRC)

The City of Fredericksburg

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

Date: June 17, 2024
To: Shelby Collier
Subject: Z-2412 Review Comment Responses
Randolph-Brooks Federal Credit Union Branch
559 S. Washington
Fredericksburg, Texas, 78624

Please see the following responses to comments made regarding Conditional Use Permit Application

1. Staff questions the orientation of the 3 drive lanes. Staff finds that the drive through lanes as designed, due not allow for enough stacking for exiting traffic and would compete for egress with the neighboring drive through use. Flipping the drive through lanes where the user enters from the south would flow more efficiently. Sec. 7.131

Drive thru has been flipped to have exit points on the North end of the canopy.

2. Add traffic flow arrows to the site plan.

Traffic flow arrows have been added to the site plan

3. Update the Zoning Summary to include Parking Calculations (Financial Services). Staff does not recommend over parking. Add parking spaces dimensions to show compliance with Sec. 7.863

Parking calculations have been added to the Zoning Summary. Parking space dimensions have been added. Based on RBFCU's business model and previous experience, we feel that the 30 spaces provided is appropriate

4. Provide a note on site plan regarding all exterior lighting shall by night sky compliant. Sec. 7.863

Night sky compliant note has been added

5. Add dimensions of drive aisles.

Dimension have been added to the drive aisles.

6. The public sidewalk should run within the pedestrian easement and connect to the existing sidewalk in the southwest corner of the property.

The sidewalk has been adjusted to run within the pedestrian easement and connect to the existing sidewalk in the southwest corner of the property. A portion of the sidewalk veers out to the pedestrian easement in order to avoid existing trees on the site.

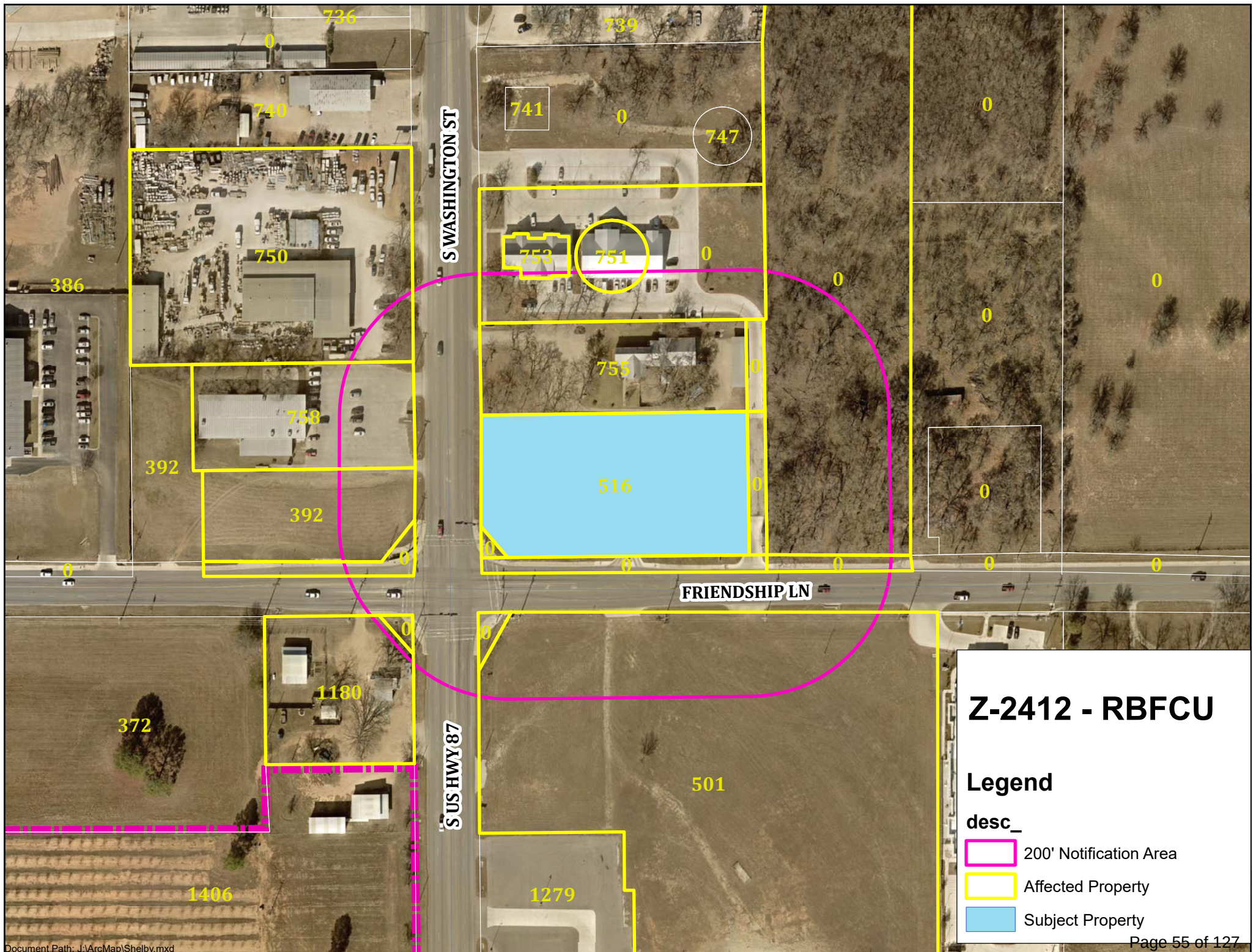
I hope these responses adequately address your concerns. If you have any questions or concerns, please feel free to call me.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Schulte".

Patricia Schulte, Architect





Z-2412 - RBFCU

Legend

desc_

-  200' Notification Area
-  Affected Property
-  Subject Property

KBB REAL ESTATE LLC
1102 E MAIN
FREDERICKSBURG, TX 78624

STROEHER & SON INC
509 S ADAMS
FREDERICKSBURG, TX 78624

KWRKH LLC
758 S WASHINGTON
FREDERICKSBURG, TX 78624

MICHAEL & SARON KUNZ
P.O. BOX 1306
FREDERICKSBURG, TX 78624

S CHORD LLC
114 E AUSTIN
FREDERICKSBURG, TX 78624

CALICHE INVESTMENS LTD
2208 ANNES TRAIL
SAN MARCOS, TX 78666

FEA HOLDINGS
751 S WASHINGTON
FREDERICKSBURG, TX 78624

TURTLEDOVE PROPERTIES LLC
136 STONE CYN
FREDERICKSBURG, TX 78624

PENJAY PROPERTIES INC
P.O. BOX 669
FREDERICKSBURG, TX 78624

FISHER & WIESER SPECIALTY FOODS
411 S LINCOLN ST
FREDERICKSBURG, TX 78624

LECHUGUILLA VENTURES LLC
8522 BROADWAY ST STE 209
SAN ANTONIO, TX 78217

Z-2412



SITE PLAN/ENTRY CORRIDOR/OFF STREET PARKING APPLICATION

All items on the attached Site Plan Checklist must be submitted with a complete application. Email all documents to scollier@fbgtx.org.

A. Project Information

Project Name: RBFCU - Fredericksburg

Project Address: 559 S. Washington St.

Parcel ID Numbers: existing ID is 85341 (replatti

B. Application Type: Check all that apply

- ☐ Administrative Site Plan - \$400.00
- ☒ P&Z Site Plan - \$500.00
- ☒ Entry Corridor Design Guidelines and Standards - \$100.00
- ☐ Off-Site Parking Agreement - \$200.00

C. Applicant/Owner Information

Property Owner

Owner Name: RBFCU

Owner Address: One Ikea-RBFCU Parkway, Live Oak, TX 78233

Owner Phone Number: 210-637-4250 Owner Email Address: eetzler@rbfcu.org

Applicant

Applicant Name: Pat Schulte

Applicant Address: 4901 Broadway Suite 250, San Antonio, TX 78209

Applicant Phone Number: 2108289481 Applicant Email Address:

pschulte@chesneymorales.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: Patricia Schulte  Digitally signed by Patricia Schulte
DN: C=US, E=pschulte@chesneymorales.com, O=Chesney Morales Partners, CN=Patricia Schulte
Date: 2024.05.29 13:51:12-05'00

Printed Name: Patricia Schulte

Staff Use Only Application Number: _____ Date: _____

Required Checklist Items Included: _____



SITE PLAN CHECKLIST

This form and all required exhibits must be included with the Site Plan and Entry Corridor application.

- ☒ Provide a brief description of the proposed use, including information pertinent to the review and evaluation criteria stated in [Section 7.131](#) in the form of a narrative.
- ☒ The site plan shall be drawn to scale, and include dimensions as necessary to show the following:
 - ☒ The date, scale, north point, title, name of owner and name of person preparing the Site Plan.
 - ☒ Zoning summary, including type, minimum and actual lot size, setbacks, maximum and actual building height, building coverage and impervious coverage. [Section 7.131](#)
 - ☒ Address and legal description of property [Section 7.131](#)
 - ☒ Show and dimension requested access to public roadways and provide plans for access Management. [Section 7.131](#)
- ☒ The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access and utility or service areas. [Section 7.131](#) The location of existing and proposed fencing and screening. [Section 7.940](#)
- ☒ Location and size of existing and proposed streets and alleys [Section 7.131](#) dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements and the height and intended use of existing and proposed buildings on site, and approximate locations of buildings on abutting sites within 50 [Section 7.131](#)
- ☒ Proposed exterior lighting, including fixture type. [Article XV- Outdoor Lighting](#)
- ☒ The number of existing and proposed parking and loading spaces, and a calculation of applicable minimum requirements. [Section 7.860](#)
- ☒ Landscaping, including location, size, and species of existing trees on site, square footage of all proposed landscape areas. [Section 7.920](#) The location of signs. [Chapter 29](#)
- ☒ Provide existing and proposed topography and grading (5' minimum contour intervals), and erosion control measures. [Section 7.131](#)
- ☒ Solid waste container, which requires screening. [Section 7.980](#)
- ☒ Proposed and existing water, sewer and electric utilities. [Section 7.131](#)
- ☒ Visibility triangle at street intersections and driveways. [Section 7.131](#)
- ☒ Fire Lanes and fire hydrant. [Section 7.131](#)
- ☒ Provisions for handicapped access. [Section 7.131](#)
- ☐ On sites affected by the 100-year floodplain, impervious coverage and building coverage are based on the area outside the floodplain. Provide calculations accordingly.
- ☐ Applicable Fee **please provide amount due**
- ☒ PDF copies emailed to scollier@fbgtx.org

Note: Staff or the Planning and Zoning Commission may require modification of a Site Plan as a prerequisite for approval. [Section. 7.132](#)

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: Patricia Schulte Date: 05/29/2024

Printed Name: Patricia Schulte



ENTRY CORRIDOR CHECKLIST

A landowner or developer must follow the Standards and Guidelines concurrent with a zone change, a use category change or issuance of one of the following permits. Check all that apply.

- ☐ Building
- ☐ Sign
- ☐ Street and sidewalk construction
- ☒ Conditional use permit
- ☒ Site plan review
- ☐ Platting
- ☐ Placement in the public right of way
- ☐ Temporary use permit

This form and all required exhibits must be included with the Site Plan and Entry Corridor application.

- ☒ Completion of appropriate application noted above and fee.
- ☒ Drawings that adequately show how all proposed elevations meet requirements for: Sec. 1- Architectural Style, Sec 2 – Architectural Materials, Sec 3- Architectural Colors, Sec 4–Architectural Features, Sec 5 – Massing and Scale, Sec 6 – Signage, Sec 7- Building Height. [Design Standards](#)
- ☒ Site plan showing following requirements: Sec 8 – Setbacks, Sec 9 - Landscaping, Sec 10 – Lighting, Sec 11 – Service Areas Sec 12 -Parking, Sec 13- Drainage, Sec 14- Streetscape. [Design Standards](#)
- ☒ Narrative describing complete scope of work and how each Standard and Guidelines is met or not applicable.
- ☒ PDF copies emailed to scollier@fbgtx.org

Note: Additional information may be required to complete review of proposed project by the Planning and Zoning Commission.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: Patricia Schulte Date: 05/29/2024
Printed Name: Patricia Schulte



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: July 2, 2024

CATEGORY: ACTION ITEMS

CAPTION: Consider SP-2405: Review of a Site Plan and Entry Corridor Application for the Meuse Located at Highway 290 West and Highway 87 North, referred to as the "Y".

PRESENTATION:

SUMMARY:

A Site Plan and Entry Corridor application has been submitted for the Meuse project located at the intersection of Hwy 290 West and Hwy 87 North, referred to as the "Y". This site obtained an approved Planned Unit Development, PUD and conceptual Site Plan in 2018 for the development of a Hotel Conference Center and additional commercial uses. The applicant has since attempted to amend the PUD, after feedback from the Commission and City Council, has decided to move forward with the development of Lot 3 in the original PUD which includes the Hotel and a Ballroom, in compliance with the previously approved conceptual site plan and PUD.

The applicant requests permission to construct a Hotel and meeting space development according to the existing approved Planned Unit Development, PUD. The development would consist of a 62,618 sq ft, four-story hotel that consists of 212 rooms and an 8,000 sq ft ballroom all located on lot 3. As part of the development, the applicant is proposing access onto Hwy 87 North, which will require a TxDOT permit, as well as Bob Moritz Drive and plans to provide 296 parking spaces.

As the developer is choosing to move forward with the original 3 lot configuration, a new preliminary plat will be required.

BACKGROUND: The application was reviewed for its conformity with relevant City Ordinances including [Sec. 7.131](#), review and evaluation criteria for site plans and the Entry Corridor Design Guidelines and Standards.

Site Area: Approximately 589,034.00 sq ft

Zoning: PUD, Planned Unit Development

Building Coverage: 13% (62,618 sq ft) (75% Maximum)

Impervious Coverage: 64% (379,192 sq ft) (80% Maximum)

Heights: Max building height is 48 ft.

Parking: Parking is required for the Hotel at 1.1 spaces for the first 50 rooms and 1 per room above 50 for a total of 217 spaces. The Ballroom requires 1 space per 40 sq ft for a total of 200 spaces. The PUD allows for a 39% reduction (on lot 3) in parking which brings the required total to 275 required spaces. The applicant has provided 296 spaces.

	Approved PUD	Proposed
Total Property Size	559,900 sq ft	589,034 sq ft
Max Building Coverage (75%)	419,925 sq ft (75%)	441,775 sq ft
Actual Building Coverage	85,100 sq ft (16%)	62,618.00 (13%)
Max Impervious Coverage (80%)	447,920 (80%)	471,227 sq ft
Actual Impervious Coverage (64%)	321,500 sq ft (57%)	379,192 sq ft
Max Height	4-Stories (48 ft)	4-Stories (48 ft)
Hotel/Conference Sq Ft	85,100 sq ft (16%)	62,618.00 (13%)
Parking Spaces Required w/out reduction	466 Spaces	417 Spaces
Parking Spaces Provided Reduction)	285 Spaces (39% Reduction)	296 Spaces (30% Reduction)

Utilities: There are currently two stub-outs to the property across Hwy 87. One for water and one for sewer. The developer will be responsible for any utility improvements or extensions required by the City.

Traffic Impact Analysis: This project will require the submission of an updated TIA and approval by TxDOT.

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

Civil Construction Plans: Civil Construction Plans will be reviewed for project phasing and public improvements including utilities, traffic (TIA), and stormwater.

Screening: Will be required for all refuse containers only as the property does not abut residential districts.

Landscaping: Is required and has been provided in excess of the minimum requirements. See the following table.

Parking Area Interior Landscaping Required	4,170 sq ft
Landscaping Required for Other Vehicular Use Area	12,633 sq ft
Parking Area Interior Landscaping Provided	23,564.80 sq ft
Minimum Number of Trees Required	83
Trees Provided	96

Entry Corridor Design Review: A design has been submitted that is reflective of the Texas Hill Country Aesthetic and consists of multiple materials such as limestone and cedar, that create variety and texture in the facade. The predominant building colors are earth tones that are used to tie the

building elements together. There are no blank walls proposed along the entry corridor or side streets and the mass of the building has been reduced through the skillfully constructed placement of materials that also create visual interest. In addition, the proposed design is compliant with the maximum height allowed by the PUD, which is 48 ft.

Staff finds no deficiencies with the Entry Corridor requirements.

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

1. Approval of a Preliminary and Final Plat
 2. Approval of Civil Construction Plans
 3. Approval of TIA
 4. TxDOT Permit for Hwy 87 Access
-
-

ATTACHMENTS:

1. SP-2405 Revised Site Plan
2. SP-2405 Entry Corridor
3. SP-2405 Landscape and Screening Plan
4. SP-2405 Review Comments
5. SP-2405 Response to Comments
6. Z-1809 PUD Zoning Ordinance

APPROVAL/REVIEW:



Shelby Collier, Senior Planner

Date: June 28, 2024

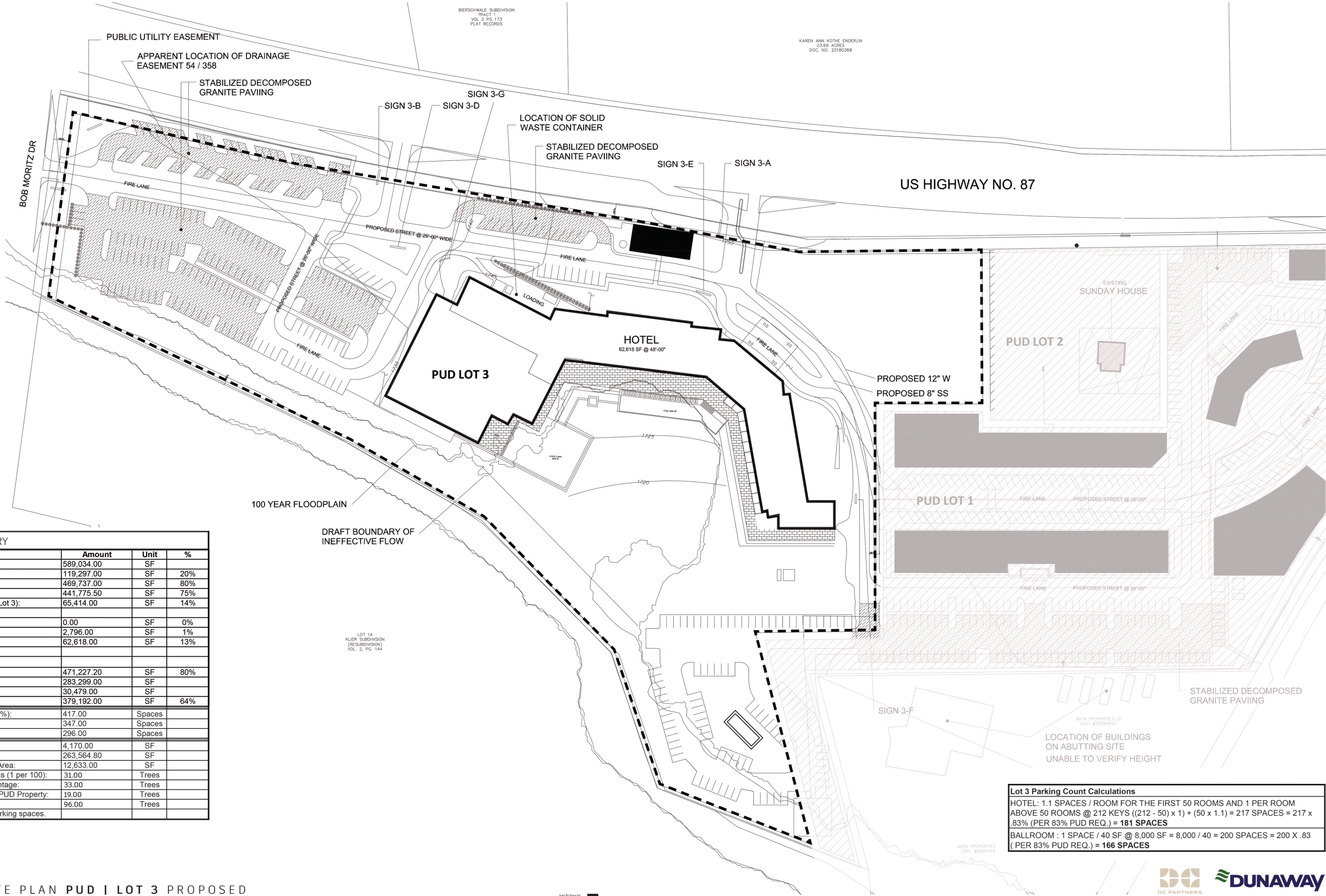


William McKamie, City Attorney

Date: June 28, 2024

Anna Hudson, Director of Development Services

Date:



DEVELOPMENT ZONING SUMMARY			
	Amount	Unit	%
Overall Lot Area (Lot 3):	589,034.00	SF	
100 Yr. Floodplain Area (Lot 3):	119,297.00	SF	20%
Net Lot Area (Lot 3):	469,737.00	SF	80%
Building Cover Allowed (Lot 3):	441,775.50	SF	75%
Total Building Cover Actual including All Uses (Lot 3):	65,414.00	SF	14%
Condo Building Cover:	0.00	SF	0%
Retail Building Cover:	2,796.00	SF	1%
Hotel Building Cover (Lot 3):	62,618.00	SF	13%
Impervious Cover Allowed (Lot 3):	471,227.20	SF	80%
Paved Drive/Parking (Lot 3):	283,299.00	SF	
Plaza/ Sidewalk/ Terrace (Lot 3):	30,479.00	SF	
Impervious Cover Actual (Lot 3):	379,192.00	SF	64%
Off-street Parking Required Hotel/Ballroom(100%):	417.00	Spaces	
Off-street Parking Hotel/Ballroom (83%):	347.00	Spaces	
Total Off-Street Parking Provided on Lot 3:	296.00	Spaces	
Parking Area Interior Landscaping Required*:	4,170.00	SF	
Parking Area Interior Landscaping Provided*:	263,564.80	SF	
Landscaping Required at Other Vehicular Use Area:	12,633.00	SF	
Minimum Number of Trees at Landscaped Areas (1 per 100):	31.00	Trees	
Minimum Number of Trees along Business Frontage:	33.00	Trees	
Minimum Number of Trees along Abutting non-PUD Property:	19.00	Trees	
Minimum Number of New Trees provided:	96.00	Trees	
*Landscaping calculated based on surface parking spaces.			

Lot 3 Parking Count Calculations	
HOTEL: 1.1 SPACES / ROOM FOR THE FIRST 50 ROOMS AND 1 PER ROOM ABOVE 50 ROOMS @ 212 KEYS ((212 - 50) x 1) + (50 x 1.1) = 217 SPACES = 217 x .83% (PER 83% PUD REQ.) = 181 SPACES	
BALLROOM : 1 SPACE / 40 SF @ 8,000 SF = 8,000 / 40 = 200 SPACES = 200 X .83 (PER 83% PUD REQ.) = 166 SPACES	

June 27, 2024

FREDERICKSBURG SITE PLAN PUD I LOT 3 PROPOSED

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



ENTRY CORRIDOR DESIGN NARRATIVE

ENTRY CORRIDOR DESIGN NARRATIVE

FOR

HWY 290 & HWY 87

1. Architectural Style

- 1.1 COF STANDARD: *Adhere to the Historic District Guidelines when rehabilitating designated historic landmark buildings or potential historic buildings.*

Not applicable. The site is not in the Historic District.

- 1.2 COF STANDARD: *The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic.*

The proposed design is simple in Nature reflecting the Texas Hill Country style with moments of modern elegance.

- 1.3 COF GUIDELINE: *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 proposed design does not copy older building styles, but rather uses traditional proportions and scale in conjunction with a variety of materials to reflect traditional context.

The Proposed design is simple in nature and rich in materials that are reflective in the Texas Hill country style. The building is not copying older building styles

- 1.4 COF GUIDELINE: *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.*

The proposed design has been designed specifically for the site, taking into consideration the character of the Fredericksburg community.



2. Architectural Materials

- 2.1 COF STANDARD: *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 proposed design uses authentic materials such as stone, wood, masonry, and metal detailing that create visual interest while fitting into the Texas Hill Country style.

- 2.2 COF STANDARD: *Abide by Historic District Guidelines for preserving historic buildings.*

Not applicable.

- 2.3 COF STANDARD: *Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building's historical character. (per Historic Design Guidelines).*

Not applicable.

- 2.4 COF STANDARD: *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)*

The proposed design uses traditional proportions and scale in a more modern Hill Country style, not attempting to create a false sense of era.

Wood pergolas, porte-cochere are used to create a identity reflecting the rest of the district. The façade incorporates a modern take on the traditional fachwerk architecture by exposing wood beams at the entry of the hotel.



- 2.5 COF GUIDELINE: *Select materials native to the Hill Country, such as cedar, limestone and brown sandstone.*

The proposed design uses native materials such as limestone and cedar.

Stone- use of a Cordova Cream or Lueders limestone or similar style product.



- 2.6 **COF GUIDELINE:** *New developments should choose materials that offer texture and avoid monotonous faces to add visual interest and reduce its apparent scale.*

The proposed design utilizes textured stone and woods to create variety and texture in the façade.

3. Architectural Color

- 3.1 **COF STANDARD:** *Choose colors used traditionally in Fredericksburg such as muted shades of greens, blues, and tans (Historic Design Guidelines).*

Colors selected will be muted and meeting with the Historic Guidelines.

- 3.2 **COF STANDARD:** *Use color to coordinate façade elements in an overall composition and tie all of the building elements together.*

Colors are being used to create a unified composition, while creating visual interest through accents.

- 3.3 **COF STANDARD:** *Reserve bright colors for accents only. Limit the use of bright colors to no more than 15 percent of the overall exterior building façade.*

In the proposed design bright colors will not be incorporated.

- 3.4 **COF GUIDELINE:** *Predominant 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 predominant building colors will be of earth tones.

Stucco in Traditional Fredericksburg colors such as sw7640 (fawn Brindle) and sw 9547 (vessel) will be used. Predominate building colors will be of earth tones used to tie the building elements together.



4. Architectural Features

- 4.1 **COF STANDARD:** *Blank or featureless walls will not be approved along parks, plazas, entry corridors or side streets.*

The proposed design will have no blank walls along plaza, entry corridors or side streets.

- 4.2 **COF STANDARD:** *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 proposed design creates human scale by creating a clear front entrance utilizing, canopies, overhangs, distinctive roof form, arches, and integral planters.

There will be no blank walls along the plaza, entry corridors or side streets. The customer entrance is clearly defined by the use of a portico, an overhang, display windows and distinctive roof form.

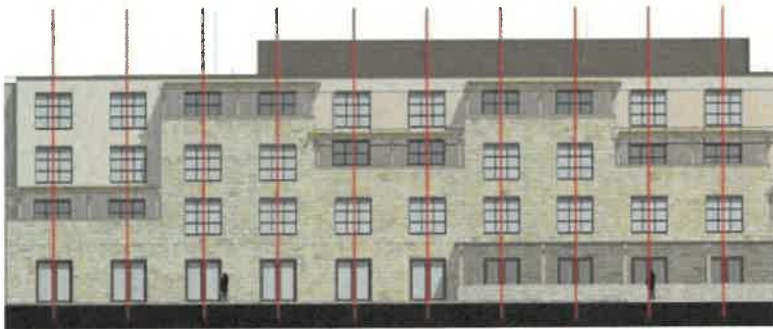


- 4.3 COF STANDARD: *Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building's historical character. (Historic Design Guidelines).*

Not applicable.

- 4.4 COF STANDARD: *Windows and doors shall be equally spaced and provide rhythm along the façade of the building.*

Using traditional proportions and scale the doors and windows create a rhythm along the building facades.



- 4.5 COF STANDARD: *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.*

Facades along the entry corridor will have at least 40% clear non-tinted glass.

Over 40% of the ground floor façade facing the parks, plazas, and entry corridor and side streets have clear windows.



- 4.6 **COF STANDARD:** *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.*

Not applicable.

- 4.7 **COF GUIDELINE:** *Choose features that fit the scale of the building and its surroundings.*

The proposed design overall scale is broken down using horizontal and vertical movement in the façade to relate to its surroundings.

- 4.8 **COF GUIDELINE:** *If a shed roof or flat roof design is used, add a parapet wall to screen the roof.*

A parapet wall will be used to screen the roof.

5. Massing & Scale

- 5.1 **COF STANDARD:** *Break up the front of large retail buildings by dividing it into individual bays 25 to 40 feet wide.*

Not applicable.

- 5.2 **COF STANDARD:** *Use variation in materials, textures, patterns, colors, and details to break down the mass and scale of a building.*

Stone, wood, textured stucco, and masonry have been carefully placed to create visual interest and to break down the mass of the building.

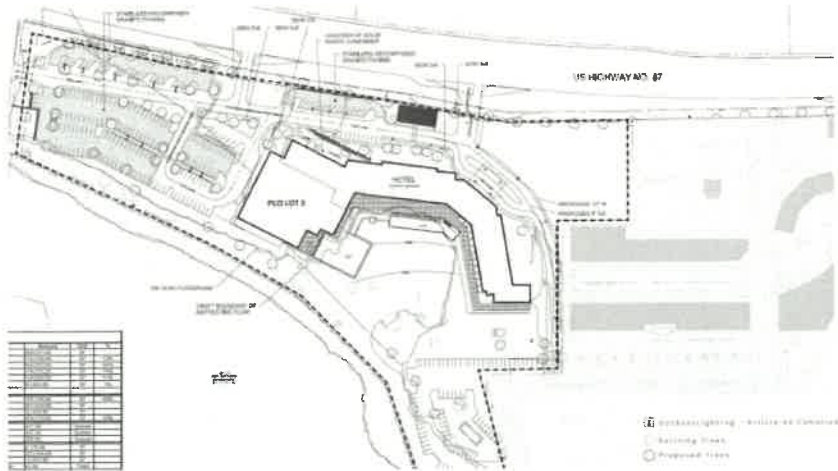
Stone, wood, and textured stucco along with building undulation meeting the 5.5 guidelines.



- 5.3 **COF STANDARD:** *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 proposed design has buildings of the largest footprint at the approximate center of site.

The building has been sited near the center of the site.



- 5.4 COF STANDARD: *Each building shall have sufficient facade relief and interruption every 30 feet so as to provide visual architectural interest.*

The proposed design has either a vertical or horizontal façade relief every 30' or less providing visual interest to the building .

The Proposed designed Façade undulates either in the vertical or Horizontal face within every 30' of building. On the main facades this undulations is 6'+/- , Major material changes happen on inside corners and help to provide visual interest to the building.



- 5.5 COF GUIDELINE: *When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.*

Not applicable.

- 5.6 COF GUIDELINE: *Faux windows and similar details are not appropriate articulation.*

The proposed design does not feature faux windows or elements.

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

The proposed design is contiguously arranged and features no large breaks.

6. Signage

- 6.1 **COF STANDARD:** *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.*

Landscaping will be designed to meet this standard.

- 6.2 **COF GUIDELINE:** *A minimal number of colors should be used per sign where possible. Bright colors should be reserved for accent only.*

Noted. The design of the signage will adhere to this guideline.

- 6.3 **COF GUIDELINE:** *Integrate signs into building and site design so they do not appear as an afterthought.*

Noted. The design of the signage will adhere to this guideline.

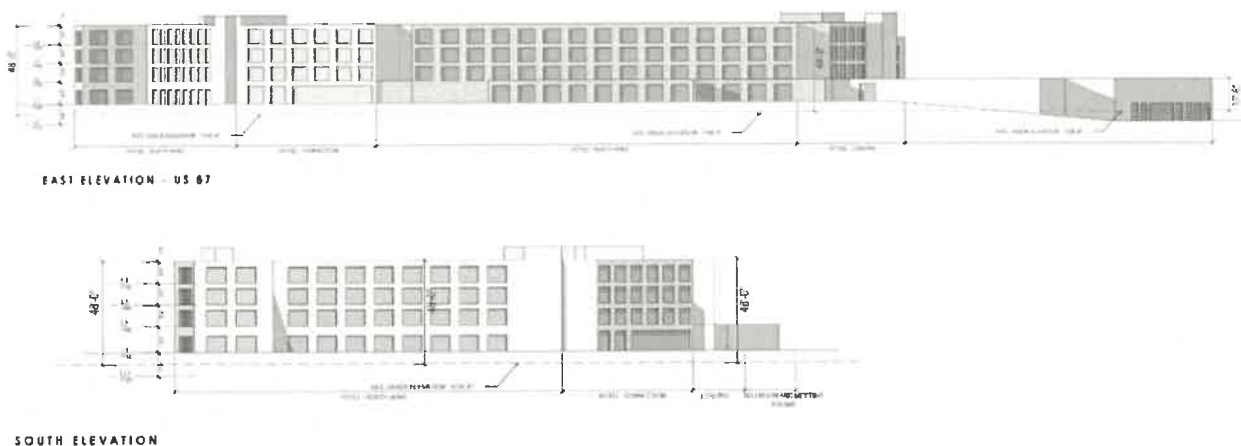
- 6.4 **COF GUIDELINE:** *Attached signs should be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building.*

All signage locations will be compatible with, and integrated into, the overall design. All signs will comply with the City of Fredericksburg's Signage ordinances.

7. Building Height

- 7.1 **COF STANDARD:** *Use existing height standards from the Zoning Ordinance.*

The proposed design will comply of with the maximum allowable height as listed in the zoning ordinance of 48'.



- 7.2 **COF GUIDELINE:** *Work with the existing streetscape and define heights that are appropriate to create a welcoming environment and consistency.*

The Proposed design uses horizontal and vertical articulation in the façade to create a welcoming environment.

- 7.3 COF GUIDELINE: *Use building height to define neighborhood and district edges, and to provide a "human scale."*

Human scale has been incorporated on macro to micro scale. Horizontal and vertical articulation in the façade reduces the mass and scale of the building from the street edge. The use of canopies, arcades, and patios continue to reduce size of the building to a human scale as you approach. Material scale and texture have been carefully placed to ensure the facades are broken down at a micro level

8. Setbacks & Frontage

- 8.1 COF STANDARD: *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 front entryway will be facing the entry corridor; secondary entrances will be supplied as needed.

- 8.2 COF GUIDELINE: *The front door should connect to the sidewalk along the entry corridor.*

The front door will be connected to the sidewalk.

- 8.3 COF GUIDELINE: *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.*

Not applicable.

- 8.4 COF GUIDELINE: *A contiguous building arrangement without large breaks between buildings along the street face is encouraged.*

The proposed design is contiguously arranged and features no large breaks.

9. Landscaping

- 1.1 COF STANDARD: *Landscaping, including planting and trees, shall be provided as a buffer between the street and parking area.*

A landscape plan will be provided for the city's review and approval during the Construction Document review process. A buffer is provided between parking and the right-of-way line.

- 1.2 COF GUIDELINE: *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.*

Specific trees on site will be protected and preserved. Tree locations are proposed to break up any continuous paving areas. Tree spacing will be variable to establish a more natural canopy.

- 1.3 COF GUIDELINE: *Native, drought tolerant and adapted landscape species should be used to the greatest extent possible.*

Agreed – native, drought tolerant and adapted species is a benefit to the City and to this development.

- 1.4 COF GUIDELINE: *A minimum of 50 percent of the plant species should be selected from the approved plant list.*

Noted – The approved plant list compliments the response given in 1.3

- 1.5 COF GUIDELINE: *Minimize impervious coverage to reduce the need for energy and water consumption.*

Although required to treat all parking as impervious for drainage calculations, pervious materials are being evaluated to increase pervious area in select parking areas.

- 1.6 COF GUIDELINE: *Utilize parks, open spaces and natural areas as buffers between incompatible uses or as a means of maintaining natural viewsheds.*

The site is being designed such that compatible uses will complement each other. Programmed uses will not be placed along Bob Moritz. The hotel is being designed to take advantage of a natural low lying area adjacent to the property to the south and west .

- 1.7 COF GUIDELINE: *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.*

No plantings are intended within TxDOT right-of-way other than TxDOT required grasses for re-establishing vegetation after construction is complete. Sight visibility between the sidewalk, which will be at the property line, and the travel lanes will not be impacted by any plantings.

- 1.8 COF GUIDELINE: *Every effort should be made to protect underground utilities such as water, sewer, phone and cable from tree or plant roots.*

Coordination with subsurface utilities location and tree planting will be considered during the design.

- 1.9 COF GUIDELINE: *Restoration of natural areas is strongly encouraged during new development and, to the extent possible, redevelopment.*

The design of all softscapes and any corresponding hardscapes will be done in such a manner to compliment the natural .

- 1.10 COF GUIDELINE: *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.*

Mature vegetation will remain on the site where possible.

- 1.11 COF GUIDELINE: *Minimize grading and preserve existing vegetation whenever possible.*

Existing mature vegetation will be maintained whenever possible.

- 1.12 COF GUIDELINE: *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.*

The irrigation system will be designed to optimize the amount of water that is required to generate initial growth and to provide modest amounts of water to maintain the viability of the drought tolerant native species.

- 1.13 COF GUIDELINE: *Root barriers should be used in planting areas between the sidewalk and street which are less than 10 feet in width.*

Root barriers will be implemented in applicable areas.

10. Lighting

- a. **COF STANDARD:** *Lighting fixtures should be selected from the International Dark-Sky Association Approved Fixtures.*

Lighting will be Dark-Sky compliant.

- b. **COF GUIDELINE:** *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.*

In any parking areas and communal areas, lighting will be designed solely for safety and security. There is no benefit to the quality of the development to have over-lit parking lots.

- c. **COF GUIDELINE:** *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 fixtures will be chosen to blend with the architectural style of the building.

COF GUIDELINE: *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.*

Light Standards are being placed internal to the site with cut-off fixtures to prevent spill-over.

- d. **COF GUIDELINE:** *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.*

Although there is buffer between the existing residential area west of Bob Moritz, design will take into consideration the proximity of residential uses. Any open area on site will only be illuminated for the purposes of that space and for security.

- e. **COF GUIDELINE:** *Off-site street lighting may be required over driveways to provide safe entrances and exits.*

Lighting has been planned to illuminate vehicular movement.

- f. **COF GUIDELINE:** *Decorative seasonal lighting encouraged.*

Noted.

11. Service Areas

- 11.1 **COF STANDARD:** *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*

Loading will be clearly identified, located at the side of the building, and will be shielded from the street through the use of walls and gates that match the architectural elements of the building and landscape.

- 11.2 **COF GUIDELINE:** *All trash, recycling and utilities facilities should be visually and acoustically screened from pedestrian rights of way.*

The service area will be screened visually and acoustically from pedestrian rights of way.

- 11.3 **COF GUIDELINE:** *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.*

Screening will be used at a minimum of 6' High to screen to obscure equipment.

The service areas will be shielded from view from the street through the use of wall and gates to match the overall aesthetic of the project.



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

A variety of semi opaque and solid walls will be utilized based off functionally.

- 11.5 COF GUIDELINE: The height of screening plants should be based on typical plant size within five growing seasons.

Noted.

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

Roof top equipment will appropriately screened from the entry corridor, side street, parks, and plazas.

- 11.7 COF GUIDELINE: 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.

Noted.

12. Parking & Access

- a. COF STANDARD: 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.

Not applicable. Note – the parking in the north-west corner infringes on the floodplain. About 15 feet from the floodway. The term “creek” is not to my knowledge defined.

- b. COF STANDARD: All parking shall comply with the most current American with Disabilities Act (ADA) standards and regulations.

All parking will comply with current ADA guidelines.

- c. **COF STANDARD:** *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.*

Vehicular and pedestrian travel ways are being designed to encourage internal circulation.

- d. **COF STANDARD:** *Pedestrian walkways connecting to adjacent development shall be provided.*

Pedestrian walkways will be provided to connect existing adjacent pedestrian access.

- e. **COF STANDARD:** *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.*

All parking will comply with landscaping standards.

- f. **COF STANDARD:** *Continuous, 5' sidewalks must be provided along the full length of the building featuring customer entrances and along any façade facing public parking areas.*

The proposed design includes sidewalks around all entries and parking.

- g. **COF GUIDELINE:** *Parking should be located behind buildings or on the side.*

Wherever possible, the parking design will comply with this guideline.

- h. **COF GUIDELINE:** *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.*

Noted. Bicycle parking will be included at the intersection of HWY 290 & HWY 87.

- i. **COF GUIDELINE:** *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.*

Noted.

- j. **COF GUIDELINE:** *At least one drive aisle should be designed to provide sufficient emergency vehicle access and maneuverability.*

The parking design complies with this emergency vehicle access guideline.

- k. **COF GUIDELINE:** *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.*

Noted.

- l. **COF GUIDELINE:** *Parking lots should be located and designed with storm water Best Management Practices to capture, treat and infiltrate storm water.*

Noted. Parking design will comply with this guideline.

- m. **COF GUIDELINE:** *The on-site circulation should be logical and provide convenient, safe and direct flow of pedestrians and vehicles.*

Noted. The site design meets this standard.

- n. **COF GUIDELINE:** *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.*

Noted.

- o. **COF GUIDELINE:** *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.*

Noted.

- p. **COF GUIDELINE:** *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 project does not use detached parking structures.

- q. **COF GUIDELINE:** *Shared driveways are encouraged.*

Not applicable.

13. Drainage & Stormwater

- a. **COF GUIDELINE:** *LID techniques such as rain barrels, cisterns, raingardens, naturalized landscaping, porous pavement, and roof gardens are encouraged.*

Naturalized landscaping and porous pavement is being considered.

- b. **COF GUIDELINE:** *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.*

Where practical, pipe discharges on site will be routed across natural velocity reduction devices that blend into the landscape. Any on-site channeling will blend into the native landscaping.

- c. **COF GUIDELINE:** *Existing drainage patterns and flows on site should be preserved to the greatest extent possible.*

Drainage patterns are generally preserved. The drainage area for the site is the same before and after construction. All flow currently runs towards Barons Creek and will do so upon completion.

- d. **COF GUIDELINE:** *Decorative or aesthetically pleasing stormwater mechanisms should be incorporated into stormwater designs to the greatest extent possible.*

Aesthetics is an important consideration for this development. This guideline will be taken seriously during the design of storm drainage

14. Streetscape

- 14.1 **COF STANDARD:** *Sidewalks along the street right of way must be a minimum of 5 feet wide.*

Sidewalks on the site will conform with this requirement.

- 14.2 **COF GUIDELINE:** *Sidewalks and pedestrian pathways should safely connect from the street to commercial buildings, surrounding residential areas, and parks and open spaces.*

Sidewalks and pedestrian pathways will safely connect from the street to the building.

- 14.3 COF GUIDELINE: *Seating is encouraged in front of businesses, in public spaces and other instances where appropriate.*

Noted.

- 14.4 COF GUIDELINE: *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 handrails.*

All pedestrian areas will comply with the current ADA and Texas Accessibility Standards.

- 14.5 COF GUIDELINE: *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 streetscape design will comply with this guideline.

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

Not applicable.

- 14.7 COF GUIDELINE: *Streetscape furnishing should be made of high-quality materials and be coordinated with the architecture of the building.*

The streetscape design will comply with this guideline.

- 14.8 COF GUIDELINE: *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.*

The streetscape design will comply with this guideline.

ENTRY CORRIDOR DESIGN RENDERINGS

Fredericksburg Hotel

6.14.2024

KIMPTON
HOTELS & RESTAURANTS

Curioso

architect
maa
merriman
anderson

DC PARTNERS

Conceptual fixture package shown below. Final package to be provided during building permit process.
All lighting will be Article XV - Outdoor Lighting compliant.



PATH



**LANDSCAPE
BOLLARD**



**ENTRY WALL
SCONE**



WALL WASH



**SITE AREA
LIGHTING**



Exterior Finish - 01
ARCHITECTURAL EXPOSED CONCRETE
FINISH: SMOOTH FORM FINISH W/
EXPOSED TIES FILL AND ROB SMOOTH



Exterior Finish - 02
WOOD LOOK MATERIAL AT DROPOFF
FINISH: TEXTURED WOODGRAIN
COLOR: LIGHT BROWN



Exterior Finish - 03
WOOD LOOK CANOPY
FINISH: WOOD GRAIN POWDER COAT
COLOR: SOUTHERN PECAN



Exterior Finish - 04
WOOD LOOK SCREENING SYSTEM
COLOR: KNOTTY CHESTNUT



Exterior Finish - 05
FIBER CEMENT PANEL
FINISH: LINEA
COLOR: LT60



Exterior Finish - 06
EXTERIOR PLASTER OR SIMILAR
FINISH: XXX
COLOR: SW7640



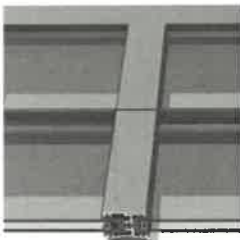
Exterior Finish - 07
EXTERIOR PLASTER OR SIMILAR
FINISH: XXX
COLOR: SW9547



Exterior Finish - 08
STONE, BRICK OR SIMILAR
FINISH: SMOOTH CUT
COLOR: WHITE W/ NICOTINE COLOR
CORDOYA CREAM, LEUDERS LIMESTONE
OR SIMILAR



GAFS-01
SSG STOREFRONT GLAZING
FINISH: ANODIZED
COLOR: DARK BRONZE



GAFS-02
METAL ORNAMENTAL HANDRAIL
FINISH: ANODIZED
COLOR: DARK BRONZE



MR-01
BARREL ROOF TILE OR SIMILAR
FINISH: SMOOTH TEXTURE
COLOR: OHIO RED



R-01
BARREL ROOF TILE OR SIMILAR
FINISH: SMOOTH TEXTURE
COLOR: OHIO RED

HOTEL MATERIAL PALETTE | FREDERICKSBURG, TEXAS

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

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EXTERIOR PERSPECTIVE | FREDERICKSBURG, TEXAS

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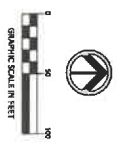
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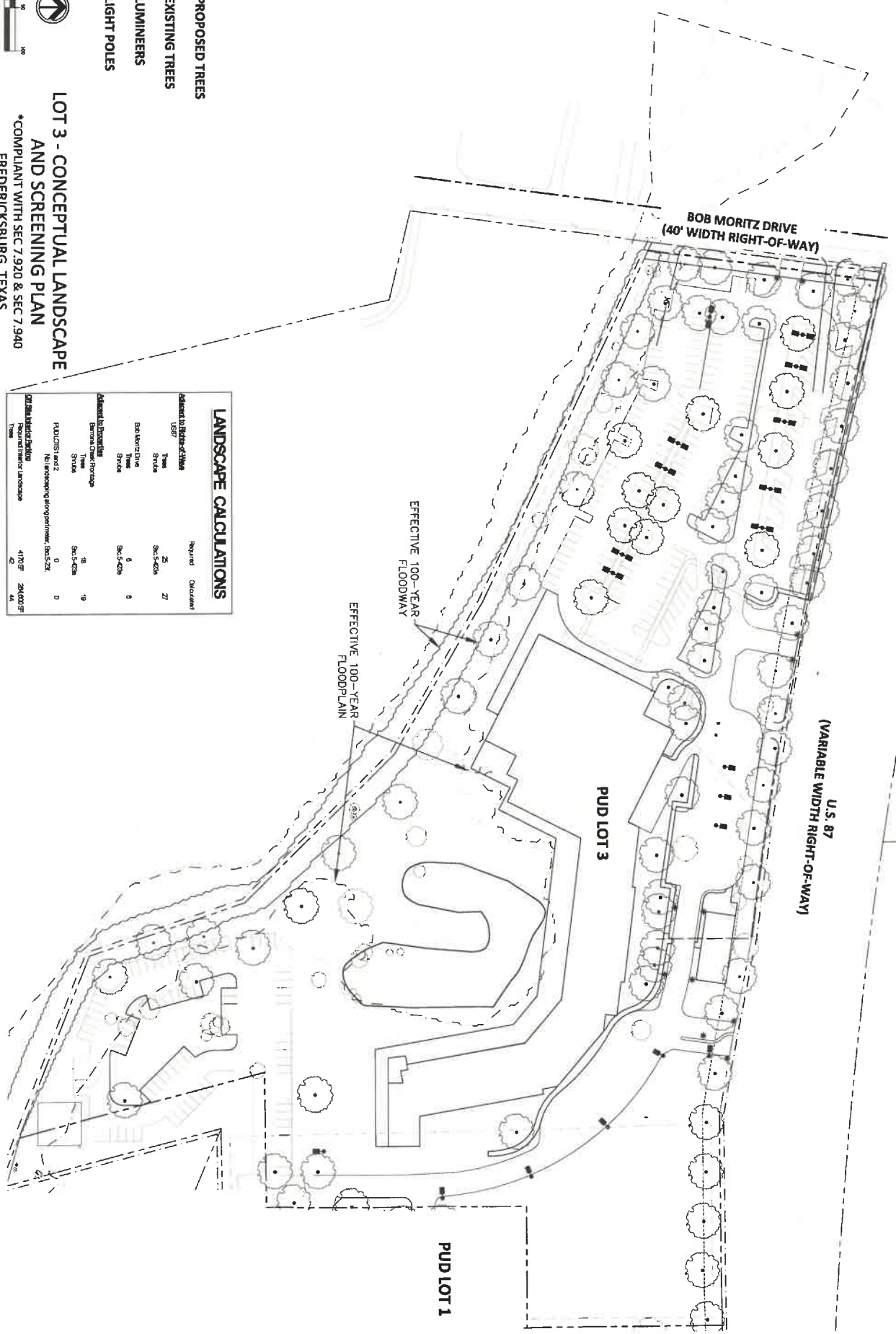
LANDSCAPE AND SCREENING PLAN



- PROPOSED TREES
- EXISTING TREES
- LUMINAIERS
- LIGHT POLES

LOT 3 - CONCEPTUAL LANDSCAPE AND SCREENING PLAN
 *COMPLIANT WITH SEC 7.920 & SEC 7.940
 FREDERICKSBURG, TEXAS

LANDSCAPE CALCULATIONS			
Adjacent to Right-of-Way		Required	Calculated
USF	Tree	25	27
	Spec. 4-200		
Bob Moritz Drive		0	0
	Spec. 4-200		
Adjacent to Building		18	19
	Spec. 4-200		
PUD LOT 1 and 2		0	0
No landscaping along perimeter, Sec 5.29			
CD 500a Minimum Planting		4,170 SF	28,000 SF
Required Number of Landscapes		42	44





June 10, 2024

Nick Skuteris
FBRG Hospitality Developers LP
nicks@dcpartnersusa.com

RE: SP-2405, Review Comments for the Site Plan and Entry Corridor review of the Meuse Located at 290 & 87, "The Y".

Dear Mr. Skuteris,

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.

- Project will require Planning and Zoning approval scheduled for July 2nd at 1601 E Main Street at 5:30 PM.
- Provide the requested fixture types as part of the Building Permit process [Article XV- Outdoor Lighting](#) -
- Provide a Landscape and Screening plan per [Sec. 7.920](#) & [Sec. 7.940](#)
- Please provide a location of loading facilities for lot 2 & 3. [Site Plan Checklist, Section 7.131](#)
- Project will require submission and approval of civil construction plans.
- Show "zoomed in" site plan for Lot 3
 - Show Development Zoning Summary for LOT 3
 - Show parking ratio requirements based on # of rooms, event space
- Entry Corridor: explain how requirements are being met with specific examples
 - describe how items are meeting design requirements with specifics such as height, materials, architectural features, etc.

The City of Fredericksburg

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

- More wood, less metal. The limestone should have more of a yellow tone than white such as Cordova Cream or Lueders limestone .
- Project approval will be conditioned on submission and approval of updated civil construction plans by the City Engineering department.
- Project approval will be conditioned on submission of an updated traffic impact analysis and approval by TXDOT and the City Engineering department. Improvements to Hwy 87 and Hwy 290 according to the proposed project phasing will be reviewed at this time.
- Review of phasing of the project and all required public improvements including utilities, traffic, and stormwater will be reviewed during the civil construction plan review phase.

For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org

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

**Shelby
Collier**

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2024.06.10 16:22:16 -05'00'

Shelby Collier, Senior Planner
Development Review Committee (DRC)

The City of Fredericksburg

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



281 585 1067
info@dcpartnersusa.com
2506 W. Main, 5th floor
Houston, TX 77098
dcpartnersusa.com

From: Nick Skuteris

Date: 6/17/2024

To: Shelby Collier & Development Review Committee

RE: SP-2405, Review Comments for the Site Plan and Entry Corridor review of the Meuse Located at 290 & 87, “The Y”.

Shelby & Development Review Committee (DRC) Members,

Please see below for our applicant response to the DRC’s letter dated June 10th, 2024.

- Project will require Planning and Zoning approval scheduled for July 2nd at 1601 E Main Street at 5:30 PM.
 - **Applicant Response:** Applicant will attend July 2nd Planning and Zoning.
- Provide the requested fixture types as part of the Building Permit process [Article XV- Outdoor Lighting](#) –
 - **Applicant Response:** Applicant has provided an Exhibit showing fixture types that will be used. This is not an all-encompassing list of specified fixtures for the project and applicant intends to submit final fixture types during the Building Permit review process. Applicant is aware of the Article XV – Outdoor Lighting requirements and will abide by those requirements.
- Provide a Landscape and Screening plan per [Sec. 7.920](#) & [Sec. 7.940](#)
 - **Applicant Response:** Applicant has provided an Exhibit showing a conceptual landscape and screening plan. A final landscape and screening plan will be submitted during the Building Permit review process.
- Please provide a location of loading facilities for lot 2 & 3. [Site Plan Checklist, Section 7.131](#)
 - **Applicant Response:** Applicant has identified location of Loading Facilities on for Lot 3. At this time, applicant does not see a need for loading facilities of Lot 2, as the use of the historic home has not been finalized.
- Project will require submission and approval of civil construction plans.
 - **Applicant Response:** Applicant will produce and submit civil construction plans following approval of the site plan and entry corridor design review.
- Show “zoomed in” site plan for Lot 3
 - Show Development Zoning Summary for LOT 3
 - **Applicant Response:** Applicant has provided and Exhibit showing a closer look at Lot 3 with the applicable development zoning summary items.

- Show parking ratio requirements based on # of rooms, event space
 - **Applicant Response:** Applicant has provided an Exhibit showing a closer look at Lot 3 with the applicable parking ratio requirements based on # of rooms and event space for the hotel.
- Entry Corridor: explain how requirements are being met with specific examples
 - describe how items are meeting design requirements with specifics such as height, materials, architectural features, etc.
 - **Applicant Response:** Applicant has provided a more detailed response to the Entry Corridor Design Standards. Please see updated Entry Corridor letter.
 - More wood, less metal. The limestone should have more of a yellow tone than white such as Cordova Cream or Lueders limestone.
 - **Applicant Response:** Applicant has updated the original renderings to remove metal portions of the façade. New wood material has been selected to replace that metal. Also, stone has been updated to show more of a yellow tone and the Cordova Cream/Lueders Limestone has been listed as finish option.
- Project approval will be conditioned on submission and approval of updated civil construction plans by the City Engineering department.
 - **Applicant Response:** Applicant will produce and submit civil construction plans following approval of the site plan and entry corridor design.
- Project approval will be conditioned on submission of an updated traffic impact analysis and approval by TXDOT and the City Engineering department. Improvements to Hwy 87 and Hwy 290 according to the proposed project phasing will be reviewed at this time.
 - **Applicant Response:** Applicant will produce and submit TXDOT documents and updated TIA following approval of the site plan and entry corridor design.
- Review of phasing of the project and all required public improvements including utilities, traffic, and stormwater will be reviewed during the civil construction plan review phase.
 - **Applicant Response:** Applicant will meet with City Staff and other necessary departments to review phasing of improvements. Applicant intends to produce and submit civil construction plans following approval of the site plan and entry corridor design review.

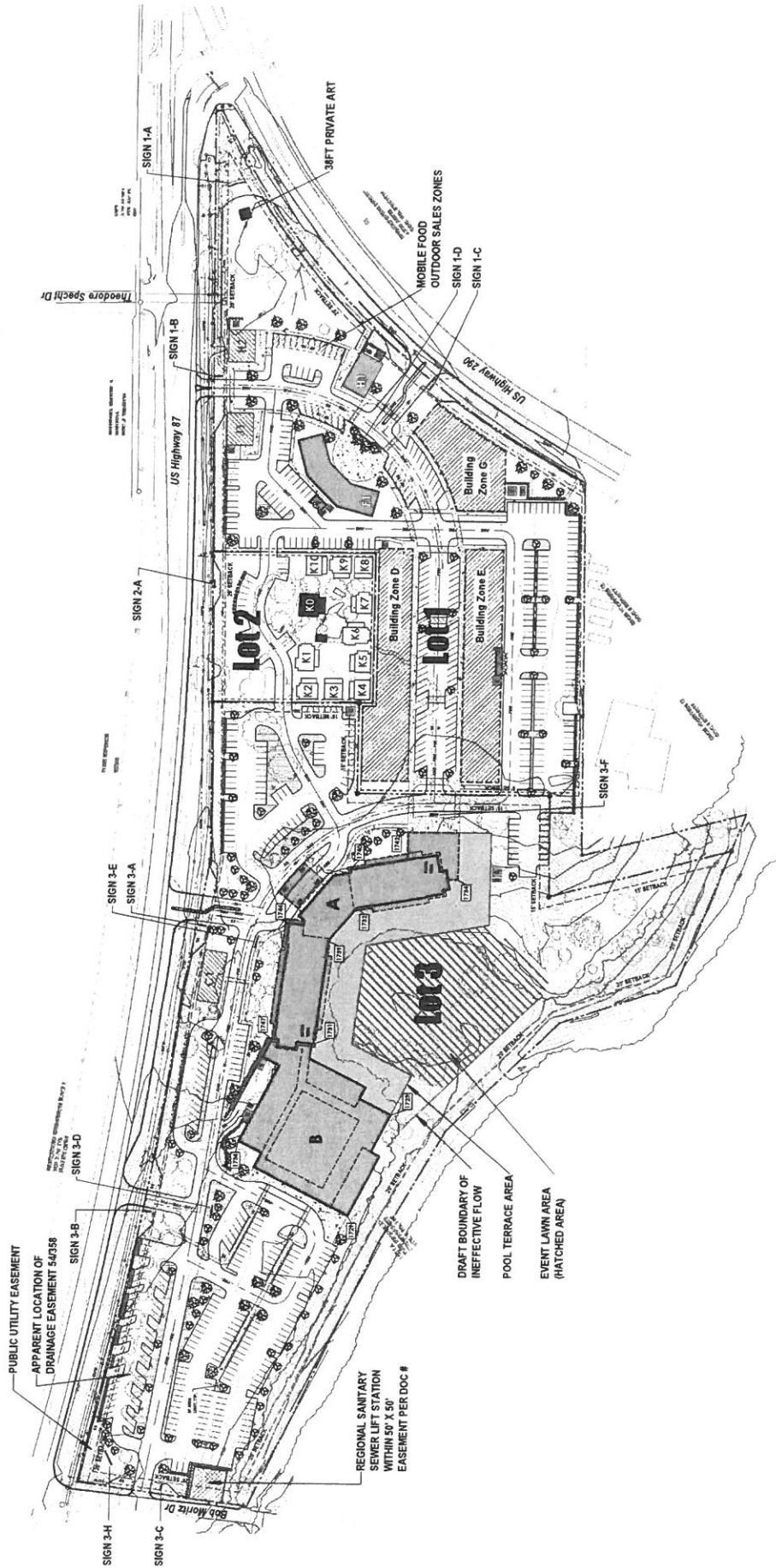
Thank you for your consideration.

Sincerely, DC Partners and all associated Consultants

Nick Skuteris, Development Manager



EXHIBIT "C"



The Seven Hills Resort & Conference Center

1" = 160'-0"

PUD Plan

BECK

EXHIBIT "D"

THE SEVEN HILLS RESORT AND CONFERENCE CENTER PUD ZONING NOTES

_____, 2018
Planned Unit Development (PUD)

1. Lot Development Summary:

Lot 1 Retail and Restaurant Village

Maximum Height Allowed: 38 feet
Front Yard Setback: 20 feet
Street Yard: 20 feet
Interior Yard: 5 feet
Rear Yard: 5 feet

Lot Area: 341,300
Draft 100yr Floodplain Area: 2,900
Net Lot Area: 338,400

Building Cover Allowed: 256,000 (75%)
Building Cover Actual (fully developed): 70,800 (20.9%)

Impervious Cover Allowed: 270,700 (80%)
Paved Drive / Parking: 124,000 (36.6%)
Plaza / Sidewalk / Terrace: 68,700 (20%)
Impervious Cover Actual: 263,500 (77.8%)

Off-street Parking Required (100%): 247
Off-street Parking Required (75%): 186
Off-street Parking Provided on Lot 1: 186
Off-street Parking Provided on Lot 1 for Lot 3 use: 86
Reference Parking Table

Parking Area Interior Landscaping Required: 272 stalls x 10 = 2,720

Parking Area Interior Landscaping Provided: 4,900

Landscaping Required at Other Vehicular Use Area:

124,000 (paved area) - 108,800 (272 x 400) = 15,200

15,200 - 5,000 (exclusion) = 10,200

10,200 / 100 = 102

102 + 2,720 = 2,822

Minimum Number of Trees at Landscaped Areas (1 per 100): 2,820 / 100 = 28 Trees

Minimum Number of Trees along Business Frontage: 1,479' / 50' = 30 Trees

Minimum Number of Trees along Abutting non-PUD Property: 579' / 75' = 8 Trees

40 of the 66 Required Trees are existing

New Trees provided: 26

Lot 2 Klingelhoefer and Sunday Houses

Maximum Height Allowed: 28 feet

Residential Density Allowed:

Efficiency: 2,500

1 Bedroom: 3,000

2 Bedroom: 3,500

Front Yard Setback: 15 feet

Street Yard: 15 feet

Interior Yard: 5 feet

Rear Yard: 5 feet

Unit Mix

Unit 0 = Klingelhoefer = 2 Bedroom

Unit 1 = Type E = 2 Bedroom

Unit 2 = Type A = 1 Bedroom

Unit 3 = Type B = Studio

Unit 4 = Type C = 1 Bedroom

Unit 5 = Type A = 1 Bedroom

Unit 6 = Type D = 2 Bedroom

Unit 7 = Type A = 1 Bedroom

Unit 8 = Type B = Studio

Unit 9 = Type A = 1 Bedroom

Unit 10 = Type C = 1 Bedroom

Lot Area: 58,600

Draft 100yr Floodplain Area: 0

Net Lot Area: 58,600

Building Cover Allowed: 32,200 (55%)

Building Cover Actual: 12,300 (21%)

Impervious Cover Allowed: 38,100 (65%)

Paved Drive / Parking: 9,800 (16.7%)

Plaza / Sidewalk / Terrace: 11,700 (20%)

Impervious Cover Actual: 33,800 (57.7%)

Off-street Parking Required (100%): 17

Off-street Parking Required (75%): 13

Off-street Parking Provided on Lot 2: 13

Off-street Parking Provided on Lot 2 for Lot 3 use: 4

Reference Parking Table

Parking Area Interior Landscaping Required: 17 stalls x 10 = 170

Parking Area Interior Landscaping Provided: 170
Landscaping Required at Other Vehicular Use Area:
9,800 (paved area) - 6,800 (17 x 400) = 3,000
3,000 - 5,000 (exclusion) = 0
0 / 100 = 0
0 + 170 = 170

Minimum Number of Trees at Landscaped Areas (1 per 100): $170 / 100 = 1$ Trees
Minimum Number of Trees along Street Frontage: $235' / 50 = 5$ Trees
Minimum Number of Trees along Abutting non-PUD Property: $0' / 75 = 0$ Trees
12 of the 6 Required Trees are Existing
New Trees Provided: 0
6 Trees shall be credited to Lot 3 of the PUD

Lot 3 Resort and Conference Center

Maximum Height Allowed: 48 feet
Front Yard Setback: 20 feet
Street Yard Setback: 20 feet
Interior Yard Setback: 5 feet
Rear Yard Setback: 5 feet

Lot Area: 559,900
Draft 100yr Floodplain Area: 121,100
Net Lot Area: 438,800

Building Cover Allowed: 329,100 (75%)
Building Cover Actual: 85,100 (16.4%)

Impervious Cover Allowed: 351,000 (80%)
Paved Drive/Parking: 170,600 (38.9%)
Plaza / Sidewalk / Terrace: 65,800 (15%)
Impervious Cover Actual: 321,500 (73.3%)

Off-street Parking Required (100%): 466
Off-street Parking Required (83%): 386
Off-street Parking Provided on Lot 3: 285
Off-street Parking Provided on Lot 1 for Lot 3 use: 86

Reference Parking Table

Parking Area Interior Landscaping Required: 285 stalls x 10 = 2,850
Parking Area Interior Landscaping Provided: 24,900
Other Vehicular Use Area:
170,600 (paved area) - 114,000 (285 x 400) = 56,600
56,600 - 5,000 (exclusion) = 51,600
 $51,600 / 100 = 516$
 $516 + 2,850 = 3,366$

Minimum Number of Trees at Landscaped Areas (1 per 100): $2,850 / 100 = 29$ Trees
Minimum Number of Trees along Business Frontage: $1,505' / 50' = 30$ Trees
Minimum Number of Trees along Abutting non-PUD Property: $1,300' / 75' = 18$ Trees
104 of the 173 Required Trees are Existing
6 of the 173 Required Trees are credited from Lot 2 of the PUD
New Trees provided: 63

- 2) No building shall be erected at any location in the PUD other than the building locations shown on the PUD Plan. On Lot 1, buildings may be located anywhere within the Building Zones indicated on the PUD Plan, but such buildings must not exceed the Building Cover allowed for Lot 1.
- 3) Access to and from the PUD onto US Hwy 87 and US Hwy 290 shall be at the locations and widths as shown on the PUD Plan per the Traffic Impact Analysis, and as approved by TxDOT and the City of Fredericksburg.
- 4) Trees shown to be saved on the PUD Plan shall not be removed without the prior written approval of the City of Fredericksburg or unless diseased or dead.
- 5) Fire hydrants shall meet N.F.P.A. and City of Fredericksburg requirements.
- 6) No use shall be allowed within the PUD other than those uses listed on the PUD Plan or on the attachment hereto entitled Permitted Uses, Exhibit "F".
- 7) Drive through facilities associated with any permitted use shall require an administrative site plan review and approval.
- 8) Building height shall not exceed 4 stories and 48 feet above the average of the highest and lowest grade adjacent to the building corners of each building segment as reflected on the PUD Plan and Building Elevations.
- 9) All utility lines within the PUD site shall be installed underground, except utility lines designated to be installed above ground by the appropriate utility companies. Except as otherwise expressly set forth herein, all utilities shall comply with the City of Fredericksburg standards and specifications.
- 10) Parking spaces shall be provided as shown on the PUD Plan. Adjustments to the configuration and arrangement of parking spaces may be approved administratively.
- 11) All City codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the PUD Plan or in these and other notes to the plat.
- 12) All grounds within the PUD shall be maintained as to collection of trash, debris, litter and weeds.

- 13) All landscaped areas shall provide curbing or other protection from vehicular encroachment.
- 14) The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse, debris and weeds. All landscaped areas shall be provided with underground or drip irrigation systems.
- 15) All businesses shall provide suitable trash and refuse storage areas which are designed and constructed to prevent direct view from the street or parking lot and to prevent refuse from being displaced or stored about the site or onto public right-of-way and to permit safe, easy removal of refuse by truck or hand.
- 16) Entry ramps and curbing is provided for by the PUD Plan and Texas Accessibility Standard specifications.
- 17) A landscape plan prepared by a Texas Registered Landscape Architect will be submitted for approval at time of Site Plan review. The PUD Plan shall identify locations of landscape buffers and define the tree planting requirements as follows:
- a. One (1) tree for each fifty (50) linear feet of street frontage will be provided. A two and one-half (2 ½) foot wide landscape buffer will be provided between parking areas and public streets.
 - b. One (1) tree for each seventy five (75) linear feet of abutting property zoned for residential uses will be provided. One (1) tree for each one hundred twenty five (125) linear feet of abutting property zoned for commercial uses will be provided. Property lines shared between lots within this PUD shall have no tree planting or buffer requirement.
 - c. One (1) tree for each one hundred (100) square feet of Parking Area Interior Landscaping Required will be provided. Parking Area Interior Landscaping provided in excess of the requirement shall not require additional trees.
 - d. The Parking Area Interior Landscaping Requirement shall be ten (10) square feet for each off-street parking stall provided.
 - e. Dead, diseased or declining trees removed shall have no replacement requirement. Existing trees to remain may be applied to the New Tree requirement.
 - f. The Interior Landscaping at Other Vehicular Use Area requirement shall be as calculated in Section 7.920.g, except as expressly contained herein.
 - g. A minimum of 50% of the tree requirement will be provided from Fredericksburg's approved species list.
- 18) Signs shall be allowed in the PUD as specified in the attachment hereto entitled Exhibit "E", "Permitted Signs".
- 19) The Contractor shall be responsible for protecting all trees which are to remain during construction per City guidelines.

- 20) Paving under existing tree driplines shall be aerated.
- 21) No exterior lighting (pole or wall mounted) shall produce intense glare, or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source/reflector so selected that acting together the light beam is controlled and not directed across any bounding property line, except as provided in paragraph 22.
- 22) Unshielded Exterior string lights shall be permitted with a maximum of 100 lumens per bulb (lamp) with no fixture maximum.
- 23) Internally and externally illuminated signs shall be permitted.
- 24) The Calculated Sign Area, Ground Sign Area Allowed, and Public Wall Sign Area Allowed shall be calculated in accordance with the attached Exhibit "E", "Permitted Signs". Internal Streetscape Sign Area Allowed and PUD Monument Sign Area Allowed are described on attached Exhibit "E", "Permitted Signs" and on the attached PUD Plan.
- 25) Continuous landscape barrier between off-street parking areas and abutting properties shall be provided in accordance with Appendix B Section 7.900, except that interior lot lines within the PUD, that is between Lots 1, 2, and 3 shall not require such barrier or tree planting.
- 26) Outdoor Sales and Mobile Food Establishments shall be permitted within the zones indicated on the PUD Plan.
- 27) Roof top equipment shall be shielded per the Entry Corridor Standards.
- 28) A 4ft Split-rail fence will be installed along public streets (US Hwy 87, US Hwy 290, Bob Moritz Dr). A 6ft Privacy fence with pedestrian and vehicular gates will be installed along Lot 2 interior lot lines. Fencing shall comply with the sight triangle requirements of Section 7.920.h.
- 29) Stabilized decomposed granite shall be a suitable paving material for off-street parking areas but shall not be used within fire lanes. Stabilized granite areas shall count 50% towards impervious cover calculations. Stabilized decomposed granite shall have permanent concrete or steel edging.
- 30) Public water and sanitary sewer utility lines shall be installed per attached PUD Plan where certain sections of lines along property frontage may be accomplished interior to the site within a public utility easement. Water and sanitary sewer utility line extensions shall only be provided as conceptually depicted on the attached PUD Plan. A Utility Master Plan will be provided at time of Site Plan review. The final utility alignments may be approved administratively and shall not require a PUD amendment.

- 31) Provided that applicant furnishes adequate signed and sealed engineering analysis to the Director of Public Works and Utilities at the time of Site Plan review process an exemption to Chapter 5 Article XIII Section 5-456(c)(1-3) will be granted.
- 32) Sidewalks within the ROW or lot lines adjoining dedicated or major Arterial Streets shall only be provided as depicted on the PUD Plan.
- 33) A covered arcade or structural canopy shall be not less than fifty (50) percent of the Primary Façade of multi-tenant commercial buildings on Lot 1.
- 34) With the exception of historic landmarks, at least 40 percent of the ground floor up to 12 feet above finish floor on the Primary Façade of commercial retail buildings that is facing a park, plaza, entry corridor or side street shall be constructed of clear windows. With the exception of historic landmarks, at least 20 percent of the ground floor up to 12 feet above finish floor on the Secondary Façade of commercial retail buildings that is facing a park, plaza, entry corridor or side street shall be constructed of clear windows.



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: July 2, 2024

CATEGORY: ACTION ITEMS

CAPTION: Consider SP-2406: Review of a Site Plan Application for the Verandas at Frieden Located at 801 Mariposa Drive.

PRESENTATION:

SUMMARY:

A Site Plan extension request has been submitted for the Verandas a Frieden, located at 801 Mariposa Dr. The proposed development would include seven (7), three-story buildings and consist of 20 Efficiency Units, one hundred and forty-three (143) one-bedroom and one hundred and forty (140) two-bedroom units for a total of three hundred and three (303) units. The development would also include a five thousand and one hundred (5,100) sq ft space for future commercial tenants as well as several amenities including pickle ball courts, a pool, urban gardening plots, a playground and several common areas.

The proposed development will be gated and has access on Ott-Eckhardt Road and Mariposa Drive and all units will be equipped with a fire suppression system.

There are several small changes to the site plan which include the relocation of the pickle ball courts, a smaller urban garden, the removal of 2 verandas, and the relocation of some covered parking and a larger clubhouse/leasing office, 7,900 sq ft to 8,850 sq ft.

BACKGROUND:

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

Site Area: Approximately 24.918 Acres

Zoning: PUD, Planned Unit Development

Building Coverage: 34.72% (376,887 sq ft) (50% Maximum) Sec. 3.700

Impervious Coverage: 44 % (186,928 sq ft) (70% Maximum) Sec. 3.700

Heights: Max building height is 3-stories OR 38 ft.

Parking: The 20 Efficiency units require 30 parking spaces. The 143, one-bedroom units require 215 parking spaces. The 140, two-bedroom units require 280 parking spaces. Commercial parking is calculated at 1 per 400 sq ft for a total of 13 spaces. Guest parking shall be added at a ratio of ten percent of the total required spaces for the development resulting in an additional 54 spaces. The overall minimum total of parking spaces required is 592 and the developer has provided 625 including 20 ADA accessible parking spots and 6 charging stations.

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

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

Park Dedication: The applicant shall pay parkland dedication fees (full rate) per Sec. 3.07 of the previously approved annexation agreement and based on the overall density of the development at a cost of \$500.00 per 303 units for a total of \$151,500.00. Parkland fees shall be paid prior to the issuance of building permits. Sec. 6.15

Screening: Required and provided along the southern, western and eastern property lines. The entire development will be fenced with 2 gated entrances. Screening regulations require a minimum of 6 ft wood or masonry fence OR a hedge-like screen of evergreen plant material capable of attaining a minimum height of eight (8) feet at maturity. Sec. 7.940

Landscaping: A hedge or fence per specifications is required and provided when abutting property is zoned for non-commercial use (southern, western and eastern property lines). 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 plan per Sec. 7.920, including screening per Sec 7.940, 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 \$500.00 per unit (\$151,500.00) for the 303 new units payable prior to issuance of a building permit.
4. Recordation of the previously approved Final Plat.
5. Approval of an Addressing Plan.
6. Compliance of the proposed Commercial uses with the NC/MF zoning found in the approved PUD.

ATTACHMENTS:

1. Verandas @ Frieden - Site Plan Re-Design - 05.29.24
2. SP-2406 Review Comments

3. Engineering Dept Comments
4. SP-2406 Response to Comments
5. SP -2406 Site Plan Application

APPROVAL/REVIEW:



Shelby Collier, Senior Planner

Date: June 28, 2024

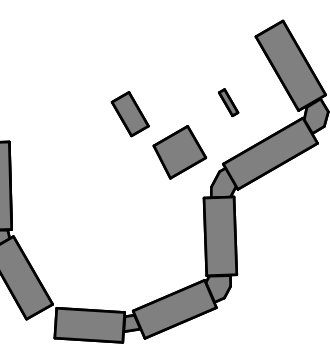


William McKamie, City Attorney

Date: June 28, 2024

Anna Hudson, Director of Development Services

Date:



THESE DOCUMENTS ARE
INCOMPLETE AND FOR INTERIM
REVIEW ONLY.

NOT FOR REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION*

UNDER THE AUTHORIZATION OF:

#15342

REVISIONS		
No.	Description	Date

E* PROJ. NO. - **21A-046**

CHECKED BY: 5

HECKED BY : D

DC NO. 1

ARCHITECTURAL SITE PLAN

SHEET

A-100

1-046





June 17, 2024

Jerry Turner
T4V1 Holdings LLC
jturner@tvhim.com

RE: SP-2406, Review Comments for the Site Plan review of the Verandas @ Frieden Located at 801 Mariposa Dr.

Dear Mr. Turner,

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.

- Project will require Planning and Zoning approval scheduled for July 2nd at 1601 E Main Street at 5:30 PM.
- Please provide a narrative summarizing the changes from the previous plan to the current plan.
- Commercial Retail is not allowed in this zoning (NC/MF). Please see attached Z-1703 Zoning Ordinance that provides the allowed uses in NC/MF
- Provide the requested fixture types as part of the Building Permit process [Article XV- Outdoor Lighting](#) -
- Provide a Landscape and Screening plan per [Sec. 7.920](#) & [Sec. 7.940](#)
- Project will require submission and approval of civil construction plans.

For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org

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

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

Jan Musgrove

Jan Musgrove, Planner I
Development Review Committee (DRC)

Engineering Department Comments 6/17/2024

Evan Williamson & Sibyl Deckard

1. Civil construction plan review will be required.
2. Show construction of half the length of Mariposa Drive according to the recorded plat.
3. Dimension driveway set-backs from the intersection according to the access standards in the City's subdivision ordinance.
4. Route sidewalks to existing crossing North of Mariposa Drive and Frieden Parkway intersection.
5. Consider reviewing the current dumpster orientations with waste collection provider.



CITY OF FREDERICKSBURG, TX **SITE PLAN REVIEW RESPONSES**

June 24, 2024

Referenced Project: Verandas @ Frieden

Project Address: 801 Mariposa Drive, Fredericksburg, TX 78624

SP-2406 SITE PLAN REVIEW

OWNER RESPONSES to the SITE PLAN REVIEW COMMENTS by Development Services:

The revised site plan incorporates minor revisions to the previously approved Site Plan for the property development located at 801 Mariposa Drive Fredericksburg, TX 78624. The (7) Multi-Family Apartment Buildings remain in the same location as exhibited on the previous approved submittal. The Leasing Office and the Retail Building also remain in the same locations on the site. Several Site Amenities have been consolidated and combined to allow more natural site to remain. Retaining walls have been lowered in elevation and reduced in length. Pickle Ball Courts have been combined with the Urban Garden area. Parking has been reduced as we were in excess of the minimum required on-site parking to again leave more of the site as natural as possible.

The Property Owner acknowledges they will attend the planning and Zoning Meeting scheduled for July 2, 2024 at 5:30pm.

Commercial Retail is not planned outside those uses allowed by the NC/MF Zoning.

Site Light Fixtures are planned to be Night Sky Compliant and will be submitted with Building Permit Submission.

Landscape and Screening Plan will be submitted at the time of the Building Permit Submission.

Civil Construction Plans will be submitted in advance of the Building Permit Submission.

Driveways to the property will be located the required distance from Frieden Parkway.

Sidewalk crossing will be located north of mariposa and Frieden Parkway intersection.

Dumpster locations will be finalized with waste collection provider.

Sincerely,

Thomas (Tab) Baker, AIA, NCARB

Managing Partner & Principal Architect



SITE PLAN/ENTRY CORRIDOR/OFF STREET PARKING APPLICATION

All items on the attached Site Plan Checklist must be submitted with a complete application. Email documents to scollier@fbgtx.org.

A. Project Information

Project Name: Verandas at Freiden

Project Address: 801 Mariposa Dr., Fredericksburg, Texas

Parcel ID Numbers: 188967

B. Application Type: Check all that apply

- ☐ Administrative Site Plan - \$400.00
- ☒ P&Z Site Plan - \$500.00
- ☐ Entry Corridor Design Guidelines and Standards - \$100.00
- ☐ Off-Site Parking Agreement - \$200.00

C. Applicant/Owner Information

Property Owner

Owner Name: T4V1 Holdings LLC

Owner Address: P.O. Box 550080, Houston, TX 77255-0080

Owner Phone Number: 7137228459 Owner Email Address: jturner@t4him.com

Applicant

Applicant Name: T4V1 Holdings LLC

Applicant Address: P.O. Box 550080, Houston, TX 77255-0080

Applicant Phone Number: 7137228459 Applicant Email Address: jturner@t4him.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: 

Printed Name: Jerry Turner

Staff Use Only

Application Number: SP-2406

Date: 6/11/24

Required Checklist Items Included: _____

Ch# 8086 \$500



SITE PLAN CHECKLIST

This form and all required exhibits must be included with the Site Plan and Entry Corridor application.

- ☐ Provide a brief description of the proposed use, including information pertinent to the review and evaluation criteria stated in Section 7.131 in the form of a narrative.
- ☐ The site plan shall be drawn to scale, and include dimensions as necessary to show the following:
 - ☐ The date, scale, north point, title, name of owner and name of person preparing the Site Plan.
 - ☐ Zoning summary, including type, minimum and actual lot size, setbacks, maximum and actual building height, building coverage and impervious coverage. Section 7.131
 - ☐ Address and legal description of property Section 7.131
 - ☐ Show and dimension requested access to public roadways and provide plans for access Management. Section 7.131
 - ☐ The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access and utility or service areas. Section 7.131 The location of existing and proposed fencing and screening. Section 7.940
 - ☐ Location and size of existing and proposed streets and alleys Section 7.131 dimension of boundary line easements, and required yards and setbacks of all existing and proposed buildings and land improvements and the height and intended use of existing and proposed buildings on site, and approximate locations buildings on abutting sites within 50 Section 7.131
 - ☐ Proposed exterior lighting, including fixture type. Article XV- Outdoor Lighting
 - ☐ The number of existing and proposed parking and loading spaces, and a calculation of applicable minimum requirements. Section 7.860
 - ☐ Landscaping, including location, size, and species of existing trees on site, square footage of all proposed landscape areas. Section 7.920 The location of signs. Chapter 29
 - ☐ Provide existing and proposed topography and grading (5' minimum contour intervals), and erosion control measures. Section 7.131
 - ☐ Solid waste container, which requires screening. Section 7.980
 - ☐ Proposed and existing water, sewer and electric utilities. Section 7.131
 - ☐ Visibility triangle at street intersections and driveways. Section 7.131
 - ☐ Fire Lanes and fire hydrant. Section 7.131
 - ☐ Provisions for handicapped access. Section 7.131
 - ☐ On sites affected by the 100-year floodplain, impervious coverage and building coverage are based on area outside the floodplain. Provide calculations accordingly.
 - ☐ Applicable Fee
 - ☐ PDF copies emailed to scollier@fbgtx.org

Note: Staff or the Planning and Zoning Commission may require modification of a Site Plan as a prerequisite for approval. Section 7.132

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: _____

Date: 6/4/24

Printed Name: Jerry Turner



ENTRY CORRIDOR CHECKLIST

A landowner or developer must follow the Standards and Guidelines concurrent with a zone change, a use category change or issuance of one of the following permits. Check all that apply.

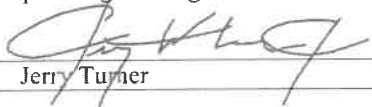
- ☐ Building
- ☐ Sign
- ☐ Street and sidewalk construction
- ☐ Conditional use permit
- ☐ Site plan review
- ☐ Platting
- ☐ Placement in the public right of way
- ☐ Temporary use permit

This form and all required exhibits must be included with the Site Plan and Entry Corridor application.

- ☐ Completion of appropriate application noted above and fee.
- ☐ Drawings that adequately show how all proposed elevations meet requirements for: Sec. 1- Architectural Style, Sec 2 – Architectural Materials, Sec 3- Architectural Colors, Sec 4--Architectural Features, Sec 5 – Massing and Scale, Sec 6 – Signage, Sec 7- Building Height. Design Standards
- ☐ Site plan showing following requirements: Sec 8 – Setbacks, Sec 9 - Landscaping, Sec 10 – Lighting, Sec 11 – Service Areas Sec 12 -Parking, Sec 13- Drainage, Sec 14- Streetscape. Design Standards
- ☐ Narrative describing complete scope of work and how each Standard and Guidelines is met or not applicable.
- ☐ PDF copies emailed to scollier@fbgtx.org

Note: Additional information may be required to complete review of proposed project by the Planning and Zoning Commission.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent:  Date: 6/4/24
Printed Name: Jerry Turner



DEVELOPMENT REVIEW COMMITTEE

CONTACT INFORMATION

City
126
Freder
Pho
Fa:
v

NAME	DEPARTMENT	TITLE	PHONE	EMAIL
Anna Hudson, AICP	Development Services	Director of Development Services	830-990-2026	ahudson@fredericksburgva.gov
Shelby Collier	Development Services	Associate Planner	830-990-2013	scollier@fredericksburgva.gov
Michael Erwin	Development Services	Building Official	830-990-2038	merwin@fredericksburgva.gov
Karen Kirchner	Development Services	Building Services Coordinator	830-990-2056	pkirchner@fredericksburgva.gov
Evan Williamson, P.E.,	Engineering & Public Works	Assistant City Engineer	830-990-2009	ewilliamson@fredericksburgva.gov
Tim Lehmberg	Economic Development (EDC)	Director of EDC	830-997-6523	tlehmberg@fredericksburgva.gov
Reagan Rabke	Fire Department	Fire Marshal	830-990-2024	rrabke@fredericksburgva.gov
Kelli Olfers, R.S.	Gillespie County Health Division	Director of Gillespie County Health	830-997-7521	kolfers@gillespiecountyva.gov
Melissa Eckert, P.E., CFM	Gillespie County	County Engineer	830-307-6196	meckert@gillespiecountyva.gov
Dwayne Boos	Gillespie County	Sanitation/Floodplain Administrator	830-997-8191	dboos@gillespiecountyva.gov
Paul Tybor	Underground Water Conservation	General Manager	830-997-4472	ptybor@fredericksburgva.gov
Brad Phipps	Texas Department of Transportation	Assistant Supervisor Fredericksburg Maintenance	830-997-4361	brad.hipps@txdot.gov

The Development Review Committee is a service offered by the City of Fredericksburg and allows a forum for citizens to discuss potential development projects with a committee composed of representatives from multiple development-related divisions.

These meetings are intended for projects that have surpassed the information gathering stage and are prepared to present a project for review.

Contact Form Create



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