



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, August 7, 2024 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

Janice Menking, Chair
Polly Rickert, Vice Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member

Tom Musselman, Member
Cindy Scroggins, Member
Tim Dooley, Member
Belinda McDonnell, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on August 7th, 2024 at 5:30 pm. Link to City of Fredericksburg agenda webpage to listen to a recording of the meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on August 7th, 2024.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@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. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. July 2024 Regular Meeting Minutes

4. ACTION ITEMS

- A. Consider P-2415 - Review of a Preliminary Plat for the Sonoma Oaks Subdivision Located at 112 Hollmig Lane.

- B. Consider P-2416 - Review of a Final Plat for the Chick-Fil-A Subdivision Located on the South East Corner of HWY 87 and Friendship Lane.
- C. Consider SP-2407 - Review of a Site Plan and Entry Corridor for a Hotel Development Located at 620 E San Antonio

5. DISCUSSION ITEMS

- A. Director's Report: TIRZ Presentation Update

6. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at 3:00 pm. on July 31, 2024, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

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

**PLANNING & ZONING COMMISSION
July 2, 2024
5:30 P.M.**

On this the 2nd day of July 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
JIM JARREAU
TIM DOOLEY
DARYL WHITWORTH
BELINDA MCDONNELL

ABSENT:

ALSO, PRESENT:

ANNA HUDSON - Director of Development Services
MICK MCKAMIE – City Attorney
LETTY VACEK – City Secretary
GARRET BONN – Assistant City Manger
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 and welcome Belinda McDonnell, a new Planning and Zoning board member.

SWEARING IN OF NEW APPOINTMENTS

Letty Vacek, City Secretary administered the oath to swear in new board member Belinda McDonnell and returning members, Janice Menking (Chair) and Polly Rickert.

ELECTION OF CHAIR AND VICE-CHAIR

Tim Dooley made a motion to appoint Janice Menking as Chair and Polly Rickert as Vice-Chair. Jeff Lawrence seconded, and all voted in favor, motion was carried.

PUBLIC HEARING

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 the Property Located at 202 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

Jim Jarreau, Polly Rickett and Jeff Lawrence recused themselves.

A representative of Kilwins Corporate presented who stated that Kilwins is a unique franchise as the individual stores are owned by their local owners and that each store owner chooses unique items that best fit their store and local community. Christine Bullock, proposed franchisee owner, presented how delighted she was to bring this opportunity to Fredericksburg and how much she was looking forward to being part of Main Street.

PRESENTATION: Anna Hudson, Director of Development Services,

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 half of the building that fronts 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

Janice Menking opened the floor to the Public Hearing at 6:00 pm – no one spoke.
Janice Menking closed the floor to the Public Hearing at 6:01 pm.

Tom Musselman thanked the applicant and complimented them on a great product and presentation. He stated that City Council had passed the Standard Business Ordinance in 2008 which ran from Elk Street to Acorn Street. He noted that perhaps there are other areas in town the would be a better fit.

Tim Dooley made a motion to deny the request of Z-2411 to operate a Standardized Business in the Historic District, located at 202 East Main Street.

Darryl Whitworth 2nd the motion and stated that this is why the Standard Business Ordinance was in place.
Roll call vote:

Janice Menking – Aye

Jim Jarreau – Aye

Daryl Whitworth – Aye

Jeff Lawrence – Aye

Cindy Scroggins – Aye

Tom Musselman – Aye

Polly Rickert – Aye

Tim Dolley – Aye

Belinda McDonnell – Aye.

All members voted in favor of the motion. Motion passed, Planning & Zoning recommends denial of the request.

The Application will be heard by City Council on July 16, 2024.

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

Eric Essler was in attendance to present for Randolph Federal Credit Union. He stated that the main building would be just over 3400 sq ft and would contain 4 loan offices and 4 teller stations and 3 drive-up lanes. He mentioned that of the 30 provided parking spaces, about 1/3 of the parking would be for employees and the balance available for customers. This was a standard Randolph Brooks parking configuration but was happy to discuss decreasing the parking spots.

PRESENTATION: Shelby Collier, Senior Planner

A Site Plan, Conditional Use Permit (CUP) and Entry Corridor application have 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 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 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 Lane and US HWY 87 South with potentially 3 "drive-thrus" located to the east.

Public Hearing Notices: As of 7/2/2024 two notices were received; 1 Approval and 1 Protest

Janice Menking opened the floor to the Public Hearing at 6:16 pm – no one spoke.

Janice Menking closed the floor to the Public Hearing at 6:17 pm.

Tom Musselman had concerns about the shared access on Friendship Lane.

Polly Rickert suggested that the parking on the northside of the lot be designated “employee parking” to avoid pedestrian traffic in the drive thru access and could they move the sidewalk to keep as many trees as possible?

Polly made a motion to approve Z-2412 as presented with the following conditions.

1. Approved civil construction plans
2. Replat the property line to align the easement with the sidewalk on the Highway 87
3. TX Dot permit for the Highway 87 driveway
4. 8 designated employee parking spots on the North side of the lot.

Tim Dooley seconded. Tom Musselman opposed. All others approved. Motion carried.

Janice Menking called for an Executive Session at 6:37 pm

Out of Executive session at 6:55pm

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

PRESENTATION: Mr. Jerry Turner hopes to start in 2025, before the board this evening to ask for an extension. The layout has not changed very much, the pickle ball court has been moved and would now using wood framing instead of the original concrete slab due to cost.

PRESENTATION: Shelby Collier, Senior Planner

A Site Plan extension request has been submitted for the Verandas at 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 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 have access on Otto-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 from 7,900 sq ft to 8,850 sq ft.

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.

Tom Musselman asked for some examples of what kind of business would work in the NC/MF zoning.

Shelby Collier provided several examples, such as a medical office, a professional office, and with the approval of a CUP some limited retail use would be appropriate, such as a bakery.

Tom Musselman made a motion to approve motion SP-2406 with staff recommendations.

Seconded by Jim Jarreau

All voted in favor and the motion carried.

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:

Nick Skuteris with DC Partners stated the applicant is seeking approval for Lot 3 of the PUD, the Hotel and Conference center, no changes to the site plan as submitted. He noted that they had tried to accommodate all that was required.

PRESENTATION: Shelby Collier, Senior Planner

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.

Staff find 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

Belinda McDonnell asked if still meets the height requirements.

Shelby commented that it did.

Polly Rickett stated that the roof line is large and flat and requested that a breakup of the roof line be made to reduce the mass and scale of the roof. The east elevation looks even flatter. Could the parapet break up the roof line, extend the screening to break up the flatness of the frontage.

The applicant agreed that using the screening could be used to help break up the frontage.

Belinda McDonnell agreed with Polly Rickett but stated that she also appreciated the use of different materials and shadow lines to create definition.

Jeff Lawrence wanted to know the rationale behind only starting on Lot 1 versus doing the entire project.

The applicant mentioned that they wanted to get started on the anchor of the project and therefore are focusing on the hotel/conference center.

Jim Jarreau made a motion to approve the Site plan and Entry corridor – SP-2405 with staff recommendations and the requested changes to the roof line to be made every 30 feet.

Belinda McDonnell seconded the motion.

Roll Call vote:

JANICE MENKING - AYE
JEFF LAWRENCE - AYE
TOM MUSSELMAN - NAY
CINDY SCROGGINS - AYE
POLLY RICKERT - AYE
JIM JARREAU - AYE

TIM DOOLEY - NAY
DARYL WHITWORTH - AYE
BELINDA MCDONNELL – AYE

Motion carried with 6-2 vote.

APPROVAL OF THE MINUTES:

Polly Rickett had 3 changes to the June minutes.

Shelby Collier responded with the changes needed.

MINUTES

Daryl Whitworth made a motion to approve the June 5, 2024, regular meeting minutes with corrections as noted by Polly Rickert. Seconded by Jim Jarreau. All voted in favor and the motion carried.

DIRECTOR'S REPORT: Anna Hudson, Director of Development Services

Gave a quick update on the Comp Plan implementation and mentioned that the city is currently in budget season with City Council and discussed how Staff had submitted for a unified development code (UDC) as a capital improvement project that will be funded over two (2) years and was also interested in how much “low hanging fruit” we accomplish at the same time as far as updating ordinances went.

Polly Rickett and Anna Hudson have been visiting with Strong Towns Group, a group that advocates flipping the script on typical zoning and planning practices. Polly has worked with the Chamber to try and host this group to talk to us about some of our housing policies and things that we can do to get some buy in when the City attempts the unified development code, a lot of the UDC re-writes require a lot of public engagement. August 26th and 27th would encompass an evening public/presentation meeting on the 26th and a stake owner morning session on the 27th of August 2024. This is a tentative date now but please mark your calendars in advance.

Anna spoke to the “Low Hanging Fruit” list, and asked if the board could relay their priorities. Small change big impact items! Please send the lists to her.

Tom Musselman asked if the UDC would become the “bible” to be used in future development. If it is in there it can be done. Polly and Belinda mentioned that it can be modified.

Anna stated that this would bring it all together so all the overlays would be in one place. Any public hearing would require citywide notifications. We would want to have several items on the notice at one time.

Janice Menking asked what kind of information the city would need, is there a form that you could send us?

Anna mentioned that she had sent a document from Haff that might be helpful, but you could add more and any item that you think needs attention.

Garret Bonn spoke to phasing the budget out over the two-year span.

ADJOURN

With nothing further to come before the Commission, Janice Menking adjourned the meeting at 7:44pm

PASSED AND APPROVED this 7th day of August 2024.

JAN MUSGROVE, Planner I

JANICE MENKING, Chair



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

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

MEETING DATE: August 7, 2024

CATEGORY: ACTION ITEMS

CAPTION: Consider P-2415 - Review of a Preliminary Plat for the Sonoma Oaks Subdivision Located at 112 Hollmig Lane.

PRESENTATION:

SUMMARY:

An application for a Preliminary Plat has been submitted for a 16.275 acre lot located on Hollmig Lane, across from Bobwhite Trail.

BACKGROUND:

The subject property is a 16.275 acre lot that is vacant on Hollmig Lane and across from Bobwhite Trail. The requested subdivision consists of 53 lots. To subdivide property that is zoned R1, Single-Family Residential, each lot must be a minimum of 7,500 sq ft in size with a minimum of 70 ft of frontage onto a public roadway. [Sec. 3.100](#)

Zoning: R1, Single Family Residential [Sec. 3.100](#)

Tract Size: 16.275 Acres - 708,939 sq ft

Number of Lots: 53

Minimum Lot Size: 7,500 sq ft

Minimum Lot Width: 70 ft

Roadways: The Preliminary Plat proposes 3 new roadways; Teal, Pintail and Mallard, that function in a "U" Shape with Teal and Mallard accessing Hollmig Lane.

Easements: Standard easements such as Drainage, Detention and Sight Visibility would apply.

Utilities: Utilities are available to serve the site. However, the developer will be responsible for any utility improvements or extensions required by the City.

Park Dedication: The applicant shall pay parkland dedication fees (full rate) based on the overall

density of the development at \$500.00 per lot (53) for a total of \$26,500. Parkland fees shall be paid prior to the recording of each phase of the project. [Sec. 6.15](#)

Construction Plans: Will be reviewed for public improvements including utilities, traffic, and stormwater.

When reviewing the Preliminary Plat, the Board shall reference [Sec. 4.04](#) of the Subdivision Ordinance. Staff's findings are below in **Red**.

1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a Zoning change for the property is proposed, then the zoning change must be completed before the approval of the preliminary plat. **The Plat conforms with the Zoning regulations.**
2. No Plat or Replat may be approved that leaves a structure located on a remainder subdivided lot. **Not applicable.**
3. The Preliminary Plat is consistent with any approved Performance Agreement; **Not applicable.**
4. The proposed provision and configuration of Public Improvements, including, but not limited to, roads, water, wastewater, storm drainage, electric, park facilities, open spaces, habitat restoration, easements and Right-of-Way that are adequate to serve the development, meet applicable minimum standards of these Subdivision Regulations, and conform to the City's adopted master plans for those facilities. **Met**
5. The Preliminary Plat has been duly reviewed by the applicable City Staff. **The Plat has been reviewed by all DRC Staff.**
6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Standard Details and Specification for Public Infrastructure Construction Manual; **The plat conforms to design requirements and standards.**
7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law; **The Comprehensive Plan calls for a connected network of sidewalks, paths and/or bike routes within neighborhoods and connecting to nearby collector and arterial streets. M.1.B.1. The Plan also calls for neighborhood placemaking elements that add community character and support pride of ownership such as pocket parks, street trees, art in public places, and/or sidewalks. N.1.A.6 The proposed layout is not in keeping with the Comprehensive Plan. Staff could support the layout if a sidewalk was constructed connecting the neighborhood to Friendship Lane and if trees were to line the sidewalk.**
8. The proposed development represented on the Preliminary Plat does not endanger public health, safety, or welfare; and **The proposed plat does not endanger public health, safety or welfare.**
9. The Preliminary Plat conforms to the Director of Development Services' subdivision Application checklists. **The plat conforms.**

STAFF RECOMMENDATION: Per Sec. 3.100 of the Zoning Ordinance, Sec. 4 of the Subdivision Ordinance and the Comprehensive Plan. Staff recommends approval with the following conditions.

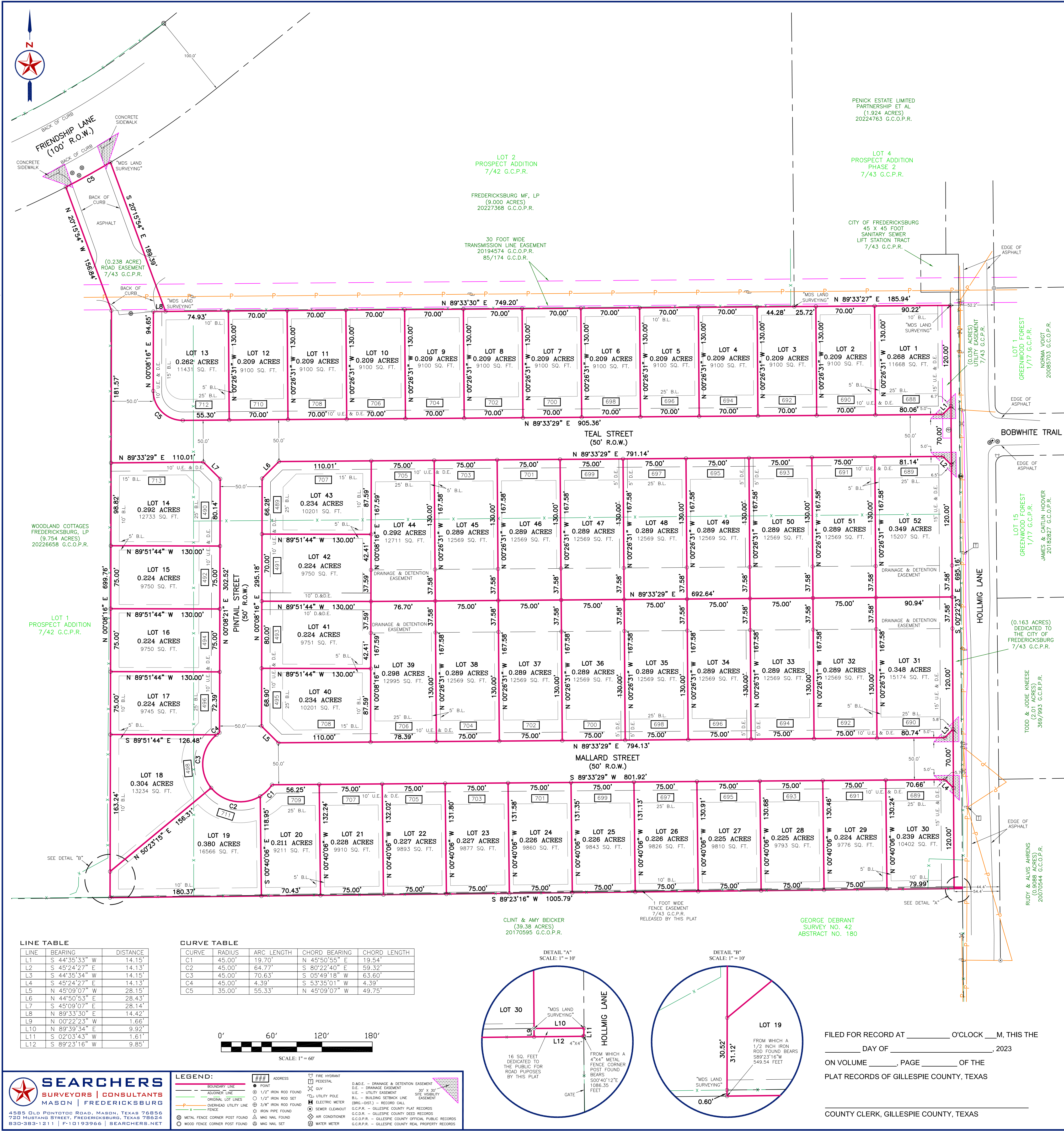
- Addition of a Sidewalk throughout the neighborhood connecting Hollmig Lane and Friendship Lane
 - Lining the sidewalk with street trees
 - Approval of the Final Plat
 - Approval of Civil Construction Plans
 - Payment of Park Dedication Fees
-
-

ATTACHMENTS:

1. 24-7127 PRELIMINARY PLAT 7-29-2024
2. P-2415 Review Comments combined
3. P-2415 SONOMA OAKS RESPONSE 7-29-2024
4. P-2415 Plat Application

APPROVAL/REVIEW:

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



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (We) hereby certify, that I am (we are) the owner(s) of the property shown and described hereon, that no other person or entity has any interest in the property either by lien, lease, or other equitable interest, unless otherwise noted hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all alleys, walks, parks, water courses, easements, and other open space to public use forever and hereby convey and dedicate, by fee simple title, all public road rights-of-way, as shown hereon to the City of Fredericksburg for public road right-of-way purposes forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, conveyances for road right of way purposes, and other restrictions shown hereon.

STATE OF TEXAS §
COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of June, 2024.

Notary Public, State of Texas

PLAT NOTES:

- Setbacks shall be in accordance with the City's adopted zoning code at the time of permitting.
- Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.
- Sight Visibility Restriction: No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement as shown on the Plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replatted.
- Current zoning: R1 - Residential
- Proposed Use: Single Family Residential.
- Number of Lots: 52
- Utility easements shown hereon are restricted to buried utility lines only.
- Each individual lot owner shall be responsible for mowing and maintaining the Drainage and Detention Easement in their respective lot.



CERTIFICATE OF FINAL PLAT APPROVAL
(FOR FINAL PLATS WITH PUBLIC REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

Chairperson, Planning and Zoning Commission _____ Date _____, 2024
City of Fredericksburg, Texas

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the SONOMA OAKS SUBDIVISION, a Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, 2024, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by my hand on this _____ day of _____, 2024

City Secretary
City of Fredericksburg, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. Field work completed on _____, 2024.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Josh W. Leamons JULY 29, 2024
Registered Professional Land Surveyor, 6276

STATE OF TEXAS §
COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared Josh W. Leamons, known to me to be the person whose name is subscribed above.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public, State of Texas

SURVEY NOTES:

- This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
- Bearings, distances, coordinates, & acreage are Grid, NAD 83 US Texas Central Zone 4203.
- A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "SEARCHERS RPLS 6275."
- The property shown hereon is located in Zone X and is not within a 100-year flood hazard area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 48171C0269 C and 48171C0450 C Effective October 19, 2001.

FINAL PLAT ESTABLISHING THE
SONOMA OAKS SUBDIVISION
A REPLAT OF LOT 3 OF THE PROSPECT ADDITION IN
THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY,
TEXAS AS SHOWN ON THE PLAT RECORDED IN
VOLUME 7, PAGE 43 OF THE PLAT RECORDS IN
GILLESPIE COUNTY, TEXAS.

FILED FOR RECORD AT _____ O'CLOCK _____ M, THIS THE _____ DAY OF _____, 2023
ON VOLUME _____, PAGE _____ OF THE
PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

COUNTY CLERK, GILLESPIE COUNTY, TEXAS



July 9, 2024

Mark Cornett, PE

Via email

mark@cornettengineering.com

**RE: P-2415 – Review Comments for the Preliminary Plat of the Sonoma Oaks Subdivision
Located at 112 Hollmig Lane.**

Dear Mark,

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 Preliminary Plat will require Planning and Zoning Approval tentatively scheduled for Wednesday, August 7, 2024.
- Add Project Number, P-2415, to Plat.
- Project will require Final Plat approval [Sec. 4.05 – Subdivision Ordinance](#)
- A Parkland dedication fee of \$500.00 per lot for a total of \$26,500.00 must be paid prior to recordation of the Final Plat. [Sec. 6.15 – Subdivision Ordinance.](#)
- The Comprehensive Plan calls for neighborhood placemaking elements that add Community character and support pride of ownerships. Examples are sidewalks, pocket parks and street trees. [Action N.1.A.6 – Comprehensive Plan](#) [Sec. 4.4.G.7 – Subdivision Ordinance](#)

The Comprehensive Plan calls for a connected network of sidewalks, paths and/or bike routes within neighborhoods and connecting to nearby collector and arterial streets.

[Action M.1.B.1 – Comprehensive Plan](#) [Sec. 4.4.G.7 – Subdivision Ordinance](#)

- Please provide 3 street names. Bobwhite Loop is not an acceptable street name. The Street to the North may be West Bobwhite Trail.

The City of Fredericksburg

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

- Please update addressing accordingly based on the new street name configuration.
- **D107.1 One- or two-family dwelling residential developments.** Developments of one- or two-family dwellings where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. 1.
Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with [Section 903.3.1.1](#), [903.3.1.2](#) or [903.3.1.3](#) of the *International Fire Code*, access from two directions shall not be required.

2. 2.
The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

- **D107.2 Remoteness.** Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Engineering Comments

- Please show the connection to Friendship Lane

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

Jan Musgrove

Jan Musgrove
Planner I
Development Review Committee (DRC)

July 29, 2024

Jan Musgrove
Planner – City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624

Re: P-2415 Sonoma Oaks Subdivision – Preliminary Plat comments. 112 Hollmig Lane

Thank you for your comments. The following is a response to your comments along with the revised preliminary plat by Searchers Surveying and Preliminary Engineering Documents by SEH, Inc.

- Plans will not be reviewed or considered without a response sheet. **Acknowledged.**
- The Preliminary Plat will require Planning and Zoning Approval tentatively scheduled for Wednesday, August 7, 2024. **Acknowledged.**
- Add Project Number, P-2415, to Plat. **Acknowledged.**
- Project will require Final Plat approval Sec. 4.05 – Subdivision Ordinance. **Acknowledged.**
- A Parkland dedication fee of \$500.00 per lot for a total of \$26,500.00 must be paid prior to recordation of the Final Plat. Sec. 6.15 – Subdivision Ordinance. **Acknowledged.**
- The Comprehensive Plan calls for neighborhood placemaking elements that add Community character and support pride of ownerships. Examples are sidewalks, pocket parks and street trees. The drainage and detention easement will provide additional green space. A sidewalk has been added to connect to Friendship Lane sidewalk system.

The Comprehensive Plan calls for a connected network of sidewalks, paths and/or bike routes within neighborhoods and connecting to nearby collector and arterial streets. Action M.1.B.1 – Comprehensive Plan Sec. 4.4.G.7 – Subdivision Ordinance . **The existing Hollmig road is a county road section with approximately 20 feet of pavement that will continue north of this subdivision. In order to provide a safer route to Friendship Lane, the nearby arterial street, we are proposing a sidewalk extension between the subdivision to Friendship Lane. This short segment will have “no parking” and be 36’ wide where new and tie into the existing pavement which is a secondary access to the multifamily properties. The entire road will be dedicated to the City. The remaining streets within the neighborhood will follow the city standard street sections.**

- Please provide 3 street names. Bobwhite Loop is not an acceptable street name. The Street to the North may be West Bobwhite Trail. **Street names have been added to the preliminary plat document and have been tentatively approved by Gillespie County addressing. We believe there is some clarity that needs to occur on short segments.**
- Please update addressing accordingly based on the new street name configuration. **Acknowledged.**
- D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. **An additional street section direct to Friendship Lane has**

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

been added to the preliminary plat to provide 3 access points to 2 different roads from the Subdivision.

Engineering Comments

- Please show the connection to Friendship Lane. **A connection to Friendship Lane is provided.**

Sincerely,

CORNETT ENGINEERING

Mark D. Cornett

Attachments:

Preliminary Plat

Preliminary Engineering Plans

Copy:

Casey Zins – SEH, Inc.

Josh Leamons – Searchers Surveying

Jacob Grant - Horizon Development

Cornett Engineering

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

Mark@cornettengineering.com Firm No. F-13850



PLAT APPLICATION

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

All Plats are reviewed per Sec. 4 of the Subdivision Ordinance found [here](#).

A. Project Information

Project Name: Sonoma Oaks Subdivision

Project Address: 112 HOLLMIG LANE

Parcel ID Numbers: 11773

B. Application Type: Check all that apply

- ☐ Minor Plat - \$500 plus \$50.00 per lot
- ☐ Replat - \$750.00 plus \$50.00 per lot (max \$3,000)
- ☐ Amending Plat - \$500 plus \$50.00 per lot
- ☒ Preliminary Plat - \$750.00 plus \$50.00 per lot (\$3400)
- ☐ Final Plat - \$850.00 plus \$50.00 per lot (max \$3,500)
- ☐ Development Plat - \$700.00

C. Property Information

Jurisdiction: ☒ City Limits ☐ ETJ

Total Acres: 16.275 No. of Lots: 53

Original Survey & Abstract No:

Legal Description: LOT 2, PROSPECT ADDITION 7/43



PLAT CHECKLIST

This form and all required exhibits must be included with the Plat application.

- ☒ Completed Plat Application
- ☒ Title Search
- ☒ Date, True North Arrow, and Scale
- ☒ Location map at a scale of 1" = 1000'
- ☒ Accurate boundary survey with bearings and distances
- ☒ ROW lines of all streets, alleys, property lines, reservation easements, and areas dedicated to public use
- ☒ Survey monumentation, location & description
- ☒ Name & ROW dimensions of all streets & other ROW's
- ☒ Number of Lot & Blocks
- ☒ Location of minimum building setbacks per zoning ordinance
- ☒ Certification by Registered Professional Surveyor
- ☒ Additional certifications and plat notes per Sec. 38.4.05
- ☒ Construction plans and guarantees per Sec. 38.5
- ☒ Park dedication requirements per Sec. 38.6.15
- ☒ Sidewalk requirements per Sec. 38.6.11
- ☒ Plat requirements per Sec. 7.200
- ☒ Curb requirements per Sec. 7.540
- ☐ Minimum finished floor of structures located in 100-year floodplain
- ☐ Phasing designation if phasing is proposed
- ☒ Address for all lots located at front of lot

Note: Staff or the Planning and Zoning Commission may require modification of a Plat as a prerequisite for approval.

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: Mark Cornett Date: 6/24/2024
Printed Name: Mark Cornett

P-2415

CK#1445

\$ 3,400.00

D. Applicant/Owner Information

Property Owner

Owner Name: **PENICK ESTATE LIMITED PARTNERSHIP**

Owner Address: **141 E. MAIN ST. FREDERICKSBURG TX**

Owner Phone Number:

Owner Email Address:

Applicant

Applicant Name: **Mark Cornett, PE**

Applicant Address: **224 Business Court**

Applicant Phone Number: **2102131195** Applicant Email Address: **mark@cornettengineering.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: **Mark Cornett**

Staff Use Only

Application Number: _____ Date: _____

Required Checklist Items Included: _____

Developer: **Horizon Development Team, LLC**
412 S. Adams
pmB 1104
Fredericksburg, TX 78624

JOSH W. LEAMONS
ATTORNEY AT LAW

720 Mustang Street
Fredericksburg, TX 78624
830-733-8440

June 24, 2024

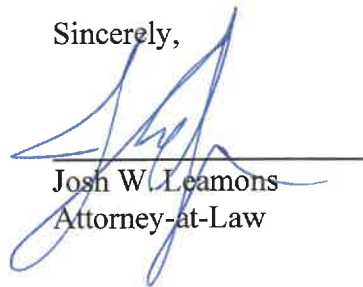
Shelby Collier
Development Review Committee
City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas

Re: Sonoma Oaks Subdivision

Dear Shelby:

I performed a title search of the property in question using the Gillespie County Clerk's Web Access. The subject property was transferred to the Penick Estate Limited Partnership as evidenced in Special Warranty Deed dated December 29, 2009 and found of record in Instrument No. 20100277 of the Official Public Records of Gillespie County, Texas. Based on my search of the Gillespie County Clerk's records, record title appears to be vested in Penick Estate Limited Partnership.

Sincerely,



Josh W. Leamons
Attorney-at-Law



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Anna Hudson, Director of Development Services
MEETING DATE: August 7, 2024

CATEGORY: ACTION ITEMS

CAPTION: Consider P-2416 - Review of a Final Plat for the Chick-Fil-A Subdivision Located on the South East Corner of HWY 87 and Friendship Lane.

PRESENTATION:

SUMMARY:

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

BACKGROUND:

The subject property is the 6.584 acre vacant lot on the corner of US HWY 87 South and Friendship Lane and borders the Fairfield Inn and McLane Ford. The requested subdivision consists of 3 lots that will share access to Friendship Lane via an Access Easement that will double as a Fire Lane. To subdivide property that is zoned C2, Commercial, each lot must be a minimum of 5,000 sq ft in size with a minimum of 50 ft of frontage onto a public roadway. [Sec. 3.210](#)

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

Tract Size: 6.584 Acres - 286,799 sq ft

Number of Lots: 3

Minimum Lot Size: 5,000 sq ft

Minimum Lot Width: 50 ft

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

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

Utilities:

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

Construction Plans: The Civil Construction plans for the public improvements for the approved 3 lot preliminary plat have been approved and are under construction. This includes the turning lane improvements that were shown in the approved TIA as well as an extension of a public water main south along Hwy 87. The approved plans also include onsite improvements and stub outs for the proposed uses on all 3 lots. As for the TIA, it was approved for a 5,000 sq ft quick service drive through on lot 1 (chick-fil-a) and a 6,000 sq ft quick service drive through on lot 2 (unknown) and a hardware store (Ace) on lot 3.

When reviewing the Final Plat, the Board shall reference [Sec. 4.05](#) of the Subdivision Ordinance. Staff's findings are below in **Red**.

A. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Sec. 4.04K; **The Final Plat conforms to the approved Preliminary Plat**

B. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied; **Civil Construction Plans have been approved. Parkland Dedication will be paid as part of the Final Plat.**

C. The Construction Plans conform to the requirements of Sec. 5.01 - Construction Plans and have been approved by the Director of Public Works; **Construction Plans have been approved.**

D. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the Director of Public Works and Utilities; **Construction has started on Public Improvements and they conform to the approved Construction Plans.**

E. Where the Director of Public Works and Utilities has authorized Public Improvements to be deferred, a Performance Agreement has been executed and submitted by the property owner in conformance with Sec 5 - Construction Plans and Procedures; **Not applicable.**

F. The final layout of the subdivision or development meets all standards for adequacy of public facilities contain in this Subdivision Ordinance; **Met.**

G. The Plat conforms to design requirements and construction standards as set forth in the Standard Details and Specification for Public Infrastructure Construction Manual and; **Met.**

H. The plat conforms to the Director of Development Services subdivision Application checklists and Subdivision Ordinance regulations. **Met**

STAFF RECOMMENDATION:

Per Sec. 3.210 of the Zoning Ordinance and Sec. 4.05 of the Subdivision Ordinance. Staff recommends approval of the proposed Final Plat conditioned upon the following:

1. Payment of Parkland Dedication fees of \$500.00 per lot (3) for a total of \$1,500.00 [Sec. 6.15](#).
 2. Completion of the construction of public improvements.
-
-

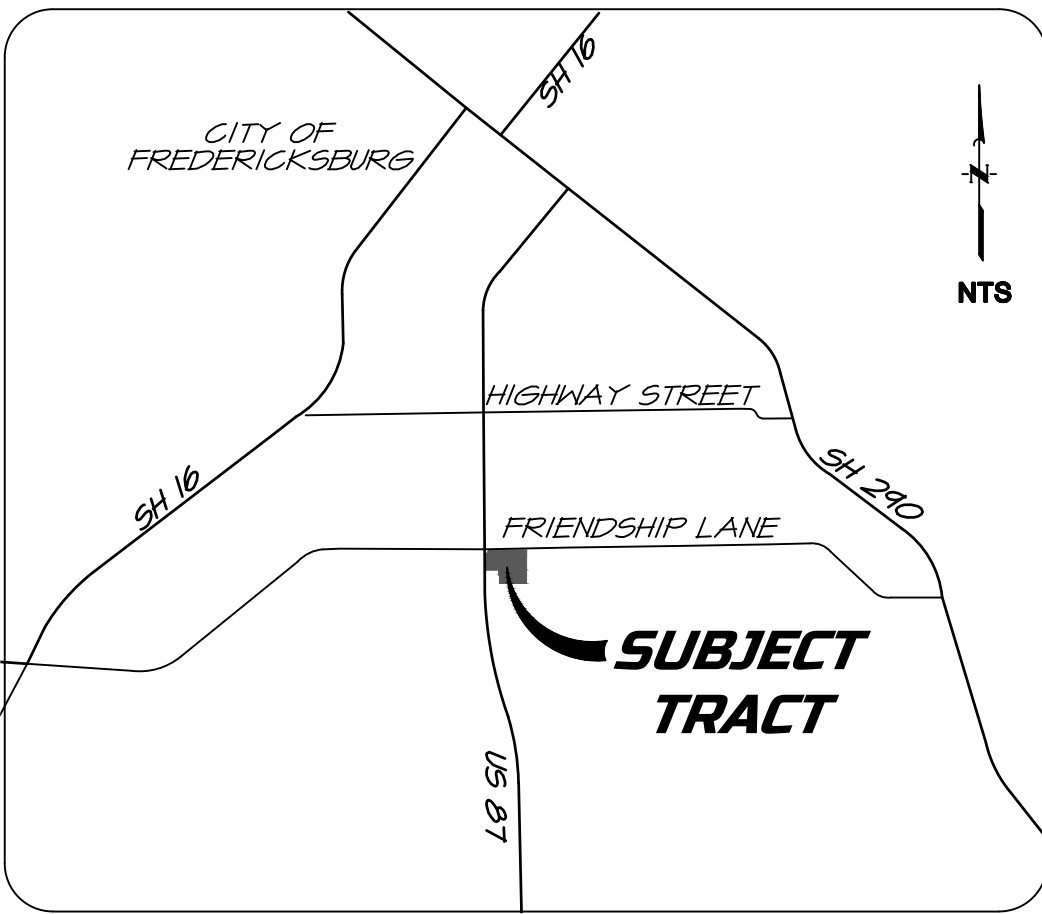
ATTACHMENTS:

1. P-2416 Revised Final Plat
2. P-2416 Review Comments combined
3. P-2416 Response to Comments
4. P-2416 - Plat Application

APPROVAL/REVIEW:

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

LOCATION MAP

CERTIFICATE OF
FINAL PLAT APPROVAL

(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE CHICK-FIL-A FBG SUBDIVISION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ____ AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE FINAL PLAT AND HEREBY AUTHORIZES THE DEVELOPER TO PROCEED WITH THE CONSTRUCTION OF PUBLIC WORKS, IMPROVEMENTS AND INFRASTRUCTURE AS INDICATED ON THE ACCOMPANYING CONSTRUCTION PLANS, AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREIN ABOVE SUBSCRIBED.

WITNESS BY HAND, THIS THE ____ DAY OF ____, 2024.

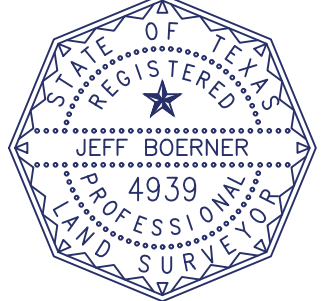
CITY SECRETARY
CITY OF FREDERICKSBURG

CERTIFICATE OF SURVEYOR

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

JEFF BOERNER, TX REGISTRATION # 4939
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE



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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20____
(SEAL)

NOTARY PUBLIC

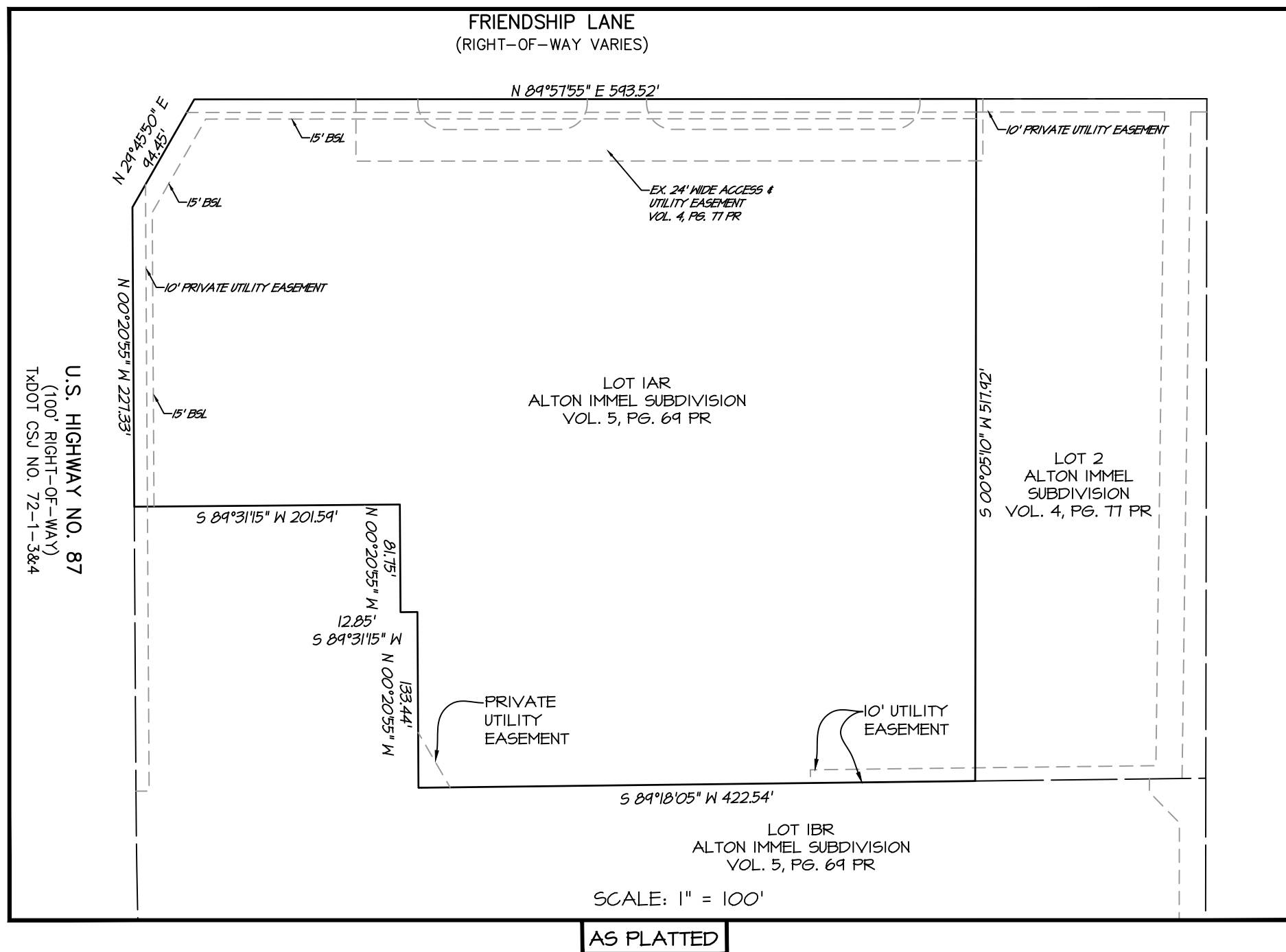
CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED

DIRECTOR OF DEVELOPMENT SERVICES DATE 2024

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE CHICK-FIL-A FBG SUBDIVISION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THE ____ DAY OF ____, 2024 AS AUTHORIZED IN SECTION 4, OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

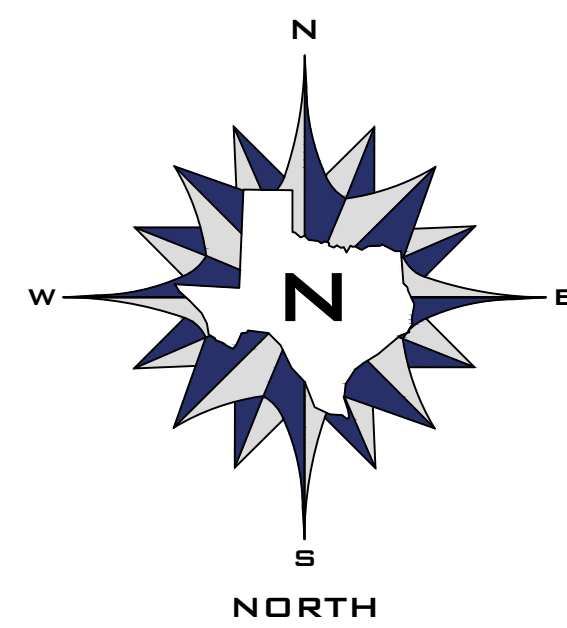
WITNESS BY HAND THIS THE ____ DAY OF ____, 2024.

CITY SECRETARY
CITY OF FREDERICKSBURGFINAL PLAT
SHOWING
CHICK-FIL-A FBG
SUBDIVISION

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

CITY OF FREDERICKSBURG
PROJECT NO.

P-2416



PLAT SHOWING:

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

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

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

SIGHT VISIBILITY RESTRICTIONS:

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

ADDRESS:

LOT 1AR-1: 503 FRIENDSHIP LANE, FREDERICKSBURG TX 78624

LOT 1AR-2: 511 FRIENDSHIP LANE, FREDERICKSBURG TX 78624

LOT 1AR-3: 1207 SOUTH U.S. HIGHWAY 87 /
507 FRIENDSHIP LANE, FREDERICKSBURG TX 78624CURVE TABLE FOR ABANDONED
ACCESS & UTILITY EASEMENT

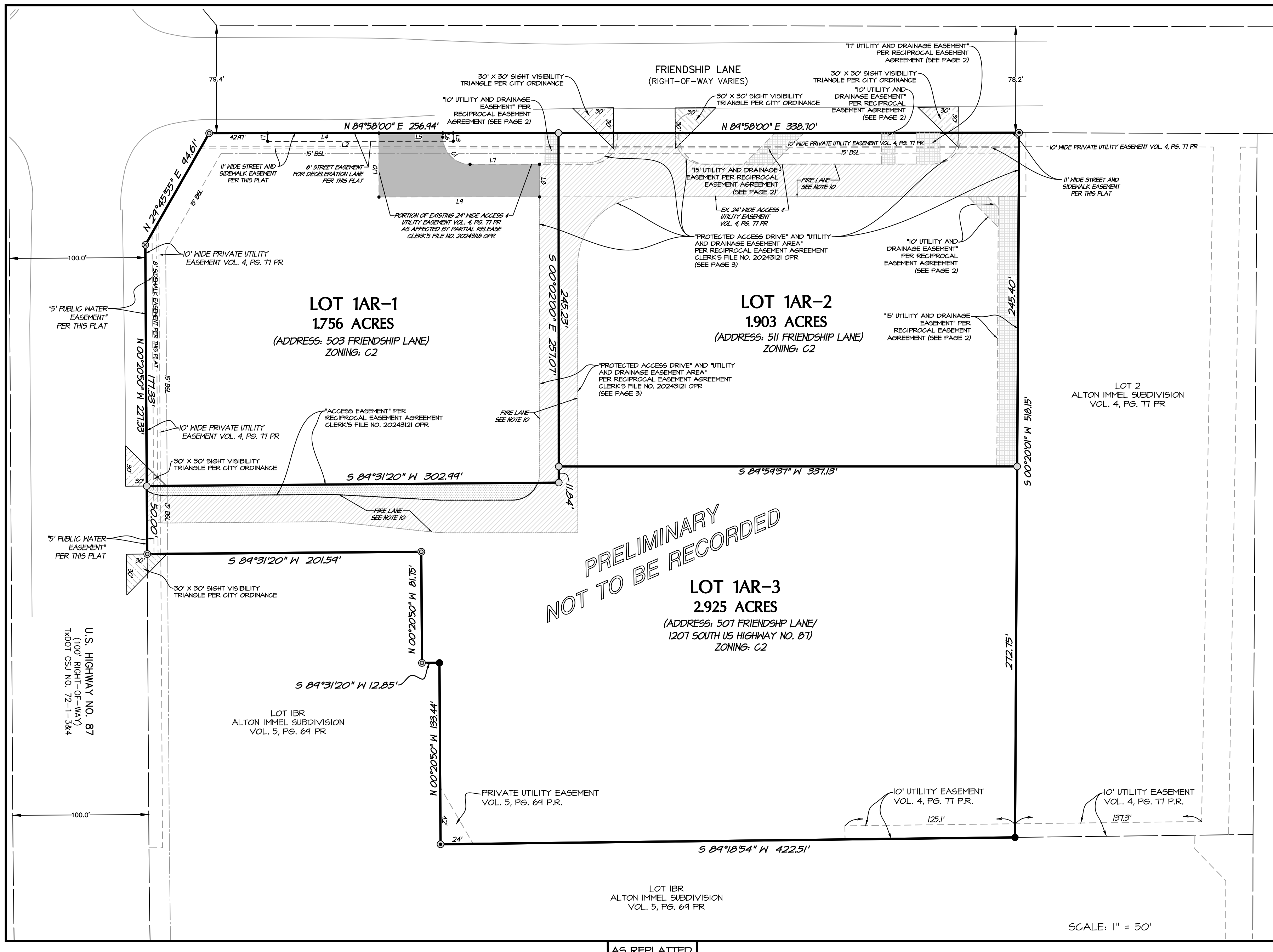
CURVE	RADIUS	AL	CL	CB	DELTA
C1	20.00'	31.42'	28.28'	5 45°02'00" E	90°00'00"

LINE TABLE FOR ABANDONED
ACCESS & UTILITY EASEMENTS

LINE	BEARINGS	DISTANCE
L5	N 84°58'00" E	47.00'
L6	S 00°02'00" E	3.00'
L7	N 84°58'00" E	5.12'
L8	S 00°02'00" E	24.00'
L9	S 84°58'00" H	118.12'
L10	N 00°02'00" H	47.00'

LINE TABLE FOR DECEL
LANE EASEMENT

LINE	BEARINGS	DISTANCE
L1	S 00°08'51" E	6.00'
L2	N 84°58'00" E	136.50'
L3	N 00°08'51" H	6.00'
L4	S 84°58'00" H	136.50'



AS REPLATTED

LEGEND:

- 1/2" IRON ROD FOUND
- MAG NAIL FOUND
- 1/2" IRON ROD FOUND CAPPED "MS"
- 1/2" IRON ROD FOUND CAPPED "MS"
- 1/2" IRON ROD FOUND CAPPED "BONN"
- CALCULATED POINT
- B.S.L. BUILDING SETBACK LINE PER VOL. 5, PG. 69 P.R. (UNLESS NOTED OTHERWISE)
- CLERK'S FILE DEED RECORDS OF GILLESPIE COUNTY
- CF. D.R. NO. NUMBER OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY
- PG. PAGE PLAT RECORDS OF GILLESPIE COUNTY
- P.R. REAL PROPERTY RECORDS OF GILLESPIE COUNTY
- R.P.R. VOLUME
- ADJOURNER LINE
- BOUNDARY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

GENERAL NOTES:

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

OWNER: LOT 1AR-1
FREDERICKSBURG OFA SERIES LLCCONTACT:
LISCIOTTI DEVELOPMENT
535 BOYLSTON STREET 8TH FLOOR
BOSTON, MA 02116OWNER: LOT 1AR-2
FREDERICKSBURG RETAIL SERIES LLCCONTACT:
LISCIOTTI DEVELOPMENT
535 BOYLSTON STREET 8TH FLOOR
BOSTON, MA 02116OWNER: LOT 1AR-3
KBB REAL ESTATE LLCCONTACT:
KYLE BIEDERMANN
1102 E. MAIN STREET
FREDERICKSBURG, TX 78624

CERTIFICATE OF RECORDATION

FILED FOR RECORD AT ____ O'CLOCK ____ M.,
THIS THE ____ DAY
OF ____, 2024 A.D. ON
PAGE ____ VOLUME ____ OF THE PLAT
RECORDS OF GILLESPIE COUNTY, TEXAS.
____ DEPUTY
CLERK, COUNTY COURT, GILLESPIE COUNTY, TEXAS

MDS LAND SURVEYING
COMPANY, INC.
ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FORM REGISTRATION NO. 0099600
874 HARRIS ROAD, SUITE 104 - KERRVILLE, TX 78944 - 800-916-1918
JOB No. 24-034-00 SURVEYORS: JB SHEET 1 OF 4

LINE TABLE - PROPOSED EASEMENTS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L11	S 00°20'01" W	148.40'	L32	N 00°02'00" W	23.00'
L12	S 84°59'31" W	15.00'	L33	N 84°58'00" E	246.94'
L13	N 00°20'01" W	148.39'	L36	N 84°58'00" E	10.00'
L14	S 84°58'00" W	15.00'	L38	S 00°02'00" E	23.00'
L15	S 84°58'00" W	8.14'	L39	N 84°58'00" W	10.00'
L16	N 84°58'00" E	14.05'	L40	N 00°02'00" W	23.00'
L17	N 44°34'59" W	11.52'	L41	S 00°02'00" E	22.02'
L18	S 00°20'01" W	14.14'	L42	S 84°58'00" W	10.00'
L19	N 44°34'59" W	31.39'	L43	S 84°58'00" W	56.12'
L20	S 84°58'00" W	58.51'	L44	S 00°02'00" E	23.00'
L21	S 84°58'00" W	17.00'	L45	S 84°58'00" W	10.00'
L24	S 84°58'00" W	15.18'	L46	N 00°02'00" W	23.00'
L25	N 84°58'00" W	21.21'	L47	S 84°58'00" W	10.83'
L26	N 44°58'00" E	32.52'			
L27	N 84°58'00" E	21.21'			
L28	N 44°58'00" E	32.53'			
L30	N 84°58'00" E	10.00'			

CURVE TABLE - VARIABLE WIDTH
ELECTRIC EASEMENT

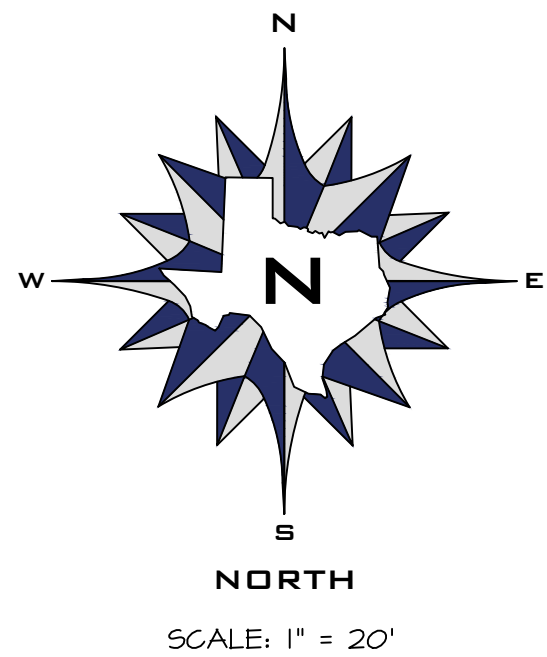
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	20.00'	6.21'	6.25'	S 80°58'46" W	17°58'27"

FINAL PLAT
SHOWING
CHICK-FIL-A FBG
SUBDIVISION

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

CITY OF
FREDERICKSBURG

P-2416



OWNER: LOT 1AR-1
FREDERICKSBURG OFA SERIES LLC

CONTACT:
LISCIOTTI DEVELOPMENT
535 BOYLSTON STREET 8TH FLOOR
BOSTON, MA 02116

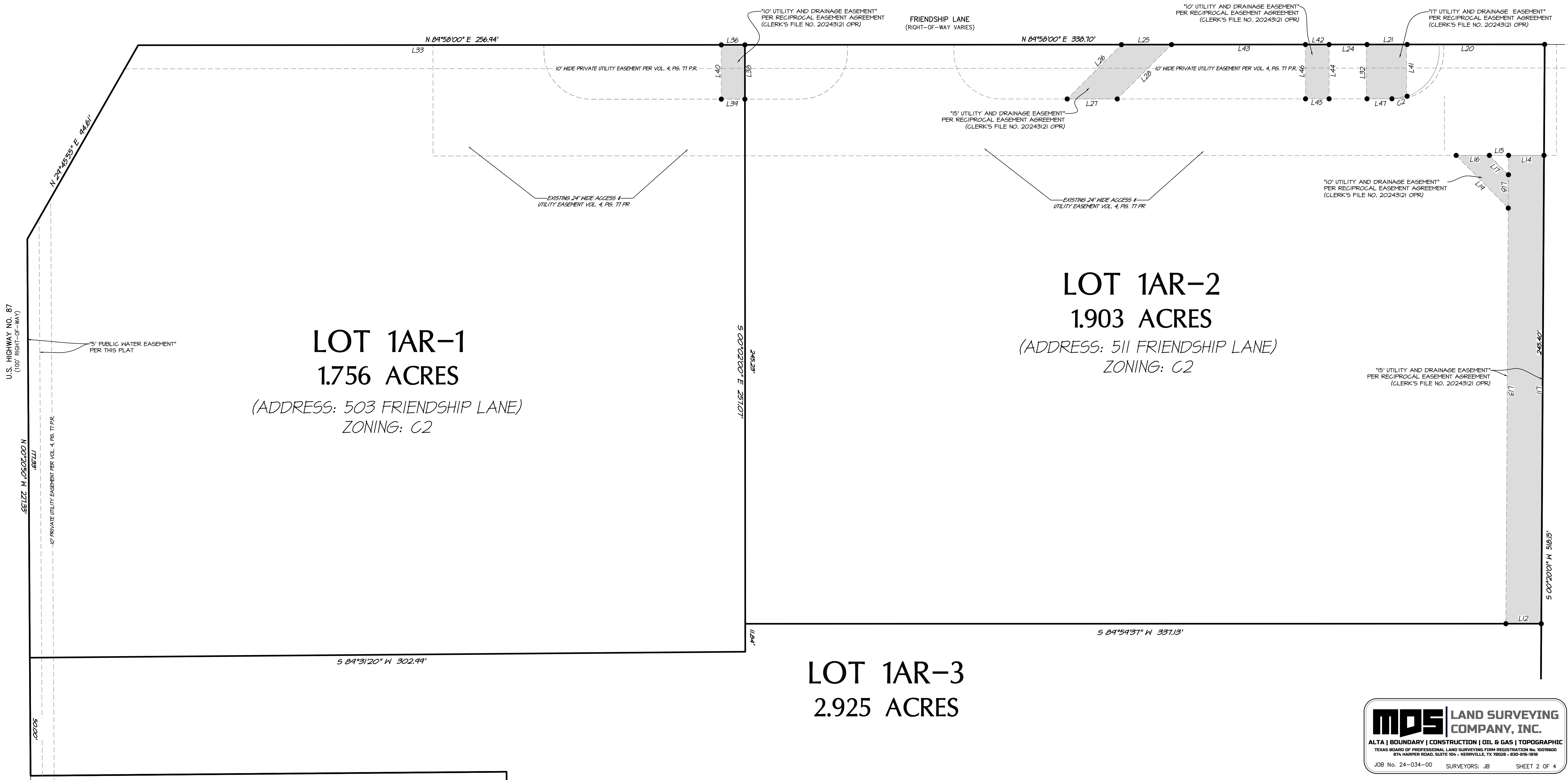
OWNER: LOT 1AR-2
FREDERICKSBURG RETAIL SERIES LLC

CONTACT:
LISCIOTTI DEVELOPMENT
535 BOYLSTON STREET 8TH FLOOR
BOSTON, MA 02116

OWNER: LOT 1AR-3
KBB REAL ESTATE LLC

CONTACT:
KYLE BIEDERMANN
1102 E. MAIN STREET
FREDERICKSBURG, TX 78624

UTILITY EASEMENT
SHEET



CURVE TABLE-PROPOSED EASEMENTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	20.00'	7.41'	7.37'	N 10°35'12" E	31°14'24"
C6	20.00'	24.52'	26.92'	N 47°40'33" E	84°34'53"
C7	20.00'	31.26'	28.17'	S 44°48'43" E	89°34'15"
C8	20.00'	31.42'	28.28'	N 44°58'00" E	90°00'00"
C9	50.00'	78.54'	10.71'	S 44°58'00" W	90°00'00"
C10	120.00'	12.61'	12.60'	N 87°01'27" W	6°01'06"
C11	100.00'	11.28'	11.27'	N 87°14'47" W	6°27'46"
C12	50.00'	15.21'	15.16'	N 82°08'16" W	17°26'02"
C13	20.00'	23.96'	22.55'	N 55°31'37" E	68°38'27"
C14	120.00'	7.38'	7.38'	S 88°42'56" E	3°31'28"
C15	30.00'	15.64'	15.47'	S 76°15'25" E	29°52'11"

LINE TABLE-PROPOSED EASEMENTS

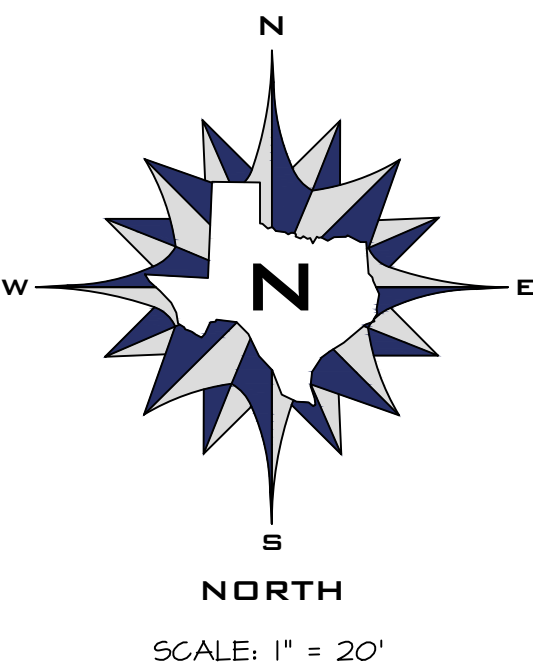
LINE	BEARING	DISTANCE
L48	N 00°20'50" W	25.10'
L49	N 89°31'20" E	287.63'
L51	N 00°02'00" W	227.95'
L52	N 89°58'00" E	34.91'
L53	N 00°02'00" W	3.84'
L54	N 89°58'00" E	45.16'
L55	S 00°02'00" E	3.00'
L56	N 89°58'00" E	168.20'
L57	N 00°02'00" W	3.00'
L58	N 89°58'00" E	44.68'
L59	S 00°20'01" W	47.00'
L60	S 89°58'00" W	274.40'
L61	S 00°02'00" E	196.95'
L62	S 89°58'00" W	44.92'
L63	N 84°00'54" W	67.08'
L64	S 89°31'20" W	116.36'
L65	N 89°31'20" E	117.48'
L66	S 86°57'12" E	75.96'
L67	N 89°58'00" E	53.27'
L68	N 00°20'50" W	21.60'

FINAL PLAT
SHOWING
CHICK-FIL-A FBG
SUBDIVISION

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

CITY OF
FREDERICKSBURG

P-2416



OWNER: LOT 1AR-1
FREDERICKSBURG CFA SERIES LLC

CONTACT:
LISCIOTTI DEVELOPMENT
535 BOYLSTON STREET 8TH FLOOR
BOSTON, MA 02116

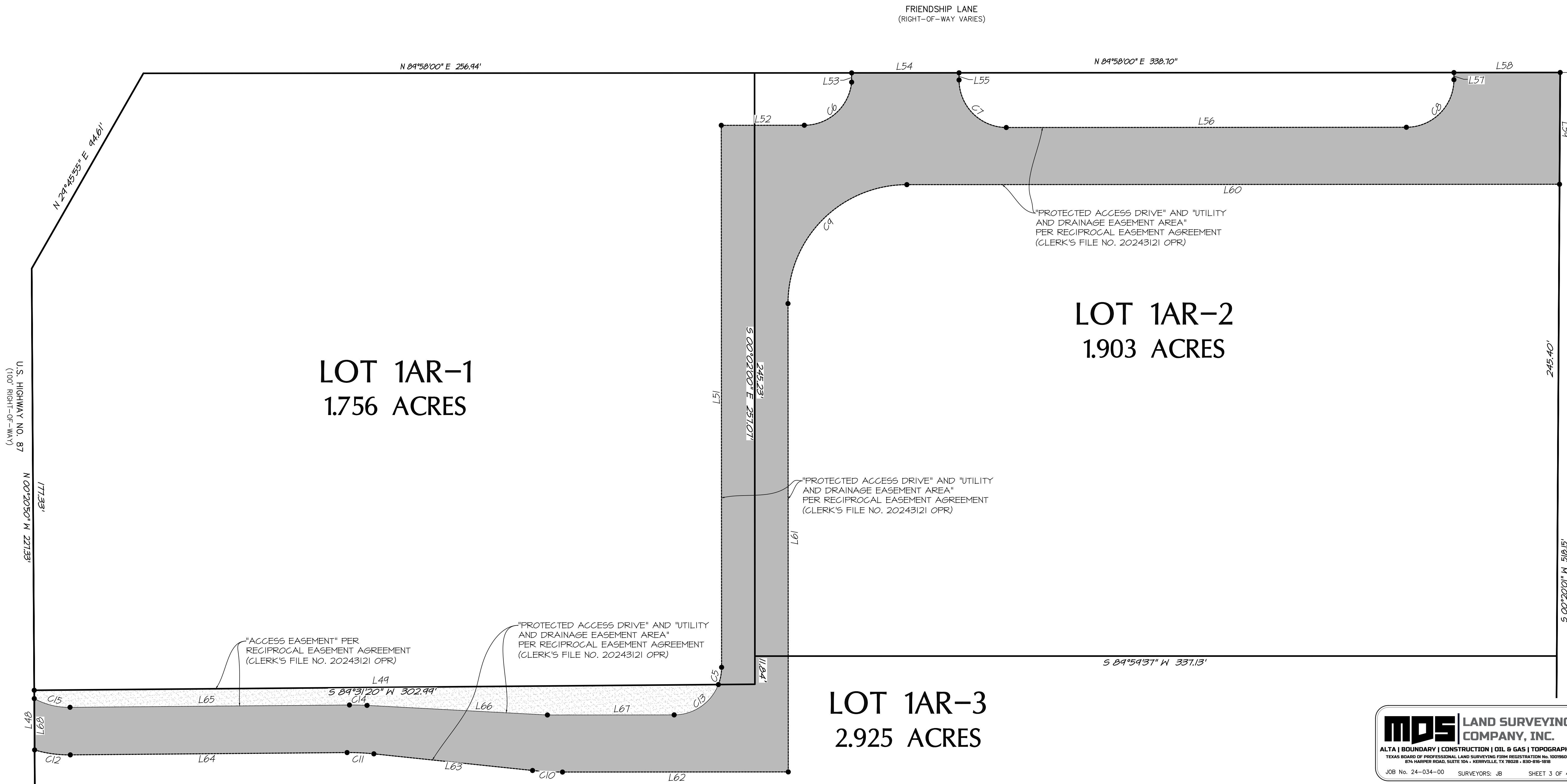
OWNER: LOT 1AR-2
FREDERICKSBURG RETAIL SERIES LLC

CONTACT:
LISCIOTTI DEVELOPMENT
535 BOYLSTON STREET 8TH FLOOR
BOSTON, MA 02116

OWNER: LOT 1AR-3
KBB REAL ESTATE LLC

CONTACT:
KYLE BIEDERMANN
1102 E. MAIN STREET
FREDERICKSBURG, TX 78624

PROTECTED
ACCESS DRIVE
SHEET



MDS LAND SURVEYING
COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10019560
874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78628 • 830-816-1818

JOB No. 24-034-00 SURVEYORS: JB SHEET 3 OF 4

SIGNATURE SHEET

FINAL PLAT
SHOWING
CHICK-FIL-A FBG
SUBDIVISION
A REPLAT OF LOT 1AR
ALTON IMMEL SUBDIVISION
INTO
LOTS 1AR-1, 1AR-2, AND 1AR-3
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS

CITY OF
FREDERICKSBURG

P-2416

OWNER'S STATEMENT FOR
FIRE LANE EASEMENT:

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

OWNER: KBB REAL ESTATE LLC

OWNER (SIGNATURE):
KYLE BIEDERMANN, MANAGER

DATE:

OWNER'S STATEMENT FOR
FIRE LANE EASEMENT:

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

OWNER: FREDERICKSBURG CFA SERIES LLC

OWNER (SIGNATURE):
GREGG LISCIOTTI, MANAGER

DATE:

OWNER'S STATEMENT FOR
FIRE LANE EASEMENT:

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

OWNER: FREDERICKSBURG RETAIL SERIES LLC

OWNER (SIGNATURE):
GREGG LISCIOTTI

DATE:

OWNER: LOT 1AR-1
FREDERICKSBURG CFA SERIES LLC

CONTACT:
LISCIOTTI DEVELOPMENT
535 BOYLSTON STREET 8TH FLOOR
BOSTON, MA 02116

OWNER: LOT 1AR-2
FREDERICKSBURG RETAIL SERIES LLC

CONTACT:
LISCIOTTI DEVELOPMENT
535 BOYLSTON STREET 8TH FLOOR
BOSTON, MA 02116

OWNER: LOT 1AR-3
KBB REAL ESTATE LLC

CONTACT:
KYLE BIEDERMANN
1102 E. MAIN STREET
FREDERICKSBURG, TX 78624

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF LOT 1AR-3 SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN LOT 1AR-3 EITHER BY LIEN, LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SET-BACK LINES, AND DEDICATE ALL ALLEYS, WALKS, PARKS, WATERCOURSES, EASEMENTS (EXCLUDING EASEMENTS NOTED AS PRIVATE) AND OTHER OPEN SPACE TO PUBLIC USE FOREVER AND HEREBY CONVEY, BY FEE SIMPLE TITLE, ALL PUBLIC ROAD RIGHT-OF-WAY PURPOSES FOREVER AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGNS TO ABIDE FOREVER BY ALL LINES, DEDICATIONS, CONVEYANCES FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES, AND OTHER RESTRICTIONS SHOWN HEREON.

KBB REAL ESTATE LLC
1102 E. MAIN STREET
FREDERICKSBURG, TX 78624

DATE: _____

BY: _____

NAME: KYLE BIEDERMANN
TITLE: MANAGER

STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF LOT 1AR-1 SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN LOT 1AR-1 EITHER BY LIEN, LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SET-BACK LINES, AND DEDICATE ALL ALLEYS, WALKS, PARKS, WATERCOURSES, EASEMENTS (EXCLUDING EASEMENTS NOTED AS PRIVATE) AND OTHER OPEN SPACE TO PUBLIC USE FOREVER AND HEREBY CONVEY, BY FEE SIMPLE TITLE, ALL PUBLIC ROAD RIGHT-OF-WAY PURPOSES FOREVER AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGNS TO ABIDE FOREVER BY ALL LINES, DEDICATIONS, CONVEYANCES FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES, AND OTHER RESTRICTIONS SHOWN HEREON.

FREDERICKSBURG CFA SERIES LLC
LISCIOTTI DEVELOPMENT CORP.
535 BOYLSTON - 8TH FLOOR
BOSTON, MA 02116

DATE: _____

BY: _____

NAME: GREGG LISCIOTTI
TITLE: MANAGER

STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF LOT 1AR-2 SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN LOT 1AR-2 EITHER BY LIEN, LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SET-BACK LINES, AND DEDICATE ALL ALLEYS, WALKS, PARKS, WATERCOURSES, EASEMENTS (EXCLUDING EASEMENTS NOTED AS PRIVATE) AND OTHER OPEN SPACE TO PUBLIC USE FOREVER AND HEREBY CONVEY, BY FEE SIMPLE TITLE, ALL PUBLIC ROAD RIGHT-OF-WAY PURPOSES FOREVER AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGNS TO ABIDE FOREVER BY ALL LINES, DEDICATIONS, CONVEYANCES FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES, AND OTHER RESTRICTIONS SHOWN HEREON.

FREDERICKSBURG RETAIL SERIES LLC
LISCIOTTI DEVELOPMENT CORP.
535 BOYLSTON - 8TH FLOOR
BOSTON, MA 02116

DATE: _____

BY: _____

NAME: GREGG LISCIOTTI
TITLE: MANAGER

STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (OR WE), (NAME OF LIEN HOLDER), OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST LOT 1AR-1 DESCRIBED IN THE PLAT KNOWN AS (NAME OF SUBDIVISION PLAT), SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. (NUMBER(S)) OF THE O.P.R.D.R.P. OF (COUNTY NAME) COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND I (OR WE) HEREBY CONFIRM THAT I AM (OR WE ARE) THE PRESENT OWNER (OR OWNERS OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

ROLLSTONE BANK AND TRUST COMPANY
780 MAIN ST.
FITZBURGH, MA 01420

DATE: _____

BY: _____

NAME: _____

TITLE: _____

STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC

LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (OR WE), (NAME OF LIEN HOLDER), OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST LOT 1AR-2 DESCRIBED IN THE PLAT KNOWN AS (NAME OF SUBDIVISION PLAT), SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. (NUMBER(S)) OF THE O.P.R.D.R.P. OF (COUNTY NAME) COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND I (OR WE) HEREBY CONFIRM THAT I AM (OR WE ARE) THE PRESENT OWNER (OR OWNERS OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

ROLLSTONE BANK AND TRUST COMPANY
780 MAIN STREET
FITZBURGH, MA 01420

DATE: _____

BY: _____

NAME: _____

TITLE: _____

STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC

MDS LAND SURVEYING
COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019560
874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78028 • 830-816-1818

JOB No. 24-034-00 SURVEYORS: JB SHEET 4 OF 4



July 8, 2024

Bohler Engineering TX, LLC

Via email

tproduction@bohlereng.net

mhaubert@bohlereng.com

RE: P-2416 – Review Comments for the Final Plat of the Chick-Fil-A Fredericksburg, Located at US 87/Friendship Lane.

Dear Applicant,

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 Preliminary Plat will require Planning and Zoning Approval tentatively scheduled for Wednesday, August 7, 2024.
- Remove project number P-2330 and add project number, P-2416, to Plat.
- A Parkland dedication fee of \$500.00 per lot for a total of \$1,500.00 must be paid prior to recordation of the Final Plat. [Sec. 6.15 – Subdivision Ordinance.](#)
- Provide a title search for the three lots.
- Update the Certificate of Final Plat Approval to reflect the signature block found in [Sec. 4.05.M.5 – Subdivision Ordinance](#)

Engineering comments:

- Recordation of final plat to be after acceptance of public improvements.
- Show document numbers for separate instruments.
- Provide reciprocal easement agreements.
- Add note stating that all utility and drainage easements internal to the site and serving these lots are private.
- Add a note stating that the developer is responsible for maintenance.

The City of Fredericksburg

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

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

Jan Musgrove

Jan Musgrove
Planner I
Development Review Committee (DRC)

July 25, 2024

City of Fredericksburg
Jan Musgrove
City Planner
126 W. Main St.
Fredericksburg, Texas 78624

Re: Final Plat Review Comments – Chick-fil-A Friendship and Hwy 87 (P-2416)

Dear Jan Musgrove;

Below are responses to the Staff Review dated July 9, 2024 for the referenced site development.

Comment 1: The Preliminary Plat will require Planning and Zoning Approval tentatively scheduled for Wednesday, August 7, 2024.

Response: Noted. Thank you

Comment 2: Remove project number P-2330 and add project number, P-2416, to Plat.

Response: Revised on plat

Comment 3: A Parkland dedication fee of \$500.00 per lot for a total of \$1,500.00 must be paid prior to recordation of the Final Plat. Sec. 6.15 – Subdivision Ordinance.

Response: Understood

Comment 4: Provide a title search for the three lots.

Response: We have attached with our submittal.

Comment 5: Update the Certificate of Final Plat Approval to reflect the signature block found in Sec. 4.05.M.5 – Subdivision Ordinance

Response: Revised on plat

Engineering

Comment 6: Recordation of final plat to be after acceptance of public improvements.

Response: Understood.

Comment 7: Show document numbers for separate instruments.

Response: Shown on plat

Comment 8: Provide reciprocal easement agreements.

Response: We have attached with our submittal.

Comment 9: Add note stating that all utility and drainage easements internal to the site and serving these lots are private.

Response: Added on plat under general notes.

Comment 10: Add a note stating that the developer is responsible for maintenance.

Response: Added on plat under general notes.

Should you have any questions regarding this project or require additional information, please do not hesitate to contact us.



Project Application

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

A. Project Information (Please complete all items.)

Project Name: Chick-fil- A Fredericksburg

Project Address: US 87 / Friendship Lane

Tax ID Number (s): 108706

Application Type (Check all items that apply.)

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 6.584 No. of Lots: 3

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

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

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: C-2

Proposed Zoning:

Location: Friendship and Hwy 87

Proposed Use(s): Commercial

Applicant's Signature

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

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

Signature: Wendy Hilliard on behalf of Bohler Engineering TX, LLC

Printed Name: Wendy Hilliard Date: 6/20/2024

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

B. Contact Information (Please complete all items.)

I. Property Owners

Firm Name (if applicable): KBB REAL ESTATE LLC

Owner Name: Kenneth Kyle Biedermann

Address: 1102 East Main Street, Fredericksburg, TX 78624

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): Bohler Engineering TX, LLC

Address: 2600 Network Blvd. Suite 310 Frisco, TX 75034

Primary Contact Name: Mathias Haubert

Phone: 469-458-7300

Fax:

Email: tproduction@bohlereng.net

Secondary Contact Name:

Phone:

Fax:

Email: mhaubert@bohlereng.com

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

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

D. Recording Fee Schedule

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



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Anna Hudson, Director of Development Services
MEETING DATE: August 7, 2024

CATEGORY: ACTION ITEMS

CAPTION: Consider SP-2407 - Review of a Site Plan and Entry Corridor for a Hotel Development Located at 620 E San Antonio

PRESENTATION:

SUMMARY:

A Site Plan and Entry Corridor application has been submitted for a Hotel development located at 620 E San Antonio. The request consists of a 20,000 sq ft, 3-story, 94 room Hotel on a 2.52 acre tract of land that borders Barons Creek and McDonald's. The property shares a property line with East Main Street but does not have access from E Main Street.

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: 2.62 Acres - 114,127 sq ft

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

Building Coverage: 20,577 sq ft (18%) (75% Max)

Impervious Coverage: 72,805 sq ft (64%) (80% Max)

Height: 3-Stories. 38' to the top of the flat roof and 43' 8" to the top of the parapet.

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 99 spaces required and 99 are provided. [Sec. 7.863](#)

Fire Lane: a Fire Lane that is 26' wide is proposed and surrounds the building on all sides. It also serves as the drive isle for the development.

Exterior Lighting: is proposed along the perimeter of the property and must comply with Article XV - Chapter 5 - [Ordinance No. 24-014](#). Fixtures must be full cut off and fully shielded.

Utilities: Utilities are available to serve the site. However, the developer will be responsible for any utility improvements or extensions required by the City.

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

Civil Construction Plans: Will be reviewed for public improvements including utilities, traffic and stormwater.

Screening: is required for refuse containers only as the property does not abut residential districts, however, the applicant has provided fencing along the western property line as well as silt fencing for erosion control along the creek.

Landscaping: is required and has been provided.

Entry Corridor Design Review: The building design incorporates exterior materials, colors, building form/massing and architectural elements that are compatible with the Texas Hill Country aesthetic. The first level of the building facade is primarily limestone and the colors are muted colors recommended by the Design Guidelines. Overall, the design meets all requirements found in the Entry Corridor Design Guidelines and Standards.

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

- Approval of Civil Construction Plans

ATTACHMENTS:

1. SP-2407 Revised Site Planreduced
2. SP-2407 Review Comments Combined
3. Sp - 2407 - Responce to Comments
4. SP-2407 Revised Renderings
5. SP-2407 Revised Project Narative
6. SP-2407 Site Plan_Entry Cooridor Application

APPROVAL/REVIEW:

Shelby Collier, Senior Planner

Date:

William McKamie, City Attorney

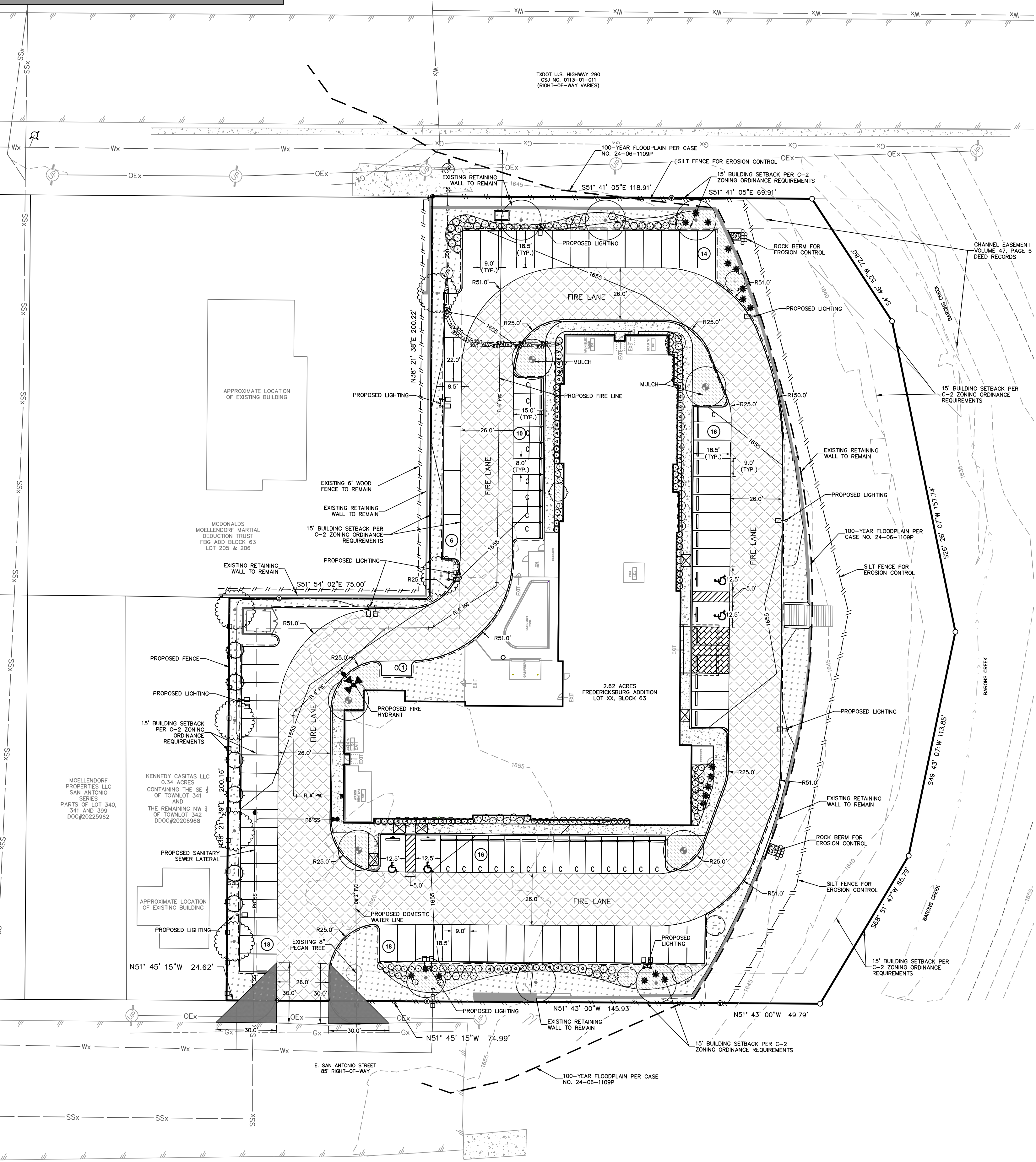
Date:

Date:

Anna Hudson, Director of Development Services

LEGAL DESCRIPTION

2.52 ACRE TRAC OF LAND LOCATED IN THE M. CABAZOS SURVEY NO. 127, ABSTRACT NO. 117, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, DESCRIBED IN DOCUMENT NO. 20217905, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY TEXAS.



ZONING SUMMARY:

EXISTING LAND USE: OPEN SPACE
PROPOSED LAND USE: DOWNTOWN CENTRAL BUSINESS DISTRICT
ZONING: C2: COMMERCIAL
MINIMUM LOT SIZE: 5,000 SQ. FT
ACTUAL LOT SIZE: 114,127.2 SQ. FT (2.62 ACRES)
MINIMUM REQUIRED FRONT SETBACK: 15 FEET
MINIMUM REQUIRED REAR SETBACK: 0 FEET
MINIMUM REQUIRED SIDE SETBACK: 15 FEET

SITE SUMMARY:

PROPOSED BUILDING
TOP OF HIGHEST PARAPET: 43' - 2"
MAXIMUM ALLOWABLE HEIGHT: 43' - 8"

PROPOSED IMPERVIOUS COVER: 72,805 SQ. FT (1.67 ACRES) (63.7%)
BUILDING COVERAGE: 20,577 SQ. FT (18% OF LOT)

PROPOSED PARKING CALCULATIONS:

NUMBER OF ROOMS: 94

PER TABLE 7.863 HOTEL PARKING REQUIREMENTS:
1.10 STALL PER FIRST 50 ROOMS

1.10 STALLS x 50 ROOMS = 55 PARKING STALLS

EACH ADDITIONAL ROOM OVER 50: 1.0 STALL

44 ADDITIONAL ROOMS = 44 STALLS REQUIRED 44 STALLS PROVIDED

MAXIMUM COMPACT SPACES ALLOWED (40%) = 40 STALLS
COMPACT SPACES PROVIDED = 26 STALLS

TOTAL PARKING REQUIRED: 99 PARKING STALLS

TOTAL PARKING PROVIDED: 99 PARKING STALLS

ADA PARKING REQUIREMENTS: 4 ADA PROVIDED

BICYCLE PARKING: 6 PROVIDED

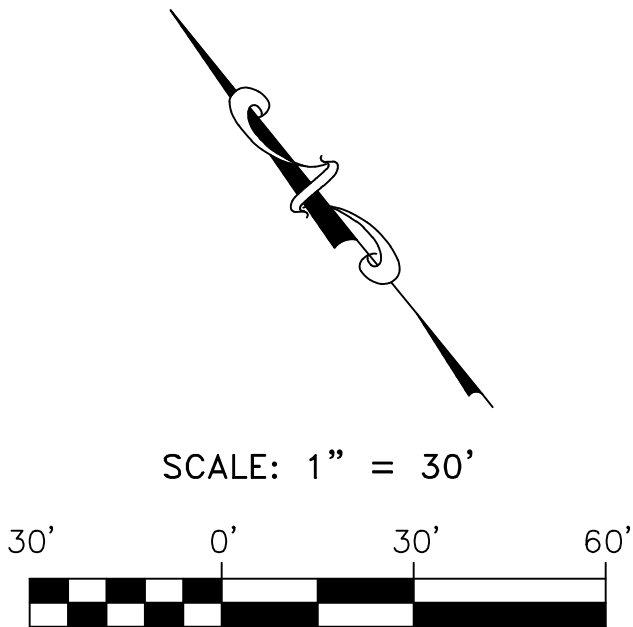
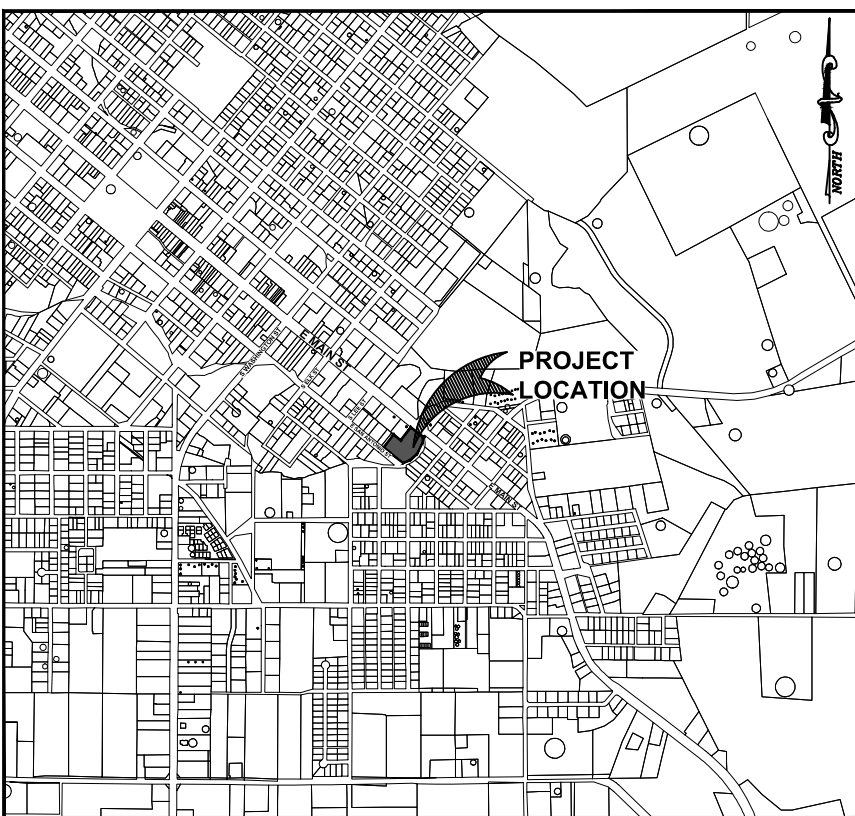
LOADING SPACES: 2 PROVIDED

DEVELOPER:

BAYWOOD HOTELS
7300 BLANCO RD., SUITE 701
SAN ANTONIO, TX 78216

EXTERIOR LIGHTING:

STERNBERG 1531 LED LARGE OMEGA



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
LIMITS OF CONSTRUCTION	---
CURB & GUTTER	---
RIBBON CURB	---
SAWTOOTH CURB	---
PROPOSED SIDEWALK	---
EXISTING SIDEWALK	---

LANDSCAPE ORDINANCE:

MANDATORY CRITERIA:

1. Sec. 5-423 LANDSCAPING REQUIREMENTS FOR CERTAIN YARD AREAS AND OFF-STREET PARKING - (e) REQUIRED LANDSCAPING ADJACENT TO PUBLIC RIGHTS-OF-WAY
2. Sec. 5-423 LANDSCAPING REQUIREMENTS FOR CERTAIN YARD AREAS AND OFF-STREET PARKING - (f) PERIMETER LANDSCAPING RELATED TO ABUTTING PROPERTIES.
3. Sec. 5-423 LANDSCAPING REQUIREMENTS FOR CERTAIN YARD AREAS AND OFF-STREET PARKING - (g) PARKING AREA INTERIOR LANDSCAPING.
4. Sec. 5-423 LANDSCAPING REQUIREMENTS FOR CERTAIN YARD AREAS AND OFF-STREET PARKING - (h) TRAFFIC SIGN DISTANCE FOR LANDSCAPING ADJACENT TO PUBLIC R.O.W. AND POINTS OF ACCESS.
5. Sec. 5-423 LANDSCAPING REQUIREMENTS FOR CERTAIN YARD AREAS AND OFF-STREET PARKING - (i) LANDSCAPE PRESERVATION

1. ON THE SITE OF A BUILDING OR OPEN LOT USE PROVIDING AN OFF-STREET PARKING AREA OR OTHER VEHICULAR USE AREA, WHERE SUCH AREA WILL NOT BE ENTIRELY SCREENED VISUALLY BY AN INTERVENING BUILDING OR STRUCTURE FROM ANY ABUTTING RIGHT-OF-WAY THERE, SHALL BE PROVIDED LANDSCAPING BETWEEN SUCH AREA AND SUCH RIGHT-OF-WAY, AS FOLLOWS: A STRIP OF LAND AT LEAST FIVE FEET IN DEPTH, LOCATED BETWEEN THE ABUTTING RIGHT-OF-WAY AND THE OFF-STREET PARKING AREA OR OTHER VEHICULAR USE AREA WHICH IS EXPOSED TO AN ABUTTING RIGHT-OF-WAY, SHALL BE LANDSCAPED. ALL PROPERTY OTHER THAN THE REQUIRED LANDSCAPED STRIP LYING BETWEEN THE RIGHT-OF-WAY AND OFF-STREET PARKING AREA OR OTHER VEHICULAR USE AREA SHALL BE LANDSCAPED WITH GRASS OR OTHER GROUND COVER. NECESSARY ACCESS WAYS FROM THE PUBLIC RIGHT-OF-WAY THROUGH ALL SUCH LANDSCAPING SHALL BE PERMITTED TO SERVICE THE PARKING OR OTHER VEHICULAR USE AREAS.

- PROPOSED LANDSCAPE DESIGN ALONG PUBLIC R.O.W. SATISFY'S REQUIREMENTS INCLUDING THREE TREES ALONG MAIN STREET BOUNDARY & 3 TREES ALONG E. SAN ANTONIO ST.

2. ON THE SITE OF A BUILDING OR STRUCTURE OR OPEN LOT USE PROVIDING OFF-STREET PARKING AREAS OR OTHER VEHICULAR USE AREA, WHERE SUCH AREAS WILL NOT BE ENTIRELY SCREENED VISUALLY BY AN INTERVENING BUILDING OR STRUCTURE FROM ABUTTING PROPERTY, THAT PORTION OF SUCH AREA NOT SO SCREENED SHALL BE PROVIDED WITH A WALL OR FENCE OR HEDGE OR OTHER DURABLE LANDSCAPE BARRIER, NOT GREATER THAN EIGHT FEET IN HEIGHT NOR LESS THAN 3 1/2 FEET IN HEIGHT, TO FORM A CONTINUOUS SCREEN BETWEEN THE OFF-STREET PARKING AREA OR OTHER VEHICULAR USE AREA AND SUCH ABUTTING PROPERTY. IN ADDITION, ONE TREE SHALL BE PROVIDED FOR EACH 75 LINEAL FEET OF SUCH LANDSCAPE BARRIER OR FRACTIONAL PART THEREOF.

- PROPOSED PERIMETER LANDSCAPE FOUR TREES DESIGN SATISFY'S REQUIREMENTS IN ADDITION TO EXISTING FENCE ALONG NORTHERN BOUNDARIES.

3. IN ADDITION, OTHER VEHICULAR USE AREAS SHALL HAVE ONE SQUARE FOOT OF LANDSCAPED AREA FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF PAVED AREA FOR THE FIRST 50,000 SQUARE FEET, EXCLUDING THE FIRST 5,000 SQUARE FEET OF PAVED AREA, PLUS ONE SQUARE FOOT OF LANDSCAPED AREA FOR EACH 200 SQUARE FEET OR FRACTION THEREOF OF PAVED AREA FOR ALL PAVED AREA OVER 50,000 SQUARE FEET.

- PROJECT PAVED AREA: 44,190 SQ.FT. - 5,000 SQ.FT. = 43,690 SQ.FT.
43,690 SQ.FT. / 100 SQ.FT. = 436.9 SQ.FT. REQUIRED IN PARKING INTERIOR + 4 TREES REQUIRED
1,416 SQ.FT. PARKING INTERIOR PROVIDED + 5 TREES PROVIDED

4. ALL LANDSCAPING WITHIN THE TRIANGULAR AREAS DESCRIBED BELOW SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN THREE FEET AND SIX FEET IN HEIGHT; PROVIDED, HOWEVER, TREES HAVING LIMBS AND FOLIAGE TRIMMED IN SUCH A MANNER THAT NO LIMBS OR FOLIAGE EXTEND INTO THE CROSS-VISIBILITY AREA MAY BE ALLOWED IF THEY ARE LOCATED SO AS NOT TO CREATE A TRAFFIC HAZARD. LANDSCAPING, OTHER THAN GRASS OR GROUND COVER, SHALL NOT BE LOCATED WITHIN THREE FEET FROM THE EDGE OF ANY ACCESS WAY PAVEMENT.

- PROPOSED LANDSCAPE DESIGN SATISFY'S SIGN DISTANCE REQUIREMENTS

5. THE EXISTING NATURAL LANDSCAPE CHARACTER (ESPECIALLY NATIVE OAKS, ELMS AND PECAN TREES) SHALL BE PRESERVED TO THE EXTENT REASONABLE AND FEASIBLE. IN AN AREA CONTAINING A STAND OF TREES, THE OWNER AND DEVELOPER SHALL USE BEST GOOD FAITH EFFORTS TO PRESERVE SUCH TREES. IN DETERMINING WHETHER THERE IS COMPLIANCE WITH THIS SECTION, THE BUILDING OFFICIAL SHALL CONSIDER TOPOGRAPHICAL CONSTRAINTS ON DESIGN, DRAINAGE, ACCESS AND EGRESS, UTILITIES, AND OTHER FACTORS REASONABLY RELATED TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC WHICH NECESSITATED DISTURBANCE OF THE LAND'S NATURAL CHARACTER, THE NATURE AND QUALITY OF THE LANDSCAPING INSTALLED TO REPLACE THE EXISTING NATURAL LANDSCAPING, AND SUCH OTHER FACTORS AS MAY BE RELEVANT AND PROPER.

- PRESERVED #1739 - 8" PECAN. ALL OTHER EXISTING TREES WERE IN DECLINE AND OR LOCATED WITHIN BUILDING FOOTPRINT OR PARKING DRIVEWAY

HOMEWOOD SUITES BY HILTON
620 E SAN ANTONIO
FREDERICKSBURG, TEXAS 78624
SITE PLAN EXHIBIT

LIQUE
ENGINEERS
& SURVEYING

816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

THESE DRAWINGS, OR PARTS
THEREOF, MAY NOT BE
REPRODUCED IN ANY FORM BY
ANY METHOD, FOR ANY
PURPOSE, WITHOUT PRIOR
WRITTEN CONSENT FROM LIQUE
ENGINEERS.

THIS DOCUMENT IS RELEASED
FOR REVIEW PURPOSES ONLY
UNDER THE AUTHORIZATION OF:
DAMIAN ESQUIVEL, P.E. #78203
MAY 2024

JOB:	SCALE:
161-01-04	1"=30'

SHEET NO.
EX-1



July 9, 2024

LIQUE Engineers
engineers@lique.us

RE: SP-2407, Review Comments for the Site Plan and Entry Corridor review of the Hotel Development Located at 620 E San Antonio.

Dear Applicant,

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 August 7, 2024 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](#)
- Project will require submission and approval of civil construction plans.
- Provide Zoning Summary [Sec. 7.131 Site Plan Checklist](#)
- Please provide a location of loading facilities. [Sec. 7.131](#)
- Signage will require a Sign permit per [Chapter 29](#)
- Development will require a Replat application. Per Sec. 4 of the Subdivision Ordinance

The City of Fredericksburg

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

Engineering Comments

- Dimension all parking spaces, drive aisles, and the driveway.
- This development will require the submission of civil construction plans.
- Please show 100-yr floodplain boundary.
- Show the fire lane.
- Please correct the parking calculations for 50 rooms and additional 44 rooms for the 94 room total.
- Provide a breakdown calculation of the compact spaces.

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.

Jan Musgrove

Jan Musgrove, Planner I
Development Review Committee (DRC)



816 Camaron Street, Suite 110 | San Antonio, Texas 78212
(210) 549-4207 Phone | (210) 545-9302 Fax
<https://www.lique.us/>

From: LIQUE Engineers, LLC

Date: July 24, 2024

To: Jan Musgrove – Planning Case Manager
Development Review Committee
126 W. Main Street
Fredericksburg, TX 78624

Site Plan Number: SP-2407

Internal Project Number: 161-01-04

Re: Comment Response Letter – Hotel Development at 620 E. San Antonio

1. Comment: Project will require Planning and Zoning approval scheduled for August 7, 2024 at 1601 E Main Street at 5:30 PM.

Response: Understood. We will be present for the meeting.

2. Comment: Provide the requested fixture types as part of the Building Permit process Article XV-Outdoor Lighting

Response: The requested information can be found on Sheets E-02, E-02A. This will also be included in the building permit submittal.

3. Comment: Provide a Landscape and Screening plan per Sec. 7.920 & Sec. 7.940

Response: Landscape Plan Sheet LP1.1 provides landscape design that screens the site from Main St. & E. San Antonio St. Ordinance requirement information provided on sheet explaining satisfying requirements with landscape design.

4. Comment: Project will require submission and approval of civil construction plans.

Response: Understood. Civil construction plans will be submitted at a later date.

5. Comment: Provide Zoning Summary Sec. 7.131 Site Plan Checklist

Response: Zoning summary is shown on the Overall Site Plan (Sheet C4.0) underneath the parking calculation. The zoning summary is also provided in the project narrative, see attached.

6. Comment: Please provide a location of loading facilities. Sec. 7.131

Response: The stamped concrete parking shown as key note #15 on the Overall Site Plan (Sheet C4.0) will be used as a loading facility.

7. Comment: Signage will require a Sign permit per Chapter 29

Response: Understood. Sign permit will be submitted at a later date.

8. Comment: Development will require a Replat application. Per Sec. 4 of the Subdivision Ordinance

Response: We have a conditional approval for the plat. Please see the attached letter.

9. Comment: Dimension all parking spaces, drive aisles, and the driveway.

Response: Requested information is shown on the Dimensional Control Plan (Sheet C5.0).

10. Comment: This development will require the submission of civil construction plans.

Response: Understood. Civil construction plans will be submitted at a later date.

11. Comment: Please show 100-yr floodplain boundary.

Response: The proposed 100-yr floodplain boundary per Case # 24-06-1109P is shown on the Grading Plan (Sheet C7.0). The 100-yr floodplain boundary runs along the existing retaining wall.

12. Comment: Show the fire lane.

Response: The proposed fire lane is shown on the Fire Protection Plan (Sheet C9.0).

13. Comment: Please correct the parking calculations for 50 rooms and additional 44 rooms for the 94 room total.

Response: The parking calculations have been updated on the Overall Site Plan (Sheet C4.0).

14. Comment: Provide a breakdown calculation of the compact spaces.

Response: The compact space calculation has been added on the Overall Site Plan (Sheet C4.0).

TEAM MEMBERS

OWNER/AGENT: **BAYWOOD HOTELS**
7300 BLANCO RD.,
SUITE 701
SAN ANTONIO, TEXAS 78216

NICK NAIK
nick.naik@baywoodhotels.com

ARCHITECT: **PHILLIPS PARTNERSHIP P.C.**
5901 PEACHTREE DUNWOODY RD
BUILDING A, SUITE 450
ATLANTA, GA 30328

JERRY PHILLIPS, AIA
MONICA JOSEPH,
VINIL THOMAS
770-394-1616
mjoseph@phillipspart.com
vthomas@phillipspart.com

MECHANICAL / PLUMBING / ELECTRICAL ENGINEER:	SAVANT ENGINEERING 5064 ROSWELL RD SUITE D-301 SANDY SPRINGS, GA 30342	TROY NEDDERMAN, PE SLADE HOLLADAY JOSHUA ANDERSON 770-319-7400 tnedderman@savanteng.com sholladay@savanteng.com janderson@savanteng.com
---	--	--

STRUCTURAL ENGINEER:	STRAND 10003 TECHNOLOGY BLVD. WEST, DALLAS, TX 75220	CHAD ANDREW KONGER, PE ERIK HANSON PHILIP REGALADO 972-620-6204 chad@strandsystems.com erik@StrandSystem.com phillip@Strandae.com
-------------------------	---	--

CIVIL ENGINEER:	LIQUE GROUP 816 CAMARON ST., SUITE 110 SAN ANTONIO, TX 78212	JUAN RODRIGUEZ DANA VITAL 210-549-4207 210-373-9383 juan@lique.us dana.vital@lique.us
--------------------	--	--

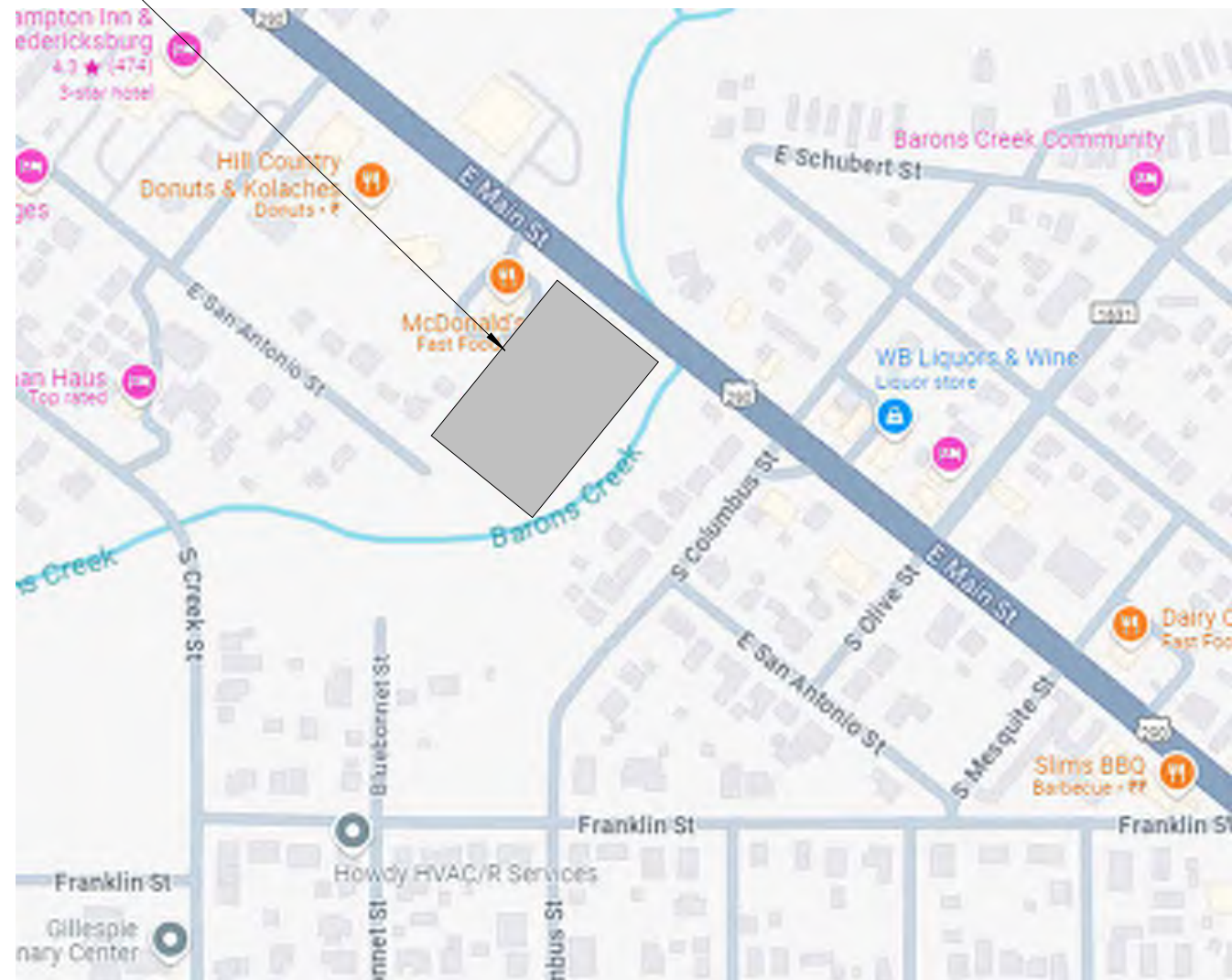
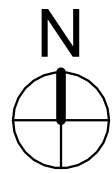
CONTRACTOR: **DD&B CONSTRUCTION**
17B FIRSTFIELD RD. STE.708
GAITHERSBURG MD 20878

CHINTAN PATEL
cpatel@ddandbconstruction.com

FITNESS: **PELTON COMMERCIAL**

PROJECT LOCATION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TEXAS



HOMewood SUITES by Hilton™

FREDERICKSBURG, TEXAS

NEW CONSTRUCTION
3 STORY, 94 UNIT w/ OUTDOOR POOL

620 E SAN ANTONIO ST.
FREDERICKSBURG, TEXAS

DRAWING INDEX

ARCHITECTURAL

CS-1	COVER SHEET
SP-1	ARCHITECTURAL SITE PLAN
SP-2	SITE PLAN OVERLAY ON GOOGLE EARTH
SP-3	STREET VIEW SKETCHES
A-1.1	FLOOR PLAN LEVEL 1
A-1.2	FLOOR PLAN LEVEL 2
A-1.3	FLOOR PLAN LEVEL 3
A-2.1	ROOF PLAN
A-4.1	EXTERIOR ELEVATIONS
A-4.2	EXTERIOR ELEVATIONS
A-4.3	EXTERIOR ELEVATIONS
A-4.4	3D VIEWS
A-4.5	3D VIEWS
A-5.1	BUILDING TRANSVERSE SECTION
MB-1	MATERIAL BOARD



PHILLIPS

KEYPLAN _____

CONSULTANT _____

SEAL _____

ISSUE & REVISION RECORD

[illegible]

This document is © Phillips Partnership, PC and is considered an instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be produced without the prior written consent of Phillips Partnership, PC.

PROJECT _____

HOMEWOOD SUITES by Hilton™

FREDERICKSBURG, TEXAS
v10.0 (APR. 2021) + rev APRIL 2024

STORY, 94 UNITS
/ OUTDOOR POOL

2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT _____



AYWOOD HOTELS

7300 BLANCO RD.
SUITE 701
ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 2303407

ISSUE DATE 2024.07.30

DRAWN BY/CHECKED BY _____ VT/ MJ

COVER SHEET

SHEET NUMBER _____

CS-1

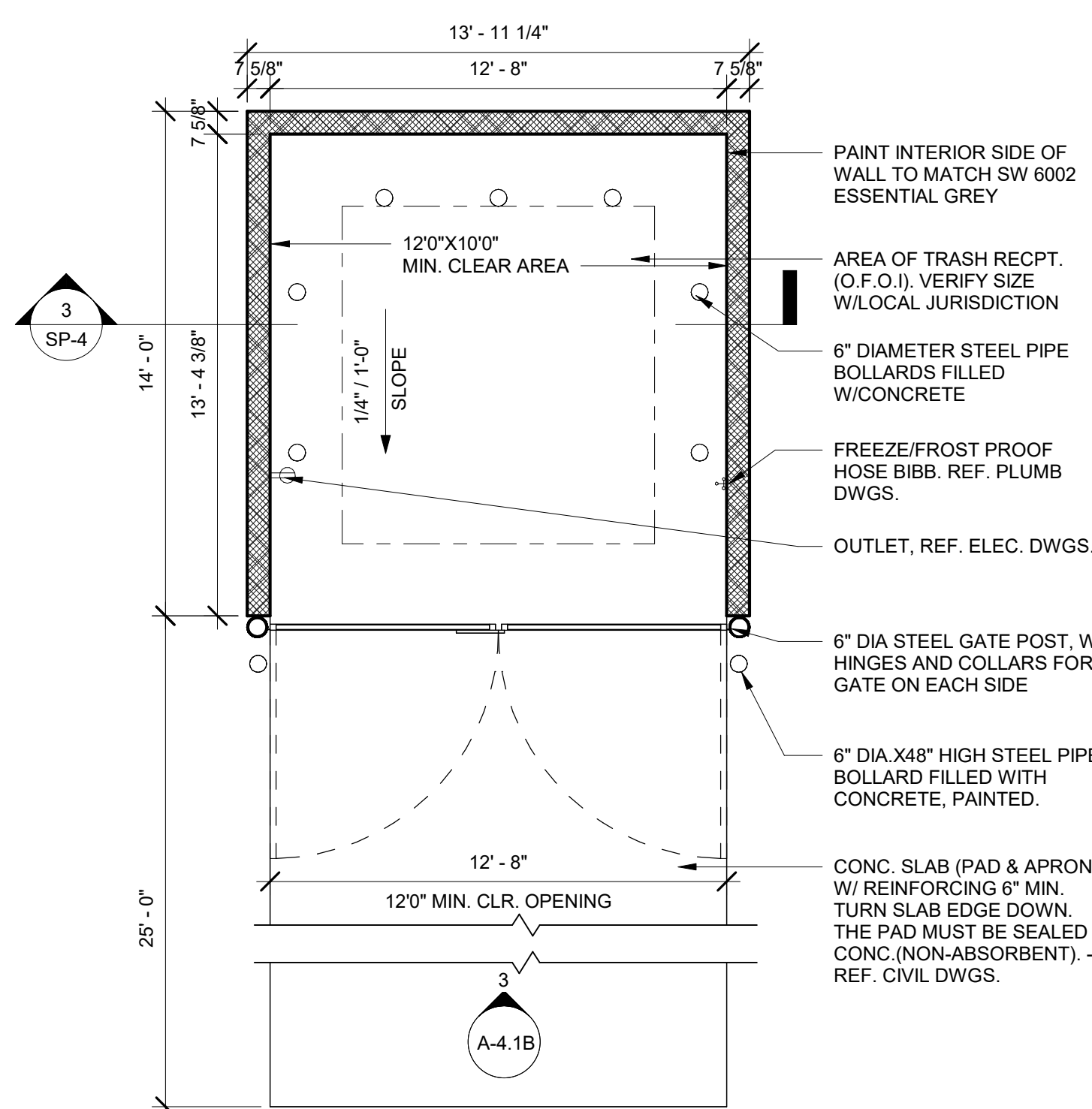
5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328

PHILLIPSPART.COM 770-394-1616
 HOWARD 3/1/09

E. SAN ANTONIO STREET

E. MAIN STREET

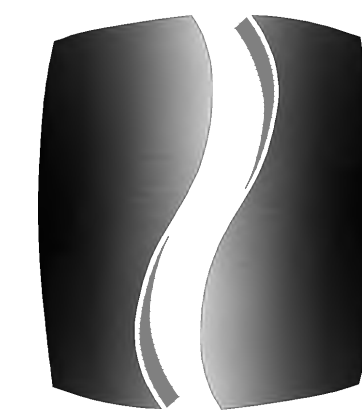
BARON'S CREEK



2 ENLARGED PLAN - DUMPSTER
SP-1 SCALE: 1/4" = 1'-0"

1 ARCHITECTURAL SITE PLAN
SP-1 SCALE: 1" = 20'-0"

ARCHITECTURAL SITE PLAN FOR
REFERENCE ONLY. REF. CIVIL AND
LANDSCAPE DRAWINGS PREPARED BY
CIVIL ENGINEER AND LANDSCAPE
ARCHITECT FOR CONSTRUCTION AND
ADDITIONAL INFORMATION. REF. ELEC.
DRAWINGS FOR SITE LIGHTING.



PHILLIPS

KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
2024.05.28		DRC- SITE PLAN+ENTRY CORR.

This document is the property of Phillips Partnership, PC and is considered an instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, PC.

PROJECT

HOMEWOOD SUITES by Hilton™

FREDERICKSBURG, TEXAS
v10.0 (APR. 2021) + rev APRIL 2024

3 STORY, 94 UNITS
w/ OUTDOOR POOL

2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT

BAYWOOD HOTELS

BAYWOOD HOTELS
7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 2303407

ISSUE DATE 2024.07.30

DRAWN BY/CHECKED BY VTI/MJ

DRAWING TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

SP-1

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPS PART.COM 770.944.1010



E. SAN ANTONIO STREET

E. MAIN STREET

Barons Creek

BARON'S CREEK

1
SP-2
ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



PHILLIPS

KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
2024.05.28		DRC-SITE PLAN-ENTRY CORR.

Instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, PC.

PROJECT

HOMEWOOD SUITES by Hilton®

FREDERICKSBURG, TEXAS
v10.0 (APR. 2021) + rev APRIL 2024

3 STORY, 84 UNITS
w/ OUTDOOR POOL
2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT



BAYWOOD HOTELS
7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 2303407

ISSUE DATE 2024.07.30

DRAWN BY/CHECKED BY VT/MJ

DRAWING TITLE

SITE PLAN OVERLAY
ON GOOGLE EARTH

SHEET NUMBER

SP-2

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616



PHILLIPS

KEYPLAN _____

CONSULTANT _____

SEAL _____

ISSUE & REVISION RECORD _____

[illegible]

Instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, PC.

PROJECT _____

PROJECT _____

HOMewood
SUITES by Hilton™

FREDERICKSBURG, TEXAS
v10.0 (APR. 2021) + rev APRIL 2024

3 STORY, 94 UNITS
w/ OUTDOOR POOL
2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT _____



BAYWOOD HOTELS
7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 2303407

ISSUE DATE 2024.07.30

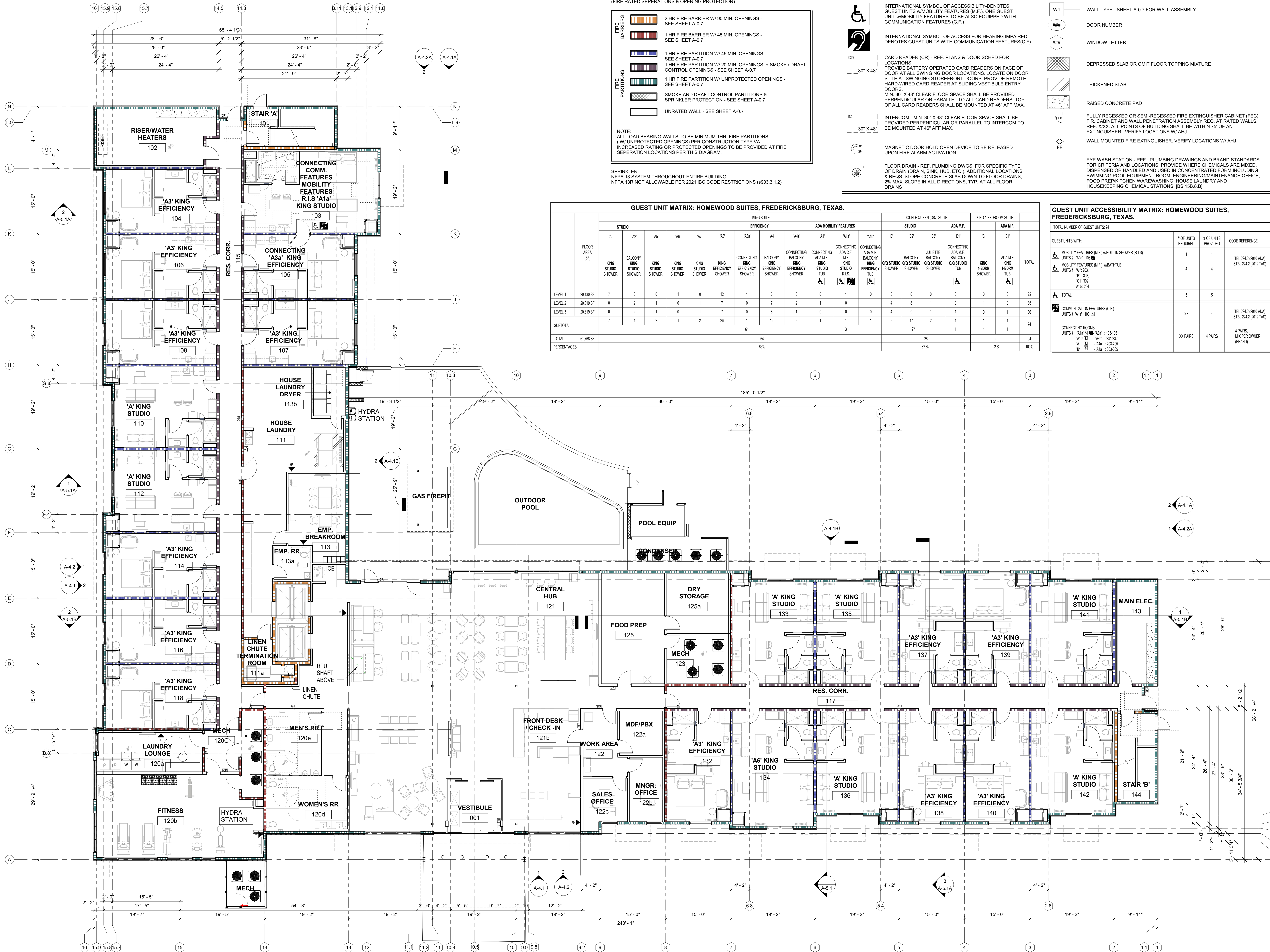
DRAWN BY/CHECKED BY _____
VT/ MJ
DRAWING TITLE _____

STREET VIEWS

SHEET NUMBER _____

SP-3

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616



WALL LEGEND

(FIRE RATED SEPERATIONS & OPENING PROTECTION)

FIRE BARRIERS

- 2 HR FIRE BARRIER W/ 90 MIN. OPENINGS - SEE SHEET A-0.7
- 1 HR FIRE BARRIER W/ 45 MIN. OPENINGS - SEE SHEET A-0.7

FIRE PARTITIONS

- 1 HR FIRE PARTITION W/ 45 MIN. OPENINGS - SEE SHEET A-0.7
- 1 HR FIRE PARTITION W/ 20 MIN. OPENINGS + SMOKE / DRAFT CONTROL OPENINGS - SEE SHEET A-0.7
- 1 HR FIRE PARTITION W/ UNPROTECTED OPENINGS - SEE SHEET A-0.7
- SMOKE AND DRAFT CONTROL PARTITIONS & SPRINKLER PROTECTION - SEE SHEET A-0.7
- UNRATED WALL - SEE SHEET A-0.7

NOTE: ALL LOAD BEARING WALLS TO BE MINIMUM 1HR. FIRE PARTITIONS (W/ UNPROTECTED OPENINGS) PER CONSTRUCTION TYPE VA. INCREASED RATING OR PROTECTED OPENINGS TO BE PROVIDED AT FIRE SEPERATION LOCATIONS PER THIS DIAGRAM.

SPRINKLER:
NFPA 13 SYSTEM THROUGHOUT ENTIRE BUILDING.
NFPA 13R NOT ALLOWABLE PER 2021 IBC CODE RESTRICTIONS (§903.3.1.2)

SYMBOLS LEGEND

INTERNATIONAL SYMBOL OF ACCESSIBILITY-DENOTES GUEST UNITS w/MOBILITY FEATURES (M.F.) ONE GUEST UNIT w/MOBILITY FEATURES TO BE ALSO EQUIPPED WITH COMMUNICATION FEATURES (C.F.)

INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED-DENOTES GUEST UNITS WITH COMMUNICATION FEATURES(C.F)

CARD READER (CR) - REF. PLANS & DOOR SCHED FOR LOCATIONS.
PROVIDE BATTERY OPERATED CARD READERS ON FACE OF DOOR AT ALL SWINGING DOOR LOCATIONS. LOCATE ON DOOR STILE AT SWINGING STOREFRONT DOORS. PROVIDE REMOTE HARDWIRED CARD READER AT SLIDING VESTIBULE ENTRY DOORS.
MIN. 30" X 48" CLEAR FLOOR SPACE SHALL BE PROVIDED PERPENDICULAR OR PARALLEL TO ALL CARD READERS. TOP OF ALL CARD READERS SHALL BE MOUNTED AT 46" AFF MAX.

INTERCOM - MIN. 30" X 48" CLEAR FLOOR SPACE SHALL BE PROVIDED PERPENDICULAR OR PARALLEL TO INTERCOM TO BE MOUNTED AT 46" AFF MAX.

MAGNETIC DOOR HOLD OPEN DEVICE TO BE RELEASED UPON FIRE ALARM ACTIVATION.

FLOOR DRAIN - REF. PLUMBING DWGS. FOR SPECIFIC TYPE OF DRAIN (RAIN, SINK, HUB, ETC.) ADDITIONAL LOCATIONS & REQ. SLOPE CONCRETE SLAB DOWN TO FLOOR DRAINS. 2% MAX. SLOPE IN ALL DIRECTIONS, TYP. AT ALL FLOOR DRAINS

W1 — WALL TYPE - SHEET A-0.7 FOR WALL ASSEMBLY.

— DOOR NUMBER

— WINDOW LETTER

DEPRESSED SLAB OR OMIT FLOOR TOPPING MIXTURE

THICKENED SLAB

RAISED CONCRETE PAD

FULLY RECESSED OR SEMI-RECESSED FIRE EXTINGUISHER CABINET (FEC). F.R. CABINET AND WALL PENETRATION ASSEMBLY REQ. AT RATED WALLS. REF. XXX. ALL POINTS OF BUILDING SHALL BE WITHIN 75' OF AN EXTINGUISHER. VERIFY LOCATIONS W/ AHJ.

WALL MOUNTED FIRE EXTINGUISHER. VERIFY LOCATIONS W/ AHJ.

EYE WASH STATION - REF. PLUMBING DRAWINGS AND BRAND STANDARDS FOR CRITERIA AND LOCATIONS. PROVIDE WHERE CHEMICALS ARE MIXED, DISPENSED OR HANDLED AND USED IN CONCENTRATED FORM INCLUDING SWIMMING POOL EQUIPMENT ROOM, ENGINEERING/MAINTENANCE OFFICE, FOOD PREP/KITCHEN WAREWASHING, HOUSE LAUNDRY AND HOUSEKEEPING CHEMICAL STATIONS. (BS 158.6.B)

GUEST UNIT MATRIX: HOMEWOOD SUITES, FREDERICKSBURG, TEXAS.																				
FLOOR AREA (SF)	KING SUITE												DOUBLE QUEEN (DQ) SUITE					KING 1-BEDROOM SUITE		
	STUDIO					EFFICIENCY				ADA MOBILITY FEATURES			STUDIO			ADA M.F.		ADA M.F.		
	'A'	'A2'	'A5'	'A6'	'A7'	'A3'	'A3a'	'A4'	'A4a'	'A1'	'A1a'	'A1b'	'B'	'B2'	'B3'	'B1'	'C'	'C1'	TOTAL	
	KING STUDIO SHOWER	BALCONY KING STUDIO SHOWER	KING STUDIO SHOWER	KING STUDIO SHOWER	KING STUDIO SHOWER	KING EFFICIENCY SHOWER	CONNECTING KING EFFICIENCY SHOWER	BALCONY KING EFFICIENCY SHOWER	CONNECTING BALCONY KING EFFICIENCY SHOWER	CONNECTING ADA M.F. KING STUDIO TUB	CONNECTING ADA C.F. M.F. KING STUDIO TUB	CONNECTING ADA M.F. BALCONY KING EFFICIENCY TUB	Q/Q STUDIO SHOWER	BALCONY Q/Q STUDIO SHOWER	JULIETTE Q/Q STUDIO SHOWER	CONNECTING ADA M.F. BALCONY Q/Q STUDIO TUB	KING 1-BED SHOWER	KING 1-BED SHOWER		
											 									
LEVEL 1	20,130 SF	7	0	0	1	0	12	1	0	0	0	1	0	0	0	0	0	0	22	
LEVEL 2	20,819 SF	0	2	1	0	1	7	0	7	2	1	0	1	4	8	1	0	1	0	36
LEVEL 3	20,819 SF	0	2	1	0	1	7	0	8	1	0	0	0	4	9	1	1	0	1	36
SUBTOTAL		7	4	2	1	2	26	1	15	3	1	1	1	8	17	2	1	1	1	94
TOTAL	61,768 SF						64					3		28			2		94	
PERCENTAGES							66%							32%			2%		100%	

GUEST UNIT ACCESSIBILITY MATRIX: HOMEWOOD SUITES, FREDERICKSBURG, TEXAS.			
TOTAL NUMBER OF GUEST UNITS 94			
GUEST UNITS WITH:	# OF UNITS REQUIRED	# OF UNITS PROVIDED	CODE REFERENCE
 MOBILITY FEATURES (M.F.) w/ROLL-IN SHOWER (R-I-S) UNITS # : 'A1': 103	1	1	TBL 224.2 (2010 ADA) & TBL 224.2 (2012 TAS)
 MOBILITY FEATURES (M.F.) w/BATHTUB UNITS # : 'A1': 203 'B1': 303 'C1': 302 'A1b': 234	4	4	
 TOTAL	5	5	
 COMMUNICATION FEATURES (C.F.) UNITS # : 'A1a': 103 (6)	XX	1	TBL 224.2 (2010 ADA) & TBL 224.2 (2012 TAS)
CONNECTING ROOMS UNITS # : 'A1a(C) (R) (A)w': 103-105 'A1a(C) (R) (A)w': 234-232 'A11 (A) (R) (A)w': 203-205 'A11 (A) (R) (A)w': 303-306	XX PAIRS	4 PAIRS	4 PAIRS, MAX PER OWNER (BRAND)



KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

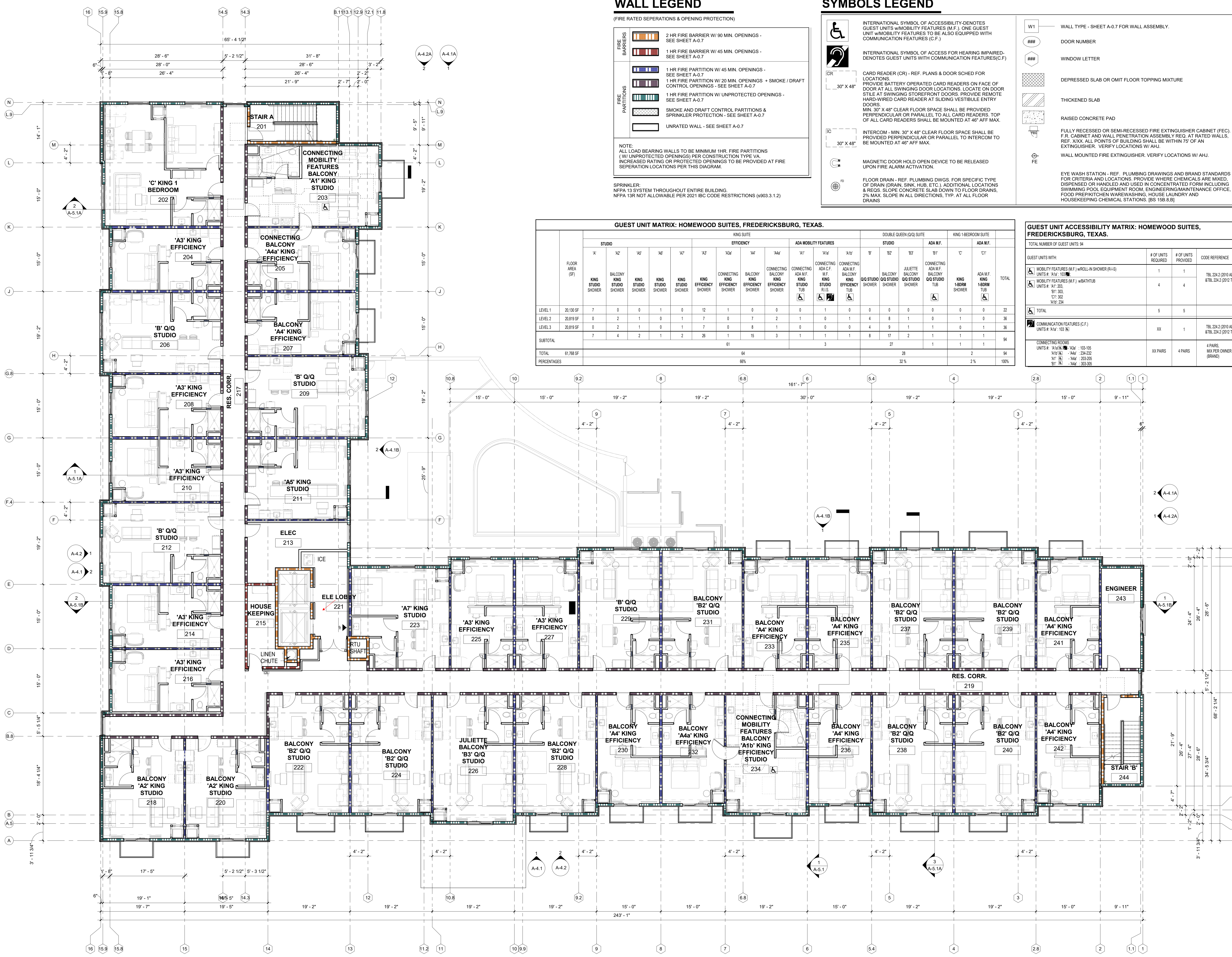
#	DATE	DESCRIPTION
2024.05.28	2024.05.28	DRG- SITE PLAN-ENTRY CORR.

This document is the property of Phillips Partnership, PC and is considered an Instrument of Service and is solely for use with respect to the project as indicated herein. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, PC.

PROJECT

HOMEWOOD SUITES by Hilton®

FREDERICKSBURG, TEXAS
v10.0 (APR. 2



WALL LEGEND

(FIRE RATED SEPARATIONS & OPENING PROTECTION)

FIRE BARRIERS		2 HR FIRE BARRIER W/ 90 MIN. OPENINGS - SEE SHEET A-0.7
		1 HR FIRE BARRIER W/ 45 MIN. OPENINGS - SEE SHEET A-0.7
FIRE PARTITIONS		1 HR FIRE PARTITION W/ 45 MIN. OPENINGS - SEE SHEET A-0.7
		1 HR FIRE PARTITION W/ 20 MIN. OPENINGS + SMOKE / DRAFT CONTROL OPENINGS - SEE SHEET A-0.7
		1 HR FIRE PARTITION W/ UNPROTECTED OPENINGS - SEE SHEET A-0.7
		SMOKE AND DRAFT CONTROL PARTITIONS & SPRINKLER PROTECTION - SEE SHEET A-0.7
		UNRATED WALL - SEE SHEET A-0.7

NOTE:
ALL LOAD BEARING WALLS TO BE MINIMUM 1HR. FIRE PARTITIONS (W/ UNPROTECTED OPENINGS) PER CONSTRUCTION TYPE VA.
INCREASED RATING OR PROTECTED OPENINGS TO BE PROVIDED AT FIRE SEPERATION LOCATIONS PER THIS DIAGRAM.

SPRINKLER:
NFPA 13 SYSTEM THROUGHOUT ENTIRE BUILDING.
NFPA 13R NOT ALLOWABLE PER 2021 IBC CODE RESTRICTIONS (#903.3.1.2)

SYMBOLS LEGEND

	INTERNATIONAL SYMBOL OF ACCESSIBILITY-DENOTES GUEST UNITS w/MOBILITY FEATURES (M.F.). ONE GUEST UNIT w/MOBILITY FEATURES TO BE ALSO EQUIPPED WITH COMMUNICATION FEATURES (C.F.)
	INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED-DENOTES GUEST UNITS WITH COMMUNICATION FEATURES (C.F.)
	CARD READER (CR) - REF. PLANS & DOOR SCHED FOR LOCATIONS. PROVIDE BATTERY OPERATED CARD READERS ON FACE OF DOOR AT ALL SWINGING DOOR LOCATIONS. LOCATE ON DOOR STILE AT SWINGING STOREFRONT DOORS. PROVIDE REMOTE HARD-WIRED CARD READER AT SLIDING VESTIBULE ENTRY DOORS. MIN. 30" X 48" CLEAR FLOOR SPACE SHALL BE PROVIDED PERPENDICULAR OR PARALLEL TO ALL CARD READERS. TOP OF ALL CARD READERS SHALL BE MOUNTED AT 46" AFF MAX.
	INTERCOM - MIN. 30" X 48" CLEAR FLOOR SPACE SHALL BE PROVIDED PERPENDICULAR OR PARALLEL TO INTERCOM TO BE MOUNTED AT 46" AFF MAX.
	MAGNETIC DOOR HOLD OPEN DEVICE TO BE RELEASED UPON FIRE ALARM ACTIVATION.
	FLOOR DRAIN - REF. PLUMBING DWGS. FOR SPECIFIC TYPE OF DRAIN (DRAIN, SINK, HUB, ETC.). ADDITIONAL LOCATIONS & REQ. SLOPE CONCRETE SLAB DOWN TO FLOOR DRAINS. 2% MAX. SLOPE IN ALL DIRECTIONS, TYP. AT ALL FLOOR DRAINS
	WALL TYPE - SHEET A-0.7 FOR WALL ASSEMBLY.
	DOOR NUMBER
	WINDOW LETTER
	DEPRESSED SLAB OR OMIT FLOOR TOPPING MIXTURE
	THICKENED SLAB
	RAISED CONCRETE PAD
	FULLY RECESSED OR SEMI-RECESSED FIRE EXTINGUISHER CABINET (FEC). F.R. CABINET AND WALL PENETRATION ASSEMBLY REQ. AT RATED WALLS. REF. XXX. ALL POINTS OF BUILDING SHALL BE WITHIN 75' OF AN EXTINGUISHER. VERIFY LOCATIONS W/ AHJ. WALL MOUNTED FIRE EXTINGUISHER. VERIFY LOCATIONS W/ AHJ.
	EYE WASH STATION - REF. PLUMBING DRAWINGS AND BRAND STANDARDS FOR CRITERIA AND LOCATIONS. PROVIDE WHERE CHEMICALS ARE MIXED, DISPENSED OR HANDLED AND USED IN CONCENTRATED FORM INCLUDING SWIMMING POOL EQUIPMENT ROOM, ENGINEERING/MAINTENANCE OFFICE, FOOD PREP/KITCHEN WAREWASHING, HOUSE LAUNDRY AND HOUSEKEEPING CHEMICAL STATIONS. (BS 158.6.B)

GUEST UNIT MATRIX: HOMEWOOD SUITES, FREDERICKSBURG, TEXAS.																						
FLOOR AREA (SF)	KING SUITE										DOUBLE QUEEN (DQ) SUITE						KING 1-BEDROOM SUITE		TOTAL			
	STUDIO					EFFICIENCY					ADA MOBILITY FEATURES			STUDIO			ADA M.F.			ADA M.F.		
	'A'	'A2'	'A5'	'A6'	'A7'	'A3'	'A8a'	'A4'	'A8a'	'A1'	'A1a'	'A1b'	'B'	'B2'	'B3'	'B1'	'C'	'C1'				
	KING STUDIO SHOWER	BALCONY KING STUDIO SHOWER	KING STUDIO SHOWER	KING STUDIO SHOWER	KING STUDIO SHOWER	KING EFFICIENCY SHOWER	CONNECTING KING EFFICIENCY SHOWER	BALCONY KING EFFICIENCY SHOWER	CONNECTING BALCONY KING EFFICIENCY SHOWER	CONNECTING ADA M.F. KING STUDIO TUB	M.F. KING STUDIO TUB	BALCONY KING EFFICIENCY TUB	DQ STUDIO SHOWER	BALCONY DQ STUDIO SHOWER	JULIETTE BALCONY DQ STUDIO SHOWER	CONNECTING ADA M.F. BALCONY DQ STUDIO TUB	KING 1-BEDROOM SHOWER	ADA M.F. KING 1-BEDROOM TUB				
																						
LEVEL 1	20,130 SF	7	0	0	1	0	12	1	0	0	0	1	0	0	0	0	0	0	22			
LEVEL 2	20,819 SF	0	2	1	0	1	7	0	7	2	1	0	1	4	8	1	0	1	0	36		
LEVEL 3	20,819 SF	0	2	1	0	1	7	0	8	1	0	0	0	4	9	1	1	0	1	36		
SUBTOTAL		7	4	2	1	2	26	1	15	3	1	1	1	8	17	2	1	1	1	94		
TOTAL	61,768 SF											3			27			1		1		94
PERCENTAGES												68%			32%			2%		2%		100%

GUEST UNIT ACCESSIBILITY MATRIX: HOMEWOOD SUITES, FREDERICKSBURG, TEXAS.			
TOTAL NUMBER OF GUEST UNITS: 94			
GUEST UNITS WITH:	# OF UNITS REQUIRED	# OF UNITS PROVIDED	CODE REFERENCE
MOBILITY FEATURES (M.F.) W/ROLLIN SHOWER (R+S)	1	1	TBL 224.2 (2010 ADA) & TBL 224.2 (2012 TAS)
MOBILITY FEATURES (M.F.) W/BATH TUB	4	4	
MOBILITY FEATURES (M.F.) W/160MM TUB			
MOBILITY FEATURES (M.F.) W/160MM TUB			
TOTAL	5	5	
COMMUNICATION FEATURES (C.F.)	XX	1	TBL 224.2 (2010 ADA) & TBL 224.2 (2012 TAS)
CONNECTING ROOMS	XX PAIRS	4 PAIRS	4 PAIRS, MIX PER OWNER (BOND)
UNITS #:			
'A1' - 'A19'			
'A1' - 'A19'			
'A1' - 'A19'			
'A1' - 'A19'			



PHILLIPS

KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
2024.05.28	DRG	SITE PLAN+ENTRY CORR.

This document is the property of Phillips Partnership, PC and is considered an Instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, PC.

HOMEWOOD SUITES by Hilton™

FREDERICKSBURG, TEXAS
v10.0 (APR. 2021) + rev APRIL 2024

3 STORY, 94 UNITS
w/ OUTDOOR POOL
2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT

BAYWOOD HOTELS

BAYWOOD HOTELS
7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 2303407

ISSUE DATE 2024.07.30

DRAWN BY/CHECKED BY VT/ MJ

DRAWING TITLE

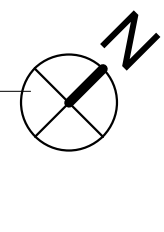
FLOOR PLAN
LEVEL 2

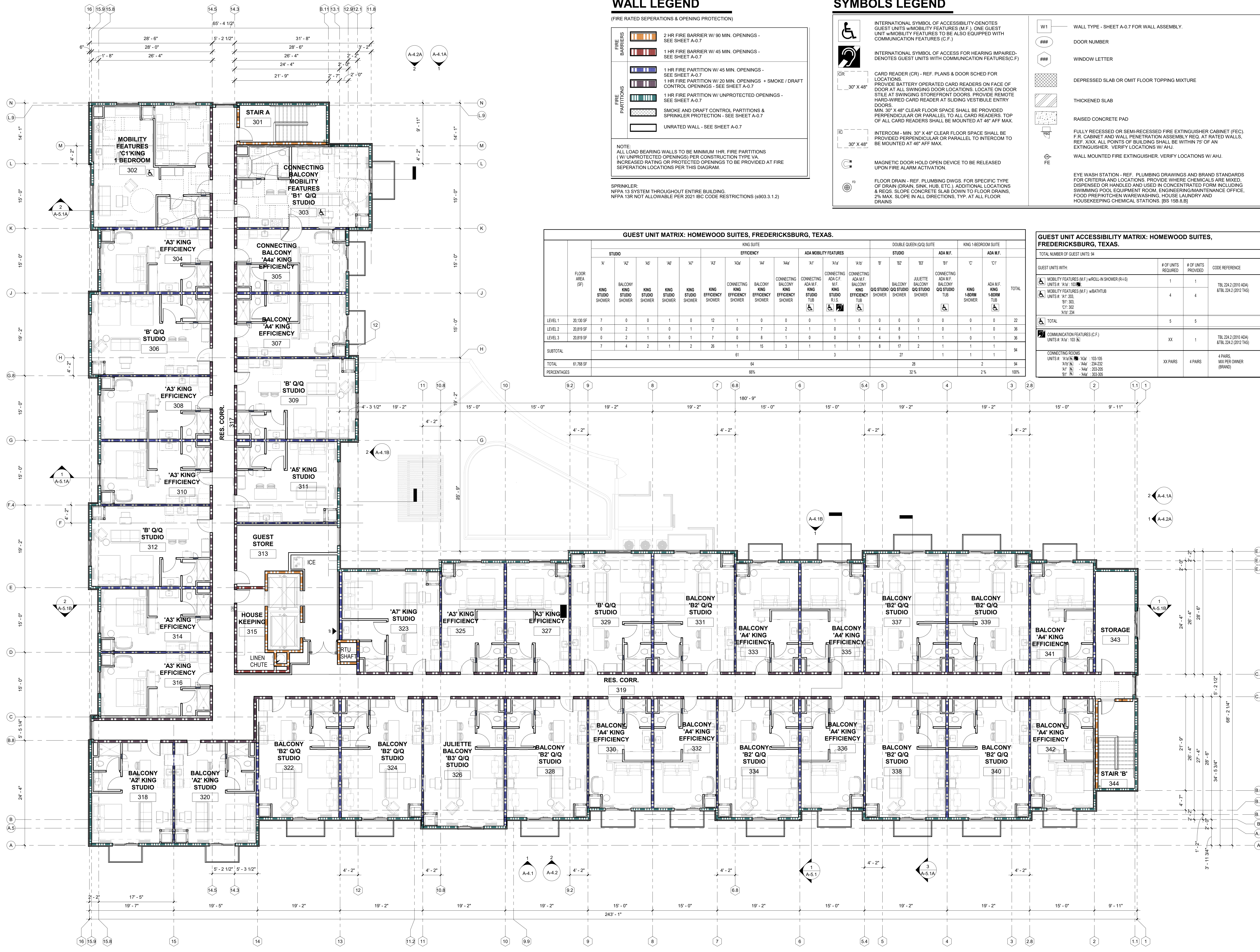
SHEET NUMBER

A-1.2

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPS PART CO. 770.304.1616

1 ARCHITECTURAL PLAN - LEVEL 2
A-1.2 SCALE: 1/8" = 1'-0"





WALL LEGEND	
(FIRE RATED SEPARATIONS & OPENING PROTECTION)	
	2 HR FIRE BARRIER W/ 90 MIN. OPENINGS - SEE SHEET A-0.7
	1 HR FIRE BARRIER W/ 45 MIN. OPENINGS - SEE SHEET A-0.7
	1 HR FIRE PARTITION W/ 45 MIN. OPENINGS - SEE SHEET A-0.7
	1 HR FIRE PARTITION W/ 20 MIN. OPENINGS + SMOKE / DRAFT CONTROL OPENINGS - SEE SHEET A-0.7
	1 HR FIRE PARTITION W/ UNPROTECTED OPENINGS - SEE SHEET A-0.7
	SMOKE AND DRAFT CONTROL PARTITIONS & SPRINKLER PROTECTION - SEE SHEET A-0.7
	UNRATED WALL - SEE SHEET A-0.7
NOTE: ALL LOAD BEARING WALLS TO BE MINIMUM 1HR. FIRE PARTITIONS (W/ UNPROTECTED OPENINGS) PER CONSTRUCTION TYPE VA. INCREASED RATING OR PROTECTED OPENINGS TO BE PROVIDED AT FIRE SEPARATION LOCATIONS PER THIS DIAGRAM.	
SPRINKLER: NFPA 13 SYSTEM THROUGHOUT ENTIRE BUILDING. NFPA 13R NOT ALLOWABLE PER 2021 IBC CODE RESTRICTIONS (4903.3.1.2)	

GUEST UNIT MATRIX: HOMEWOOD SUITES, FREDERICKSBURG, TEXAS.																					
FLOOR AREA (SF)	KING STUDIO	KING SUITE												DOUBLE QUEEN (QQ) SUITE					KING 1-BEDROOM SUITE		TOTAL
		STUDIO					EFFICIENCY				ADA MOBILITY FEATURES			STUDIO			ADA M.F.	ADA M.F.			
		'A'	'A2'	'A3'	'A4'	'A5'	'A3'	'A3a'	'A4'	'A4a'	'A1'	'A1a'	'A1b'	'B'	'B2'	'B3'	'B1'	'C'	'C1'		
		KING STUDIO SHOWER	KING BALCONY STUDIO SHOWER	KING STUDIO SHOWER	KING STUDIO SHOWER	KING STUDIO SHOWER	KING EFFICIENCY SHOWER	CONNECTING KING EFFICIENCY SHOWER	BALCONY KING EFFICIENCY SHOWER	CONNECTING KING EFFICIENCY SHOWER	CONNECTING ADA M.F. KING STUDIO TUB	CONNECTING ADA C.F. M.F. KING R.L.S	CONNECTING ADA M.F. BALCONY KING EFFICIENCY TUB	QQ STUDIO SHOWER	BALCONY QQ STUDIO SHOWER	JULIETTE BALCONY QQ STUDIO SHOWER	CONNECTING ADA M.F. BALCONY QQ STUDIO TUB	KING 1-BEDROOM SHOWER	ADA M.F. KING 1-BEDROOM TUB		
LEVEL 1	20,130 SF	7	0	0	1	0	12	1	0	0	0	1	0	0	0	0	0	0	22		
LEVEL 2	20,819 SF	0	2	1	0	1	7	0	7	2	1	0	1	4	8	1	0	1	36		
LEVEL 3	20,819 SF	0	2	1	0	1	7	0	8	1	0	0	0	4	9	1	1	0	1	36	
SUBTOTAL		7	4	2	1	2	26	1	15	3	1	1	1	8	17	2	1	1	1	94	
TOTAL	61,768 SF	64										28					2		94		
PERCENTAGES		66%										32%					2%		100%		

GUEST UNIT ACCESSIBILITY MATRIX: HOMEWOOD SUITES, FREDERICKSBURG, TEXAS.			
TOTAL NUMBER OF GUEST UNITS: 94			
GUEST UNITS WITH:	# OF UNITS REQUIRED	# OF UNITS PROVIDED	CODE REFERENCE
MOBILITY FEATURES (M.F.) w/ ROLL-IN SHOWER (R+S)	1	1	TBL 224.2 (2010 ADA)
MOBILITY FEATURES (M.F.) w/ BATH TUB	4	4	ATB 224.2 (2012 TAS)
TOTAL	5	5	
COMMUNICATION FEATURES (C.F.)	XX	1	TBL 224.2 (2010 ADA)
CONNECTING ROOMS	XX PAIRS	4 PAIRS	4 PAIRS MIX PER OWNER (BRAND)

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
1	2024.05.28	DRG - SITE PLAN ENTRY CORR.

PROJECT

HOMWOOD SUITES by Hilton

FREDERICKSBURG, TEXAS

v10.0 (APR. 2021) + rev APRIL 2024

3 STORY, 94 UNITS
w/ OUTDOOR POOL

2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT

BAYWOOD HOTELS

7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER: 2303407

ISSUE DATE: 2024.07.30

DRAWN BY/CHECKED BY: VT/MJ

DRAWING TITLE

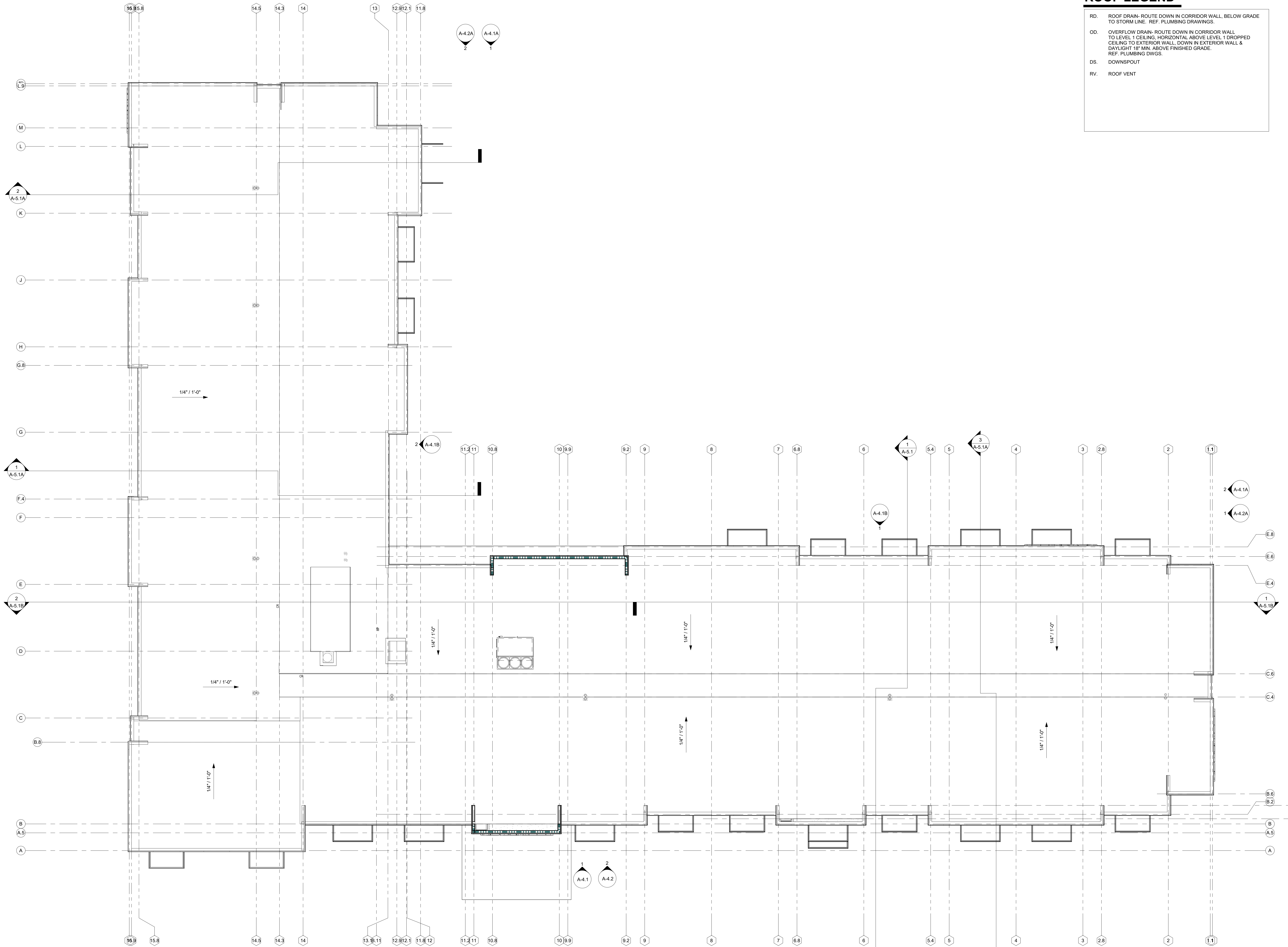
FLOOR PLAN
LEVEL 3

SHEET NUMBER

A-1.3

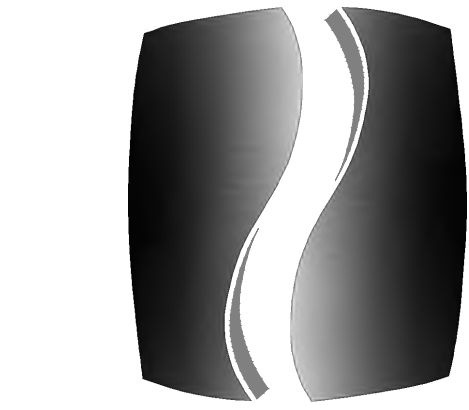
5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770.244.1616

Page 50 of 72



ROOF LEGEND

- RD. ROOF DRAIN- ROUTE DOWN IN CORRIDOR WALL, BELOW GRADE TO STORM LINE. REF. PLUMBING DRAWINGS.
- OD. OVERFLOW DRAIN- ROUTE DOWN IN CORRIDOR WALL TO LEVEL 1 CEILING, HORIZONTAL ABOVE LEVEL 1 DROPPED CEILING TO EXTERIOR WALL, DOWN IN EXTERIOR WALL & DAYLIGHT 18" MIN. ABOVE FINISHED GRADE. REF. PLUMBING DWGS.
- DS. DOWNSPOUT
- RV. ROOF VENT



PHILLIPS

KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
2024.05.28		DRC- SITE PLAN-ENTRY CORR.

This document is © Phillips Partnership, PC and is considered an instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, PC.

HOMEWOOD SUITES by Hilton®

FREDERICKSBURG, TEXAS
v10.0 (APR. 2021) + rev APRIL 2024

3 STORY, 94 UNITS
w/ OUTDOOR POOL
2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT

BAYWOOD HOTELS

BAYWOOD HOTELS
7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 2303407

ISSUE DATE 2024.05.28

DRAWN BY/CHECKED BY VT/ MJ

DRAWING TITLE

ROOF PLAN

SHEET NUMBER

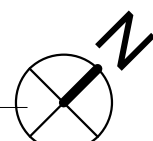
A-2.1

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328

PHILLIPS PART 1 770-394-1018

1
A-2.1
SCALE: 1/8" = 1'-0"

ROOF PLAN



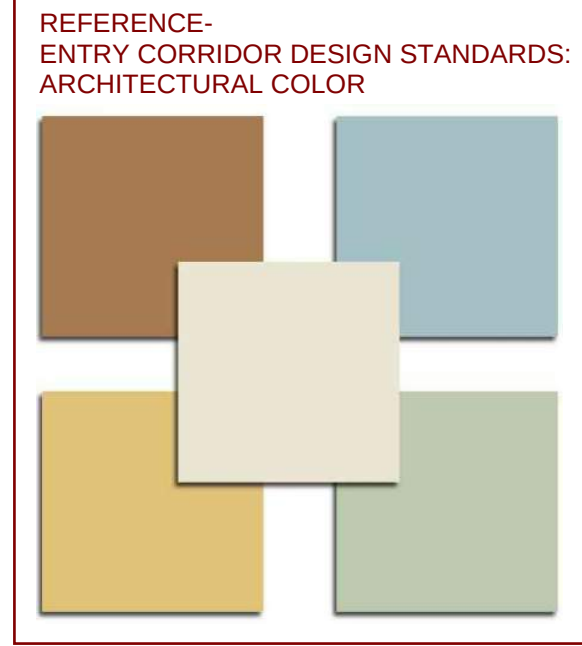
BUILDING HEIGHT CALCULATION:

ALLOWABLE BUILDING HEIGHT - 43'8"

38'0" (FREDERICKSBURG, TX CODE OF ORDINANCES; SEC. 1.810; SEC. 3.210)
MEASURED TO THE HIGHEST POINT OF COPING OF A FLAT ROOF (FREDERICKSBURG, TX CODE OF ORDINANCES; SEC. 7.510)

PERMITTED EXCEPTIONS (FREDERICKSBURG, TX CODE OF ORDINANCES; SEC. 7.520)
PARAPET WALLS, ELEVATOR PENTHOUSES, MECHANICAL FEATURES CAN EXCEED THE HEIGHT LIMIT BY NOT MORE THAN 15%.

PERMITTED HEIGHT IS 38'0" + 15% OF 38'0" = 43'8"

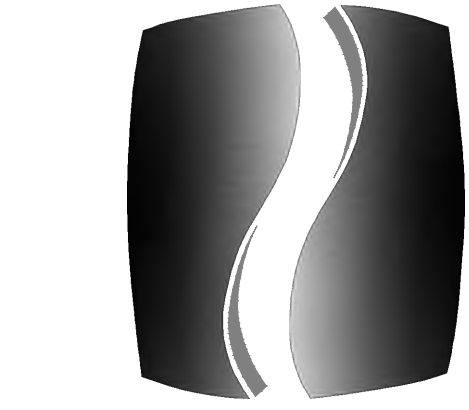
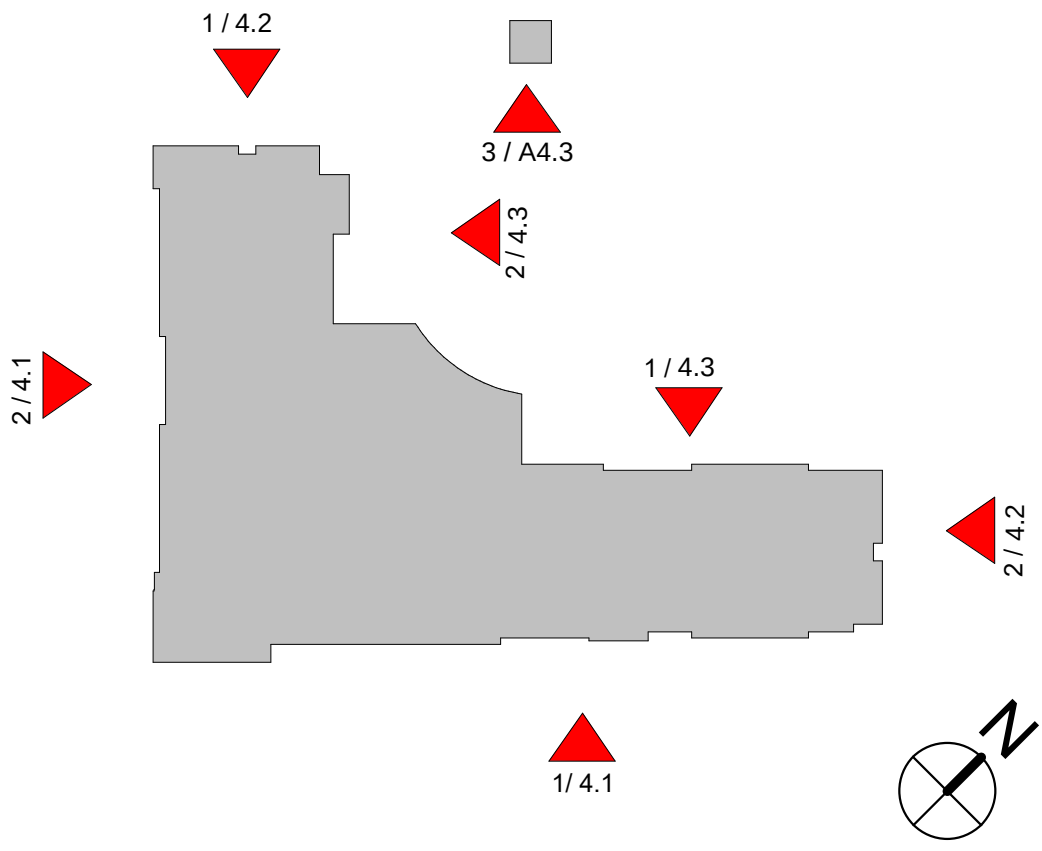


EXTERIOR FINISH LEGEND

GRAPHIC	KEY	FINISH	COPING
	ES-1	EIFS/STUCCO SYSTEM MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 7103 WHITETAIL	CP-1 COLOR TO MATCH ES-1
	ES-2	EIFS/STUCCO SYSTEM MANUFACTURER: TBD FINISH: COLOR TO MATCH "PALE GREEN"	CP-2 COLOR TO MATCH ES-2
	ES-3	EIFS/STUCCO SYSTEM MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 6096 JUTE BROWN	CP-3 COLOR TO MATCH ES-3
	SV-1	THIN STONE VENEER - LIMESTONE MANUFACTURER: TBD FINISH: BUFF	
	MT-1	METAL EDGE MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 6494 LAKESHORE	
	RL-1	METAL RAILING FINISH: PRE-FINISHED TO MATCH SW 7505 MANOR HOUSE	

GRAPHIC	KEY	FINISH
	PT	PAINT EXTERIOR FACE OF DOOR & FRAME TO MATCH COLOUR OF ADJACENT EXTERIOR WALL FINISH
		CLEAR ANODIZED, COLOR TO MATCH WINDOW FRAME FINISH - MATCH SW 7505 MANOR HOUSE
		ANODIZED ALUMINUM FINISH - MATCH SW 7505 MANOR HOUSE
		PAINT TO MATCH COLOR OF ADJACENT EXTERIOR WALL FINISH
		PAINT TO MATCH COLOR OF ADJACENT EXTERIOR WALL FINISH
NOTE: CONTRACTOR SHALL PROVIDE SAMPLES OF ALL EXTERIOR MATERIALS, COLORS AND FINISHES FOR APPROVAL TO OWNER, ARCHITECT, FRANCHISE AND LOCAL JURISDICTION (AS APPLICABLE) FOR APPROVAL BY ALL PARTIES PRIOR TO START OF WORK. SAMPLES SHALL BE RETAINED ON SITE FOR FRANCHISE REVIEW AND APPROVAL DURING TOP OUT INSPECTION AND THROUGH DURATION OF CONSTRUCTION.		OWNER TO VERIFY PROTOTYPE COLOR SCHEME

KEY PLAN



PHILLIPS

KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
2024.05.28	DRC	SITE PLAN-ENTRY CORR.

This document is the property of Phillips Partnership, PC and is considered an instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, PC.

PROJECT

HOMEWOOD SUITES by Hilton®

FREDERICKSBURG, TEXAS
v10.0 (APR. 2023) + rev APRIL 2024

3 STORY, 94 UNITS
w/ OUTDOOR POOL
2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT

BAYWOOD HOTELS

BAYWOOD HOTELS
7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 2303407

ISSUE DATE 2024.07.30

DRAWN BY/CHECKED BY VTI/MJ

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-4.1

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPARTY.COM 770.254.1518



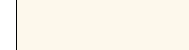
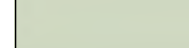
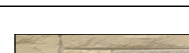
2 SOUTH-WEST ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"



1 SOUTH-EAST ELEVATION
A-4.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

REFERENCE:
ENTRY CORRIDOR DESIGN STANDARDS:
ARCHITECTURAL COLOR

GRAPHIC	KEY	FINISH	COPING
	ES-1	EIFS/STUCCO SYSTEM MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 7103 WHITETAIL	CP-1 COLOR TO MATCH ES-1
	ES-2	EIFS/STUCCO SYSTEM MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 6002 ESSENTIAL GREY	CP-2 COLOR TO MATCH ES-2
	ES-3	EIFS/STUCCO SYSTEM MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 6096 JUTE BROWN	CP-3 COLOR TO MATCH ES-3
	SV-1	THIN STONE VENEER - LIMESTONE MANUFACTURER: TBD FINISH: CHARCOAL	
	MT-1	METAL EDGE MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 6494 LAKESHORE	
	RL-1	METAL RAILING FINISH : PRE-FINISHED TO MATCH SW 7505 MANOR HOUSE	

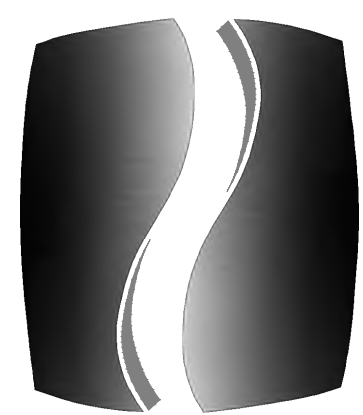
GRAPHIC	KEY	FINISH
NON- GLAZED SOLID METAL DOORS	PT	PAINT EXTERIOR FACE OF DOOR & FRAME TO MATCH COLOUR OF ADJACENT EXTERIOR WALL FINISH
ALUMINIUM WINDOW FRAMES & PTAC GRILLS		CLEAR ANODIZED, COLOR TO MATCH WINDOW FRAME FINISH : MATCH SW 7505 MANOR HOUSE
ALUMINIUM STOREFRONT		ANODIZED ALUMINIUM FINISH : MATCH SW 7505 MANOR HOUSE
ALUMINIUM MECHANICAL LOUVERS		PAINT TO MATCH COLOR OF ADJACENT EXTERIOR WALL FINISH
GUTTER AND DOWNSPOUT		PAINT TO MATCH COLOR OF ADJACENT EXTERIOR WALL FINISH
NOTE: CONTRACTOR SHALL PROVIDE SAMPLES OF ALL EXTERIOR MATERIALS, COLORS AND FINISHES FOR APPROVAL TO OWNER, ARCHITECT, FRANCHISE AND LOCAL JURISDICTION (AS APPLICABLE) FOR APPROVAL BY ALL PARTIES PRIOR TO START OF WORK. SAMPLES SHALL BE RETAINED ON SITE FOR FRANCHISE REVIEW AND APPROVAL, DURING TOP OUT INSPECTION AND THROUGH DURATION OF CONSTRUCTION.		
		OWNER TO VERIFY PROTOTYPE COLOR SCHEME



2 NORTH-EAST ELEVATION
A-4.2 SCALE: 1/8" = 1'-0"



1 NORTH-WEST ELEVATION
A-4.2 SCALE: 1/8" = 1'-0"



PHILLIPS

KEYPLAN

CONSULTANT _____

SEAL _____

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
2024.05.28	DRC- SITE PLAN+ENTRY CORR.	

This document is © Phillips Partnership, PC and is considered an Instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, PC

PROJECT _____

HOMewood
SUITES by Hilton™

FREDERICKSBURG, TEXAS
v10.0 (APR. 2021) + rev APRIL 2024

3 STORY, 94 UNITS
w/ OUTDOOR POOL

2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT _____



BAYWOOD HOTELS
7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER _____

ISSUE DATE _____

DRAWN BY/CHECKED BY _____

DRAWING TITLE _____

EXTERIOR ELEVATIONS

SHEET NUMBER _____

A-4.2

5901 PEACHTREE DUNWOODY RD
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328

BUILDING HEIGHT CALCULATION:

ALLOWABLE BUILDING HEIGHT: 43'8"

38'0" (FREDERICKSBURG, TX CODE OF ORDINANCES, SEC. 1.810; SEC. 3.210)
MEASURED TO THE HIGHEST POINT OF COPING OF A FLAT ROOF (FREDERICKSBURG, TX CODE OF ORDINANCES, SEC. 7.510)

PERMITTED EXCEPTIONS (FREDERICKSBURG, TX CODE OF ORDINANCES, SEC. 7.520)
PARAPET WALLS, ELEVATOR PENTHOUSES, MECHANICAL FEATURES CAN EXCEED THE HEIGHT LIMIT BY NOT MORE THAN 15%.

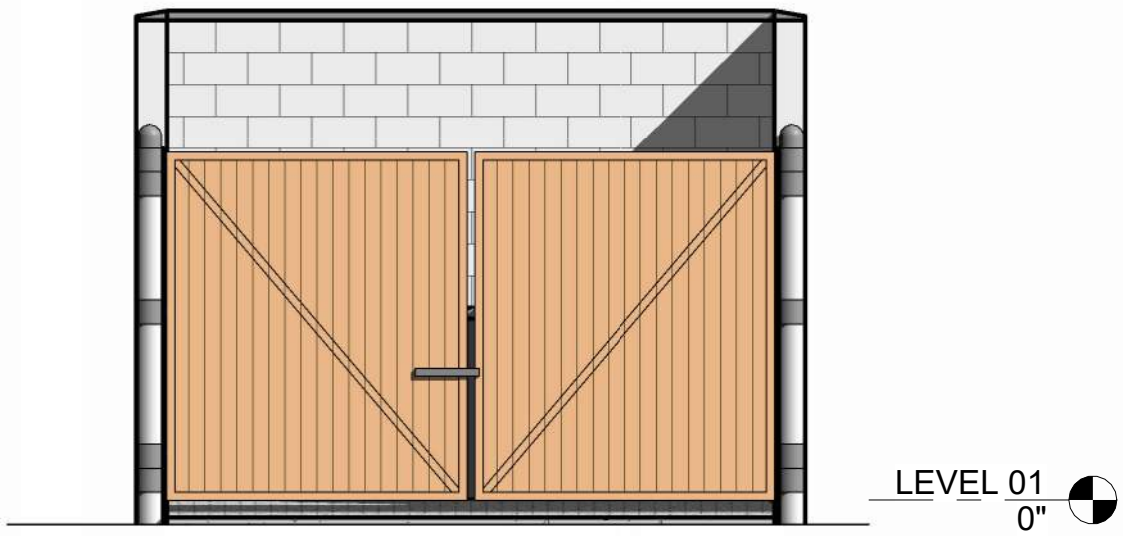
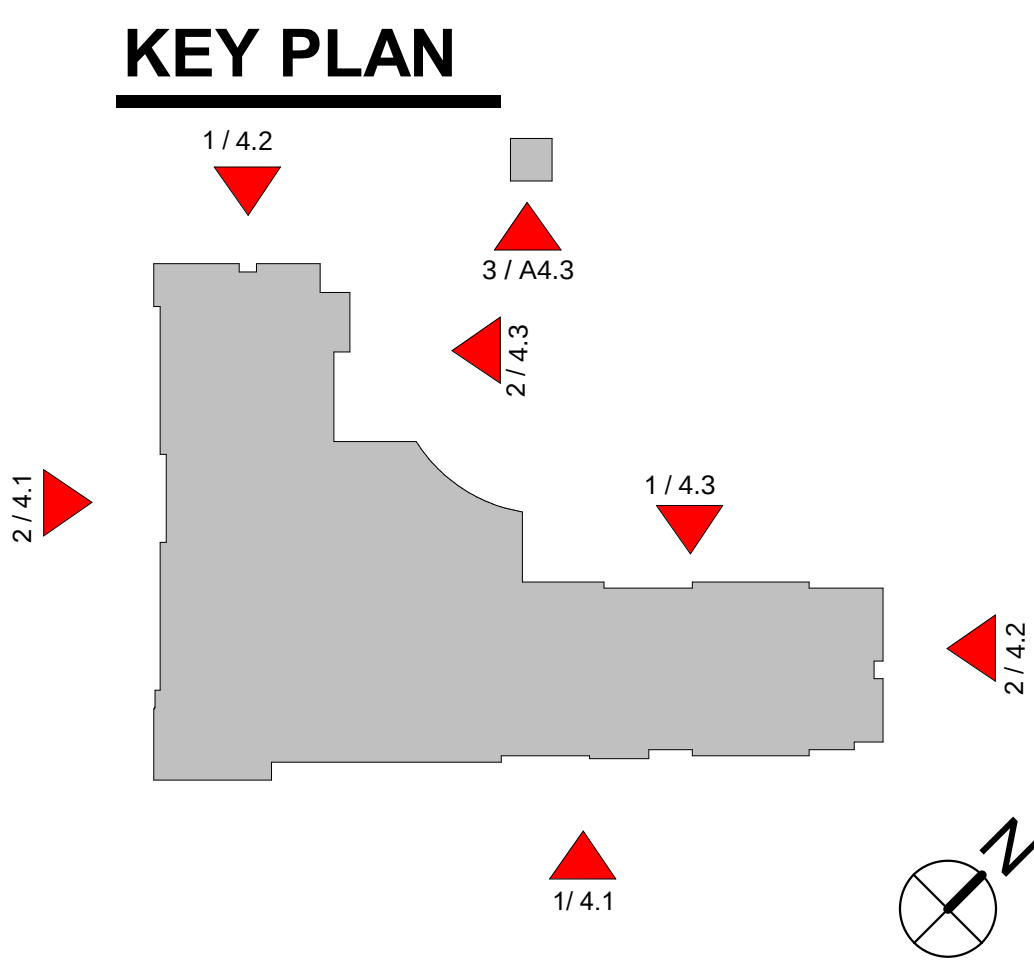
PERMITTED HEIGHT IS 38'0" + 15% OF 38'0" = 43'8"



EXTERIOR FINISH LEGEND

GRAPHIC	KEY	FINISH	COPING
	ES-1	EIFS/STUCCO SYSTEM MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 7103 WHITETAIL	CP-1 COLOR TO MATCH ES-1
	ES-2	EIFS/STUCCO SYSTEM MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 6002 ESSENTIAL GREY	CP-2 COLOR TO MATCH ES-2
	ES-3	EIFS/STUCCO SYSTEM MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 6096 JUTE BROWN	CP-3 COLOR TO MATCH ES-3
	SV-1	THIN STONE VENEER - LIMESTONE MANUFACTURER: TBD FINISH: CHARCOAL	
	MT-1	METAL EDGE MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 6494 LAKESHORE	
	RL-1	METAL RAILING FINISH: PRE-FINISHED TO MATCH SW 7505 MANOR HOUSE	

GRAPHIC	KEY	FINISH
	PT	PAINT EXTERIOR FACE OF DOOR & FRAME TO MATCH COLOUR OF ADJACENT EXTERIOR WALL FINISH
		CLEAR ANODIZED, COLOR TO MATCH WINDOW FRAME FINISH: MATCH SW 7505 MANOR HOUSE
		ANODIZED ALUMINIUM FINISH: MATCH SW 7505 MANOR HOUSE
		PAINT TO MATCH COLOR OF ADJACENT EXTERIOR WALL FINISH
		PAINT TO MATCH COLOR OF ADJACENT EXTERIOR WALL FINISH
NOTE: CONTRACTOR SHALL PROVIDE SAMPLES OF ALL EXTERIOR MATERIALS, COLORS AND FINISHES FOR APPROVAL TO OWNER, ARCHITECT, FRANCHISE AND LOCAL JURISDICTION (AS APPLICABLE) FOR APPROVAL BY ALL PARTIES PRIOR TO START OF WORK. SAMPLES SHALL BE RETAINED ON SITE FOR FRANCHISE REVIEW AND APPROVAL DURING TOP OUT INSPECTION AND THROUGH DURATION OF CONSTRUCTION.		OWNER TO VERIFY PROTOTYPE COLOR SCHEME



3 EXTERIOR DUMPSTER SCREEN ELEVATION
A4.3 SCALE: 1/4" = 1'-0"



2 NORTH-EAST ELEVATION - PARTIAL
A4.3 SCALE: 1/8" = 1'-0"



1 NORTH-WEST ELEVATION - PARTIAL
A4.3 SCALE: 1/8" = 1'-0"



KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
2024.05.28	DRC	SITE PLAN-ENTRY CORR.

This document is the property of Phillips Partnership, PC and is considered an Instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, PC.

HOMWOOD SUITES by Hilton

FREDERICKSBURG, TEXAS
v10.0 (APR. 2021) + rev APRIL 2024

3 STORY, 94 UNITS
w/ OUTDOOR POOL
2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT



BAYWOOD HOTELS
7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 2303407

ISSUE DATE 2024.07.30

DRAWN BY/CHECKED BY VTI/MJ

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-4.3

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPARTY.COM 770.334.1010
Page 54 of 72



VIEW 4
A-4.4 SCALE:



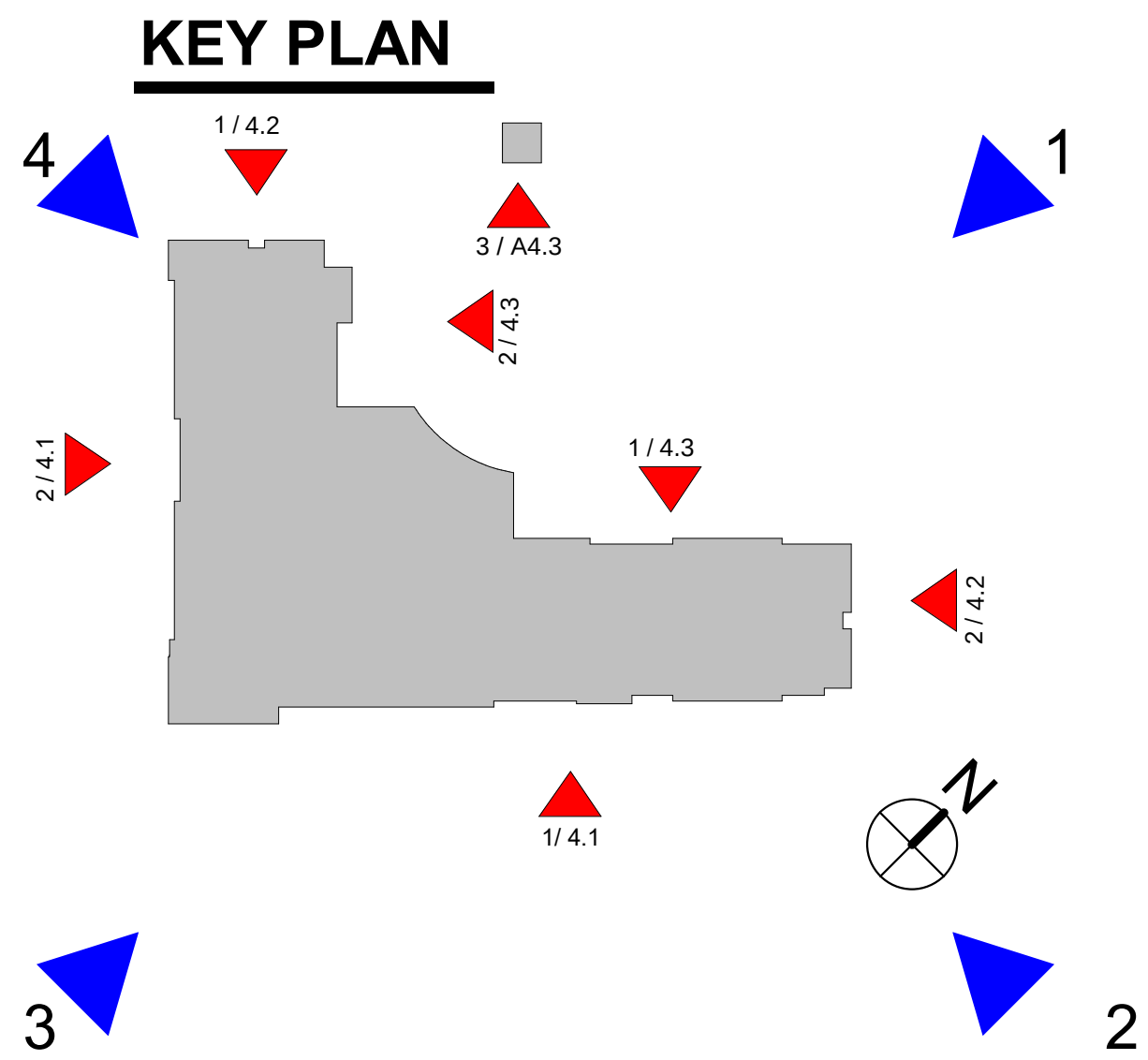
VIEW 3
A-4.4 SCALE:



VIEW 2
A-4.4 SCALE:



VIEW 1
A-4.4 SCALE:



PHILLIPS

KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
2024.05.28	DRC- SITE PLAN-ENTRY CORR.	

This document is © Phillips Partnership, PC and is considered an instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, PC.

PROJECT

HOMEWOOD SUITES by Hilton®

FREDERICKSBURG, TEXAS
v10.0 (APR. 2021) + rev APRIL 2024

3 STORY, 94 UNITS
w/ OUTDOOR POOL
2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT

BAYWOOD HOTELS

BAYWOOD HOTELS
7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 2303407

ISSUE DATE 2024.07.30

DRAWN BY/CHECKED BY VT/ MJ

DRAWING TITLE

3D VIEWS

SHEET NUMBER

A-4.4

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-304-1516



4 PERSPECTIVE VIEW 4
A-4.5 SCALE:



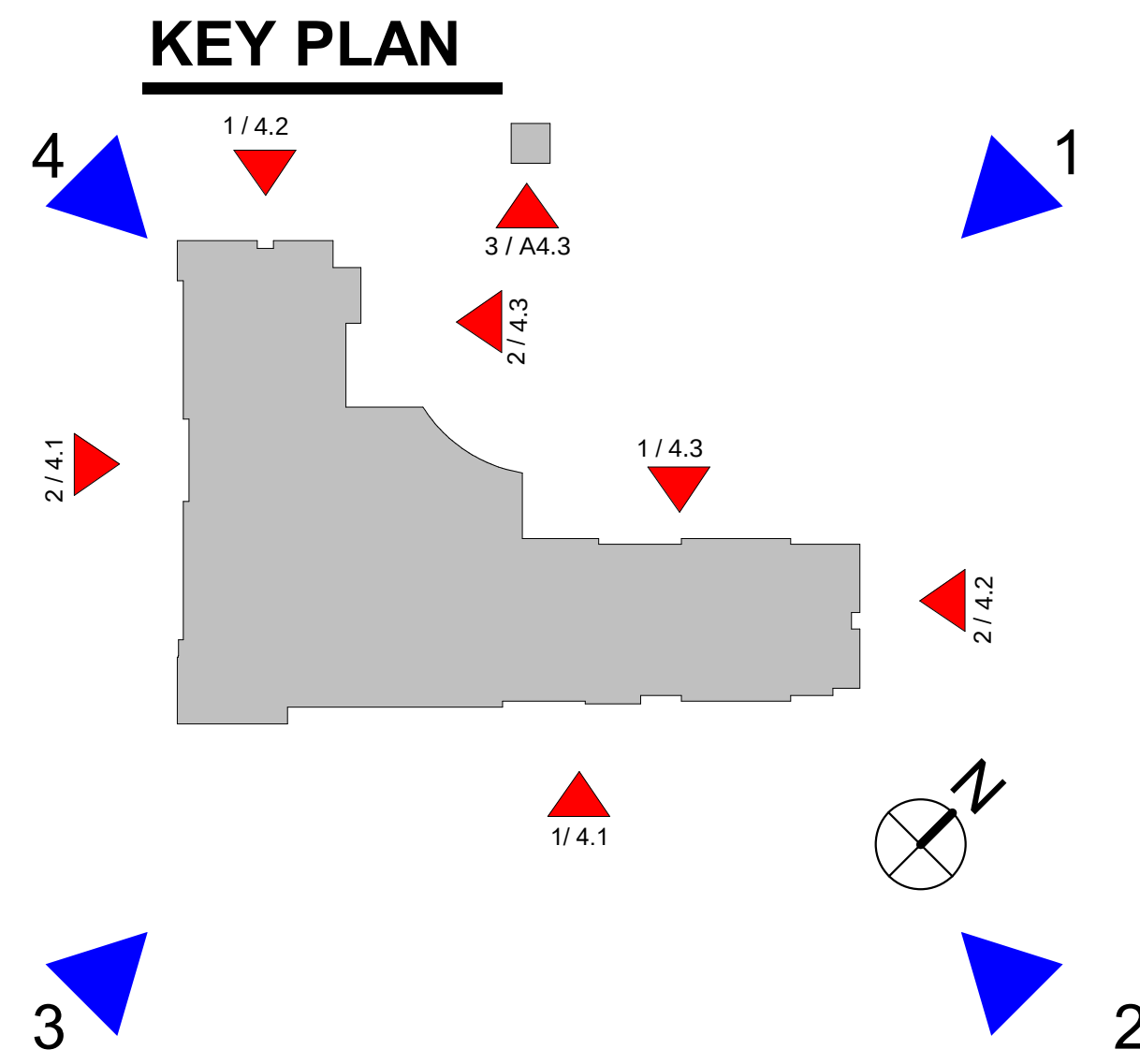
3 PERSPECTIVE VIEW 3
A-4.5 SCALE:



2 PERSPECTIVE VIEW 2
A-4.5 SCALE:



1 PERSPECTIVE VIEW 1
A-4.5 SCALE:



PHILLIPS

KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
2024.05.28	DRC- SITE PLAN+ENTRY CORR.	

This document is © Phillips Partnership, P.C. and is considered an instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, P.C.

PROJECT

HOMEWOOD SUITES by Hilton

FREDERICKSBURG, TEXAS
v10.0 (APR. 2023) + rev APRIL 2024

3 STORY, 94 UNITS
w/ OUTDOOR POOL

2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT

BAYWOOD HOTELS

BAYWOOD HOTELS
7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 2303407

ISSUE DATE 2024.05.28

DRAWN BY/CHECKED BY VT/ MJ

DRAWING TITLE

3D VIEWS

SHEET NUMBER

A-4.5

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-364-1510
Page 36 of 72



PHILLIPS

KEYPLAN

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
2024.05.28		DRC: SITE PLAN-ENTRY CORR.

This document is © Phillips Partnership, PC and is considered an Instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, PC.

HOMEWOOD SUITES by Hilton®

FREDERICKSBURG, TEXAS
v10.0 (APR. 2021) + rev APRIL 2024

3 STORY, 94 UNITS
w/ OUTDOOR POOL

2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

CLIENT

BAYWOOD HOTELS

BAYWOOD HOTELS
7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 2303407

ISSUE DATE 2024.05.28

DRAWN BY/CHECKED BY VT/ MJ

DRAWING TITLE

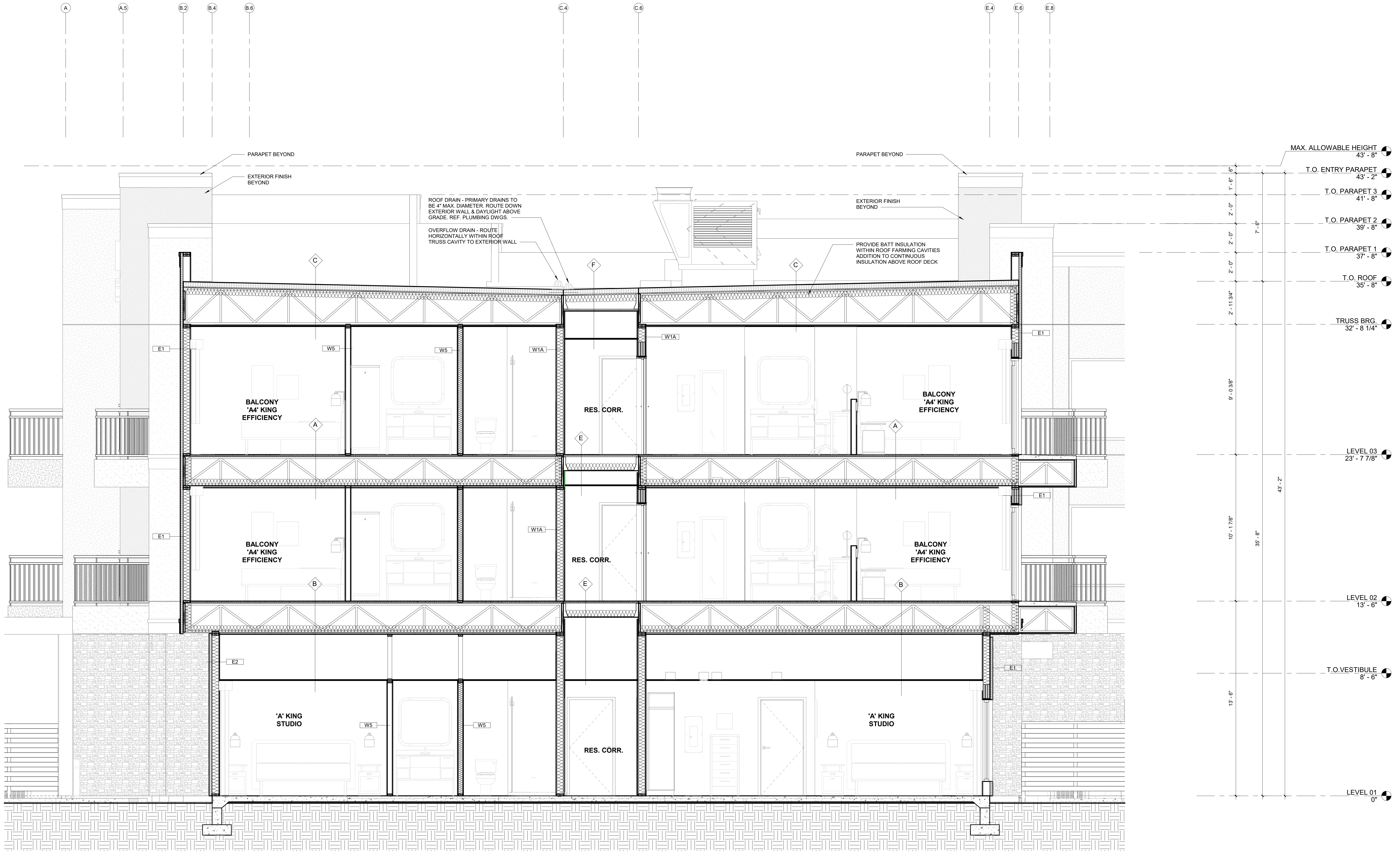
BUILDING TRANSVERSE SECTION

SHEET NUMBER

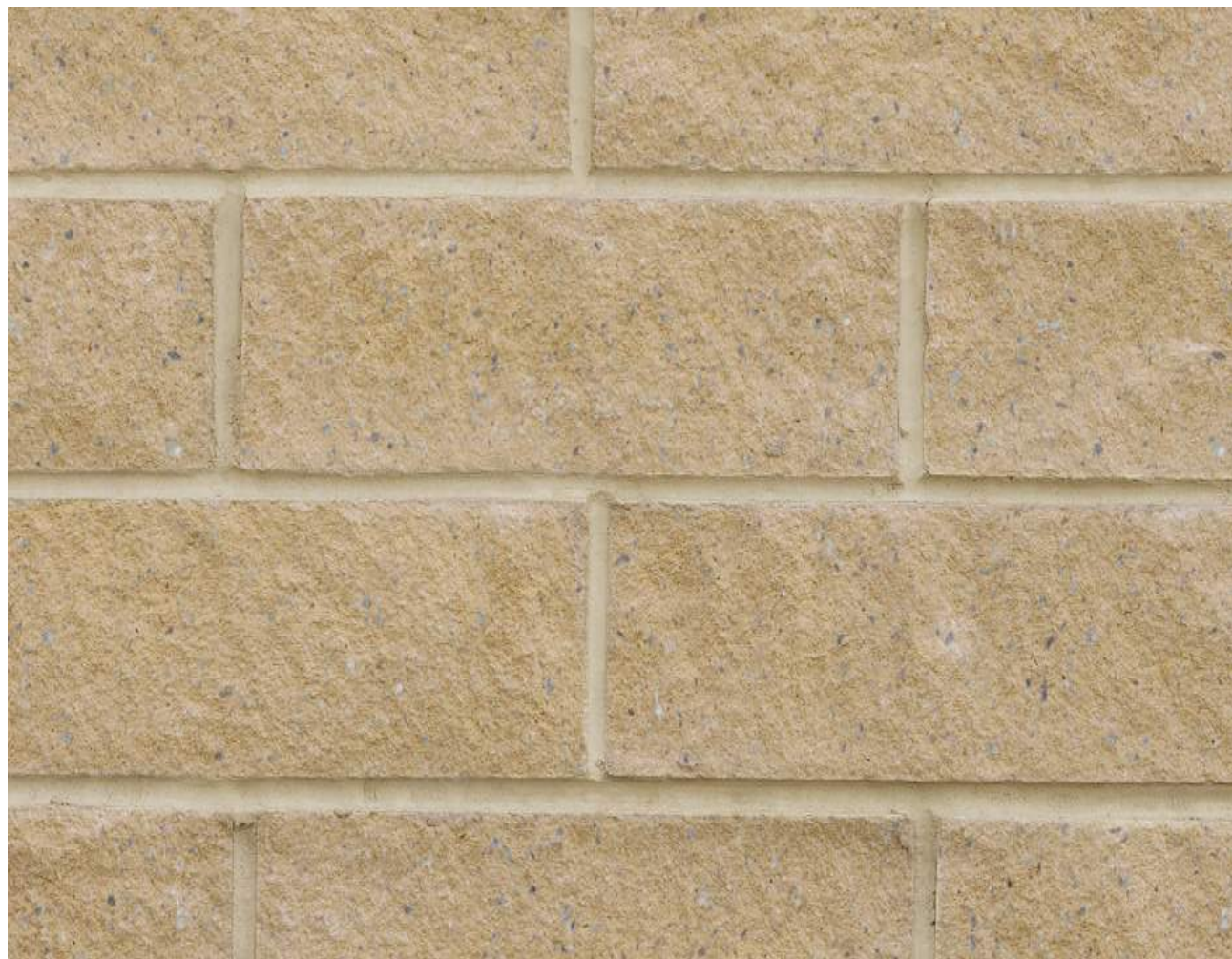
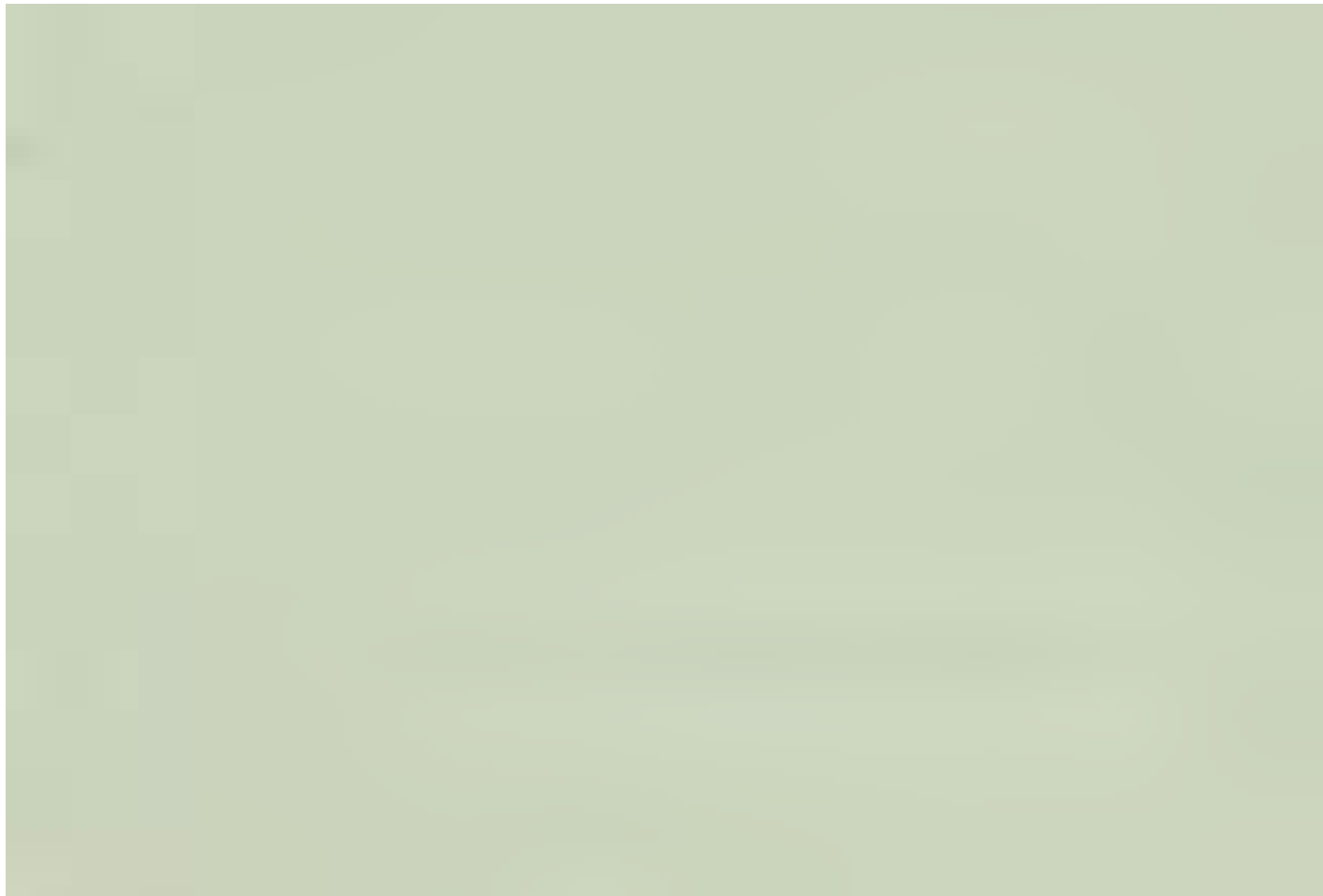
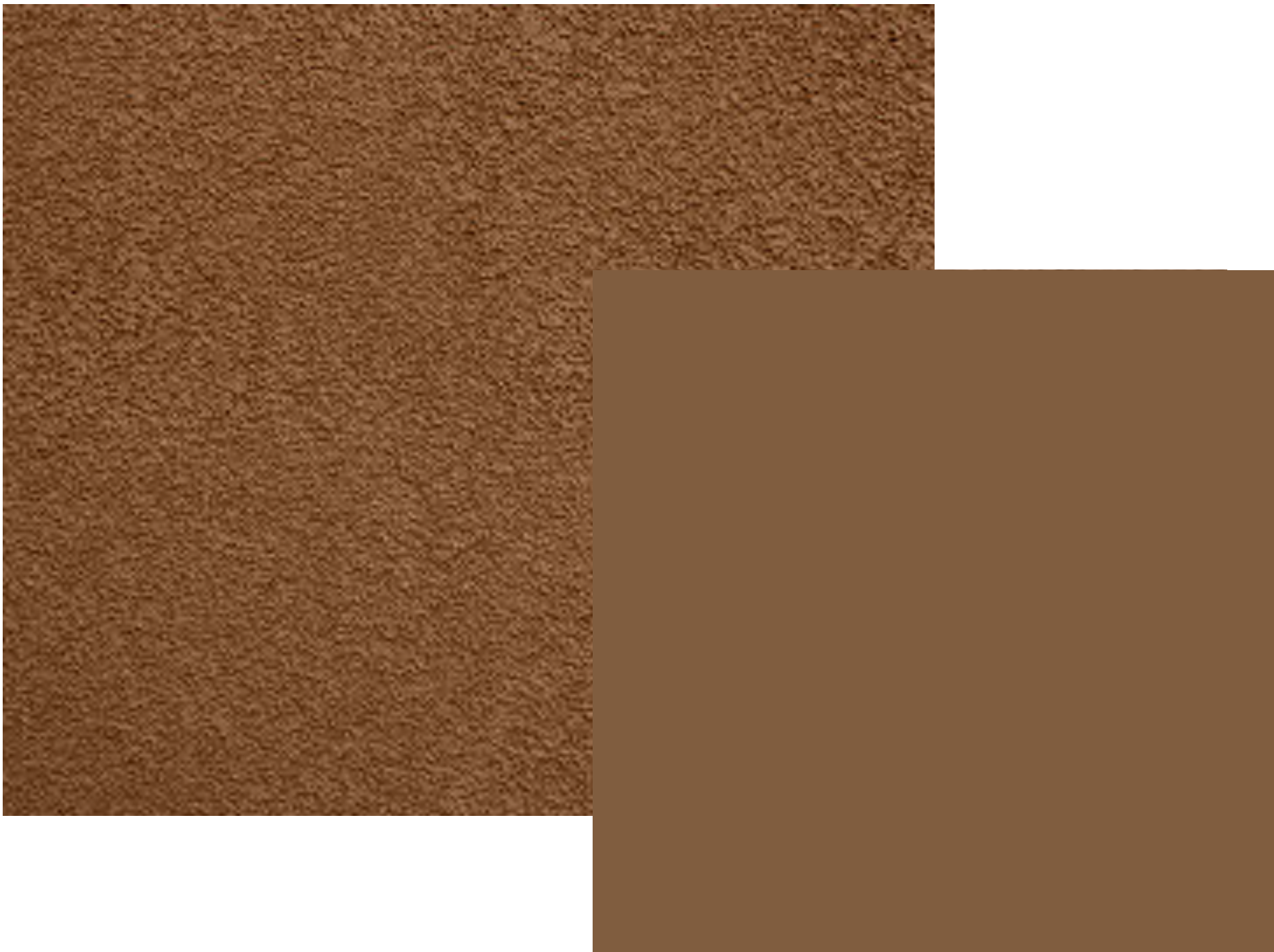
A-5.1

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328

PHILLIPS PART 1 770-314-0116



1 NORTH SOUTH TRANSVERSE SECTION
A-5.1 SCALE: 3/8" = 1'-0"

	 EXTERIOR PATIO/POOL WALL : SPLIT FACE CMU W/ STONE CAP	 EIFS / STUCCO SYSTEM MANUFACTURER: TBD FINISH: COLOR TO MATCH "PALE GREEN"
 MECHANICAL SCREEN MATERIAL: PRESSURE TREATED WOOD W/ CEDAR COLOR STAIN	 ENTRY AND REAR PATIO CANOPIES FINISH: COLOR TO MATCH SW 6494 LAKESHORE	 EIFS / STUCCO SYSTEM MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 7103 WHITETAIL
 EXTERIOR PATIO TRELLIS : STEEL FRAME COLOR: STEEL FRAME PAINTED EXTERIOR PATIO TRELLIS: WOOD SLATS COLOR: PRESSURE TREATED WOOD W/ CEDAR COLOR STAIN	 EIFS / STUCCO SYSTEM MANUFACTURER: TBD FINISH: COLOR TO MATCH SW 6096 JUTE BROWN	 THIN STONE VENEER - LIMESTONE MANUFACTURER: TBD COLOR: BUFF

#	DATE	DESCRIPTION
2024.05.28		DRC- SITE PLAN+ENTRY CORR.

This document is © Phillips Partnership, P.C. and is considered an Instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, P.C.

HOMewood
SUITES by Hilton

FREDERICKSBURG, TEXAS
v10.0 (APR. 2023) + rev APRIL 2024

3 STORY, 94 UNITS
w/ OUTDOOR POOL
2015 IBC + LOCAL AMENDMENTS & ORDINANCE
TYPE VA CONSTRUCTION

620 E SAN ANTONIO ST.
FREDERICKSBURG, TX
GILLESPIE COUNTY

BAYWOOD
HOTELS

BAYWOOD HOTELS
7300 BLANCO RD.
SUITE 701
SAN ANTONIO, TEXAS 78216

PHILLIPS JOB NUMBER 2303407

ISSUE DATE 2024.07.30

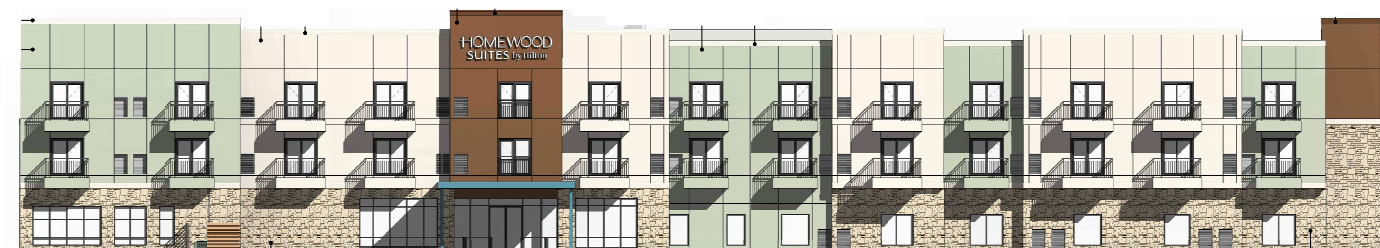
DRAWN BY/CHECKED BY VTI/ MJ

DRAWING TITLE

MATERIAL BOARD

MB-1

HOMWOOD SUITES FREDERICKSBURG, TEXAS



ENTRY CORRIDOR DESIGN STANDARDS & GUIDELINES

PROJECT SUMMARY:

The proposed project is located on a 2.62-acre lot with a “Open Space” land use. There is a replat in process that will revise this lot to be, “Downtown Central Business District and Zoned to C2: Commercial”. The lot has been previously cleared and a retaining wall was built to bring the site above the floodplain. The lot has frontage along both E. Main St. and E. San Antonio St., but access to the site will only be off E. San Antonio St .

The proposed project is a new construction, 3-story, wood-framed Homewood Suites by Hilton hotel with 94 guestrooms and an exterior pool and patio areas. The building will be Construction Type VA and designed as separated, mixed occupancy: Assembly (Level 1 Public Areas) and Residential, R-1 (Guestroom Areas on Levels 1-3).

PROJECT TEAM

OWNER/AGENT: **BAYWOOD HOTELS**
7300 BLANCO RD.,
SUITE 701
SAN ANTONIO, TEXAS 78216

NICK NAIK
nick.naik@baywoodhotels.com

CIVIL
ENGINEER: **LIQUE GROUP**
816 CAMARON ST.,
SUITE 110
SAN ANTONIO, TX 78212

JUAN RODRIGUEZ
DANA VITAL
210-549-4207
210-373-9383
juan@lique.us

ARCHITECT: **PHILLIPS PARTNERSHIP P.C.**
5901 PEACHTREE DUNWOODY RD
BUILDING A, SUITE 450
ATLANTA, GA 30328

JERRY PHILLIPS, AIA
MONICA JOSEPH,
VINIL THOMAS
770-394-1616
mjoseph@phillipspart.com
vthomas@phillipspart.com

MECHANICAL /
PLUMBING /
ELECTRICAL
ENGINEER: **SAVANT ENGINEERING**
5064 ROSWELL RD
SUITE D-301
SANDY SPRINGS, GA 30342

TROY NEDDERMAN, PE
SLADE HOLLADAY
JOSHUA ANDERSON
770-319-7400

ENTRY CORRIDOR DESIGN STANDARDS- NARRATIVE:

1. Architectural Style:

- 1.1 N/A- Project is new construction.
- 1.2 The building design incorporates exterior materials, colors, building form/massing and architectural elements to be compatible with the Texas Hill Country aesthetic. Additional explanation is provided in narrative Sections 2-5.
- 1.3 Refer to 1.2
- 1.4 A custom, non-prototypical design has been provided to be compatible with the local aesthetic and design requirements.



2. Architectural Materials:

2.1, 2.5 & 2.6:

Building

- **Limestone:** The first level of the building façade is primarily limestone, a material native to the Hill Country.
- **Stucco:** Stucco provides a textured surface above the limestone base. Rectilinear reveals within the stucco invoke the limestone joints at a scale proportionate to the building façade and provide a slight contrast to the scale of the limestone to delineate the larger facade elements.

Canopies & Patio Elements

- The more modern steel framed and aluminum entrance canopy materials provide a contrast with the limestone and stucco building and identifies the main/public entrance, while providing protection from the weather.
- An open trellis with steel frame and wooden slats is provided at the rear pool/patio area to provide shade.
- Architectural low, split-face masonry walls around the pool/patio area provides separation from parking and adds interest by providing a textured wall surface.

2.2 N/A- Not located in the Historic District

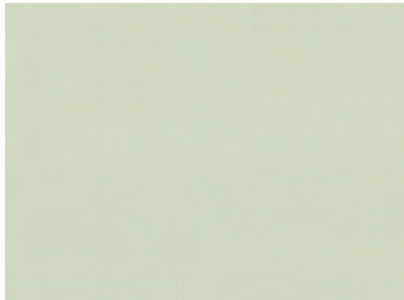
2.3 N/A- Not located in the Historic District

2.4 N/A- Not located in the Historic District



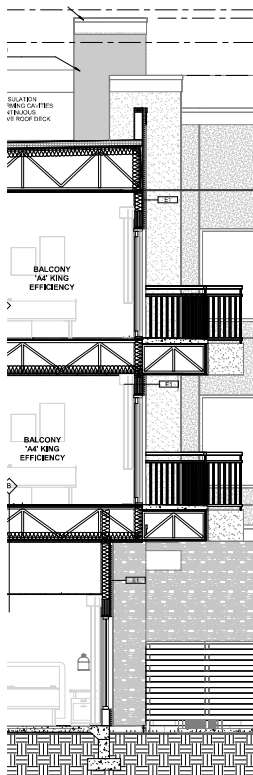
3. **Architectural Colors:**

- 3.1 N/A- Not located in the Historic District.
- 3.2 The predominate building façade colors are cream/tan and “muted” colors to be compatible with the local aesthetic. Colors were selected based on the Design Standards for Historic Design Guideline (muted shades of greens, blues and tans) and the surrounding existing buildings. Colors are used to coordinate & delineate façade elements (base, recesses, projections, entry).
- 3.3 Brighter/less-muted colors are only used as an accent and to signify/identify building elements such as the entry canopy and building signage.
- 3.4 Ref. 3.2 & 3.3.



4. **Architectural Features:**

- 4.1 All building facades incorporate design features and elements as indicated below, there are no blank or featureless facades.
- 4.2 The building design incorporates the following architectural features- large windows at public areas, recesses, projections, overhangs, varying parapet heights, and canopies, outdoor patio areas to reduce the overall building scale, promote a “human scale”, provide visual interest and be compatible with the Texas Hill Country aesthetic.
The main building entrance is defined by a projecting facade, raised parapet at the roof level and canopy with lower roof and large windows at the pedestrian level.
- 4.3 N/A- Not located in the Historic District
- 4.4 The entry and first floor public areas (lobby, breakfast, fitness areas) have large welcoming windows that help define the public spaces within the building. Guestroom windows are designed with a “residential” scale and provide a continuous, horizontal rhythm across the façade. The rhythmic window patterns are based upon the building massing and colors.
- 4.5 Large, clear, non-tinted storefront windows are provided on first level public area locations.
- 4.6 N/A
- 4.7 Ref. 4.2
- 4.8 A parapet wall is provided at the perimeter of the flat roof.



5. Massing and Scale:

- 5.1 The building façade is divided into bays up to 40' wide.
- 5.2 Recesses, projections, overhangs, varying parapet heights, materials and material colors are provided to break down the mass and scale of the overall building.
- 5.3 N/A- No other buildings are located on the site.
- 5.4 Façade relief and interruption is provided per design elements indicated above.
- 5.5 Ref. 5.2
- 5.6 Faux windows and similar details are not provided.
- 5.7 N/A



6. Signage:

- 6.1 “The Monument sign is located within a landscape island to the right of the main entrance, called out on sheet C4.0. The landscape surrounding the sign will meet Entry Corridor Design Standards.”
- 6.2 Building mounted signage is a consistent, single color.
- 6.3 Building mounted signs locations are coordinated with parapet heights and building projections.
- 6.4 Building mounted signs are located above the building main entrance and on the facades facing and seen from bordering streets.



7. Building Height:

7.1 Building Heights are in compliance with Zoning Ordinance as follows:

Max. Allowable Building Height [Fredericksburg, TX Code of Ordinances]

- Top of flat roof: 38'-0" [Sec. 1.810, 3.210, 7.510]
- Top of Parapets: 43'-8" [Sec 7.520]
 - $38'-0" + (38'-0" \times 0.15) = 43'-8"$
 - Permitted Exceptions: Parapet walls, elevator penthouses, heating & cooling equipment may exceed the height limit by not more than 15%. [Sec 7.520]

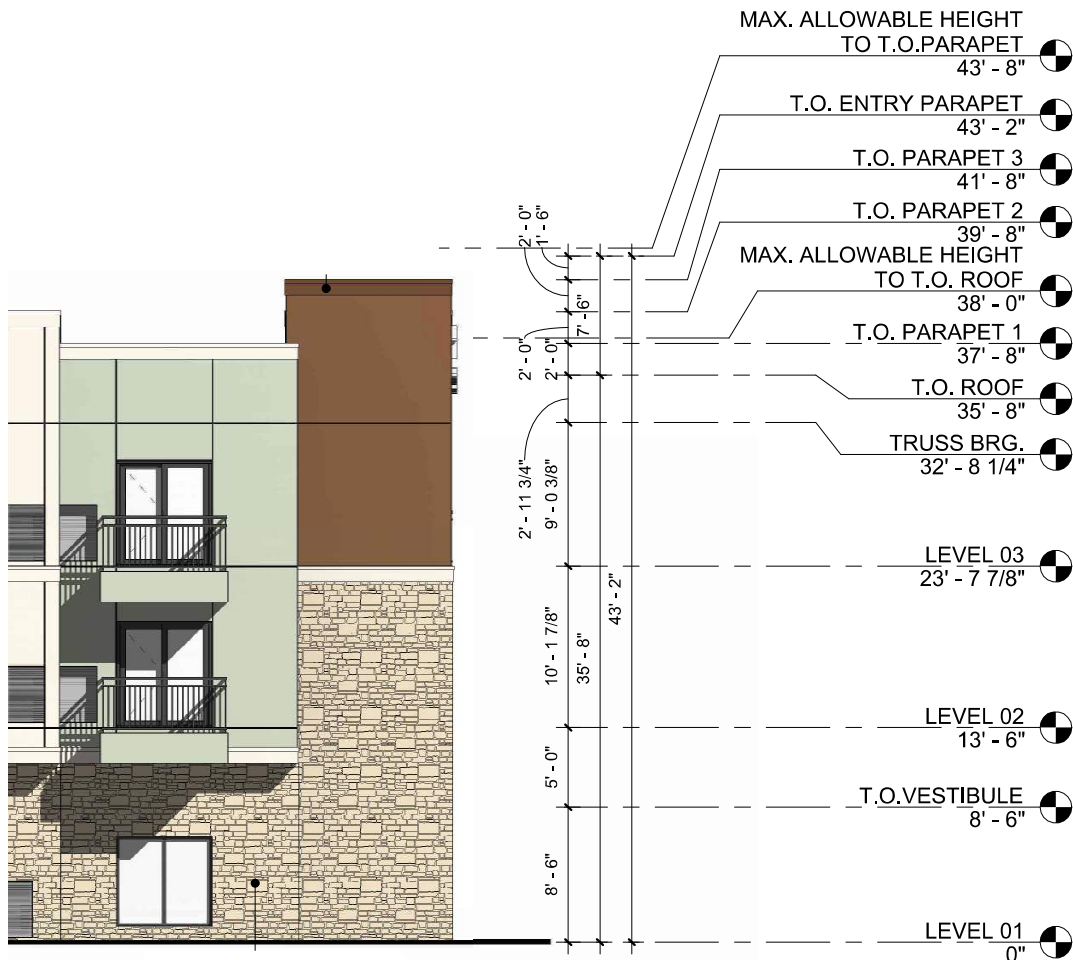
Actual Building Height:

- Top of flat (1/4:12 slope) roof: 35'-8"
- Top of highest parapet: 43'-2"

7.2 Refer to Standards sections 1-5

7.3 Refer to Standards sections 1-5.

7.4 Level 1 floor to floor height is 13'-6". This level contains the Public Areas (Entry Lobby, Breakfast seating, Fitness) and BOH Areas (House Laundry, Food Prep) in addition to guestrooms. Levels 2 & 3- floor to floor height is approx. 10' designed for residential guestrooms.



8. Setbacks and Frontage:

The proposed Hotel is respecting the existing 15' building setback per C-2 zoning ordinance requirements.

9. Landscaping:

Landscaping for the site will meet the Standards set forth by the Entry Corridor Design Standards.

10. Lighting:

- 10.1 We are using the Sternberg Lighting Omega Series fixtures, which is one of the fixtures listed in the lighting selection matrix.
- 10.2 Lighting photometrics are provided to show a maximum and minimum lighting levels to provide proper security and safety in the parking areas.
- 10.3 N/A at this time.
- 10.4 Light fixtures are located near the perimeter of the property line and aimed in-ward to the property so that they are pointing away from the residential buildings. All lighting fixtures are LED flat glass with full cut-off luminaries. House side shields are provided on all of the lights next to the property lines to limit the amount of spill across the property line
- 10.5 N/A at this time. Business is a hotel, so there is no closing hours.
- 10.6 N/A. Lighting levels at the entrance and exits are adequate to not have to add additional lighting at this area.
- 10.7 N/A at this time. Decorative, temporary seasonal lighting may be provided by the Owner in the future.

11. Service Areas

The Dumpster Enclosure for the site will have screening on the enclosure that meets the standards set forth by the Entry Corridor Design Standards. The loading and unloading area will be located at the rear of the building and is identified by a no parking sign.

12. Parking & Access

Parking, ADA parking, and Bicycle parking standards abide by the City's Code and parking calculations (reference the overall site plan sheet C4.0 for parking calculations). The parking lot of the proposed hotel complies with the most current ADA Standards and regulations. The entire drive isle of the hotel is designed to accommodate emergency vehicle access and maneuverability.

13. Drainage & Stormwater

The existing retaining wall will remain, and the site will not encroach on the 100-Year Flood Plain. The majority of the site will sheet flow to the existing creek and the remaining will be caught by proposed grate inlets and piped to also discharge to the existing creek. Drainage areas and on-site calculations have been provided in the Site Plan submittal.

14. Streetscape:

All Sidewalks on-site are a minimum of 5 feet wide, ADA crosswalks are provided to create pedestrian pathways from parking stalls to the building.



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: Homewood Suites By Hilton

Project Address: 620 E San Antonio St., Fredericksburg, Texas 78624

Parcel ID Numbers: s00100-63-0

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: Goodman, Jailee Alexis Trust Etal

Owner Address: 1008 Middle Creek Rd., Fredericksburg, Tx 78624

Owner Phone Number: 2103236262 Owner Email Address: N/A

Applicant

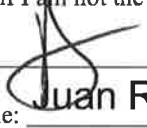
Applicant Name: LIQUE Engineers

Applicant Address: 816 Camaron St., Suite 110, San Antonio Texas 78212

Applicant Phone Number: 210544207 Applicant Email Address: engineers@lique.us

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: Juan Rodriguez

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
- ☒ 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: Juan Rodriguez Date: 05/29/2024

Printed Name: Juan Rodriguez



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: 05/29/2024
Printed Name: Juan Rodriguez