



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, October 2, 2024 ~ 5:30 PM
Community Room @ City Hall East Campus
2818 E US Highway 290
Fredericksburg, Texas 78624

Janice Menking, Chair
Polly Rickert, Vice Chair
Daryl Whitworth, Member
Jeff Lawrence, Member
Cindy Scroggins, Member

Tom Musselman, Member
Jim Jarreau, Member
Tim Dooley, Member
Belinda McDonnell, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on October 2, 2024, at 5:30PM. Link to City of Fredericksburg agenda webpage to watch video of the meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on October 2, 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 Community Room @ City Hall East Campus 2818 E US Highway 290, Fredericksburg, Texas 78624, 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. September 4, 2024, Regular Meeting Minutes

4. PUBLIC HEARING

- A. Request Z-2416: By Josh Leamons with Searchers Surveying to Request the Following:

A A Landuse Change from Mixed Density Residential (MDR) to Commercial (C) for Properties Located at 108 S Mesquite St also Referred to as Lot 7 & Lot 8, Block 20 of the South Heights Addition.

B A Zoning Change from R2, Mixed Residential to C2, Commercial for Properties Located at 108 S Mesquite St also referred to as Lot 7 & Lot 8, Block 20 of the South Heights Addition.

- i Presentation by Applicant
- ii Presentation by Staff
- iii Hold Public Hearing
- iv Take Action on the Landuse and Zoning Change Request

5. ACTION ITEMS

- A. SP-2409 Site Plan Review for a Multi-Family Development Located at Friendship Lane and South Eagle Street
- B. SP-2410 - Site Plan Review for an Automotive Repair Service Development Located at 511 Friendship Lane.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at 5:00 PM on September 27, 2024, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Jan Musgrove
Planner 1

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

**PLANNING & ZONING COMMISSION
September 4, 2024
5:30 P.M.**

On this the 4th day of September 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

ABSENT: BELINDA MCDONNELL

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

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

ROLL CALL: All Present except Belinda McDonnell. A quorum was present.

Janice Menking recused herself and Polly Rickert lead the meeting for item P-2408.

Consider P-2408 – Site Plan and Entry Corridor Review for a General Retail Development Located at 736 South Washington Street.

Applicant Presentation: Leah Itz, applicant, presented plans for Sittin Happy outdoor furniture store. She has received permission to demolish the existing structure due to structural issues.

PRESENTATION: Shelby Collier,

SUMMARY: The applicant submitted a Site Plan and Entry Corridor application for a General Retail development located at 736 South Washington Street. The request consists of a single-story, 5,344 sq ft structure on a 26,155 sq ft lot that shares access with Central Texas Electric and borders Real Estate Advisory Team to the North.

STAFF RECOMMENDATIONS: Based on review by the Development Review Committee (DRC), Staff can recommend approval of the Site Plan and Entry Corridor Applications with the following conditions: Approval of Civil Construction Plans, Approval of Landscape Plans, Change of primary building color to reflect Entry Corridor Design Guidelines and Standards

Polly Rickert mentioned that Belinda McDonnell (not in attendance) shared that the amount of black is too much, black is an accent color not to be used as the main color and needs to be modified.

Jim Jarreau made a motion to approve the Site Plan with Staff recommendations. Daryl Whitworth seconded the motion. All voted in favor and the motion to approve the Site Plan with the following conditions was approved:

Approval of Civil Construction Plans • Approval of Landscape Plans.

Jim Jarreau made a motion to approve the Entry Corridor application with black to only comprise a maximum of 15% of the color and to use more muted colors as per the entry corridor color guidelines. Tim Dooley seconded the motion. All voted in favor and the motion carried with Staff recommendations: Change of primary building color to reflect Entry Corridor Design Guidelines and Standards, Staff to oversee the Color change.

Janice Menking returned to the dais.

Consider EC-2024-02 - Entry Corridor Review for a Hotel Development Located at 620 E San Antonio Street.

Applicant Presentation: Nick Naik with Baywood Suites Hotels stated that they had made several changes as requested by the board and hoped that they liked the new design.

PRESENTATION: Anna Hudson

SUMMARY: An application for review of the Entry Corridor Design Guidelines and Standards has been submitted for property located at 620 E San Antonio Street.

BACKGROUND: The site plan for 620 E San Antonio was approved by the Planning and Zoning Commission at the August 7th meeting. However, the original Entry Corridor application was not approved as the Commission felt that the overall design was not compliant with the Design Guidelines and Standards. The applicant has submitted a revised application that includes several changes including the removal of a bright blue from the color palette, limited the number of colors, the addition of awnings to the third floor and balconies to several of the rooms. The application was reviewed for its conformity

STAFF RECOMMENDATION: The applicant has made modifications to the design based on feedback from the Planning and Zoning Commission. Staff recommends approval.

Polly Rickert shared that Belinda McDonnell had made the following, that she complemented them on breaking up the roof line and that the color palette was drawing from two different color undertones and that when you put those two together on the large expanse of wall, they will not look good and will clash. Recommends that you go with like undertones.

Tim Dooley asked how we could avoid this embarrassment again as these colors were in our approved color palette. Should we not correct our color palette guidelines?

Anna Hudson stated that the applicant could collaborate with staff.

Jim Jarreau made a motion to approve EC-2024-02 with recommendations to correct the color of the undertone to be complementary of each other. Cindy Scroggins seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEMS AND POSSIBLE ACTION:

CAPTION: Discussion and possible action for staff regarding a draft ordinance for Group Homes and Boarding Home Facilities; providing for registration, permitting and inspection of Group Home Facilities.

PRESENTATION: Anna Hudson

SUMMARY:

P&Z has expressed interest in the creation of an ordinance that addresses sober living facilities in order to protect the residential character of neighborhoods. The draft ordinance is based on similar ordinances adopted by neighboring municipalities.

This ordinance is not in the zoning ordinance but would be in the business use ordinance. It is for the protection of Neighborhoods. The housing market is changing, the STR market is changing, and we just want to get ahead of it and be prepared.

Tom Musselman wanted to know what the difference is between a boarding house and an apartment.

Mick responded that boarding houses are usually for multiple tenants that share communal areas and apartments have their own space.

Mick McKamie went on to give a detailed overview on why it was important to put the Sober House Ordinance in place to limit where homes can be placed, to avoid the issues that occur when there are no restrictions in place. These court cases are exceedingly difficult to defend without an Ordinance in place. The Ordinance would require some space between the homes so that residential neighborhoods would not be adversely affected. We need to put in some requirements for permitting and inspections for these facilities and a background check on the onsite Manager of the home. We can also put some occupancy limits on the homes and limit the proximity to schools and daycares.

Janice Menking asked if having an ordinance in place discouraged these companies from coming to town.

Mick responded that this would certainly discourage some, without it, the City would be vulnerable.

Polly Rickert mentioned that an STR owner that struggled to keep their permit, there is all this information online on how to turn your STR into a Sober House with a list of towns that do not have an Ordinance in place. Could we limit the proximity to Alcohol sales?

Tim Dooley, who does the work? Which department does this fall under?

Code Enforcement and Development services would be responsible.

Tom Musselman stated that he thought it would be good idea to get this in place.

The same inspection requirements could be the same as an STR inspection as it would be consistent and easy to implement.

Cindy Scroggins asked what the ADA compliance need would be for this type of housing?

Mick stated that only if they were using the home for special needs residents, otherwise the City cannot require that there be ADA requirements for an existing structure.

Mick stated that this would have to go to City Council, and they would have to action the implementation of the Sober House Ordinance.

Janice Menking stated that there was a need for this kind of housing and after much discussion, asked Staff to fast track this item and present it for it to be heard and considered by City Council.

APPROVAL OF THE MINUTES:

Jim Jarreau made a motion to approve the August 7th, 2024, minutes with changes, Polly Rickert seconded. All voted in favor and the August 2024 minutes were approved.

DIRECTOR'S REPORT: Anna Hudson, Director of Development Services reported that TIRZ had been approved for the feasibility study by City Council, so we have engaged Travis James. He is drafting a different boundary and doing that leg work. The budget is approved. The UDC is in our budget and an RFQ has been drafted. \$175,000.00 for this year and \$175,000.00 for next years' budget.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 6:41pm.

PASSED AND APPROVED this 8th day of October 2024.

JAN MUSGROVE, Planner I

JANICE MENKING, Chair



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: October 2, 2024

CATEGORY: PUBLIC HEARING

CAPTION: Request Z-2416: By Josh Leamons with Searchers Surveying to Request the Following:

A A Landuse Change from Mixed Density Residential (MDR) to Commercial (C) for Properties Located at 108 S Mesquite St also Referred to as Lot 7 & Lot 8, Block 20 of the South Heights Addition.

B A Zoning Change from R2, Mixed Residential to C2, Commercial for Properties Located at 108 S Mesquite St also referred to as Lot 7 & Lot 8, Block 20 of the South Heights Addition.

- i Presentation by Applicant
- ii Presentation by Staff
- iii Hold Public Hearing
- iv Take Action on the Landuse and Zoning Change Request

PRESENTATION:

SUMMARY:

The applicant requests to change the land use from Mixed Density Residential (MDR) to Commercial (C) and change the zoning from R2, Mixed Residential to C2, Commercial for properties located at 108 S Mesquite Street.

BACKGROUND: The new owner of the property, Mod Motel No 2 LLC, has purchased 901 E Main (formerly Azure Hills Inn) and 803 E Main (formerly Navajo Grill) with plans to redevelop both properties. As part of the redevelopment, the ownership discussed the ability to close a small portion of South Mesquite St as there are no City utilities in the Right-of-Way (ROW) nor is there a need for the small section of street for vehicular access. The desire to close South Mesquite St aligned with the goals of TxDOT, the City of Fredericksburg, and the ownership. City Council approved the ROW release on Tuesday, September 3, 2024.

108 S Mesquite is located at the 3-way intersection of South Mesquite, E San Antonio and Franklin Streets. The property to the West is Zoned R2, Mixed Residential (not a STR) and the property to the South is zoned R2, Mixed Residential (not a STR). The property to the North is 803 E Main and is zoned C2, Commercial and the property to the East is 901 E Main and is zoned C2, Commercial.

108 S Mesquite is actually two, vacant, residential lots, and shares a property line with 803 E Main

and, with the closing of South Mesquite Street, would now abut 901 E Main as well, both of which are zoned C2, Commercial. So, to further the redevelopment of these properties, the ownership has requested a land use change from Mixed Density Residential (MDR) to Commercial (C) and a zoning change from R2 to C2 to allow for consistent land use and zoning across all properties owned by Mod Motel No 2 LLC.

Sec. 3.110 - R2: Mixed Residential speaks to the development standards allowed in R2 and includes the following uses permitted by right:

Community Recreation
Duplex Residential
Townhouses (Section 7.610)
Group Residential
Single Family Small Lot (Section 3.101 R-1-A)
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)

with the following uses permitted subject to an approved Conditional Use Permit (CUP).

Private Primary Educational Facilities	Privat
Day Care Services	
Condominiums (Section 7.610)	
Convalescent Services	
Cultural Services	Religi
Guidance Services	

Sec. 3.210 - C2: Commercial speaks to the development standards allowed in C2 and includes the following uses permitted by right:

Administrative and Business Office
Agricultural Sales and Services

Arts and Crafts
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School
Business Support Services
Club or Lodge
Cocktail Lounge
Commercial Off-Street Parking
Communication Services
Construction Sales and Services
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Convenience Store/Self Serve Gas
Cultural Services
Custom Manufacturing
Day Care Services

Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Sales
Funeral Services
Group Residential
Single Family Residential (detached) if structure was not used as other than residential in its most recent use
General Retail Sales
Guidance Services
Hotel/Motel
Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Maintenance and Service Facilities

Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement
Multiple Family Residential
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services
Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Research Services
Restaurant - Drive-In/Fast Food
Restaurant
Service Station
Veterinary Services
Short-term Rental, Unoccupied: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)
--

Short-term Rental, Facility: (With a STR permit and adherence to Chapter 20, Article VII)

Corporate Housing (Chapter 20, Article VII)

with the following uses permitted subject to an approved Conditional Use Permit (CUP):

Camp Grounds

Condominiums (Section 7.610)

Convenience Storage

Drive through facilities associated with any use
--

Single Family Residential (detached)- new construction or after cessation of use other than residential

Duplex Residential Condominium Residential(section 7.610)

Single Family Residential (Detached)

Townhouse Residential (section 7.610)

Transportation Terminals

2024 Comprehensive Plan - This area is identified on the future place type map as Mixed-Use Community Corridor, General Commercial and Mixed Density Residential, all of which support some level of commercial activity including Restaurant, General Retail, and Hotel Uses. Furthermore, the Comprehensive Plan calls for these place types to be a well-planned, walkable mixed-use area that provides flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses.

STAFF RECOMMENDATION:

Staff finds that with the approved closure of a small stretch of South Mesquite Street, the subject property now abuts 901 E Main as well as 803 E Main providing an opportunity for one Commercial development. Furthermore, the Comprehensive Plan supports some level of Commercial activity in this area and provides flexibility towards development with integrated commercial uses.

Staff recommends approval of a Land Use change from Mixed Density Residential (MDR) to

Commercial (C) and a Zoning change from R2, Mixed Residential to C2, Commercial for lot 7 only. This recommendation would leave a residential buffer between the planned commercial development and 802 E San Antonio, the residential property to the west of the subject property.

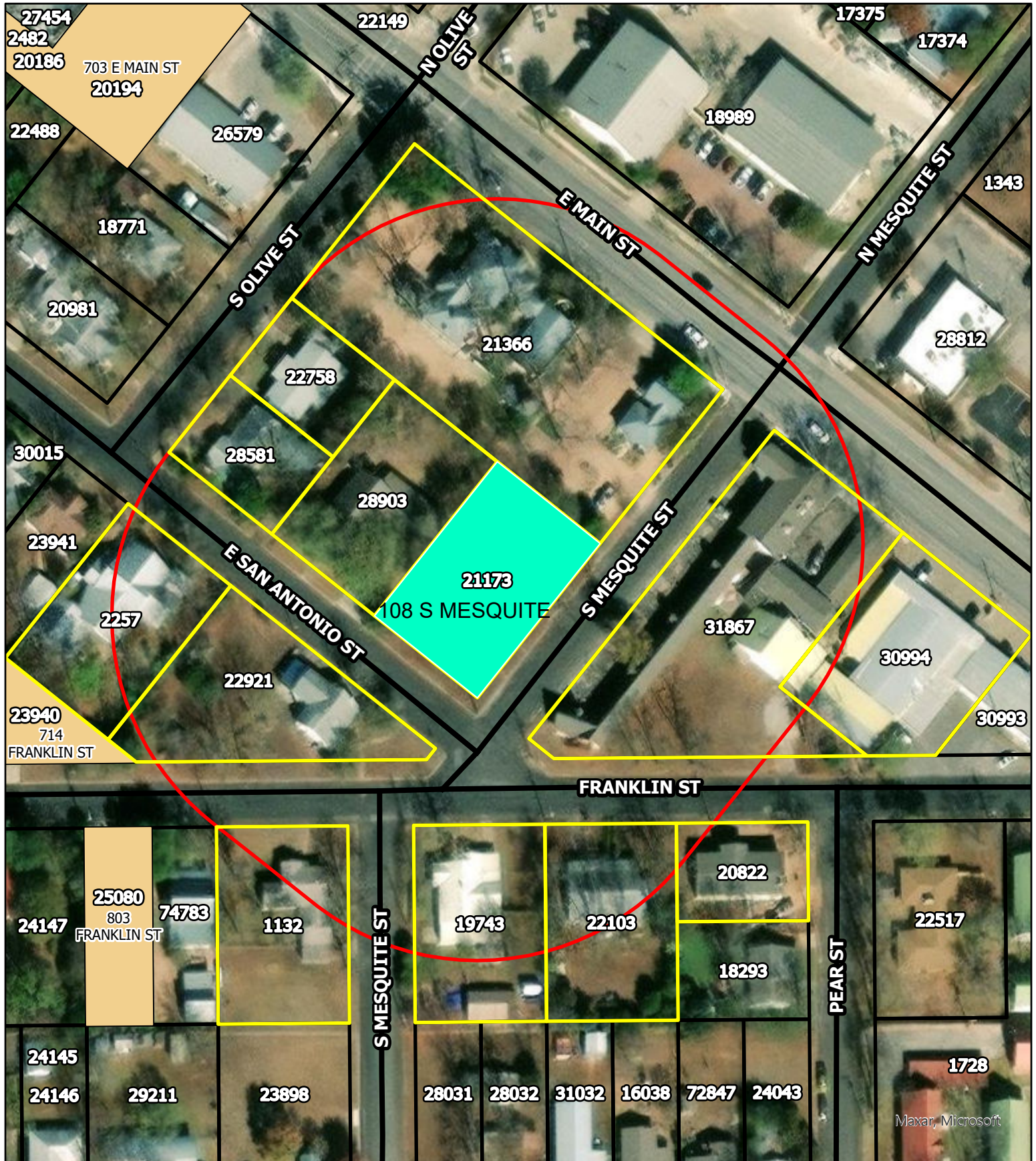
ATTACHMENTS:

1. 108 S MESQUITE MAP
2. P-2422 _ PRELIMINARY PLAT
3. Z-2416 - possible lot layout and rezone
4. Z-2416 Tentative Plan
5. Z-2416 Mailing Labels
6. Z-2416_change of use and zoning change application

APPROVAL/REVIEW:

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

108 S MESQUITE





THE GUEST GROUP
4213 DICKSON ST. #2
DALLAS, TX 75218
info@guestgroup.com
RON GUEST
rkg@guestgroup.com
214-770-3552

MIMI ON MAIN - MASTER PLAN

901 E MAIN ST
FREDERICKSBURG, TX, 78624

NOT FOR
CONSTRUCTION

PROJECT INFO

REVISIONS

NO. DATE

A0.1

SITE PLAN -
PROPOSED

2024-05-24

PARKING CALCULATIONS:

PARKING REQUIRED:

54 X 11' = 594
NEW HOTEL = 110
NEW MOTEL = 110
RESTAURANT = 200

PARKING PROVIDED:

75 SPACES REQUIRED

98 SPACES PROVIDED

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED POOL
- PERMEABLE PAVING



NEW HOTEL - PROPOSED STREET VIEW RENDERING



C-2



P-2



Zoning

P-2 Lot 50' x 100' = 5000 ft²

Lot Line

(1) - SITE PLAN - CONCEPT PLAN
1/8" = 1'-0"



MIMI ON MAIN - MASTER PLAN
901 E MAIN ST
FREDERICKSBURG, TX, 78624

NOT FOR
CONSTRUCTION

PROJECT INFO

REVISIONS

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

DATE _____

A0.1

SITE PLAN - PROPOSED

2024-07-16



NEW MOTEL BUILDING - PRELIMINARY CONCEPT IDEAS

PARKING CALCULATIONS:

PARKING REQUIRED:

EXISTING MOTEL -

$$34 \times 1.1 =$$

37.4

NEW MOTEL -

$$10 \times 1.1 =$$

11.0

RESTAURANT -
$$\underline{104 \text{ SEATS} / 4 =}$$

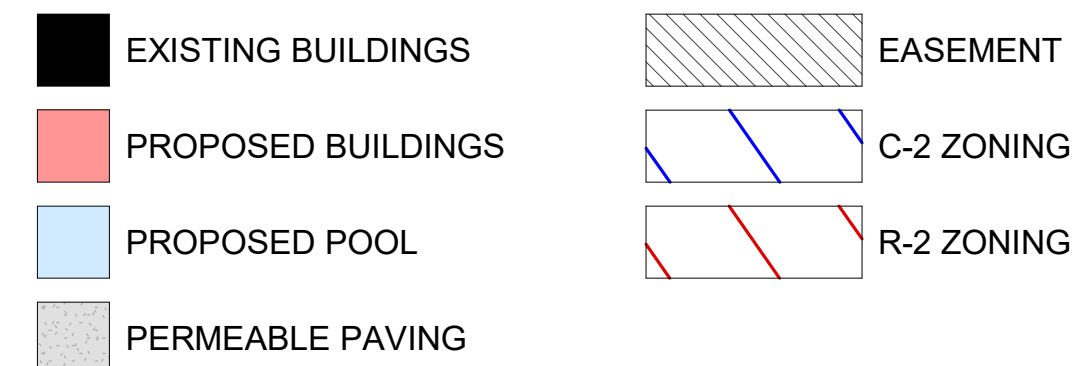
26.0

74.4

75 SPACES REQUIRED

PARKING PROVIDED:

86 SPACES PROVIDED



NEW MOTEL - PROPOSED STREET VIEW RENDERING



GRASSCRETE EXAMPLE - FIRETRUCK LOAD

1 SITE PLAN - CONCEPT PLAN
1/32" = 1'-0"

NAME	ADDR_2	ADDR_CTY	ADDR_ST	ADDR_ZOP
ALBERTHAL, DAVID E & ALBERTHAL, MARK W	626 MENDER SPRINGS	BOERNE	TX	78006
GOLD, KEVIN K	801 E SAN ANTONIO	FREDERICKSBURG	TX	78624
NORIEGA, REINALDO & CANDACE A	901 FRANKLIN	FREDERICKSBURG	TX	78624
CRUZ, JOSE L & TIFFANY	905 FRANKLIN ST	FREDERICKSBURG	TX	78624
TEXAS REEXPLORATION PARTNERS LLC	P O BOX 2306	BOERNE	TX	78006
MATHISON, JAMES DAVID & PATSY	903 FRANKLIN	FREDERICKSBURG	TX	78624
MEIER, ANNA MARIE	1106 CANYONWOOD DR	DRIPPING SPRINGS	TX	78620
MOSEL, HARDY A & IRENE H LIVING TRUST	10507 ARCHDALE DR	AUSTIN	TX	78748
WENDEL, JESSIE MARIE -LIFE ESTATE-	107 S OLIVE	FREDERICKSBURG	TX	78624
LOGGIE, ELIZABETH HOWE & FRILOT, KATHERINE HOWE	802 E SAN ANTONIO	FREDERICKSBURG	TX	78624
MADDUX, RONALD G	PO BOX 631	FREDERICKSBURG	TX	78624
MOD MOTEL NO 2 LLC	PO BOX 192229	DALLAS	TX	75219



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: 108 S. MESQUITE ZONING (R2 TO C2)

Project Address: 108 S. MESQUITE

Property Tax ID Numbers: 21173

B. Application Type: Appendix A – Fee Schedule

- ☐ Voluntary Annexation - \$750.00
- ☐ Conditional Use Permit - \$500.00
- ☒ Land Use Change - \$300.00
- ☒ Zoning Change - \$600.00
- ☐ Amendment to existing PUD - \$500.00
- ☐ Creation of PUD - \$750.00
- ☒ DRC Review Comments - \$250

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

- ☒ *Public Hearing Newspaper - \$150.00*
- ☒ *Public Hearing 200 ft notification letter - \$100.00*

C. Applicant/Owner Information - Property Owner

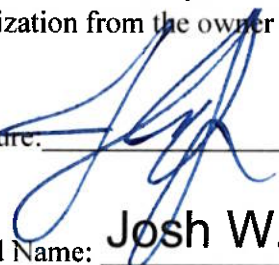
Owner Name: MOD HOTEL NO 2 LLC
Owner Address: PO BOX 192229 DALLAS TX 75219
Owner Phone Number: _____
Owner Email Address: lisa@modmotels.com

D. Applicant

Applicant Name: Josh W. Leamons
Applicant Address: 720 Mustang St.
Applicant Phone Number: 830-733-8440
Applicant Email Address: josh@searchers.net

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: Josh W. Leamons

Staff Use Only Application Number: Z-2416 Date: 8/28/24

Ch# 10553 \$1,400.00



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: MOD HOTEL REPLAT

Project Address: 803 & 901 E. MAIN & 108 S. MESQUITE

Parcel ID Numbers: 21366, 21173, 31867

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
- ☐ 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: 2.578 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: Lots 1R,7&8 Blk 20, Lots 1,2,3, , & Pt 8 Blk 19 S. Heights

D. Applicant/Owner Information

Property Owner

Owner Name: MOD HOTEL NO 2 LLC

Owner Address: PO BOX 192229 DALLAS TX 75219

Owner Phone Number:

Owner Email Address: lisa@modmotels.com

Applicant

Applicant Name: Josh W. Leamons

Applicant Address: 720 Mustang St.

Applicant Phone Number: 830-733-844 Applicant Email Address: josh@searchers.net

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: Josh W. Leamons

Staff Use Only

Application Number: _____

Date: _____

Required Checklist Items Included: _____



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: _____

Date: 8/14/2024

Printed Name: _____

Josh W. Leamons



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: October 2, 2024

CATEGORY: ACTION ITEMS

CAPTION: SP-2409 Site Plan Review for a Multi-Family Development Located at Friendship Lane and South Eagle Street

PRESENTATION:

SUMMARY:

A Site Plan application has been submitted for the Seco, Mixed-Use Development located at the Southwest corner of Friendship Ln and South Eagle St. A Site Plan was originally approved on November 3, 2021, and then a request to approve an extension of the Site Plan was submitted and approved on August 2, 2023. The expiration date of the site plan is November 3, 2024, and with the expiration looming, the applicant has submitted a new site plan application for approval.

BACKGROUND:

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

Site Area: 504,714 Sq Ft (11.587 Acres)

Zoning: PUD, Planned Unit Development [Sec. 3.700](#)

Building Coverage: 17% (85,506 Sq Ft)(65% Max) [Sec. 3.700](#)

Impervious Coverage: 46% (232,477)(75% Max) [Sec. 3.700](#)

Unit Count: 96 Multi-Family
20 Single-Family

Commercial: 7,474 Sq Ft - 1 Story

Heights: 3 Stories (38' Max) [Sec. 3.700](#)

Parking: 317 spaces provided with 261 required

Utilities: Are available to serve the property and if an extension of utilities is required, the developer will pay for the extension. Civil Construction Plans were approved on August 31, 2022.

Detention: was addressed as part of the approved Civil Construction Plans and will be provided via a detention pond located on Lot 3.

Landscape and Screening: More detail is required to approve the Landscape and Screening plan, including a Landscape calculation based on Sec. 7.920. One (1) tree per 75 LF is required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier of at least two (2) ft in height, shall be placed along the perimeter.

Screening: per [Sec. 7.940](#) requires the perimeter to be screened by a solid wood and/or masonry fence or wall at least six (6) feet in height or a hedge-like screen of evergreen plan material.

STAFF RECOMMENDATION:

The applicant stated and Staff has confirmed that there have been no changes to the site plan since the August 2, 2023, approval and there have been no ordinance changes which would have required modifications to the site plan. Staff recommends approval of the Site Plan as presented.

ATTACHMENTS:

1. SP-2409 Site Plan Set
2. SP-2409 Zoning Map
3. SP-2409 Site Plan Application

APPROVAL/REVIEW:

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

FREDERICKSBURG MIXED USE

SITE DEVELOPMENT PLANS

PHASE 1A & 1B

SUBMITTED FOR APPROVAL BY:
LJA ENGINEERING, INC.

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



12/02/2022

DATE

PLANNING & DEVELOPMENT SERVICES DIRECTOR

DATE

DEVELOPMENT SERVICES ENGINEERING

DATE

NOTES

- A SITE DEVELOPMENT PERMIT MUST BE ISSUED BY THE CITY OF FREDERICKSBURG PRIOR TO ANY CONSTRUCTION ASSOCIATED WITH THIS PROPOSED SUBDIVISION. FACILITIES SHALL BE CONSTRUCTED PER THE CITY OF FREDERICKSBURG GUIDELINES.
- THIS SITE DEVELOPMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT.
- ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE. DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS, OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTIONS OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF FREDERICKSBURG RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- NO PORTION OF THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE, CONTRIBUTING OR TRANSITION ZONES.
- THIS PROJECT IS LOCATED ENTIRELY WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF FREDERICKSBURG.
- THIS PROJECT IS LOCATED WITHIN THE CITY OF FREDERICKSBURG EMERGENCY SERVICES / FIRE DEPARTMENT JURISDICTION.
- THIS PROJECT IS SUBJECT TO THE ANNEXATION AGREEMENT FOR THE FRIENDSHIP MIXED-USE SUBDIVISION BETWEEN SV FRIENDSHIP LANE MU, LP AND THE CITY OF FREDERICKSBURG, DATED APRIL 19, 2021.
- THIS SITE DEVELOPMENT PLAN SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE CITY OF FREDERICKSBURG FIRE DEPARTMENT, OR ITS SUCCESSORS.
- THE OWNER, OR HISHER SUCCESSORS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUBDIVISION IMPROVEMENTS SHOWN HEREIN OUTSIDE OF RIGHT-OF-WAYS AND/OR PUBLIC EASEMENTS. THE CITY OF FREDERICKSBURG SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PUBLIC IMPROVEMENTS.
- INSTALLATION AND MAINTENANCE OF A SUBDIVISION TRACT SANITARY SEWER LINES AND LIFT STATION SERVING LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER OR ITS ASSIGNS. OFFSITE AND/OR PUBLIC SEWER IMPROVEMENTS ARE NOT REQUIRED OTHER THAN LINES NEEDED FOR CONNECTION TO CITY MAIN.
- THE CITY WILL NOT CONSTRUCT OR ASSUME MAINTENANCE FOR ANY LIFT PUMPS, SEWER PUMPS, PRESSURE BOOSTERS, OR ANY OTHER ITEM NEEDED FOR ADEQUATE WATER OR SEWER SERVICE TO THE SUBDIVISION TRACT, EXCEPTING ANY COSTS THE CITY IS SPECIFICALLY OBLIGATED TO PROVIDE UNDER ANNEXATION AGREEMENT. SUBDIVISION IS SUBJECT TO ANY IMPACT FEES IN EFFECT AT THE TIME OF SUBDIVISION FINAL PLAT RECORDATION WITH REGARD TO WATER AND SEWER. IMPACT FEES SHALL BECOME DUE AND PAYABLE TO THE CITY FOR EACH STRUCTURE CONSTRUCTED ON THE SUBDIVISION TRACT, AT THE TIME OF ISSUANCE OF A BUILDING PERMIT FOR SAID STRUCTURE. THIS SUBDIVISION SHALL BE SERVED BY A SINGLE MASTER METER, SIZED TO ACCOMMODATE FULLY DEVELOPED CONDITIONS.
- ALL INTERNAL DRIVES SHALL BE PROVIDED FOR RECIPROCAL ACCESS BETWEEN ALL LOTS WITHIN THE SUBDIVISION. SHARED DRIVES SERVING ADJACENT LOTS REQUIRE A JOINT ACCESS AGREEMENT BETWEEN APPLICABLE LOT OWNERS.
- THERE ARE NO WETLANDS OR SENSITIVE FEATURES LOCATED WITHIN THE BOUNDARY OF THE PROJECT, AS DISCUSSED IN THE PHASE 1 ESA AND JURISDICTIONAL DETERMINATION REPORTS PREPARED BY HORIZON ENVIRONMENTAL SERVICES, INC. DATED DECEMBER 17, 2020, AND THE USACE AJO LETTER DATED MARCH 5, 2021 (PROJECT No. SWF-2021-00084).
- THERE ARE NO NATURAL SLOPES GREATER THAN 15% WITHIN THE PROJECT BOUNDARY.
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT CITY OF FREDERICKSBURG STANDARDS.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF FREDERICKSBURG.
- ELECTRIC SERVICE SHALL BE SUPPLIED BY CENTRAL TEXAS ELECTRIC COOP.
- TELECOMMUNICATION SERVICE SHALL BE PROVIDED BY FRONTIER TELEPHONE AND/OR SPECTRUM (OR OTHERS).
- GAS SERVICE SHALL BE SUPPLIED BY ATMOST ENERGY IF NEEDED.
- ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT.

FLOODPLAIN INFORMATION

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

LEGAL DESCRIPTION:

BEING A 32.54 ACRE TRACT OF LAND, MORE OR LESS SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PART OF THE FOLLOWING OUTLOTS: OUTLOT NO. 9, OUTLOT NO. 8, OUTLOT NO. 7, OUTLOT NO. 2, OUTLOT NO. 1, AND AN UNNUMBERED OUTLOT LYING EAST OF OUTLOT NO. 1, SAID OUTLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVISIONS, BY THE GERMAN EMIGRATION COMPANY, AND BEING A PORTION OF A 5.001 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO ROBERT L. ECKHARDT BY LEE HARRY ECKHARDT, ET UX, DATED JUNE 3, 2004, FOUND OF RECORD IN VOLUME 555, PAGES 206-211 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS (O.P.R.G.C.TX), ALSO BEING A PORTION OF A 44.435 ACRE TRACT OF LAND DESCRIBED IN A GIFT DEED TO KEVEN W. ECKHARDT, DATED JUNE 3, 2004, FOUND OF RECORD IN VOLUME 555, PAGES 187 (O.P.R.G.C.TX)

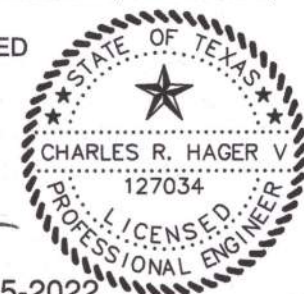
BUILDING SETBACK SUMMARY

PRIMARY STREET (FRIENDSHIP LN) 20' FRONT YARD SETBACK
SIDE STREET (S. EAGLE STREET) 15' STREET SIDE YARD SETBACK
RESIDENTIAL SETBACK (S. SE. & W) 25' RESIDENTIAL SETBACK
REAR SETBACK 25' (SUBDIVISION BODY ONLY)
INTERNAL SIDE SETBACK N/A

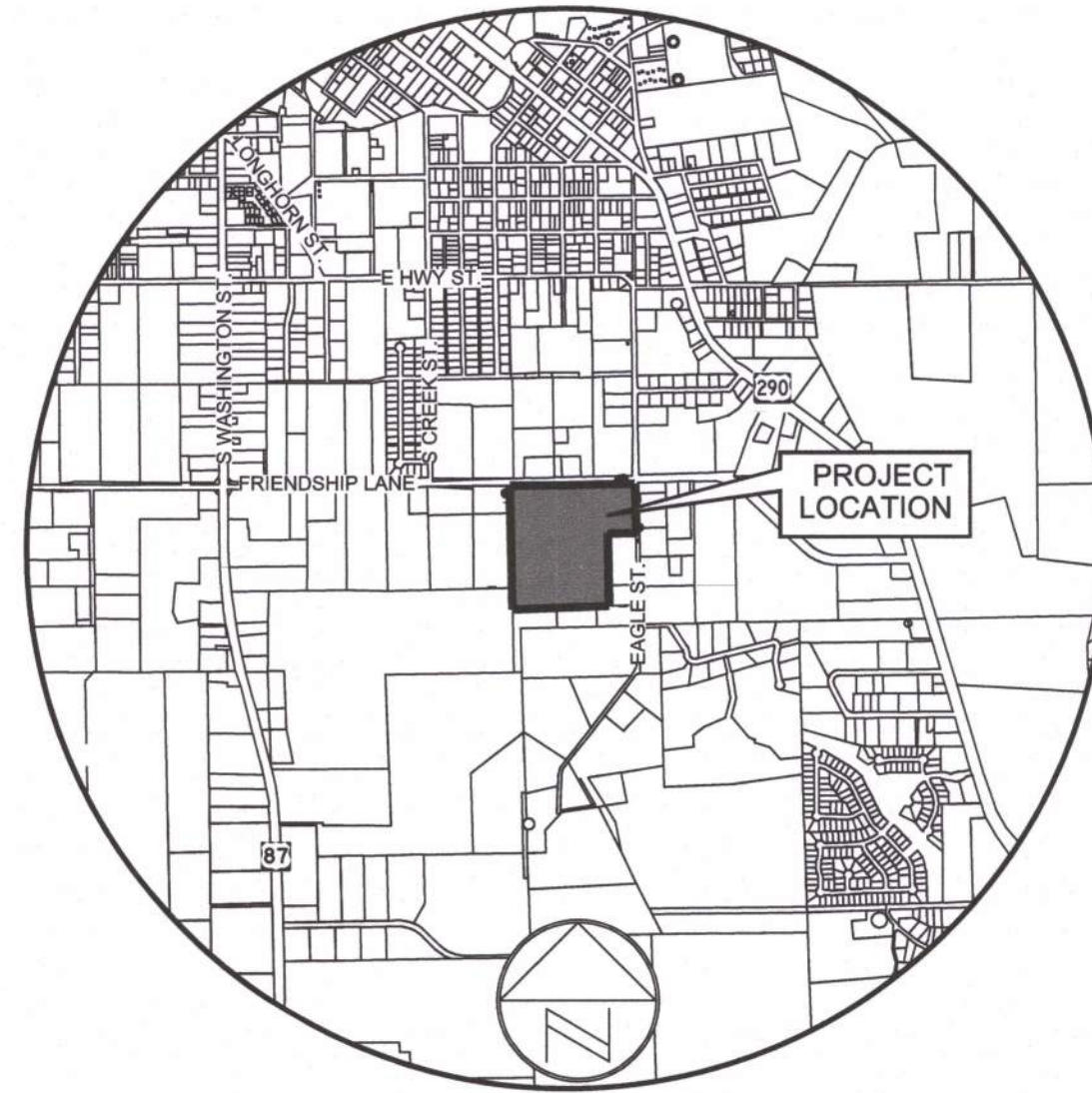
SUBDIVISION IMPROVEMENTS SUMMARY (PUBLIC)

PHASE 1
FRIENDSHIP LN / EAGLE ST SIDEWALKS (5' WIDTH)
EAGLE ST WIDENING (1/2 STREET - COLLECTOR REQ'S)
W / WW CONNECTIONS TO CITY MAINS

DAM CERTIFICATION FOR DETENTION POND
I, CHARLES R. HAGER V. P.E., TEXAS LICENSE NUMBER 127034,
CERTIFY THAT THE DESIGN OF THE DETENTION POND DAMS IN THIS
SET OF PLANS CAN SAFELY PASS 75-PERCENT OF THE PROBABLE
MAXIMUM FLOOD BASED ON THE HYDROLOGIC, HYDRAULIC,
STRUCTURAL, AND GEOTECHNICAL
ANALYSIS USING STANDARD ACCEPTED
ENGINEERING PRACTICES.



8-5-2022



LOCATION MAP
(1" = 2,000')

ADDRESS
FRIENDSHIP LANE
FREDERICKSBURG, TEXAS 78624
ZONING : MIXED USE - CORRIDOR (MU-2), PUD
EXISTING SITE AREA : 32.54 ACRES

SUBMITTAL DATE: SEPTEMBER 20, 2021

OWNER / DEVELOPER: SV FRIENDSHIP LANE MU, LP.
A TEXAS LIMITED PARTNERSHIP
BY: SV FRIENDSHIP LANE MU GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
2204 LAKE AUSTIN BLVD, AUSTIN, TEXAS 78703
CONTACT PERSON: JOSHUA & JOHN NEEDHAM
PHONE: (512) 200-3480

ENGINEER: LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TX 78735
CONTACT PERSON: CHARLES HAGER, P. E.
PHONE: (512) 439-4700
FAX: (512) 439-4716

SURVEYOR: LJA SURVEYING
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TX 78735
CONTACT PERSON: JEREMY KOWIS, R.P.L.S.
PHONE: (512) 493-4700
FAX: (512) 493-4716

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

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



Know what's below.
Call before you dig.

Sheet Number	Sheet Description	Sheet Title
01	CV01 COVER SHEET	
02	GN01 GENERAL NOTES	
03	FP01 FINAL PLAT	
04	EX01 EXISTING CONDITIONS & SLOPE MAP	
05	OP01 OVERALL SITE PLAN	
06	EC01 EROSION AND SEDIMENTATION CONTROL PLAN SHEET 1	C2
07	EC02 EROSION AND SEDIMENTATION CONTROL PLAN SHEET 2	C2
08	EC03 EROSION AND SEDIMENTATION CONTROL PLAN SHEET 3	C2
09	EC04 EROSION AND SEDIMENTATION CONTROL PLAN SHEET 4	C2
10	EC05 EROSION AND SEDIMENTATION CONTROL NOTES	
11	DM01 OVERALL EXISTING CONDITIONS DRAINAGE MAP	
12	DM02 OVERALL DEVELOPED CONDITIONS DRAINAGE MAP	
13	DM03 ON-SITE DRAINAGE MAP	
14	PH01 PHASING PLAN	C2
15	AD01 ADDRESS PLAN	C2
16	SP01 DETAILED SITE PLAN	C2
17	SP02 DETAILED SITE PLAN	C2
18	SP03 DETAILED SITE PLAN	C2
19	SP04 SITE PLAN NOTES AND DETAILS	
20	GP01 GRADING PLAN	C2
21	GP02 GRADING PLAN	C2
22	GP03 GRADING PLAN	C2
23	GP04 GRADING PLAN	C2
24	UT01 OVERALL UTILITY PLAN	C2
25	WL01 WATER LINE LAYOUT	C2
26	WL02 WATER LINE LAYOUT	C2
27	WL03 WATER LINE LAYOUT	C2
28	WW01 WASTEWATER LINE 'A' PLAN & PROFILE	C2
29	WW02 WASTEWATER LINE 'B' PLAN & PROFILE	C2
30	WW03 WASTEWATER LINE 'B1 & B2' PLAN & PROFILE	C2
31	WW04 WASTEWATER LINE 'C' PLAN & PROFILE	C2
32	WW05 WASTEWATER FORCEMAIN PLAN & PROFILE	C2
33	WW06 WASTEWATER LIFT STATION PLAN & DETAILS	C2
34	WW07 WASTEWATER LIFT STATION MECHANICAL	C2
35	ST01 CHANNEL PLAN & PROFILE	
36	ST02 STORM SEWER PLAN & PROFILE 'A'	C2
37	ST03 STORM SEWER PLAN & PROFILE 'B'	C2
38	ST04 STORM SEWER PLAN & PROFILE 'B'	C2
39	ST05 STORM SEWER PLAN & PROFILE 'C', 'D' - C2	
40	DET01 DETENTION POND PLAN AND PROFILE	
41	RD01 ROADWAY WIDENING PLAN - EAGLE STREET	
42	TC01 TRAFFIC CONTROL PLAN (PHASE 1)	
43	TC02 TRAFFIC CONTROL PLAN (PHASE 2)	
44	TC03 TRAFFIC CONTROL PLAN (PHASE 3)	
45	TC04 TRAFFIC CONTROL DETAILS	
46	TC05 TRAFFIC CONTROL DETAILS	
47	DT01 STANDARD DETAILS SHEET 1	
48	DT02 STANDARD DETAILS SHEET 2	
49	DT03 STANDARD DETAILS SHEET 3	
50	DT04 STANDARD DETAILS SHEET 4	
51	DT05 STANDARD DETAILS SHEET 5	
52	DT06 STANDARD DETAILS SHEET 6	
53	DT07 STANDARD DETAILS SHEET 7	
54	DT08 STANDARD DETAILS SHEET 8	
55	DT09 STANDARD DETAILS SHEET 9	
56	CS01 CISTERN PLAN AND NOTES	

CITY OF FREDERICKSBURG
PROJECT No. SP-2124

PLEASE NOTE!

All responsibility for accuracy of design remains with the design engineer. The City of Fredericksburg, in reviewing and releasing plans for construction, assumes no responsibility for accuracy of design.

RELEASED FOR CONSTRUCTION:
City of Fredericksburg
Engineering Department
BY: *Evan Witherspoon*
DATE: 8/31/22

RELEASED FOR CONSTRUCTION:
City of Fredericksburg
Engineering Department
BY: *Evan Witherspoon*
DATE: 8/18/2022

Sheet Number	Sheet Description	Sheet Title
57	E1.0 ELECTRICAL NOTES, SYMBOLS, AND ABBREVIATIONS	
58	E1.1 ELECTRICAL SPECIFICATIONS	
59	E1.2 ELECTRICAL GENERATOR SPECIFICATIONS	
60	E1.3 ELECTRICAL GENERATOR AND ATS SPECIFICATIONS	
61	E2.0 ELECTRICAL SITE PLAN	
62	E3.0 ELECTRICAL ONE-LINE DIAGRAMS AND SCHEDULES	
63	E3.1 ELECTRICAL SCHEDULES	
64	E4.0 ELECTRICAL DETAILS	
65	E4.1 ELECTRICAL DETAILS	
66	E4.2 ELECTRICAL DETAILS	

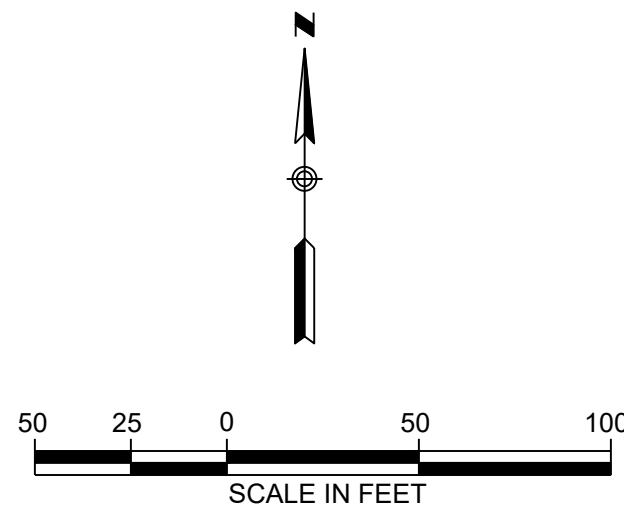
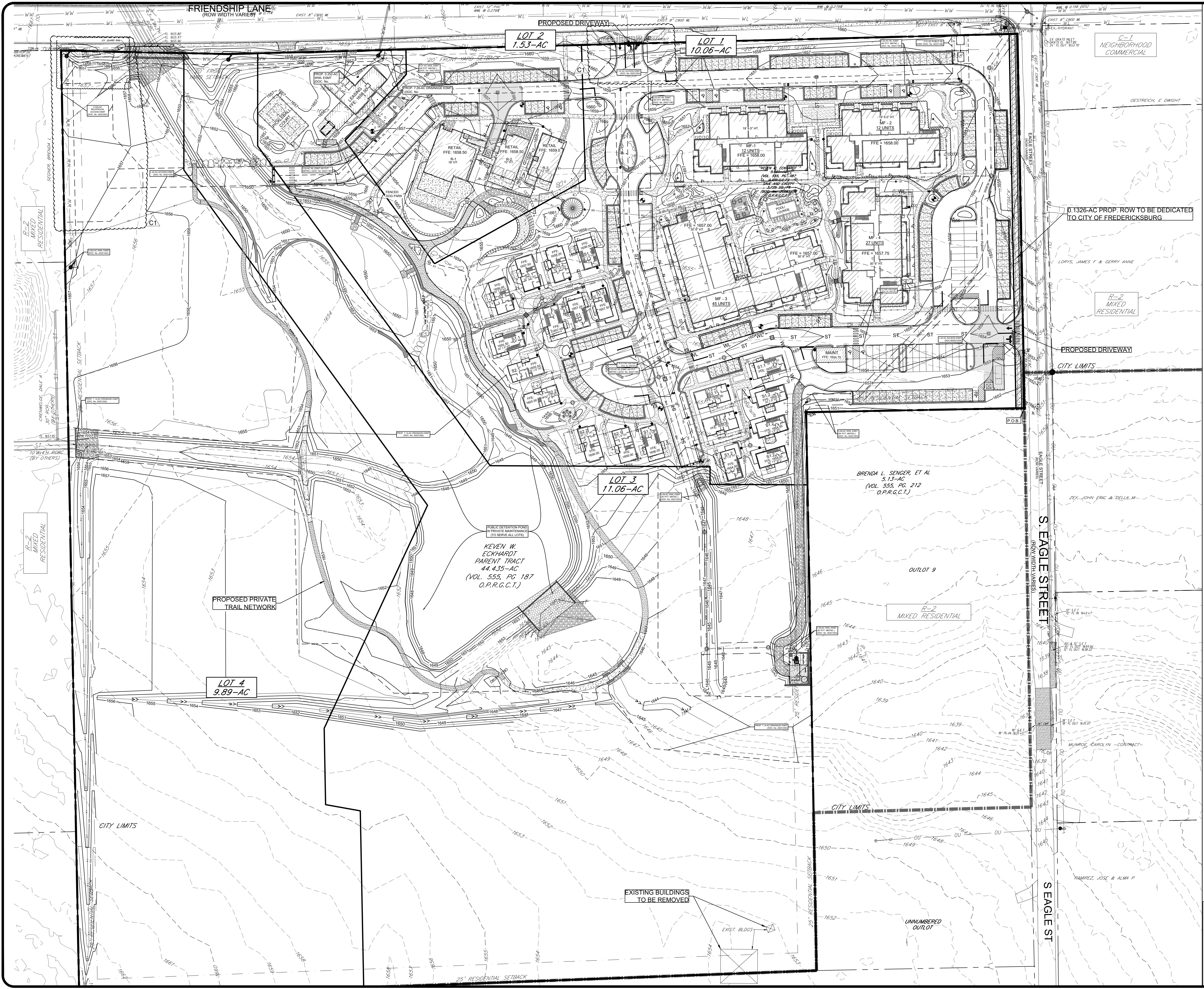
REVISIONS / CORRECTIONS					
Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # of Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	City of Fredericksburg Approval Date
C1	REVISE BOTH PROPOSED DRIVEWAYS AT FRIENDSHIP LANE	(R) 3-7, 14, 16-17, 19-21, 24-26, 28, 31, 33, 39-40	113	(-)12,162	8/31/22
C2	REMOVE PH 3 DMY, UPDATE M2 BLDG ALIGNMENT, VARIOUS GRADING UPDATES AROUND BLDGS, MINOR WALK/LANDSCAPE HARDSCAPE CHANGES THROUGHOUT, ADD XPMRSCONDENSERS	(R) 5-9, 14-18, 20-34, 36-39 (A) 57-66	66	n/a	



LJA Engineering, Inc.

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

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386



LEGEND	
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY LINE
	EASEMENT LINE
	CITY LIMITS LINE
	PROPOSED SETBACK
	PROPOSED R.O.W. DEDICATION

- NOTES:
1. ALL EXISTING STREETS ABUTTING SUBDIVISION REQUIRE 5' SIDEWALKS ALONG BACK OF CURB WITHIN THE PROPERTY FRONTAGE WITH THE R.O.W. ALONG EACH LOT AS THEY ARE DEVELOPED.
 2. FUTURE FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES AND REQUIREMENTS.
 3. ADJOINING PROPERTY LINES ARE APPROXIMATE.
 4. CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE.
 5. ALL FACILITIES SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.
 6. FACILITY ALIGNMENTS, PROFILES, AND SIZES MAY BE MODIFIED WITH FINAL ENGINEERING DESIGN.
 7. A JOINT ACCESS DRIVE EASEMENT IS REQUIRED AT TIME OF SITE DEVELOPMENT TO PROVIDE RECIPROCAL ACCESS BETWEEN LOTS.
 8. ALL PROPOSED ON-SITE UTILITY AND DRAINAGE IMPROVEMENTS SERVING THE SUBDIVISION SHALL BE PRIVATELY OWNED AND MAINTAINED.

BENCHMARK:

A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "BONN 4447" HAVING A GRID COORDINATE VALUE OF NORTHING: 10,059,417.00 AND EASTING: 2,762,342.805, LOCATED AT THE SOUTHEAST CORNER OF A 5.001 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO KEVEN ECKHARDT IN VOLUME 555 PAGE 187 OF THE OFFICIAL PUBLIC RECORDS OF GILLISPIE COUNTY, TEXAS (O.P.R.G.C.T.), ALSO BEING THE NORTHEAST CORNER OF A 5.13 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRENDA L. SENGEL ET AL IN VOLUME 555, PAGE 212-216 OF THE OFFICIAL PUBLIC RECORDS OF GILLISPIE COUNTY, TEXAS (O.P.R.G.C.T.), ALSO BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH EAGLE STREET (COUNTY ROAD), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 4.915 ACRE TRACT.

BEARING BASIS

ALL BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.

- CONTROL POINTS (GRID)**
- 1) CP-1 CUT "X" IN BACK OF CURB OPUS (10059926.794, 2761894.188, 1659.36)
 - 2) CP-2 IRCS 5/8" STAMPED "LJA SURVEY" IN CONCRETE OPUS (10059299.336, 2762348.976, 1648.028)
 - 3) CP-3 IRCS 1/2" STAMPED "CONTROL" SET BY OTHERS (10059848.084, 2761896.858, 1658.376)

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



FREDERICKSBURG MIXED USE

SITE DEV. PLANS PHASE 1A/1B

OVERALL SITE PLAN

NO.	DESCRIPTION	BY	DATE
C1	REVISE BOTH PROPOSED DRIVEWAYS ALONG FRIENDSHIP LANE	CRH	9/5/2022
C2	REVISIONS	CRH	3/7/2023

DATE: 03/07/2023

DESIGNED BY: CRH

DRAWN BY: RMB

CHECKED BY: CRH

JOB NUMBER: A443-0401

OP01

SHEET NO. 05

OF 66 SHEETS

LJA Engineering, Inc.

7500 Riata Boulevard

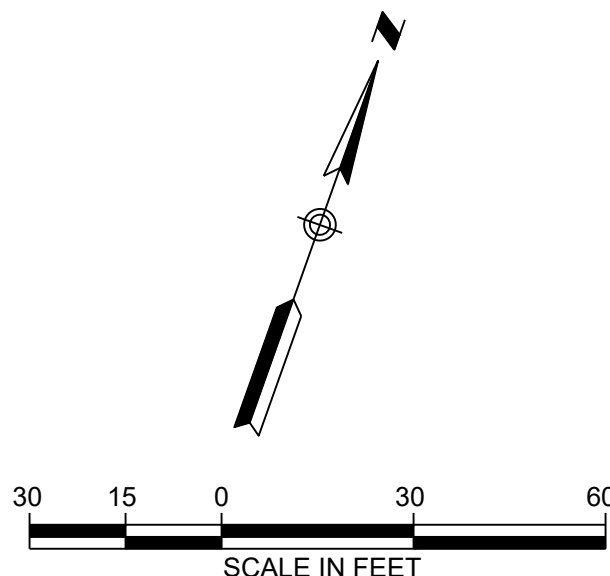
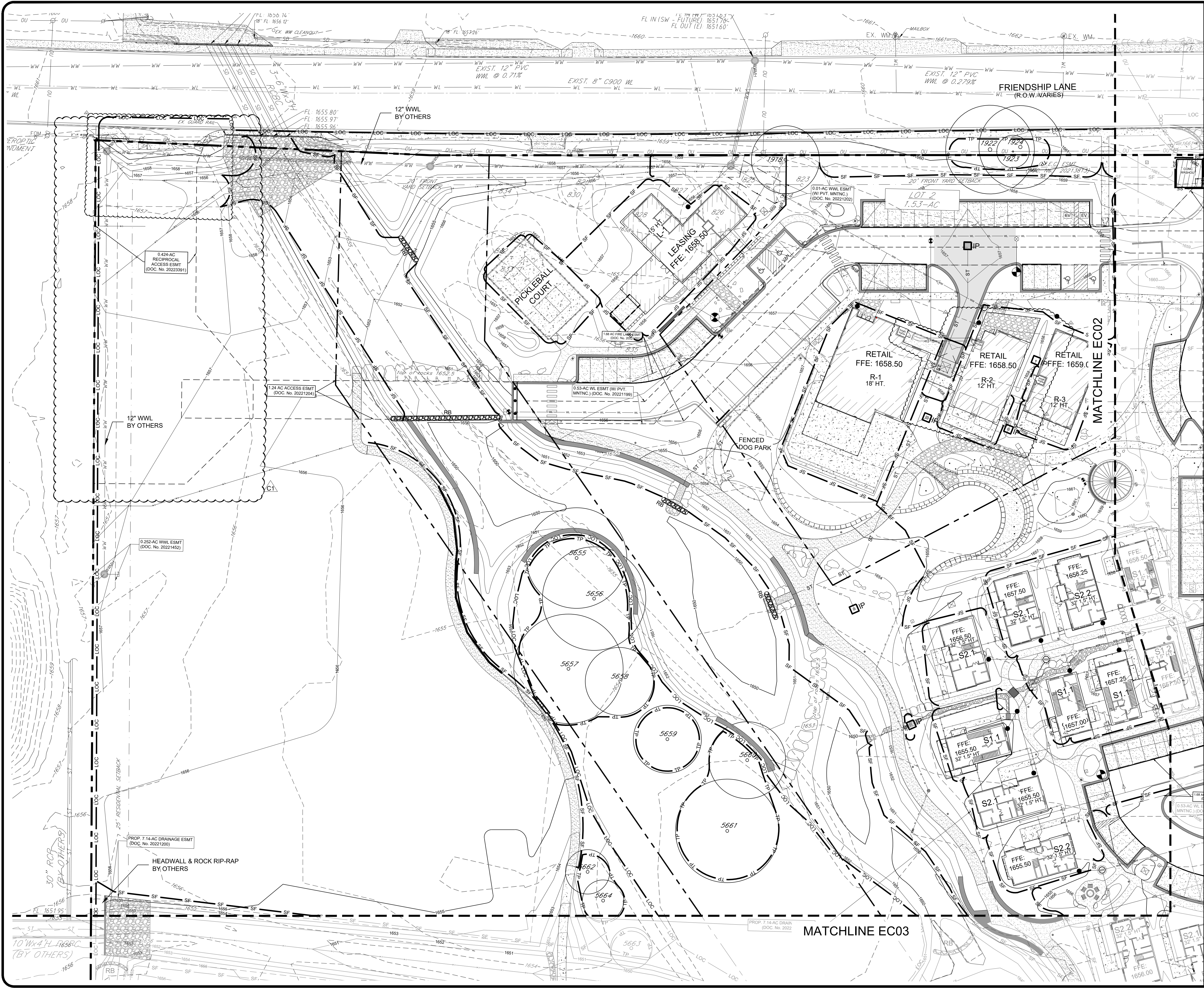
Building II, Suite 100

Austin, Texas 78735

Phone 512.439.4700

Fax 512.439.4716

FRN-F-1386



LEGEND	
PROPOSED	EXISTING
LOC	LOC
SF	SF
LOC/SF	LOC/SF
TP	TP
IP	IP
RB	RB
SCE	SCE
800	800
ST	ST
WW	WW
WL	WL

LIMITS OF CONSTRUCTION
SILT FENCE
LIMITS OF CONST./SILT FENCE
TREE PROTECTION
INLET PROTECTION
ROCK BERM (TEMPORARY)
STABILIZED CONSTRUCTION ENTRANCE
CONSTRUCTION STAGING / SPOILS / VEHICLE USE LOCATION
TREE TO REMAIN
TREE TO BE REMOVED
CONTOURS
STORM SEWER LINE
WASTEWATER LINE
WATER LINE

- NOTES:**
- CONTRACTOR SHALL PROVIDE INLET PROTECTION, AS EACH PROPOSED INLET IS INSTALLED.
 - CONTRACTOR TO INSTALL SILT FENCE AND ROCK BERM UNLESS DIRECTED OTHERWISE.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT LIMBS AND ROOT SYSTEMS OF ALL TREES OUTSIDE LIMITS BY NOT PARKING UNDER TREES, NOT DRIVING EQUIPMENT OVER ROOT ZONES AND NOT STORING MATERIALS UNDER TREES. PROTECTION OF VEGETATION TO REMAIN SHALL INCLUDE NOT ONLY HARDWOODS, BUT CEDARS AND UNDERBRUSH.
 - ALL VEGETATION WITHIN LIMITS OF CONSTRUCTION AND NOT LOCATED WITHIN AREAS OF CUT/FILL SHALL BE PROTECTED TO THE EXTENT FEASIBLE.
 - TREES TO REMAIN THAT ARE LOCATED INSIDE THE SILT FENCE AND/OR ORANGE MESH FENCE SHALL HAVE TREE PROTECTION FENCING.
 - TEMPORARY STORAGE AND STOCKPILE AREAS SHALL BE USED DURING TIME OF CONSTRUCTION BUT SHALL BE RESTORED AND REVEGETATED.
 - ALL STORM DRAIN LINES ARE TO BE AT A MINIMUM OF FIVE FEET FROM CENTERLINE OF PIPE TO FACE OF TREE. ANY STORM DRAIN LINES TO BE PLACED WITHIN A TREE'S DRIP LINE MUST BE SAWCUT PRIOR TO TRENCHING.
 - PRIOR TO EXCAVATION WITHIN TREE DRIP LINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
 - IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH TO BE PRODUCED ON SITE, TO MINIMIZE SOIL COMPACTION.
 - PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
 - WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
 - WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SITE E/S CONTROLS. SEDIMENT REMOVAL SHALL BE PROVIDED AS NOTED ON THE PLANS. REPAIR TO SILT FENCE AND ORANGE MESH FENCING/CHAINLINK FENCING SHALL BE PROVIDED TO INSURE: 1) ORANGE MESH FENCE / SILT FENCE REMAINS IN PLACE AND STANDING AT ALL TIMES. 2) SILT FENCING TO BE REPLACED / REPAIRED DUE TO CONTRACTOR DAMAGE OR ANY DAMAGE DUE TO STORM WATER DURING RAIN EVENTS.
 - DEWATERING OF THE TEMPORARY POND WILL BE PROVIDED TO ENSURE THERE IS ADEQUATE STORAGE FOR THE FOLLOWING RAIN EVENT. CONTRACTOR SHALL PROVIDE ADEQUATE FILTRATION DURING PUMPING TO ENSURE SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
 - THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD/ OR MODIFY EROSION/ SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER CITY OF AUSTIN ECM 1.4.5(D), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH CITY OF AUSTIN ECM 1.4.2.(G).

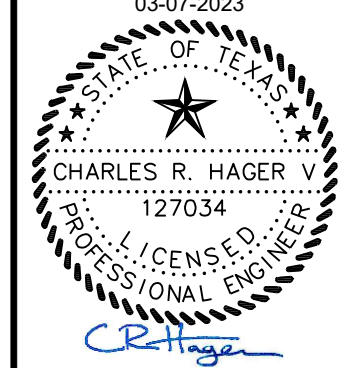
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



FREDERICKSBURG MIXED USE
SITE DEV. PLANS PHASE 1A/1B
EROSION AND SEDIMENTATION
CONTROL PLAN SHEET 1

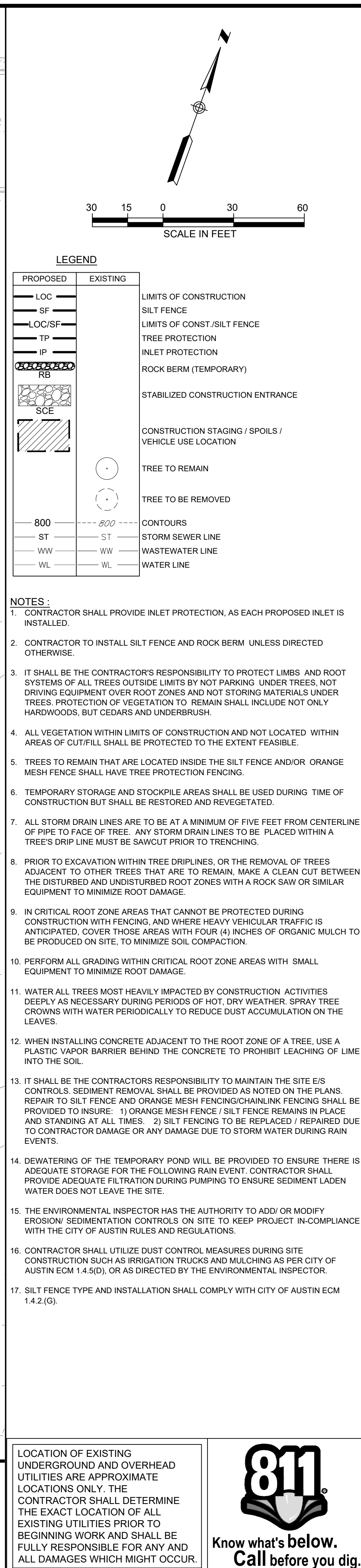
REVISIONS	
NO.	DESCRIPTION
C1	REVISE BOTH PROPOSED DRIVEWAYS AT FRIENDSHIP LANE
C2	REVISIONS TO LOT 2, 1.53-AC

DATE: 03/07/2023	DESIGNED BY: CRH	DRAWN BY: RMB	CHECKED BY: CRH
------------------	------------------	---------------	-----------------



LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
FRN-F-1386

JOB NUMBER: A443-0401
EC01
SHEET NO. 06
OF 66 SHEETS

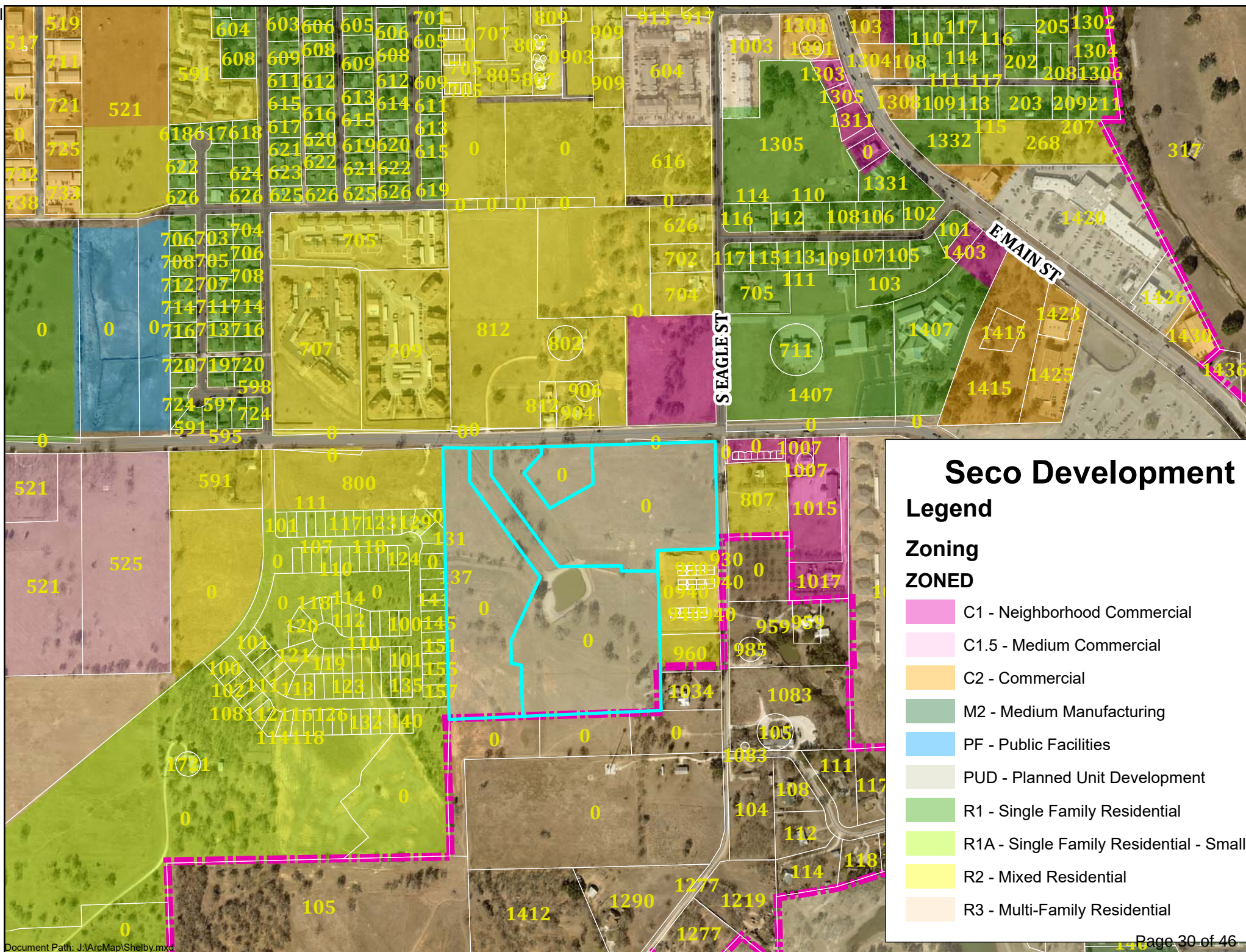


JOB NUMBER:
A443-0401

EC02

SHEET NO.
07

OF 66 SHEETS



Seco Development

Legend

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- M2 - Medium Manufacturing
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential



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 jmusgrove@fbgtx.org.

A. Project Information

Project Name: _____

Project Address: _____

Parcel ID Numbers: _____

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

DRC Review comments - \$250

C. Applicant/Owner Information

Property Owner

Owner Name: _____

Owner Address: _____

Owner Phone Number: _____

Owner Email Address: _____

Applicant

Applicant Name: _____

Applicant Address: _____

Applicant Phone Number: _____

Applicant Email Address: _____

Applicant's Signature

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: _____

Printed Name: _____

Staff Use Only Application Number: _____ Date: _____

Required Checklist Items Included: _____



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: October 2, 2024

CATEGORY: ACTION ITEMS

CAPTION: SP-2410 - Site Plan Review for an Automotive Repair Service Development Located at 511 Friendship Lane.

PRESENTATION:

SUMMARY:

The applicant has submitted a Site Plan application for an Automotive Repair Service Development located at 511 Friendship Lane. The request consists of a single-story, 7,020 sq ft structure on a 1.903 Acre (82,895 sq ft) lot that shares access with Chick-Fil-A, 503 Friendship Lane.

BACKGROUND: The application was reviewed for its conformity with relevant City Ordinances including [Sec. 7.131 - Review and evaluation criteria for Site Plans](#).

Site Area: 1.903 Acres (82,895 sq ft)

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

Building Coverage: 7,020 sq ft (8%) (75% Maximum) [Sec. 3.210](#)

Impervious Coverage: 77,986 sq ft (94%) (80% Maximum) [Sec. 3.210](#)

Heights: 26 Ft (38 Ft Maximum) [Sec. 3.210](#)

Access: The development takes access via Friendship Lane. The property possesses an access and utility easement that it shares with the neighboring lots including Chick-Fil-A, which results in a total of 3 access points shared between multiple lots.

Parking: is required for the Automotive Repair Service Use at 2 spaces per mechanic with the applicant stating that they need 12 spaces but have provided 40. [Sec. 7.863](#)

Exterior Lighting: is not shown on the site plan. However, any exterior lighting on the building will need to comply with Article XV - Chapter 5 - [Ordinance No. 24-014](#). Fixtures must be full cut off and fully shielded.

Utilities: are available to serve the site. However, the developer will be responsible for any utility

improvements or extensions required by the City.

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

Landscaping: A Landscaping plan was submitted and approved and includes 5 trees along the Right-Of-Way (ROW) as well as a hedge and 6 trees provided for the perimeter landscaping requirements as well as 380 sq ft of interior landscaping in the form of planting beds and landscape strips.

Screening: is required for refuse containers only as the property does not abut residential districts. [Sec. 7.940](#)

The Site Plan application was reviewed for its conformity with [Sec. 7.131 - Review and evaluation criteria for Site Plans](#)

The Planning and Zoning Commission and the Director of Planning and Building as advisor to the Planning and Zoning Commission shall review and evaluate site plans using the following criteria:

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

External elements of the site plan compatibility with existing or permitted uses on abutting sites or within the area of the proposed development, and compatibility of the development of off site physical features including but not limited to the review of the following:

Access and Circulation	Op
Adjacent street network	Pla
Buffers	Pu
Building height, bulk, scale and orientation	Set
Landscaping	Uti

Internal elements of the site plan including but not limited to the following:

Arrangements of Buildings, Usages and Access Management
Drainage improvement/grading plan
Driveways

Elevation of view of any required or proposed screening; including height, materials, percent of screening, an
Exterior lighting
Fire hydrant location and spacing
Landscaping and open space plan, with a description of types and quantity of plant materials to be used
Loading facilities
Location height and design features on all signs
Lot arrangements

Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards.

STAFF RECOMMENDATION:

The Site Plan as proposed provides an automotive repair service on a large lot, however, the lot is overdeveloped in terms of impervious coverage based on [Sec. 3.210 - C2 Zoning Ordinance](#). The maximum allowed impervious coverage in this zoning district is 80% with the applicant proposing a total of 94%. Staff recommends a reduction in parking to bring the impervious coverage calculation to within a range that meets the minimum requirements.

In addition to this modification to the site plan, Staff recommends approval conditioned upon the approval of Civil Construction Plans.

ATTACHMENTS:

1. SP-2410 - Discount Tire Site Plan and Landscape Plan
2. SP-2410 Zoning Map
3. SP-2410 Review Comments
4. SP-2410 - Discount Tire Site Plan Comments Response Letter
5. SP-2410 Site Plan Application

APPROVAL/REVIEW:

Date:

Shelby Collier, Senior Planner

Date:

William McKamie, City Attorney

Date:

Anna Hudson, Director of Development Services

	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROP. LOT LINE
	LIMIT OF DISTURBANCE

1. SEE SHEET C-102 AND C-103 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
3. ALL CURB & SIDEWALK RADII ARE 3' UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
13. THIS PLAN WAS PREPARED WITH THE FOLLOWING REFERENCES: "TOPOGRAPHIC SURVEY OF LOT 14R ALTON IMBEL SUBDIVISION" PREPARED BY MGS LAND SURVEYING COMPANY, INC., DATED 06/01/2023 AND "ALTAINS LAND TITLE SURVEY" PREPARED BY BOHLER ENGINEERING TX, LLC DATED 5/21/2024.

1. THE EXTERIOR SITE DRIVEWAYS AND UTILITY IMPROVEMENTS AS SHOWN ON THE EXISTING CONDITIONS PLAN ARE UNDER CONSTRUCTION BY OTHERS, AND ARE ANTICIPATED TO BE COMPLETE ON OR BEFORE OCTOBER 1, 2024. REFERENCE PLANS SET TITLED "INFRASTRUCTURE CONSTRUCTION DRAWINGS" PREPARED BY BOHLER ENGINEERING, DATED 5/7/2024.

REVISIONS

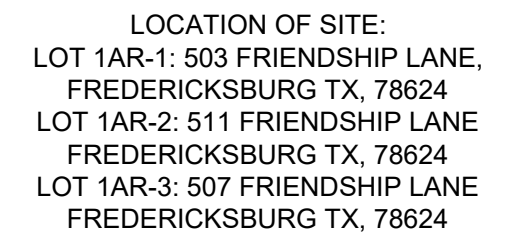
[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	-SITE-1
DRAWN BY:	PJC/AM
CHECKED BY:	MPR
DATE:	7/22/2024
CAD I.D.:	

PROJECT:

_____ FOR



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

SHEET TITLE:

SHEET NUMBER:

C-301

ORG. DATE - 7/3/2024



1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
3. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE AMENDING. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. REF. LP2 FOR MULCH SPECIFICATION.
6. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LINES (UNLESS SHOWN AS SOD).
7. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUPS/COVER PATTERNS) SHALL TAKE PRECEDENCE.
9. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF ANY OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
10. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, REMOVAL OF PLANT DEBRIS, WEEDING, AND SOIL BREEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKSMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
12. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
13. TO ACHIEVE FINAL ACCEPTANCE, THE FOLLOWING PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOVING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. TURF AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
14. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
15. THERE ARE NO EXISTING TREES ONSITE/ADJACENT TO SITE.

ZONING:	C2 COMMERCIAL, ENTRY CORRIDOR
TOTAL LANDSCAPE AREA PROVIDED:	8,499 SF
<u>LANDSCAPE STRIP ADJACENT TO RIGHT OF WAY</u>	
LENGTH OF FRONTAGE, FRIENDSHIP LANE:	202 LF
TREES REQUIRED:	5 TREES (1 PER 50 LF)
TREES PROVIDED:	0 TREES PROVIDED DUE TO CONFLICT WITH EXISTING UTILITY EASEMENTS.
HEDGE REQUIRED:	PROVIDED
PERIMETER LANDSCAPING RELATED TO ABUTTING PROPERTIES	
LENGTH OF WESTERN PERIMETER:	245 LF
TREES REQUIRED:	2 TREES (1 PER 125 OF)
TREES PROVIDED:	2 TREES
LENGTH OF SOUTHERN PERIMETER:	202 LF
TREES REQUIRED:	2 TREES (1 PER 125 OF)
TREES PROVIDED:	2 TREES
LENGTH OF EASTERN PERIMETER:	245 LF
TREES REQUIRED:	2 TREES (1 PER 125 OF)
TREES PROVIDED:	2 TREES
PARKING AREA INTERIOR LANDSCAPING	
A. TOTAL QUANTITY OF PARKING SPACES:	38 PARKING SPACES
B. PARKING SPACES ADJ. TO PERIMETER HEDGE:	38 PARKING SPACES
C. TOTAL EXCLUDING ADJ. TO PERIMETER HEDGE:	0 PARKING SPACES
LANDSCAPE AREA REQUIRED FOR PARKING SPACES:	380 SF (10 SF PER PARKING SPACE - C ABOVE)
LANDSCAPE AREA REQUIRED FOR DRIVETHROUGH:	0 SF (1 SF PER 100 SF OF PAVEMENT)
TOTAL LANDSCAPE AREA REQUIRED:	380 SF
LANDSCAPE AREA PROVIDED:	1,150+ SF
TREES REQUIRED:	5 TREES (1 PER 8 PARKING SPACES)
TREES PROVIDED:	5 TREES

SHEET TITLE:

LANDSCAPE
PLANTING

SHEET NUMBER:

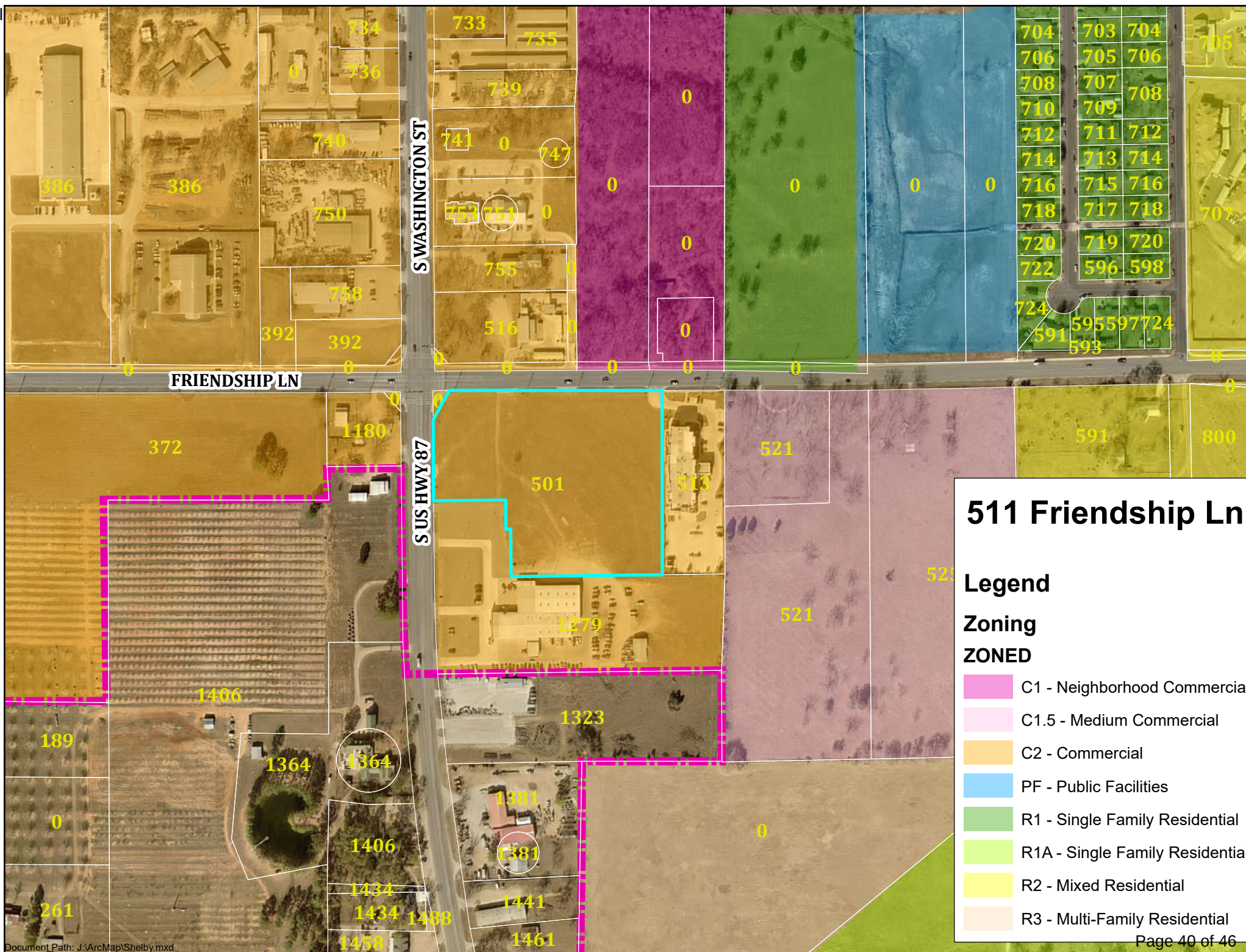
LP-1

ORG. DATE - 7/3/2024



EVERGREEN
DESIGN GROUP

(800) 680-6630
9600 Great Hills Trl., Ste 150W
Austin, TX 78759
www.EvergreenDesignGroup.com





September 9, 2024

Jonathan Strawther
Discount Tire
Jonathan.strawther@discounttire.com

RE: SP-2410, Review Comments for the Site Plan review of a Automotive and Equipment Services Located at 511 Friendship Lane.

Dear Applicant,

Project will require Planning and Zoning approval scheduled for October 2, 2024, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

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 Site plan by Monday, September 16, 2024.

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

- Provide a Landscape and Screening plan per [Sec. 7.920](#) & [Sec. 7.940](#)
- loading facilities. [Sec. 7.131](#) should be located to the south by the delivery doors.
- Trash enclosures must be screened per [Sec. 7.980](#)
- Staff recommends a decrease in the parking provided to allow for more green space. [Sec. 7.131](#)
- Staff recommends providing ADA parking abutting the building to allow for a safer pedestrian experience [Sec. 7.131](#)

The City of Fredericksburg

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

Engineering Comments

- Please note aisle width and parking space minimums in the City Code of Ordinances.
- Approval is conditioned upon recordation of replat of Lot 2.
- This development will require the submission of civil construction plans.

Please return the revised plans along with your written response as to how the comments have been addressed by Monday, September 16th to ensure consideration by the Planning and Zoning Commission on Wednesday, October 2nd. Please feel free to contact me with any comments or questions, and I will be happy to assist you.

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

Assuming the project obtains the necessary approvals at the October 2nd Planning and Zoning Meeting. The following items will be required to proceed with the project.

- Submission of Civil Construction Plans
- Recording of approved Minor Replat P-2423 – 511 Friendship Lane
- Building Permit applications (once Civil Construction Plans have been approved)
 - Provide the requested fixture types as part of the Building Permit process [Article XV- Outdoor Lighting](#)
- Signage will require a Sign Permit per [Chapter 29](#)
- All permit applications may be submitted through the [My Government Online Portal](#)

Jan Musgrove

Jan Musgrove, Planner I
Development Review Committee (DRC)

Date: August 16, 2024

City of Fredericksburg
Development Review Committee (DRC)
Jan Musgrove, Planner I
126 W. Main St.
Fredericksburg, T 78624

City Project Number: **SP-2410**

Re: Staff Review Comments

Dear Ms. Musgrove,

The following is our comment response letter addressing comments received on September 9, 2024. Our response to each comment is as follows:

Comment: Provide a Landscape and Screening plan per [Sec. 7.920](#) & [Sec. 7.940](#)
Response: A Landscape Plan is included in this re-submission.

Comment: Loading facilities [Sec. 7.131](#) should be located to the south by the delivery doors.
Response: This striped area is not intended for frequent loading or unloading, and given the City's preference for less impervious pavement, has been revised to be an open space that would include minimal landscaping.

Comment: Trash enclosures must be screened per [Sec. 7.980](#).
Response: Acknowledged. Screening of the trash enclosure will be provided and will be prepared and submitted with the full Architectural drawings for the building permit submission.

Comment: Staff recommends a decrease in the parking provided to allow for more green space. [Sec. 7.131](#).
Response: In an effort to meet the City's preference for fewer parking and impervious spaces, the site plan has been adjusted to add landscaping islands within the south and east parking rows, and the front portion of the building has been revised from concrete pavement to proposed open space with minimal landscaping as indicated in comment response above.

Comment: Staff recommends providing ADA parking abutting the building to allow for a safer pedestrian experience [Sec. 7.131](#)
Response: Site operations, logistics, and layout inhibit parking stalls against the building.

ENGINEERING COMMENTS

Comment: Please note aisle width and parking space minimums in the City Code of Ordinances.

Response: Acknowledged.

Comment: Approval is conditioned upon recordation of replat of Lot 2.

Response: Acknowledged.

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

Response: Acknowledged. Civil construction drawings will be submitted following Site Plan Approval by the City Planning & Zoning Commission.

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

Sincerely,



Matt Roberson, P.E.



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 jmusgrove@fbgtx.org.

A. Project Information

Project Name: _____

Project Address: _____

Parcel ID Numbers: _____

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

DRC Review comments - \$250

C. Applicant/Owner Information

Property Owner

Owner Name: _____

Owner Address: _____

Owner Phone Number: _____

Owner Email Address: _____

Applicant

Applicant Name: _____

Applicant Address: _____

Applicant Phone Number: _____

Applicant Email Address: _____

Applicant's Signature

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: _____

Printed Name: _____

Staff Use Only Application Number: _____ Date: _____

Required Checklist Items Included: _____