



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, January 8, 2025 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

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

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

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on January 8, 2025, 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 January 8, 2025.
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 New City Hall at East Campus 2818 E. U.S. Hwy. 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. November 6, 2024, Regular Meeting Minutes

4. PUBLIC HEARING

- A. Request Z-2420: By Steve and Beverly Allen to Consider Establishing a Zoning of C1, Neighborhood Commercial for Property Located at 648 & 652 Post Oak Road, Also Referred to as Approximately 5.282 Acres of Land Described as Lot 128B-AR of the Allen Addition in Gillespie County, Texas.

- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Zoning Request
- B. Request Z-2426: By Patrick Moore on Behalf of Rio Bank to Consider a Conditional Use Permit per Section 3.510 to Operate a Standardized Business in the Historic Shopping District Overly for the Property Located at 610 West Main.
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit

5. ACTION ITEMS

- A. Request P-2425: By Kevin Spraggins to Consider the Review of a Preliminary Plat for 1010 North Cherry Street.
- B. Request SP-2411: By Emmett Gold with Hewitt Engineering, to consider the Site Plan and Entry Corridor for Mimi on Main located at 901 E Main Street.
- C. Request SP-2412: By Nick Skuteris with DC Partners to Review the Site Plan and Entry Corridor Application for the Meuse Located at Hwy 290 West and Highway 87 North, referred to as the "Y".

6. DISCUSSION ITEMS

- A. Director's Report:
 - 1. Summary of applications reviewed by Planning & Zoning for FY 2024 - project status updates

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM. on January 3, 2025, 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
November 20, 2024
CITY OF FREDERICKSBURG**

ZONING BOARD OF ADJUSTMENT

5:00 P.M.

On the 20th day of November 2024, the Zoning Board of Adjustment convened in regular session at the regular meeting place thereof with the following members present to constitute a quorum.

PRESENT: CLAY SEARS - Chairperson
ERIC HAMMERSEN – Vice Chairperson
JENNIFER EGGLESTON - Member
MIKE MAHONEY- Member
TAYLOR WILLIAMS- Member
ADAM LUTON - Alternate

ABSENT: JIM MCAFEE - Alternate
ANNA HUDSON, Director of Development Services

ALSO PRESENT: SHELBY COLLIER – Senior Planner
JAN MUSGROVE – Planner 1
TYLER BAETHGE – STR Specialist
MICK MCKAMIE – Legal Counsel– Virtual

The meeting was called to order at 5:31 P.M. by Clay Sears.

Election of a Chairperson and a Vice-Chairperson

Jennifer Eggleston made a motion to elect Clay Sears as the Chairperson, Mike Mahoney seconded the motion. All voted Aye and the motion passed.

Clay Sears made a motion to elect Eric Hammersen as the Vice-Chairperson. Mike Mahoney seconded the motion. All voted Aye and the motion passed.

MINUTES:

Eric Hammersen made a motion to approve September 18, 2024, Regular Meeting Minutes with a correction mentioned by Taylor Williams. Seconded by Mike Mahoney. All voted in favor and the motion was carried.

CAPTION: Request #ZBA2024-09:

By Kenneth and Leah Clodfelter to Consider a Request to the Zoning Board of Adjustment for a Special Exception Per Sec. 5.500 - Board of Adjustment Subsection A2 to Allow for an Increase in Occupancy for a Permitted STR for Property Located at 206 South Crockett. The Current Occupancy is 5 and the Applicant is Requesting an Occupancy of 6.

Applicant: Leah Clodfelter, owner, and operator of 206 S Crockett mentioned that she had filled out the original application incorrectly with an occupancy of 5 and it should have been 6, her property management company had brought it to her attention that the occupancy should be 6. Shen mentioned that it was listed with an occupancy of 5 and asked the Board to please consider granting their request.

Presentation: Shelby Collier, Senior Planner

The applicant is requesting a Special Exception to increase the occupancy for property located at 206 South Crockett. The current occupancy is 5 and the applicant is requesting an occupancy of 6.

Staff Recommendation:

Staff finds that the request to increase the occupancy from 5 to 6, is in keeping with the surrounding neighborhood. The lot itself is of average size and the request to increase the occupancy mirrors what the current occupancy calculations are. With that said, If the Board were to grant approval, Staff recommend bringing the property into compliance with Parking minimums and addressing the active demolition by neglect as a condition of the approval

Discussion:

The Board wanted to confirm how many off-street parking spaces were available, the applicant responded that they had 2 or more on site. Some concerns were noted as to why the applicant was only now wanting to change the occupancy. The Applicant responded that she was not aware of the 5-person occupancy until very recently when her management company brought it to her attention. The board was also interested in why the applicant had not responded to the Demo by Neglect letter; the applicant indicated that she had no recollection of receiving one. The Board talked about what the average occupancies were in the surrounding area and determined that the STR in question would set a precedent for other STR's to increase their occupancies.

Shelby Collier mentioned that there had been four (4) public comments received, 2 for approval and 2 in protest. The board members each had copies of the letters.

Mike Mahoney made a motion to approve the request contingent on repairing the garage.

Eric Hammersen seconded the motion.

Mick McKamie, Legal counsel mentioned that ZBA was not an enforcement body and that that condition of approval was not appropriate and that it would exceed the Boards authority.

The board voted as follows on the motion:

Clay Sears – Aye

Jennifer Eggleston – Aye

Eric Hammersen – Aye

Taylor Williams – Nay Mike Mahoney – Nay

The motion passed but the approval failed.

Mike Mahoney made a second motion to deny the increase the occupancy to 6 on 206 S Crockett. Taylor Williams seconded the motion.

The board voted as follows on the motion:

Clay Sears – Nay Taylor Williams – Aye Eric Hammersen – Nay

Jennifer Eggleston – Aye Mike Mahoney – Aye

The motion failed and the application was denied.

Director's Report – Anna Hudson was present at the meeting, Shelby Collier gave a brief report, she introduced Tyler Baethge, the STR specialist to the Board. She noted that the Board each had the new 2025 Meeting's Calendar in front of them and reminded them to please use and check their FBG.org emails to avoid open records requests that would involve their personal emails. If their emails were not working, to contact Staff so that IT could fix the issue.

ADJOURN

With nothing further to come before the Board, Mike Mahoney moved to adjourn the meeting and Taylor Williams seconded the motion. All voted in favor and the meeting was adjourned at 6:39 P.M.

PASSED AND APPROVED this the 22ND day of January 2025.

JAN MUSGROVE, PLANNER 1

CLAY SEARS. CHAIRPERSON



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: January 8, 2025

SECTION: PUBLIC HEARING ITEM: A.

CAPTION: Request Z-2420: By Steve and Beverly Allen to Consider Establishing a Zoning of C1, Neighborhood Commercial for Property Located at 648 & 652 Post Oak Road, Also Referred to as Approximately 5.282 Acres of Land Described as Lot 128B-AR of the Allen Addition in Gillespie County, Texas.

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

PRESENTATION:

SUMMARY:

The applicant requests to establish a Zoning of C1, Neighborhood Commercial for property located at 648 & 652 Post Oak Road.

BACKGROUND: The subject property is approximately 5.282 acres on the West side of Post Oak Road and was the former home of One Quilt Place, a Commercial Quilt Shop. It is currently located outside the City Limits in the Extra Territorial Jurisdiction (ETJ), however, the applicant has submitted a Voluntary Annexation Request that will be considered by City Council on January 21, 2025. As part of that process, the property needs to be zoned, which requires a recommendation by the Planning and Zoning Commission.

The property was previously annexed into the City Limits and had obtained a zoning of C1, Neighborhood Commercial, however, this property and others, were dis-annexed in 2024. The applicant intends to have the property annexed and zoned C1, Neighborhood Commercial as it was prior to 2024.

The surrounding properties are a mix of residential properties to the East and include a R1-A Zoned Subdivision (Post Oak Village) as well as a residence and an apartment complex all zoned C1, Neighborhood Commercial. To the North and South are larger residential parcels that are not located in the City Limits and to the West are Rural or large acreage tracts of land. All properties possess a Land Use, but only properties located in the City Limits possess a designated Zoning.

Sec. 3.200 - C1, Neighborhood Commercial speaks to the development standards allowed in C1 and includes the following uses by right:

- Administrative and Business Office
- Convalescent Services
- Cultural Services
- Day Care Services
- Group Residential
- Local Utility Services
- Medical Services
- Multiple Family Residential
- Personal Services
- Private Primary Educational Services
- Private Secondary Educational Facilities
- Professional Office
- Religious Assembly
- Single Family Residential (detached) if structure was not used as other than residential in its most recent use
- Short-Term Rental, Unoccupied
- Short-Term Rental, Accessory
- Short-Term Rental, B&B
- Short-Term Rental, Facility

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

- Arts and Crafts
- Automotive Washing
- Building Maintenance Services
- Business School
- Business Support Services
- Club or Lodge
- Communication Services
- Condominium Residential
- Consumer Repair Services
- Convenience Storage
- Convenience Store/Self Serve Gasoline
- Duplex Residential
- Food Sales
- Guidance Services
- Laundry Services
- Limited Retail Sales
- Liquor Sales
- Personal Improvement Services
- Pet Services
- Restaurant - Limited
- Single Family Residential (detached) - new construction or after cessation of use other than residential
- Townhouse Residential

- Drive Through Facilities Associated with any Use

The following Property Development Standards would apply to all future lots:

Lot Size	Minimum Lot Area, 7,500 Square Feet
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 25 feet
Interior Side Yard	Minimum Required Setback, 5 feet; or 10 feet when abutting residential zoning districts; or 15 feet for 2 story structures, when abutting residential zoning districts
Rear Yard	Minimum Required Setback, 5 feet; or 15 feet when abutting residential zoning districts; or 25 feet for 2 story structures, when abutting residential zoning districts
Maximum Impervious Coverage	70%
Maximum Building Coverage	50%
Residential Density	Minimum Site Area per Dwelling Units, Efficiency: 2,500 sq ft 1 Bedroom: 3,000 sq ft 2 Bedroom: 3,500 sq ft 3 Bedroom: 4,000 sq ft Each additional bedroom (over 3 bedrooms) shall provide an additional 500 square feet interval to the required density area
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls, Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Building	<u>Section 8.000</u>
Signs	<u>Chapter 29</u>
Outdoor Amplified Sound	Prohibited when abutting R1, R1-A, or R5

[The Comprehensive Plan](#) identifies the subject property with a future place type of Neighborhood Residential which is intended to be primarily single-family neighborhoods but with a variety of lot sizes and would encourage commercial uses at significant intersections. The recommended commercial uses would be neighborhood serving retail, personal service and office uses, all of which are found in the C1, Neighborhood Commercial zone.

STAFF RECOMMENDATION:

Staff finds that the request is in keeping with the Comprehensive Plan and the surrounding development patterns.

Staff recommends approval of the establishment of a C1, Neighborhood Commercial Zoning.

ATTACHMENTS:

1. Z-2420 - Annexation Application
2. Z-2420 Survey
3. Z-2420 Location Map
4. Z-2420 Landuse Map
5. Z-2420 Zoning Map
6. Z-2420 Public Hearing Map
7. Z-2420 Mailing Labels
8. Comprehensive Plan_Neighborhood Residential

APPROVAL/REVIEW:



Shelby Collier, Senior Planner

Date: January 03, 2025

William McKamie, City Attorney

Date:

Anna Hudson, Director of Development Services

Date:



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: One Quilt Place

Project Address: 648 & 652 Post Oak Rd. Address verified as 648 & 662 - SC - 12/06/24

Property Tax ID Numbers: ALLEN ADDN LOT 128B-AR 2.0 acres
ALLEN ADDN LOT 128B-AR 3.279 acres

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: Steve & Beverly Allen Revocable Trust

Owner Address: 662 Post Oak Rd. Fredericksburg, TX 78624

Owner Phone Number: 281-635-2292

Owner Email Address: sallen98@austin.rr.com

D. Applicant

Applicant Name: Steve Allen

Applicant Address: 662 Post Oak Rd.

Applicant Phone Number: 281-635-2292

Applicant Email Address: sallen98@austin.rr.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: Steve Allen

Staff Use Only Application Number: _____

Date: 9-23-24

\$1,000
pd. ck 10730
9-23-24 AB

City Of Fredericksburg, Texas

September 6, 2024

126 Main St.

Fredericksburg, TX 78624

Attn: Anna Hudson

Director of Development Services

Re: Voluntary Annexation Request

LETTER OF INTENT

I do hereby petition the City for Voluntary Annexation into the City limits with all its right and privileges and responsibilities. This is for the properties described as:

ALLEN ADDN LOT 128B-AR 2.0 acres

ALLEN ADDN LOT 128B-AR 3.279 acres

These properties have accommodated the business of One Quilt Place LLC at 648 Post Oak Rd. and 652 Post Oak Rd. for the last 11 years. The property has been zoned Commercial. The Golden Hub has entered into an agreement to purchase the properties and desire to be in the City of Fredericksburg. We believe this transaction is mutually beneficial to us and the Golden Hub and that this organization has been a strong asset to the Community.

We enclose herewith, the required documentation as described in the Petition.

If anything is needed just let us know. We have a new survey being developed within the next 2 weeks. The surveyors have already taken their field data and our working on the survey plot.

Respectfully,



Stephen W. Allen

Trustee of the Steve and Beverly Allen Revocable Trust



PETITION FOR VOLUNTARY ANNEXATION

into the City Limits of the
City of Fredericksburg, Texas

Local Government Code Chapter 43, Subchapter C – 3, provides the statutory rules for voluntary annexations in Texas. Legal property owners of land located within the City's Extraterritorial Jurisdiction may voluntarily petition for annexation into the City limits. This form may be used to make a formal request to the City of the Fredericksburg City Manager for your property to be incorporated, but a letter containing the same with the information in this form is acceptable.

Please include a legal metes and bounds description/survey of the property with a signed letter or this form, and a check for \$750 to the City via the following:

- U.S. Postal Mail: to Anna Hudson, Director of Development Services, City of Fredericksburg
126 Main Street Fredericksburg, TX 78624
- Email to: ahudson@fbgtx.org

Name of Property Owner(s) (please list all owners with interest in the property):

Stephen W. Allen Trustee

Beverly A. Allen Trustee

Property Address

648 & 652 Post Oak Rd.

Street Number

Street Name

85590

Parcel ID No.: 9178381

ALLEN ADDN LOT 128B-AR 2.0 acres

ALLEN ADDN LOT 128B-AR 3.279 acres

Legal Description

I, the undersigned property owner of the aforementioned real property, and on behalf of any and all other property owners with interest in such property, do hereby execute and submit this Petition for Annexation for the express purpose of requesting that the City of Fredericksburg incorporate my aforementioned property into the corporate boundaries of the City of Fredericksburg. I hereby certify and attest that I have the authority to do so, and have been provided such authority by others that have ownership interest in the property subject to this request/petition.

I, the undersigned, also understand that a "metes and bounds" legal description/survey of the land applicable to this petition shall be provided as an attachment to this request in order for the City to take action on this request.

Stephen W. Allen

Printed Name

Signature

8/30/2024

Date

STATE OF TEXAS COUNTY §
§
OF GILLESPIE §

REQUEST FOR VOLUNTARY ANNEXATION

To the Mayor and City Council of the City of Fredericksburg:

The undersigned owner(s) of the tract(s) of land described below (the "tract") hereby petition the City of Fredericksburg to extend the present City Limits so as to include the property described on Exhibit "A", which is attached and incorporated herein for all purposes.

I/We certify and swear that:

1. ☒ I/We are the sole owners of the tract; and
2. ☒ The tract is contiguous (i.e., adjacent) to the City Limits as it exists upon the date of the execution of this petition; and
3. ☒ The tract is not located within the ETJ of any other municipality; and
4. *Initial: _____* The tract is not currently appraised, per Chapter 23 of the Texas Tax Code, for ad valorem tax purposes as land for agricultural use under Subchapter C, wildlife management use under Subchapter D, or as timber land under Subchapter E; - **OR -**
5. ☒ The tract is currently appraised for ad valorem tax purposes as land for agricultural use, wildlife management use, or timber land under Subchapter E, under Chapter 23 of the Texas Tax Code, **AND** *partial*
 - a. The City of Fredericksburg has offered to make a development agreement with me/us pursuant to Section 43.016 of the Texas Local Government Code; and
 - b. *Initial: da* I/We decline the City's offer to make such an agreement and deem such agreement to be unnecessary.
6. ☒ This request for annexation into the City Limits of Fredericksburg, Texas is made freely and voluntarily.

The following documents are hereby submitted in conjunction with this Petition (*Please acknowledge each accompanying document submitted with an "X" on the space provided. Reasons for not submitting a required document must be provided on the Letter of Intent.*)

Issued By:

GILLESPIE CENTRAL APPRAISAL DISTRICT
1159 S MILAM ST
FREDERICKSBURG, TX 78624

Property Information

Property ID: 85590 Geo ID: S0026-0000-012820
Legal Acres: 2.0000
Legal Desc: ALLEN ADDN LOT 128B-AR, 2.0, -RETAIL, STUDIO & B&B-
Situs: 648 POST OAK RD & 652 POST OAK RD, TX
DBA: ONE QUILT PLACE, STUDIO & COTTAGE
Exemptions:

Owner ID: 218509 100.00%
ALLEN, STEVE & BEVERLY REVOCABLE TRUST
662 POST OAK RD
FREDERICKSBURG, TX 78624

For Entities

Value Information

CITY OF FREDBG	Improvement HS:	0
FREDBG ISD	Improvement NHS:	928,050
GILLESPIE COUNTY	Land HS:	0
GILLESPIE WCID	Land NHS:	110,440
HILL CNTRY UWCD	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	1,038,490

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 08/30/2024

Total Due if paid by: 08/31/2024

0.00

Tax Certificate Issued for:

Taxes Paid in 2023

CITY OF FREDBG	1,715.38
GILLESPIE COUNTY	2,903.62
HILL CNTRY UWCD	48.81
FREDBG ISD	8,052.46
GILLESPIE WCID	1.83

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs If Suit is Pending

Date of Issue: 08/30/2024
Requested By: ALLEN, STEVE & BEVERLY RE
Fee Amount: 10.00
Reference #: 08.30.24

Page: 1

Signature of Authorized Officer of Collecting Office

Issued By:

GILLESPIE CENTRAL APPRAISAL DISTRICT
1159 S MILAM ST
FREDERICKSBURG, TX 78624

Property Information

Property ID: 178381 Geo ID: S0026-0000-012820
Legal Acres: 3.2790
Legal Desc: ALLEN ADDN LOT 128B-AR, 3.279
Situs: 648 POST OAK RD & 652 POST OAK RD, TX
DBA: ONE QUILT PLACE, STUDIO & COTTAGE
Exemptions:Owner ID: 218509 100.00%
ALLEN, STEVE & BEVERLY REVOCABLE TRUST
662 POST OAK RD
FREDERICKSBURG, TX 78624

For Entities

Value Information

FREDBG ISD	Improvement HS:	0
GILLESPIE COUNTY	Improvement NHS:	0
GILLESPIE WCID	Land HS:	0
HILL CNTRY UWCD	Land NHS:	0
	Productivity Market:	181,060
	Productivity Use:	340
	Assessed Value	340

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 08/30/2024

Total Due if paid by: 08/31/2024

0.00

Tax Certificate Issued for:

Taxes Paid in 2023

GILLESPIE COUNTY	0.95
HILL CNTRY UWCD	0.02
FREDBG ISD	2.64
GILLESPIE WCID	0.00

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

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Date of Issue: 08/30/2024
Requested By: ALLEN, STEVE & BEVERLY RE
Fee Amount: 10.00
Reference #: 08.30.24

Page: 1

Signature of Authorized Officer of Collecting Office

Validity of any reasons provided will be determined by Staff and may affect the application's progress.):

- X Letter of Intent (*REQUIRED*)
- X Tax Certificates indicating no outstanding ad valorem taxes on the subject tract (*REQUIRED*)
- X Metes-and-bounds description, signed and sealed by a registered and qualified professional (*REQUIRED*)
- X Survey Map, signed and sealed by a registered and qualified professional (*REQUIRED*)
- X Electronic media containing either a shape file, *.dwg or *.dgn file of the subject tract (*OPTIONAL, but encouraged*)

I/We certify and swear that this request is signed and acknowledged by each and every person and corporation owning said tract or having an interest in any part thereof.

Stephen W. Allen
Print Name

Beverly A. Allen
Print Name

Trustee/Steve & Beverly Allen
Title/Name of Entity Revocable Trust

Trustee/Steve & Beverly Allen
Title/Name of Entity Revocable Trust

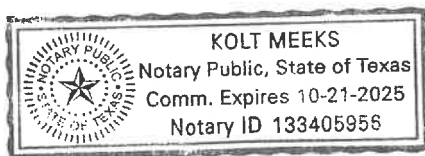
Stephen W. Allen
Signature

Beverly A. Allen
Signature

8-30-2024
Date

8-30-24
Date

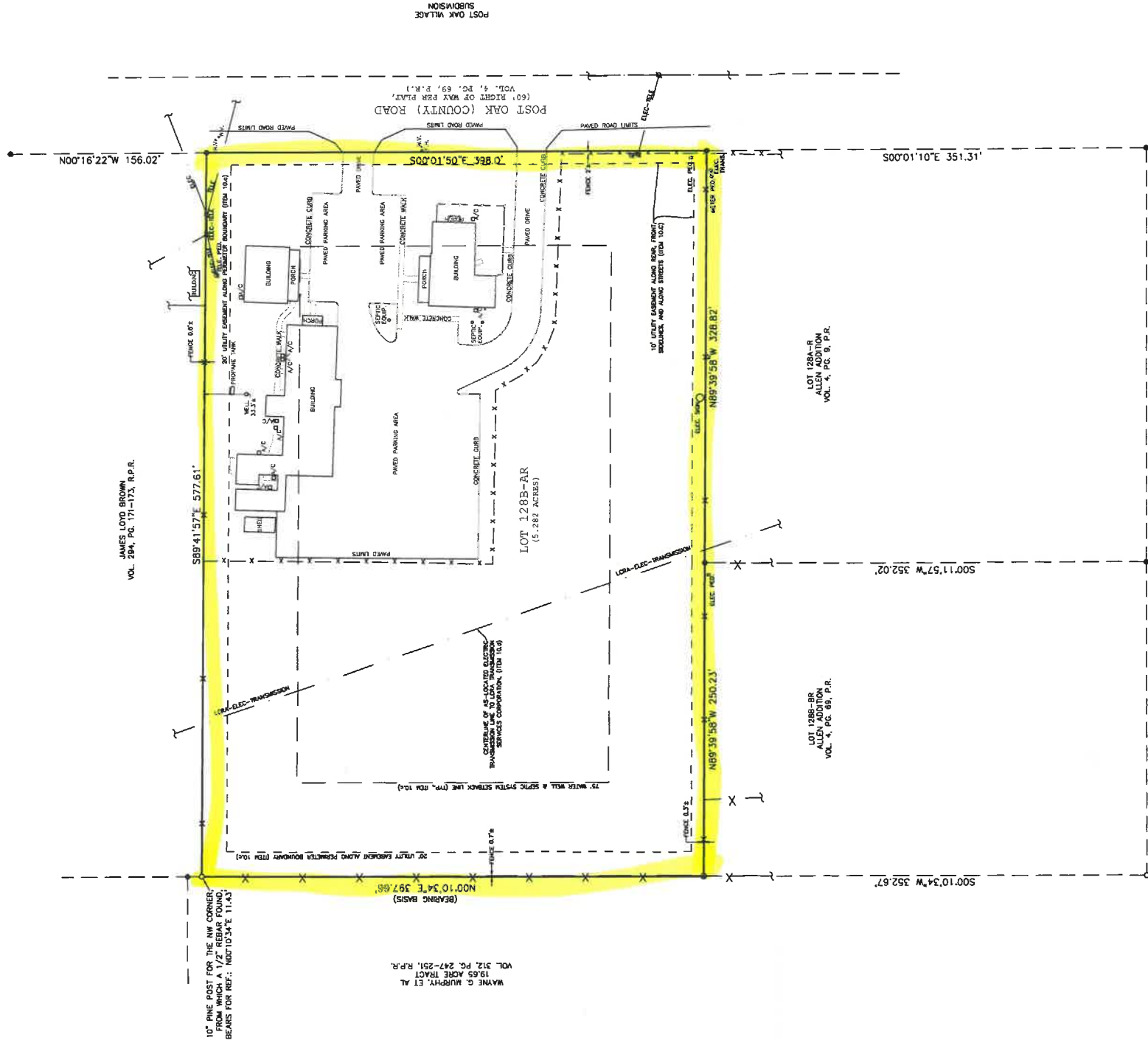
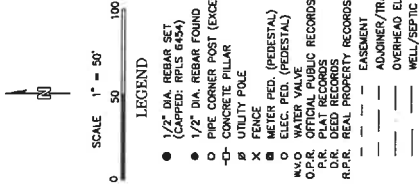
This instrument was sworn to, signed, and acknowledged before me by the persons named above on the 30th day of August 2024



Kolt MEEKS
Notary Public, State of Texas



LOT 128B-AR, ALLEN ADDITION,
SITUATED IN GILLESPIE COUNTY, TEXAS,
RESUBDIVISION FOUND OF RECORD IN VOLUME 4, PAGE 69
OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
PREPARED AT THE REQUEST OF
STEPHEN WALTER ALLEN AND BEVERLY ANNE ALLEN, CO-TRUSTEES
OF THE STEVE AND BEVERLY ALLEN REVOCABLE TRUST.



NOTE:

1. ANY APPARENT OBSTACLES, ADJACENT-GROUND UTILITIES WERE LOCATED AND ARE SHOWN HEREON, NO ATTENTION HAS BEEN MADE AS A PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR FURTHER INFORMATION, REGARDING UNDERGROUND UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCY/OWNERS OF SUCH UTILITIES. THE SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE EXACT LOCATION OF UNDERGROUND UTILITIES.
2. SURVEYING SITE UTILITIES MUST MEET STATE OF TEXAS MINIMUM REQUIREMENTS WHICH VARY DEPENDING ON THE TYPE OF SYSTEM.
3. EXISTING PRIVATE WATER WELLS (IF ANY) CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.
4. A MINIMUM SETBACK IS REQUIRED FROM THE PERMITSSED BOUNDARY LINE FOR THE ORIGIN OF ANY NEW WATER WELLS, AS REQUIRED BY THE HALL COUNTY UNDERGROUND WATER CONSERVATION DISTRICT.
5. THIS TRACT APPEARS TO BE WITHIN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 481710298BC, WHICH IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).
6. DISTANCES AND AREA SHOWN HEREON ARE DERIVED FROM G.N.S.S. R.T.C. (GPS) POSITONING TECHNIQUES IN A LOCAL COORDINATE SYSTEM. WITH THE HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET, THE BASIS OF BEARING IS SHOWN HEREON.
7. ALL REFERENCES TO DOCUMENTS OF PUBLIC RECORD SHOULD BE FOUND IN THE OFFICE OF THE COUNTY CLERK, GULFSLOPE COUNTY, TEXAS.
8. ORIGINAL MAP SHEET SIZE: 24" x 36".

THIS SURVEY DOES NOT CONSTITUTE AN ABSTRACT OF TITLE BY THE SURVIVOR AND THE SURVIVOR MAKES NO REPRESENTATION AS TO THE CONDITION OF TITLE. THE EXEMPTION FROM FORECLOSURE PROCEEDINGS IN ARTICLE 8 OF THE DEED CONCERNING THE SURVIVED PROPERTY AFFECTING EASEMENTS IS QUALIFIED AS BEING BASED ONLY ON A BELIEF CONCERNING THE SURVIVED PROPERTY. ANY PROVISIONS THAT HAVE BEEN LISTED ARE SUBJECT TO A FUTURE OBJECTIVE ASSESSMENT OF WHERE THE EASEMENT PURSUANT TO THE GRANTING INSTRUMENT, ITEMS THAT ARE SPECIFICALLY LOCATABLE ARE SHOWN HEREON (SHA), ITEMS WHICH ARE NOT SPECIFICALLY LOCATABLE (NLS) OR UNDETERMINED ARE NOTED BELOW, PER COMMITMENT FOR TITLE INSURANCE REFERENCED IN THE CERTIFICATE STATEMENT. SCHEDULE "B" EASEMENTS.

- ITEM 1. COVENANTS, CONDITIONS AND RESTRICTIONS.
 - VOL. 4, PG. 68, P.A. (SH)
 - VOL. 4, PG. 69, P.A. (SH)
- ITEM 10. WELL AND SEWER SYSTEM, WATER POLES, POWER POLES, OVERHEAD ELECTRIC LINES AS SHOWN AND UTILITY EASEMENTS.
 - VOL. 4, PG. 68, P.A. (SH)
- ITEM 10.4. ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY (UTILITY).
 - VOL. 32, PG. 171-172 (B) (SH, DESCRIBED ORIGINALLY TO WEST TEXAS UTILITIES, CO.)
 - INSTR. NO. 20233255, O.P.R. (SH, AMENDMENT TO CERA TRANSMISSION SERVICES CORP.)
- ITEM 10.4. RIGHT-OF-WAY EASEMENT (UTILITY) TO C.T.E.C., INC.
 - VOL. 177, PG. 397-398, D.R. (NSL, UNDETERMINED)
- ITEM 10.1. RIGHT-OF-WAY EASEMENT (UTILITY, 20' WIDE) TO C.T.E.C., INC.
 - VOL. 311, PG. 358-359, R.F.P. (NSL)
- ITEM 10.6. RIGHT-OF-WAY EASEMENT (UTILITY, 20' WIDE) TO C.T.E.C., INC.
 - INSTR. NO. 20083274, O.P.R. (NSL)

CERTIFICATION:

**TO GILLESPIE COUNTY COMMITTEE OF AGING, INC. AND TO
ESPENBICKSBERG TILES, INC.**

THIS IS TO CERTIFY THAT THIS MAP AND PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP, LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND INCLUDES TABLE 'A' ITEMS: 1, 4, 13, 15, AND 20 OF TABLE 'A', THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 30, 2024.

DATE OF PLAY OR MAP: SEPTEMBER 20, 2024

SURVEY PROJECT NO.: 2408-13

Cody J. Musick
CODY J. MUSICK
REG. PROF. LAND SURVEYOR NO. 6454

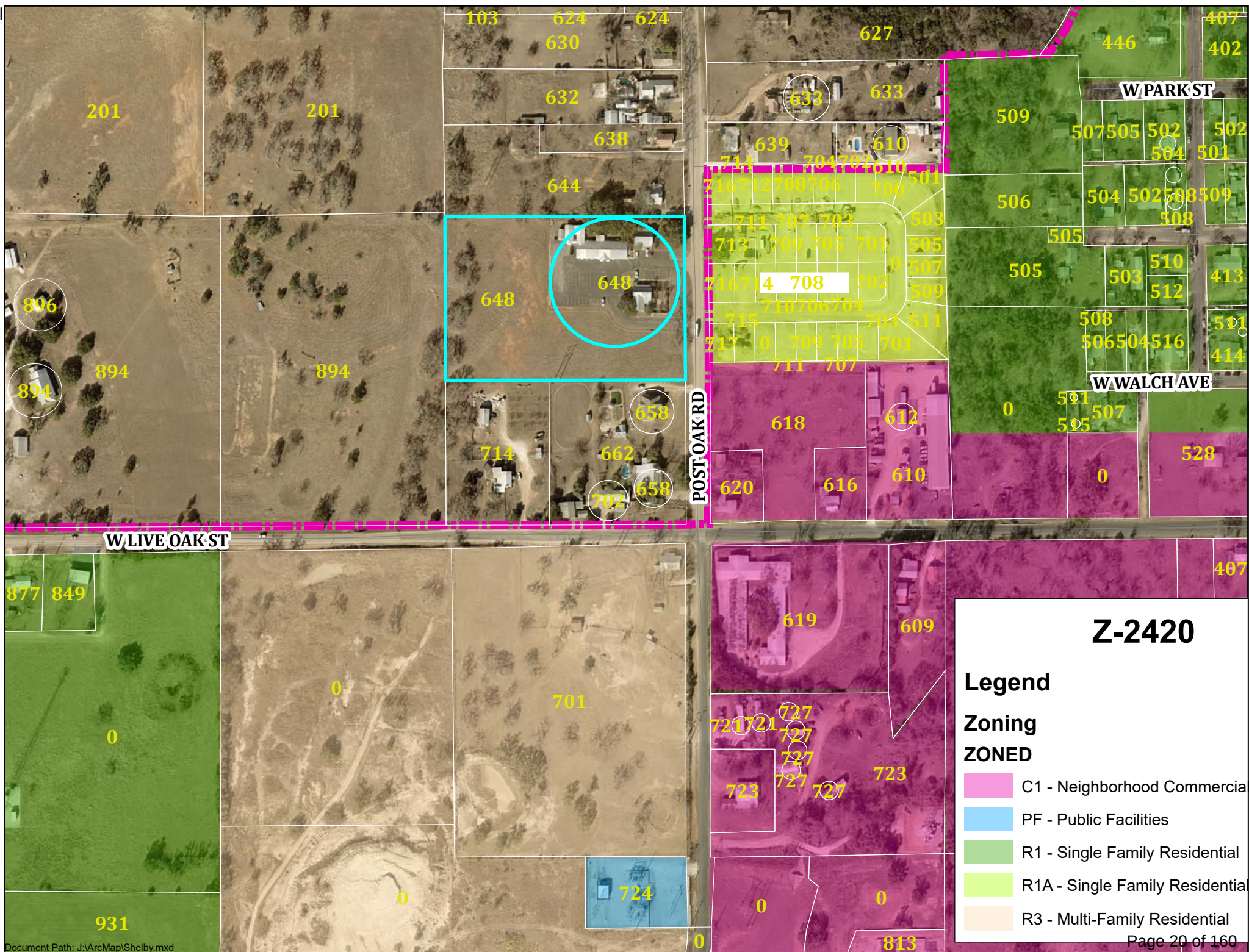


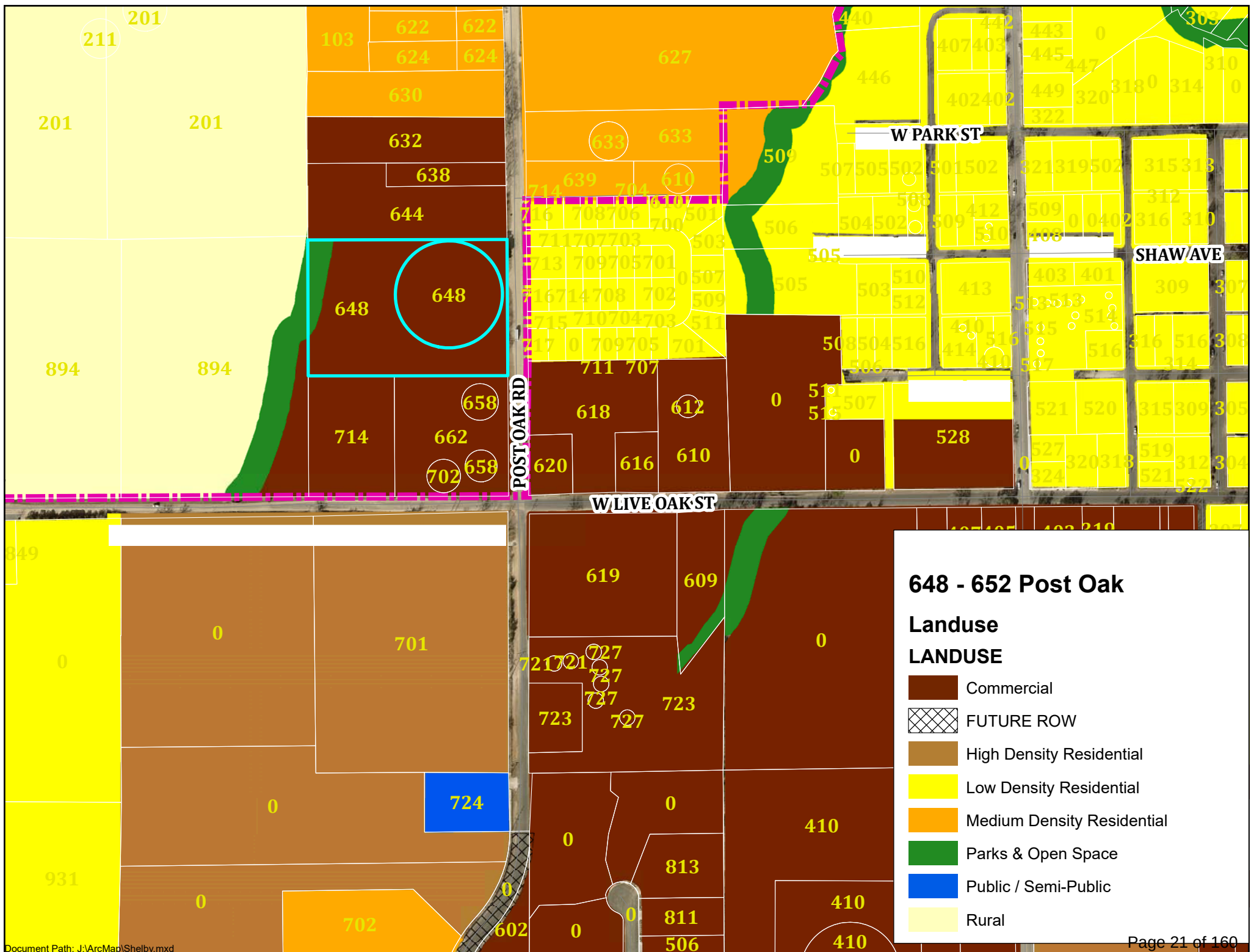
WAYMAKER
LAND ADVISORS & SURVEYORS

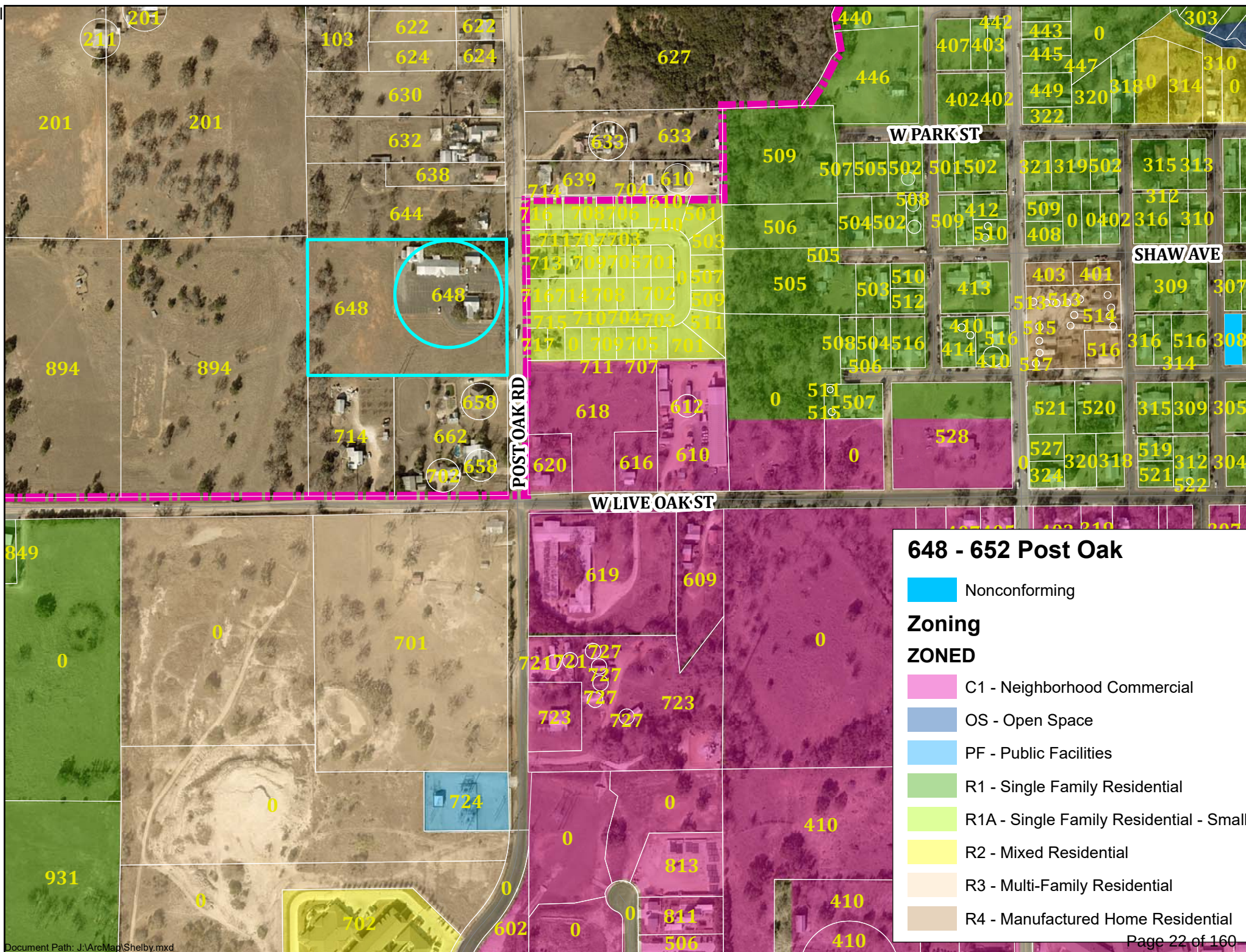
1905 W. Live Oak St. | Fredericksburg, Texas 78624
810-997-3884 | TBP&LS Firm No. 10374026
www.waymakerland.com | info@waymakerland.com

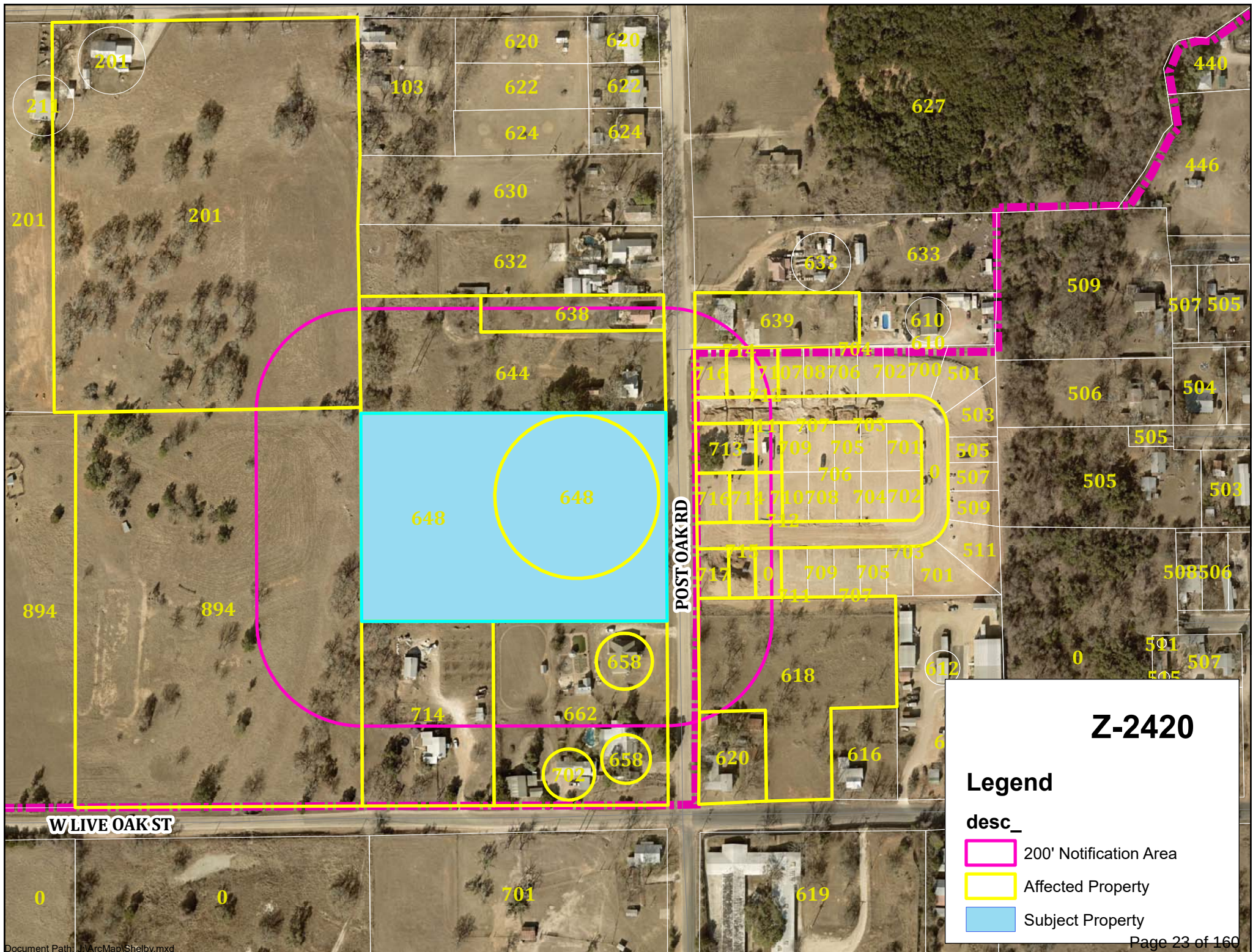
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Z-2420

Legend

desc_

- 200' Notification Area
- Affected Property
- Subject Property

CHAD & REBECCA FLICK
658 POST OAK RD
FREDERICKSBURG, TX 78624

STEPHEN ALLEN
662 POST OAK RD
FREDERICKSBURG, TX 78624

TIMOTHY & LARA BOBO
714 W LIVE OAK
FREDERICKSBURG, TX 78624

WAYNE & PRICILLA MURPHY
894 W LIVE OAK
FREDERICKSBURG, TX 78624

EP3 RANCH LLC
C/O MARK ECKHARDT
190 CAMPFIRE CIR
FREDERICKSBURG, TX 78624

JAMES BROWN
644 POST OAK RD
FREDERICKSBURG, TX 78624

MD GATHERING HOLDINGS LLC
711 W AUSTIN
FREDERICKSBURG, TX 78624

WAYNE & NANCY NEMITZ
4320 CRESTONE CIR
BROOMFIELD, CO 80023

MICHAEL & DAWSIE MEEK
632 POST OAK RD
FREDERICKSBURG, TX 78624

CIRRUS PROPERTIES LLC
C/O JACOB & LAURA GRANT
5484 W US HWY 290
FREDERICKSBURG, TX 78624

KATHLEEN FREEDLUN
711 CIRRUS LN
FREDERICKSBURG, TX 78624

10-8 PROPERTIES LLC
C/O JACOB GRANT
412 S ADAMS PMB 1104
FREDERICKSBURG, TX 78624

GT DEVELOPMENT LLC
C/O JACOB GRANT
224 BUSINESS CT, STE 200
FREDERICKSBURG, TX 78624

PATRICK & DENISE HENNESSEY
714 WEDGEWOOD LN
FREDERICKSBURG, TX 78624

THOMAS & AMY CASEY
9012 INWOOD ST
BENBROOK, TX 76126

FIRMUS EQUITY PARTNERS LLC
3701 PEAK LOOKOUT DR
AUSTIN, TX 78738

JERREL & HELEN USENER
620 W LIVE OAK
FREDERICKSBURG, TX 78624



Neighborhood Residential

INTENT AND CHARACTER

The Residential Neighborhood category is intended to be primarily single-family neighborhoods but with a variety of lot sizes and housing types. Conventional detached residential products are typical while other types of residences such as attached residential products are allowed up to a maximum density. Accessory Dwelling Units should be permitted by right. Neighborhoods proposed as planned unit developments are encouraged to include a variety of housing types and provide walkability and quality of life amenities such as sidewalks, street trees, parks, etc.

Building height and massing should not vary dramatically unless thoughtfully arranged. Streets are typically local and collector sections with curb and gutter, sidewalks, slow speeds, and accessible driveways. Parks are strategically located and often a school or similar use is integrated or in close proximity. In some occasions where the neighborhood abuts a more significant street, a neighborhood service business, such as a day care, coffee shop, or bodega, may be appropriate if designed at a compatible scale.

APPROPRIATE LAND USE TYPES

Commercial

- At significant intersections, or in a planned unit development, neighborhood-serving retail, personal service, and office uses are encouraged with specific design standards and compatibility criteria. These uses should typically be found along higher-classification streets and sited at or near intersections.

Residential

- Single-family detached residential; Single-family attached residential; Cottage Courts; Townhouses (up to three units).

Industrial

- Not appropriate

Institutional

- Education (e.g., elementary schools) integrated into neighborhoods; Middle Schools and High Schools; Public assembly; community centers; and utility and service uses (e.g., electrical substations, fire stations, etc.).

Green Spaces

- Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features

Development Intensity Target

Residential	90 - 100%
Commercial	0 - 10%



GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- Zoning proposals should be for districts that provide a mix of residence types, lot sizes, and architectural sizes.
- Zoning proposals for districts allowing single family attached uses, patio homes, and townhouses are consistent with the land use category when a transition between single family detached residential uses and other more intensive uses are appropriate. Attached single family should be secondary to detached product types.
- Smaller lots and denser development can serve as a transition from the local commercial areas. Infill that increases density should be visually compatible with the character of the surrounding structures.
- Existing street stubs should be connected regardless of density and new street connections should be made to encourage a well-integrated network. Internal streets should be highly connected with shortened blocks, pedestrian facilities and connections to off-street paths.
- Small-scale commercial uses can be appropriate along larger streets and should be compatible with the intensity of the surrounding residential development.
- Parks and common spaces should be centralized, focal points of the community, and easily walkable.
- Regional stormwater retention facilities and infrastructure should be utilized to create greenways and pedestrian/bicycle paths.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts:

- R1, R1-A, R2, R5, NC

Implementation - Development Code Review:

- Create a zoning district allowance to encourage flexible residence types in a master planned community without a PD
- Ensure connectivity, both vehicular and pedestrian, to other neighborhoods, trail systems, greenways and major street system
- Consider infill incentives and design standards
- Require sidewalks along all streets for development applications regardless of the Sidewalk and Trails Plan.

REPRESENTATIVE IMAGERY





PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: January 8, 2025

SECTION: PUBLIC HEARING ITEM: B.

CAPTION: Request Z-2426: By Patrick Moore on Behalf of Rio Bank to Consider a Conditional Use Permit per Section 3.510 to Operate a Standardized Business in the Historic Shopping District Overlay for the Property Located at 610 West Main.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action on the Conditional Use Permit

PRESENTATION:

SUMMARY:

A Conditional Use Permit Application has been submitted to operate a Standardized Business, which is a business that operates 10 or more other stores/banks with standardized features, in the Historic Shopping District by Rio Bank for a property located at 610 W Main Street. The building consists of a single-story, 2,287 sq ft building with an existing drive through that served as the former home of Hill Country Credit Unit and First Mark Credit Union.

Rio Bank is a Texas financial institution that opened its first branch in 1985 and began operating as a retail oriented bank with a focus on deposit and loan business and in 1999 the bank saw a change in management as well as a new vision and direction resulting in a more commercial oriented bank. In 2018, Rio Bank acquired Elsa State Bank & Trust, which allowed the company to continue to grow in the Rio Grande Valley with branches in Brownsville, McAllen and San Juan. In 2023, Rio Bank opened a new branch in San Antonio, its first outside of the Rio Grande Valley. The company is now requesting permission to open a new location in Fredericksburg

The 600 Block of West Main contains several businesses such as Eaker Bar-B-Q, Good Foundation, Pottery Ranch, and Laughlin Construction's Office. The replacement of one bank with an existing drive-through with another drive-through bank would not disrupt or disturb the existing business in the area or detract from their offerings.

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.

Zoning: C2, Commercial [Sec. 3.210](#)
Historic District Shopping District Overlay [Sec. 3.510](#)

Site Area: 40,249 Sq Ft

Building Coverage: 2,287 Sq Ft (5%)(75% Maximum) [Sec. 3.210](#)

Impervious Coverage: 31,611 Sq Ft (79%)(80% Maximum) [Sec. 3.210](#)

Parking: Parking is required at 1 per 400 sq ft of building space. 6 spaces are required with 18 provided including 3 ADA spaces. [Sec. 7.825](#)

Exterior Lighting: All exterior lighting is required to be compliant with Article XV - Outdoor Lighting - Ordinance No. 25-016, which includes fully shielded and/or full cut off fixtures. The existing lighting does not appear to comply with this requirement and would need to be modified. A good example of compliant lighting for a bank is Guadalupe Bank at 804 S Adams Street.

BACKGROUND:

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

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

(A) Affirmative finding that the existence of such businesses will not:

- 1 Materially alter the general characteristic of the surrounding area of the small town German and Hill Country environment;
- 2 Detract from the uniqueness of, nor materially alter the identity of, the Historic Shopping District
- 3 Contribute to the nationwide trend of standardized offerings; or
- 4 Impair the intent of this ordinance ro the comprehensive plan of the City; and

(B) Affirmative finding that the business will;

- 1 Add diversity to the mix of businesses in the area including type of service, amusement, product, price range adn the like; and
- 2 Complement those businesses already in the Historic Shopping District; and
- 3 Help promote and foster the local economic base as a whole; or
- 4 Is currently existing in the District or is regionally or locally based or is serving a community need or local demand; and

(C) The Planning and Zoning Commission may recommend and the City Council shall require that a Standardized Business;

- 1 Will not utilize or contain the features or attributes of a Standardized Business as defined above except the service, product or amusement and a sign, no more than two square feet in size showing the franchise or business affiliation, if desired;
- 2 Be pedestrian oriented as opposed to automobile oriented, to encourage walking in the HSD;
- 3 Utilize a unique visual appearance that reflects or compliments the Historic character of the HSD, and not project a visual appearance that is homogeneous with its elements in other communities; and
- 4 Not be in such close proximity to Standardized Businesses to significantly destroy a mix of standardized businesses with other businesses.

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

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

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

Rio Bank is an established financial institution primarily found in the Rio Grande Valley. The desire to expand their operations to include 610 W Main, which has historically operated as a bank, does not compromise the general characteristics or offerings of the 600 block of West Main (Sec. 5.461.A) In addition, the use would not contribute to the nationwide trend of standardized offerings as the bank itself is a Texas-grown business, and would complement the existing businesses in the Historic Shopping District. (Sec. 5.461.B)

STAFF RECOMMENDATION:

Given that the use for a drive-through bank was previously approved and there's no proposed increase in intensity or major changes to the building to make it look more standardized, staff recommends approval conditioned upon the exterior lighting coming into compliance with Article XV - Outdoor Lighting.

The building and site would require significant changes to allow a different use.

ATTACHMENTS:

1. Z-2426 Location Map
2. Z-2426 - Application
3. 610 W Main_Images
4. Z-2426 Review Comments Combined
5. Response to Comments - Rio Bank Z-2426
6. Z-2426 - MAP
7. Z-2426 Mailing Labels

APPROVAL/REVIEW:



Shelby Collier, Senior Planner

Date: January 03, 2025



Anna Hudson, Director of Development Services

Date: January 03, 2025



610 W Main

Law Office of Patrick Moore, PLLC

701 E. Expressway 83, Suite 330

McAllen, Texas 78503

Telephone: 956-971-9200 Fax: 956-971-9168

Patrick Moore, Attorney at Law

Patrick@MooreLawTexas.com

November 22, 2024

City of Fredericksburg - Development Services Department

126 W. Main Street

Fredericksburg, TX 786924

Attn: Ms. Jan Musgrove

VIA FEDEX & EMAIL

Re: Zoning Application – 610 W. Main Street, Fredericksburg, Texas 78624 (the “Property”)

Dear Ms. Musgrove:

Rio Bank is currently under contract to purchase the subject Property owned and occupied by Firstmark Credit Union. We are excited for the opportunity to join your community. As a family-owned, community bank, we are committed to serving the banking needs of the businesses, families and individuals who make Fredericksburg special.

In accordance with the requirements for a conditional use permit, enclosed herein are the following documents:

1. Zoning Application
2. Site Plan Checklist
3. Site Plan
4. Response to Section 5.461, Code of Ordinances–Review and Evaluation Criteria for Historic Shopping District
5. Check in the amount of \$1,000.00 (\$500.00 - Conditional Use Permit; \$250.00 - DRC Review Comments; \$150.00 - Public Hearing Newspaper; \$100.00 - Public Hearing Notification Letter)

If the Commission has any questions, or would like further information from me, please contact me at your earliest convenience. I look forward to working with you, and am hopeful for the opportunity to serve the city of Fredericksburg.

Thank you for your attention to this matter. Feel free to call me with any questions or concerns.

Very Respectfully,



Patrick Moore

Enclosure



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Rio Bank Purchase (Firstmark Credit Union Location)

Project Address: 610 W. Main St., Fredericksburg, TX 78624

Property Tax ID Numbers: Property ID: 58698

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

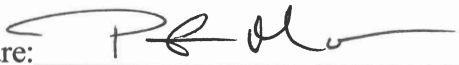
Owner Name: Rio Bank (Agent: Kenneth Pruitt)
Owner Address: 701 E. Expressway 83, McAllen, TX 78501
Owner Phone Number: 210-415-8909
Owner Email Address: k.pruitt@rio.bank

D. Applicant

Applicant Name: Patrick Moore
Applicant Address: 701 E. Expressway 83, Ste. 330, McAllen, TX 78501
Applicant Phone Number: 956-340-0805
Applicant Email Address: patrick@moorelawtexas.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: Patrick Moore

Staff Use Only Application Number: Z-2426 Date: 11/25/24

CHECK # 2129 - \$1,000.00

610 W Main – Images









December 9, 2024

Patrick Moore

Via Email

patrick@moorelawtexas.com

RE: Z-2426 Review Comments for the Conditional Use Permit request 610 W Main, Rio Bank

Dear Applicant,

Project will require Planning and Zoning approval scheduled for Wednesday, January 8, 2025, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

The project will also require consideration by City Council on Tuesday, January 21, 2025, 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, December 16, 2024**.

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

- Provide a notarized document indicating the number of current and/or proposed locations as well as the closest location to Fredericksburg, Texas. [Sec. 5.461](#)
- Renderings of signage to include placement and colors as well as examples of signage at other locations. [Sec. 5.461](#)
- Provide sign proposals, must be compliant with [Chapter 29 – Sign Ordinance, 29-7,3](#)
- Identify loading/unloading zones [Sec. 7.131](#)
- Identify placement of dumpster and/or trash receptacles [Sec. 7.131](#)
- All refuse collection must be screened per [Sec. 7.940](#)

The City of Fredericksburg

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

Engineering Comments

- Please provide a solid waste container with appropriate screening per Section 7.980 of the City's Code of Ordinances.
- Please keep all proposed landscaping within the property line.

Assuming the project obtains the necessary approval at the Tuesday, January 21, 2025, City Council Meeting. The following items will be required to proceed with the project.

- Building Permit applications
- Certificate of Occupancy
- Sign Permit

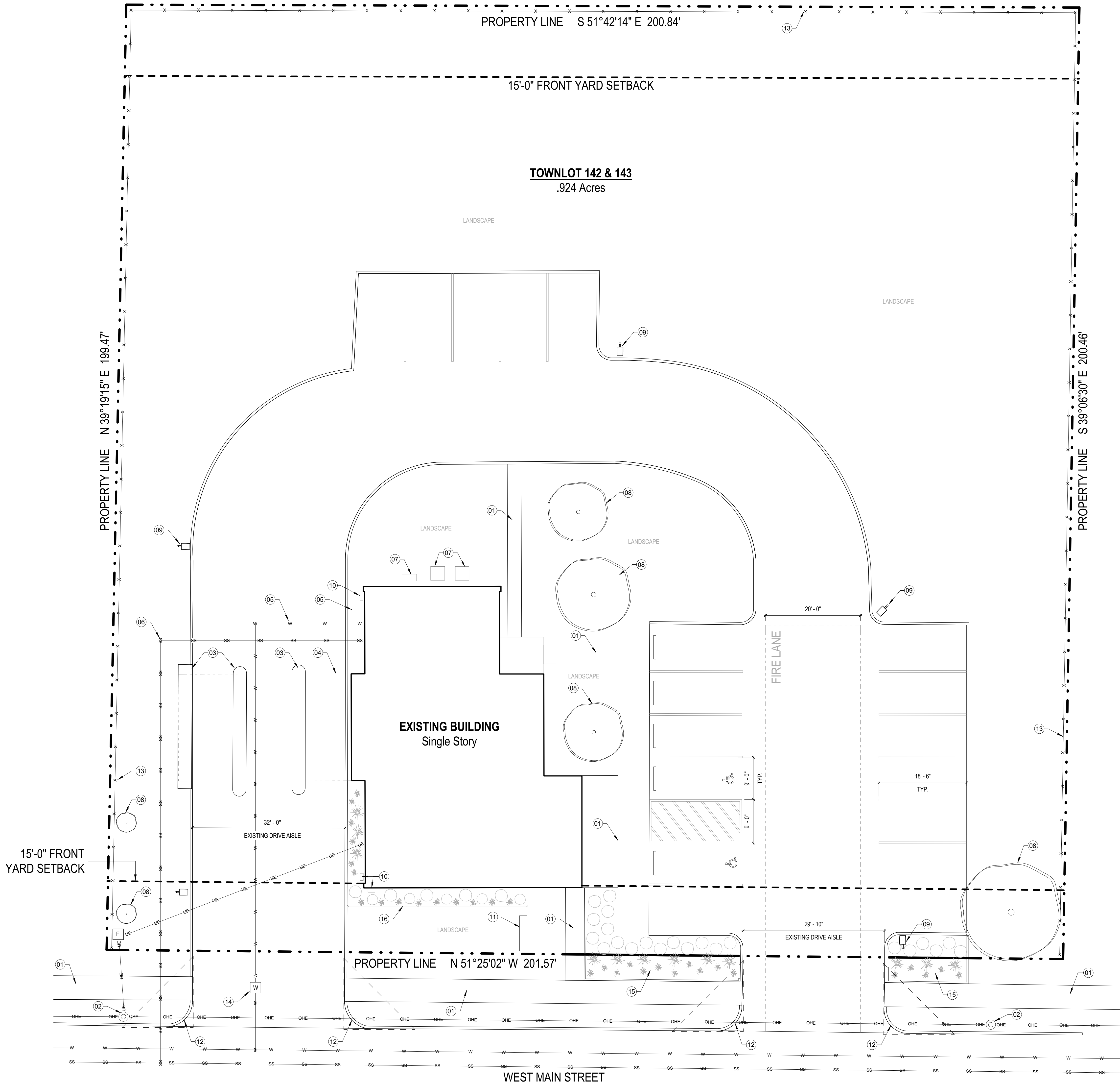
All permit applications may be submitted through the [My Government Online Portal](#)

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



Jan Musgrove
Planner 1

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Legal Description:
FBG ADDN BLK 10 LOT 142 & 143

Proposed Use:
Business, Group B
Bank

Zoning:
C-2 Commercial

Setbacks:
Street Side Yard: 15'-0"
Front: 15'-0"
Interior Side Yard: 0'-0"
Rear Yard: 15'-0"

Lot Area:
40,249 S.F.

Max Allowable Bldg. Coverage:
75% (30,186.75 s.f.)

Existing Bldg Coverage:
5% (2,287 s.f.)

Max. Impervious Coverage:
80% (32,199 s.f.)

Existing Impervious Coverage:
79% (31,378)

Max. Building Height:
3 Stories, 38'-0"

Existing Building Height:
1 Story, Approximately 20'-6"

Parking
Proposed Building (1 space per 400 s.f.)

Required Parking Spaces: 6
Existing Parking Spaces: 18
Required Accessible Parking Spaces: 1
Required Accessible Parking Spaces: 2

Proposed Landscaping:
24,430 s.f.

Interior Landscaping Required:
190 s.f.

Proposed Interior Landscaping:
2,823 s.f.

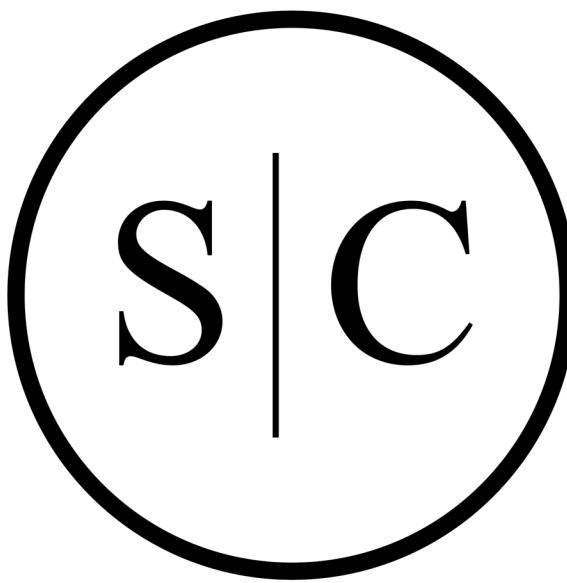
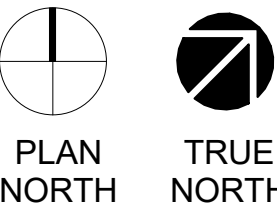
SITE PLAN NOTES

- EXISTING CONCRETE SIDEWALK.
- EXISTING UTILITY POLE TO REMAIN.
- EXISTING CONCRETE ISLAND TO REMAIN.
- EXISTING COVERED DRIVE-THRU TO REMAIN.
- EXISTING WATER METER AND SERVICE TO REMAIN AS IS.
- EXISTING SEWER LINE TO REMAIN AS IS.
- EXISTING AIR CONDITIONING CONDENSER PAD TO REMAIN.
- EXISTING TREE TO REMAIN.
- EXISTING SITE LIGHT POLE TO REMAIN.
- EXISTING WALL MOUNTED EXTERIOR LIGHT TO REMAIN.
- EXISTING MONUMENT SIGN TO REMAIN. BRANDING IDENTITY TO CHANGE TO 'RIO BANK'.
- EXISTING CURB CUTS TO REMAIN.
- EXISTING FENCE TO REMAIN.
- EXISTING WATER METER WITH CAST IRON MANHOLE COVER.
- EXISTING LANDSCAPE BED TO REMAIN. OWNER TO INSTALL NEW NATIVE PLANTS AND GRASSES TO SCREEN ADJACENT PARKING.
- EXISTING LANDSCAPE BED TO REMAIN. OWNER TO INSTALL NEW NATIVE PLANTS AND GRASSES.

SITE LEGEND

- W ——— W WATER LINE
SS ——— SS SANITARY SEWER
OHE ——— OHE OVERHEAD ELECTRICAL SERVICE
OHE ——— OHE UNDERGROUND ELECTRICAL SERVICE
X ——— X EXISTING FENCE
[W] EXISTING WATER METER
[E] EXISTING ELECTRICAL METER
- - - - - PROPERTY LINE
- - - - - SETBACK LINE

01 SITE PLAN
SCALE: 1" = 10'-0"



SPORT & COUNTRY

Rio Bank
610 W. Main Street, Fredericksburg, Texas 78624

NO.	REVISION	DATE

S/C PROJECT NO. 2024008

PROJECT STATUS:

PERMIT SET

THE DESIGN IS OF MUTUAL AGREEMENT BETWEEN THE OWNER AND SPORT & COUNTRY. THE OWNER AND THEIR CONTRACTOR ARE RESPONSIBLE TO BUILD A COMPLIANT STRUCTURE WITH THEIR CONSULTANTS AND WITHIN THE GUIDELINES OF THE GOVERNING AREA.

DATE: 11.21.2024

SHEET NAME & NO.:

SITE PLAN

A01.01



December 16, 2024

Rio Bank
Conditional Use Permit request for 610 W. Main Street
Z-2426

APPLICANT RESPONSES

1. Provide a notarized document indicating the number of current and/or proposed locations as well as the closest location to Fredericksburg, Texas. Sec. 5.46

Applicants Response:

Applicant has provided a notarized document indicating locations of Rio Bank branches. Refer to attachment.

2. Renderings of signage to include placement and colors as well as examples of signage at other locations. Sec. 5.461

Applicants Response:

The existing monument sign will remain. Rio Bank has generated a rendering proposing the new acrylic facing to be installed at the existing sign. Refer to attachment.

3. Provide sign proposals, must be compliant with Chapter 29 – Sign Ordinance, 29-7,3

Applicants Response:

The existing monument sign and proposed branding identity is compliant with Sign Ordinance 19-7,3. Refer to attachment.

4. Identify loading/unloading zones Sec. 7.131

Applicants Response:

The Site Plan has been revised to include a dedicated loading zone. Refer to attachment.



5. Identify placement of dumpster and/or trash receptacles Sec. 7.131

Applicants Response:

Trash receptacles and an enclosure has been located Plan-North of the existing building. The Site Plan has been revised to include trash receptacles. Refer to attachment.

6. All refuse collection must be screened per Sec. 7.940

Applicants Response:

The Site Plan has been revised to include a trash receptacle enclosure. Refer to attachment.

7. Please provide a solid waste container with appropriate screening per Section 7.980 of the City's Code of Ordinances.

Applicants Response:

Trash receptacles and an enclosure has been located Plan-North of the existing building. The Site Plan has been revised to include trash receptacles. Refer to attachment.

8. Please keep all proposed landscaping within the property line.

Applicants Response:

The Site Plan has been revised accordingly. Refer to attachment.

CURRENT & PROPOSED RIO BANK LOCATIONS

Law Office of Patrick Moore, PLLC

701 E. Expressway 83, Suite 330

McAllen, Texas 78501-1147

Telephone: 956-971-9200 Fax: 956-971-9168

**Patrick Moore, Attorney at Law
Aaron Alaniz, Attorney at Law**

**Patrick@MooreLawTexas.com
Aaron@MooreLawTexas.com**

December 16, 2024

City of Fredericksburg – Development Services Department
126 W. Main Street
Fredericksburg, Texas 78624

Re: Rio Bank current and proposed locations

To whom it may concern:

Please see the list below of all current and proposed Rio Bank locations in Texas.

Brownsville

Brownsville Banking Center
3401 Old Highway 77
Brownsville, Texas 78520

Kerrville – (Proposed location)

Kerrville Banking Center
1015 Sidney Baker Street South
Kerrville, Texas 78028

Edcouch

Edcouch Drive-Up Services
442 West Santa Rosa Ave.
Edcouch, Texas 78538

McAllen

McColl Banking Center
4120 N. McColl Road
McAllen, Texas 78504

Edinburg

Edinburg Banking Center
621 West University
Edinburg, Texas 78539

Corporate Banking Center
701 E. Expressway 83
McAllen, Texas 78501

Elsa

Elsa Banking Center
300 West Edinburg Ave.
Elsa, Texas 78543

Jackson Banking Center
720 East Jackson Avenue
McAllen, Texas 78501

23rd Street Banking Center
1655 N. 23rd Street
McAllen, Texas 78501

Harlingen

Harlingen Banking Center
601 South Stuart Place Road
Harlingen, Texas 78552

Palmview

Palmview Banking Center
401 N. Bentsen Palm Drive
Palmview, Texas 78574

Rio Grande City

Rio Grande City Banking Center
712 West Main
Rio Grande City, Texas 78582

Roma

Roma Banking Center
47 East Garant Street
Roma, Texas 78584

San Antonio (Closest Location to Fredericksburg)

San Antonio Lending Office
18756 Stone Oak Parkway, Suite 102
San Antonio, Texas 78258

San Antonio

Alamo Heights Banking Center
5700 Broadway
San Antonio, Texas 78209

San Juan

San Juan Banking Center
401 W. FM 495
San Juan, Texas 78589

Weslaco

Weslaco Banking Center North Westgate
1000 North Westgate
Weslaco, Texas 78596

Weslaco Banking Center East
3124 East Business Hwy 83
Weslaco, Texas 78596

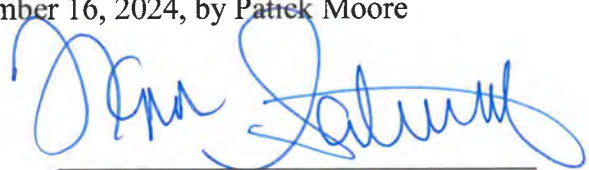
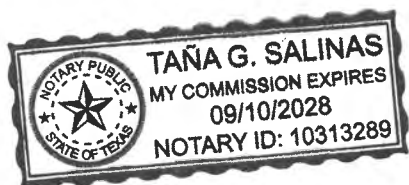


PATRICK MOORE

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on December 16, 2024, by Patrick Moore



Notary Public, State of Texas

RENDERING OF
PROPOSED MONUMENT
SIGN – RIO BANK

Existing



Fabricate and install new white acrylic faces
Background to be black high performance vinyl
Existing cabinet is 3' x 6' w/ 3" retainers
Cabinet is internally illuminated with LED lighting
Adding black 6" address to both sides
Address to be 3/8" flat cut out aluminum

BUDGET SIGNS 2801 WEST AVE SAN ANTONIO, TX 78201 210-349-7446 OFFICE 210-342-9800 FAX www.budsigns.com TSCL# 18746	CLIENT APPROVAL ☐ APPROVED AS SUBMITTED ☐ APPROVED AS NOTED ☐ REVISE AND RESUBMIT		Contact: PAUL ROHLFS paul@budsigns.com 
	Client Signature _____ Date _____		

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EXAMPLES OF CURRENT RIO BANK SIGNAGE AT VARIOUS LOCATIONS

Rio
BANK

5700







Rio
BANK

ATM

ROAD

FIRE LANE - NO PARKING



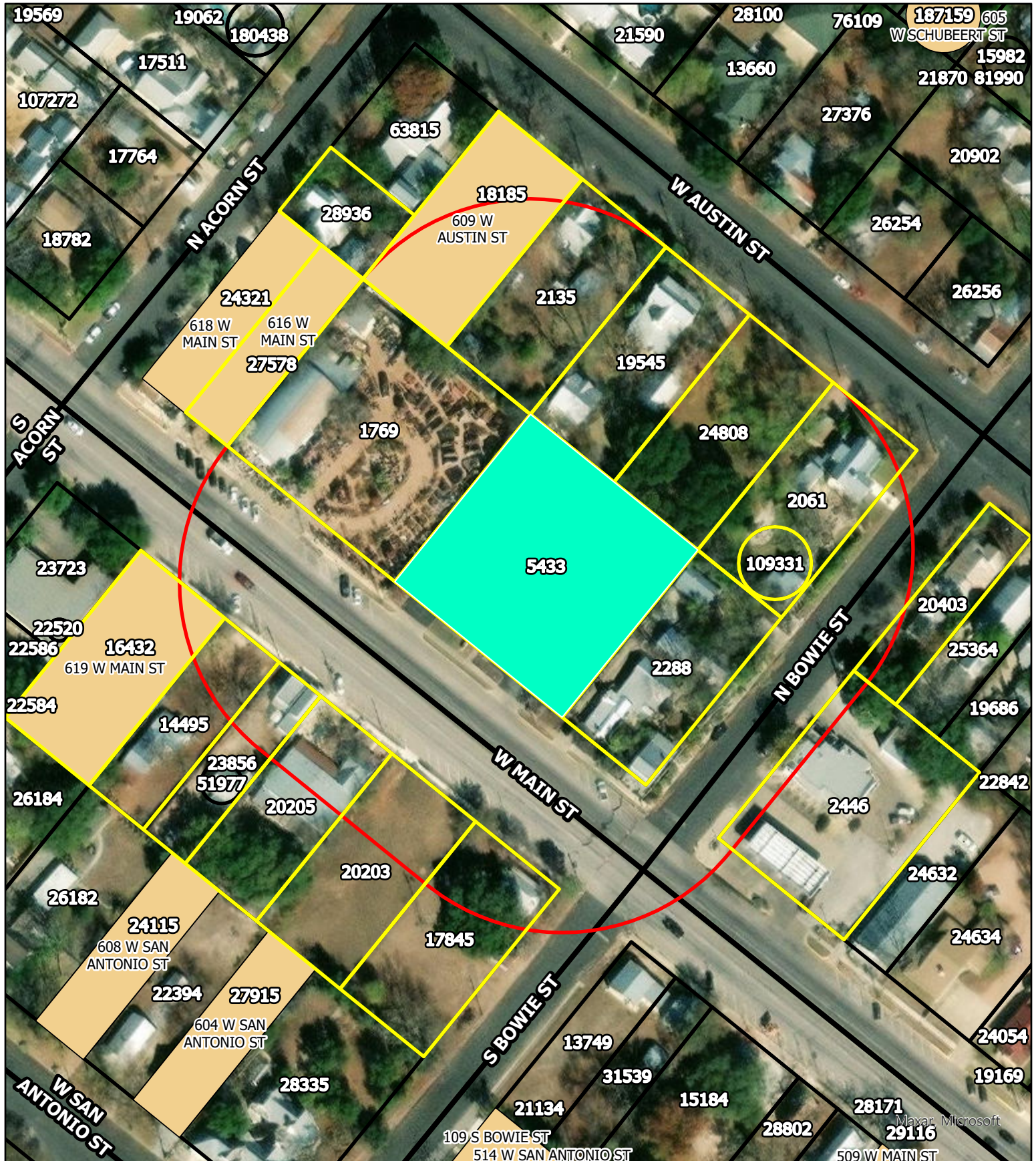


ATM



REVISED SITE PLAN

Z-2426 - 610 W MAIN



- ▬ Buffer Zone
- ▬ Parcels within 200 feet
- ▬ Target Parcel

JOYDEES SHOP LLC
C/O JUDY ANN PHILP
715 W CREEK
FREDERICKSBURG, TX 78624

J. MURAGLIA & R. BEAUPRE
230 E MAIN
FREDERICKSBURG, TX 78624

LARRY & KATHLEEN BURSON
607 W AUSTIN
FREDERICKSBURG, TX 78624

CARL NEWTON III
P.O Box 1428
FREDERICKSBURG, TX 78624

STROEHER & OLFERS PROPERTIES
509 S ADAMS
FREDERICKSBURG, TX 78624

ST JOSEPHS CREDIT UNION
610 W MAIN
FREDERICKSBURG, TX 78624

ROGER CRENWELGE
717 E MORSE
FREDERICKSBURG, TX 78624

INN HAUS LLC
C/O MATTHEW MABERY
1241 S ST HWY 16
FREDERICKSBURG, TX 78624

ELAINE WARD
510 JUDY DR
DRIPPING SPRINGS, TX 78620

JASON & NANCY HERNDON
PO BOX 3379
FREDERICKSBURG, TX 78624

BRIAN LUNA & GEORGE COOMBES
4206 BALCONES DR
AUSTIN, TX 78731

FRIEDHELM BOPP
905 W MAIN ST
FREDERICKSBURG, TX 78624

PECAN BROS LLC
C/O GAYLON EAKER, MANAGER
607 W MAIN
FREDERICKSBURG, TX 78624

DONNA ATWOOD
PO BOX 2295
FREDERICKSBURG, TX 78624

SABINO TREE INVESTMENTS LLC
D/B/A 609 W MAIN ST
909 E HIGHWAY ST
FREDERICKSBURG, TX 78624

RICHARD LAUGHLIN
616 W MAIN
FREDERICKSBURG, TX 78624

MARK & HELENE ROBINSON
1406 E MAIN ST STE 200 #244
FREDERICKSBURG, TX 78624

Z-2426



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: January 8, 2025

SECTION: ACTION ITEMS **ITEM:** A.

CAPTION: Request P-2425: By Kevin Spraggins to Consider the Review of a Preliminary Plat for 1010 North Cherry Street.

PRESENTATION:

SUMMARY:

An application has been submitted for the review of a Preliminary Plat that consists of a 3.48 acre tract located at 1010 North Cherry.

BACKGROUND:

The subject property is a 3.48 acre lot on North Cherry and across from Lupine Lane. This property was recently annexed and obtained an R1, Single Family Residential Zoning on November 19, 2024.

The requested subdivision consists of 10 lots that will front on an extension of Lupine Ln connecting to an extension of Jennifer Ln. To subdivide a 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: 3.48 Acres - 151,589 sq ft

Number of Lots: 10

Minimum Lot Size: 7,500 sq ft

Minimum Lot Width: 70 ft

Roadways: The Preliminary Plat proposes the extension of Lupine Ln to the West as well as Jennifer Ln to the South.

Easements: Standard easements such as Right of Way to Central Texas Electric Cooperative, Inc.

Utilities: Utilities are available to serve this 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 (10) for a total of \$5,000.00. Parkland fees shall be paid prior to the recording of the plat. **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.
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 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 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 preserves the mature trees and aligns with the existing roadways to the North and East.**
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:

- Approval of Civil Construction Plans
- Approval of the Final Plat

- Approval of Park Dedication Fees
-
-

ATTACHMENTS:

1. Z-2422 Location Map
2. P-2425 Prelim Plat Application
3. P-2425 Review Comments
4. P-2425 - Response to Comments Letter
5. P-2425 Preliminary Plat

APPROVAL/REVIEW:

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



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

507 E. Highway Street, Suite D • Fredericksburg, TX 78624

Tel (830) 997-4744 • <http://vei-tx.com>

Texas Engineering Firm No. F-165

November 20, 2024

To: City of Fredericksburg
Development Review Committee
Attn: Jan Musgrove
126 West Main Street
Fredericksburg, Texas 78624

Subject: Preliminary Plat Review

Project Description

Property details:

- *Legal Description:* 3.48 acres of land, more or less, part of Block II as laid out by the German Emigration Company in Gillespie County, Texas.
- *Location:* 1010 North Cherry Street, Fredericksburg, Texas 78624

Request:

We are seeking DRC comments and approval for a preliminary plat for a proposed subdivision at 1010 North Cherry Street.

Planned Use:

The proposed subdivision will include 10 single-family lots and essential infrastructure.



PLAT APPLICATION

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

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

A. Project Information

Project Name: 1010 N. Cherry
Project Address: 1010 North Cherry St, Fredericksburg, Texas 78624
Parcel ID Numbers: 19215

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
☒ DRC Review Comments - \$250

Total: \$ 1,500.00

C. Property Information

Jurisdiction: _____ City Limits ☒ ETJ _____ Total Acres: 3.48 No. of Lots: 10
Original Survey & Abstract No: Outlots of Fredericksburg
Legal Description: G E CO Blk II 3.48

D. Applicant/Owner Information

Property Owner

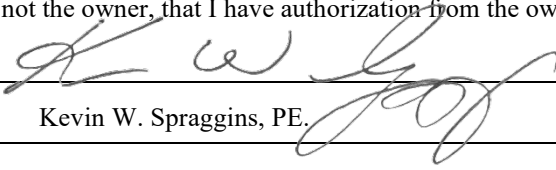
Owner Name: Jenschke, Rubin G & Ruby J Living Trust
Owner Address: 203 Rheingold School Rd., Fredericksburg, Texas 78624
Owner Phone Number: _____
Owner Email Address: jwgold@gmail.com or jan.txlady@gmail.com

Applicant

Applicant Name: Kevin W. Spraggins
Applicant Address: 507 E. Highway St., Suite D, Fredericksburg, Texas 78624
Applicant Phone Number: 830-997-4744
Applicant Email Address: kspraggins@vei-tx.com or knorris@vei-tx.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: Kevin W. Spraggins, PE.

Staff Use Only Application Number: p-2425 Date: 11/21/24
Required Checklist Items Ch # 2905 For \$1,500.00
Included: _____



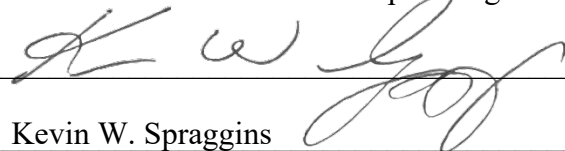
PLAT CHECKLIST

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 in 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: 11-19-2024

Printed Name: Kevin W. Spraggins



December 10, 2024

Kevin Spraggins
VEI Engineering
Ksparggins@vei_tx.com

RE: P-2425, Review Comments for the Preliminary Plat for 1010 N Cherry subdivision.

Dear Applicant,

Project will require Planning and Zoning approval scheduled for January 8, 2025, 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 **Tuesday, December 17, 2024.**

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

- Add project number P-2425 to the Plat
- Provide a clean plat for review, the plat submitted has the “comments” feature on making the plat difficult to read.
- Provide addresses for the individual lots.
- Project will require Final Plat approval [Sec. 4.05 – Subdivision Ordinance](#)
- A Parkland dedication fee of \$500.00 per lot for a total of \$5,000 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 City of Fredericksburg

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

- 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](#)

Engineering comments

- The alignment of Lupine Lane is still being evaluated by staff. Current considerations are for the realignment of Lupine Lane east of N. Cherry, preserving trees on and offsite, right of way alignment adjacent to existing subdivision. Please include the previously submitted alignments for Lupine in the project application with the offset and 0 offset at the intersection. Please include information for onsite pre and post public improvement construction tree counts.
- Drainage calculations will also be reviewed during civil construction plan review and more comments may be generated at that time. The water surface elevation must comply with City design standards for encroachment into the local street.
- Lots served with low pressure sewer system must have their own individual force mains to the public sewer.
- Please consider location of mailbox kiosk as approved by the local postmaster.

The following items will be required to proceed with the project.

- Approval of a Final Plat
 - Submission of a Final Plat Application is time sensitive and will require approval by the Planning and Zoning Commission
- Approval of Civil Construction Plans
- Payment of Parkland Dedication fees
- Recording of approved Final Plat

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.

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



Jan Musgrove, Planner I
Development Review Committee (DRC)



VEI Consulting Engineers

Main Office & Print Services:
507 E. Highway Street, Suite D • Fredericksburg, TX 78624
Tel (830) 997-4744 • <https://vei-tx.com>
Texas • Oklahoma • Louisiana • New Mexico • Colorado • Arkansas

T R A N S M I T T A L

Sent Via:	UPS	FedEx	US Mail	Picked Up	Hand Del'd	Email	DropBox
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To: City of Fredericksburg Job No.: 24044

Attn: Jan Musgrove Date: 12/16/2024

Planner 1 Email: jmusgrove@fbgtx.org

Tel:

N O T E S

Preliminary Plat Application

1010 NORTH CHERRY

Gillespie County, Texas

Included in the email are:

1 Comment/Response Letter

1 Preliminary Plat of 1010 North Cherry St.

Details of Transmittal (no. of pages, size, etc.)

Submitted Electronically:

1 page - Comment/Response Letter

3 pages - Preliminary Plat

This Transmittal is... (ck all that apply)

- ☐ Reimbursable by VEI client
- ☐ Not Reimbursable
- ☐ Info Only (no reply expected)
- ☒ For Review & Reply

Sent by Kevin Spraggins /kjn

Received By



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

507 E. Highway Street, Suite D ♦ Fredericksburg, TX 78624

Tel (830) 997-4744 ♦ <http://vei-tx.com>

Licensed in Texas (Firm No. F-165) ♦ Arkansas ♦ Oklahoma ♦ Colorado ♦ Louisiana ♦ New Mexico

December 16, 2024

Development Review Committee (DRC)

Attn: Jan Musgrove

126 W. Main Street

Fredericksburg, Texas 78624

Via email to jmusgrove@fbgtx.org

Re: Your letter dated December 10, 2024, Re: 1010 N Cherry Subdivision (VEI No. 24044)

Dear Jan,

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

City Comment:

1. Add project number P-2425 to the Plat.

VEI Response:

The project number P-2425 has been added to the plat.

City Comment:

2. Provide a clean plat for review, the plat submitted has the "comments" feature on making the plat difficult to read.

VEI Response:

We have locked the plans for the reviewer to avoid this issue.

City Comment:

3. Provide addresses for the individual lots.

VEI Response:

Addresses are included on the plat.

City Comment:

4. Project will require Final Plat approval. **Sec. 4.05 – Subdivision Ordinance.**

VEI Response:

Acknowledged.

City Comment:

5. A Parkland dedication fee of \$500.00 per lot for a total of \$5,000 must be paid prior to recordation of the Final Plat. **Sec. 6.15 – Subdivision Ordinance.**

VEI Response:

Acknowledged.

City Comment:

6. *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.***

VEI Response:

Right-of-way is being dedicated along North Cherry Street to enable the City to install neighborhood placemaking improvements when they are developed for the area.

City Comment:

7. *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.***

VEI Response:

Right-of-way is being dedicated along North Cherry Street to enable the City to install connected network improvements when they are developed for the area.

Engineering Comments:

City Comment:

8. *The alignment of Lupine Lane is still being evaluated by staff. Current considerations are for the realignment of Lupine Lane east of N. Cherry, preserving trees on and offsite, right of way alignments for Lupine in the project application with the offset and 0 offset at the intersection. Please include information for onsite pre and post public improvement construction tree count.*

VEI Response:

Based on the meeting with the Planning Department and Engineering staff on Thursday, December 12th, the northern roadway alignment reflects the decision reached during that meeting as the best alignment for the area.

City Comment:

9. *Drainage calculations will also be reviewed during civil construction plan review and more comments may be generated at that time. The water surface elevation must comply with City design standards for encroachment into the local street.*

VEI Response:

The existing detention facility design has been revised to include the proposed subdivision storm water runoff while maintaining required City standards. The 100-year W.S.E. is maintained within the existing detention and drainage area and does not encroach on local streets.

City Comment:

10. *Lots served with low pressure sewer system must have their own individual force mains to the public sewer.*

VEI Response:

These have been labeled as “private” on the plans.

City Comment:

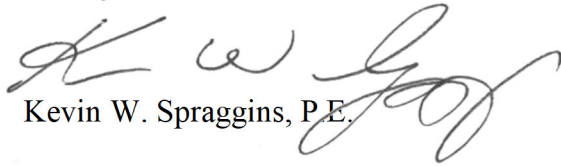
11. *Please consider location of mailbox kiosk as approved by the local postmaster.*

VEI Response:

The mailbox kiosk location has been shown and included in the plans along Jennifer Lane.

Should you have further questions or comments please do not hesitate to contact me at the information at the top of this letter or at kspraggins@vei-tx.com.

Sincerely,



Kevin W. Spraggins, P.E.

OWNER'S ACKNOWLEDGMENT AND DECLARATION
STATE OF TEXAS
COUNTY OF WILCOX

I, the undersigned, being the owner of the land described in the plat, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the public records of the County of Wilcox, State of Texas, and that the same is in accordance with the laws of the State of Texas relating to the recording of plats.

WITNESSED BY ME AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF WILCOX

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF WILCOX

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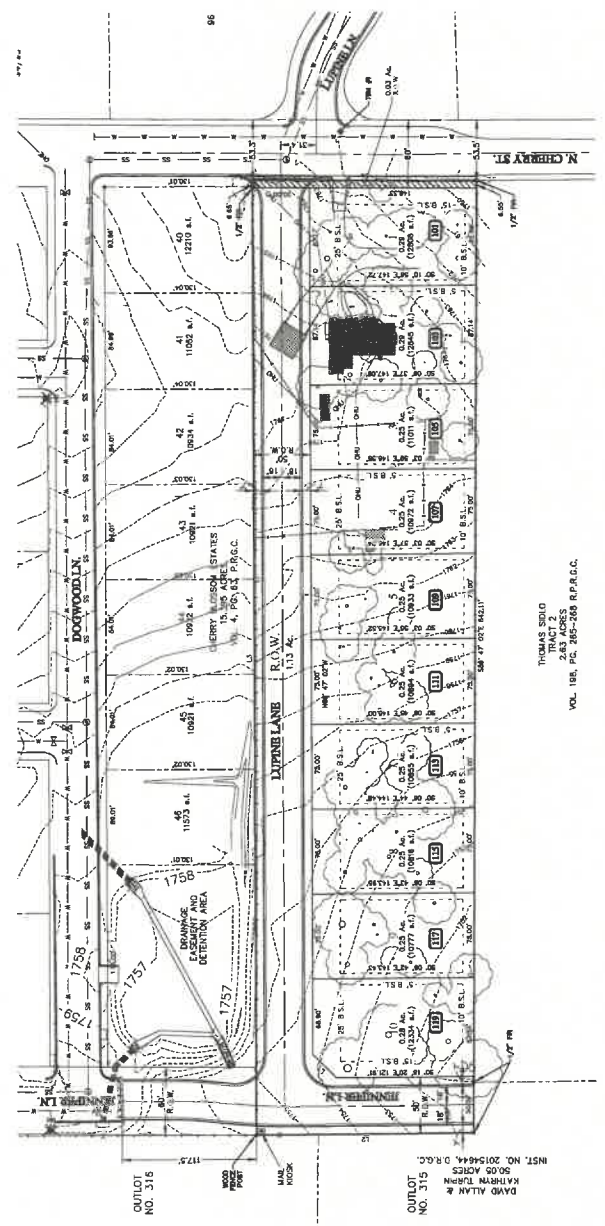
NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF WILCOX

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF WILCOX

ZONING: R1 - SINGLE FAMILY RESIDENTIAL
MINIMUM LOT AREA: 7,500 sq. ft.
MINIMUM FRONT YARD SETBACK: 25 feet
MINIMUM SIDE YARD SETBACK: 5 feet
MINIMUM REAR YARD SETBACK: 10 feet
MINIMUM LOT WIDTH: 30 feet

LINE TABLE

LINE #	LENGTH	DIRECTION
1	25.00'	N44°20'21"E



THOMAS S&G
TRACT 2
VOL. 185, PG. 265-268 R.P.A.C.C.

CERTIFICATE OF FINAL PLAT APPROVAL
(to be filed with required public improvements included after approval)

City of Fredericksburg
Commissioner, Planning and Zoning Commission

City of Fredericksburg
Commissioner, Planning and Zoning Commission

City of Fredericksburg
Commissioner, Planning and Zoning Commission

City of Fredericksburg
Commissioner, Planning and Zoning Commission

City of Fredericksburg
Commissioner, Planning and Zoning Commission

City of Fredericksburg
Commissioner, Planning and Zoning Commission

City of Fredericksburg
Commissioner, Planning and Zoning Commission

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Commissioner, Planning and Zoning Commission

GENERAL NOTES
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR EASEMENT.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR EASEMENT.

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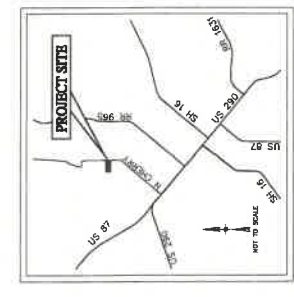
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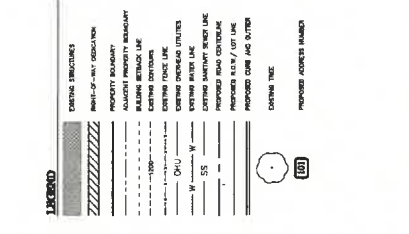
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LOCATION MAP
N.T.S.



A
PRIMARY PLAT
FOR

N. CHERRY ST SUBDIVISION

1000 N. CHERRY ST., FREDERICKSBURG, WILCOX COUNTY, TEXAS
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR EASEMENT.
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RED BIRD DESIGN BUILD, LLC
CONTACT: KEVIN W. SPRAGGS
500 E. HORNWAY ST., SUITE D
FREDERICKSBURG, TX 78624
TEL: (512) 897-4244
FAX: (512) 897-4987

VBI CONSULTING ENGINEERS
CONTACT: KEVIN W. SPRAGGS
500 E. HORNWAY ST., SUITE D
FREDERICKSBURG, TX 78624
TEL: (512) 897-4244
FAX: (512) 897-4987

CITY PROJECT NO.: P-2423
FILE NO.: 24044
DATE: 12/16/2024

DATE: 12/16/2024
SHEET: PP (1 OF 3)

RECORDED
THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS OF WILCOX COUNTY, TEXAS, ON JANUARY 16, 2025, AT 10:00 AM. THE RECORDING FEE WAS \$15.00. THE PLAT IS FILED IN VOLUME 185, PAGE 265-268.

CLERK, COUNTY COURT, WILCOX COUNTY, TEXAS



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: January 8, 2025

SECTION: ACTION ITEMS **ITEM:** B.

CAPTION: Request SP-2411: By Emmett Gold with Hewitt Engineering, to consider the Site Plan and Entry Corridor for Mimi on Main located at 901 E Main Street.

PRESENTATION:

SUMMARY:

An application has been submitted for the review of a Site Plan and Entry Corridor Application submitted for a Hotel and Restaurant development for property located at 803 and 901 E Main Street.

BACKGROUND: The Site Plan application is the next step for the redevelopment of 803 and 901 E Main into one property. 803 E Main was the former home of Navajo Grill and 901 E Main was the former home of the Azure Hotel. These two properties recently sold and, with approval of City Council to abandon the Right of Way for a portion of South Mesquite Street, have been combined into one lot. As part of the redevelopment of the site, the developer intends to build a 6,200 sq ft building that is 26 ft tall and fronts on East San Antonio Street. This building, labeled building C on the site plan, will provide an additional 16 rooms for the Hotel. In addition to the added rooms, the developer intends to add a pool, a shade structure, additional parking, interior sidewalks landscaping and screening to create

Site Area: 2.578 Acres - 112,307 sq ft

Zoning: C2, Commercial **Sec. 3.210**

Building Coverage: 20% (22,400 sq ft) (75% Max) **Sec. 3.210**

Impervious Coverage: 52% (58,500 sq ft) (80%) **Sec. 3.210**

Unit Count: 41 Units total with 25 units in the existing building's A1 & A2 and 16 units proposed in the new building C.

Heights: Varying heights **Sec. 3.210**

Building A1/A2 (existing) - 24.5 ft

Building B (existing)- 21 ft

Building C (new) - 26 ft

Building D (existing) - 16 ft

Building E (existing) -
Building F (new) - 20 ft

Access: The development currently has access to South Olive via a 22 ft wide driveway, East Main via two separate 26 ft wide driveways and proposes the addition of another as well as a 24 ft and 20 ft driveway onto Franklin Street and a 25 ft wide driveway onto East San Antonio.

Parking: is required for the Restaurant use at 1 space per 4 seats (Occupancy of 104) resulting in 26 required spaces. With the Hotel use requiring 1.1 space per room (41 rooms) resulting in 46 spaces required for a total of 74 spaces required and the project is providing 83 including 4 ADA spaces.

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.

Landscape and Screening: Plans are required per **Sec. 7.920** and should include One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft 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) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is not required per **Sec. 7.940**, however, screening of the dumpster is required per **Sec. 7.980**

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	Open Spaces
Adjacent Street Network	Planned or Future Development of the Area
Buffers	Public Facilities
Building Height, Bulk, Scale and Orientation	Setbacks
Landscaping	Utilities

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

Arrangements of Buildings, Usages, and Access Management	Parking Areas
Drainage Improvement/Grading Plan	Permanence of Use and Availability of Alternate Uses
Driveways	Provisions for Handicapped Access
Elevation of View of any Required or Proposed Screening; Including Height, Materials, Percent of Screening and Transitional Elements	Refuse Collection
Exterior Lighting	Setback
Fire Hydrant Location	Sidewalks
Landscaping and Open Space Plan, with a Description of Types and Quantity of Plant Materials to be Used	Sight Clearance at Intersections/Driveways
Loading Facilities	Size
Location height and Design Features on All Signs	Vehicular and Pedestrian Circulation
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.

Entry Corridor Design Guidelines and Standards Review

1.1 - 1.4 Architectural Style: The style of the new construction complements the exiting mid-century hotel and retains the existing limestone throughout the property and is reflective of the Texas Hill Country aesthetic.

2.1 - 2.6 Architectural Materials: The proposed materials include limestone masonry, natural timber cladding, standing seam metal roof and powder coated steel accents which are authentic, textured materials, compatible with the traditional Hill Country aesthetic (2.1)

3.1-3.4 Architectural Color: The assembly of colors include a muted pallet with natural finishes (3.1) and the use of soft white for the powder coated steel elements such as the handrails and balconies is in keeping with 3.3.

4.1-4.8 Architectural Features: Existing building heights and soffit treatments will remain and keep the "human scale" detailed in 4.2 & 4.3.

5.1-5.7 Massing & Scale: The heights of the existing motel buildings are broken up with limestone blocks at the ground level and timber cladding on the upper level 5.2

6.1-6.4 Signage: The project proposes a low monument sign in the same location as the existing

signage and a landscaping base within 5 feet of the sign is required 6.1.

7.1-7.4 Building Height: The existing buildings as well as proposed buildings all fall within the maximum allowed building height of 38 ft. 7.1.

8.1-8.4 Setbacks & Frontage: Both existing buildings have entryways facing the entry corridor and have a front door that connects to a sidewalk along the entry corridor. 8.1 & 8.2.

9.1 - 9.13 Landscaping: Landscaping has been provided as a buffer between the street and parking area and the project intends to utilize rainwater harvesting and storage techniques for irrigation. 9.1, 9.7 & 9.10

10.1 - 10.7 Lighting: All lighting will comply with Ordinance 24-014. 10.1

11.1 - 11.7 Service Areas The service areas provided comply with 11.1 and are located in the rear of the building and are shielded.

12.1 - 12.7 Parking and Access Along the entry corridor, Mesquite Street will be abandoned and turned into a new main entry drive with parking and the existing parking lot between buildings A and B will be removed and replaced with a lawn and stone screens. The development provides sidewalks through the project as well as fronting the entry corridor 12.4 & 12.6

13.1 - 13.4 Drainage & Storm Water The development intends to utilize pervious pavers as well as rainwater harvesting technology. 13.1 & 13.2

14.1 - 14.8 Streetscape: Sidewalks have been provided along the right of way as well as along the interior of the development safely conveying pedestrians from the street and parking lots into the development and surrounding neighborhood. 14.1 & 14.2

STAFF RECOMMENDATION: 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 Addressing Plan
- Approval of Landscaping Plan

ATTACHMENTS:

1. SP-2411 Location Map
2. SP-2411_Mimi on Main-Site Plan Application

3. SP-2411 Review Comments
4. Mimi on Main-PSP Comment Response #1
5. Mimi on Main-Preliminary Site Plan
6. SP-2411_Mimi on Main_Entry Corridor Narrative
7. SP-2411_Mimi on Main-Renderings
8. SP-2411 -Mimi on Main_Building C-F_ELEVATIONS
9. SP-2411_Mimi on Main-Materials Palette

APPROVAL/REVIEW:



Shelby Collier, Senior Planner

Date: January 03, 2025



Anna Hudson, Director of Development Services

Date: January 03, 2025





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: MIMI ON MAIN

Project Address: 901 E MAIN STREET, FREDERICKSBURG, TX 78624

Tax ID Number (s): 21366, 21173, 31867

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: 2.578 No. of Lots: 1

Original Survey & Abstract No: MANUEL CABAZOS SURVEY NO. 127, ABSTRACT NO. 117

Legal Description: LOT 1RR, BLOCK 19 & 20 OF SOUTH HEIGHTS ADDITION

Current Land Use Plan: MU

Proposed Land Use Plan: MU

Current Zoning: C-2 COMERCIAL

Proposed Zoning: C-2 COMMERCIAL

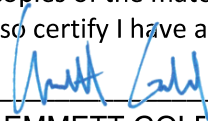
Location: 901 E MAIN STREET, FREDERICKSBURG, TX 78624

Proposed Use(s): MOTEL / RESTAURANT

Applicant's Signature

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

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

Signature: 

Printed Name: EMMETT GOLD, P.E. Date: 10-25-24

Staff Use Only

Application No.: SP-2411 Date: 10/23/24

*Copy of current Title Search required with application.

CH# 113 \$850.00



Project Application

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

B. Contact Information (Please complete all items.)

I. Property Owners

Firm Name (if applicable): MOD MOTEL NO. 2 LLC

Owner Name: LISA LENNOX

Address: P.O. BOX 192229, DALLAS, TX 75219

Phone: 214-738-8937

Fax:

Email: LISA@MODMOTELS.COM

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

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

Firm Name (if applicable): HEWITT ENGINEERING, INC.

Address: 716 BARNETT STREET, KERRVILLE, TX 78028

Primary Contact Name: EMMETT GOLD, P.E.

Phone: 830-315-8800

Fax:

Email: EGOLD@HEWITT-INC.COM

Secondary Contact Name: JOHN HEWITT, P.E.

Phone: 830-315-8800

Fax:

Email: JMHEWITT@HEWITT-INC.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~~ \$500
- ☒ 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

DRC COMMENTS -
\$250
TOTAL \$850.00

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.



November 12, 2024

Emmett Gold, P.E.
Hewitt Engineering, Inc.
Egold@hewitt-inc.com

RE: SP-2411, Review Comments for the Site Plan and Entry Corridor review for 901 E Main, Mimi on Main.

Dear Applicant,

Project will require Planning and Zoning approval scheduled for December 4, 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 Tuesday, November 19, 2024.

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

Development Comments

- Remove the Eastern most “driveway” which will need to be curbed and extend the sidewalk. [Sec. 7.131](#)
- Include building E in Parking summary. [Sec. 7.131](#)
- Show impervious cover calculations by building and hardscape in the Lot summary.
- Proposed dumpster location appears to be in the building setback. [Sec. 3.210](#)
- Provide a detailed landscape and screening plan per [Sec. 7.920](#) and [Sec. 7.940](#)
- Provide an addressing plan [Sec. 7.131](#)
- Identify loading areas per [Sec. 7.131](#)

The City of Fredericksburg

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

- All exterior lighting will need to comply with [Article XV- Outdoor Lighting](#) and may be submitted at the time of Building Permitting
- The depth of the parking stalls should be 18.5 ft per [Sec. 7.860](#). New proposed parking shows a depth of 18 ft.
- Is there proposed signage for Franklin or East San Antonio Street? [Sec. 7.131](#)
- Update the setback requirements per [Sec. 3.210](#)
- There is a 25 ft setback for building C2 when abutting residential zoning districts [Sec. 3.210](#)
- What is the proposed height for the pool pavilion building? [Sec. 3.210](#)
- Need to verify occupancy for restaurant [Sec. 7.863](#)
- Impervious Cover is at 81 % maximum allowed is 80% [Sec. 3.210](#)

Entry Corridor Comments

- Provide elevations and plans for all new construction to include Building C1, C2, Shade structure and pool pavilion.
- Provide a detailed landscape plan per Entry Corridor Design Standards and Guidelines [Sec 9](#).
- A minimum of a 10 ft landscape buffer will be required on San Antonio Street between the parking lot and the abutting Residential lot to the West. [Sec. 12.9](#)
- The City of Fredericksburg has adopted the Hill County Alliance [One Water](#).
- Loading/Unloading areas shall be clearly identified by installing no parking signs and/or striping of the space. The areas must be in the rear or the sides of the building and shielded so that they are not visible from the street. [Sec 11.1](#)

Engineering Comments

- This project will require the submission and review of civil construction plans.
- Please close the unused drive fronting Main Street.
- Please note that decomposed granite is considered impervious.
- The pool can be excluded from impervious cover calculations.
- Please show private utility easements for water and sanitary sewer lines
- All driveways within public right-of-way must have City standard concrete approaches. Grass paved or brick approaches are not permitted.
- Please show the location of visibility triangles at all driveways.
- Please note aisle width and parking space minimums in the City Code of Ordinances. Make sure all parking spaces are compliant.
- Sidewalks fronting along TxDOT ROW must be improved to TxDOT standard 5' width with landscape buffer or 6' abutting back of curb.

The City of Fredericksburg

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

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

Assuming the project obtains the necessary approvals at the December 4th Planning and Zoning Meeting. The following items will be required to proceed with the project.

- Submission of Civil Construction Plans
- Recording of approved Final Plat P-2422 – 901 E Main
- 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](#)

Sincerely,



Jan Musgrove, Planner I
Development Review Committee (DRC)

The City of Fredericksburg

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



November 26, 2024

Ms. Jan Musgrove
Development Review Committee (DRC)
City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624

**Re: SP-2411, Comment Response #1 for Site Plan and Entry Corridor Review
Mimi on Main – 901 E. Main Street**

Dear Ms. Musgrove:

This letter serves as a response to the review comments described in the November 12, 2024 site plan and entry corridor review letter from the City of Fredericksburg for the above-referenced project.

Development Comments

1. Remove the Eastern most “driveway” which will need to be curbed and extend the sidewalk. Sec. 7.131
Response: The eastern driveway is intended to be kept in place for special events. In normal operating conditions, the eastern driveway will have a screen wall with closed gate at the building setback. This is currently being coordinated with TxDOT.
2. Include building E in Parking summary. Sec. 7.131
Response: Building E has been added to the parking summary on the site plan.
3. Show impervious cover calculations by building and hardscape in the Lot summary.
Response: Impervious cover calculations have been listed by building and hardscape in the lot summary.
4. Proposed dumpster location appears to be in the building setback. Sec. 3.210
Response: The dumpster location has been relocated outside of the building setback.
5. Provide a detailed landscape and screening plan per Sec. 7.920 and Sec. 7.940
Response: A draft landscape plan has been provided with this comment response package, with a detailed landscape and screening plan to be provided with the civil construction plan application.
6. Provide an addressing plan Sec. 7.131
Response: Our understanding is that addressing will be provided by the City. We have shown existing addresses for Buildings A and B (901 E Main Street) and Building D (803 E Main Street). We would propose a separate address for Building E (private suite), along with a separate address for Building C as it fronts on E San Antonio Street. We are open to City input on how they would like these to be addressed.
7. Identify loading areas per Sec. 7.131
Response: The motel development does not require a designated loading area. The only service that would need routine loading/unloading is a commercial laundry service, but all laundry service is provided on site. The restaurant (Building D) will likely maintain existing loading/unloading patterns which is required to be located off the adjacent public streets.

8. All exterior lighting will need to comply with [Article XV- Outdoor Lighting](#) and may be submitted at the time of Building Permitting
Response: Acknowledged. The following note is included on the site plan as General Note 9: "All exterior lighting shall be night sky compliant in accordance with the City of Fredericksburg Code of Ordinances Article XV – Outdoor Lighting." The fixture type(s) be provided with the building permit application.
9. The depth of the parking stalls should be 18.5 ft per [Sec. 7.860](#). New proposed parking shows a depth of 18 ft.
Response: All parking stalls + drive aisles have been updated per Sec. 7.860.
10. Is there proposed signage for Franklin or East San Antonio Street? [Sec. 7.131](#)
Response: No motel signage is planned for either street at this time.
11. Update the setback requirements per [Sec. 3.210](#)
Response: The setback on E San Antonio Street has been updated to reflect a 25' setback for two-story buildings per Sec. 3.210.
12. There is a 25 ft setback for building C2 when abutting residential zoning districts [Sec. 3.210](#)
Response: The setback on E San Antonio Street has been updated to reflect a 25' setback for two-story buildings per Sec. 3.210.
13. What is the proposed height for the pool pavilion building? [Sec. 3.210](#)
Response: The proposed pool pavilion building will have a maximum proposed height of 20'. This has been added to the Building Summary on the site plan.
14. Need to verify occupancy for restaurant [Sec. 7.863](#)
Response: The restaurant occupancy is 104 seats.
15. Impervious Cover is at 81 % maximum allowed is 80% [Sec. 3.210](#)
Response: The post-project (proposed) impervious cover has been calculated at approximately 52%. This is shown under the lot summary on the site plan.

Entry Corridor Comments

1. Provide elevations and plans for all new construction to include Building C1, C2, Shade structure and pool pavilion.
Response: Elevations for proposed Buildings C, F, and the shade structure will be provided on or before December 6, 2024.
2. Provide a detailed landscape plan per Entry Corridor Design Standards and Guidelines [Sec 9](#).
Response: A draft landscape plan has been provided with this comment response package, with a detailed landscape and screening plan to be provided with the civil construction plan application.
3. A minimum of a 10 ft landscape buffer will be required on San Antonio Street between the parking lot and the abutting Residential lot to the West. [Sec. 12.9](#)
Response: A 10' landscape buffer has been added between the parking and abutting residential lot on E San Antonio Street.
4. The City of Fredericksburg has adopted the Hill County Alliance [One Water](#).
Response: All disciplines (Architecture, Civil, MEP, and Landscape) will work together on implementing wholistic strategies such as: use of permeable pavement for new parking areas; reduction of fresh water demand; harvesting rain water and condensate water for landscape uses as well as potential for restroom and/or commercial laundry uses; limiting the water wasted and reducing load on City infrastructure.
5. Loading/Unloading areas shall be clearly identified by installing no parking signs and/or striping of the space. The areas must be in the rear or the sides of the building and shielded so that they are not visible from the street. [Sec 11.1](#)

Response: The motel development does not require a designated loading area. The only service that would need routine loading/unloading is a commercial laundry service, but all laundry service is provided on site. The restaurant (Building D) will likely maintain existing loading/unloading patterns which is required to be located off the adjacent public streets.

Engineering Comments

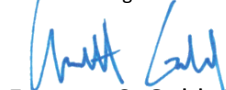
1. This project will require the submission and review of civil construction plans.
Response: Acknowledged. Civil construction plans will be submitted upon site plan and entry corridor approval.
2. Please close the unused drive fronting Main Street.
Response: The eastern driveway is intended to be kept in place for special events. In normal operating conditions, the eastern driveway will have a screen wall with closed gate at the building setback. This is currently being coordinated with TxDOT.
3. Please note that decomposed granite is considered impervious.
Response: Acknowledged. Existing and proposed impervious cover calculations have been updated on the site plan to reflect decomposed granite as an impervious surface.
4. The pool can be excluded from impervious cover calculations.
Response: Acknowledged. The pool has been excluded from impervious cover calculations on the site plan.
5. Please show private utility easements for water and sanitary sewer lines
Response: We typically do not see easements dedicated for private on-site water and sanitary sewer lines. Please confirm need or intent. Public easements will be dedicated if/as required for portions of on-site water and sanitary sewer lines that are public.
6. All driveways within public right-of-way must have City standard concrete approaches. Grass paved or brick approaches are not permitted.
Response: Concrete drive approaches have been provided at all proposed driveway locations.
7. Please show the location of visibility triangles at all driveways.
Response: Visibility triangles have been added to the "main" driveways per Sec. 6.07c. "Main" driveways are assumed to be those fronting Main Street, Olive Street, and San Antonio Street. Please confirm if existing nonconforming landscaping, signage, etc. must be removed from these visibility triangles.
8. Please note aisle width and parking space minimums in the City Code of Ordinances. Make sure all parking spaces are compliant.
Response: All parking stalls + drive aisles have been updated per Sec. 7.860.
9. Sidewalks fronting along TxDOT ROW must be improved to TxDOT standard 5' width with landscape buffer or 6' abutting back of curb.
Response: Our intent is to primarily leave existing sidewalk, curb ramps, etc. in Main Street ROW intact and in-place, as most of these improvements are relatively new. We will work with the City and TxDOT to confirm approval of existing sidewalk widths as-is or updates, if required.

Please call or email me if you have any questions or need any additional information.

Sincerely,

Hewitt Engineering, Inc.

TBPE Firm Registration No: F-10739



Emmett C. Gold, P.E.

Drawing Name: Z:\PROJECT FILES\2023\23128 901 E Main Street\FredCIP\PRELIMINARY SITE PLAN.dwg

GENERAL NOTES

- ALL SIDEWALK AND DRIVEWAY IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF FREDERICKSBURG STANDARDS.
- ADA PATHS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.
- PROPOSED FIRE LANE PAVEMENT IS REQUIRED TO SUPPORT 75,000 LBS. IMPOSED LOAD. FIRE LANE MARKINGS SHALL MEET CITY OF FREDERICKSBURG FIRE CODE.
- APPROVED AUTOMATIC SPRINKLER SYSTEMS IN COMPLIANCE WITH 2015 IFC AND THE CITY OF FREDERICKSBURG FIRE CODE SHALL BE PROVIDED FOR BUILDINGS A1, A2, B, C1, C2, & D.
- ALL DIMENSIONS ARE MEASURED FROM FACE-OF-CURB TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
- REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
- ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG CODE OF ORDINANCES ARTICLE XV - OUTDOOR LIGHTING.
- THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SETBACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.

LOT SUMMARY

LOT AREA: 112,307 SF / 2.578 ACRES
ZONING: C2 COMMERCIAL

ZONING REQUIREMENTS
MINIMUM LOT AREA: 5,000 SF
MINIMUM LOT WIDTH: 50 FT
MAXIMUM BUILDING HEIGHT: 38 FT (3 STORY)
MINIMUM FRONT YARD SETBACK: 15 FT
MINIMUM STREET SIDE YARD SETBACK: 15 FT
MINIMUM INTERIOR SIDE YARD SETBACK: 0 FT
MINIMUM REAR YARD SETBACK: 0 FT

MAXIMUM IMPERVIOUS COVERAGE: 80%
PRE-PROJECT IMPERVIOUS COVERAGE: ~67,500 SF = ~60%
BUILDING COVERAGE: ~19,600 SF
HARDSCAPE: ~47,900 SF
POST-PROJECT IMPERVIOUS COVERAGE: ~58,500 SF = ~52%
BUILDING COVERAGE: ~22,400 SF
HARDSCAPE: ~36,100 SF
*CONSERVATIVELY ASSUMES PERMEABLE PAVERS ARE 90% PERVIOUS

MAXIMUM BUILDING COVERAGE: 75%
PRE-PROJECT BUILDING COVERAGE: ~19,600 SF = ~18%
POST-PROJECT BUILDING COVERAGE: ~22,400 SF = ~20%

PARKING SUMMARY

MOTEL PARKING RATIO: 1:1 SPACES PER ROOM
EXISTING MOTEL (BLDG A1, A2, & B): 25 ROOMS
PROPOSED MOTEL (BLDG C): 16 ROOMS
MOTEL PARKING REQUIRED: 41 X 1.1 = 45.1 = 46

RESTAURANT PARKING RATIO: 1 SPACE PER 4 SEATS
PROPOSED RESTAURANT OCCUPANCY: 104 SEATS
RESTAURANT PARKING REQUIRED: 104 / 4 = 26

PRIVATE SUITE PARKING RATIO: 2 SPACES PER D.U.
PRIVATE SUITE PARKING REQUIRED: 2 X 1 = 2

TOTAL PARKING REQUIRED: 74
TOTAL PARKING PROVIDED: 83

ADA SPACES REQUIRED: 4 (3 STANDARD + 1 VAN)
ADA SPACES PROVIDED: 4 (3 STANDARD + 1 VAN)

BUILDING SUMMARY

BUILDING A1/A2 (EXISTING)
USE: MOTEL ROOMS, RECEPTION, LOBBY, LOUNGE
MAXIMUM PROPOSED HEIGHT: ~24.5 FT (TWO STORY)
NET AREA: 6,803 SF

BUILDING B (EXISTING)
USE: MOTEL ROOMS
MAXIMUM PROPOSED HEIGHT: ~21 FT (TWO STORY)
NET AREA: 3,382 SF

BUILDING C (PROPOSED)
USE: MOTEL ROOMS
MAXIMUM PROPOSED HEIGHT: ~26 FT (TWO STORY)
NET AREA: ~6,200 SF

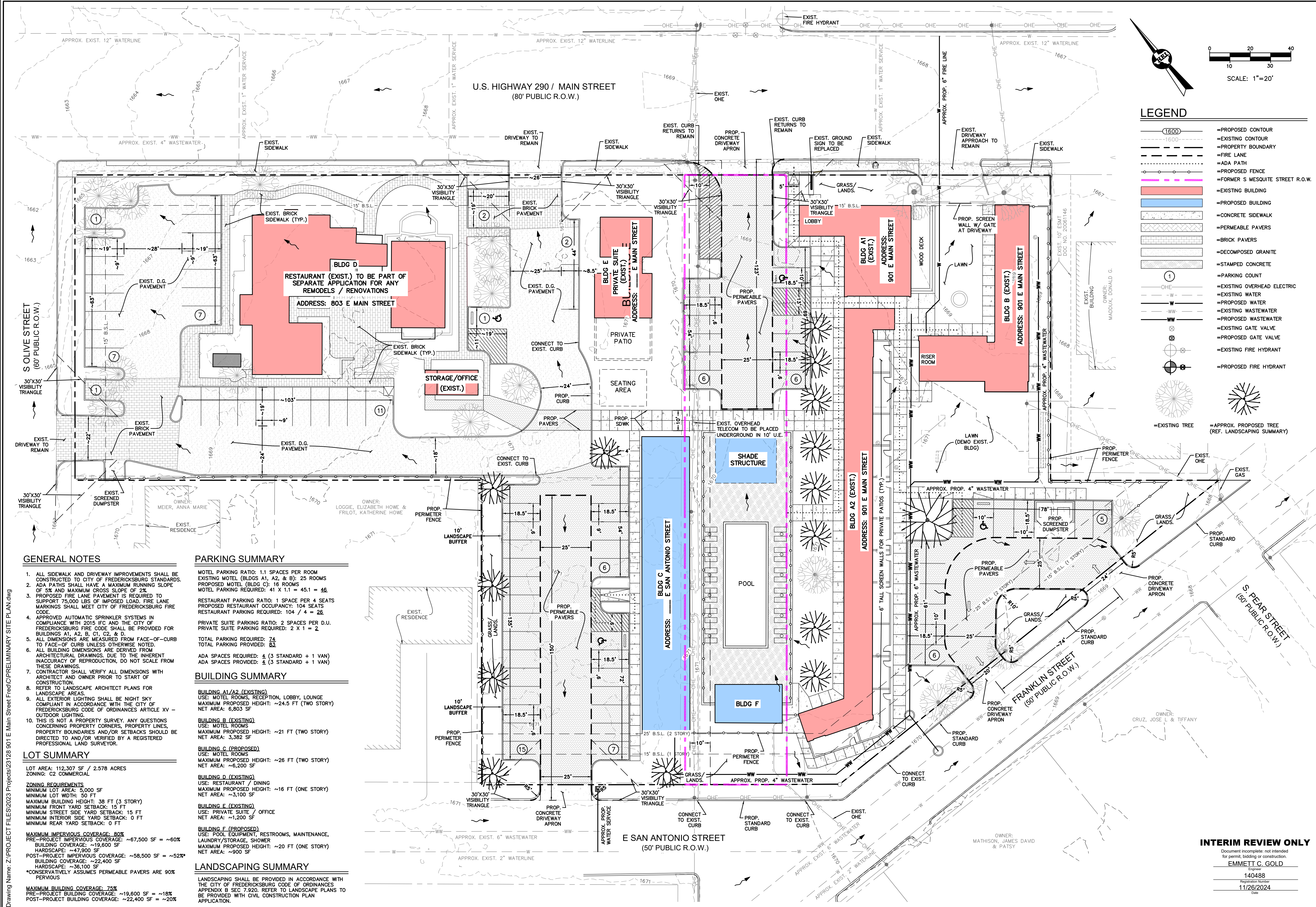
BUILDING D (EXISTING)
USE: RESTAURANT / DINING
MAXIMUM PROPOSED HEIGHT: ~16 FT (ONE STORY)
NET AREA: ~3,100 SF

BUILDING E (EXISTING)
USE: PRIVATE SUITE / OFFICE
NET AREA: ~1,200 SF

BUILDING F (PROPOSED)
USE: POOL EQUIPMENT, RESTROOMS, MAINTENANCE, LAUNDRY/STORAGE, SHOWER
MAXIMUM PROPOSED HEIGHT: ~20 FT (ONE STORY)
NET AREA: ~900 SF

LANDSCAPING SUMMARY

LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG CODE OF ORDINANCES APPENDIX B SEC. 7.920. REFER TO LANDSCAPE PLANS TO BE PROVIDED WITH CIVIL CONSTRUCTION PLAN APPLICATION.



LEGEND

- 1600 = PROPOSED CONTOUR
- 1600 = EXISTING CONTOUR
- = PROPERTY BOUNDARY
- = FIRE LANE
- = ADA PATH
- = PROPOSED FENCE
- = FORMER S MESQUITE STREET R.O.W.
- = EXISTING BUILDING
- = PROPOSED BUILDING
- = CONCRETE SIDEWALK
- = PERMEABLE PAVERS
- = BRICK PAVERS
- = DECOMPOSED GRANITE
- = STAMPED CONCRETE
- 1 = PARKING COUNT
- OHE = EXISTING OVERHEAD ELECTRIC
- W = EXISTING WATER
- WW = PROPOSED WATER
- WW = EXISTING WASTEWATER
- WW = PROPOSED WASTEWATER
- WV = EXISTING GATE VALVE
- WV = PROPOSED GATE VALVE
- WV = EXISTING FIRE HYDRANT
- WV = PROPOSED FIRE HYDRANT
- = EXISTING TREE
- = APPROX. PROPOSED TREE (REF. LANDSCAPING SUMMARY)

INTERIM REVIEW ONLY

Document incomplete: not intended for permit, bidding or construction.

EMMETT C. GOLD

140488

11/26/2024

Date

MIMI ON MAIN 901 E MAIN STREET, FREDERICKSBURG, TEXAS PRELIMINARY SITE PLAN

Hewitt Engineering Inc.
Consulting Engineering Services
716 Barnett Street • Kerrville, Texas 78028 • 830.315.8800
TBP Registration No. F-10739 • www.hewitt-inc.com

HEI JOB NO.:
23128

DATE: 11.26.2024

DRAWN BY: ECG

SHEET
PSP-01

25 October 2024

To: Ms. Shelby Collier
Development Services Department
City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624

Re: Mimi on Main – Entry Corridor Design Standards Narrative

Architectural Style: Re-birth of mid-century design

The reimagining of this 1940's era motel is to create a sophisticated and charming design that blends into the existing Fredericksburg vernacular while maintaining its mid-century design aesthetic. The new design retains all the existing limestone throughout the property while simplifying some of the architectural forms, harking back to the simpler forms the Hill Country is known for. The motel will be in keeping with the *Texas Regional* architectural style as identified in the Entry Corridor Design Standards manual.

Architectural Materials

The pallet of materials include:

- Limestone Masonry
- Sand Finish Plaster
- Natural Timber Cladding
- Paint-grip Standing Seam Metal Roof
- Powder Coated Steel Accents

Architectural Color

The assembly of exterior materials will be a muted pallet of colors with natural finishes of Hill Country limestone, paint grip metal and wood siding that will naturally patina, all common in the Texas Regional character.

All powder coated steel elements such as stairs and balconies, will be soft white in accordance with Chapter 3 of the Entry Corridor Design Standards.

Architectural Features

The existing character of this 1940's era motel will remain intact, featuring local limestone facades, and wood siding. Some decorative roof extensions will be eliminated to further the simpler, more pragmatic, sense of style that has flourished throughout the Hill Country. Existing building heights and soffit treatments will remain and keep the "human scale" detailed in the Design Standards. In some locations, additional windows will be added not only for the use of the motel, but also limiting the appearance of large "blank" walls.

Although not located within the designated Historic District, this renovation will celebrate the historic nature of the existing campus of buildings. The existing limestone motel walls will remain, adding additional limestone screen walls to enclose a new courtyard. All existing window and door locations will

remain in their original locations, adding a few windows to better serve the motel function on the upper floors and meeting (or exceeding) the 40% window requirement.

The new buildings on the rear of the site will mimic the scale, proportion, materials, and fenestration of the existing buildings creating a harmonious campus of buildings. One existing building that does not fully comply with the Design Standards will be removed completely from the site.

Massing and Scale

Along the Entry Corridor of Main Street, the heights of the existing motel buildings are broken up with limestone blocks at the ground level and timber cladding on the upper levels. This design aesthetic will carry over to the new buildings at the rear of the project site, creating a campus of similar buildings.

These new buildings will follow suit set by the existing motel buildings. Massing and scale will be similar in height and roof pitch. As no new buildings are planned along Main Street, the new buildings will be set far back from the Entry Corridor and only seen vaguely through the existing entry drive and parking (formerly Mesquite Street).

Signage

Mimi on Main signage will be provided by a low monument sign in the same location as the existing monument sign. Like the buildings, the sign will be simple and elegant identifying the front or primary entrance to the property, blending in with the new landscaping.

Other building signage will be carefully curated as wayfinding throughout the campus and not be distracting to drivers or pedestrians along Main Street.

A comprehensive signage package will certainly comply with the Design Standards and will be submitted under a separate Permitting Review.

Building Height

The two existing buildings will remain intact, replacing the roofing material, and removing unnecessary decorative elements that have been added over time.

The new buildings added in Phase II will be consistent with the existing building heights which fall well below the 38' allowed by the City Code of Ordinances Section 3.210. This building scale is residential in nature and does not create an imposing non "human scale" condition. The overall campus of buildings will feel sympathetic to the immediate residential neighborhood immediately adjacent to the property.

Setbacks and Frontage

The existing footprint of the motel will remain exactly as it stands today. No new structures will be built along Main Street. One front (Main Street facing) parking lot will be removed and converted to a courtyard lawn, then screened with a limestone wall and decorative steel gate.

Frontage along the Entry Corridor (Main Street) will remain the same with additional low-level landscaping to enhance the local and native varieties indicative of the Hill Country.

Mesquite Street will be abandoned with the existing road/entry to remain. A small parking lot is added with the addition of a landscaped area screening the new pool, shade structure and pool pavilion.

The new motel room structure will be sited at the rear of the property and abide with the 15' setback provided by the City Ordinances.

Landscaping

Working with Landscape Architect Marcus Parker, the entire project site will be re-imagined with native, non-invasive and drought tolerant plants and trees steering the campus back toward the Balcones Escarpment and Blackland Prairie ecosystems.

The large, existing Oak trees along Main Street will remain. New trees, such as Live Oaks and potentially Ashe Junipers, will provide additional shading thus reducing the growing heat island effect and producing gentle breezes and dappled light.

Rainwater harvesting and storage techniques will be employed to reduce (and hopefully eliminate) the water usage provided by the City for irrigation.

Lighting

Architectural, security, and wayfinding lighting will all be Dark Sky compliant. Low level aiming for walkways and landscape features will not create light pollution. Any accent lighting or wayfinding/building signage will be minimized as well as utilize LED lamps and dimming switches to not only reduce energy consumption, but also enhance the ambiance and user experience. All lighting will have strategic cutoff angles therefore not bleeding into neighboring properties. LED lighting throughout the campus, as well as interior spaces, will further reduce the demand for power.

Service Areas

Building mechanical systems will be located outside of public view as much as possible. When required, these service areas will be screened by limestone walls and landscaping to enhance the visual experience of the property as a whole.

A necessary trash receptacle will be completely enclosed and gated. Located in the new rear parking lot off Franklin Street, this enclosure will not be an eyesore from the Entry Corridor, nor neighborhood perspective. This campus will be treated as if there is no “back” yard which can be less attractive. Instead, each side of the property will be carefully curated and landscaped to beautify the neighborhood for which it is a part of.

Parking and Access

Along the Entry Corridor, Mesquite Street will be abandoned and turned into a new main entry drive and parking. An existing parking lot between Building A and Building B will be removed and replaced with a lawn with stone screen walls. This will reduce a multitude of traffic issues, for example the main entry drive will become a destination rather than a thru-way (Mesquite Street).

At the rear of the property, on Franklin Street, a new small parking lot will be added, alleviating demand on the Main Street side. At the San Antonio side, the elimination of Mesquite Street removes a cautionary 5-way intersection in the neighborhood. A new secondary lot will be added northwest of Mesquite Street. This lot will allow for fire truck access but look less like a parking entrance by utilizing Grass-pave or a similar treatment and landscaping; softening the look and feel of the parking lot.

Drainage and Stormwater

Currently, all existing driveways, parking lots and Mesquite Street are paved with impermeable materials. In coordination with the Civil Engineer, all impermeable paving materials will be replaced with permeable paving throughout the entire campus. New curbs will be added at the rear of the property along Franklin and San Antonio Streets to direct surface run off for proper drainage direction and capture.

Existing site drainage patterns are anticipated to be maintained with renovation / development. Overall surface runoff will be drastically reduced by the closing of Mesquite Street, new permeable paving, and new lawn areas.

Streetscape

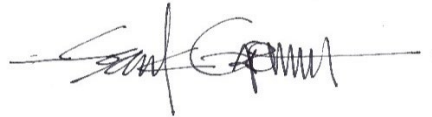
All new pedestrian walkways will be permeable and elevated above street/parking levels, providing dedicated circulation from Main Street to all buildings on campus. Opportunities for limestone benches will be provided throughout the site and outdoor gathering areas. Small vignettes will feel like outdoor rooms for guests to gather and luxuriate in a quiet Hill Country setting.

Thank you for your thoughtful consideration and time for reviewing this submittal package.

Sincerely,



Kelly D. Mitchell, AIA
Partner
kelly@mitchellgarman.com



Sean K. Garman, AIA
Partner
sean@mitchellgarman.com



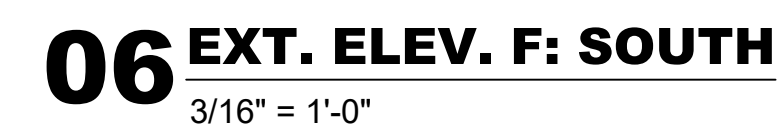




901 E Main St
Fredericksburg, Texas 78624

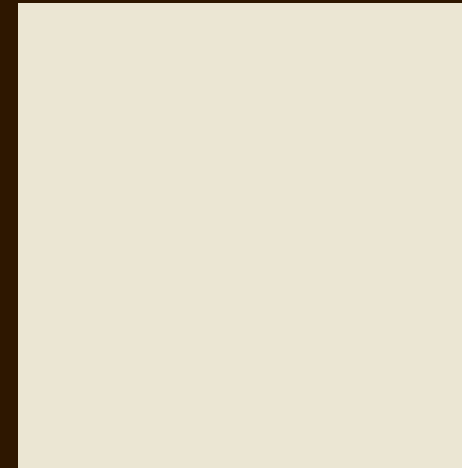
Sheet:
BUILDING C + F
CONCEPT
EXTERIOR
ELEVATIONS

Page 94 of 160





Hill Country Limestone



Color:
Paint
+
Plaster



Wood Siding – natural fade



Standing Seam Metal Roof - Paint Grip

MIMI on Main :: Architectural Materials



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: January 8, 2025

SECTION: ACTION ITEMS **ITEM:** C.

CAPTION: Request SP-2412: By Nick Skuteris with DC Partners to Review the Site Plan and Entry Corridor Application for the Meuse Located at Hwy 290 West and Highway 87 North, referred to as the "Y".

PRESENTATION:

SUMMARY:

Site Plan and Entry Corridor Applications have been submitted for Lots 1 & 2 of 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 2019 for the development of a Hotel Conference Center and additional commercial uses.

The applicant obtained site plan and entry corridor approval for the development of Lot 3 which includes a Hotel and Ballroom in July of 2024.

BACKGROUND: The applicant requests permission to construct a Retail and Restaurant development according to the existing approved Planned Unit Development, PUD. The development would consist of 7, 3-story buildings totaling 64, 704 sq ft of space located on Lot 1 and proposes not additional buildings on Lot 2 as this is the location of the exiting Historical Landmark referred to as the Klingelhofer House. As part of the development, the applicant is proposing access onto Hwy 87 as well as Hwy 290 West, which will require TxDOT permits and plans to provide 369 parking spaces between the two lots.

Zoning: PUD, Planned Unit Development

	Lot 1 - PUD	Lot 1 - Proposed	Lot 2 - PUD	Lot 2 - Proposed
Total Property Size	7.84 Acres - 341,300	7.84 Acres - 341,300	1.49 Acres - 58,489	1.49 Acres - 58,489
Building Coverage	Max Allowed = 75%	19 % - 64,704 sq ft	Max Allowed = 55%	2% - 1, 323 sq ft
Impervious Coverage	Max Allowed = 80 %	70% - 238, 260 sq ft	Max Allowed = 65%	30% - 17,760 sq ft

Building Height	Max Allowed = 38 ft	Buildings A - G = 38 ft	Max Allowed = 28 ft	N/A
------------------------	---------------------	-------------------------	---------------------	-----

Parking: is required for the Restaurant use at 1 space per 4 seats resulting in 368 required spaces and the Retail use at 1 space per 400 sq ft resulting in 122 spaces for a total of 460 parking spaces. However, Lot 1 has an allowance of a parking reduction which requires only 75% of the required parking which allows a total of **368** parking spaces for Lot 1. As lot 2 is a landmark and does not currently have a use, parking should be removed to retain the open space of the front yard of the historic Klingelhoef House.

Access: The development proposes access to Hwy 87 North as well as Hwy 290 West, both of which will require TxDOT permits.

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

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

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

Landscape and Screening: Plans are required per **Sec. 7.920** and should include One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft 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) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is not required per **Sec. 7.940**, however, screening of the dumpster is required per **Sec. 7.980**

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	Open Spaces
Adjacent Street Network	Planned or Future Development of the Area
Buffers	Public Facilities

Building Height, Bulk, Scale and Orientation	Setbacks
Landscaping	Utilities

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

Arrangements of Buildings, Usages, and Access Management	Parking Areas
Drainage Improvement/Grading Plan	Permanence of Use and Availability of Alternate Uses
Driveways	Provisions for Handicapped Access
Elevation of View of any Required or Proposed Screening; Including Height, Materials, Percent of Screening and Transitional Elements	Refuse Collection
Exterior Lighting	Setback
Fire Hydrant Location	Sidewalks
Landscaping and Open Space Plan, with a Description of Types and Quantity of Plant Materials to be Used	Sight Clearance at Intersections/Driveways
Loading Facilities	Size
Location height and Design Features on All Signs	Vehicular and Pedestrian Circulation
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.

Entry Corridor Design Guidelines and Standards Review

Staff identified that the elevations and renderings provided do not match the proposed site plan, for example, the building heights for Lot 1 are 3-story, whereas the building heights shown in the renderings as 2 and 1-story. With that in mind, Staff recommends a resubmission of the Entry Corridor Application, but has the following comments.

1.1 - 1.4 Architectural Style: The style of the new construction complements the previously approved design for the Hotel and Ballroom on Lot 3. The design is simple in nature and reflects the Texas Hill Country aesthetic (1.2).

2.1 - 2.6 Architectural Materials: The proposed materials include stone, masonry, stucco, and wood-look materials that provided texture and are compatible with the traditional Hill Country aesthetic. In addition, the proposed design utilizes textured stone and wood-look materials to create variety and texture in the facade. (2.1 & 2.6)

3.1 - 3.4 Architectural Color: There does not appear to be a set color selection for the project. Staff

recommends adhering to Sec. 3.1 - 3.4 which includes a muted color palette of greens, blues and tans.

4.1 - 4.8 Architectural Features: The design appears to have several structures resulting in blank or featureless walls which is not in keeping with 4.1, although the applicant has proposed screening or landscaping to soften the effect. The design incorporates canopies, overhangs and projections which creates human scale as required per 4.2 but does not comply 4.5 which requires 40% of the ground floor façade to be constructed of clear, non-tinted windows.

5.1 - 5.7 Massing & Scale: The design divides the multi-tenant buildings into individual bays 25 to 40 feet wide as required per 5.1 and uses a variety of materials such as stone, stucco and wood-look products to break down the mass and scale 5.2. In addition, the buildings with the largest footprint are located central to the development per 5.3 and the design provides horizontal facade relief every 30' feet 5.4.

6.1 - 6.4 Signage: The project has not provided a complete sign package at this time but intends to comply with 6.1 - 6.4.

7.1 - 7.4 Building Height: The building heights fall within the maximum allowed building height of 38 ft for Lot 1, however, the elevations and renderings do not show 38 ft tall structures as indicated on the site plan. 7.1 - 7.4.

8.1 - 8.4 Setbacks & Frontage: The primary entryways will face site-internal circulation rather than the entry corridor, which is not in keeping with 8.1. The proposed layout also does not provide a village concept as it is still car oriented. In order to provide more walkability the layout should have buildings sited closer together, much like downtown Main Street.

9.1 - 9.13 Landscaping: Landscaping Plan will be provided at a later date but intends to comply with 9.1 - 9.13.

10.1 - 10.7 Lighting: All lighting will comply with Ordinance 24-014. 10.1.

11.1 - 11.7 Service Areas Several service areas are shown at the front of the building, given the site-internal circulation planned for the development, which is not in keeping with 11.1. The applicant does intend to screen trash and utility facilities in compliance with 11.2 -11. 4.

12.1 - 12.7 Parking and Access All parking will comply with current ADA guidelines 12.2 and pedestrian walkways connecting to adjacent developments are provided 12.3. The applicant plans to comply with 12.4 which requires 1 tree per 8 parking spaces and the design includes a continuous 5' sidewalk along the full length of the buildings 12.5.

13.1 - 13.4 Drainage & Storm Water The applicant is encouraged to consider LID techniques such as rain barrels, cisterns, and naturalized landscaping 13.1

14.1 - 14.8 Streetscape: Sidewalks have been provided along the right of way as well as along the interior of the development safely conveying pedestrians from the street and parking lots into the development and surrounding neighborhood. 14.1 & 14.2

STAFF RECOMMENDATION:

Based on review by the Development Review Committee (DRC), Staff does not recommend approval of the Site Plan. The Site Plan is tied to the Entry Corridor application, Staff is unable to recommend approval as the two documents differ significantly. In addition, there are several items found to not comply with Entry Corridor Standards and Guidelines including Sections 3,4,6,7,8,11.

Compared to the original PUD siteplan and the proposed, there is significantly less open space as it has been replaced with parking. The site plan describes 3-story (38 ft) buildings, however the Entry Corridor drawings do not reflect these heights.

Given that the owner/applicant is still trying to determine final tenants which will impact the size/design of individual buildings, staff recommends the applicants gets approval of a Master Plan for the development that is in keeping with the Entry Corridor Design Guidelines and then as individual tenants come along they can choose from an arrange of pre-approved design styles. Staff does not recommend "over parking" the site, especially if it is to be done in phases.

The concept of an internal village is contrary to the Entry Corridor Design Guidelines as it turns the back side of the buildings to the two major entryways into Fredericksburg.

ATTACHMENTS:

1. SP-2412 Location Map
2. SP-2412 Application
3. SP-2412 Review Comments Combined 2nd issue
4. SP-2412 Response to Comments
5. SP-2412 - Final Response to Review Comments
6. SP-2412 Site Plan
7. SP-2412 Entry Corriedor Narative_Renderings
8. PUD Zoning Ordinance

APPROVAL/REVIEW:

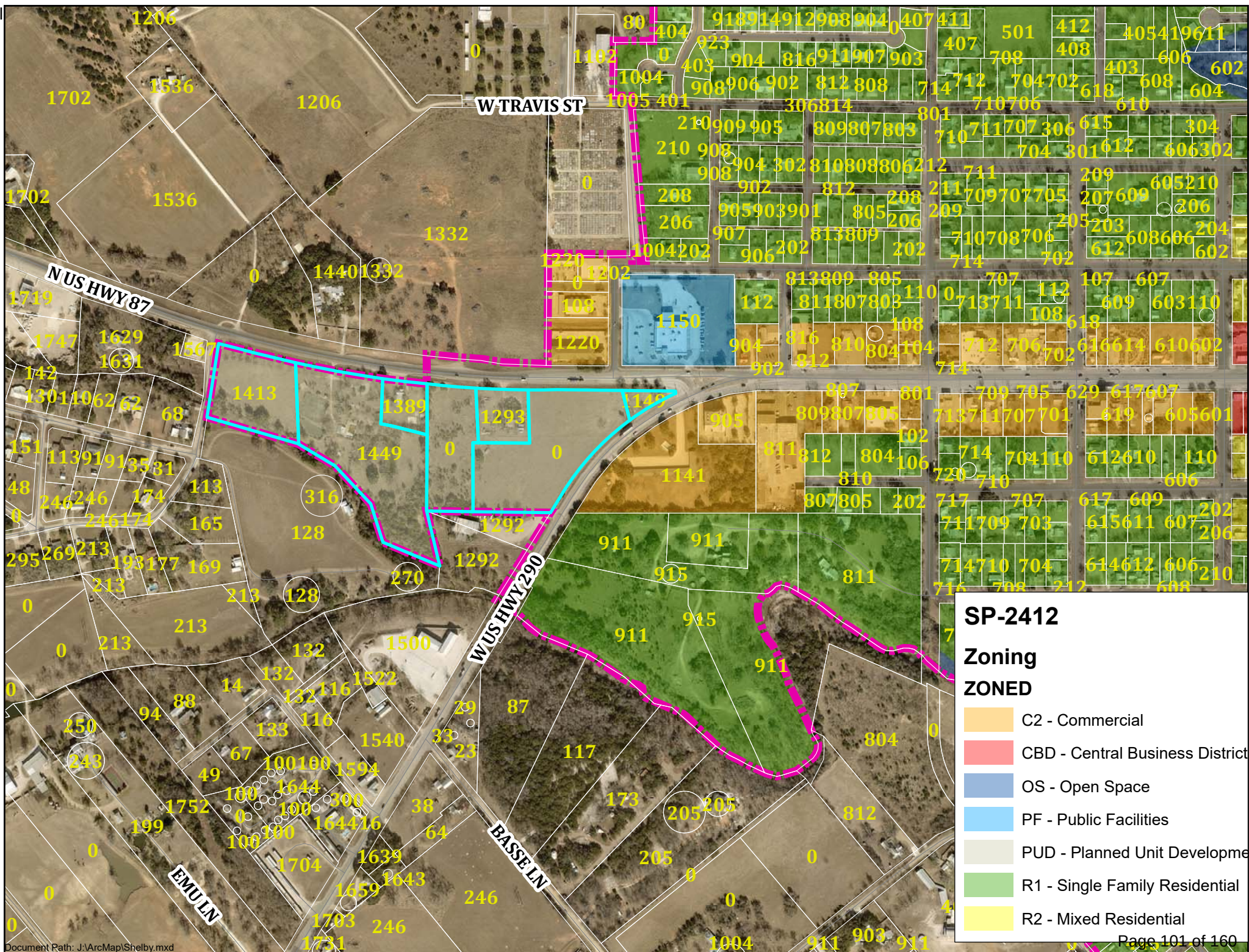
Shelby Collier, Senior Planner

Date: January 03, 2025



Anna Hudson, Director of Development Services

Date: January 03, 2025





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: 290 & 87 Hotel PUD Lot 1 and Lot 2

Project Address: 1149 N US Hwy 87 and 1186 W US Hwy 290
Fredericksburg TX 78624

Parcel ID Numbers: 34220, 56128, 5060

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: FBRG Hospitality Developers LP

Owner Address: 2425 W Loop S, 7th Floor, Houston TX 77027

Owner Phone Number: 630-247-8267 Owner Email Address: nicks@dcpartnersusa.com

Applicant

Applicant Name: Nick Skuteris

Applicant Address: 2425 W Loop S, 7th Floor, Houston TX 77027

Applicant Phone Number: 6302478267 Applicant Email Address: nicks@dcpartnersusa.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: Nick Skuteris

Staff Use Only Application Number: SP-2412 Date: 11/25/24

Required Checklist Items Included: CHECK # 156 - \$600

DRC COMMENTS CHECK 12/6/24 - CH#157 - \$250



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 Fec
- ☐ 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: FBRG Hospitality Developers LP Date: 11/25/2024

Printed Name: Nick Skuteris



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: FBRG Hospitality Developers LP Date: 11/25/2024
Printed Name: Nick Skuteris



December 16, 2024

Nick Skuteris
DC Partners
nicks@dcpartnersusa.com

RE: SP-2412, Review Comments for the Site Plan and Entry Corridor review for 290 & 87 PUD Lot 1 and Lot 2, the Meuse Retail submission

Dear Applicant,

Project will require Planning and Zoning approval scheduled for January 8, 2025, 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, December 23, 2024.**

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

Development Comments

Lot 1

- The depth of the parking stalls should be 18.5 ft per [Sec. 7.860](#). Show parking space dimensions
- Break out parking requirements by Lot and reference approved PUD
- Show building heights [Sec. 7.131](#)
- Zone A – G need to identify uses and square footages are required as well as number of units per building.
- Between Zones E & G additional parking has been added, what was the need for the change resulting in a loss of green space.

The City of Fredericksburg

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

Lot 2

- Update Building Coverage, Allowable = 55%
- Update Impervious Coverage, Allowable = 65%
- Show setbacks to ensure compliance [Sec. 7.131](#)
- Trash Loading appears to be located in the setback and must be moved out of the setback [Sec. 7.131](#)
- All trash receptacles must be screened per [Sec. 7.940](#)
- Break out parking requirements by Lot and reference approved PUD
- Food Trucks are not permitted use allowed by the PUD for Lot 2
- Show building heights [Sec. 7.131](#)
- Provide use for the Sunday House

Entry Corridor

- The renderings do not match the site plan
- Show F G and D clearly, Staff is concerned with the back of house functions facing the highway.

Engineering Comments

- This project will require review and approval of civil construction plans. Plans should be consistent with the hotel civil construction plans.
- Development should be consistent with the previously submitted drainage report.
- Driveway locations are contingent upon TXDOT approval and their approval of the traffic impact analysis.
- Ensure the parking areas are consistent with the City's design standards. See Zoning ordinance section 7.86
- Ensure there are no obstructions in the site visibility triangles at the proposed driveways. See the City subdivision ordinance in section 6.07.C.

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 January 8th, 2025 Planning and Zoning Meeting. The following items will be required to proceed with the project.

The City of Fredericksburg

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

- Recording of approved Final Plat P-2412 – 290 & 87 PUD Lot 1 and Lot 2, the Meuse Retail submission
- 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](#)

Sincerely,



Jan Musgrove, Planner I
Development Review Committee (DRC)

The City of Fredericksburg

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



From: Nick Skuteris

Date: 12/16/2024

To: Shelby Collier & Development Review Committee

RE: SP-2412, Review Comments for the Site Plan and Entry Corridor review for 290 & 87 PUD Lot 1 and Lot 2, the Meuse Retail submission

Shelby & Development Review Committee (DRC) Members,

Please see below for our applicant response to the DRC's letter dated December 9th, 2024.

Development Comments

Lot 1

- ☐ The depth of the parking stalls should be 18.5 ft per [Sec. 7.860](#). Show parking space dimensions

- **Applicant Response:** Applicant shows parking space stall dimensions on updated site plan.



- ☐ Break out parking requirements by Lot and reference approved PUD

- **Applicant Response:** Applicant shows breakout of parking requirements on updated site plan.

Existing PUD Parking Requirements :

LOT 1 - "Retail and Restaurant Village"

Off-Street Parking Required (100%) : **247**
Off-Street Parking Required (75%) : **186**
Off-Street Parking Provided : **350**

LOT 2 - "Klingelhoefer and Sunday Houses"

Off-Street Parking Required (100%) : **17**
Off-Street Parking Required (75%) : **13**
Off-Street Parking Provided : **19**

- ☐ Show building heights [Sec. 7.131](#)

- **Applicant Response:** Applicant shows building heights on updated site plan.

Lot 1 Maximum Allowable Height : 38'-00"
Lot 2 Maximum Allowable Height : 28'-00"

Proposed Building Height :
Retail Zones A through G : 38'-00"

- ☐ Zone A – G need to identify uses and square footages are required as well as number of units per building.

- **Applicant Response:** Applicant has provided anticipated square footages of final uses within the retail development. Final number of units per building is undetermined at this time. Upon approval of Site Plan and Entry Corridor, Applicant can further engage with

retail broker and potential tenants to determine which building zone they'd be interested in and further determine tenant mix within each building zone.

- Between Zones E & G additional parking has been added, what was the need for the change resulting in a loss of green space.
 - **Applicant Response:** Applicant has added additional parking in this area to ensure that PUD and City Ordinance parking requirements are met for the entirety on the retail development.

Lot 2

- Update Building Coverage, Allowable = 55%
 - **Applicant Response:** This has been updated in the development summary matrix.
- Update Impervious Coverage, Allowable = 65%
 - **Applicant Response:** This has been updated in the development summary matrix.
- Show setbacks to ensure compliance [Sec. 7.131](#)
 - **Applicant Response:** Applicant is now showing setbacks on the site plan.
- Trash Loading appears to be located in the setback and must be moved out of the setback [Sec. 7.131](#)
 - **Applicant Response:** Applicant has now labeled trash areas with "SCREENED TRASH/LOADING" or "SCREENED TRASH".
- All trash receptacles must be screened per [Sec. 7.940](#)
 - **Applicant Response:** Applicant shows these areas as screen within the Entry Corridor renderings and has them labeled as such on the Site Plan.
- Break out parking requirements by Lot and reference approved PUD
 - **Applicant Response:** Parking Requirements are now shown more clearly on the Site Plan. These parking requirements are based on the assumption that 26,450 SF of retail space will be used for food and beverage type tenants and that 48,550 SF of retail space will be used for soft goods. Please note that this is an estimate and cannot be finalized until a retail broker is fully engaged to determine tenant interest. Applicant will always maintain parking requirements per the PUD parking requirement ratios, regardless of what the final tenant mix square footage (food and beverage SF vs. soft good SF).

Existing PUD Parking Requirements :

LOT 1 - "Retail and Restaurant Village"

Off-Street Parking Required (100%) : 247
Off-Street Parking Required (75%) : 186
Off-Street Parking Provided : 350

LOT 2 - "Klingelhoefer and Sunday Houses"

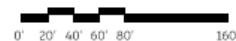
Off-Street Parking Required (100%) : 17
Off-Street Parking Required (75%) : 13
Off-Street Parking Provided : 19

LOT 1 + 2 Parking Requirements per City Ordinance

Restaurant : 1 Space / 4 Seats (Plus Cocktail Lounge Requirements) = 26,450 SF = (26,450 / 72) = 368 Spaces (368 @ 75% Efficiency) = **276 Spaces Required**

Retail : 1 Space / 400 SF @ 48,550 SF (48,550 / 400) = 122 @ 75 Efficiency) = **92 Required Spaces**

368 Required Spaces - 369 Spaces Provided



- Food Trucks are not permitted use allowed by the PUD for Lot 2
 - **Applicant Response:** Food Truck language has been removed from the Site Plan.
- Show building heights [Sec. 7.131](#)
 - **Applicant Response:** Applicant shows building heights on updated site plan.
- Provide use for the Sunday House
 - **Applicant Response:** Final use for the Sunday House is to-be-determined. Applicant intends on speaking with interested potential tenants during the lease-up phase of the retail development.

Entry Corridor

- ☐ The renderings do not match the site plan
 - **Applicant Response:** Buildings shown within the renderings are only shown within the approved PUD Lot 1 building zones. Applicant will only develop retail within these zones. The renderings are meant to provide an idea of what the finished development product will look like.
- ☐ Show F G and D clearly, Staff is concerned with the back of house functions facing the highway.
 - **Applicant Response:** Additional renderings have been added to this package to show additional views of these spaces.

Engineering Comments

- ☐ This project will require review and approval of civil construction plans.
 - **Applicant Response:** Following Entry Corridor and Site Plan reviews, Applicant intends to begin the Final Plat submission process.
- ☐ Project will require review and approval of an updated Traffic Impact Analysis for the retail portion of the development.
 - **Applicant Response:** Following Entry Corridor and Site Plan reviews, Applicant intends to begin the Final Plat submission process.

Actions following Planning and Zoning

- ☐ Recording of approved Final Plat P-2412 – 290 & 87 PUD Lot 1 and Lot 2, the Meuse Retail submission
 - **Applicant Response:** Following Entry Corridor and Site Plan reviews, Applicant intends to begin the Final Plat submission process.
- ☐ Building Permit applications (once Civil Construction Plans have been approved)
 - **Applicant Response:** Following Entry Corridor and Site Plan reviews, Applicant intends to begin Civil Construction plans.
- ☐ Provide the requested fixture types as part of the Building Permit process [Article XV- Outdoor Lighting](#)
 - **Applicant Response:** Applicant will provide all fixture specifications at time of Building Permit review.
- ☐ Signage will require a Sign Permit per [Chapter 29](#)
 - **Applicant Response:** Applicant intends to follow Chapter 29 for sign permit submission and review.
- ☐ All permit applications may be submitted through the [My Government Online Portal](#)
 - **Applicant Response:** Applicant intends to submit all required permit applications through MGO.

Thank you for your consideration.

Sincerely, DC Partners and all associated Consultants

Nick Skuteris, Development Manager





From: Nick Skuteris

Date: 12/23/2024

To: Shelby Collier & Development Review Committee

RE: SP-2412, Review Comments for the Site Plan and Entry Corridor review for 290 & 87 PUD Lot 1 and Lot 2, the Meuse Retail submission

Shelby & Development Review Committee (DRC) Members,

Please see below for our applicant response to the DRC's letter dated December 16th, 2024.

Engineering Comments

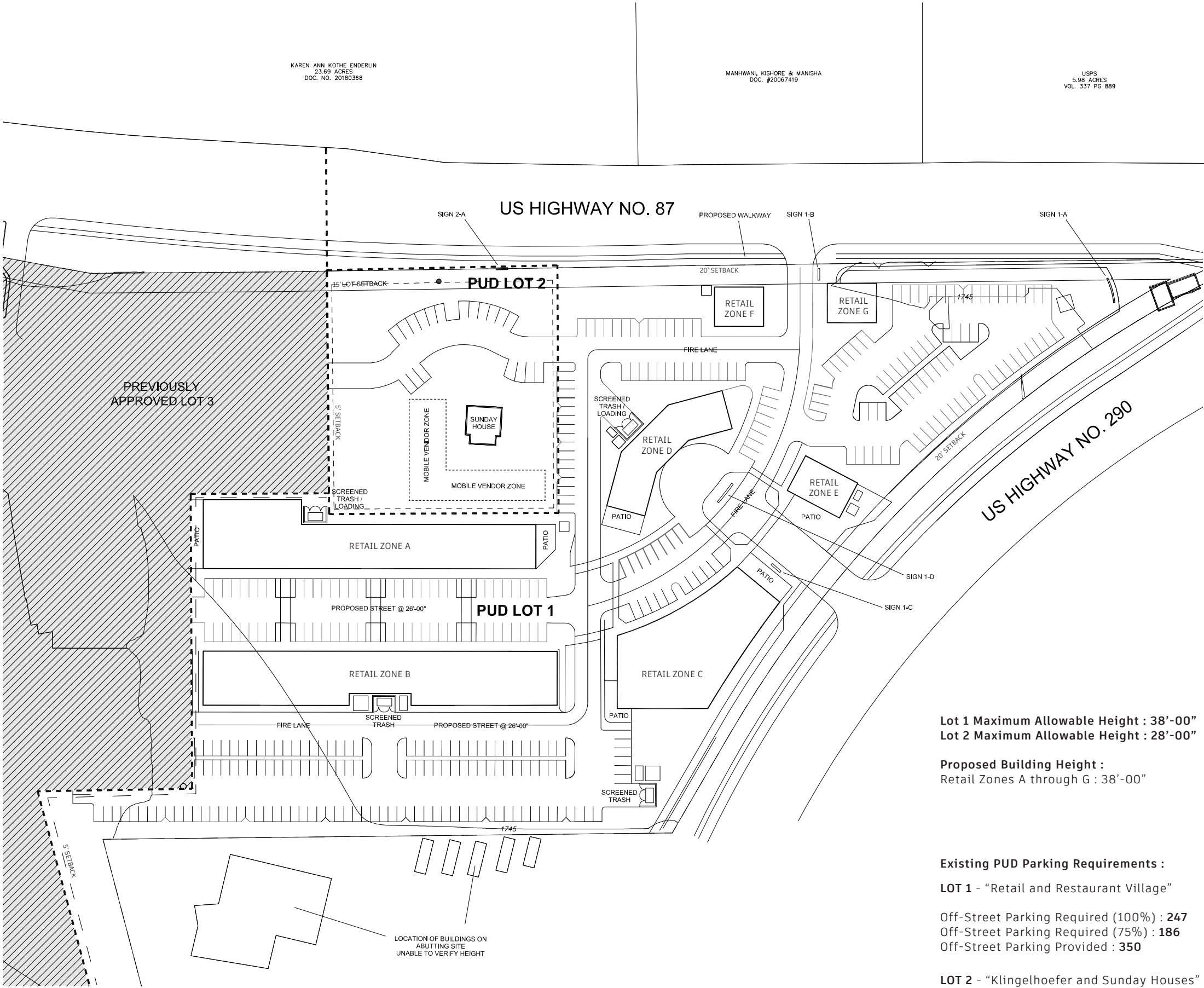
- This project will require review and approval of civil construction plans. Plans should be consistent with the hotel civil construction plans.
 - **Applicant Response:** Following Entry Corridor and Site Plan reviews, Applicant intends to begin civil construction plan design process. Plans will be consistent with hotel civil construction plans.
- Development should be consistent with the previously submitted drainage report.
 - **Applicant Response:** The development project will be consistent with the previously submitted drainage report.
- Driveway locations are contingent upon TXDOT approval and their approval of the traffic impact analysis.
 - **Applicant Response:** Applicant has submitted documentation and TIA to TXDOT and currently awaits feedback.
- Ensure the parking areas are consistent with the City's design standards. Seeing Zoning ordinance section 7.86
 - **Applicant Response:** Applicant will abide by City design standards and has included parking detail within latest site plan submission.
- Ensure there are no obstructions in the site visibility triangles at the proposed driveways. See the City subdivision ordinance in section 6.07.C.
 - **Applicant Response:** Applicant will abide by City subdivision ordinance and ensure that no obstructions are designed or installed within the site visibility triangles.

Thank you for your consideration.

Sincerely, DC Partners and all associated Consultants

Nick Skuteris, Development Manager

A handwritten signature in blue ink, appearing to read 'Nick Skuteris'.



The parking requirements outlined below are based on the assumption that final square footages for retailer uses (e.g., restaurant, soft goods) have been determined.

The developer may make adjustments to retail uses and associated square footage as the project evolves but will always ensure compliance with the parking ratios provided below to meet final parking requirements. For each tenant build-out, the developer and tenant will submit final drawings for permit review, including the allocation of dedicated retail parking for the tenant space, in accordance with established standards.

LOT 1 RETAIL					
	Amount	Unit	%	Amount	Unit
Overall Lot Area:	341,300.00	SF		7.84	Acres
100 Yr. Floodplain Area:	2,739.00	SF	1%	0.06	Acres
Net Lot Area:	338,561.00	SF	99%	7.77	Acres
Building Cover Allowed:	255,975.00	SF	75%	5.88	Acres
Total Building Cover Actual including All Uses:	64,703.92	SF	19%	1.49	Acres
Retail Building Cover:	64,703.92	SF	19%	1.49	Acres
Impervious Cover Allowed:	273,040.00	SF	80%	6.27	Acres
Paved Drive/Parking:	143,468.87	SF		3.29	Acres
Plaza/ Sidewalk/ Terrace:	30,086.95	SF		0.69	Acres
Impervious Cover Actual:	238,259.74	SF	70%	5.47	Acres
LOT 2: SUNDAY HOUSE					
	Amount	Unit	%	Amount	Unit
Overall Lot Area:	58,489.00	SF		1.34	Acres
100 Yr. Floodplain Area:	0.00	SF	0%	0.00	Acres
Net Lot Area:	58,489.00	SF	100%	1.34	Acres
Building Cover Allowed:	32,168.95	SF	55%	0.74	Acres
Total Building Cover:	1,323.00	SF	2%	0.03	Acres
Sunday House:	1,323.00	SF	0%	0.03	Acres
Impervious Cover Allowed:	38,017.85	SF	65%	0.87	Acres
Paved Drive/Parking:	16,437.17	SF		0.38	Acres
Plaza/ Sidewalk/ Terrace:	0.00	SF		0.00	Acres
Impervious Cover Actual:	17,760.17	SF	30%	0.41	Acres
LOT 1 + LOT 2					
	Amount	Unit	%	Amount	Unit
Net Lot Area:	397,050.00	SF		9.12	Acres
Building Cover Allowed:	288,143.95	SF	73%	6.61	Acres
Total Building Cover Actual including All Uses:	66,026.92	SF	17%	1.52	Acres
Impervious Cover Allowed:	311,057.85	SF	78%	7.14	Acres
Impervious Cover Actual:	256,019.91	SF	64%	5.88	Acres
Off-street Parking Required (100%) *:	368.00	Spaces			
Parking Area Interior Landscaping Required*:	3,680.00	SF			
Parking Area Interior Landscaping Provided*:	55,037.94	SF			
Minimum Number of Trees at Landscaped Areas (1 per 100):	37.00	Trees			
Minimum Number of Trees along Business Frontage:	40.00	Trees			
Minimum Number of Trees along Abutting non-PUD Property:	12.00	Trees			
Minimum Number of New Trees provided:	89.00	Trees			
*Landscaping calculated based on surface parking spaces.					

Lot 1 Maximum Allowable Height : 38'-00"
Lot 2 Maximum Allowable Height : 28'-00"

Proposed Building Height :
Retail Zones A through G : 38'-00"

Existing PUD Parking Requirements :

LOT 1 - "Retail and Restaurant Village"

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LOT 1 + 2 Parking Requirements per City Ordinance

Restaurant : 1 Space / 4 Seats (Plus Cocktail Lounge Requirements) = 26,450 SF = (26,450 / 72) = 368 Spaces (368 @ 75% Efficiency) = 276 Spaces Required

Retail : 1 Space / 400 SF @ 48,550 SF (48,550 / 400) = 122 @ 75 Efficiency) = 92 Required Spaces

368 Required Spaces - 369 Spaces Provided

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

Entry Corridor Design Narrative

HWY 290 + HWY 87

1. Architectural Style

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

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

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

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

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

The proposed design does not copy older building styles, but rather uses traditional proportions and scale in conjunction with a variety of materials to reflect traditional context. The proposed retail buildings are simple in nature and feature a variety of materials reflective of the Texas Hill Country style and do not copy older building styles.

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

The Proposed design has been designed site specify, taking into consideration the character of the Fredericksburg community.



2. Architectural Materials

2.1 COF STANDARD: *Buildings shall employ authentic, textured materials, compatible with the traditional Hill Country aesthetic. Highly reflective materials are unacceptable, because of their tendency to create uncomfortable glare conditions.*

The proposed design uses authentic materials such as stone, wood-look materials, masonry, stucco, and metal detailing that create visual interest while fitting into the Texas hill country style.

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

Not applicable.

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

Not applicable.

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

The proposed design uses traditional proportions and scale in a more modern hill country style, not attempting to create a false sense of era. Stone, wood-look materials, stucco and masonry are used to respect the local vernacular without creating a false sense of era.

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

The proposed design uses materials native to Hill Country.

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

The proposed design utilizes textured stone and wood-look materials to create variety and texture in the facade.

3. Architectural Color

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

Colors selected will be muted and adhere to the Historic Guidelines.

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

Colors selected will be muted and adhere to the Historic Guidelines.

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

The proposed design does not incorporate bright colors.

3.4 COF GUIDELINE: *Predominant building colors should be of earth tones but may be accented with brighter colors to provide color variation, punctuation, and eclecticism unique to Fredericksburg.*

The predominate colors of buildings will be of earth tones.

4. Architectural Features

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

Site-interior facing facades that engage with pedestrian and vehicular circulation may require some entry corridor facing facades to be utilized in a manner that could render some portions of the wall blank, allowing for tenant functionality. Appropriate screening or landscaping can be applied to areas where this occurs.

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

The proposed design creates human scale by creating a clear front entrance utilizing canopies, overhangs, distinctive roof form, arches, and integral planters. Front and/or primary entrances will be clearly defined using canopies, overhangs, arcades, or recesses and projections.

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

Not applicable.

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

Using traditional proportions and scales, the doors and windows create a rhythm along the building's facades.

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

Site interior facades that engage with pedestrian and vehicular circulation may require some entry corridor facing facades to be utilized in a manner that could render some portions of the wall blank, allowing or tenant functionality. Appropriate screening or landscaping can be applied to areas where this occurs.

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

The proposed design will include a covered arcade or structural canopy provided along a building's front façade, where necessary.

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

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

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

A parapet wall will used be to screen any proposed shed or flat roof design.

5. Massing & Scale

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

The proposed design will divide multi-tenant retail buildings into individual bays 25 to 40 feet wide.

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

Stone, wood-look materials, stucco, and masonry have been incorporated into the design in order to create visual interest and break down the mass of larger retail buildings.

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

The proposed design has buildings of the largest footprint at the approximate center of site.

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

The proposed design has horizontal façade relief every 30' or less. Providing visual interest to the building.

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

Not applicable.

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

The proposed design does not feature faux windows or elements.

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

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

6. Signage

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

Landscaping will be designed to meet this standard.

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

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

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

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

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

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

7. Building Height

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

The proposed design will comply with the maximum allowable height as listed in the zoning ordinance of 38'.

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

The proposed design uses articulation in the facade to create a welcoming environment.

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

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

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

The proposed design complies with this guideline and proposes floor to floor heights typical to that of the one described in the guideline above, with a range of 10-15 feet floor to floor on the first floor, and 8-12 feet floor to floor on the second floor.

8. Setbacks & Frontage

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

The front and/or primary entryways of retail structures will face site-internal circulation with direct access to the entry corridor.

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

Any front and/or primary door will be connected to the sidewalk.

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

Not applicable.

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

Noted.

9. Landscaping

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

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

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

Specific trees on site will be protected and preserved. Locations of trees are proposed to break up any continuous paving areas.

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

Noted. Native, drought tolerant and adapted species are a benefit to the city and to this development.

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

Noted - The approved plant list compliments the response given in 1.3 COF GUIDELINE.

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

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

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

Noted. The site is being designed such that compatible uses will complement each other.

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

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

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

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

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

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

1.10 COF GUIDELINE: *Wherever possible, parks should take advantage of existing mature vegetation by preserving it and incorporating it as a feature of the park to maximize use of shaded areas.*

Mature vegetation will remain on the site where possible.

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

Existing mature vegetation will be maintained whenever possible.

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

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

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

Root barriers will be implemented in applicable areas.

10. Lighting

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

The lighting will be Dark-Sky compliant.

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

In any parking areas and communal areas, lighting will be designed for safety and security. The development does not benefit from over-lit parking lots.

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

Light fixtures will be chosen to blend with the architectural style of the building.

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

Light standards are being placed internal to the site with cut-off fixtures to prevent spillover.

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

The proposed design will take into consideration the proximity of residential uses. Any open area on site will only be illuminated for the purposes of that space and for security.

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

Lighting is planned to illuminate vehicular movement.

F. COF GUIDELINE: *Decorative seasonal lighting encouraged.*

Noted.

11. Service Areas

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

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

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

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

11.3 COF GUIDELINE: *Screening should be achieved through the installation of a wall or fence six feet in height or a height sufficient to obscure the area or equipment, whichever is less.*

Screening will be used at a minimum of 6' Hight to screen obscure equipment. Services areas will be shielded from the view of the street with the use of fencing and gates to match the overall aesthetic of the project.

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

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

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

Noted.

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

Rooftop equipment will be appropriately screened from the entry corridor, side street, parks, and plazas.

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

Noted.

12. Parking & Access

A. COF STANDARD: *When a property abuts a creek, a 10-foot landscape buffer shall be provided between the parking lot and the creek, where applicable. Utilize rain gardens and/or plant species that filter toxins between the parking lot and the creek.*

Not Applicable.

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

All parking will comply with current ADA guidelines.

C. COF STANDARD: *Whenever parking areas/drive aisles are connected to adjacent sites; the circulation must produce for similar direction of travel (both vehicular and pedestrian) and parking stall to reduce conflict at points of connection.*

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

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

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

E. COF STANDARD: *A minimum of a 4" diameter tree per 8 parking spaces shall be planted in planting beds located in the corners of parking lots and islands.*

All parking will comply with landscaping standards.

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

The proposed design includes sidewalks along entries and parking.

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

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

H. COF GUIDELINE: *Bicycle parking facilities should be provided at all new developments that occurs on any street intersection. The design, color, and materials must coordinate with other site elements and be well-lit for nighttime uses.*

Noted.

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

Noted.

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

The parking design complies with this emergency vehicle access guideline.

K. COF GUIDELINE: *Establishments that typically require or generate frequent passenger loading and unloading should produce specifically designated loading/unloading bays. Direct ingress and egress should be provided so that vehicles are not directly into the on-site drive aisles.*

Noted.

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

Noted. Parking will comply with this guideline.

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

Noted. The site design meets this guideline.

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

Noted.

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

Noted.

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

This project does not use detached parking structures.

Q. COF GUIDELINE: *Shared driveways are encouraged.*

Not applicable.

13. Drainage & Stormwater

A. COF GUIDELINE: LID Techniques such as rain barrels, cisterns, rain gardens, naturalized landscaping, porous pavement, and roof gardens are encouraged.

Naturalized landscaping and porous pavement are being considered.

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

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

C. GUIDELINE: Existing drainage patterns and flows on site should be preserved to the greatest extent possible. Drainage patterns are generally preserved. The drainage area for the site is the same before and after construction.

All flow currently runs towards Barrons Creek and will do so upon completion.

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

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

14. Streetscape

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

Sidewalks on the site will conform with this requirement.

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

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

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

Noted.

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

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

14.5 COF GUIDELINE: Create a quality-built environment with the inclusion of amenities such as street furnishings, plantings, and water features to enhance the places that people will walk, gather, or recreate.

The streetscape design will comply with this guideline.

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

Not applicable.

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

The streetscape design will comply with this guideline.

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

The streetscape design will comply with this guideline.

Fredericksburg Retail

Fredericksburg, Texas

Project 2024064

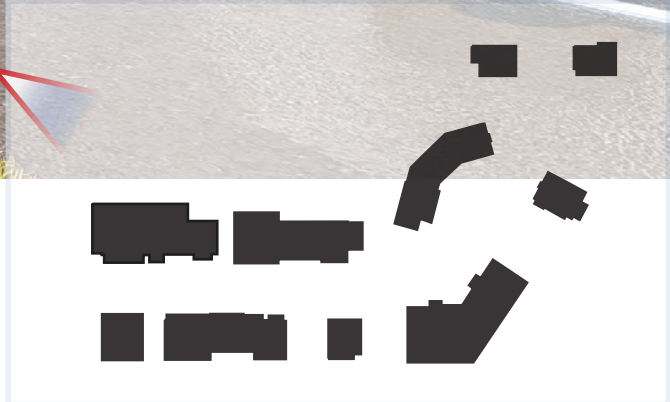
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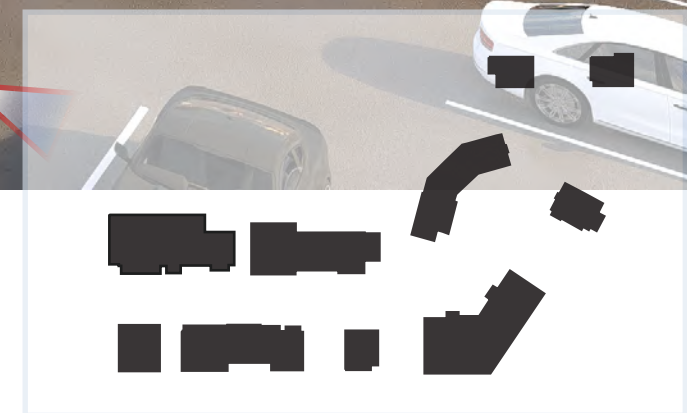
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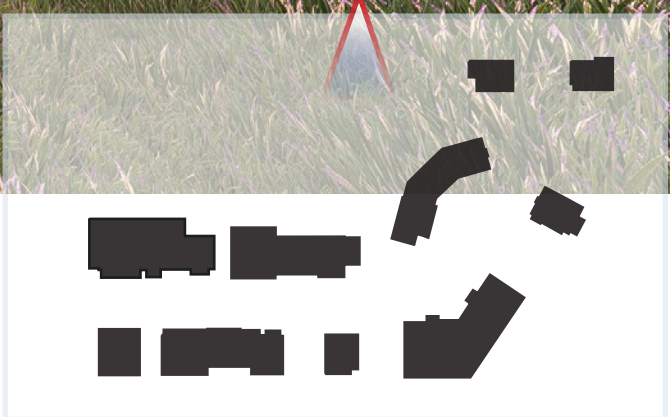
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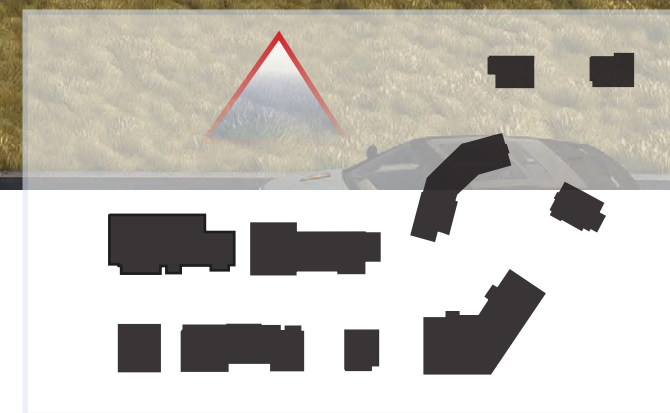
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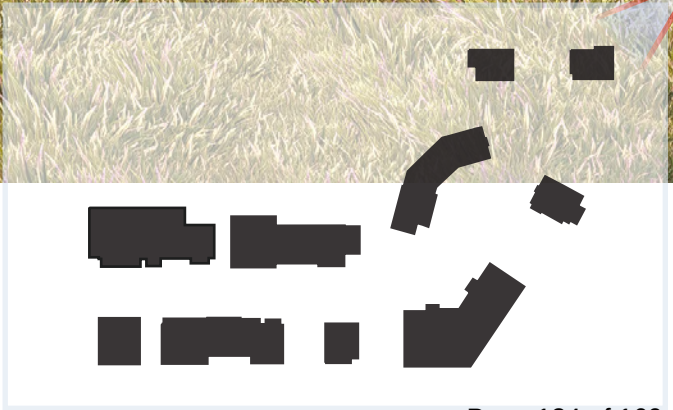
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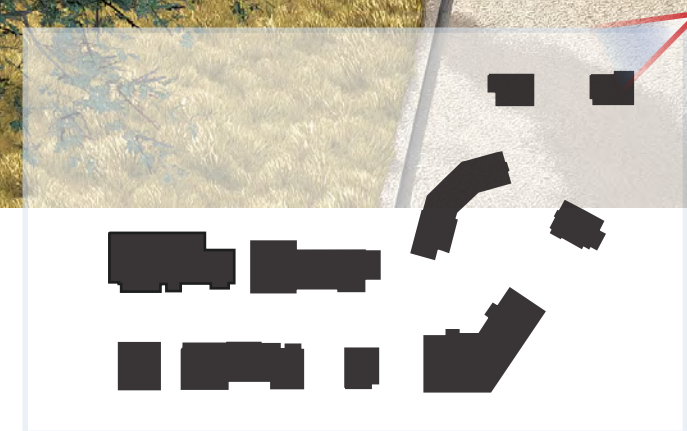




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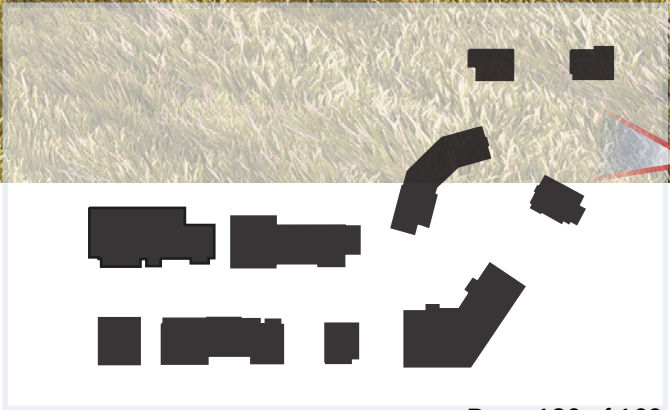
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maa
merriman
anderson





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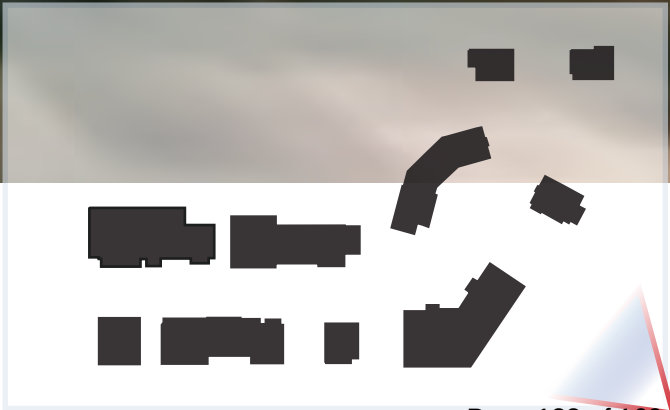
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Path



Landscape Bollard



Entry Wall Sconce



Wall Wash



Site Area Lighting

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



TEXTURED MASONRY
FINISH : XXX
COLOR : VARIES



METAL PANEL OR SIMILAR
FINISH : ANODIZED
COLOR : VARIES



METAL ROOF OR SIMILAR
FINISH : ANODIZED
COLOR : VARIES



WOOD LOOK SCREENING SYSTEM OR SIMILAR
FINISH : XXX
COLOR : VARIES



BOARD AND BATTON OR SIMILAR
FINISH : XXX
COLOR : WHITE



STUCCO OR SIMILAR
FINISH : XXX
COLOR : VARIES



STUCCO OR SIMILAR
FINISH : XXX
COLOR : VARIES



STONE / STAMPED CONCRETE OR SIMILAR
FINISH : XXX
COLOR : VARIES



SSG STOREFRONT GLAZING OR SIMILAR
FINISH: ANODIZED
COLOR: DARK BRONZE



PLANK SIDING OR SIMILAR
FINISH : XXX
COLOR : VARIES

Developer intends to utilize the listed finishes throughout the retail development, in compliance with applicable city standards and guidelines. While the tenant mix has not yet been finalized, both the developer and prospective tenants will ensure that any permit drawings submitted reflect these finishes and adhere to all necessary regulations.

ORDINANCE NO. 28-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND ESTABLISHING THE ZONING DISTRICT FOR APPROXIMATELY 22.031 ACRES, INCLUDING CERTAIN LOTS OF THE KLIER SUBDIVISION, CERTAIN LOTS OF THE CARABETTA SUBDIVISION, A PORTION OF BLOCK III AS SAID BLOCK IS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND A PORTION OF OUTLOT NO. 582 AS SAID OUTLOT IS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY; ESTABLISHING PLANNED UNIT DEVELOPMENT (PUD) ZONING FOR SAID PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for Rezoning has been submitted by the owner of approximately 22.031 acres of property located at the intersection of US Highway 87 N and US Highway 290 W, to establish Planned Unit Development (PUD) zoning upon said property; and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has determined that such zoning change is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the rezoning be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

Section 1. That the zoning ordinance of the City of Fredericksburg is hereby amended to incorporate the certain change in zoning district as follows:

All of those certain lots, tracts, or parcels of land, totaling approximately 22.031 acres of land, and specifically identified as:

Lot No. 1B, Klier Subdivision, situated in Gillespie County, Texas, according to the map or plat of record in Volume 2, Page 144, Plat Records of Gillespie County, Texas; and

Lot No. 2, Klier Subdivision, situated in Gillespie County, Texas, according to the map or plat of record in Volume 2, Page 64, Plat Records of Gillespie County, Texas; and

Being 1.004 acre of land, more or less, situated in Gillespie County, Texas, part of Block III; as said Block is shown on the map of Fredericksburg, Texas, and Environs by the German Emigration Company; said 1.004 acre tract of land is described by metes and bounds on Exhibit "A", attached hereto and made a part hereof; and

Lot No. 1AR, Carabetta Subdivision, situated in Fredericksburg, Gillespie County, Texas, according to the map or plat of record in Volume 2, Page 147, Plat Records of Gillespie County, Texas; and

Lot No. 1BR, Carabetta Subdivision, situated in Fredericksburg, Gillespie County, Texas, according to the map or plat of record in Volume 2, Page 147, Plat Records of Gillespie County, Texas; and

Lot No. 2, Carabetta Subdivision, situated in Fredericksburg, Gillespie County, Texas, according to the map or plat of record in Volume 2, Page 96, Plat Records of Gillespie County, Texas; and

Being 0.399 acre of land, more or less, situated in Fredericksburg, Gillespie County, Texas, part of Outlot No. 582; as said Outlot is shown on the map of Fredericksburg, Texas, and Environs by the German Emigration Company; said 0.399 acre tract of land is described by metes and bounds on Exhibit "B", attached hereto and made a part hereof;

to be and are hereby zoned and designated as a Planned Unit Development ("PUD"), as more particularly described on the PUD Plan set forth in Exhibit "C", the PUD Notes set forth in Exhibit "D", the Permitted Signs set forth in Exhibit "E", and the Permitted Uses set forth in Exhibit "F", copies of which are attached hereto and made a part hereof.

Section 2. That all references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 3. That this Ordinance shall take effect upon the date of its passage.

PASSED AND APPROVED on this the 4th day of Sept, 2018.

Linda Langerhans
Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Britton
Shelley Britton, City Secretary

APPROVED AS TO FORM:

Daniel Jones
Daniel Jones, City Attorney

EXHIBIT "A"

SULTEMEIER

SURVEYING & ENGINEERING

**LICENSED SURVEYING FIRM: 100930-00
REGISTERED ENGINEERING FIRM: F-10608**

805 North Llano
Fredericksburg, TX 78624
Tel.: (830) 990-1221 Fax: (830) 990-1222

**1.004 ACRES
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS**

**FN-14-5764
JUNE 2ND, 2014**

A DESCRIPTION OF A 1.004 ACRE TRACT OF LAND OUT OF BLOCK III AS SAID BLOCK AND OUTLOTS ARE DESIGNATED ON THE MAP OR PLAT OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY; BEING COMPRISED OF THAT CERTAIN 1.0 ACRE TRACT I AND THAT CERTAIN 164 SQUARE FOOT TRACT II (DEED/CALLED AREAS) DESCRIBED IN A CONVEYANCE FROM JOHN T. BOLTON AND WIFE, CAROL HICKS BOLTON TO MICHAEL IGARTA AND WIFE, CRYSTAL IGARTA, FOUND OF RECORD IN A WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 1ST, 2005, RECORDED IN VOLUME 599, PAGE 295 ET SEQ. OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS; SAID 1.004 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found on the southwest R.O.W. (Right-of-Way) line of U. S. Highway No. 87 at the north corner of the said 1.0 acre tract, being at the easterly northeast corner of Lot 2 in the Killer Subdivision, a plat of record in Volume 2, Page 64 of the Plat Records of said County, Texas, for the north corner hereof;

THENCE with the said southwest R.O.W. line of U. S. Highway No. 87, a distance of 209.06 feet along the arc of a curve to the left having a radius of 5794.58 feet and a chord bearing of S 38° 23' 42" E, a distance of 209.05 feet to a ½ inch iron rod found at the east corner of said Tract I, being at the north corner of Lot 1A in the Carabetta Subdivision, a plat of record in said Volume 2 at Page 147 of the Plat Records, for the east corner hereof;

THENCE with the southeast line of said Tract I, S 39° 03' 43" W (BASE BEARING FOR DIRECTIONAL CONTROL FROM GPS OBSERVATION), a distance of 213.60 feet to a ½ inch iron rod found at the south corner of thereof, being at the easterly southeast corner of said Lot 2, for the south corner hereof;

THENCE with the southwest line of said Tract I, and continuing with the southwest line of said Tract II, N 37° 57' 45" W, at a distance of 191.65 feet an 8 inch diameter fence post found at the southwesterly corner of said Tract I and south corner of said Tract II, continuing for a total distance of 213.67 feet to the west corner of said Tract II, a point of the bank of a creek, for the west corner hereof;

THENCE with the northwest line of said Tract II, and continuing with the northwest line of said Tract I, N 40° 11' 27" E, at a distance of 16.02 feet an 8 inch diameter fence post found at the north corner of said Tract II and northwesterly corner of said Tract I, continuing for a total distance of 211.06 feet to the POINT OF BEGINNING, containing 1.004 acres of land, more or less.

EXHIBIT "B"



SEARCHERS
LAND SURVEYING, LLC

MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
P.O. Box 1504 Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211
www.searchersls.com

LEGAL DESCRIPTION: Being 0.399 acres of land, out of the J. M. Chapa Survey No. 131, Abstract No. 115 in Gillespie County, Texas, being a portion of Outlot 582 as shown on plat of Fredericksburg, Texas by the German Emigration Company and Environs and being all of that certain 0.399 acre tract described in Volume 242, Page 613 of the Real Property Records of Gillespie County, Texas; Said 0.399 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southwest line of U. S. Highway No. 87 for the northeast corner of Lot 2 of the Carabetta Subdivision as shown on plat recorded in Volume 2, Page 96 of the Plat Records of Gillespie County, Texas and the north corner hereof and from which a concrete monument found in the southwest line of said U. S. Highway No. 87 and the northeast line of said Lot 2 bears North 50°45'27" West a distance of 304.76 feet;

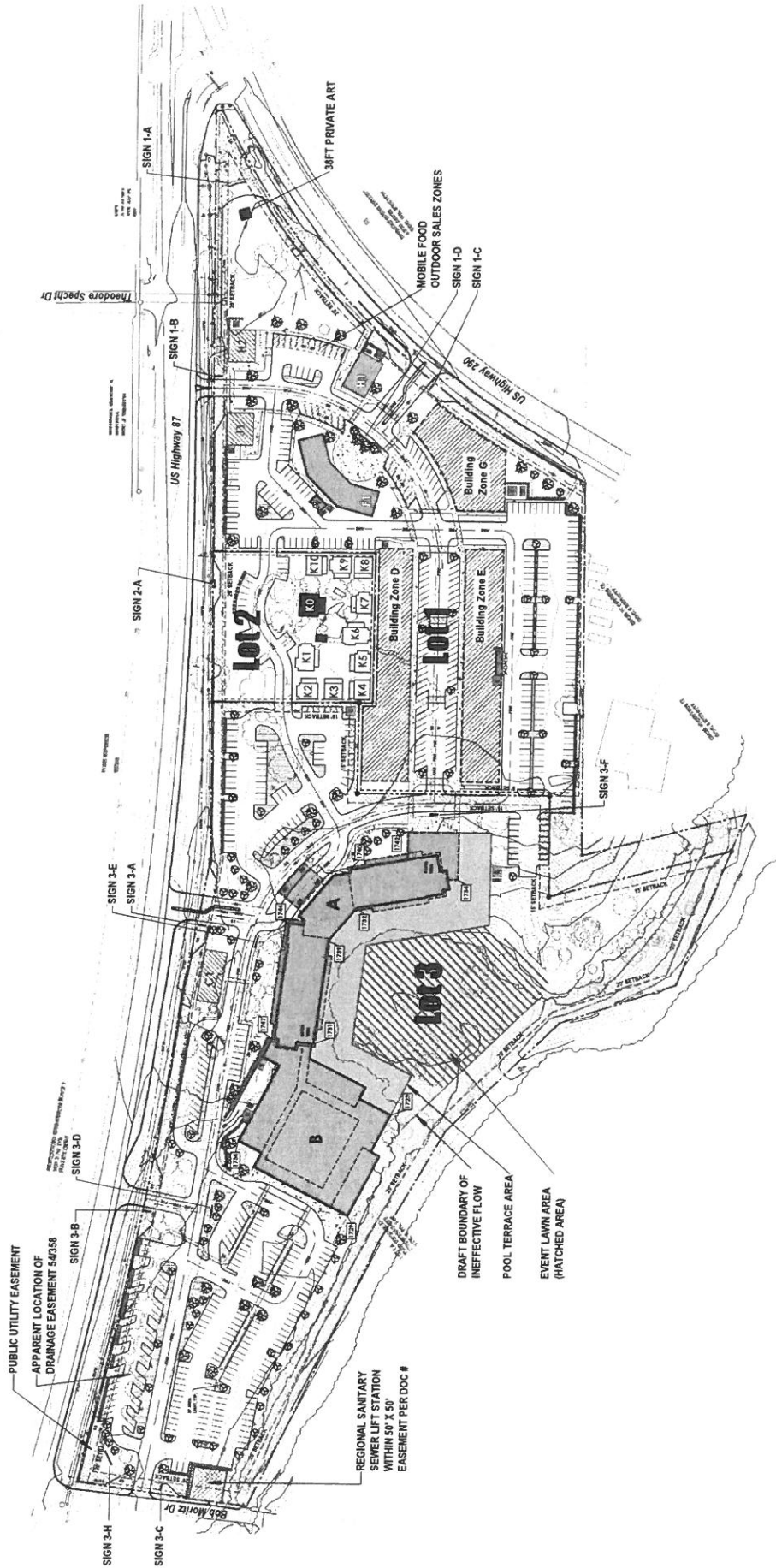
THENCE South 50°45'27" East a distance of 249.25 feet along the southwest line of said U. S. Highway No. 87 to a mag nail set for the northwest corner of that certain 0.003 acre tract described in Volume 80, Page 625 of the Deed Records of Gillespie County, Texas and the northeast corner hereof;

THENCE South 28°47'37" West a distance of 10.19 feet along the west line of said 0.003 acre tract to a mag nail set in the north line of U. S. Highway No. 290 for the southwest corner of said 0.003 acre tract and the southeast corner hereof;

THENCE along a curve turning to the left with an arc length of 250.21 feet, a radius of 1195.92 feet, a chord bears North 81°46'33" West a distance of 249.75 feet to a 1/2 inch iron rod found for southeast corner of said Lot 2 and the southwest corner hereof and from which a concrete monument found in the north line of said U. S. Highway No. 290 and the south line of said Lot 2 bears South 81°10'33" West a distance of 458.37 feet;

THENCE North 24°17'04" East a distance of 143.59 feet along the east line of said Lot 2 to the **POINT OF BEGINNING** containing 0.399 acres of land, more or less.

EXHIBIT "C"



The Seven Hills Resort & Conference Center

1" = 160'-0"

PUD Plan

BECK

EXHIBIT "D"

THE SEVEN HILLS RESORT AND CONFERENCE CENTER PUD ZONING NOTES

_____, 2018
Planned Unit Development (PUD)

1. Lot Development Summary:

Lot 1 Retail and Restaurant Village

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

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

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

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

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

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

Parking Area Interior Landscaping Provided: 4,900

Landscaping Required at Other Vehicular Use Area:

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

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

10,200 / 100 = 102

102 + 2,720 = 2,822

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

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

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

40 of the 66 Required Trees are existing

New Trees provided: 26

Lot 2 Klingelhoef and Sunday Houses

Maximum Height Allowed: 28 feet

Residential Density Allowed:

Efficiency: 2,500

1 Bedroom: 3,000

2 Bedroom: 3,500

Front Yard Setback: 15 feet

Street Yard: 15 feet

Interior Yard: 5 feet

Rear Yard: 5 feet

Unit Mix

Unit 0 = Klingelhoef = 2 Bedroom

Unit 1 = Type E = 2 Bedroom

Unit 2 = Type A = 1 Bedroom

Unit 3 = Type B = Studio

Unit 4 = Type C = 1 Bedroom

Unit 5 = Type A = 1 Bedroom

Unit 6 = Type D = 2 Bedroom

Unit 7 = Type A = 1 Bedroom

Unit 8 = Type B = Studio

Unit 9 = Type A = 1 Bedroom

Unit 10 = Type C = 1 Bedroom

Lot Area: 58,600

Draft 100yr Floodplain Area: 0

Net Lot Area: 58,600

Building Cover Allowed: 32,200 (55%)

Building Cover Actual: 12,300 (21%)

Impervious Cover Allowed: 38,100 (65%)

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

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

Impervious Cover Actual: 33,800 (57.7%)

Off-street Parking Required (100%): 17

Off-street Parking Required (75%): 13

Off-street Parking Provided on Lot 2: 13

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

Reference Parking Table

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

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

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

Lot 3 Resort and Conference Center

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

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

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

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

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

Reference Parking Table

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

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

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

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

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

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

EXHIBIT "E"

THE SEVEN HILLS RESORT AND CONFERENCE CENTER PUD PERMITTED SIGNS

_____, 2018

Signs shall be in accordance with the regulations applicable to C-2 of Chapter 29 of the City of Fredericksburg Code of Ordinances (COF COO), and as modified and amended as follows:

Lot 1 Retail and Restaurant Village

Business Frontage: 681'

Non-PUD Abutting Property Frontage: 579'

Ground Signs allowed: 5

Calculated Sign Area: 400 sq. ft.

$$681' / 125' = 5 \text{ signs}$$

$$5 \times 80 = 400 \text{ sq. ft.}$$

Building Frontage: 275'

Ground Sign Area Allowed: 200 sq. ft.

Public Wall Sign Area Allowed: 200 sq. ft.

Internal Streetscape Sign Area Allowed: 1,100 sq. ft.

PUD Monument Sign Area Allowed: 150 sq. ft.

Lot 2 Klingelhoef and Sunday Houses

Business Frontage: 235'

Non-PUD Abutting Property Frontage: 0'

Ground Signs allowed: 1

Calculated Sign Area: 80 sq. ft.

$$235' / 125' = 1 \text{ sign}$$

$$1 \times 80 = 80 \text{ sq. ft.}$$

Building Frontage: 134'

Ground Sign Area Allowed: 50 sq. ft.

Public Wall Sign Area Allowed: 30 sq. ft.

Internal Streetscape Sign Area Allowed: 0

PUD Monument Sign Area Allowed: 0

Lot 3 Resort and Conference Center

Business Frontage: 1,239'

Non-PUD Abutting Property Frontage: 1,300'

Ground Signs allowed: 9

Calculated Sign Area: 720 sq. ft.

$$1,239' / 125' = 9 \text{ signs}$$

9 x 80 sf = 720 sq. ft.
Building Frontage: 514'
Ground Sign Area Allowed: 400 sq. ft.
Public Wall Sign Area Allowed: 320 sq. ft.
Internal Streetscape Sign Area Allowed: 80 sq. ft.
PUD Monument Sign Area Allowed: 150 sq. ft.

General

1. Off premises signs shall not be prohibited within the PUD. For example, a sign for a business on Lot 3 may physically exist on Lot 1 or Lot 2.
2. The provisions of COF COO Chapter 29 Section 29-7 (6) for integrated businesses shall apply to the PUD.
3. The Calculated Sign Area shall be eighty (80) square feet for each one hundred twenty five (125) linear feet of Business Frontage.
4. PUD Monument Signs serving the unified development shall be expressly allowed as described above.
5. Internal Streetscape Signs for individual businesses shall be expressly allowed as described above.
6. Changeable lighted message signs adjacent to public streets are prohibited. However, a changeable lighted message sign is allowed on Directional Signs on Lot 3. Changeable lighted message signs includes monochrome and full-color with text, graphics, and/or animation capability.
7. *Banners/Temporary* signs shall be in accordance with the regulations of the COF COO Chapter 29-7 Section (3)b for C-2 zoning district. Provided, however, Street Banners are allowed above the private driveways on Lot 1, but not adjacent to public streets or highways.

Exclusive Signs:

1. *PUD Monument* signs shall be permanent single-face, illuminated ground sign consisting of individual lettering on stone or masonry background. PUD Monument sign(s) shall not exceed one hundred fifty (150) square feet in area each and not exceed five (5) feet in height above adjacent grade. The PUD Monument Sign Area Allowed is in addition to, and shall not be calculated within, the Ground Sign Area Allowed for each Lot.
2. *Internal Streetscape Signs* shall be any permanent Building Sign, as defined herein, existing on the Primary Façade of buildings on Lot 1 Retail and Restaurant Village only. Internal Streetscape Signs shall not exceed one (1) square foot for each one (1) linear foot of building frontage along the Primary Façade for each individual business or lease space. Internal Streetscape Signs may not be illuminated except during the Retail and Restaurant Village posted hours of operation. The Internal Streetscape Sign Area Allowed is in addition to, and shall not be calculated within, the Public Wall Sign Area Allowed for each Lot.

Ground Signs:

1. *Monument* signs shall be permanent single or double-face, illuminated ground sign consisting individual lettering on stone or masonry background not exceed fifty (50) square feet in area and not exceed five (5) feet in height above adjacent grade. Sign area calculated in accordance with a single-face sign.
2. *Directional* signs shall be permanent single or double-face, illuminated ground sign with stone or masonry background providing wayfinding for general site amenities and proprietary businesses not exceeding one hundred fifty (150) square feet in total and five (5) feet in height above adjacent grade. Directional signs may be comprised of stylistically consistent individual plaques on stone or masonry background, individual channel lettering, and changeable message sign, or some combination thereof.
3. *Unattached* signs (also *Portable* or *Sandwich* or *Chalkboard* or *A-frame* signs) shall be allowed on Lot 1 only and limited to six (6) square feet per individual lease space.
4. Flags and flagpoles (freestanding and building) shall not be limited. Flags or flagpoles may be externally illuminated provided that the light source is shielded from view from adjacent properties.
5. *Snipe* Signs are prohibited.
6. *Feather Flags* are prohibited.

Building Signs:

1. *Wall* signs shall be permanent single-face, illuminated or non-illuminated individual lettering, cabinet, plaque, or medallion not exceeding eighty (80) square feet each. Wall signs shall be limited to one and one-half (1 ½) feet in height, and may not extend greater than one and one-half (1 ½) feet from the face of the building with no maximum elevation above grade.
2. *Canopy* signs shall be permanent illuminated or non-illuminated individual lettering, plaque, medallion or other insignia mounted above, below, or to the face of the fascia of the canopy.
3. *Projecting* signs shall be permanent double-face, illuminated or non-illuminated cabinet, plaque, medallion or other insignia mounted below the canopy or to the building façade. The face of a Projecting sign shall oriented to be perpendicular to the building façade. No portion of a Projecting Sign may exist below seven (7) feet above finish floor.
4. Medallion signs shall be in accordance with the regulations of COF COO Chapter 29-7 Section (3) for C-2 zoning district.
5. Roof signs are prohibited.

EXHIBIT "F"

PERMITTED USES

The following uses are permitted and shall have the definitions provided in the Fredericksburg Code of Ordinances existing at the time of the adoption of this Ordinance, as supplemented by the additional uses provided in this Exhibit "F".

Commercial Use:

Administrative and Business Offices

Arts and Crafts

Business Support Services

Cocktail Lounge

Commercial Off-Street Parking

Commercial Recreation, including (1) Indoor Sports and Recreation, (2) Outdoor Sports and Recreation, (3) Indoor Entertainment, and (4) Outdoor Entertainment. In addition, Permitted Uses shall include (i) conventions, (ii) conferences, (iii) trade shows, car shows and the like, (iv) public or private events including weddings, (v) food and wine festivals, (vi) music festivals, (vii) movie festivals, (viii) art festivals, and (ix) personal transportation rentals, both electric and non-electric.

Consumer Convenience Services

Drive Through Facilities limited to Coffee Shops and Financial Services

Financial Services

Food Sales

In addition, Permitted Uses shall include **farmer's markets** or other temporary or recurring markets primarily engaged in the sale of food for home consumption or household products.

General Retail Sales

Hotel-Motel

Laundry Services

Liquor Sales

Medical Offices

Personal Improvement Services

Personal Services, including spas and other similar services.

Pet Services

Professional Office

Restaurant

In addition, Permitted Uses shall include Mobile Food Establishments, food carts, and other similar mobile businesses primarily engaged in the retail sale of food and beverages.

Shopping Center or Mall

Veterinary Services

Civic Use:

Administrative Services
Club or Lodge
Community Recreation
Cultural Services
Day Care Services
Hospital Services (limited)
Local Utility Services
Major Utility Facilities
Postal Facilities
Religious Assembly

Residential Use:

Condominium Residential

In addition, Permitted Uses shall include live/work spaces.

Short-term Rentals
Bed and Breakfast

Industrial Use:

Light Manufacturing, but expressly prohibiting sheet metal shop, welding shop and machine shop.

In addition, Permitted Uses shall include winery, brewery, distilleries and other alcohol manufacturing. A business engaged primarily in Light Manufacturing shall also be permitted to have a tasting room and engage in the retail sale of alcoholic beverages manufactured by the business, for consumption on the premises. To the extent not covered by Food Sales or General Retail Sales, the preparation and on-site sale of agricultural products including, but not limited to olive oil and olive related products; cheeses and soaps.

Custom Manufacturing

PUBLISHER'S AFFIDAVIT

PUBLIC NOTICE

PUBLIC NOTICE ORDINANCE NO. 28-013

An ordinance of the City Council of the City of Fredericksburg, Texas, amending the Zoning Ordinance of the City and establishing the Zoning District for approximately 22.031 acres, including certain Lots of the Klier Subdivision, certain Lots of the Carabetta Subdivision, a portion of Block III as said block is shown on the map of Fredericksburg, Texas, and Environs by the German Emigration Company; and a portion of Outlot No. 582 as said Outlot is shown on the map of the City of Fredericksburg, Texas, and Environs by the German Emigration Company; Establishing Planned Unit Development (PUD) Zoning for said property; and providing for an effective date.

**Passed and approved the
4th day of September, 2018.**

**Linda Langerhans, Mayor
ATTEST: Shelley Goodwin,
City Secretary**

17

THE STATE OF TEXAS,
COUNTY OF GILLESPIE

On this 26th day of September personally appeared before me the undersigned authority, Ken Esten Cooke who states that he is the publisher of the Fredericksburg Standard-Radio Post, published at Fredericksburg, Texas, Gillespie County, and upon being duly sworn by me on oath, states that the attached advertisement is a true and correct copy of the advertising published in said newspaper in one issue thereof, on the following date:

September 26, 2018

Ken Esten Cooke

Publisher

Sworn to and subscribed before me on the 26th
day of September A.D. 2018

Beth Tucker

Notary Public Signature

(SEAL)



5

2024 RECAP – P&Z

In FY 2024 the department received 75 development applications:

- 31 Plats;
- 20 Site Plans;
- 24 Zoning changes;
- 7 Entry Corridor cases;
- Planning & Zoning Commission considered **42 applications during their 11 scheduled meetings.**

1 voluntary annexation was considered and denied in the Mariposa subdivision.

