



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, March 5, 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 McDonnell, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on Wednesday, March 5, 2025, at 5:30 PM. Link to City of Fredericksburg agenda webpage to watch video of the meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on March 5, 2025.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:

Sign up in-person between 5:00 p.m. and 5:30 p.m. New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624
You will be limited to 3 minutes to speak.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. January 8, 2025, Regular Meeting Minutes

4. PUBLIC HEARING

- A. 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

- B. Request Z-2427: By Mark Cornett with Cornett Engineering Requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) and to Establish a Zoning of R1, Single Family Residential for Approximately 39 Acres of Land Located at 612 Hollmig Lane.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action on the Land Use Change and Establishment of Zoning

5. ACTION ITEMS

- A. Request P-2425: By Kevin Spraggins to Consider the Review of a Final Plat for 1010 North Cherry Street.
- B. Request P-2502: By Josh Leamons with Searchers Surveying to Consider the Review of the Final Plat for the Sonoma Oaks (Phase I) Subdivision Located at Hollmig Lane.
- C. Request SP-2501: By 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. Trails at Windcrest - 256 Pyka - 70+ Acre Residential Development
- B. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at 4:30 PM. on February 28, 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
CITY OF FREDERICKSBURG**

**PLANNING & ZONING COMMISSION
January 8, 2025
5:30 P.M.**

On the 8th day of January 2025, the Planning and Zoning Commission convened in Regular Session at the New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg Texas with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
JEFF LAWRENCE
TOM MUSSELMAN
CINDY SCROGGINS
POLLY RICKERT
JIM JARREAU
TIM DOOLEY
BELINDA MCDONNELL
DARYL WHITWORTH

ABSENT:

ALSO, PRESENT:

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

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

ROLL CALL: All Present. A quorum was present.

PUBLIC HEARING ITEMS:

Janice Menking opened the floor for the Public Hearings

2 members of the public spoke on a non-public hearing item, item 5A - 1010 N Cherry's preliminary Plat application. Eric Hammersen and James Earlston are both residents of the abutting neighborhood on Cherry Street and had several questions pertaining to the new subdivision.

Eric Hammersen wanted to know the following:

- A) What kind of houses would be built? Spec houses or custom?
- B) Where would the runoff water go?
- C) Where would the mailboxes be located?

James Earlston wanted to know:

- A) Where the Street access would be located?
- B) If the homes would have to comply with the dark sky's ordinance?

Janice Menking mentioned that the applicant, Kevin Spraggins would address these questions when the item, 5A – 1010 N Cherry came up on the agenda.

Consider Z-2420 By Steve and Beverly Allen to Request the Following:

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.

Applicant Presentation: Steve Allen gave a summary of the location of the property and that it had been de-annexed in 2024 but now that the Golden Hub was interested in purchasing and operating the former One Quilt Place as a senior center, they would require city services.

Presentation: Anna Hudson, Director of Development Services

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

Staff Recommendation:

Staff finds that the request is in keeping with the Comprehensive Plan and the surrounding development patterns. Staff recommend approval of the establishment of C1, Neighborhood Commercial Zoning.

Jim Jarreau made a motion to approve the establishment of C1, Neighborhood Commercial for the property located at 648 & 652 Post Oak Road. Daryl Whitworth seconded the motion. Unanimously approved.

Tim Dolley Recused himself on Z-2426.

Consider Z-2426 By Patrick Moore on Behalf of Rio Bank to Request the Following:

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.

Applicant Presentation: Kenneth Pruitt with Rio Bank gave a summary on Rio Bank and respectively requested that they be allowed to operate the bank in the old First Mark Credit union Building located at 610 W Main Street.

Presentation: Shelby Collier, Senior Planner

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. There was one public comment form received; it was in favor.

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.

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.

Janice Menking opened the floor for Public Hearing at 5:49, no one chose to speak, and closed at 5:50pm.

Discussion:

Jim Jarreau mentioned that it was a standardized business on Main and suggested denying the application.

Tom Musselman stated that it was a great addition and that if it was located one block to the west there would be no discussion, however this was not the place to be.

Daryl Whitworth stated that there were no chains on main and to stay true to the Ordinance they should deny.

Jim Jarreau made a motion to deny Rio Bank operation at 610 West Main Street as it was in the Historic Shopping District. Daryl Whitworth seconded the motion.

Roll call Vote – All on the Board (but Tim Dooley) voted unanimously to deny the application. Motion Passed.

Tim Dooley returned to the Diaz.

Request P-2425 by Kevin Spraggins, with VEI Engineering to consider the review of a preliminary Plat for 1010 North Cherry Street.

Applicant Presentation: Kevin Spraggins, with VEI Engineering, addressed the questions that were put to the Board during the Public hearing section by Mr. Hammersen and Mr. Earlson;

Eric Hammersen wanted to know the following:

What kind of houses would be built? Spec houses or custom. **Custom**

Where would the runoff water go? **Water would run off individually and would be addressed in the civil construction plans with engineering**

Where would the mailboxes be located? **ROW on the west side of Jennifer but not set in stone and will coordinate with City staff and the Post office.**

James Earlston wanted to know:

Where the Street access would be located? **Met with City staff and the decision was made.**

Evan Williamson, Assistant City Engineer, added that putting it on the North side was a safer version and that it preserved most of the trees on the subdivision.

If the homes would have to comply with the dark sky's ordinance? **New builds require dark skies ordinance.**

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

Staff Recommendation:

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

- Approval of Civil Construction Plans
- Approval of the Final Plat
- Approval of Park Dedication Fees

Discussion:

Tim Dooley wanted to know if there would be sidewalk.

Evan Williamson responded with not at this time.

Daryl Whitworth asked the audience which contained members of the neighboring community which road they used the most?

Eric Hammersen responded with Cherry.

Tom Musselman made a motion to approve the preliminary plat with staff recommendations. Jim Jarreau seconded the motion. Unanimously approved.

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

Applicant Presentation: Emmett Gold with Hewitt Engineering gave a brief presentation on the progression of the project for Mimi on Main.

PRESENTATION: Anna Hudson, Director of Development Services

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 were 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.

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

Discussion:

Jim Jarreau was concerned about the fact that there didn't appear to be enough parking knowing that the proposed restaurant's chef was highly thought of and that it was going to be a very popular, busy place. He noted that the surrounding neighborhood would get congested.

Emmet Gold responded that they would look and see if they could find some extra spots.

Daryl Whitworth and Tom Musselman noted that they had met the requirements for parking.

Jim Jarreau made a motion to approve the requested Site Plan and Entry Corridor for Mimi on Main located at 901 E Main Street with staff recommendations. Cindy Scroggins seconded the motion. Unanimously approved.

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"

Applicant Presentation: Nick Skuteris with DC Partners described the retail aspect of the Meuse and mentioned that his entire team were looking forward to getting feedback from the Commission.

SUMMARY: Shelby Collier, Senior Planner

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 existing 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.

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 site plan 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.

Discussion:

Polly Rickert questioned the site plan and wanted to verify that it had been legally approved.

Shelby Collier responded that is correct, it was not approved.

Polly Rickert stated that the developer could deviate from the site plan and still comply with the PUD. Are they allowed to deviate? It looks like the RIM. We are asking them to shoehorn the buildings into this model that we never approved. As we are not happy with the result and the developer doesn't seem to be happy with it either.

Mick McKamie could not substantiate the statement.

Anna Hudson responded with that P&Z had not reviewed the site plan, PUD site plan is a conceptual plan – where we intend to put parking. It is a challenge. PUD speaks to general locations and zones, these are preapproved.

Polly Rickert replied, so these are the maximum building sizes, and the locations are fixed.

Anna Hudson responded, yes, so this is where you get the conflict for parking and the building size. There seemed to be several differences between the renderings and the site plan that it was difficult to determine how many parking spaces would be required.

Polly Rickert wanted to know if the entry Corridor CUP supersedes this. Do we need to proceed with what fits with the Entry Corridor guidelines?

Mick McKamie responded that you must try to do both. That the board had discretionary actions.

Nick Skuteris responded that they were trying to adhere to the PUD and that the site plan reflected those requirements. Sticking to the confines of the building footprints. He stated that he and his team felt they had come up with Retail development that complimented the hotel site very well, and also lends itself to a one stop visit stay. He mentioned that he would like to get the commission's

insight into the renderings. If the current renderings did not meet the entry corridor requirements, he was happy to heed to the Commissions suggestions.

Janice Menking questioned the height of the buildings, at 38 feet (3 stories), and asked Mick McKamie if there was a way to limit the height on the entry corridor at this point.

Mick McKamie responded that if it was a requirement set forth in the entry corridor.

Shelby Collier read from the packet reiterating that height, width, span and orientation on the site plan can be addressed.

Nick Skuteris said that if the commission felt very strongly about the 38 Feet buildings, the 3 independent buildings on Hwy 290/87 and Zone C, his team was very open to making those in 2 story buildings.

Discussion continued about what heights were in the PUD and on which lots. Shelby Collier reminded the Commission that building height for C1 was 38 feet, this was in keeping with commercial development. The concern was that these 3-foot-tall buildings were along the entry corridor with all of back of house activity facing the Corridor, Staff had concerns.

Jim Jarreau brought up parking and wanted to know if the parking spaces depicted were required as per the retail space they are developing.

Shelby responded that it is correct.

Jim Jarreau wanted to know which one did they wanted to park more and have less trees and therefore, not be compliant with parking or park less and have more trees and comply, can't have it both ways? Which one do you want?

Anna Hudson stated that at this point there were so many discrepancies between the renderings and the site plan that lets back up a little. Anna Hudson asked the applicant if they had any tenants yet?

Nick Skuteris responded that no, there were not any signed leases yet as they were unable to sell the spaces as the Site plan has not been approved.

Anna mentioned that it was just too vague and that once tenants were secured that they should come back with a more detailed master plan to include a color palettes and material finishes.

Nick Skuteris stated that his team would be acceptable with fine tuning the renderings to the entry corridor standards but would prefer not to return to P&Z regarding the specifics of the restaurants/retail locations could be an administrative decision when the permitting of each building progression.

Sharon Joseph asked how the applicant proposed to build the individual buildings – as a whole or as a tenant appeared.

Nick Skuteris mentioned that in the next six months they would be pursuing possible tenants and

that they already had a lot of interest. It would built as interest developed. The momentum would be there, that would be a business decision and that they would need to have the approvals on hand to ultimately make those decisions.

Jim Jarreau wanted to know if putting a front facing facade on the rear of the buildings would accommodate the entry corridor requirement.

Anna Hudson mentioned that the details would matter a lot and that the focal point of the retail section was supposed to be the Klinge-Haber house. Trying to do an interior village but by doing that they are not complying with the entry corridor requirements. The documents presented are not quite there yet.

Belinda McDonnell, local vending what would that look like, food trucks?

Nick Skuteris responded with no, no food trucks more like pop ups and that they could do a better job of defining space.

Belinda McDonnell mentioned again that the renderings that are presented do not reflect the correct information, there are a lot of discrepancies. The hotel had a lot more clarity and definitions on the materials.

Polly Rickert asked mick McKamie if it was possible to do a partial PUD amendment?

Mick McKamie responded with “yes, it is possible.

Polly Rickert responded with we are precluded from doing it.

Blake Berg with DC Partners asked if they responded to all the entry corridor requests would that eliminate the need for an amendment?

Anna Hudson stated that they had to get an approved site plan and entry corridor.

Shelby Collier reiterated that the PUD and the Site Plan must be compliment each other and they must work together. The footprint is fixed but building height and orientation can be amended.

Jim Jarreau stated that it’s just an issue of the entry corridor. The applicant was happy with the location of the buildings

Polly Rickert echoed unless we amended the PUD. Polly Rickert also mentioned that she was not comfortable with approving the current renderings with the building heights presented, she was not comfortable with that. She didn’t want to go building by building in this meeting. We don’t fix things with a vote. Too many moving parts to approve it.

Belinda McDonnell mentioned that the finishes on page 140 do look like they are going in the right direction.

Jim Jarreau repeated that this version of the site plan and entry corridor was not ready for a decision from the board. He suggested that Staff work with the applicant to work out the details.

Jim Jarreau made a motion to deny the application as presented.

Polly Rickert seconded the motion.

The motion passed unanimously.

APPROVAL OF THE MINUTES:

Jim Jarreau made a motion to approve November 6, 2024, minutes, Polly Rickert seconded. All voted in favor and November 6, 2024, minutes were approved.

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

Recap of the 2024 P&Z applications, the adoption of a comprehensive plan. Seeing a lot more annexations. A joint meeting on annexations is on the horizon to determine what the city wants and needs.

Tom Musselman wanted to know if the applications for the past year had increased and if the items that went to DRC didn't make it to the Board, how much staff time was taken up by these items. He also wondered about the water and sewage capacity with all the new and future developments. Did staff have an estimate of that number?

Evan Williamson, Assistant City Engineer responded said that they are working with an outside Consulting firm on a Utility master plan, mainly for our distribution system not the collection system. There will also be a separate study on water supply.

Tim Dooley asked about the de-annexations, were there going to be donut holes all over the city for those that wanted out.

Anna Hudson replied that these are not de-annexations but rather a release from the ETJ. She stated that it does nothing for the average homeowner, just \$1,000.00 fee to the city.

Tim Dooley stated that the city has no control of that.

Anna Hudson responded that the city has no control in the ETJ anyway, only on subdivisions and signage and the city collects HOT.

Polly Rickert commented that the Chamber of Commerce has initiated a website of rental properties available (not apartments), because Lennar's subdivision has allowed many to be first time homeowners. This shift in homeownership has put pressure on the price of rental homes, people are electing to buy not rent.

Also, the reintroduction of the Board Appreciation dinner, February 20, 2025, at the Hanger Hotel, save the date.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 7:41PM.

PASSED AND APPROVED on this 5th day of March 2025.

JAN MUSGROVE, Planner I

JANICE MENKING, Chair



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: March 5, 2025

SECTION: PUBLIC HEARING ITEM: A.

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 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 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 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**

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.

Notice of Public Hearing Response: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft of the subject property. As of February 28, 2025, 1 response was received in support of the request.

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:

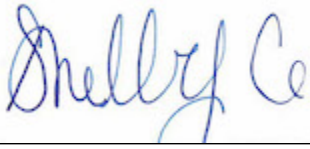
Given that the use of a drive-through bank was previously approved and there's no proposed increase in intensity or major changes to the building to make it look more standardized, staff recommends approval conditioned upon the exterior lighting coming into compliance with Article XV - Outdoor Lighting.

The building and site would require significant changes to allow a different use and this recommendation is in keeping with Sec. 5.461 - Review and Evaluation Criteria for Historic Shopping District.

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 Site Plan
7. Z-2426 - MAP
8. Z-2426 Mailing Labels
9. Z2426-CUP Rio Bank - Approval

APPROVAL/REVIEW:



Shelby Collier, Senior Planner

Date: February 26, 2025



William McKamie, City Attorney

Date: February 26, 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

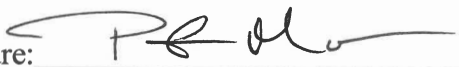
Owner Name: Rio Bank (Agent: Kenneth Pruitt)
Owner Address: 701 E. Expressway 83, McAllen, TX 78501
Owner Phone Number: 210-415-8909
Owner Email Address: k.pruitt@rio.bank

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

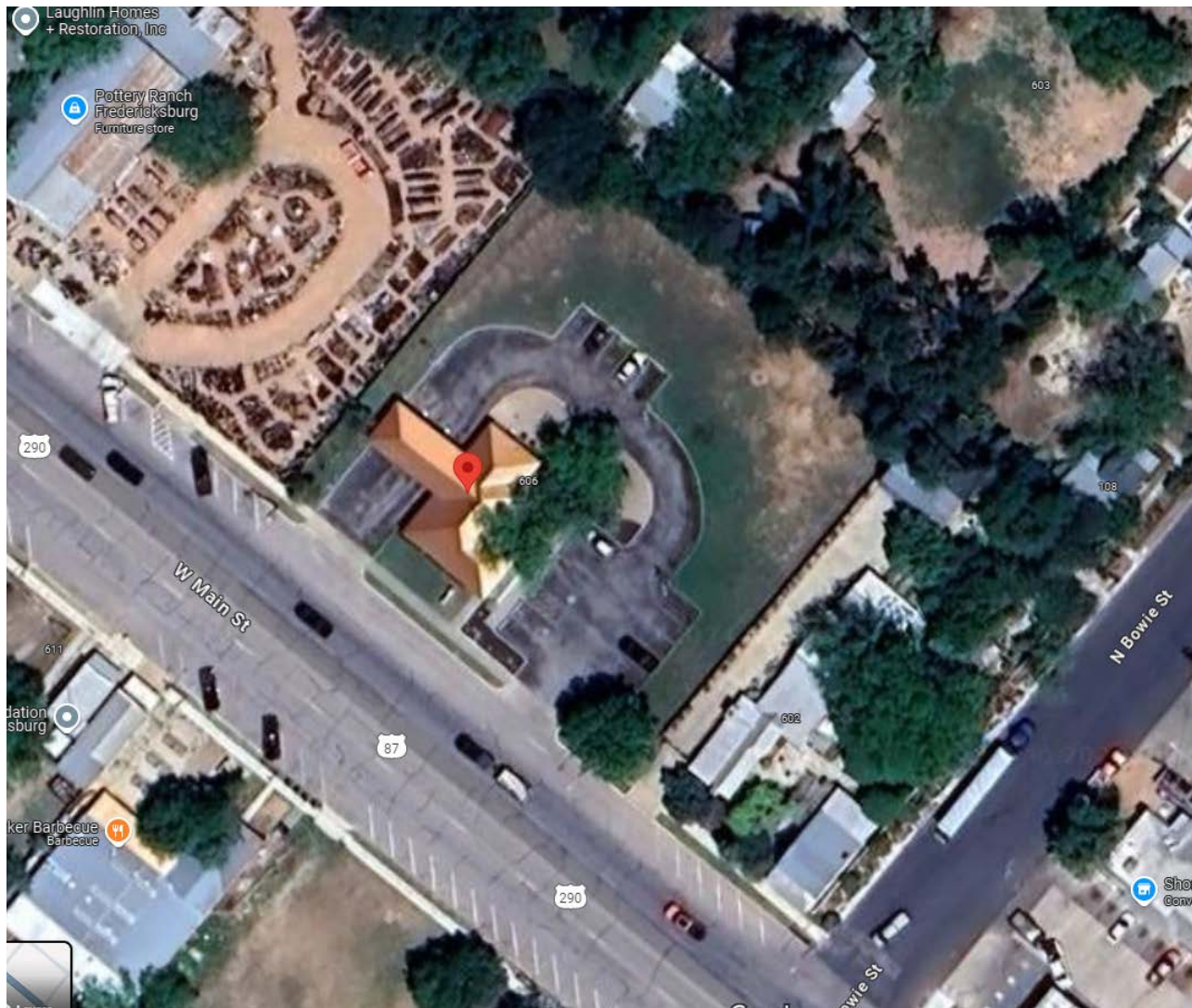
Staff Use Only Application Number: Z-2426 Date: 11/25/24

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

The City of Fredericksburg

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



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

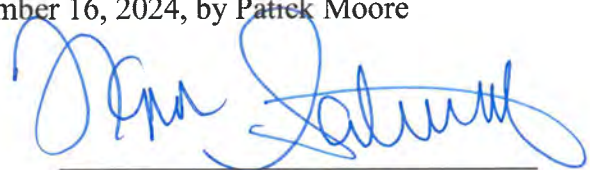


PATRICK MOORE

(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 AHEAD

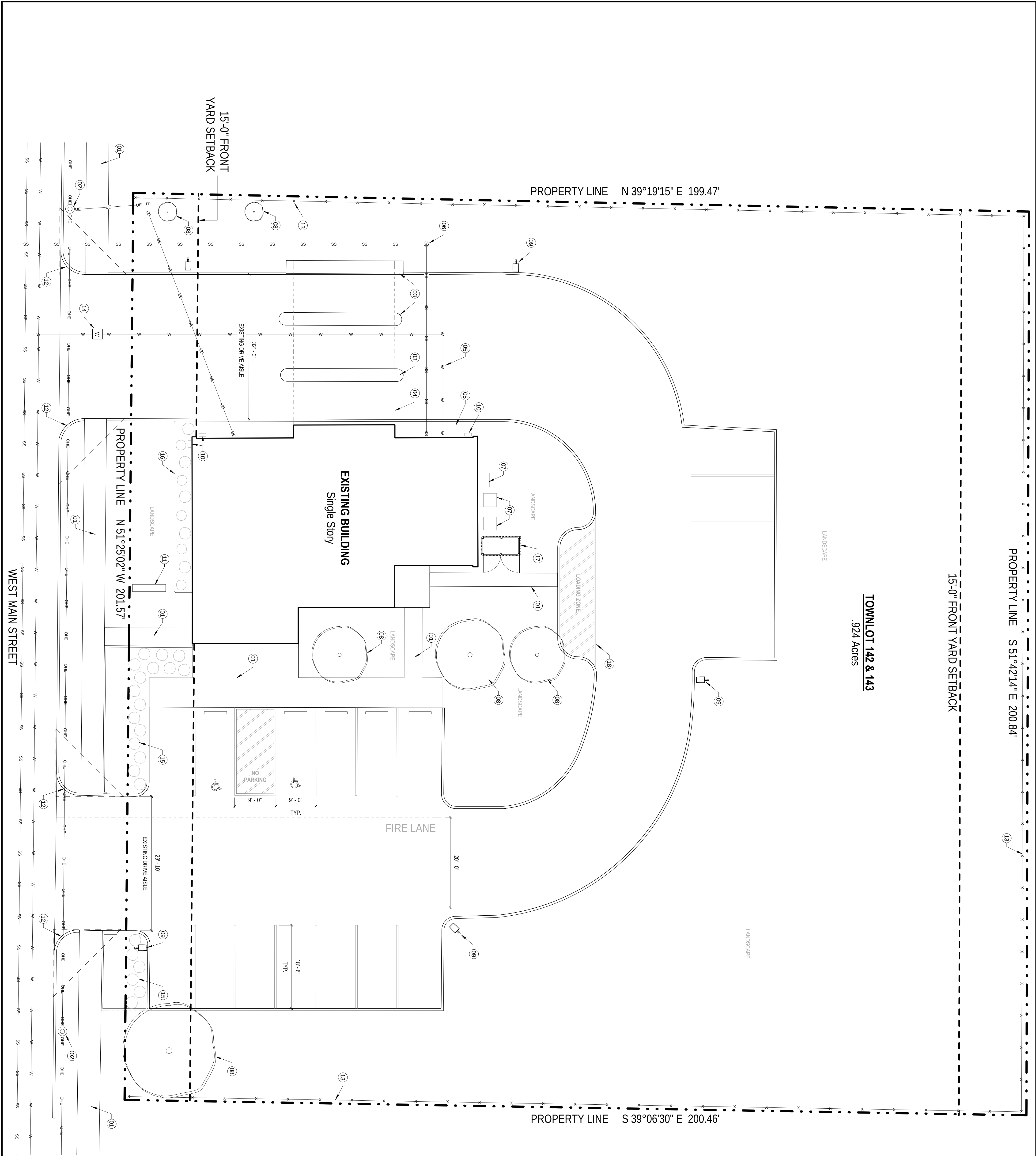
FIRE LANE - NO PARKING





ATM





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% (31,611)

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.
- BUILD NEW PAD ADJACENT TO EXISTING SIDEWALK FOR NEW 6'-0" TALL TRASH ENCLOSURE.
- NEW LOADING ZONE.

SITE LEGEND

W ——— W WATER LINE
S ——— S SANITARY SEWER
O ——— O OVERHEAD ELECTRICAL SERVICE
O ——— O 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"

PLAN

TRUE

NORTH

NORTH

SPORT & COUNTRY

Rio Bank

610 W. Main Street, Fredericksburg, Texas 78624

PERMIT SET

PROJECT STATUS:
S/C PROJECT NO. 2024008

NO. REVISION DATE

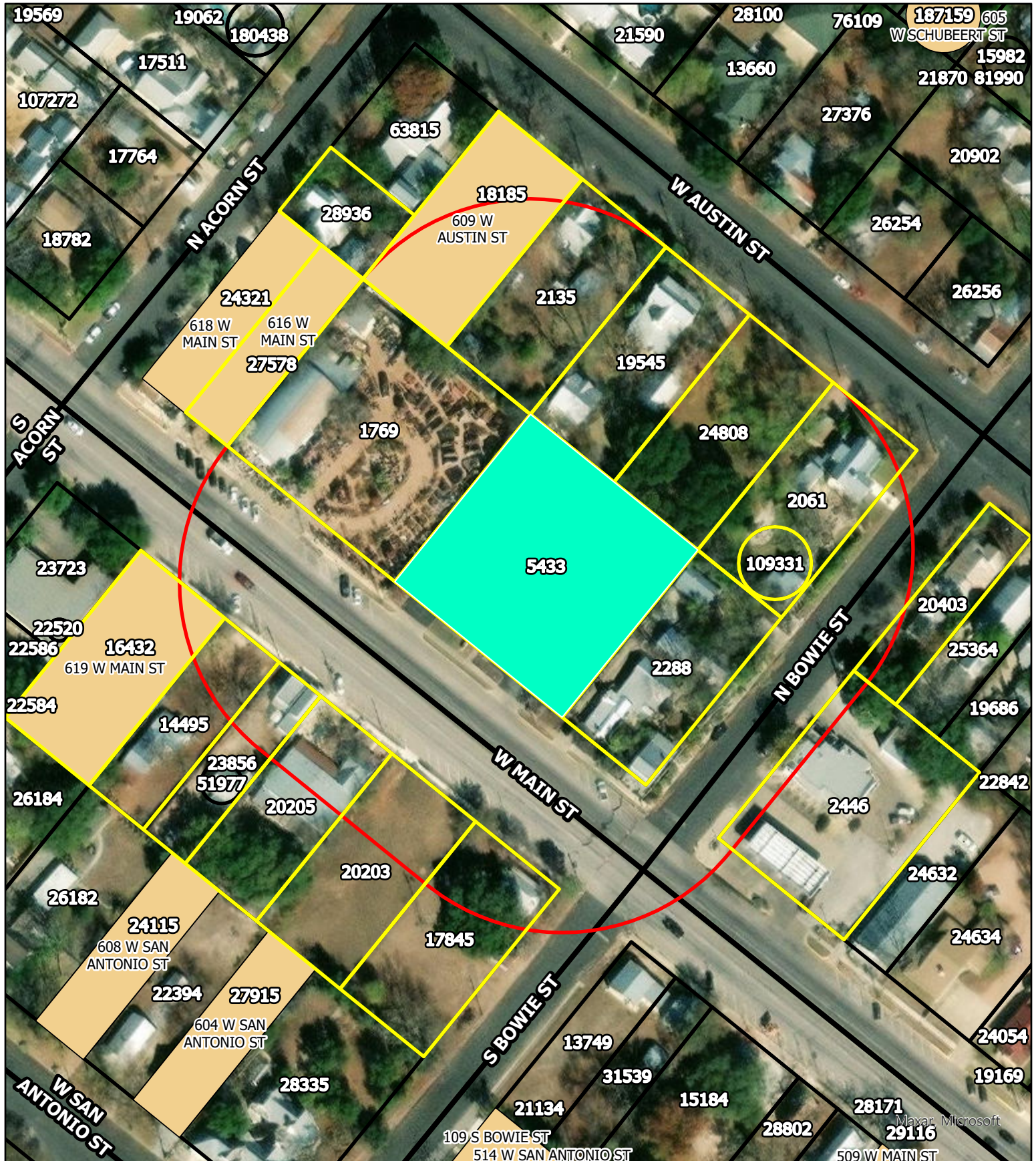
DATE: 12.16.2024

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

SHEET NAME & NO.: SITE PLAN A01.01

Page 40 of 149

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

Copy to [illegible]

1919 10 11 15 18-19

15-18-19

1919 10 11 15 18-19

1919 10 11 15 18-19

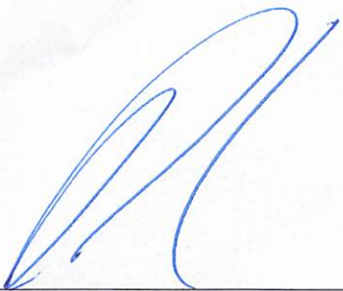
1919 10 11 15 18-19

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521



REQUEST NO. Z-2426

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:



Signature

12-18-24

Date

Richard Loughlin

Printed Name

616 W. MSPW FSB, TX

Address



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: March 5, 2025

SECTION: PUBLIC HEARING ITEM: B.

CAPTION: Request Z-2427: By Mark Cornett with Cornett Engineering Requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) and to Establish a Zoning of R1, Single Family Residential for Approximately 39 Acres of Land Located at 612 Hollmig Lane.

- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Land Use Change and Establishment of Zoning
-

PRESENTATION:

SUMMARY:

The applicant requests to change the Land Use from Rural (R) to Low Density Residential (LDR) and establish a Zoning of R1, Single Family Residential for approximately 39 acres of land located at 612 Hollmig Lane.

BACKGROUND: The subject property is approximately 39 acres on the West side of Hollmig Lane and 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 March 18, 2025. As part of that process, the property needs to be zoned, which requires a recommendation by the Planning and Zoning Commission.

The surrounding properties are a mix of R1, Single Family Residential properties (Sonoma Oaks Subdivision) and R3, Multi-Family Residential (Woodland Cottages, 60+ units for 55 and older) to the North and Rural or large acreage tracts of land to the West, East and South. All surrounding properties possess a Land Use, but only properties located within the City Limits possess a designated Zoning.

It is the desire of the applicant to obtain a R1, Single Family Residential zoning to allow for future subdivision into R1, Single Family Residential lots. This requested zoning requires a corresponding Land Use from Rural (R) to Low Density Residential (LDR).

Sec. 3.100 - R1, Single Family Residential speaks to the development standards allowed in R1 and includes the following uses by right:

- Single Family Residential (Detached)
- Local Utility Services
- Short Term Rental Accessory
- Short Term Rental B&B

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

- Community Recreation
- Day Care Services
- Guidance Services
- Private Primary Education
- Private Secondary Education
- Religious Assembly

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

Lot Size	Minimum Lot Area, 7,500 square feet; OR 10,000 square feet for guest house and Short-Term Rental, Accessory Use
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 2 1/2 Stories, 28 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per lot Minimum Dwelling Areas
(Living Area Only)	750 Square feet
Maximum Building Coverage	Percent of Lot Area, 40 %
Maximum Impervious Cover	Percent of Lot Area, 55%

[The Comprehensive Plan](#) identifies the subject property with a future place type of Mixed Density Residential which is envisioned to provide a greater level of residential density in a variety of forms. This category best accommodates residences built to meet the "missing middle" segment of the market, which may include townhomes, attached dwellings, patio homes, and apartments. By integrating these housing types into traditional single-family neighborhoods, communities can enhance affordability, create walkable neighborhoods, and modestly boost density.

Appropriate Existing Zoning Districts would be R1-A, R2, R3, R5 and C1, Neighborhood Commercial.

Notice of Public Hearing Response: As part of the Public Hearing process, Staff must notify

property owners that own property within 200 ft of the subject property. As of February 28, 2025, no responses have been received.

STAFF RECOMMENDATION:

Staff recognizes that the applicant intends for this development to be an extension of Sonoma Oaks Subdivision (A 52 Lot, R1, Single Family Residential subdivision to the North) however, the Comprehensive Plan identifies this area with a future place type of Mixed Density Residential which is envisioned to provide a greater level of residential density in a variety of forms.

The requested zoning of R1, Single Family Residential, would not allow for the desired diversity of products nor is it recommended as an appropriate existing zoning district as identified in the 2024 Comprehensive Plan. Staff recommends that the Commission consider this information when reviewing the request.

ATTACHMENTS:

1. Z-2427 Zoning Application
2. Z-2427 Parcel Survey
3. Z-2427 - Development Agreement Review Comments
4. Z-2427 Land Use Map
5. Z-2427 Zoning Map
6. Mixed Density Residential - Comp Plan
7. Z-2427 Public Hearing Map
8. Z-2427 Mailing Labels

APPROVAL/REVIEW:



Shelby Collier, Senior Planner

Date: February 26, 2025



William McKamie, City Attorney

Date: February 26, 2025



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Sonoma Oaks Unit 2 and Unit 3
Project Address: 612 Hollmig Lane
Property Tax ID Numbers: 87321

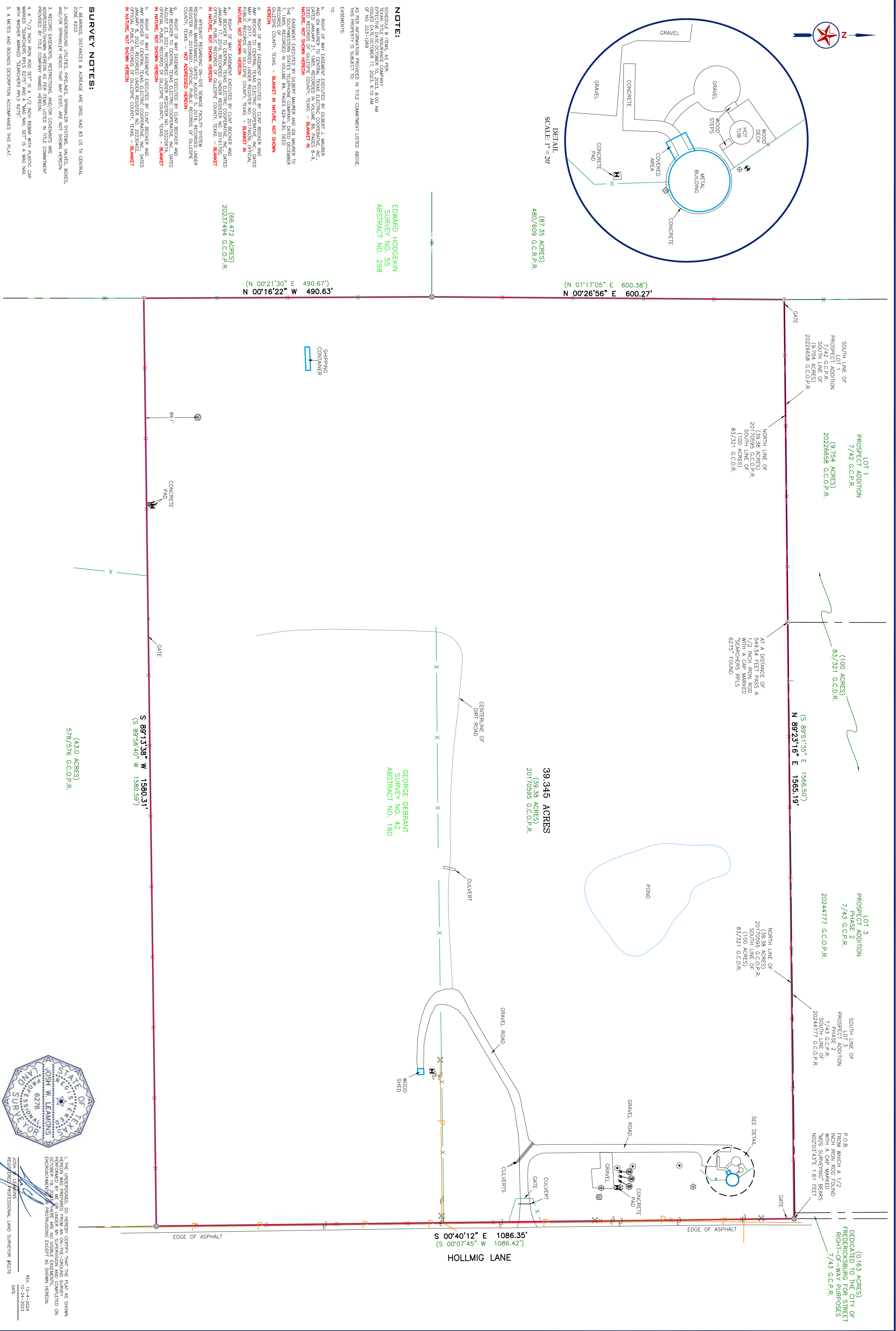
B. Application Type: [Appendix A – Fee Schedule](#)

- ☒ 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* x 2
- ☒ *Public Hearing 200 ft notification letter - \$100.00*

Total \$2,500





February 11, 2025

Horizon Development Team, LLC
Jacob@gtdevelopmentllc.com

RE: Z-2427 – Review Comments for the Review of the Development Agreement for the Voluntary Annexation of Approximately 39 Acres of Land Located at 612 Hollmig Lane.

Dear Applicant,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed as well as an updated Development Agreement by **Tuesday, February 18, 2025.**

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

- Please see the attached document with recommended changes to the formatting.
- Please review the following sections of code and provide language to include in the Development Agreement
 - The Comprehensive Plan calls for neighborhood placemaking elements that add Community character and support pride of ownerships. Examples are sidewalks, pocket parks and street trees. [Action N.1.A.6 – Comprehensive Plan Sec. 4.4.G.7 – Subdivision Ordinance](#)
 - The Comprehensive Plan calls for a connected network of sidewalks, paths and/or bike routes within neighborhoods and connecting to nearby collector and arterial streets. [Action M.1.B.1 – Comprehensive Plan](#)
 - [Action G.1.A.5 – Comprehensive Plan](#): Establish context-sensitive design regulations and guidelines that ensure the physical form of new and infill development is visually compatible with and contributes to the community's

The City of Fredericksburg

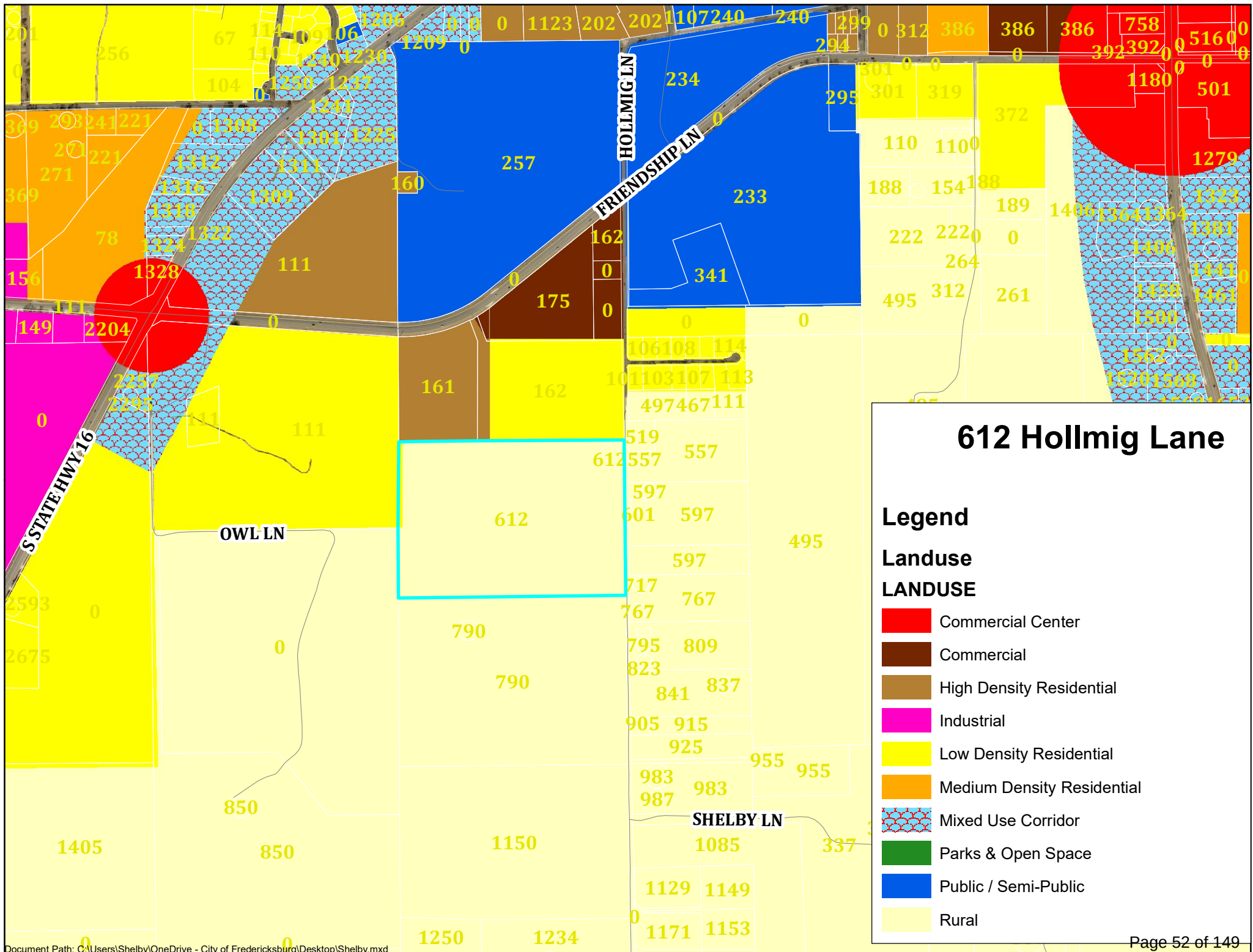
126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

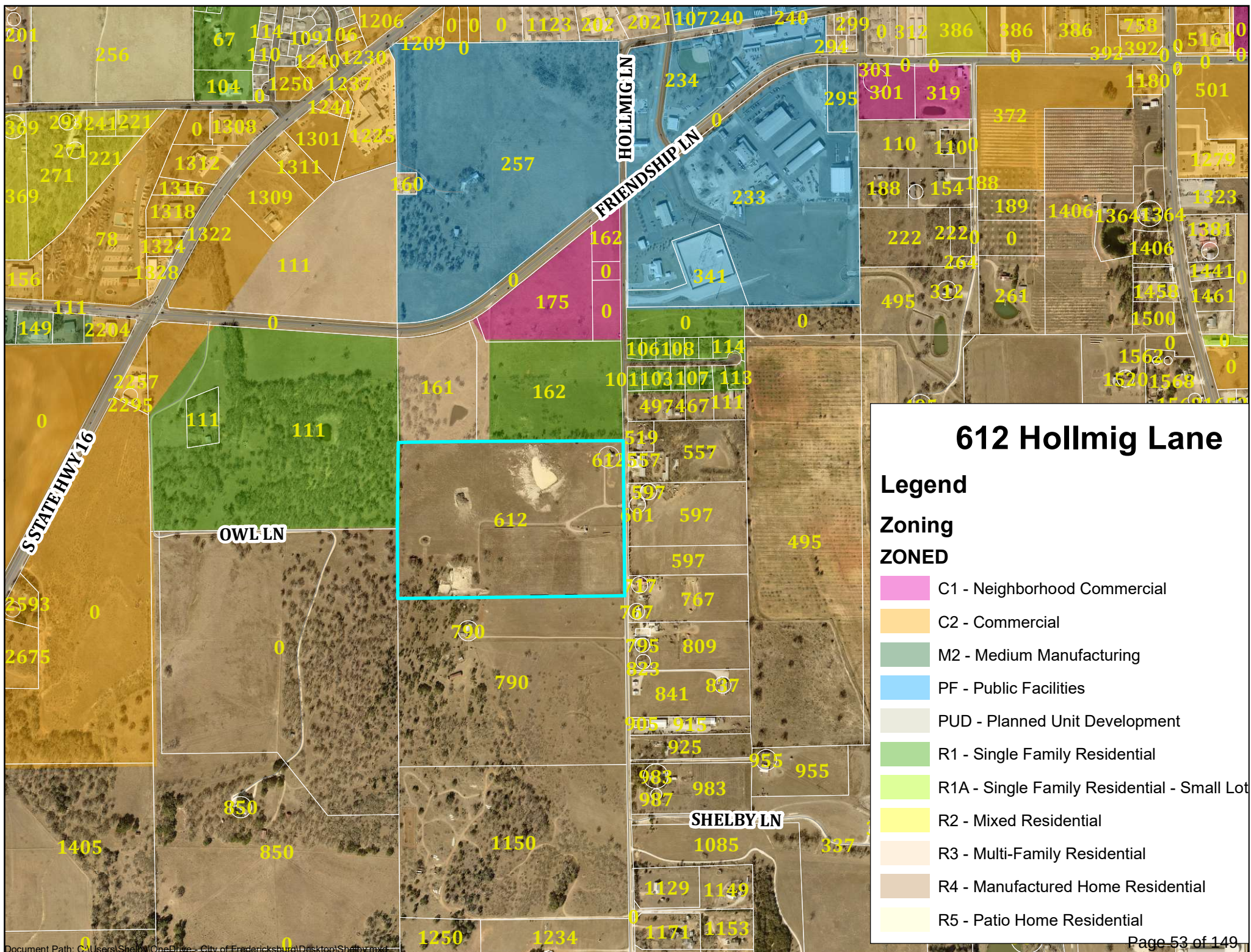
- existing character and identity. Implement density-based maximum size limitations on developments.
- **Action G.1.A.9 – Comprehensive Plan:** Proactively pursue the conservation and protection of existing open space to maintain the picturesque Hill Country setting and rural atmosphere of Fredericksburg.
 - **Action G.1.B.5 – Comprehensive Plan:** Create infill missing middle housing opportunities through revision of zoning, development codes, and use of Conditional Use Permits to infill with higher density yet compatible forms of housing in existing neighborhoods. Identify vacant and underutilized tracts, 0.5 to 5.0 acres in size, within the city limits where mixed uses, duplexes, triplexes, and quadplexes could complement the existing conditions and characteristics of the surrounding area.
- The 2024 Comprehensive Plan identifies this area with a Mixed Density Residential Place Type which has a goal of providing a greater level of residential density in a variety of forms. In some instances, these areas may be designed in a more urban character in a walkable pedestrian environment. Buildings are intended to be street-oriented, with on-street or rear parking, pedestrian and bicycle facilities, short blocks with good street connectivity, and nearby goods and services.
 - Connectivity to adjacent developments through trails and sidewalks is critical to maintaining access for transportation and recreation.
 - Vehicle access through rear alleys and side or rear parking is desired instead of a front-loaded product.
 - Social gathering spaces should be prioritized, including either public parks, passive open space or active private spaces within a development.
 - Regional stormwater retention facilities and infrastructure should be utilized to create greenways and pedestrian/bicycle paths.

Please return the revised plans along with your written response as to how the comments have been addressed by **Tuesday, February 18, 2025**. Please feel free to contact me with any comments or questions, at 830-990-2013 or scollier@fbgtx.org and I will be happy to assist you.



Shelby Collier, Senior Planner
Development Review Committee (DRC)





612 Hollmig Lane

Legend

Zoning

ZONED

-  C1 - Neighborhood Commercial
-  C2 - Commercial
-  M2 - Medium Manufacturing
-  PF - Public Facilities
-  PUD - Planned Unit Development
-  R1 - Single Family Residential
-  R1A - Single Family Residential - Small Lot
-  R2 - Mixed Residential
-  R3 - Multi-Family Residential
-  R4 - Manufactured Home Residential
-  R5 - Patio Home Residential



Mixed Density Residential

INTENT AND CHARACTER

The Mixed Density Residential category is envisioned to provide a greater level of residential density in a variety of forms. This category best accommodates residences built to meet the “missing middle” segment of the marketplace. This may include townhomes, attached dwellings, patio homes, apartments in the appropriate context, or a mix of several of these in a planned setting. Missing middle housing bridges the gap between single-family homes and mid-rise apartments. By integrating these housing types, communities can enhance affordability, create walkable neighborhoods, and modestly boost density.

In some instances, these areas may be designed in a more urban character in a walkable pedestrian environment. Buildings are intended to be street-oriented, with on-street parking or rear parking, pedestrian and bicycle facilities, short blocks with good street connectivity, and nearby goods and services.

Within the Historic District special care and review is required. The intent of this place type is not to change the character but allow for infill to create more housing where appropriate. This place type is found in both greenfield and infill situations, with seamless transition to nearby conventional residential neighborhoods.

APPROPRIATE LAND USE TYPES

Commercial

- In limited circumstances, commercial retail, office, restaurant (no drive-thru), and personal service uses may be considered if supporting the residential intent of the category.

Residential

- Single-family detached; single-family attached uses; cottage court/garden homes; townhouses (up to six attached units); low-rise multi-family (2 to 2.5 stories); garden-style apartments; and some contextual mixed-use urban lofts in places with more urban character.
- Within the Historic District, maintaining context with the existing character, single-family detached; single-family attached uses; duplex; triplex; townhouses (up to four attached units); single-family small lot; and some contextual mixed-use urban lofts in places with more urban character.

Industrial

- Not appropriate

Institutional

- Places of public assembly; utility and service use (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	80 - 100%
Commercial	0 - 20%



GUIDANCE AND INTERPRETATION

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

- New development shall be built with a more urban or semi-urban character, including larger sidewalks and street trees.
- This land use can be a good transitional use from lower density residential to higher density or nonresidential uses, including near downtown.
- Connectivity to adjacent developments through trails and sidewalks is critical to maintaining access for transportation and recreation.
- Vehicle access through rear alleys and side or rear parking is desired instead of a front-loaded product.
- Social gathering spaces should be prioritized, including either public parks, passive open space or active private spaces within a development.
- Regional stormwater retention facilities and infrastructure should be utilized to create greenways and pedestrian/bicycle paths.
- Infill and development within the Historic District is subject to the Historic Preservation Ordinance and review by the Historic Review Board.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts:

- R1-A, R2, R3, R5, NC

Implementation - Development Code Review:

- Review building height and setbacks for consistency
- Review buffers and screening to ensure compatibility (urban scale)
- Ensure street and pedestrian connectivity requirements to maintain connected street patterns
- Require sidewalks along all streets for development applications regardless of the Sidewalk and Trails Plan.
- Connectivity and efficient infrastructure requirements to add value
- Establish standards and requirements for alley facing garages, driveway requirements related to frontage on public streets versus alleys, garage door facing locations, and ensure front doors face the public street
- Maintain high standard of review from the Historic Review Board for development in the Historic District

REPRESENTATIVE IMAGERY



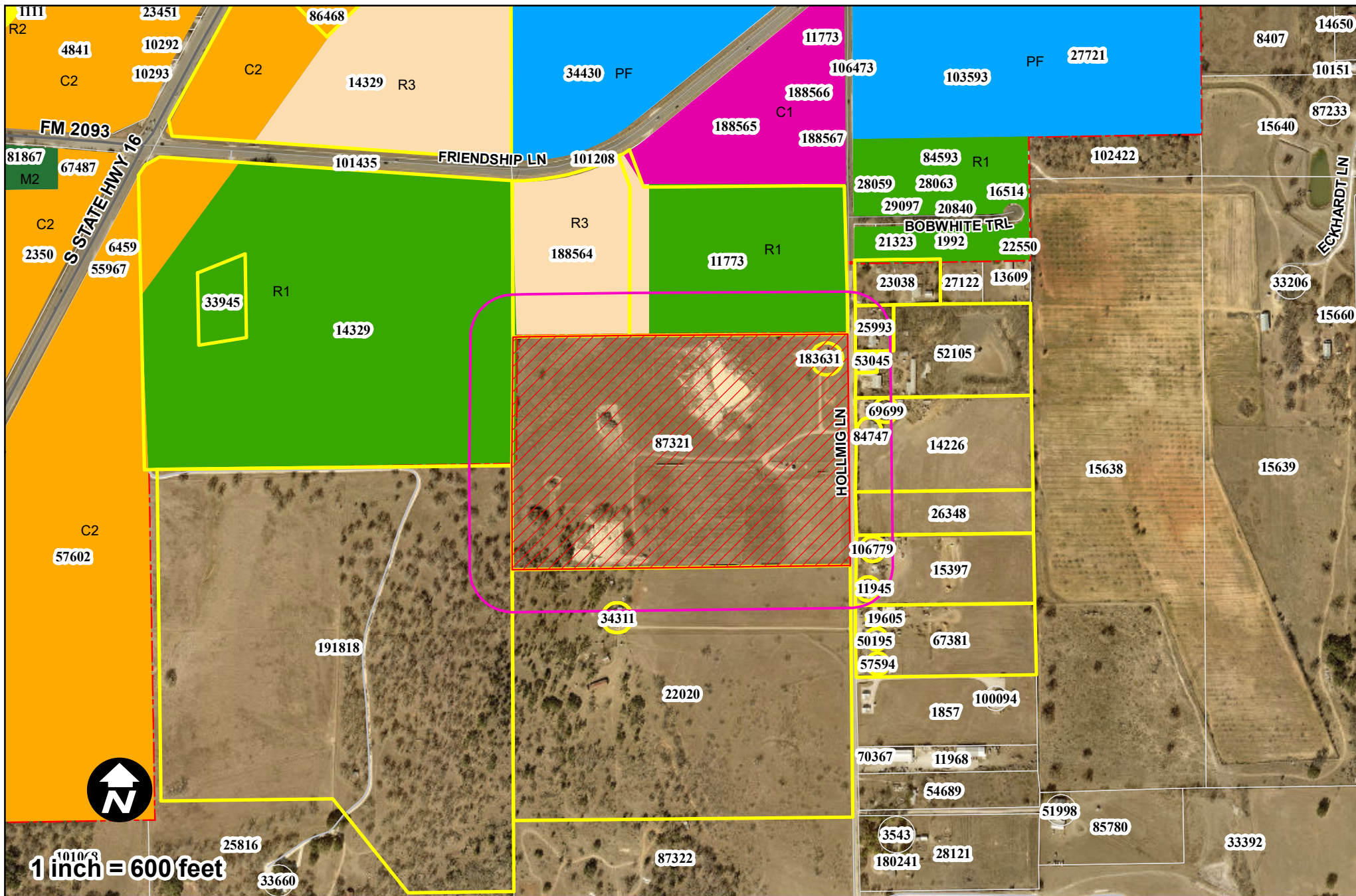


FIGURE 1
City of Fredericksburg
Z-2427 - 612 Hollmig

LEGEND

Notice Areas

Subject Property

200' Notification Area

Notified Property

City Limit Boundary

1-Mile ETJ Boundary

GCAD Parcels

JESUS & MARIA PRECIADO
597 HOLLMIG LANE
FREDERICKSBURG, TX 78624

DUECKER, ROYCE -LIFE ESTATE
767 HOLLMIG LANE
FREDERICKSBURG, TX 78624

MAURER, DAVID G
790 HOLLMIG LANE
FREDERICKSBURG, TX 78624

TODD T & JODIE KNEESE
109 BOBWHITE TAIL
FREDERICKSBURG, TX 78624

PATRICIA KAY MARQUARDT
152 VALLEY RIDGE DRIVE
FREDERICKSBURG, TX 78624

RUDY R H & ALVIS J AHRENS
1306 G W CRENWELGE LP
FREDERICKSBURG, TX 78624

DANIEL D & JEANETTE SCHNEIDER
118 RIDGEWOOD DRIVE
FREDERICKSBURG, TX 78624

KASPER, KENDNEL OF TEXAS LP
158 G ST SOUTH
KERRVILLE, TX 78028

JARVIS DUECKER
717 HOLLMIG LANE
FREDERICKSBURG, TX 78624

CLINT & AMY BEICKER
140 STONE CANYON
FREDERICKSBURG, TX 78624

HAM, BILL ESTATE
% DICKINSON, MIKE & AUTREY, JEFF
PO BOX 163690
AUSTIN, TX 78716

PENICK ESTATE LIMITED PARTNERSHIP
% PENICK, MICHAEL
141 E MAIN STREET
FREDERICKSBURG, TX 78624

WOODLAND COTTAGES
FREDERICKSBURG LP
17120 DALLAS PKWY STE 101
DALLAS, TX 75248

Z-2427 – 612 HOLLMIG



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: March 5, 2025

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

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

PRESENTATION:

SUMMARY:

An application has been submitted for the review of a Final 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 and obtained approval for a Preliminary Plat on January 8, 2025.

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 Final Plat proposes the extension of Lupine Ln to the West as well as Jennifer Ln to the South. When considering the Preliminary Plat, the options regarding this extension were discussed and as part of the Final Plat, Staff has worked with the Applicant and determined that the best course of action is to align this Roadway extension.

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 Final Plat, the Board shall reference Sec. 4.05 of the Subdivision Ordinance. Staff's findings are below in **Red**.

1. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Section 4.04(k) Amendments to Preliminary Plats following Approval and that may be approved without the necessity of revising the approved Preliminary Plat. **The Final Plat conforms to the approved Preliminary Plat**
2. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied; **The Preliminary Plat was approved without conditions**
3. The Construction Plans conform to the requirements of Section 5.01 and have been approved by the Director of Public Works and Utilities; **As of 02/27/2025, Construction Plans are currently under review.**
4. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the Director of Public Works and Utilities; **No Public Improvements have been installed but when construction occurs, it will be in accordance with the Approved Civil Construction Plans.**
5. Where the Director of Public Works and Utilities has authorized Public Improvements to be deferred, a Performance Agreement has been executed and submitted by the property owner in conformance with Sec. 5; **The applicant is not proposing a deferral of Public Improvements.**
6. The final layout of the Subdivision or development meets standards for adequacy of public facilities contained in this Subdivision Ordinance. **The Subdivision meets the standards.**
7. The Plat conforms to design requirements and construction standards as set forth in the Standard Details and Specification for Public Infrastructure Construction Manual; and **The Subdivision meets the standards.**
8. The Plat conforms to Director of Development Services subdivision Application Checklists and Subdivision Ordinance regulations. **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 Park Dedication Fees

ATTACHMENTS:

1. Z-2422 Location Map
2. P-2501 Plat Application
3. P-2501_ Review Comments
4. P-2501_Response to Comments
5. P-2501_Final Plat

APPROVAL/REVIEW:

Date: February 27, 2025

Shelby Collier, Senior Planner



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: \$ 1350

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



February 10, 2025

Kevin Spraggins
VEI Consulting Engineers
kspraggins@vei-tx.com

RE: P-2501, Review Comments for the Final Plat Review of the 1010 North Cherry Subdivision.

Dear Kevin,

Project will require Planning and Zoning approval scheduled for **March 11, 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 Plat by **Tuesday, February 18th**.

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

- Add Project Number, P-2501, to Plat.
- Addressing appears to be incorrect. Work with the Gillespie Country Rural Addressing office as well as the Development Services Department (City of Fredericksburg) to obtain correct addressing. It appears that this block of Lupine would be the 800 Block.
 - Lot 1 should have multiple addresses. One on North Cherry and one on Lupine.
 - Lot 10 should have multiple addresses. One on Lupine Lane and one on Jennifer Lane.
- Please show Jennifer Lane on the Plat.
- Please provide location of mailbox kiosk as approved by the local postmaster.
- A Parkland dedication fee of \$500.00 per lot for a total of \$5,000.00 must be paid prior to recordation of the plat. [Sec. 6.15 – Subdivision Ordinance.](#)

The City of Fredericksburg

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

- Remove the Zoning information found at the top of the Plat.
- The Comprehensive Plan calls for a connected network of sidewalks, paths and/or bike routes within neighborhoods and connecting to nearby collector and arterial streets. [Action M.1.B.1 – Comprehensive Plan Sec. 4.4.G.7 – Subdivision Ordinance](#)
- The 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](#)

Engineering Comments:

- Plat may not be recorded until all necessary public improvements as required by the City's subdivision ordinance are complete and a letter of acceptance has been issued for the improvements.
- Ensure building set back line for lot 10 matches the square corner of the lot.

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

- 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 by Tuesday, February 18, 2025. Please feel free to contact me with any comments or questions, and I will be happy to assist you.



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



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

February 12, 2025

City of Fredericksburg

Attn: Jan Musgrove, Planner 1

126 W. Main Street

Fredericksburg, Texas 78624

Via email to sdeckard@fbgtx.org, ewilliamson@fbgtx.org and kkneese@fbgtx.org

Re: Your letter dated February 10, 2025, Re: P-2501, Review Comments for the Final Plat Review of the 1010 North 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-2501, to Plat.

VEI Response:

The Project Number has been revised as requested.

City Comment:

2. Addressing appears to be incorrect. Work with the Gillespie County Rural Addressing office as well as the Development Services Department (City of Fredericksburg) to obtain correct addressing. It appears that this block of Lupine would be the 800 block.
 - Lot 1 should have multiple addresses. One on North Cherry and one on Lupine.
 - Lot 10 should have multiple addresses. One on Lupine Lane and one on Jennifer Lane.

VEI Response:

We have coordinated lot addressing with Gillespie County Rural Addressing and the Development Services Department. The revised addressing is shown on the plat.

City Comment:

3. Please show Jennifer Lane on the plat.

VEI Response:

Jennifer Lane has been noted on the plat.

City Comment:

4. Please provide locations of mailbox kiosk as approved by the local postmaster.

VEI Response:

The proposed mailbox kiosk has been shown on the plat.

City Comment:

5. A Parkland dedication fee of \$500.00 per lot for a total of \$5,000.00 must be paid prior to recordation

of the plats. Sec. 6.15 – Subdivision Ordinance.

VEI Response:

Comment noted. The Parkland fee of \$5,000.00 will be paid prior to recordation.

City Comment:

6. *Remove the Zoning information found at the top of the plat.*

VEI Response:

The zoning information has been removed as requested.

UTILITY PLAN

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:

Comment noted.

City Comment:

8. *The Comprehensive Plan calls for neighborhood placemaking elements that add community character and support pride of ownerships. Examples are sidewalk, pocket parks and street trees. Action N.1.A.6 – Comprehensive Plan Sec. 4.4.G.7 – Subdivision Ordinance.*

VEI Response:

Comment noted.

ENGINEERING COMMENTS

City Comment:

9. *Plat may not be recorded until all necessary public improvements as required by the City's subdivision ordinance are complete and a letter of acceptance has been issued for the improvements.*

VEI Response:

Comment noted.

City Comment:

10. *Ensure building set back line for lot 10 matches the square corner of the lot.*

VEI Response:

The building setback line for Lot 10 has been corrected.

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

City Comment:

11. *Approval of construction plans*

VEI Response:

Comment noted.

City Comment:

12. *Payment of Parkland Dedication fees.*

VEI Response:

Comment noted. The Parkland Dedication fees will be paid prior to recordation of the plat.

City Comment:

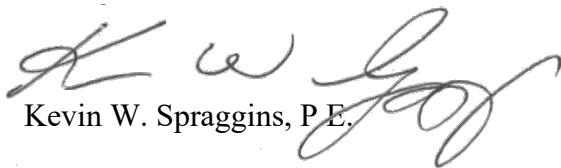
13. Recording of approved Final Plat.

VEI Response:

Comment noted.

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 ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

CORTILE VINO LP
128 WESTCOURT LANE
SAN ANTONIO, TX 78257

DATE: _____

BY: _____

NAME: AL RAJABI

TITLE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____DAY OF _____

NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

MICHAEL R. KERSTEN, TX REGISTRATION # 6677
REGISTERED PROFESSIONAL LAND SURVEYOR
XX/XX/2024

DATE



LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF _____ §

COUNTY OF _____

WHEREAS, _____ (LENDER), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE LIENHOLDER OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY RATIFY ALL DEDICATIONS AND PROVISIONS OF THIS PLAT AS SHOWN.

BY: _____

SIGNER'S NAME: _____

DATE: _____

STATE OF _____ §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____DAY OF _____

NOTARY PUBLIC

CERTIFICATE OF FINAL PLAT APPROVAL

(for final plats with required public improvements installed after approval)

Chairman, Planning and Zoning Commission _____ Date
Commission, CITY OF FREDERICKSBURG, TEXAS

The undersigned, the City Secretary of the CITY OF FREDERICKSBURG, TEXAS, hereby certifies that the foregoing final plat defined herein was submitted to the Planning and Zoning Commission on the ____ day of _____, 20____ and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this the ____ day of _____, 20____

City Secretary
City of Fredericksburg

FILED FOR RECORD AT ____O'CLOCK ____M.,

THIS THE ____DAY

OF _____, ____A.D. ON

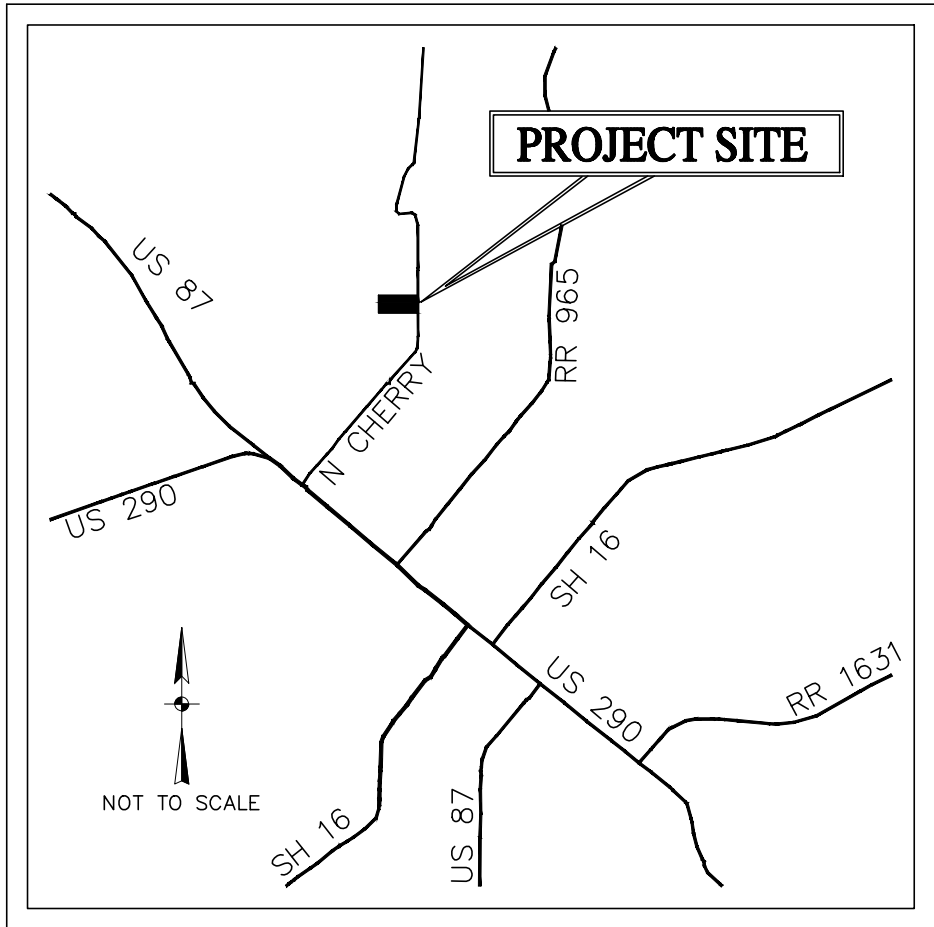
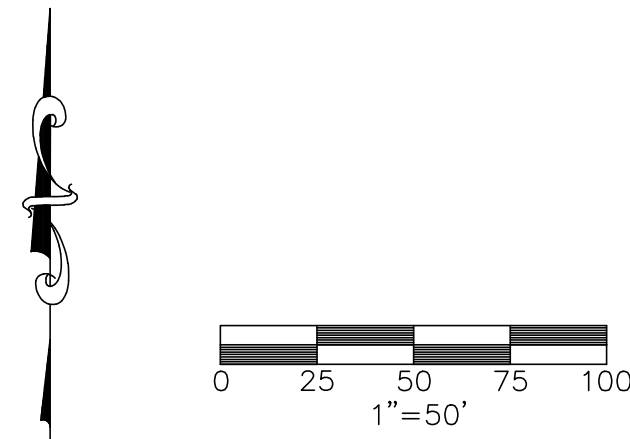
PAGE ____ VOLUME ____ OF THE PLAT

RECORDS OF GILLESPIE COUNTY, TEXAS.

____ DEPUTY

CLERK, COUNTY COURT, GILLESPIE COUNTY, TEXAS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	29.59'	N44°20'21"E



LOCATION MAP

N.T.S.

LEGEND

- RIGHT-OF-WAY DEDICATION
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED R.O.W./ LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED ADDRESS NUMBER
- PROPOSED DRAINAGE EASEMENT

101

D.E.

A
FINAL PLAT
FOR

N. CHERRY ST
SUBDIVISION

1010 N. CHERRY ST., FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

A 3.78 ACRE TRACT OF LAND, SITUATED IN GILLESPIE COUNTY, TEXAS, AND BEING A PART OF BLOCK II, GERMAN EMIGRATION COMPANY ON SURVEY NO. 132, AND BEING ALL OF TRACT ONE AND TRACT TWO DESCRIBED IN A DEED TO RUBIN G. JENSCHKE AND WIFE, RUBY J. JENSCHKE, RECORDED IN VOLUME 114, PAGE 28, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS.

RED BIRD DESIGN BUILD, LLC DEVELOPER

CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY ST., SUITE D FAX: (830) 997-6967
FREDERICKSBURG, TX 78624

VEI CONSULTING ENGINEERS ENGINEER

ENGINEERING CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY ST., SUITE D FAX: (830) 997-6967
FREDERICKSBURG, TX 78624 Texas Registration # F-165

CITY PROJECT NO.: P-2501

FILE NO: 24044

DATE: 02/17/2025

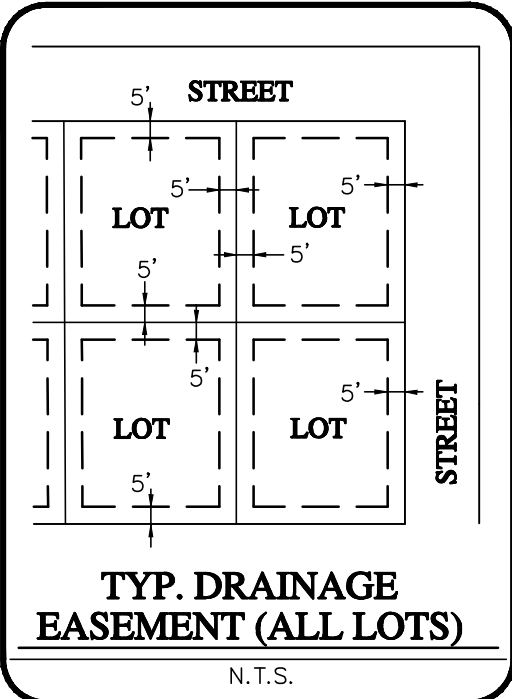
SHEET: FP (1 OF 1)

GENERAL NOTES

- BEARING BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS. VERTICAL DATUM BASED ON NAVD 88.
- ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS, OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTIONS OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.
- DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
- NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONSTRUCTING OR DESTROYING ANY RETAINING WALL, OR OBSTRUCTING OR CHANGING THE CONTOUR OF ANY CHANNEL, SWALE, OR EMBANKMENT, OR TAKING ANY OTHER ACTION WHICH WILL OR IS LIKELY TO RETARD, CHANGE, OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.

EASEMENT(S)

- RIGHT OF WAY EASEMENT EXECUTED BY ERWIN SIMON, SR. TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED FEBRUARY 18, 1966, RECORDED IN VOLUME 88, PAGES 594-595, DEED RECORDS OF GILLESPIE COUNTY, TEXAS.





PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: March 5, 2025

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

CAPTION: Request P-2502: By Josh Leamons with Searchers Surveying to Consider the Review of the Final Plat for the Sonoma Oaks (Phase I) Subdivision Located at Hollmig Lane.

PRESENTATION:

SUMMARY:

An application for the review of a Final Plat has been submitted for a 16-acre lot located on Hollmig Lane across from Bobwhite Trail.

The property obtained approval for a Preliminary Plat on August 7, 2024 and has returned for review of the Final Plat application.

BACKGROUND: The subject property is a 16+ acre lot that is vacant on Hollmig Lane across from Bobwhite Trail. The requested subdivision consists of 52 lots. 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

Tract Size: 16.275 Acres - 708,939 sq ft

Number of Lots: 52 Buildable Lots

Minimum Lot Size: 7,500 sq ft

Minimum Lot Width: 70 ft

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

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

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

Park Dedication: The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500.00 per lot (53) for a total of \$26,500. Parkland fees shall be paid prior to the recording of each phase of the project. Sec. 6.15.

Construction Plans: Were approved on November 12, 2024 and the site is currently under construction.

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

1. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Section 4.04(k) Amendments to Preliminary Plats following Approval and that may be approved without the necessity of revising the approved Preliminary Plat. **The Final Plat conforms to the approved Preliminary Plat**
2. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied; **The Preliminary Plat was approved with conditions which included the addition of a sidewalk connecting the Subdivision from Lot 13 to Friendship Lane and requirement for the Plat to be compliant with Sec. 6.08 of the Subdivision Ordinance which requires the establishment of an HOA.**
3. The Construction Plans conform to the requirements of Section 5.01 and have been approved by the Director of Public Works and Utilities; **The Construction Plans were approved on November 19, 2024 and the Site is currently under construction.**
4. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the Director of Public Works and Utilities; **Improvements are currently under construction and will be inspected according to the approved plan set.**
5. Where the Director of Public Works and Utilities has authorized Public Improvements to be deferred, a Performance Agreement has been executed and submitted by the property owner in conformance with Sec. 5; **The applicant is not proposing a deferral of Public Improvements.**
6. The final layout of the Subdivision or development meets standards for adequacy of public facilities contained in this Subdivision Ordinance. **The Subdivision meets the standards.**
7. The Plat conforms to design requirements and construction standards as set forth in the Standard Details and Specification for Public Infrastructure Construction Manual; and **The Subdivision meets the standards.**
8. The Plat conforms to Director of Development Services subdivision Application Checklists and Subdivision Ordinance regulations. **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:

- Development of a sidewalk connecting the subdivision from Lot 13 to Friendship Lane as required per the approved Preliminary Plat
- Payment of Park Dedication fees (\$26,500)
- Approved Addressing

ATTACHMENTS:

1. P-2502_Location Map
2. P-2502_Platform Application
3. P-2502_Review Comments
4. P-2502_Response to Comments
5. P-2502_Final Plat
6. P-2502_Construction Approval Letter

APPROVAL/REVIEW:

Shelby Collier, Senior Planner

Date: February 27, 2025



PLAT APPLICATION

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

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

A. Project Information

Project Name: Sonoma Oaks Subdivision

Project Address: 112 HOLLMIG LANE

Parcel ID Numbers: 11773

B. Application Type: Check all that apply

- ☐ Minor Plat - \$500 plus \$50.00 per lot
- ☐ Replat - \$750.00 plus \$50.00 per lot (max \$3,000)
- ☐ Amending Plat - \$500 plus \$50.00 per lot
- ☐ Preliminary Plat - \$750.00 plus \$50.00 per lot \$3400
- ☒ Final Plat - \$850.00 plus \$50.00 per lot (max \$3,500) \$3450
- ☐ Development Plat - \$700.00

C. Property Information

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 16.275 No. of Lots: 52

Original Survey & Abstract No:

Legal Description: LOT 3, PROSPECT ADDITION, PHASE 2 7/43 G.C.P.R



February 10, 2025

Josh Leamons
Searchers LLC
josh@searchers.net

RE: P-2502, Review Comments for the Final Plat Review of the 112 Hollmig Lane Subdivision.

Dear Josh,

Project will require Planning and Zoning approval scheduled for **March 11, 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 Plat by **Tuesday, February 18th**.

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

- Add Project Number, P-2502, to Plat.
- Addressing appears to be incorrect. Work with the Gillespie Country Rural Addressing office as well as the Development Services Department (City of Fredericksburg) to obtain correct addressing.
 - The naming of Teal Street (connecting to Friendship Lane)
- Provide the proposed location of Subdivision Signage.
- Please provide location of mailbox kiosk as approved by the local postmaster.
- A Parkland dedication fee of \$500.00 per lot for a total of \$26,000.00 must be paid prior to recordation of the plat. [Sec. 6.15 – Subdivision Ordinance.](#)
- Remove plat notes #6 & #7.

The City of Fredericksburg

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- The Comprehensive Plan calls for a connected network of sidewalks, paths and/or bike routes within neighborhoods and connecting to nearby collector and arterial streets. [Action M.1.B.1 – Comprehensive Plan Sec. 4.4.G.7 – Subdivision Ordinance](#)
- The 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](#)

Engineering Comments:

- For plat note 3, please remove “shown on” from the beginning of the note.
- Ensure the postmaster is accepting of the mail kiosk location.

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

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

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)



February 27, 2025

Jan Musgrove
Development Review Committee
City of Fredericksburg, Texas

RE: P-2502 Final Plat for Sonoma Oaks Unit 1

The comments provided in your letter have been addressed as follows:

- Project number added
- Addressing: We will work with city and county staff to resolve addressing
 - Street name updated to Sonoma Street
- Proposed location shown
- Mailbox Kiosk: Approved location shown
- Parkland fees will be paid upon submission of mylars
- Removed
- Acknowledged, however, the Comprehensive Plan has not been incorporated into the ordinance yet.
- Acknowledged, however, the Comprehensive Plan has not been incorporated into the ordinance yet.
- Trees will most likely be planted in the front lawns of the houses once constructed. Currently there is no water infrastructure to plant "street trees".

Engineering Comments

- "Shown on" was removed once the plat was sent out
- Mailbox Kiosk: Proposed location shown, was approved postmaster.

The attached plats have been resubmitted for review with comments addressed. Please contact me if you have any questions.

Sincerely,

Josh W. Leamons, RPLS
Searchers LLC
830-733-8440



November 12, 2024

SEH

Attn: Casey Zins, P.E.
133 Otto Eckhardt Road
Fredericksburg, TX 78624

Re: Civil Construction Plan Release Letter – Sonoma Oaks Subdivision

The City of Fredericksburg has received and reviewed updated civil construction plans dated 11/5/2024 for the project noted above. These civil construction plan documents will be released for construction contingent upon the following items:

1. Completion of a preconstruction meeting with City engineering staff, project engineer and construction contractor. This meeting will be held at such time for all parties to have representatives attend. The project engineer will be responsible for preparation of the agenda and coordinating the meeting.
2. Add a temporary blow off to the south end of the water main extension in Hollmig Lane.
3. Please provide three (3) full size copies of the updated construction plans with above comments addressed to the City prior to the preconstruction meeting. Once the meeting is complete a signed plan set will be returned for distribution during construction.

The City's Engineering Department will inspect construction. Please contact Evan Williamson or Sibyl Deckard prior to any construction in the ROW, public easements or tie-ins to water or sewer mains. He may be reached at (830) 990-2009 or (830) 990-2002. Any proposed changes to the approved plans must be reviewed and approved by the City of Fredericksburg Engineering department before the changes are constructed. You will be required to submit record drawings (PDF & CAD formats) and an Engineer's Concurrence Letter prior to the release of any public improvements. Please be aware that any building related improvements (vertical construction) will require a separate building permit application be filed with the City and prior to issuance of a CO, all public site improvements including, but not limited to, water, sanitary sewer, sidewalks (ADA access), fire suppression and access, revegetation, permanent erosion controls, and drainage shall be constructed and approved by the City and the final plat approved.

The City of Fredericksburg

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Sincerely,

A handwritten signature in dark ink, reading "Evan Williamson". The signature is fluid and cursive, with the first name "Evan" and last name "Williamson" clearly distinguishable.

Evan Williamson, P.E., CFM
City of Fredericksburg, Texas

cc: Kris Kneese, P.E.; Sibyl Deckard, P.E.; Anna Hudson, Shelby Collier, Jan Musgrove, Michael Erwin, Kyle Staudt, Jeanette Sanchez

The City of Fredericksburg

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PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: March 5, 2025

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

CAPTION: Request SP-2501: By 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.

On January 8, 2025 a Site Plan and Entry Corridor application for the development of Lots 1 & 2 was denied. The Commission provided feedback to the Applicant, and encouraged them to review the building heights along the Corridor as well as the architectural designs fronting the entryways. The Applicant has since returned with revised renderings for consideration.

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 no additional buildings on Lot 2 as this is the location of the exiting Historical Landmark referred to as the Klingelhoef 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 %	71% - 240, 2 sq ft	Max Allowed = 65%	29% - 17,018 sq ft
Building Height	Max Allowed = 38 ft	Buildings A - B = 28 ft Buildings C - G = 12 ft	Max Allowed = 28 ft	N/A

Parking: is required for the Restaurant use at 1 space per 4 seats resulting in 422 required spaces and the Retail use at 1 space per 400 sq ft resulting in 87 spaces for a total of 509 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 **383** parking spaces for Lot 1 with **386** spaces provided.

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, although the applicant does acknowledge that the final colors will be muted and adhere to the Entry Corridor Design Guidelines and Standards. (3.1 - 3.4)

4.1 - 4.8 Architectural Features: The design has been modified to add interest to walls fronting along Highway 87 North and 290 East 4.1. The design incorporates canopies, overhangs and projections which creates human scale as required per 4.2 and 40% of the ground floor facade will be constructed with clear, non-tinted glass 4.5.

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, and the applicant has located the 2-story buildings towards the center of the site and placed single-story buildings along the entry-ways 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, however, the applicant has added interest to the facades that front along the entry-ways creating a faux "front" which does comply with 8.1.

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 Loading areas will be clearly identified and shielded from the street and will be visually screened from pedestrian right of ways. In addition, all rooftop equipment will be screened. 11.1 -11. 7.

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 and is considering 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 recommends approval of the Site Plan and Entry Corridor as presented.

The application includes site development which is in compliance with the PUD and the Entry Coordinator review determined that the applicant addressed Staff's previous comments regarding facade elements along Hwy 87 North and 290 West as well as building heights along these corridors.

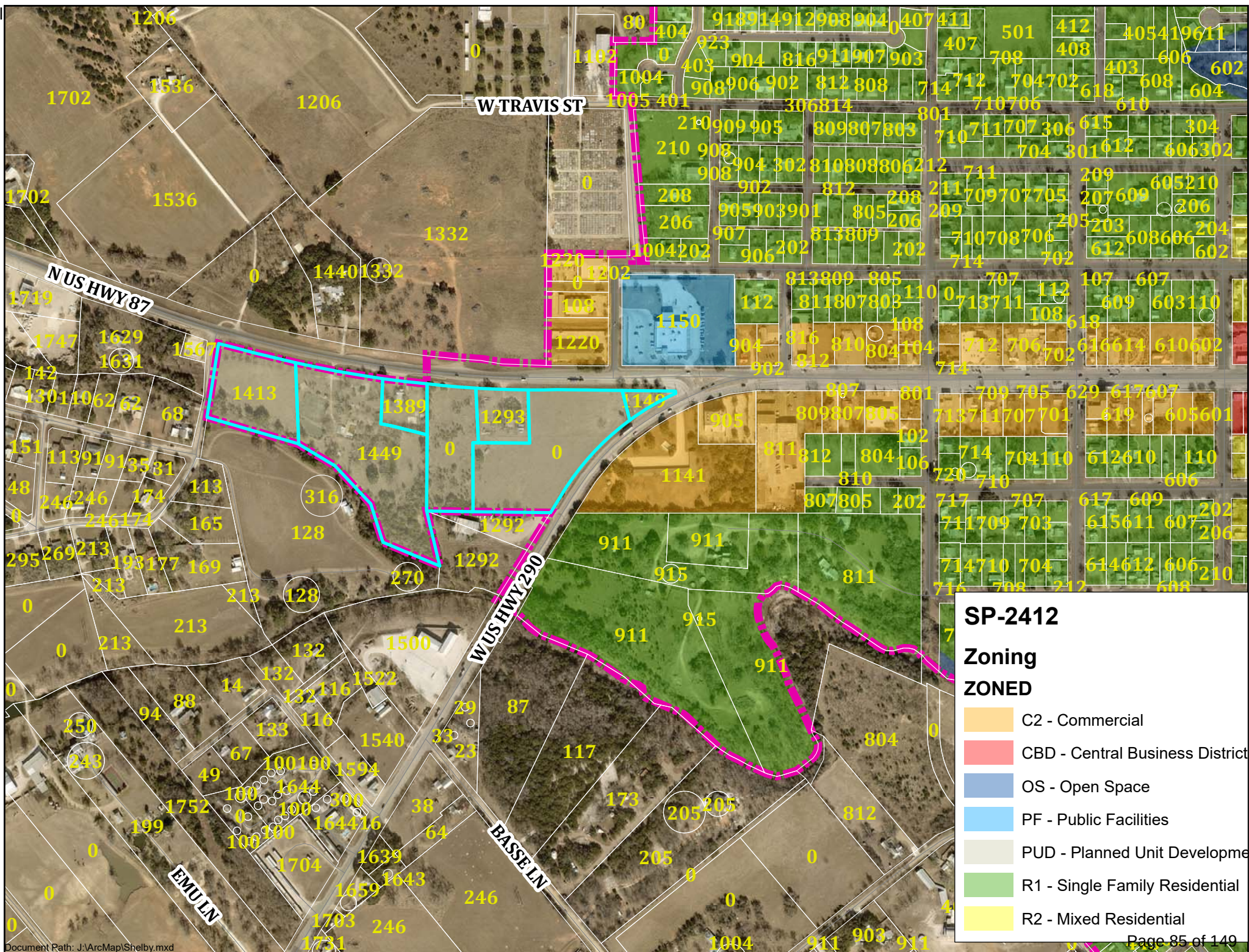
ATTACHMENTS:

1. SP-2412 Location Map
2. SP-2412 Application
3. SP-2501 Site Plan
4. SP-2501 Renderings and Materials
5. SP-2501 Entry Corridor Narrative
6. PUD Zoning Ordinance

APPROVAL/REVIEW:

Shelby Collier, Senior Planner

Date: February 27, 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

1149 N US Hwy 87 and 1186 W US Hwy 290
Owner - FBRG Hospitality Developers LP
Prepared by - Merriman Andersons Architects

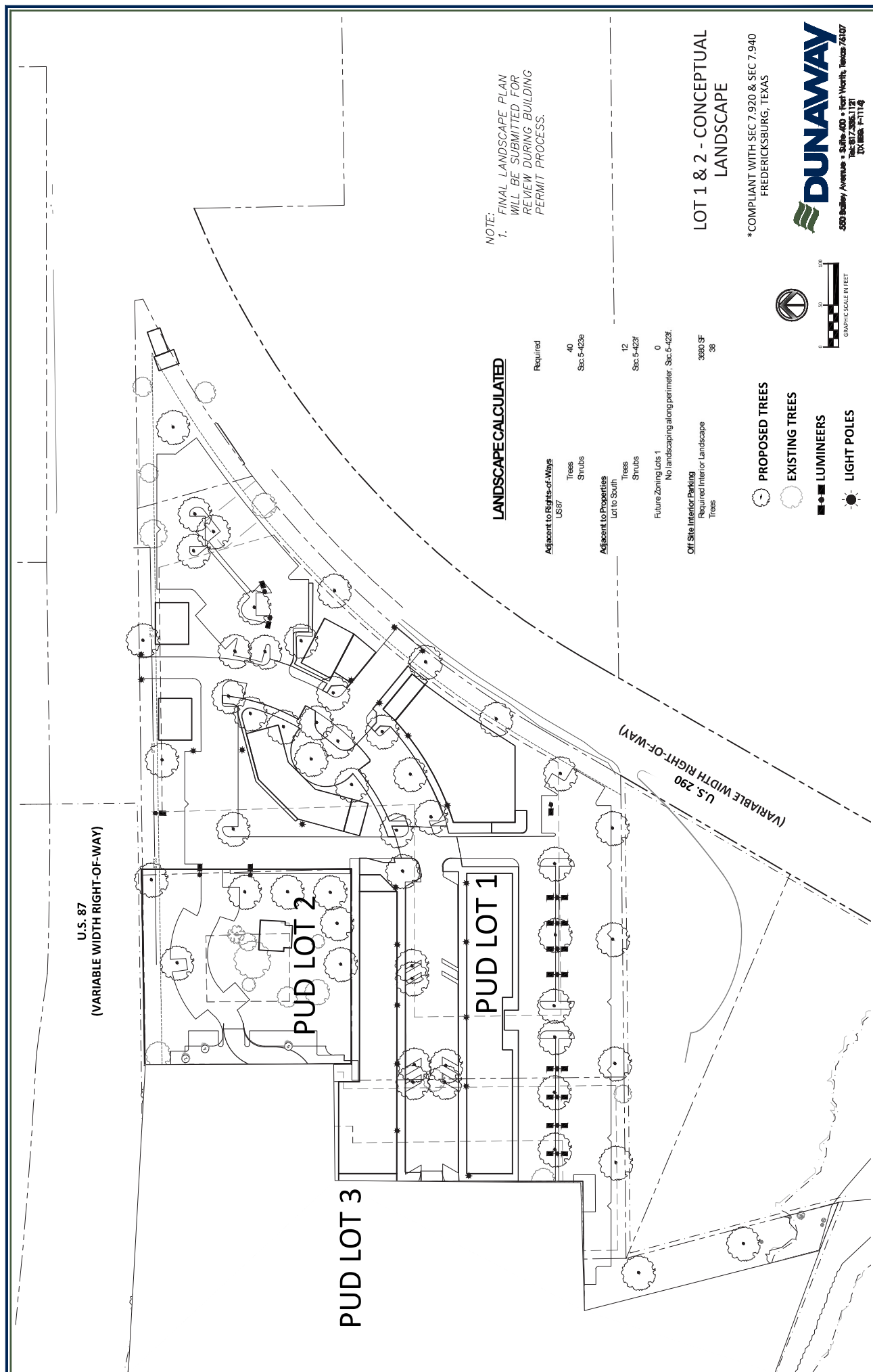
Description of Project – The proposed retail development will comply with the existing Lots 1 and 2 of the PUD language and associated drawings. Access will be provided per the attached site plan including 1 entrance / exit off of Highway 87 and 1 entrance exit off of Highway 290. The buildings will comply with the required heights and setbacks on the PUD lots including : Maximum Height of 38' Front Setback of 20 feet, Street Yard Setback of 20 feet, Interior Yard setback of 5 feet and Rear Yard Setback of 5 feet. All parking will be provided as outlined in the PUD. Loading facilities will be screened.

Legal Description of Property - LOT 1B, KLIER SUBDIVISION (RESUBDIVISION) VOL 2, PG. 144, LOT 2 KLIER SUBDIVISION, VOL 2 PG. 64 OF THE JOSE MARIE CHAPA SURVEY NO. 131 IN GILLESPIE COUNTY, TEXAS, LOT 1A CARABETTA SUBDIVISION (RESUBDIVISION) VOL 2, PG. 147, LOT 1B CARABETTA SUBDIVISION (RESUBDIVISION) VOL 2, PG. 141, LOT 2 CARABETTA SUBDIVISION VOL 2, PG. 96, 1.004 ACRE TRACT CONVEYED TO BARON'S CLUB PROJECT LLC AS RECORDED IN DOCUMENT #20180103 DRGCT OF THE JOSE MARIE CHAPA SURVEY NO. 131 IN GILLESPIE COUNTY, 0.399 ACRE TRACT CONVEYED TO BARON'S CLUB PROJECT LLC AS RECORDED IN DOCUMENT #20173233 DRGCT OF THE JOSE MARIE CHAPA SURVEY NO. 131 IN GILLESPIE COUNTY, TEXAS

February 18, 2025

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



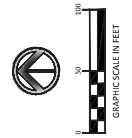


NOTE:
1. FINAL LANDSCAPE PLAN
WILL BE SUBMITTED FOR
REVIEW DURING BUILDING
PERMIT PROCESS.

LANDSCAPE CALCULATED

Adjacent to Rights-of-Ways US87	Required	
	40	Sec 5-422a
Adjacent to Properties Lot to South	12	Sec 5-422f
	0	
Future Zoning Lots 1 No landscaping along perimeter, Sec 5-422f.		
Off Site Interior Parking Required Interior Landscape Trees	3680 SF	38

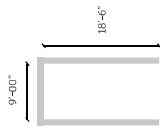
- PROPOSED TREES
- EXISTING TREES
- LUMINERS
- LIGHT POLES



**LOT 1 & 2 - CONCEPTUAL
LANDSCAPE**

*COMPLIANT WITH SEC 7.920 & SEC 7.940
FREDERICKSBURG, TEXAS

DUNAWAY
580 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.295.1121
Fax: 817.295.1121

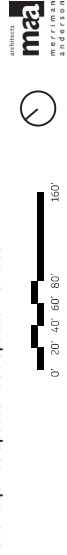


The parking requirements outlined below are based on the assumption that final square footages for retailer uses (e.g., restaurant, soft goods) have been determined.

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.

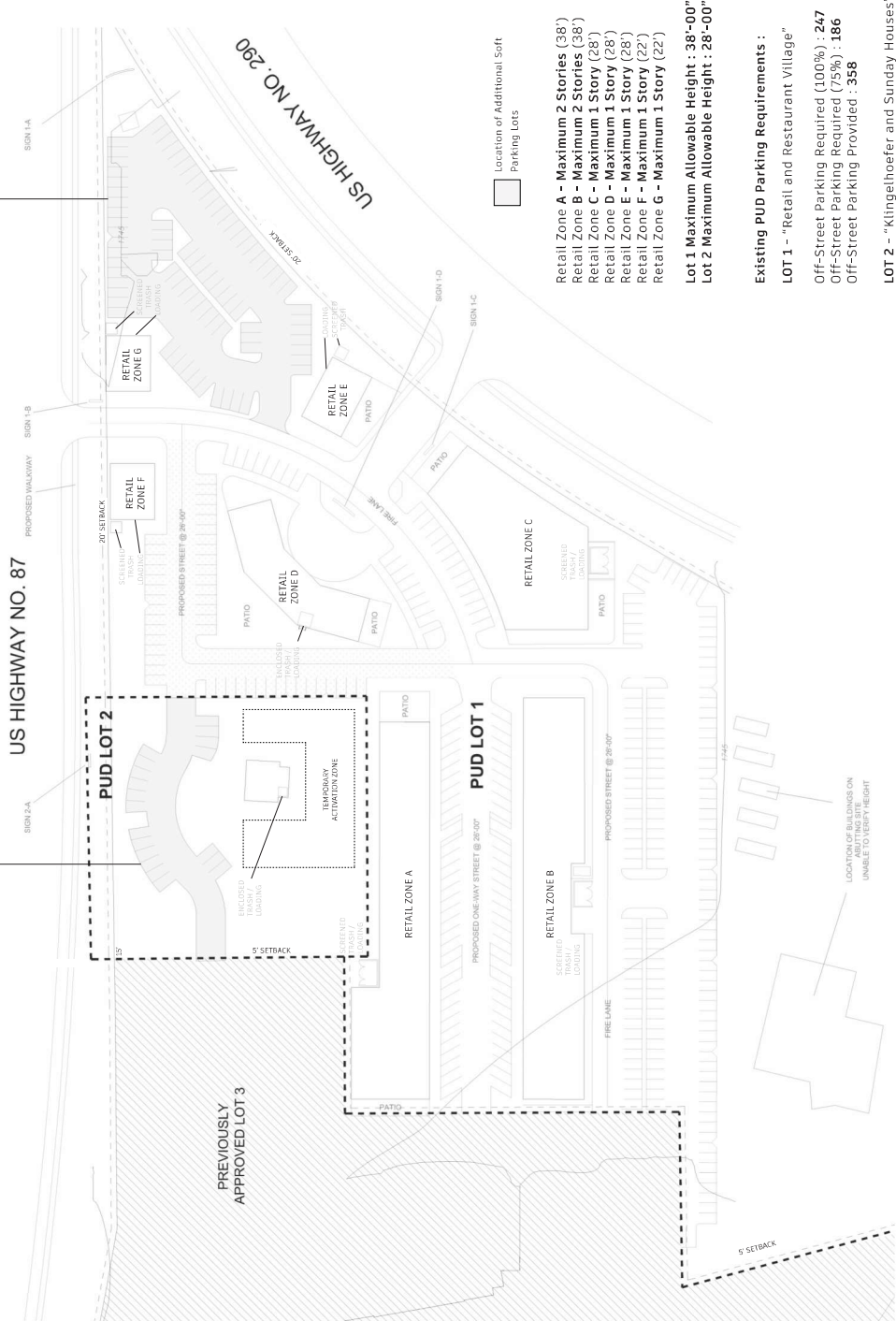
LOT 1 RETAIL			
Overall Lot Area:	Amount	Unit	%
100 Yr. Floodplain Area:	341,300.00	SF	7.54
Net Lot Area:	0.00	SF	0%
Building Cover Allowed:	341,300.00	SF	100%
Total Building Cover:	255,975.00	SF	75%
Total Building Cover Actual including All Uses:	247,033.92	SF	71%
Retail Building Cover:	84,703.92	SF	19%
Impervious Cover Allowed:	273,040.00	SF	80%
Paved Drive/Parking:	146,190.92	SF	36%
Plaza Sidewalk/Terrace:	29,828.45	SF	7%
Impervious Cover Actual:	240,723.29	SF	71%
LOT 2: SUNDAY HOUSE			
Overall Lot Area:	Amount	Unit	%
100 Yr. Floodplain Area:	58,488.00	SF	1.34
Net Lot Area:	0.00	SF	0%
Building Cover Allowed:	58,488.00	SF	100%
Total Building Cover:	43,866.75	SF	75%
Sunday Houses:	1,323.00	SF	2%
Impervious Cover Allowed:	46,543.75	SF	80%
Paved Drive/Parking:	15,684.12	SF	36%
Plaza Sidewalk/Terrace:	0.00	SF	0%
Impervious Cover Actual:	17,018.12	SF	29%
LOT 1 + LOT 2			
Overall Lot Area:	Amount	Unit	%
100 Yr. Floodplain Area:	400,788.00	SF	8.88
Net Lot Area:	0.00	SF	0%
Building Cover Allowed:	400,788.00	SF	100%
Total Building Cover Actual including All Uses:	302,038.67	SF	75%
Impervious Cover Allowed:	319,831.00	SF	80%
Impervious Cover Actual:	257,741.41	SF	64%
Off-street Parking Required (100%):	368.00	Spaces	
Off-street Parking Required (75%):	276.00	Spaces	
Off-street Parking Required (80%):	319.84	Spaces	
Off-street Parking Required (85%):	320.88	Spaces	
Off-street Parking Required (90%):	321.92	Spaces	
Off-street Parking Required (95%):	322.96	Spaces	
Off-street Parking Required (100%):	324.00	Spaces	
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:	88.00	Trees	
*Landscaping calculated based on surface parking spaces.			

LOT 1 + 2 Parking Requirements per City Ordinance
Restaurant - 40,500 GSF @ 25% BOH Reduction - 30,375 SF
1 Space per 4 Seats (plus Cocktail Lounge Requirements) = 30,375 SF = (30,375 / 72) = 422 Spaces (422 @ 75% Efficiency) = **317 Spaces Required**
Retail - 1 Space / 400 SF @ 34,500 SF (34,500 / 400) = 87 @ 75 Efficiency) = 66 Required Spaces
383 Required Spaces - 386 Spaces Provided



Location of 82 parking stalls to be provided should additional parking be required.

Location of 19 parking stalls to be provided should additional parking be required.



Retail Zone A - Maximum 2 Stories (38)
Retail Zone B - Maximum 2 Stories (38)
Retail Zone C - Maximum 1 Story (28)
Retail Zone D - Maximum 1 Story (28)
Retail Zone E - Maximum 1 Story (28)
Retail Zone F - Maximum 1 Story (22)
Retail Zone G - Maximum 1 Story (22)
Lot 1 Maximum Allowable Height : 38'-00"
Lot 2 Maximum Allowable Height : 28'-00"

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 : 358

LOT 2 - "Klingelhoefer and Sunday Houses"
Off-Street Parking Required (100%) : 17
Off-Street Parking Required (75%) : 13
Off-Street Parking Provided : 19

FREDERICKSBURG SITE PLAN PUD I LOT 1 + LOT 2 PROPOSED

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** ALL NUMBERS ARE APPROXIMATE

STUCCO

B.O.D.

STO CORP I
STOPPOWERWALL STUCCO -
STO COLOR SERIES



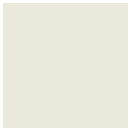
ARCTIC WHITE
SW 7757



NABE
SW 7668



DIAMOND DUST
SW 7022



MARBLE WHITE
SW 7002



SANDIA
SW 6066



BURNT ASH
SW 7670



TORREON
SW 7529



SUEDE
SW 9098



MOONDUST
SW 0037

MASONRY

B.O.D.

ACME BRICK I BRICK



CLOUDCROFT



WHITE BIRCH



WHITE BLUFF



ASPEN GLEN



HIGHSTONE

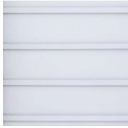


ANSLEY PARK

BOARD & BATTON

B.O.D.

JAMES HARDIE I
HARDIE PANEL SIDING -
STATEMENT COLLECTION



ARCTIC WHITE
SW 7757



COBBLESTONE
SW 1015



MONTEREY TAUPE
SW 9127



LIGHT MIST
SW 7668



NAVAJO BEIGE
SW 6141



TIMBER BARK
SW 0036

WOOD CLADDING

B.O.D.

THERMORY I BENCHMARK
REAL WOOD CLADDING
SERIES



OAK



ASH



PINE



CLEAR PINE



SPRUCE



IGNITE SPRUCE

CORRUGATED METAL PANEL

B.O.D.

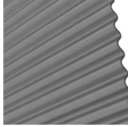
WESTERN STATES
METAL ROOFING I 7/8" -
CORRUGATED METAL
SHEETS



ASH GRAY



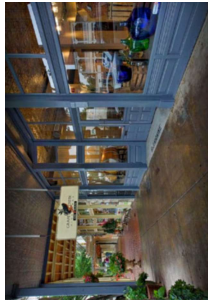
DARK BRONZE



SLATE GRAY

Note - Color / Finish **Dark Bronze** is to be used as an accent material, and not to exceed 15% of the overall composition of materials.

WOOD STOREFRONT
FINISH : FINE



ARCTIC WHITE
SW 7757



LIGHT MIST
SW 7668



COBBLESTONE
SW 1015



NAVAJO BEIGE
SW 6141



MONTEREY TAUPE
SW 9127



TIMBER BARK
SW 0036

SSG STOREFRONT

B.O.D.
KAWNEER I SSG
CURTAINWALL SYSTEM



DARK BRONZE
ANODIZED



BLACK
ANODIZED

STANDING SEAM ROOF

B.O.D.
WESTERN STATES METAL
ROOFING I WESTERN LOCK
STANDING SEAM PANEL



ASH GRAY



COLONIAL RED



DARK BRONZE



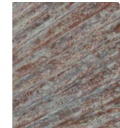
SLATE GRAY

CORRUGATED METAL ROOF

B.O.D.
WESTERN STATES
METAL ROOFING I 7/8"
CORRUGATED METAL
ROOFING SYSTEM



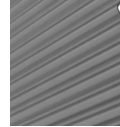
ASH GRAY



RECLAIMED METAL

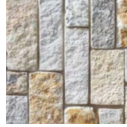


DARK BRONZE



SLATE GRAY

STONE
B.O.D.
LEGENDS ARCHITECTURAL
STONE I STONE



TEXAS MIX



SANDSTONE



SEDONA



HERMITAGE

Note - Colors / Finishes **Dark Bronze** and **Reclaimed Metal** are to be used as accent materials, and not to exceed 15% of the overall composition of materials.

Material Concept Package | Fredericksburg, Texas

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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.



Path



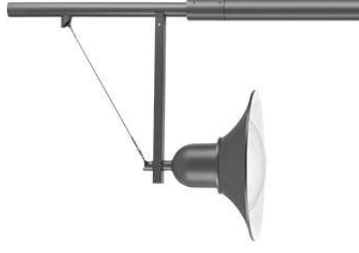
Landscape Bollard



Entry Wall Sconce



Wall Lighting



Site Area Lighting

Fredericksburg Retail Concept Imagery

Fredericksburg, Texas

Project 2024064

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Fredericksburg Concept Imagery

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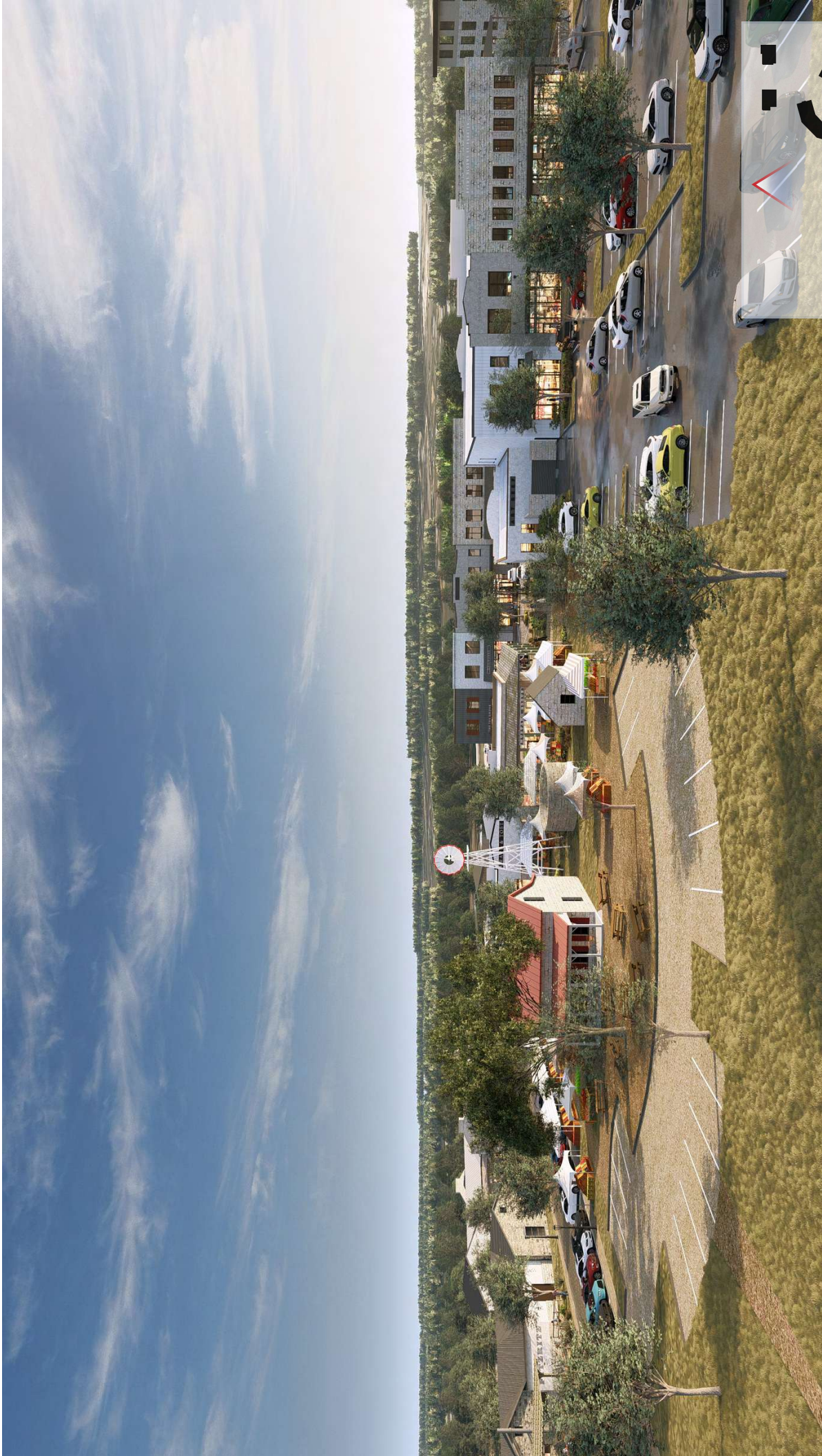




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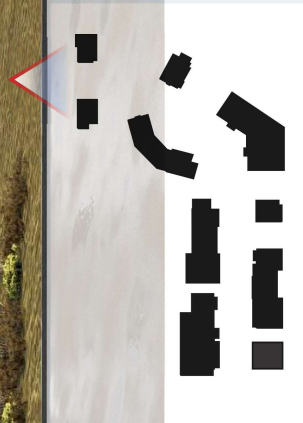
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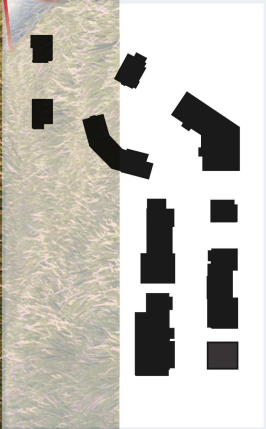




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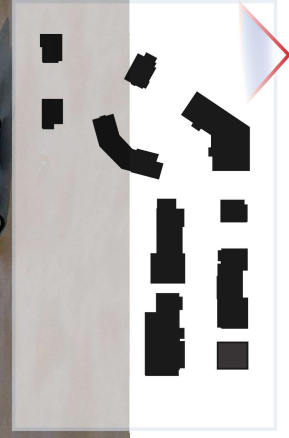
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Entry Corridor Design Narrative

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, 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, 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 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).*

The significant architectural features of the Sunday House will be maintained through the use of original materials to ensure its historic character remains.

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.*

40% of ground floor facades facing parks, plazas, entry corridors or side streets in the development will be constructed of clear and non-tinted windows.

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

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 be used 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, 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' and 28'.

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' height 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. Parking adjacent to the entry corridor allows safer division of pedestrian circulation from vehicular traffic on HWY 290 and 87.

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.

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, 20 18.

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;

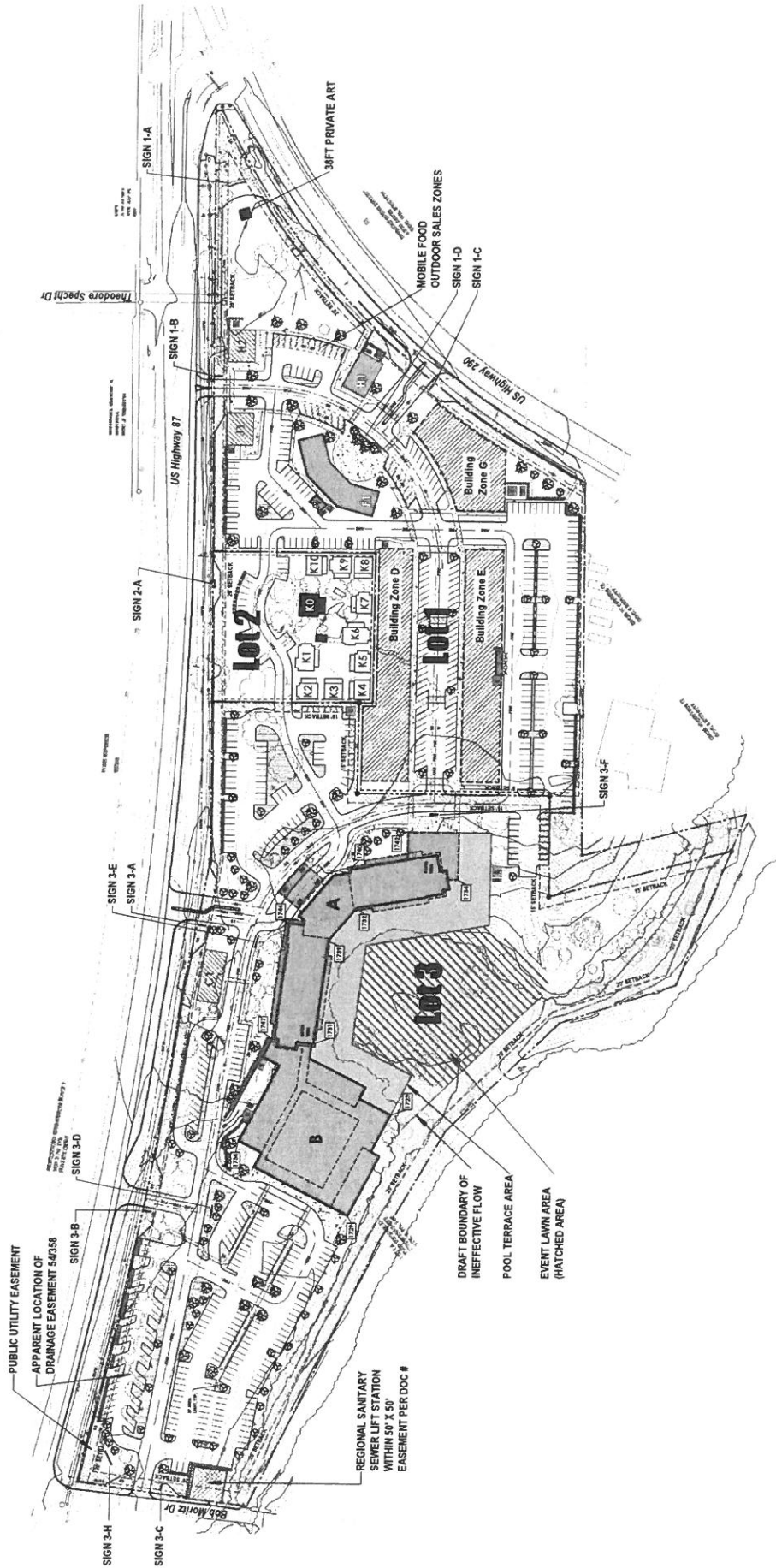
THENCE South 50°45'27" East a distance of 249.25 feet along the southwest line of said U. S. Highway No. 87 to a mag nail set for the northwest corner of that certain 0.003 acre tract described in Volume 80, Page 625 of the Deed Records of Gillespie County, Texas and the northeast corner hereof;

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**

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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)



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PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: March 5, 2025

SECTION: DISCUSSION ITEMS **ITEM:** A.

CAPTION: Trails at Windcrest - 256 Pyka - 70+ Acre Residential Development

PRESENTATION:

SUMMARY:

The Applicant has submitted a request to change the zoning from R5, Patio Home Residential to PUD, Planned Unit Development for a 70+ acre parcel of land located at 256 Pyka Rd and is currently working with Staff to draft that document. While Staff and the Applicant work on the PUD, the Applicant wanted to present the Land Plan to the Commission and receive their feedback.

In Summary, the Applicant proposes a Single-Family Residential development with 3 different lot types/sizes as well as 36 ft wide streets with 4 ft wide sidewalks and an Amenity Site. The subdivision will provide access to Pyka Road and West Windcrest Street as well as connectivity to Smokey Oak Drive, Green Meadows Blvd and a future connection to Smokehouse Lane.

BACKGROUND:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. Z-2501 Location Map
2. Exhibit A - Trails at Windcrest Land Use Plan(594391.1)
3. Z-2501 PUD Language

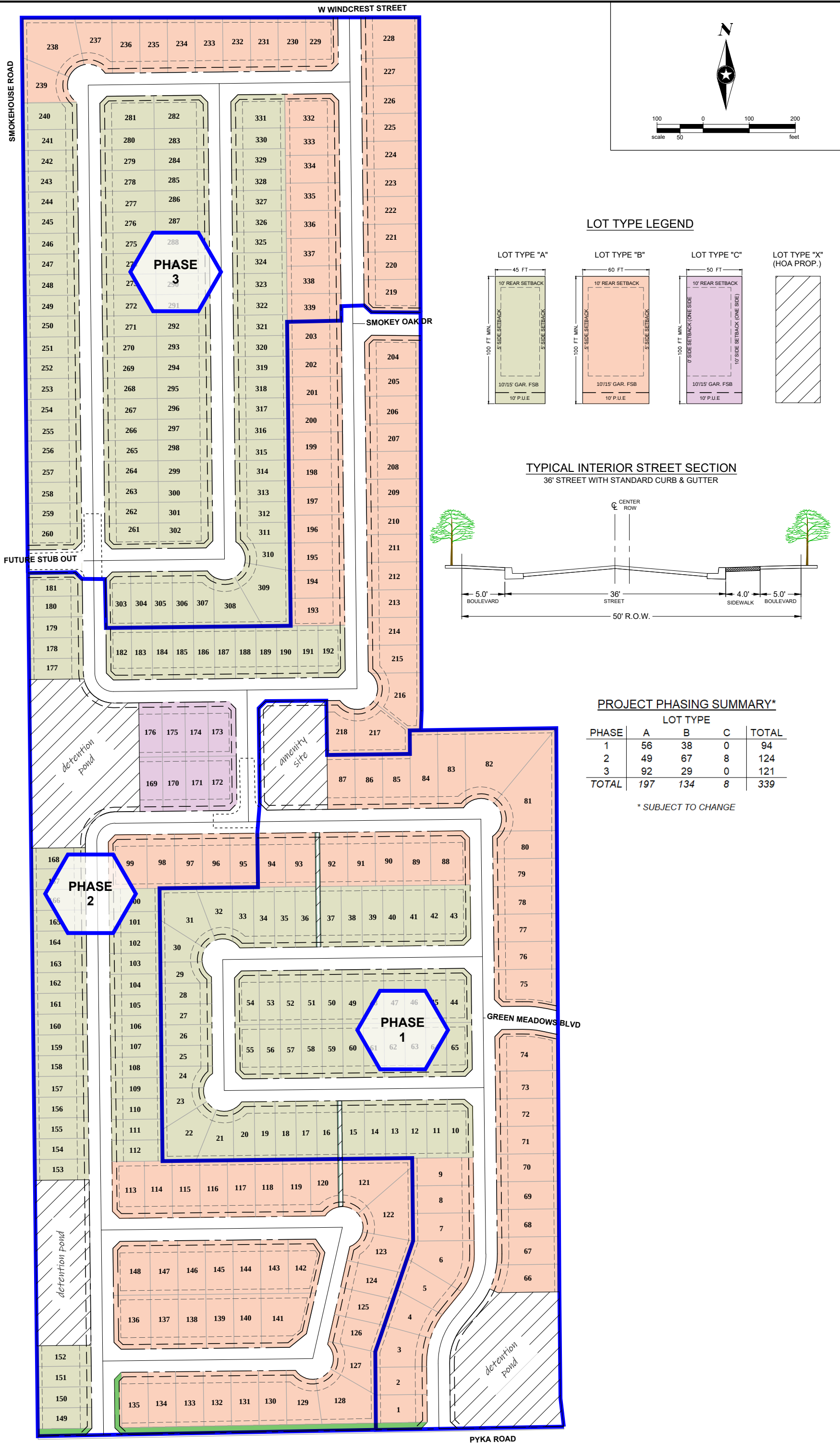
APPROVAL/REVIEW:



Shelby Collier, Senior Planner

Date: February 28, 2025

Save: 2/12/2025 10:22 AM rhaehn Plot: 2/12/2025 10:23 AM X:\AE\DRSAM\182539\5-final-dsgn\53-dsgn-info\Received\Searchers\cz RW copy 2-12-25.dwg



PROJECT NO.
DRSAM 182539
DATE:
2/12/2025

PROPOSED LAND PLAN
TRAILS AT WINDCREST SUBDIVISION
FREDERICKSBURG, TEXAS

FIGURE
NO. 1

Lot Type “A”

Principal Permitted Uses. A conditional use permit will be required for this use.

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

- Single Family Residential (detached)
- Accessory

Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height.

Site Development Regulations for Lot Type “A”

The Site Development shall be subject to the following regulations (all references to Sections in the following table refer to the City of Fredericksburg Code of Ordinances). General Development Standards located on “Exhibit B”.

Feature	Regulation
Lot Size	Minimum Lot Area, 4,500 Square Feet
Lot Width	Minimum Lot Width, 45 feet
Height	Maximum Building Height, 2 Stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minimum Dwelling Areas (Living Area Only)	750 Square Feet
Maximum Building Coverage	Percent of Lot Area, 50%
Maximum Impervious Coverage	Percent of Lot Area, 60%

Lot Type “B”

Principal Permitted Uses. A conditional use permit will be required for this use.

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

- Single Family Residential (Detached)
- Accessory

Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height.

Site Development Regulations for Lot Type “B”

The Site Development shall be subject to the following regulations (all references to Sections in the following table refer to the City of Fredericksburg Code of Ordinances). General Development Standards located on “Exhibit B”.

Feature	Regulation
Lot Size	Minimum Lot Area, 6,000 Square feet; or 10,000 square feet for guest houses and short-term rental, accessory uses
Lot Width	Minimum Lot Width, 60 feet
Height	Maximum Building Height, 2½ stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minimum Dwelling Areas (Living Area Only)	750 Square Feet
Maximum Building Coverage	Percent of Lot Area, 50%
Maximum Impervious Coverage	Percent of Lot Area, 60%

Lot Type “C”

Principal Permitted Uses. A conditional use permit will be required for this use.

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, attended or enlarged only for the following uses plus other uses the City Council, by resolution, may seem to be similar to those listed and not obnoxious or detrimental to the public health, safety and welfare:

- Single Family Residential (Detached)
- Accessory

Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height.

Site Development Regulations for Lot Type “C”

The Site Development shall be subject to the following regulations (all references to Sections in the following table refer to the City of Fredericksburg Code of Ordinances). General Development Standards located on “Exhibit B”.

Feature	Regulation
Lot Size	Minimum Lot Area, 4,500 Square Feet
Lot Width	Minimum Lot Width, 50 feet
Depth	Minimum 85 feet
Height	Maximum Building Height, 2 Stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Ten (10) feet on at least one side of each lot, and zero feet on the opposite side. All zero lot lines shall be indicated on the plat and each lot shall have only one (1) zero lot line. Adjoining lots shall not have common zero lot lines. No windows, doors, or other openings shall be allowed on the zero lot line.
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minimum Number of Lots	Four (4) adjoining lots utilizing the entire frontage of one (1) side of the street in the block. Minimum Dwelling Areas
Minimum Dwelling Areas (Living Area Only)	750 Square Feet
Maximum Building Coverage	Percent of Lot Area, 55%

Lot Type “X”

Principal Permitted Uses. A conditional use permit will be required for this use.

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, attended or enlarged only for the following uses plus other uses the City Council, by resolution, may seem to be similar to those listed and not obnoxious or detrimental to the public health, safety and welfare:

- Community recreation
- Club or Lodge
- Administrative and business offices
- Storm water detention
- Trails and sidewalks
- Open space
- Community Signage
- Mail boxes

Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height.

Site Development Regulations for Lot Type “X”

The Site Development shall be subject to the following regulations related to building structures. General Development Standards located on “Exhibit B”.

Feature	Regulation
Front Yard	Minimum Required Setback, 15 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Ten (10) feet
Rear Yard	Minimum Required Setback, 10 feet