



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, April 2, 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 April 2, 2025, at 5:30PM. Link to City of Fredericksburg agenda webpage to watch video of the meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on April 2, 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. March 5, 2025, Regular Meeting Minutes

4. PUBLIC HEARING

- A. Request Z-2501: By Continental Homes of Texas, L.P. To Consider a Zoning Change Request from R5, Pation Home Residential to a Planned Unit Development (PUD) for Approximately 70 Acres Located Between West Live Oak and Pyka Rd Addressed as 256 Pyka Rd.

- i Presentation by the Applicant
- ii Presentation by the Staff

- iii Hold Public Hearing
 - iv Take Action on the Zoning Request
- B. Request Z-2502: By Ross Wood with Frost Bank, to Consider a Conditional Use Permit (CUP) per Sec. 3.210, C2, Commercial, to Allow for a Drive-Through Use for Property Located at 1415 East Main Street.

The Drive-Through Use Would be in Conjunction with Bank Operations.

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

5. ACTION ITEMS

- A. Request P-2506: By Blake Berg with FBRG Hospitality Developers, LP to Consider the Review of a Final Plat for the Meuse Development Located at Hwy 290 West and Highway 87 North, Referred to as the "Y".

6. DISCUSSION ITEMS

- A. Senior Planner's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at 4:30PM. on March 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
MEETING MINUTES
March 5, 2025
5:30 P.M.

On the 5th day of March 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
POLLY RICKERT
JEFF LAWRENCE
TOM MUSSELMAN
CINDY SCROGGINS
JIM JARREAU
TIM DOOLEY
BELINDA MCDONNELL

ABSENT:

DARYL WHITWORTH

ALSO, PRESENT:

EVAN WILLIAMSON - Interim Director of Development
Services and Assistant Engineer
GARRET BONN - Assistant City Manager
MICK MCKAMIE – City Attorney
SHELBY COLLIER – Senior Planner
JAN MUSGROVE – Planner I

Janice Menking called the meeting to order at 5:31 P.M. and welcomed Evan Williamson, new Interim Director of Development Services.

ROLL CALL: Daryl Whitworth was absent. A quorum was present.

PUBLIC HEARING ITEMS:

Janice Menking opened the floor for the Public Hearings at 5:54 P.M.

Tim Dooley recused himself from Item Z-2426 – 610 W Main – Rio Bank.

Item # 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.

Eric Parker, a local lawyer, spoke to the fact that this location had always been a standardized business and asked the board to please consider approval of this request.

Janice Menking closed the Public hearing as there was no one else present to speak at 5:55 P.M.

Presentation: Mr. Sasser, CEO of Rio Bank, and Josh Collins with Rio Bank spoke about the history of the Bank and gave an extensive summary of their business model.

Summary: Shelby Collier, Senior Planner

A Conditional Use Permit Application has been submitted to operate a Standardized Business, which is a business that operates ten 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 of a drive-through bank was previously approved and there is 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.

Discussion:

Tom Musselman asked the applicants if they would still relocate to Fredericksburg if they could not use this location.

Mr. Sasser responded, yes. Rio Bank closed on this location as it was ready to go into operation as it had been an operational Credit union previously.

Tom Musselman stated that the Standardized business ordinance went into effect in 2008, he encouraged them to look at properties that were not located in the historic district.

Belinda McDonnell wanted to know if approval of this item would set a precedent.

Evan Williamson responded that it would not.

Belinda McDonnell asked about the signage and the dark sky requirements for this property.

Shelby Collier stated that Staff would look at the lumens on the lights and that signage would be reviewed before installation.

Mr. Sasser reiterated that the Bank wanted to fit in and become a part of the community.

Belinda McDonnell mentioned that this property required truly little modification and would be an excellent fit.

Josh Collins responded that all signage and lighting concerns would be addressed.

Jim Jarreau asked the applicants about the Bank's new acquisition, Lonestar Bank, adding another sixteen locations to their bank's inventory.

Josh Collins responded that the deal had yet to close and that they hoped that it would, but he did not have a firm idea at this point of how many more locations it would add to their current inventory of 16 Rio Bank locations.

Polly Rickert stated that she thought that Rio Bank coming to Fredericksburg was a great idea but that it was unfortunate that they had not picked the correct location.

Polly Rickert mentioned that she had gone back through the Shopping District guidelines, Section A – "affirmative finding that such business will not and item 3, "will not contribute to the nationwide Standardized offerings", well obviously it will because it is a Standardized business. Rio bank is considered a Standardized offering according to our rules; therefore, it is a Standardized offering.

Item 4: Impair the intent of this Ordinance or the Comprehensive Plan of the City. Our plan for this district is that everything should be unique and different. Many of the Standardized businesses that already exist were grandfathered and were in existence before the implementation of the 2008 Standardized Business Ordinance. The Board could not do anything about what was already there. It is the Board's job to apply the Ordinance consistently, there have been other banks that have looked at locating along Main street and choose to locate somewhere else because of the Standardized Business Ordinance. In the spirit of fairness, it is not fair that the Board now go, after 4 or 5 banks preceded this application and allow Rio Bank to occupy the property. The other banks would have loved to have been in this location on Main street.

Mr. Sasser mentioned that Rio Bank had chosen to take the route of going through the process of obtaining the required permission in the correct way, not the way that PNC Bank approached moving into the historic district by just putting up a sign like they did. Rio Bank wanted to be up front and clear in their approach. We would have looked outside the Historic District but there was already a bank inside that was ready to operate.

Polly Rickert acknowledged his statement and stated that she understood.

Jim Jarreau asked what bank they were talking about, he stated that if it is the one I am thinking about, it had been there for 50 years.

Mr. Collins responded that PNC had been there since 2021, they had purchased BBVA (USA) from Spain. They did not purchase the building; they bought the bank. The purchase of the property was part of the deal, they moved in and just changed the signage. He stated that if Rio Bank had found an existing bank to buy it would be kind of like going around the process and that Rio Bank did not want to go around. They wanted to be up front and do it the correct way.

Mr. Sasser stated that if we had just bought the credit union and changed the sign, which would have been ok and Rio Bank would not have had to come to P&Z.

Polly Rickert responded that she would have to ask Mr. McKamie, legal counsel.

Mick McKamie responded that that was entirely different. That it was the use of the property not ownership of the property. The use is an entirely different thing that Rio Bank was applying for at this meeting. The comments about P&Z do not have any relevance.

Mr. Ford asked how it was different as the Bank building that Rio Bank purchased has always been a bank.

Mr. McKamie responded that Rio Bank had purchased the property not for the use of the property. The ownership of the property can change but the conditional use permit of the property does not convey. To say that P&Z violated the Ordinance in some way, is just not true.

Mr. Ford responded that he did not think that Rio Bank made the assertion that P&Z violated the Ordinance.

Mick McKamie stated that PNC Bank had gone around.

Mr. Ford responded, well sure.

Janice Menking interjected and stated that the applicants had answered the question originally put to them. The board would like to conclude the discussion.

Jim Jarreau mentioned that the only time the board had varied from this Ordinance was James Avery, who had checked six of the items that Polly Rickert mentioned earlier. The Standardized Business Ordinance was one of the few Ordinances that are pretty pristine and operates well. It had been a painful process to put in place, many businesses and local citizens were angry during the process. He specified that the Board keep the process as pure as possible.

Tom Musselman stated that the Ordinance had served the community well since 2008.

Jeff Lawrence stated that that was the intent of the Standardized Business Ordinance, that it had served the community well and while it has been mentioned that this would not be a precedent setting ruling, he stated that he thought it would be. He felt that this would create a rush of other businesses that would ask, "what about us". If Rio Bank had been located 1 block West, this would not be an issue. He stated that for him, it was a no.

Tom Musselman mentioned that there were plenty of commercial real estate available.

Tom Musselman made a motion to deny the application for Rio Bank's Conditional Use Permit (CUP), located at 610 West Main Street, to operate a Standardized Business in the Historic Shopping District.

Jeff Lawrence seconded the motion.

Roll Call Vote:

Polly Rickert Aye

Janice Menking Aye

Belinda McDonnell Nay

Jim Jarreau Aye

Tom Musselman Aye

Cindy Scroggins Aye

The motion carried five votes to one.

Tom Dooley did not vote as he recused himself from this item. The item will be heard by City Council on March 18, 2025.

Tim Dooley returned to the Diaz at 6:16 P.M.

Request Z-2427 by Mark Cornett with Cornett engineering, requesting a land use change from rural to Low Density residential (LDR) and to establish a zoning of R1, single family residential for approximately thirty-nine acres of land located at 612 Hollmig Lane.

Presentation: Mark Cornett

Summary: Shelby Collier, Senior Planner

Request P-2425 by Kevin Spraggins with VEI to consider the review of a final plat for 1010 North Cherry.

Presentation: Kevin Spraggins

Summary: Shelby Collier, Senior Planner

The subject property is 3.48-acre lot on North cherry and across from Lupine Lane. This property was recently annexed and obtained an R1, Single family Residence zoning on November 19, 2024, and obtained approval for a Preliminary Plat on January 8, 2025.

The requested subdivision consists of ten lots that will front an extension of Lupine Lane connecting to an extension of Jennifer Lane. To subdivide a property that is zoned R1, Single Family Residential, each lot must be 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 of the following conditions.

- Approval of Civil Construction Plans
- Approval of Park dedication Fees

Discussion:

Tim Dooley complimented the applicant on the lining up of the streets.

Jim Jarreau made a motion to approve the final plat for 1010 North Cherry Street.

Polly Rickert seconded the motion. All voted Aye and the motion carried.

Request SP-2502: By Josh Leamons with Searchers Surveying to consider the review of the final Plat for the Sonoma Oaks (Phase 1) subdivision located at Hollmig Lane.

Applicant Presentation: Josh Leamons

SUMMARY: Shelby Collier, Senior Planner

The subject property is a 16+ acre lot that is vacant on Hollmig Lane across from Bobwhite Trail. The requested subdivision consists of fifty-two 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 into 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.

- 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

Discussion:

Tim Dooley wanted to know who was going to mow the lawn.

Josh Leamons replied that the HOA would take care of the upkeep.

Tom Musselman wanted to know if there would be sidewalks on Hollmig.

Evan Williamson responded no.

Jim Jarreau made a motion to approve the final plat for 612 Hollmig Lane, Sonoma Oaks, Phase 1.

Tim Dooley seconded the motion. All voted Aye and the motion passed.

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: Blake Berg and Nate Berkowitz with DC Partners

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.

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 applicants have since returned with revised renderings for consideration.

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.

Discussion:

Tim Dooley asked if there were two entry points to the development, one on Hwy 87 and two on Hwy 290, did the developers have TxDot permits yet?

Blake Berg responded that they did not have them yet.

A discussion ensued regarding the building (old gas station) located at the Y, what where the plans for the structure and TxDot's plans for the traffic flow at the "Y." Blake Berg stated that they had no plans to demolish or any other plans for the structure.

Regarding the traffic flow and TxDot's involvement, Garret Bonn mentioned that TXDOT did not currently have any funds available for any improvements to the "Y" and that City Staff were actively working with TxDot and DC Partners on a long-term plan. We want to ensure that there is adequate ROW in place for future improvements.

Tom Musselman asked if the building could be landmarked, that would be up to City Council.

Garret Bonn responded that that was why the City was working with the State to see if the building is in the way or if it could be re-located.

Tim Dooley wanted to know if it were to be designation, who would make that request.

Shelby Collier replied that Historic Review Board could direct that Staff pursue designation, ultimately City Council would have to approve the request. The applicant could request designation as well.

Tim Dooley as if it would have to go through the Public hearing process.

Shelby Collier responded, no sir.

The applicant replied that there seemed to be conflicting ideas on what to do with the structure. Some thought it should be removed for safety reasons and to decongest the "Y" and others wanted it to be preserved.

Tim Dooley mentioned that he did not have a preference but that the Board should identify that it is there and that someone else might decide for all, what is going to happen to it.

Janice Menking commented that the Board members didn't want to wake up one day and it was demolished, and no one knew about it!

Garret Bonn mentioned that public safety would take precedence.

Jim Jarreau mentioned that the plans looked a lot better than the previous submission.

Belinda McDonnell stated that this is greatly improved. There were two different “feels” between the retail space and the hotel space. That the retail section seems to honor the more traditional Historic elements while the hotel had a more modern south-west look. She recommended a variety of stone finishes and that the colors of the stones correlate with one another, that roofing and glazing have some commonality between the two projects.

Polly Rickert stated that Planning and Zoning had put the project through the “ringer” but that this is a huge step forward and complimented the applicant on a big improvement. The look and feel and the Historic home looks like it has the potential to give the project a nice backdrop. She stated that she had been their most stringent critics and this is a big, big improvement.

Jim Jarreau made a motion to approve the Site Plan and the Entry Corridor application for the Meuse located at the “Y,” located at Hwy 290 west and Hwy 87 North.

Belinda McDonnell seconded the motion. All voted Aye and the motion passed.

Discussion Item:

Trails at Windcrest – 256 Pyka – 70+ Acre Residential Development.

Presentation:

Devin Kline with DR Horton

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 collaborating 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 three 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.

Discussion:

Evan Williamson and Polly Rickert talked about the streets and sidewalks in the development, mention was made of creating curves in the street instead of cul-du-sacs. Polly Rickert stated that streets this wide, narrower streets help slow down traffic. Residential streets do not need to be this wide, collector streets yes, but not residential. She also commented on the length of some of the streets, they turn into drag strips.

Polly Rickert suggested establishing the zoning of R2 (mixed residential instead of the proposed R1, Single Family residential to improve the developer’s unit count and allow the purchasers more flexibility with their home and the property’s future development. Homeowners want to age in place or put a caregiver on their property in an ADU. Adding this kind of flexibility to the property would be highly marketable product.

Tom Musselman commented on the flexibility of being able to add an ADU (Additional Dwelling unit) but reminded the developer to be sure to add an additional off-street parking space for the ADU, otherwise you will have even more cars parking on the street.

Mark Cornett mentioned that Devin Kline had some interesting stats to share with the Board.

Devin Kline proceeded to share the following:

50% of the new homeowners were in their 40's and were first time buyers

67% of the new owners were married couples

Younger families are the buyers for these types of units, wide variety of buyers that were unable to afford a home in town before.

Mark Cornett stated that he would appreciate as much input as possible so they had clarity on what the board members would like to see when they returned with this item in April.

Jim Jarreau commented on the size of Lot Type A, how small they were, and he wondered if these were marketable.

Polly Rickert mentioned that there was most definitely a market for these smaller homes. Younger couples and older couples are looking for more home and less lot.

Shelby Collier mentioned that R1A – identified as Lot type A in this document, 50% of the lot and 60% imperious cover.

Tom Dooley asked if the sidewalks would be ADA compliant.

Mark Cornett responded, yes, they would have to be. They would be 4 ft wide.

Evan Williamson commented that the city's requirement for sidewalks is 5ft wide.

Mark Cornett stated that making 5 ft internal sidewalks would be almost impossible, but he believes that the developing the trail that already exists, improving it and maintaining it would be a great substitute for connectivity.

Polly Rickert agreed but stated that in the case of the trail substituting for the internal sidewalks, the streets would need to be narrower. The long streets will need so kind of break and if you do not shorten them, you may need to have sidewalks on these longer lengths to make the streets safe. She stated that she would be happy to share the street design information from Safe streets (Small Towns).

Janice Menking asked what the plans for the amenity center were.

Devin Kline mentioned that that was the original ranch house and that there were no definite plans for it but that they wanted to keep it. It would be HOA maintained and that they wanted to keep it as it had a lot of history.

Polly Rickert recommended that they were to turn Lot Type B into a more densely developed lot in the future or you could build a duplex product that would up the unit count. She lamented that there

were less than 12 duplex units in the entire city and there is a market for a duplex product, especially a duplex product that looks like a single-family home.

Josh Leamons stepped up to the podium to explain the history of the lot. He explained that this piece of property had recently been in the county and that the streets were on the map but were never used for anything, when a county road is not used for 20 years and is used for agricultural use it becomes abandoned by operational law by statute. This one has been used as part of the agricultural side unlike Smokehouse that has been used by the city. Windcrest and Smokehouse have been in continuous use. The history of the property would indicate that there is no city street there.

Janice Menking thanked Josh Leamons for the lesson.

Tim Dooley asked Mr. Cornett if he had gotten what he needed from the Board.

Mark Cornett responded that they want to clean up everything. He would get with Staff to discuss the internal roads would look like and that they would be back in April with the 100-page PUD document.

APPROVAL OF THE MINUTES:

Jim Jarreau made a motion to approve January 8, 2025, minutes, Polly Rickert seconded. All voted in favor and the minutes were approved.

DIRECTOR'S REPORT: Evan Williamson, Interim Director of Development Services
He mentioned that he was happy to be with the board, that he was learning a lot.

He pointed out that very soon the paper versions of the Agenda packet would be going digital, and he wanted to know if any board members wanted to start with digital packets only.

Tim Dooley asked if the City was going to provide I Pad's.

Tom Musselman asked if there would be an age requirement.

Jim Jarreau mentioned that they had tried this before in the previous location and that they had experienced trouble opening the document. He wanted to know if the internet was better at the new City Hall.

Evan Williamson responded that yes, Internet connectivity was indeed much better at the new City hall.

Belinda McDonnell, Polly Rickert, Janice Menking and Jim Jarreau all responded that they would try the electronic version.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 7:58 PM.

PASSED AND APPROVED on the 2nd day of April 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: April 2, 2025

SECTION: PUBLIC HEARING ITEM: A.

CAPTION: Request Z-2501: By Continental Homes of Texas, L.P. To Consider a Zoning Change Request from R5, Pation Home Residential to a Planned Unit Development (PUD) for Approximately 70 Acres Located Between West Live Oak and Pyka Rd Addressed as 256 Pyka Rd.

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

PRESENTATION:

SUMMARY:

The applicant has submitted a Zoning Change request for 70+ acres located at 256 Pyka and the property spans from Pyka north to West Windcrest. The applicant is requesting a Zoning change from R5, Patio Home Residential to a PUD, Planned Unit Development.

It is important to note that the 2024 Comprehensive Plan identifies this area as a Mixed Density Residential place type and recommends a variety of appropriate zoning categories such as R1-A, R2, R3, R5 and C1, Neighborhood Commercial. However, when further reviewing the 2024 Comprehensive Plan, it also recommends infilling missing middle housing opportunities through revision of zoning with the intent of identifying vacant and underutilized tracts where mixed residential products could complement existing conditions (Action G.1.B.5).

With this in mind, Staff worked with the developer (since June of 2024) to pursue a PUD, Planned Unit Development, that would allow for a mix of residential products and lot sizes as well as amenities such as trails and parks that are currently not allowed or required by our existing ordinances with the goal of producing a PUD that was sensitive to the surrounding neighborhoods, many of which have been established for decades, such as the Post Oak Subdivision to the East, Windmill Oaks development to the West and the Madrona Subdivision to the North.

BACKGROUND:

A Planned Unit Development (PUD) is a development which is planned and developed as a whole in a single development operation and phases. Each phase is specifically integrated into and made a part of the overall plan, which shall include streets, lots, utilities, densities and planned for structures as well as land uses.

A Planned Unit Development may consist of dwelling units, and may also include non-residential uses that may be compatible with the unitary design for the PUD. This information may be found in [Sec. 3.700 of the Zoning Ordinance](#).

The purpose of the PUD zone provides a means of achieving greater flexibility in the development of land, appropriate in size and shape to facilitate utilization in a manner not possible by conventional zones. The PUD zone is intended to encourage more efficient uses of land, while still providing proper arrangement of uses and structures. As such, PUDs must be related to the land, surrounding uses and zoning, and would ensure the fulfillment of community needs relative to certain residential, commercial or other land uses. Through the exercise of sound and proper planning principles, PUDs incorporate appropriate property development standards that would not be detrimental to surrounding property uses or public health, safety, and welfare.

All forms of Planned Unit Developments (PUD) shall be subject to the granting of a Conditional Use Permit (CUP) and may include mixed combinations of the various forms of land uses. The property development standards denoted in the various zones defined in the Zoning Ordinance may be used as guidelines for the determining of appropriate property development standards.

The subject property was originally annexed into the City Limits in the 2000's and originally obtained a zoning of R1, Single Family Residential. In 2022, a developer approached the City and requested a Zoning of R5, Patio Home Residential with the intent of developing a Patio Home Community consisting of approximately 268 lots. That project did not come to fruition and a new developer is requesting permission to create a residential development that would allow for a greater variety of residential uses, including a Single-Family Residence, Duplex, or Guesthouse. The proposed PUD includes a total of 337 lots with 2 residential lots types; a 4,500 sq ft product and a 6,000 sq ft product each providing 4 off-street parking spaces (inclusive of garage space) as well as 1 tree in the front yard. Additionally, the PUD proposes an 8 ft, all-weather trail spanning the length of the development and provides connectivity to additional trails as well as a 5 ft sidewalk and community recreation facility.

Public Hearing: As part of the Public Hearing process, Staff must notify all property owners who own property within 200 ft of the subject tract. As of March 27, 2025 one letter of protest was received.

STAFF RECOMMENDATION:

The project as presented creates an infill opportunity for a currently vacant tract and allows for greater flexibility of residential uses and products that maintain compatibility with established neighborhoods to the East (Oaks of Windcrest & Post Oak Subdivision) North (Madrona Subdivision) and West (Windmill Oaks Development). In addition, the project creates a sense of place with its design centered around a community recreation facility as well as encouraging walkability throughout the neighborhood with its trails and sidewalks.

Staff does recommend the addition of a "punch through" in the form of a sidewalk(s) on the northern piece of the development, as well as striking the leftover short-term rental language found on page 7 of the PUD, otherwise, Staff recommends approval as presented.

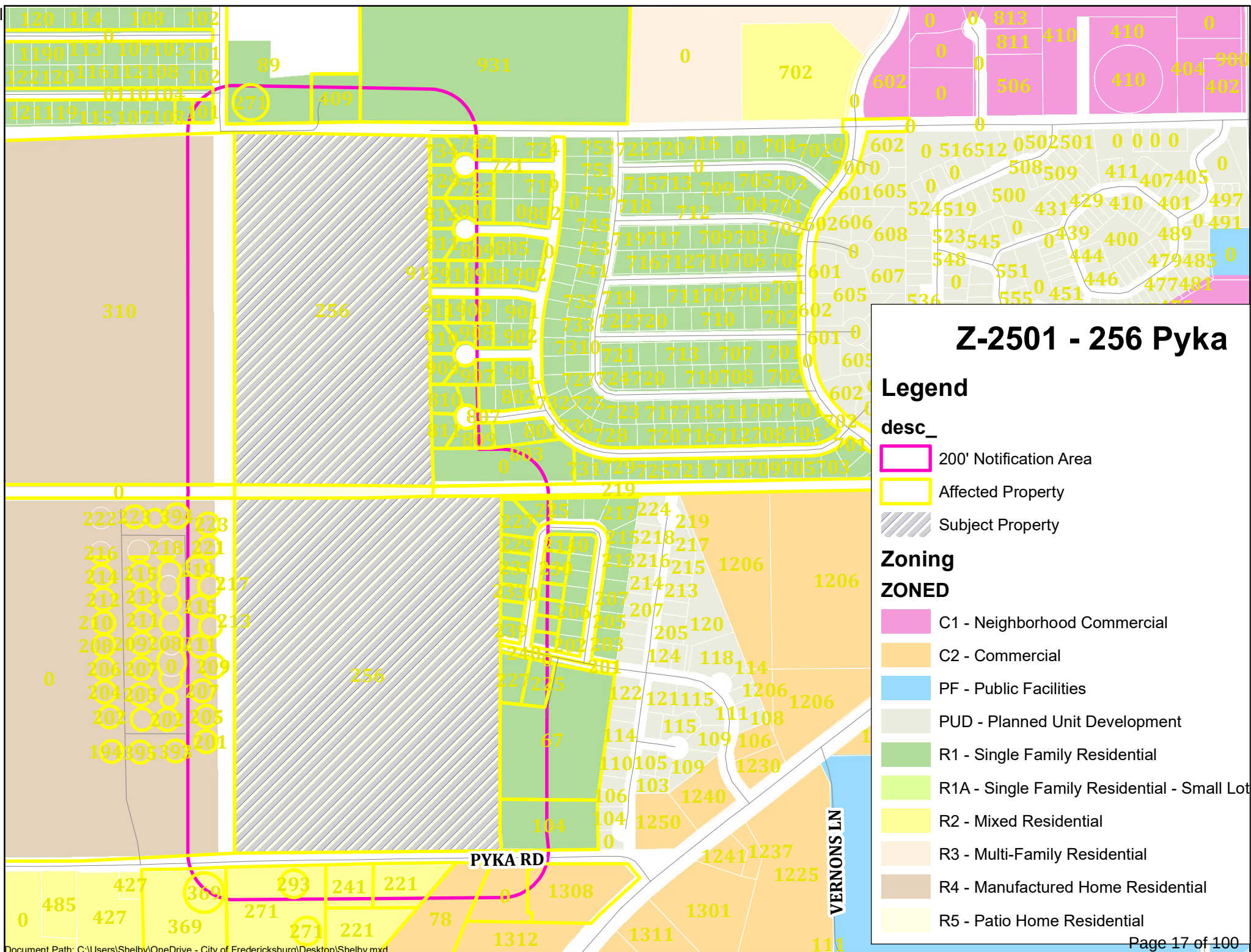
ATTACHMENTS:

1. Z-2501 Public Hearing Map_Zoning
2. Z-2501 Mailing Labels - for envelopes
3. Z-2501 -PUD Review Comments
4. Z-2501 Response to Comments
5. Z-2501 PUD Draft
6. Mixed Density Residenital_2024 Comp Plan
7. Harmony Hills Data
8. Z-2501 Protest

APPROVAL/REVIEW:

Date: March 28, 2025

Shelby Collier, Senior Planner



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

BOONE, RUTH
217 SHANNON DR
FREDERICKSBURG, TX 78624

DEAN, JAMES R & JACQUELINE R
205 SHANNON DRIVE
FREDERICKSBURG, TX 78624

1308 PROPERTIES LLC
1308 S ST HWY 16
FREDERICKSBURG, TX 78624

BRT RESOURCES LLC
1250 NE LOOP 410 STE 333
SAN ANTONIO, TX 78209

DONALDSON, ANDREA BIRGE
P.O. BOX 222
LEXINGTON, TX 78947

1910 W KOENIG LANE LLC
%HOLCOMB, CHARLES
209 N CROCKETT #3
FREDERICKSBURG, TX 78624

BURROW, JOYCE M
7854 RANCH RD 1631
FREDERICKSBURG, TX 78624

MELISSA STAEDTLER
403 E TRAVIS
FREDERICKSBURG, TX 78624

3 STEHLING HOMES LLC
% STEHLING, KEITH
501 W MAIN ST
FREDERICKSBURG, TX 78624

CARPENTER, CYNTHIA J
2409 AVALON CT
FORT WORTH, TX 76021

DUBUQUE, LOUIS & PHYLLIS
725 MADILYN CT
FREDERICKSBURG, TX 78624

ALEMAN, AARON & DAYSHA
809 SCARLET OAKS CT
FREDERICKSBURG, TX 78624

CASSLES, GEORGE E
812 GRAY OAK CT
FREDERICKSBURG, TX 78624

ELLIOTT, DANIEL W & JILL T
271 SMOKEHOUSE RD
FREDERICKSBURG, TX 78624

ANDEREGG, MARY, LIFE ESTATE
D/O BURNSIDE, SANDRA ETAL
241 PYKA RD
FREDERICKSBURG, TX 78624

CAUSEY, JUSTIN & ANNE
809 GRAY OAK CT
FREDERICKSBURG, TX 78624

EWALD, WYATT E & VIRGINIA K
209 SHANNON DR #13
FREDERICKSBURG, TX 78624

ANDERSON, CHRISTINE ROSE
207 SHANNON DR
FREDERICKSBURG, TX 78624

CIRAULO, PATRICIA FAMILY TRUST
%CIRAULO, PATRICIA KATHLEEN
1414 EMINENCE LN
WYLIE, TX 75098

FLEMING, DUSTIN & MATTIE R
910 YELLOW BARK CT
FREDERICKSBURG, TX 78624

ARNOLD, CATHERINE M
219 SHANNON DR
FREDERICKSBURG, TX 78624

PROPERTY OWNER
239 GREEN OAKS LOOP
FREDERICKSBURG, TX 78624

FORSHA, JERI & LARRY GEIST
215 SHANNON DR
FREDERICKSBURG, TX 78624

AUSTERMANN, STEPHEN & ALEXA
912 SMOKEY OAK DR
FREDERICKSBURG, TX 78624

PROPERTY OWNER
810 GRAY OAKS LOOP
FREDERICKSBURG, TX 78624

FOSTER, BETTY J -LIFE ESTATE
D/O GORDEN, DELLA M ETAL
516 GOEHMANN LN
FREDERICKSBURG, TX 78624

FREDBG HOMES LLC
PO BOX 2
DRIPPING SPRINGS, TX 78620

LEAMONS, JOSHUA W & CARA S
PO BOX 1504
FREDERICKSBURG, TX 78624

OTTMERS, WILBERT & CLARA ANN
432 S LINCOLN
FREDERICKSBURG, TX 8624

GOMEZ, OLIVIA R
240 GREEN OAKS LP
FREDERICKSBURG, TX 78624

MCCUAN, TRACY L & RHONDA W
907 SMOKEY OAK
FREDERICKSBURG, TX 78624

PAPE, CODY R & BURRIER, MONICA
811 SCARLET OAK CT
FREDERICKSBURG, TX 78624

HEIGH HO HOLDINGS LLC-230
GREEN OAKS LOOP SERIES
% READING, KATHERINE PENICK
3267 BEE CAVE RD STE 107-324
AUSTIN, TX 78746

MELENDEZ, OSCAR & MORENO,
GABRIELA
808 GRAY OAK CT
FREDERICKSBURG, TX 78624

PFERSICH, STEPHANIE
225 GREEN MEADOWS BLVD
FREDERICKSBURG, TX 78624

HERITAGE FAMILY SCHOOL
310 SMOKEHOUSE RD
FREDERICKSBURG, TX 78624

MENDEKE, JOHN G LIVING TRUST
%MENDEKE, JOHN G TRUSTEE
228 GREEN OAK LP
FREDERICKSBURG, TX 78624

PLOW DEVELOPMENT 1 LLC
1250 NE LOOP STE 333
SAN ANTONIO, TX 78209

HERNANDEZ, REFUGIO & VERONICA
810 SCARLET OAK CT
FREDERICKSBURG, TX 78624

MERRILL, ED & ANN SHANNON
909 YELLOW BARK CT
FREDERICKSBURG, TX 78624

PYKA LANE DEVELOPMENT OF TX
420 PYKA LN
FREDERICKSBURG, TX 78624

HILL COUNTRY MEMORIAL
HOSPITAL
1020 S ST HWY 16
FREDERICKSBURG, TX 78624

NOVAR HOMES LLC
129 SHERWOOD DR
COMFORT, TX 78013

REEH, LIFE ESTATE
C/O REEH, STACEY KIM
44 LDS LN
FREDERICKSBURG, TX 78624

JAMES, JOSEPH P & MARY G
729 MADILYNN CT
FREDERICKSBURG, TX 78624

OAKS OF WINDCREST PROPERTY
OWNERS ASSOCIATION INC
11844 BANDERA RD #466
HELOTES, TX 78023

RICE, JACOB & CATSOULES,
ATHENA
908 SMOKEY OAK DR
FREDERICKSBURG, TX 78624

JENKINS, RALPH H
201 SHANNON DR
FREDERICKSBURG, TX 78624

OAKWOOD RV RESORT OF TX LLC
%ALBERT J KUTZBACH
PO BOX 6194
INCLINE VILLAGE, NV 89450

ROBERTS, JOHN A III
907 YELLOW BARK CT
FREDERICKSBURG, TX 78624

KELLER, JENNIFER L
235 GREEN OAKS LP
FREDERICKSBURG, TX 78624

ORDNER, LAURA CARROL
908 YELLOW BARK CT
FREDERICKSBURG, TX 78624

ROESSLER, NELDA J
220 ALTWEIN RD
BLANCO, TX 78606

RYAN, THOMAS & NICOLE
233 GREEN OAKS LOOP
FREDERICKSBURG, TX 78624

SHIPMAN, TIMOTHY & REBECCA
425 PEACEABLE RD
FREDERICKSBURG, TX 78624

BECK, RUSSELL K & VERLA K
394 JESSIE LN
FREDERICKSBURG, TX 78624

SABEC, ROBERT TRUST &
TURNIPSEED, SARAH TRUST
910 SMOKEY OAK DR
FREDERICKSBURG, TX 78624

SMITH, LIZA
734 MADILYNN COURT
FREDERICKSBURG, TX 78624

CUPPES, CODY
236 GREEN OAKS LOOP
FREDERICKSBURG, TX 78624

SANCHEZ, RAFAEL & HUMBERTINA
234 GREEN OAKS LOOP
FREDERICKSBURG, TX 78624

STRICKLAND, J & DONNA
409 SMOKEHOUSE RD
FREDERICKSBURG, TX 78624

FREDBG BAPTIST CHURCH
PO BOX 1295
FREDERICKSBURG, TX 78624

SCHAEFER, KEN & KARYN
103 PARLIN LN
FREDERICKSBURG, TX 78624

VOLLMAR, SCOTT & TAMMY
227 GREEN OAKS LP
FREDERICKSBURG, TX 78624

SCHROCK, JAMES & GARZA JANE
909 SMOKEY OAK DR
FREDERICKSBURG, TX 78624

WARE, SHELLY & RHONDA
225 GREEN OAKS LP
FREDERICKSBURG, TX 78624

SCHROEDER, CHARLES
PO BOX 838
FREDERICKSBURG, TX 78624

WARFIELD, MATTHEW & CALLAN
727 MADILYNN CT
FREDERICKSBURG, TX 78624

SEALS, MAUREEN
211 SHANNON DR
FREDERICKSBURG, TX 78624

WENDEL, LEONARD M
807 SCARLET OAK CT
FREDERICKSBURG, TX 78624

SHAFER, KEITH & ILENE
221 SHANNON DR
FREDERICKSBURG, TX 78624

WILLIAMS, AMANDA ASHLEY
811 GRAY OAK CT
FREDERICKSBURG, TX 78624

SHIPMAN, & 1997 FAMILY TRUST
%SHIPMAN, TRUSTEES
P O BOX 1505
FREDERICKSBURG, TX 78624

WILLIAMSON, EVAN & AMANDA
229 GREEN OAKS LP
FREDERICKSBURG, TX 78624



March 12, 2025

Continental Homes of Texas L.P.
dlkleinfelder@drhorton.com

RE: Z-2501 – Review Comments for the creation of a PUD (Planned Unit Development) and Establishment of Zoning for Property Located at 256 Pyka Lane.

Dear Applicant,

Project will require consideration by the Planning and Zoning Commission scheduled for **Wednesday, April 2, 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, April 15, 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 by **Wednesday, March 19, 2025**.

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

- Comprehensive Plan identifies this property as mixed density residential which includes a development intensity target of 80 – 100% Residential and 0 -20% Commercial.
- The Comprehensive Plan also places this parcel within a Park Opportunity Zone.
- Ensure PUD Documents compliance with [Sec. 3.700 – Planned Unit Development](#)
 - A Conditional Use Permit will be required for ALL uses
- Staff recommends adding Duplex, Accessory Dwelling Units (ADU's) (Willing to discuss parameters) and above garage living units as uses to the PUD as well as low impact

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commercial uses such as a Daycare, Religious Assembly, Community Recreation, Club or Lodge or other neighborhood friendly Commercial uses.

- Staff recommends allowing ADUs for all residential products with qualifying parameters.
- Prohibited Uses do not need to be included in the PUD.
- Add Definitions for all proposed uses. City of Fredericksburg definitions may be found in [Sec. 2.100](#)
- Provide a conceptual land plan as an exhibit to the PUD.
- Update the Additional Development Standards – Should read “General Development Standards”
 - This should include detailed language regarding Sec. 6.100 – Sec. 8.300
 - Site Development Regulations; nonconforming uses, special yard regulations, fences/walls/visibility, parking, temporary/accessory buildings and home occupations.
 - Provide parking minimums/maximums
- Staff recommends the addition of more elements as recommended by the 2024 Comprehensive Plan, please see the following items for consideration.
 - 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 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,

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and quadplexes could complement the existing conditions and characteristics of the surrounding area.

Engineering Comments:

Please update exhibits A and B to address the following:

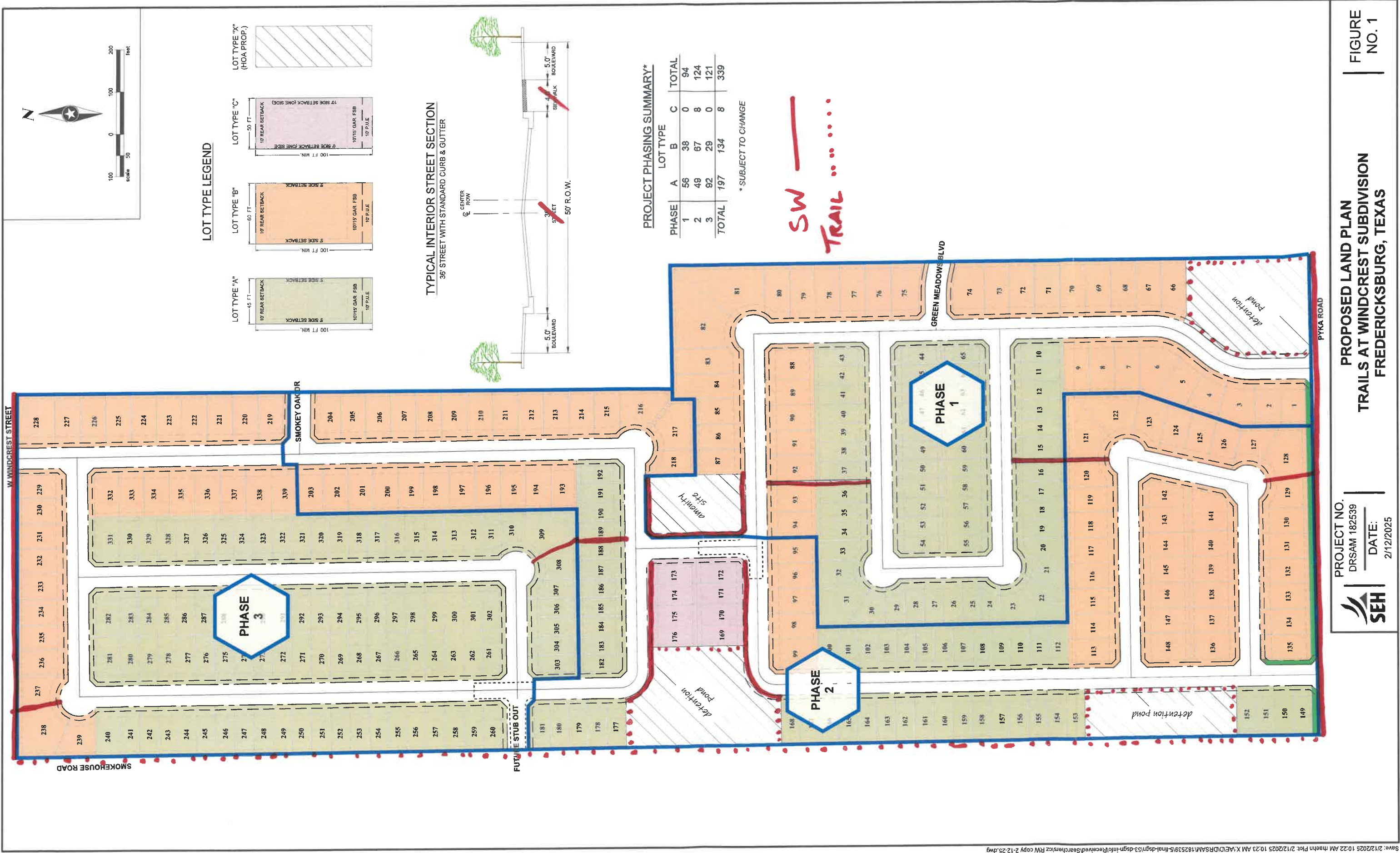
1. The construction of W. Windcrest shall be included phase 2 of the project and access provided to Windcrest from the development.
2. Please update the street cross section to show City Standard 40' wide pavement section for local streets.
3. Update conceptual land use plan to show a sidewalk/ trail plan for the subdivision.
4. All sidewalks shall be ADA compliant and constructed to City Standards. Sidewalks will be constructed on the south side of W. Windcrest and on the north side of Pyka Road, block cut-throughs to the north and south, and around the amenity site. Sidewalks will connect the amenity site to the trails.
5. Trails should be shown around detention areas/green spaces where possible. A trail shall be constructed in Smokehouse Road right of way from W. Windcrest to Pyka Road. Trails shall be constructed of a stabilized all-weather surface resistant to erosion, muddy wet conditions, or dusty dry conditions. Trails around detention ponds should be at least 5 feet wide where possible. The trail in the Smokehouse Road right of way should be minimum 7 feet wide where possible.

Please see attached mark up on Exhibit A “proposed land plan” addressing sidewalk and trail locations.

Please return the revised plans along with your written response as to how the comments have been addressed by Wednesday, March 19, 2025. Please feel free to contact me with any comments or questions, at 830-990-2079 or jmusgrove@fbgtx.org and I will be happy to assist you.



Jan Musgrove, Planner I
Development Review Committee (DRC)



March 19, 2025

City of Fredericksburg Development Review Committee
Attn: Jan Musgrove, Planner 1
jmusgrove@fbgtx.org
830-990-2079

Response to Comments Z-2501 –PUD (Planned Unit Development) and Establishment of Zoning for Property Located at 256 Pyka Lane dated March 12, 2025.

Our response to the City comments is provided in **bold** after the original comment.

- Project will require consideration by the Planning and Zoning Commission scheduled for Wednesday, April 2, 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. **Acknowledged**
- The project will also require consideration by City Council on Tuesday, April 15, 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. **Acknowledged**
- Please provide a written response as to how the items are addressed by Wednesday, March 19, 2025. **Acknowledged**
- Comprehensive Plan identifies this property as mixed density residential which includes a development intensity target of 80 – 100% Residential and 0 -20% Commercial. **The current zoning is R-5 and we are proposing to create a PUD for establishing 3 residential lot types to replace the R-5 classification with 100% of the property being within the PUD for single family use. There is a reservation of an area for community recreation around the original homestead.**
- The Comprehensive Plan also places this parcel within a Park Opportunity Zone. **This development will be providing a private community recreational area that is owned and maintained by a homeowners association (HOA). Prior to final platting, each lot will be required to still pay the \$500 park dedication fees to the City.**
- Ensure PUD Documents compliance with [Sec. 3.700 – Planned Unit Development](#)
 - A Conditional Use Permit will be required for ALL uses – **We request that the CUP process run alongside the PUD and would request that it be approved as soon as possible after approval of the PUD. Our CUP would be for the land use plan exhibit.**
- Staff recommends adding Duplex, Accessory Dwelling Units (ADU's) (Willing to discuss parameters) and above garage living units as uses to the PUD as well as low impact commercial uses such as a Daycare, Religious Assembly, Community Recreation, Club or Lodge or other neighborhood friendly Commercial uses. **Developer does not wish to construct nor allow duplex units in this development. The 3 residential lot types will lead**

to various sized residential houses that can utilize the buildable area of each lot.

Accessory structures are being added to the PUD for each of the lot types.

- Staff recommends allowing ADUs for all residential products with qualifying parameters. **Accessories are allowed in each of the residential lot types A, B, C.**
- Prohibited Uses do not need to be included in the PUD. **Acknowledged and wording has been removed.**
- Add Definitions for all proposed uses. City of Fredericksburg definitions may be found in [Sec. 2.100](#) Definitions for each proposed use has been added to the PUD if they are different or supplement Sec. 2.100 of the Code of Ordinances. **The existing city definitions that are not applicable are removed from the PUD document.**
- Provide a conceptual land plan as an exhibit to the PUD. **The land use plan has been attached and referenced as Exhibit A. Phasing limits are being reviewed and have been removed from the exhibit.**
- Update the Additional Development Standards – Should read “General Development Standards” **Acknowledged and wording has been corrected.**
 - This should include detailed language regarding Sec. 6.100 – Sec. 8.300
 - Site Development Regulations; nonconforming uses, special yard regulations, fences/walls/visibility, parking, temporary/accessory buildings and home occupations. **There are no proposed changes to the city’s existing code Sec. 6.100 to 8.300. As requested, these are included in the PUD documents.**
 - Provide parking minimums/maximums **A requirement on having 4 parking spaces per lot inclusive of a garage has been added.**
- Staff recommends the addition of more elements as recommended by the 2024 Comprehensive Plan, please see the following items for consideration.
 - 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](#) **This PUD includes a community recreation area reserved for the HOA usage, connective sidewalks between neighborhoods, and completion of a walking trail between Pyka and Windcrest within the Smokehouse right of way.**
 - 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](#) **This development is providing connectivity through connective sidewalks between streets, and an overall connection when complete between Windcrest, Pyka, and the two adjacent subdivisions.**
 - [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

existing character and identity. Implement density-based maximum size limitations on developments . **The various lot types have been provided to allow for differing size residential products.**

- **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. **The existing homestead site may be used as a community recreation area and is created as Lot type “X”.**
- **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. **This PUD provides 2 lot sizes and is targeting the middle housing opportunities that are currently missing in Fredericksburg. The houses will be compatible with each other as they are to be constructed by one home builder. This location is convenient to the Southwest parts of town and will ultimately have 5 general access points along Windcrest, Pyka, Smokehouse, and Green Meadows. A future street stub out is providing access to the Smokehouse right of way that is planned for a future collector street extension of Smokehouse.**

Engineering Comments:

Please update exhibits A and B to address the following:

1. The construction of W. Windcrest shall be included phase 2 of the project and access provided to Windcrest from the development. **The phasing limits are being reviewed, and we will work with City staff during preliminary platting to determine limits and scope of improvements.**
2. Please update the street cross section to show City Standard 40' wide pavement section for local streets. **Acknowledged. Cross section will match local street sections and has been added to Exhibit A.**
3. Update conceptual land use plan to show a sidewalk/ trail plan for the subdivision. **Acknowledged and plan is updated.**
4. All sidewalks shall be ADA compliant and constructed to City Standards. Sidewalks will be constructed on the south side of W. Windcrest and on the north side of Pyka Road, block cut throughs to the north and south, and around the amenity site. Sidewalks will connect the amenity site to the trails. **Acknowledged and plan is updated.**
5. Trails should be shown around detention areas/green spaces where possible. A trail shall be constructed in Smokehouse Road right of way from W. Windcrest to Pyka Road. Trails shall be constructed of a stabilized all-weather surface resistant to erosion, muddy wet conditions, or dusty dry conditions. Trails around detention ponds should be at least 5 feet wide where possible. The trail in the Smokehouse Road right of way should be minimum 7 feet wide where possible. **Acknowledged and plan is updated.**

6. Please see attached mark up on Exhibit A “proposed land plan” addressing sidewalk and trail locations. **Acknowledged and plan is updated.**

Thank you for your comments and please contact me if you have any questions.

Sincerely,

Mark D. Cornett

Mark D Cornett, P.E.

Attachments:

Revised PUD document in both word and .pdf format

Revised Exhibit A – Land Use Plan

Copy: Devin Kleinfelder – DR Horton

Casey Zins, P.E. - SEH

Trails at Windcrest Subdivision– Planned Unit Development

Optimum Standards

Municipalities strive for sustainable growth whereby a city ages gracefully; however, the typical regulatory system reduces land development code to a set of minimums. To unify a common vision for this project, this document was developed to supplement the existing code of Fredericksburg, Texas to strive for more efficient and attractive design and construction.

For the most part, within this document there is little that reduces existing minimums in the Fredericksburg code. If there are any instances where exceptions are required, this document attempts to explain the justification behind reducing an existing control. For the most part, following these guidelines should produce a more livable residential community that ages well and retains value.

The Purpose & Intent of this document

1. Protect against incompatible uses that may devalue property overtime.
2. Provide safe and efficient pedestrian connectivity within the community.
3. Encourage patterns that create more attractive development than possible using a 'minimums based' regulatory system, thus improving future resale values while adding to the Fredericksburg property tax base.
4. Create a more flexible mix of lot types that allows the Master Plan to evolve to changing market conditions, innovations in design, technique, and materials, as well as changes in lifestyle or living standards.

Definitions

For the purpose of this ordinance, certain numbers, abbreviations, terms and words used herein shall be used, interpreted, and defined as set forth in this Section. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; and the word "regulations" means "these regulations." **Modifications or supplements to the existing code of ordinances is shown in bold. The remaining definitions are unchanged.**

A.

"Person" includes a corporation, a partnership, and an incorporated association of persons such as a club. "Shall" and "will" are always mandatory. The term "building" includes a "structure"; a "building" or "structure" includes any part thereof; and "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

B.

Words not herein defined but defined in any chapter of the City of Fredericksburg Codes

shall conform to the definitions used in said code.

ACCESSORY STRUCTURE/USES

A structure which is on the same lot as a principal structure, and the use of which is incidental to the use of the principal structure. Accessory structures include, but are not limited to, detached garage, storage shed, guest house, and other similar structures.

ADMINISTRATIVE SERVICES - Offices, administrative, clerical or public contract services that deal directly with the citizen or property owners, together with incidental storage and maintenance of necessary vehicles.

AGENT OF OWNER

Any person showing written verification that he or she is acting for, and with the knowledge and consent of, a property owner.

ALL WEATHER TRAIL

An eight (8) foot decomposed granite (DG) trail is a compacted, permeable pathway designed for all-weather pedestrian use.

BUILDING

A structure having a roof supported by columns or walls for the shelter, support or enclosure of persons and/or property. The word "building" includes the word "structure".

CLUB OR LODGE - A use providing meeting, recreational or social facilities for a private or non-profit association, primarily for use by members and guests. Typical uses include use by property owners for group usage.

COMMON AREA

An area held, designed and designated for the common use of the owners or occupants of a townhouse project, PUD, apartment, condominium, manufactured home park or subdivision.

COMMUNITY RECREATION - A recreational facility for use by residents and guests of a particular residential development, planned unit development, church, private primary educational facility, private secondary educational facility, club or lodge or limited residential neighborhood, including both indoor and outdoor facilities.

DUPLEX RESIDENTIAL

The use of a site for two dwelling units, within a single building, other than a manufactured home.

DWELLING UNIT

A residential unit other than a manufactured home providing complete, independent living facility for one family, including permanent provisions for living, sleeping, eating and cooking.

Efficiency Dwelling Unit. A dwelling unit containing not more than 400 square feet of floor area and not having a separate bedroom or sleeping area independent of the principal living area.

GUEST HOUSE - An accessory building containing a lodging unit with or without kitchen facilities, and used to house tenants or guests of the occupants of a dwelling unit on the same site.

HOME OCCUPATION

An accessory occupational use conducted entirely within a dwelling unit by the inhabitants thereof, which is clearly incidental to the use of the structure for residential purposes and does not change the residential character of the site. See Section 8.300, Home Occupation. This definition does not include short-term rentals.

IMPERVIOUS COVER

Any type of surface that prevents the infiltration of water into the ground. Surfaces such as stone, rooftops, patios, driveways, sidewalks, roadways, parking lots, and decomposed or crushed granite gravel (when utilized for parking areas and paths from ADA parking spaces to the entrance of buildings or structures) shall be considered as impervious cover. Uncovered wooden decks shall be considered as 50 percent impervious cover. Impervious cover does not include sidewalks or paving in the public right-of-way, or water features such as ponds, fountains, pools, and water detention basins.

LOT COVERAGE OR BUILDING COVERAGE

The area of lot covered by buildings or roofed areas, but excluding incidental projecting eaves, balconies and similar features, ground level paving, landscaping, and open recreational facilities. See Section 7.700.

LOT WIDTH - The horizontal distance between side lot lines, measured at 25' from front property line.

MAIL BOXES – Community mailbox clusters.

MULTIPLE FAMILY RESIDENTIAL

The use of a site for three or more dwelling units, within one or more buildings. These facilities are prohibited from obtaining STR permits.

NONCONFORMING STRUCTURE OR BUILDING

A structure or building, the size, dimension, or location of which was lawful prior to the adoption, revision, or amendment to the zoning ordinance but fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

NONCONFORMING USE

A lawful use of any land, building or structure, other than a sign or PUD, which does not conform with currently applicable use regulations, but which complies with use regulations in effect at the time the use was established. See Section 6.100.

OPEN SPACE – Area that is to be used for community recreation or left open. May include trees or landscape but generally left open for recreation spaces. May be also part of a storm water detention area.

PLANNED UNIT DEVELOPMENT (PUD)

A Planned Unit Development is a development which is under unified control and is planned, and developed, as a whole in a single development operation of programmed series or phases of development, each phase of which is specifically integrated into and made a part of the overall plan of development, and which shall include streets, lots, adequate utilities to serve the proposed uses and densities, and which indicates all structures and their relationship to each other and to adjacent uses and improvements, and which provides for common taxation, maintenance, and operation thereof. A Plan Unit Development shall consist of dwelling units, and may also include non-residential uses compatibly and harmoniously incorporated into the unitary design for the Planned Unit Development. A Planned Unit Development where more than five percent of the total area is utilized for non-residential purposes, such as commercial or industrial uses, is a non-residential PUD. See Section 3.700.

RESIDENCE

A building occupied as the abiding place of one or more persons in which the use and management of sleeping quarters, and all appliances for cooling, ventilating, heating, or lighting are under one control, including but not limited to one-family and two-family dwellings, duplexes, townhouses, condominiums, apartment houses and boarding houses, and which shall be the principal building or use on any lot in R-1, R-2, R-3, R-4 or R-5 residence districts.

SETBACK LINE

A line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

SIGN

Any device or surface on which letters, illustrations, designs, figures or symbols are painted, printed, stamped, raised, projected or in any manner outlined or attached and used for location and advertising purposes.

SINGLE FAMILY RESIDENTIAL

The use of a site for only one dwelling unit, other than a manufactured home.

SINGLE FAMILY RESIDENTIAL (ATTACHED)

A single family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent dwelling or dwellings by party walls or are located immediately adjacent thereto with no visible separation. Included under this use category is townhouse and condominium.

STORM WATER DETENTION – Use of open space to collect and discharge storm water to a drainage system.

USE

The conduct of an activity, or the performance of a function or operation, on a site or in a building or facility.

Accessory Use. A use or activity which is incidental to and customarily associated with a specific principal use on the same site, including parking for the principal use.

Principal Use. A use listed by the regulations for any particular district as a permitted use within that zone and permitted, therein, as a matter of right when conducted in accordance with the regulations established by this ordinance.

Conditional Use. A use listed by the regulations for any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis subject to a Conditional Use Permit, and to all other regulations established by this ordinance.

DEVELOPMENT AREAS / PHASING

The overall development is proposed to be divided into three phases. To be determined during preliminary platting. The first phase is anticipated to be on the southeast portion of the project along Pyka with secondary access through Green Meadows.

The maximum number of lots for the entire area of the PUD are included in the following table.

LOT TYPE:	A	B	TOTAL
PROPOSED UNITS:	197	140	337
% OF TOTAL AS SHOWN:	58%	42%	100%
% OF TOTAL ALLOWABLE:	62%	48%	

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 Structure/Uses

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%
Nonconforming Uses	Section 6.100
Yard and Setback Regulations	Section 7.300
Permitted Exceptions to Height Limits	Section 7.520
Fences Walls and Visibility	Section 7.530
Residential Density	Section 7.600
Temporary Uses	Section 8.000
Accessory Use Regulations	Section 8.200
Home Occupations	Section 8.300

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 Structure/Uses
- Duplex
- Guest House

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%
Nonconforming Uses	Section 6.100
Yard and Setback Regulations	Section 7.300
Permitted Exceptions to Height Limits	Section 7.520
Fences Walls and Visibility	Section 7.530
Residential Density	Section 7.600

Temporary Uses	Section 8.000
Accessory Use Regulations	Section 8.200
Home Occupations	Section 8.300

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 services
- Storm water detention
- All weather trail
- Open space
- Sign
- 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.

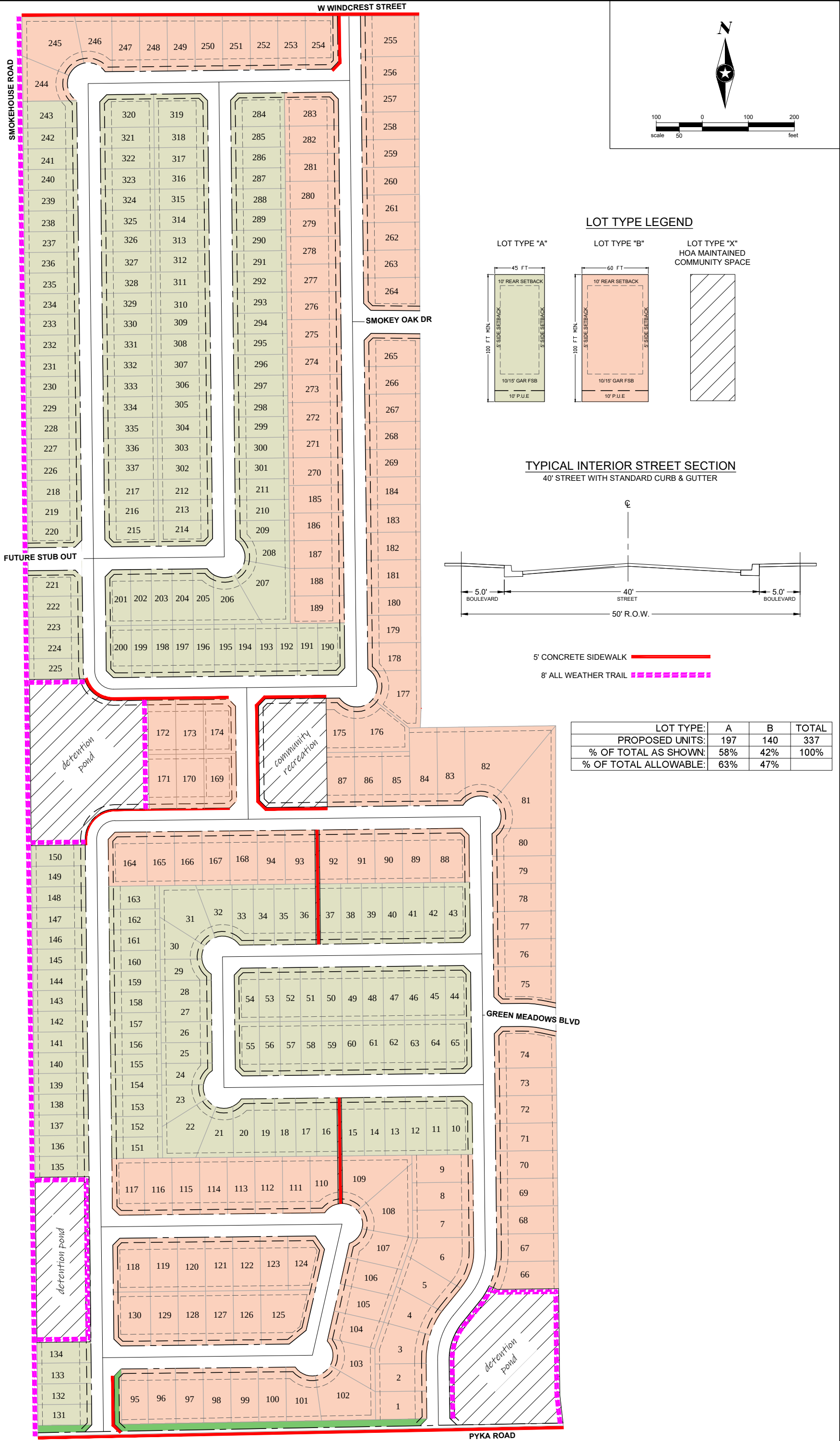
Site Development Regulations for Lot Type “X”

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

**EXHIBIT A
LAND USE PLAN**

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PROJECT NO.
DRSAM 182539
DATE:
3/18/2025

PROPOSED LAND PLAN
TRAILS AT WINDCREST SUBDIVISION
FREDERICKSBURG, TEXAS

FIGURE
NO. 1

EXHIBIT B GENERAL DEVELOPMENT STANDARDS

Except as specified herein, the development standards for right of way improvements, including utilities and street designs will follow the adopted standards of the City of Fredericksburg as of the effective date of this PUD.

1. 5' wide sidewalks will be provided as shown in Exhibit A – Land Use Plan to interconnect internal neighborhoods and to increase access around the community recreation areas. Additionally, sidewalks will be provided along Windcrest and along Pyka.
2. An 8' all weather trail will be provided as shown in Exhibit A – Land Use Plan to connect Pyka to Windcrest within the existing Smokehouse right-of-way and within the development around the open space areas.
3. Streets will be constructed to the City of Fredericksburg Standards for local access.
4. Interior connectivity sidewalks are to be provided as shown on the Trails of Windcrest Land Use Plan. Sidewalks not located in the public right of way shall be maintained by a designated homeowners association. The trails located outside of the public right of way will become part of "Lot Type X"
5. Storm water detention and open space areas are permitted within the Trails of Windcrest when deemed necessary and constructed in general conformance with City of Fredericksburg design standards. Storm water detention and open spaces outside of the public right of way will become part of "Lot Type X".
6. Temporary dead-end streets are permitted between phases that are no more than 1,000 linear feet and are to include either a temporary turn around constructed of minimum of 8" limestone base and capable of supporting H-20 loads in all weather conditions or a hammer head turn around that meets the City of Fredericksburg Standards if used in conjunction with a street intersection.
7. Each residential lot shall be constructed to provide 4 off street parking spaces inclusive of garage space.
8. Each residential lot will have at least one(1) tree of 1-1/2" minimum caliper provided in the front yard during landscape of the finished home.

Section 6.100. – Nonconforming Uses and Structures

A Nonconforming status shall exist under the following provisions of this ordinance.

When a use or structure which does not conform to the regulations prescribed in the district in which such use or structure is located was in existence and lawfully operating prior to the effective date of this Ordinance and has been operating since without discontinuance.

When at some subsequent date a use or structure which does not conform to the regulations prescribed in the district in which such use or structure is located was in existence at the time of annexation to the City of Fredericksburg and has since been in regular and continuous use.

Section 6.110. – Continuance of a Nonconforming Use

Residential Districts

Enlargement. A non-conforming use may be enlarged, expanded, extended or changed within the boundary of the lot in which the non-conforming use has legally operated, upon approval of a Conditional Use Permit (section 5.400). Any enlargement or extension, whether requiring a Conditional Use Permit or not, shall be required to come into in compliance with all city ordinances, codes, or policies and development regulations which may apply to the property (examples without limitation: landscape, parking, curb cuts, setbacks).

Conversions. A non-conforming use may be continued as the same classification, or may be changed to a use of a more restricted classification upon approval of a conditional use permit. If it is changed to a use in a more restricted classification or to a conforming use, it cannot be changed back to its original non-conforming use. For purpose of this paragraph, the phrase "same classification" means: uses permitted in the same district; a "more restricted classification" means: use in a district having more restricted use (i.e., C-2 vs. C-1); and provided that:

The new use is similar to or less intensive than that of the old use in terms of noise generated, outdoor storage, customer activity and impact on other conforming uses in the area, and that the new use comply with the parking requirements of this ordinance as applicable to newly established uses.

Termination.

If a non-conforming use or any portion thereof is voluntarily discontinued for a period of 90 days, any future use of such land or portion thereof shall be in conformity with the regulations of the district in which such land or portion thereof is located.

Non-conforming use is terminated upon a change in use other than as provided herein.

Non-conforming use is terminated upon destruction of a structure occupied by a non-conforming use unless it is permitted to be rebuilt as provided herein.

Section 6.120.- Continuance of Nonconforming Structures

Subject to all limitations herein set forth, any nonconforming structure may be occupied and operated and maintained in a state of good repair, but no nonconforming structure shall be enlarged or extended.

A nonconforming structure in which only permitted uses are operated may be enlarged or extended if the enlargement or extension can be made in compliance with all the provisions of this chapter established for structures in the district in which the nonconforming structure is located. Such enlargement shall also be subject to all other applicable city ordinances.

Termination of nonconforming structures:

Damage to structures. The right to operate and maintain any nonconforming structure shall terminate and shall cease to exist whenever the nonconforming structure is damaged in any manner and from any cause whatsoever and the cost of repairing such damage exceeds 75 percent of the tax roll assessed value of such structure on the date of such damage.

Obsolescence of structure. The right to operate and maintain any nonconforming structure shall terminate and shall cease to exist whenever the nonconforming structure becomes obsolete or substandard under an applicable ordinance of the municipality and the cost of placing such structure in lawful compliance with the applicable ordinance exceeds 75 percent of the tax roll assessed value of such structure on the date that the proper official of the municipality determines that such structure is obsolete or substandard.

Determination of replacement cost. In determining the replacement cost of any nonconforming structure there shall not be included therein the cost of land or any factors other than the nonconforming structure itself.

Section 7.300. – Yard and Setback Regulations

Section 7.310. – Purpose

Minimum yard requirements (setbacks) are established (see Appendix B) to ensure safety, light, air, privacy, building separation and open areas appropriate to each use and district, and to minimize impacts of uses and structures on one site upon adjoining sites.

Section 7.320. – Special Front Yard Regulations.

Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.

Where a building line has been established by plat or ordinance and such line requires a greater or lesser front yard setback than is prescribed by this Ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat.

The front yard shall be measured from the property line to the front face of the building, vertical supports of the covered porch or covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four feet and subsurface structures, fences, walls, platforms, or slabs may not project into the front yard to a height greater than 48 inches above the average grade of the yard.

Front yard setback areas, in residential zoning districts, shall have a maximum impervious cover allowance of 35 percent and be designed to standard residential designs.

Attached accessory buildings shall have a front yard not less than the main building. Detached accessory buildings shall be located in the area defined as the rear yard.

Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required

front yard need be observed.

If 25 percent or more of the frontage on one side of a street between two intersecting streets in any residential district is improved with buildings, prior to the effective date of this ordinance, that have been observed an average front yard line varying from the standards herein established, then the average front yard existing in the block shall be observed, provided however, that this regulation shall not be interpreted as requiring a front yard line of more than 25 feet.

Section 7.330. – Special Side Yard Regulations

- A. Every part of a required side yard shall be open and unobstructed, except for the ordinary projections of window sills, air conditioning units, pool equipment, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed three feet into the required side yard, and root caves projecting not to exceed 36 inches into the required side yard.
- B. Swimming pools shall have side yard setbacks of ten feet from the lot line to the water's edge.
- C. Hot tubs, spas, and fire pits shall have side yard setbacks of 15 feet.1.Fire pits shall also conform to the City of Fredericksburg Fire Protection Ordinance. as applicable, set forth in Chapter 17 of the Code of Ordinances.
- D. Accessory Structures shall adhere to the setbacks of the base zoning district.

Section 7.340. – Special Rear Yard Regulations

- A. Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section 8.270, and the ordinary projections of window sills, air conditioning units, pool equipment, belt courses, cornices, and roof overhangs and other architectural features projecting not to exceed three feet into the required rear yard.
- B. Swimming pools shall have rear yard setbacks of ten feet from the lot line to the water's edge.
- C. Hot tubs, spas, and fire pits shall have rear yard setbacks of 15 feet.1.Fire pits shall also conform to the City of Fredericksburg Fire Protection Ordinance, as applicable, set forth in Chapter 17 of the Code of Ordinances.
- D. Accessory Structures shall adhere to the setbacks as permitted in Section 8.270.

Section 7.520. - Permitted Exceptions to Height Limits

The following structures and features may exceed the maximum height for the district in which they are located, subject to limits specified herein:

The following structures may exceed the height limit of any district by not more than fifteen

percent (15%), or such height as may be necessary to comply with generally accepted engineering practices for stacks and vents, or any applicable Federal or State law, regulation, guideline or order, whichever is greater:

Parapet walls, chimneys, vents and mechanical or safety features such as fire towers, stairways, elevator penthouses, heating and cooling equipment and protective covers.

Ornamental towers, cupolas, domes and spires not designed for occupancy.

The following structures are exempt from the height limit:

Radio and television receiving antennae of the type customarily used for home radio and television receivers.

Flagpoles.

Radio towers operated by licensed amateur radio operators no more than sixty (60) feet in height plus fifteen (15) feet for antennae. A Conditional Use Permit shall be required to exceed tower and antennae height of sixty (60) feet and fifteen (15) feet respectively.

Section 7.530. – Fences, Walls and Visibility

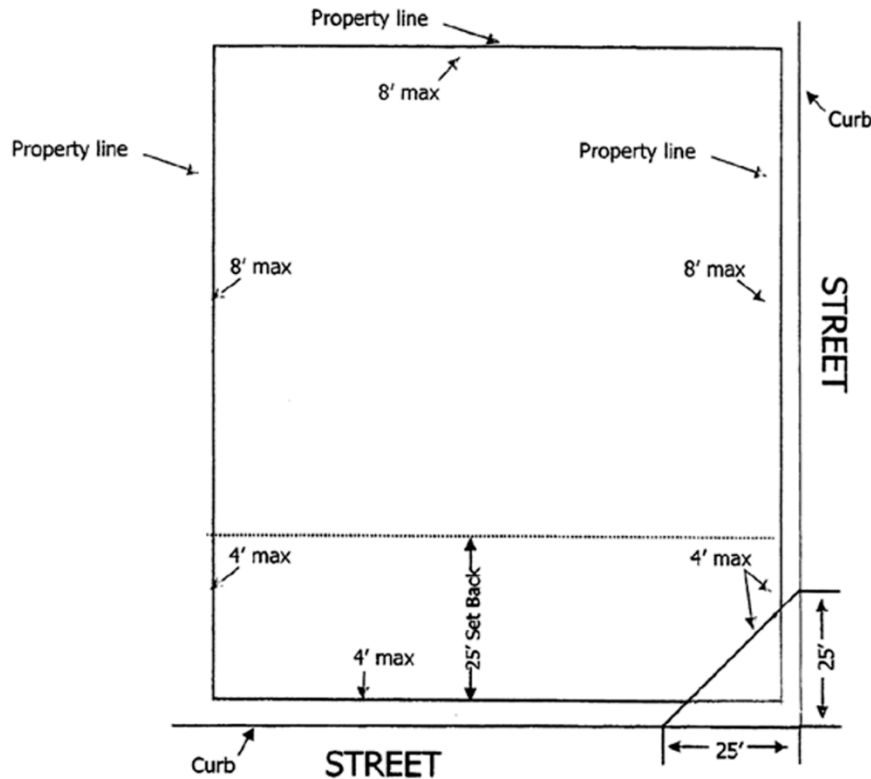
All fences, walls, shrubs, trees, signs or other obstructions shall be constructed and maintained in accordance with the following standards:

- (a) All fences, walls, and hedges, located in front of the minimum required front yard line as specified herein, shall not be constructed or maintained to a height exceeding four (4) feet above the grade of the lot.
- (b) All fences and walls located to the rear of the minimum required front yard setback shall not exceed eight feet in height. Fences or walls which conform to the minimum front, side and rear yards for buildings may be erected to any maximum height specified for a building on the lot or tract where such fence or wall is located
- (c) In addition to the provisions of (a) and (b) above, the following will apply to corner lots.

No fence, wall, shrub, tree, sign or other obstruction shall encroach into the area hereinafter defined as the twenty-five (25) foot visibility triangle. The limbs and foliage of trees existing as of April 1, 2009, may remain if an unobstructed cross-visibility at a level between three (3) feet and seven (7) feet in height from the road surface allowing for a four (4) foot visual clearance is maintained.

The twenty-five (25) foot visibility triangle is derived by measuring back twenty-five (25) feet along the curb (or edge of paved street if there is no curb) from the street corner of both streets, or other rights of way, that forms the point of intersection of the projection of the curb lines (or street paving if there is no curb) from the property. When both distances are measured, they will create two sides of the triangle. Then both sides of the triangle shall be connected by a line between both measured points. This completes the third side of the triangle and gives a line of angle to follow. All fences, walls, shrubs, trees, signs or other obstructions shall be located behind the measured triangle.

All fences, walls, shrubs, trees, signs or other obstructions shall be located behind the measured triangle. Only grass and/or groundcover will be permitted inside the triangle.



- A. Front yard set back is determined by the recorded lot orientation, not by address or orientation of structure.
 - B. Maximum height for the front yard fence is [four feet] (4'). This includes any gates, arbors, entrances or other structures built into the fence.
 - C. Maximum fence height other than the front yard is eight [feet] (8').
 - D. Fences and landscaping on corner lots must adhere to the Twenty-five[-foot] (25') triangle requirement. As shown above, a fence shall be built on an angle. There shall not be any landscaping within the triangle area, other than ground cover and/or grass.
- (d) Vegetation on or within the Right-of Way, overhanging the paved street area, shall be maintained at a vertical clearance of fourteen (14) feet.

Section 7.600. – Residential Density

Residential density regulations are established to coordinate the intensity of residential development with existing and planned public service and utility capabilities, to ensure residential development compatible with existing and anticipated uses of nearby property, and

to promote the growth, population distribution, and development policies of the Comprehensive Plan.

Section 8.000. – Temporary Uses

Provisions authorizing temporary uses for areas not in the public right-of-way are intended to permit occasional, temporary uses and activities when consistent with the purposes of the zoning regulations and when compatible with other nearby uses.

Section 8.100. – Temporary Use Types

The following types of temporary uses may be authorized, subject to specific limitations herein and such additional conditions as may be established by the Director of Development Services for the City of Fredericksburg or his or her designee "Director."

- A. Model homes and related real estate sales and display activities located within the subdivision or residential development to which they pertain.
- B. New subdivisions and related real estate sales and display activities located within the subdivision or residential development to which they pertain.
- C. A temporary sales office for use in development of a new subdivision may be established and operated within the subdivision for a period not to exceed four (4) years from the date of the first construction permit issued in the subdivision or until ninety-five percent (95%) of the lots therein are sold, whichever occurs first; provided that extension of time may be granted by the Board of Adjustment on application duly made for a special exception or temporary permit to continue such temporary use.
- D. Public, religious, patriotic, or historic assemblies, displays or exhibits, including festivals, benefits, fund-raising events or similar uses which typically attract a mass audience shall require any use district other than residential. (Exception: religious assembly in residential districts).
- J. Additional Temporary uses determined to be similar to the foregoing by the Building Official.

Section 8.200. – Accessory Use Regulations

The purpose of these provisions is to establish the relationship among the principal and accessory uses and to establish provisions governing the conduct of accessory uses.

Section 8.220. – Accessory Uses: Residential Use Types

Residential use types include the following accessory uses, activities and structures on the same site or lot. Residential accessory activities and meetings shall not generate guest traffic to the site exceeding ten vehicles during any two days or 24-hour period per week or 30 vehicles during any one week.

Private garages and parking for the principal use.

Recreational activities and facilities for use by residents.

Religious study meetings.

Playhouses, patios, cabanas, porches, gazebos, swimming pools and incidental household storage buildings.

One guest house, in the R-1 single family residential district on a lot containing 10,000 square feet or more of area, provided that the owner of the property lives on the property as their primary residence. The guest house shall not exceed the size of the primary structure. All other development requirements (as an example: additional parking space requirements) shall apply.

Garage or yard sales - no more than three in any one year and not exceeding three consecutive days.

Home Occupations in compliance with Section 8.300.

Registered Family Homes.

Other necessary and customary uses determined by the Director of Planning and Building to be appropriate, incidental and subordinate to a principal use.

Section 8.250. – Temporary Accessory Building

Residential. A maximum of two (2) temporary buildings which are not attached permanently to a foundation, each of which does not exceed one hundred fifty (150) square-feet in gross floor area, and ten (10) feet in height, shall be permitted as accessory buildings on a residential lot, provided that such buildings are secured to the ground in a manner approved by the Homeowners Association.

Section 8.270. – Yards and Accessory Buildings

All accessory buildings shall be subject to the following setback provisions:

Front Yard. Accessory buildings shall have a front yard not less than the main building.

Side Yard. There shall be a side yard not less than five (5) feet from any side lot line, or easement line, except that adjacent to a side street, the side yard shall never be less than fifteen (15) feet.

Rear Yard. There shall be a rear yard not less than three (3) feet from any lot line, alley line or easement line, except that if no alley exists, the rear yard shall not be less than ten (10) feet as measured from rear lot line.

Section 8.300. – Home Occupations

Home occupations accessory to residential use shall be subject to the following limitations:

The home occupation shall be conducted entirely within a dwelling unit which is the bona fide residence of the practitioner (s), or entirely within only one accessory garage building (not including a carport).

No person other than a family member who resides in the dwelling unit shall participate in the home occupation on the premises.

The residential character of the lot and dwelling shall be maintained. Neither the interior nor the exterior of the dwelling shall be structurally altered so as to require compliance with nonresidential construction codes to accommodate the home occupation. No additional buildings shall be added on the property to accommodate the home occupation.

The home occupation shall not generate customer related vehicular traffic.

No direct selling of merchandise shall occur on the premises.

No equipment or materials associated with the home occupation shall be displayed or stored where visible from anywhere off the premises.

The occupation shall not produce external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference or waste run-off outside the dwelling unit or on the property surrounding the dwelling unit.

No vehicle used in connection with the home occupation which requires a commercial driver's license to operate shall be parked on the premises or on any street adjacent to the residentially zoned property.

The home occupation shall not be advertised by any signs on the premises, including business signs on vehicles, nor shall the street address of the home be advertised through signs, billboards, television, radio, newspapers or other forms of direct advertising.

Nothing herein shall be construed to allow the following businesses or occupations as home occupations: animal hospitals, animal breeding, clinics, hospitals, contractor yards, dancing schools, junk yards, restaurants, rental outlets, vehicle repair shops or massage parlors.

Deliveries from commercial suppliers may not be made more than once each week, and deliveries shall not restrict traffic circulation.

EXHIBIT C SIGNAGE REGULATIONS

Section 29-7. Permanent signs permitted

All signs listed in this section shall be required to meet any applicable standards as listed in this section and a construction permit shall be required prior to the erection of any signs described in this section:

(1) The following signs shall be permitted:

- a. Residential subdivisions are allowed one permanent identification sign at each major entrance with not more than 32 square feet of sign area per sign. The height of each sign shall not exceed five feet and the lowest point of the sign facing shall not exceed 24 inches above the adjacent ground.
- b. Temporary real estate signs.
 1. A maximum of two temporary real estate development signs, with a combined total of 90 square feet of sign area and limited to 64 square feet for any one sign, may be located in a new subdivision.
 2. Each sign shall be located at a separate location with maximum separation as practicable. Two signs at the subdivision entrance are prohibited.
 3. The maximum sign height shall be 15 feet.
 4. Such temporary real estate subdivision signs shall be removed 24 months from the date the building permit for the sign is issued unless an application for extension of the same is made prior to the expiration of the 24-month period, in which case the 24-month period shall be extended for one additional period up to 24 months.

Section 29-5. Signs exempted from certain regulations

The signs described in the following subsections are exempt from the regulations provided for in the city code. However, such signs shall remain subject to the construction and electrical standards of the city codes:

- (1) Realty signs advertising the sale, lease, rental, will build to suit of or on the premises upon which the sign is located, provided such signs do not exceed 32 square feet in area in nonresidential districts, and six square feet in area in residential districts, and do not exceed five feet in height. This exception includes garage sale or similar signs in residential districts. These signs shall be limited to one per lot.
- (2) Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs, societies, or charitable organizations and located on the premises of such institutions, provided that if it is a freestanding sign such signs do not exceed 32 square feet in area.
- (3) One sign per street frontage of a building which is under construction, structural alteration or repair announcing the character of the building or enterprise or the purpose for which the building is intended, including names of architects, engineers, contractors, developers, financiers, owners, and others, provided the area of such signs does not exceed 32 square feet in nonresidential districts, and 16 feet in residential districts. Individual contractor signs (one per contractor), not exceeding three square feet in area, are allowed in addition to the construction

sign described earlier in this subsection. All such contractor or construction signs shall be removed within 30 days after the completion of the construction project. All such signs which are larger than three square feet in area shall be set back from the property line to the normal building setback line required in the applicable zoning district. For the purposes of this subsection, the term "under construction" means under active construction and before substantial completion. Such signs shall not be erected, placed or allowed to remain in the absence or lapse of a building permit for the property to which it relates, or if a certificate of occupancy has been issued for such property. Trade repair or improvement signs (e.g., landscape and air conditioner repair signs) are limited to four square feet and may be placed only for the length of time the active repair or installation is underway not to include any maintenance period.

- (6) Governmental signs, provided that such signs do not exceed 32 square feet in area.
- (7) Community service signs may be placed on or over public property or on or over a public right-of-way only by units of local, state or federal governments or their agents. All signs in this category shall be maintained in good condition and if not the city building official shall cause such sign to be removed. If any sign in this category is for a special event, the sign shall not be erected more than two weeks prior to the event and shall be removed no later than five days after the event. The owner or organization shall be responsible for all costs involved in the erection and removal of such signs. A freestanding community service sign shall not six square feet in area in residential districts. Signs hung across a public right-of-way shall be constructed of minnow seine material and shall be no larger than four feet in width and 36 square feet in length.
- (8) Official flags of governmental jurisdictions, U.S. military regimental flags, school flags and flags placed with permission of the city for special events or occasions.
- (10) Signs specifically approved in a planned unit development; provided, however no prohibited signs shall be permitted.
- (11) Political election signs and signs the regulation of which is prohibited by the First Amendment as free speech, provided that such signs do not exceed 36 square feet in area or eight feet in height, on private real property with the consent of the owner, and are nonilluminated and without moving elements, and provided that such signs shall not be placed in, on or over any public street right-of-way. This provision shall not prohibit the use of signs in lawful demonstrations or speech in the public forum.
- (15) Directional signs, provided that such signs do not exceed six square feet in area or five feet in height.
- (16) No solicitation signs.



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

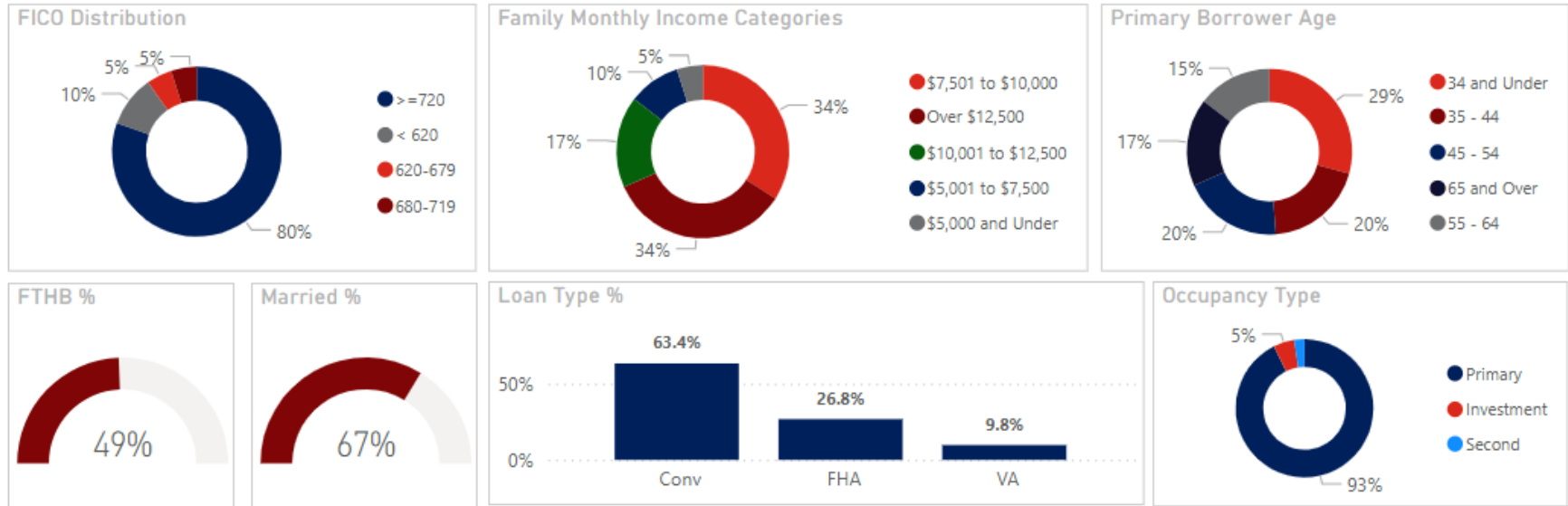
Implementation - Development Code Review:

- 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



Harmony Hills Owner/Buyer Data



Employer	Loans
Texas Winery Owners Group LLC	2
AA Rated Lawn and Haus Services LLC	1
Apple	1
Asia Supermarket	1
Augusta Vin Winery	1
Caliche Coffee	1
Cherry Bekaert	1
Chevron	1
Chick-Fil-A	1
Colored Door Properties	1
Enchanted Rock Skilled Nursing and Rehabilitation	1
Frederickburg ISD	1
Fused Electric Inc	1
Gillespie County	1
Imagine Solutions LLC	1
Kellies Doggie Country Resort	1
Linens-N-More	1
Longneck Manor Conservation Foundation (21441063)	1
McLane Ford	1
Methodist Healthcare	1
Methodist Physicians Hill Country	1
Moleculin Biotech, Inc	1
Moleculin Biotech, Inc.	1
Performance Food Service	1
Peterson Regional Medical Center	1
Quirch Foods	1
RC Siete Family Limited Partnership	1

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



REQUEST NO. Z-2501

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

The request is for PUD. All area surrounding is R1, R2 or R4. I was against the current R5 zoning for this property in my backyard. Seeing on line that what is permitted in PUD - civic, commercial, industrial + recreational uses - these far exceed what is acceptable for private residents surrounding this area. If this is permitted or approved then it is in total disregard for what is desired or needed in the area. Already we hear the cement factory running at 3 am. And concerts from the Fair grounds. All disturbing in the night.

Catherine Arnold

2-24-25

Signature

Date

Catherine Arnold

Printed Name

219 Shannon Dr. Fred. TX 78624

Address



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: April 2, 2025

SECTION: PUBLIC HEARING ITEM: B.

CAPTION: Request Z-2502: By Ross Wood with Frost Bank, to Consider a Conditional Use Permit (CUP) per Sec. 3.210, C2, Commercial, to Allow for a Drive-Through Use for Property Located at 1415 East Main Street.

The Drive-Through Use Would be in Support of Bank Operations.

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

PRESENTATION:

SUMMARY:

A Site Plan, Conditional Use Permit (CUP) and Entry Corridor application has been submitted to allow a "drive-through" associated with Frost Bank for property located at 1415 E Main Street.

The proposed development would include a 30 ft tall building approximately 5,387 sq ft in size and will provide 25 parking spaces as well as 4 "drive-through" lanes for bank customers that allow for a multiple-car stack in each lane. The property is located in the Entry Corridor and will provide a sidewalk along US Hwy 290 East. The property is unplaced and would be required to Plat prior to issuance of a building permit per the Subdivision Ordinance.

BACKGROUND: **Site Area:** Approximately 5.6 Acres OR 245,377 sq ft

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

Building Coverage: 2% (5,387 sq ft) (75% Maximum) [Sec.3.210](#)

Impervious Coverage: 25% (80% Maximum) [Sec.3.210](#)

Heights: 30.4 Ft (38 Ft Maximum) [Sec.3.210](#)

Sidewalk: A sidewalk is provided along the HWY 290 East property line.

Access: The driveway proposed on HWY 290 East will require TxDOT permitting and approval.

Parking: 1 parking space per 400 sq ft is required for a total of 14 spaces. The applicant has chosen to provide 25 spaces to accommodate bank customers. Sec. 7.864

Drive Through Stacking: The drive-through consists of 4 lanes that allow for stacking in each lane. Sec. 5.460

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

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

Public Hearing Notices: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft of the subject property. As of 03/27/25 no responses have been received

Entry Corridor Design Guidelines and Standards Review

Staff has reviewed the renderings and provided the application feedback regarding the design on March 10, 2025 and recommended a design more in keeping with the regional Texas Hill Country aesthetic. Please see Staffs review of the proposed design.

1.1 - 1.4 Architectural Style: The proposed style is not in keeping with the Entry Corridor Design Guidelines and Standards. The proposed tower is not a common design feature found in Fredericksburg nor is it compatible with the design traditions of the regional Texas Hill Country aesthetic.(1.2).

2.1 - 2.6 Architectural Materials: The use of Limestone and Stucco are appropriate (2.1 & 2.6)

3.1 - 3.4 Architectural Color: The use of neutral colors is appropriate (3.1-3.4)

4.1 - 4.8 Architectural Features: The design includes a clearly defined front door and canopy but does not have equally spaced windows and doors that provide a rhythm along the facade. (4.1 - 4.8)

5.1 - 5.7 Massing & Scale: The design uses a variation of materials that breaks down the mass and scale of the building (5.1- 5.7)

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, however, the design should work with existing street scape and define heights that are appropriate to create a welcoming environment and consistency. The proposed height of 30 ft in its current configuration is not compatible. 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. (7.1-7.4)

8.1 - 8.4 Setbacks & Frontage: The front door should connect to the sidewalk along the entryway. A pedestrian would have to cross a drive isle to access the building. This is not preferred.

9.1 - 9.13 Landscaping: Landscaping, including planting of trees, shall be provided as a buffer between the street and parking area. The project should minimize grading and preserve existing vegetation whenever possible (9.1-9.13)

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

11.1 - 11.7 Service Areas: The applicant states that there are no loading/unloading areas in the development (11.1 - 11.7)

12.1 - 12.7 Parking and Access: New surface parking areas are discouraged within view of Hwy 290 East and should be situated behind buildings and screened from street view. Additionally, the design should minimize the need for pedestrians to cross parking aisles and landscaped areas. (12-1-12.7)

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

14.1 - 14.8 Street scape: Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, artworks to enhance the places that people will walk, gather or recreate. (14.1-14.8)

Sec. 5.460 - Review and evaluation criteria for Conditional Use Permits. Contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, Staff found that the applicant has met or responded to all requirements.

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

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.

Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.

Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.

Adequacy and convenience of off-street parking and loading facilities.

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.

Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.

Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

STAFF RECOMMENDATION: The application was reviewed for conformity with all applicable regulations, including Sec. 7.131, Sec. 5.460 and Sec. 3.210 and after review by the Development Review Committee (DRC), Staff has the following recommendations:

Staff recommends approval of the Site Plan and Conditional Use Permit for a Drive-Through. The proposed development provides adequate stacking for the Drive-Through and appropriately conveys vehicular traffic throughout the development; however, Staff does not recommend approval of the Entry Coordinator Application as presented. Staff finds that the overall design is not compatible with the design traditions of the regional Texas Hill Country aesthetic.

Staff recommends approval of the Site Plan and Conditional Use Permit (CUP) conditioned upon the following:

- Approval of a Final Plat
- Approval of Civil Construction Plans
- TxDOT approval of driveway permit

Staff does not recommend approval of the Entry Corridor Application as presented.

ATTACHMENTS:

1. Z-2502 Location Map

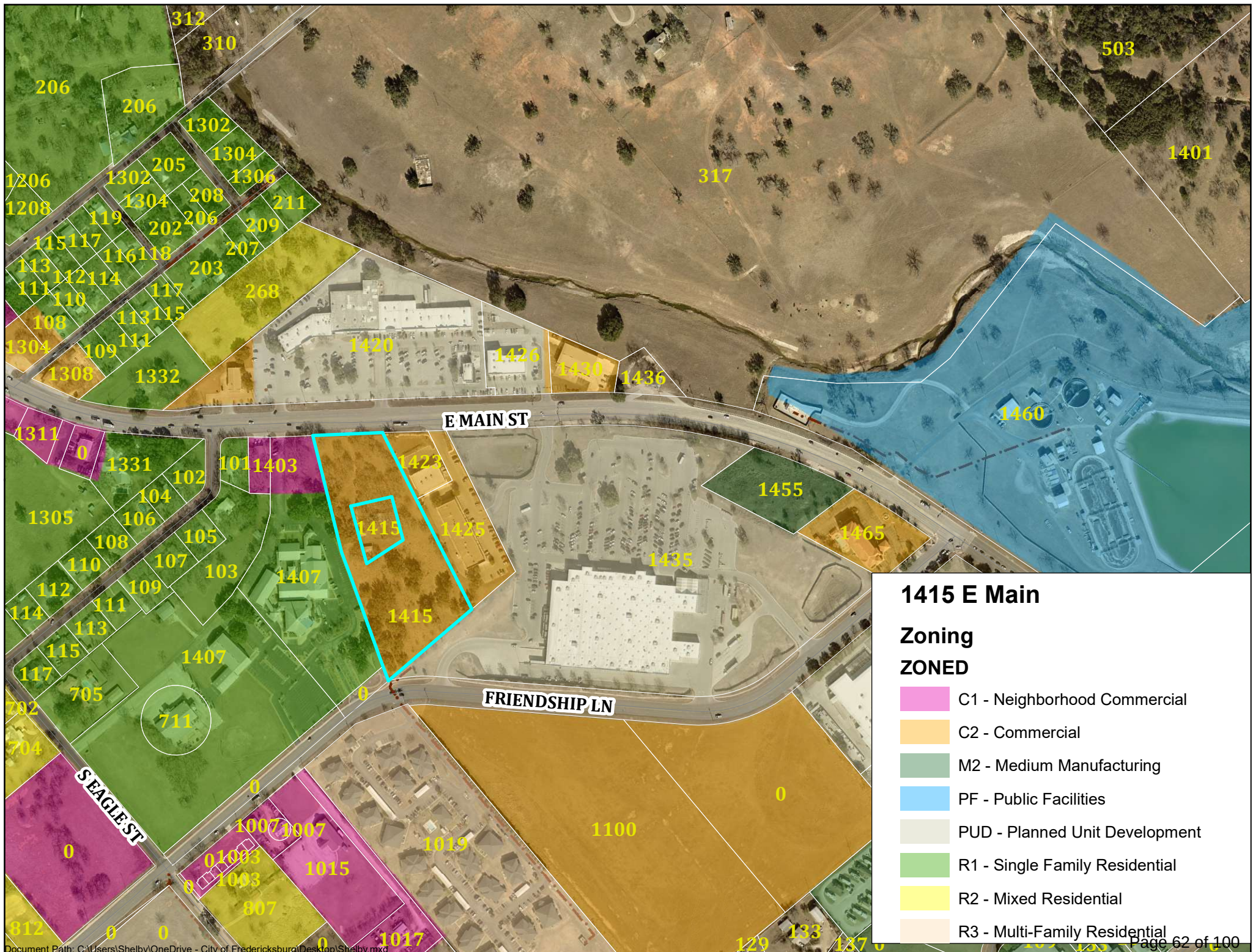
2. Z-2502 Combined Review Comments
3. Z-2502 Response to Comments
4. Z-2502_Site Exhibits
5. Z-2502-Landscape Plans
6. Z-2502_Building Facade Details
7. Z-2501 - Public Hearing Map
8. Z-2502 Mailing Labels
9. Z-2502 CUP Application

APPROVAL/REVIEW:



Date: March 28, 2025

Shelby Collier, Senior Planner



1415 E Main

Zoning

ZONED

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



March 10, 2025

Brandon Breazeale
Pape Dawson Engineers
bbreazeale@pape-dawson.com

RE: Z-2502 – Review Comments for a Conditional Use Permit/Entry Corridor Application to allow for a Drive Thru Associated with a Bank at 1415 East Main

Dear Mr. Breazeale,

Project will require Planning and Zoning approval scheduled for **April 2, 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 **Monday, March 17th.**

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

- The lot is not platted and will need to be plated prior to issuance of a building permit. [Chapter 38](#)
- Add Building Coverage Calculation to the Site Plan [Sec. 7.131](#)
- Building height as proposed is 2-story not 1 story which requires a change to setbacks [Sec. 3.210](#)
- Interior Side Setback is 15 ft. [Sec. 3.210](#)
- Sign placement is located in the pedestrian easement. Must be relocated. [Sec. 7.131](#)
- Dumpster to be screened [Sec. 7.980](#)
- Western property line to be screened [Sec. 7.940](#)

The City of Fredericksburg

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

- Provide a note on site plan regarding all exterior lighting shall by night sky compliant. [Sec. 7.863](#)
- Update the Zoning Summary to include Parking Calculations (Financial Services). Staff does not recommend over parking. Add parking spaces dimensions to show compliance with [Sec. 7.863](#)
- Landscaping plans will be required prior to issuance of a building permit. [Sec. 7.920](#)
- Entry Corridor 1.2-1.4 the proposed style is not in keeping with the Entry Corridor Design Guidelines and Standards. The proposed tower is not a common design feature found in Fredericksburg nor is it compatible with the design traditions of the regional Texas Hill Country aesthetic.
- Entry Corridor 2.1 – 2.6. The use of Limestone and Stucco are appropriate; however, Staff recommends incorporating more Limestone rather than the blank Stucco walls.
- Entry Corridor 4.4. The windows and doors should be evenly spaced and provide a rhythm to the design.
- Entry Corridor 5.2. Use a variation in materials, textures, patterns, colors and details to break down the mass and scale of a building. Staff recommends additional materials OR the use of more limestone throughout the front façade.
- Entry Corridor 6.1. A landscaped base area shall be provided for monument signs.
- Entry Corridor 7.2. Work with existing streetscape and define heights that are appropriate to create a welcoming environment and consistency. The proposed height of 30 ft in its current configuration is not compatible.
- Entry Corridor 7.4. 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.
- Entry Corridor 8.2. The front door should connect to the sidewalk along the entryway. A pedestrian would have to cross a drive isle to access the building. This is not preferred.
- Entry Corridor 9.1 – 9.13. Needs to be addressed. A landscaping plan has not been submitted.
- Entry Corridor 10. A Good example of compliant lighting is Guadalupe Bank, 804 S Adams.
- Entry Corridor 12.5. A landscaping plan is required and should include 1 tree per 8 parking spaces.
- Entry Corridor 12.4. New surface parking areas are discouraged within view of US 290. New parking areas should be situated behind buildings and screened from street views.
- Entry Corridor 12.15. The design should minimize the need for pedestrians to cross parking aisles and landscaped areas. Separated pedestrian walkways should be incorporated into the parking lot design.
- Entry Corridor 14.5. Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, artworks to enhance the places that people will walk, gather or recreate.

The City of Fredericksburg

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

Engineering Comments:

- Approval will be conditioned upon approved TXDOT driveway permit.
- Please provide written approval for proposed cross access to adjacent tract to the east.
- Approval for the site plan shall be conditioned upon review and approval of Civil construction plans with the City's engineering department.
- Parking space dimensions shall meet the City's minimum standards in the City's zoning ordinance.
- Utility work proposed in TXDOT right of way shall require TXDOT approval.
- All on site sewer shall be privately maintained.

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

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

A handwritten signature in black ink that reads "J L MUSGROVE". The letters are cursive and fluid, with the first name "J L" being more compact and the last name "MUSGROVE" being more spread out.

Jan Musgrove, Planner 1
Development Review Committee (DRC)

March 12, 2025

Ms. Jan Musgrove
The City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624-3708

Re: Frost Bank Fredericksburg

Dear Ms. Musgrove:

We have reviewed your plan comments dated March 10, 2025, for the above-referenced project and offer the following responses.

1. The lot is not platted and will need to be plated prior to issuance of a building permit. Chapter 38
Response: Understood. A Final Plat was submitted to the City of Fredericksburg for review on March 11, 2025.
2. Add Building Coverage Calculation to the Site Plan Sec. 7.131
Response: Building coverage calculation has been added. Please see Exhibit 2 of civil plans.
3. Building height as proposed is 2-story not 1 story which requires a change to setbacks Sec. 3.210
Response: Proposed building height is single story, but the Frost Tower roof elevation is at 30'-10" above finish floor triggering the updated setback requirement. Setbacks will be updated as required.
4. Interior Side Setback is 15 ft. Sec. 3.210
Response: Interior side setback has been widened to be 15 ft.
5. Sign placement is located in the pedestrian easement. Must be relocated. Sec. 7.131
Response: Monument Signage along 290 has been moved to be outside of pedestrian easement as required.
6. Dumpster to be screened Sec. 7.980
Response: Dumpster will be screened as required. Details for screening to be provided in the Construction Plans submitted for permitting.

7. Western property line to be screened Sec. 7.940

Response: *There is existing mature hedge at S. Eagle St along the residential lots. There are also mature trees between western property line and S. Eagle St.*

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

Response: *Lighting compliancy note has been added to site plan. Please reference exhibit 2 of civil plans.*

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

Response: *Building use in the site summary table has been revised to say "Financial Services". Parking over minimum required is provided, however it is the intent for 12 of these spaces to be used as employee parking.*

10. Landscaping plans will be required prior to issuance of a building permit. Sec. 7.920

Response: *Landscaping plans are provided with this resubmittal.*

11. Entry Corridor 1.2-1.4 the proposed style is not in keeping with the Entry Corridor Design Guidelines and Standards. The proposed tower is not a common design feature found in Fredericksburg nor is it compatible with the design traditions of the regional Texas Hill Country aesthetic.

Response: *The tower serves as a focal point for the bank and the higher clerestory windows serve to bring light into the space that permeates through the lobby and adjacent spaces. The design will be updated to incorporate additional stone to balance the overall weight of the tower with the rest of the design.*

12. Entry Corridor 2.1 – 2.6. The use of Limestone and Stucco are appropriate; however, Staff recommends incorporating more Limestone rather than the blank Stucco walls.

Response: *Additional stone will be added to balance the weight of the tower and create a more even material distribution, especially along public facing sides of the building more visible off 290.*

13. Entry Corridor 4.4. The windows and doors should be evenly spaced and provide a rhythm to the design.

Response: *Window placement along primary façade corresponds to the Lobby, Closing Office, and Office spaces on the interior of the building. Mullion spacing and control joint spacing of adjacent materials correlates to the window design to contribute to the rhythm of the façade layouts.*

14. Entry Corridor 5.2. Use a variation in materials, textures, patterns, colors and details to break down the mass and scale of a building. Staff recommends additional materials OR the use of more limestone throughout the front façade.

Response: *Additional stone will be added to balance the weight of the tower and create a more even material distribution, especially along public facing sides of the building more visible off 290.*

15. Entry Corridor 6.1. A landscaped base area shall be provided for monument signs.

Response: *Monument sign receives shrub and ground cover planting.*

16. Entry Corridor 7.2. Work with existing streetscape and define heights that are appropriate to create a welcoming environment and consistency. The proposed height of 30 ft in its current configuration is not compatible.

Response: *While it is true the Frost Tower height is 30', The typical parapet height is 17'-4" above finish floor. Additional stone will be added to balance the weight of the tower and create a more even material distribution, especially along public facing sides of the building more visible off 290. Additional design elements contributing towards the "human scale" include the canopy wrapping the entrance and flatwork off parking stalls along with the typical parapet height that creates the datum height for the majority of the building façade.*

17. Entry Corridor 7.4. 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.

Response: *While it is true the Frost Tower height is 30', the building is single story with a typical parapet height at 17'-4" above finish floor. Additional stone will be added to balance the weight of the tower and create a more even material distribution, especially along public facing sides of the building more visible off 290. Additional design elements contributing towards the "human scale" include the canopy wrapping the entrance and flatwork off parking stalls along with the typical parapet height that creates the datum height for the majority of the building façade.*

18. Entry Corridor 8.2. The front door should connect to the sidewalk along the entryway. A pedestrian would have to cross a drive isle to access the building. This is not preferred.

Response: *A drive aisle will need to be between the front of the building and the pedestrian sidewalk to account for queuing lines and for one-way flow of traffic, minimizing the risk of potential accidents.*

19. Entry Corridor 9.1 – 9.13. Needs to be addressed. A landscaping plan has not been submitted.

Response: *Landscape plans are part of this resubmittal.*

20. Entry Corridor 10. A Good example of compliant lighting is Guadalupe Bank, 804 S Adams.

Response: *Comment acknowledged.*

21. Entry Corridor 12.5. A landscaping plan is required and should include 1 tree per 8 parking spaces.

Response: *Twenty five (25) parking spaces in total, 4 parking trees required. Landscape plan shows 6 trees in parking areas.*

22. Entry Corridor 12.4. New surface parking areas are discouraged within view of US 290. New parking areas should be situated behind buildings and screened from street views.

Response: *Parking areas that would typically be on the on the front-facing end of the building have been removed. All customer parking is located beside the building and employee parking is behind the building outside of the view from US 290.*

23. Entry Corridor 12.15. The design should minimize the need for pedestrians to cross parking aisles and landscaped areas. Separated pedestrian walkways should be incorporated into the parking lot design.

Response: *Multiple paths of access to the building have been included in the design. Minimizing the crossing between pedestrians and the necessary drive/parking aisles has also been taking into consideration.*

24. Entry Corridor 14.5. Create a quality build environment with the inclusion of amenities such as street furnishing, plantings, artworks to enhance the places that people will walk, gather or recreate.

Response: *Shrub planting is provided along the main building façade and at the main building entrance, where most people walk. Native plants with year-round interest are used. The building overhang, lighting, and signage enhance visitors' ease and comfort as they navigate the site.*

Engineering Comments:

25. Approval will be conditioned upon approved TXDOT driveway permit.

Response: *Understood. Coordination with TxDOT has begun and they have stated via email that they do not see a problem with the proposed driveway location.*

26. Please provide written approval for proposed cross access to adjacent tract to the east.

Response: *An access easement (metes and bounds exhibit and field notes) has been prepared and will be provided to the City of Fredericksburg once executed.*

27. Approval for the site plan shall be conditioned upon review and approval of Civil construction plans with the City's engineering department.

Response: *Comment acknowledged.*

28. Parking space dimensions shall meet the City's minimum standards in the City's zoning ordinance.

Response: *Parking currently meets the City's standards. Please reference Exhibit 2 of civil plans.*

29. Utility work proposed in TXDOT right of way shall require TXDOT approval.

Response: *Comment acknowledged.*

30. All on site sewer shall be privately maintained.

Response: *Comment acknowledged.*

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

- a. Approval of Civil Construction Plans
- b. Approval of the Final Plat
- c. Recording of approved Final Plat

Response: *Comments acknowledged.*

We hope this material adequately responds to your questions and comments. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

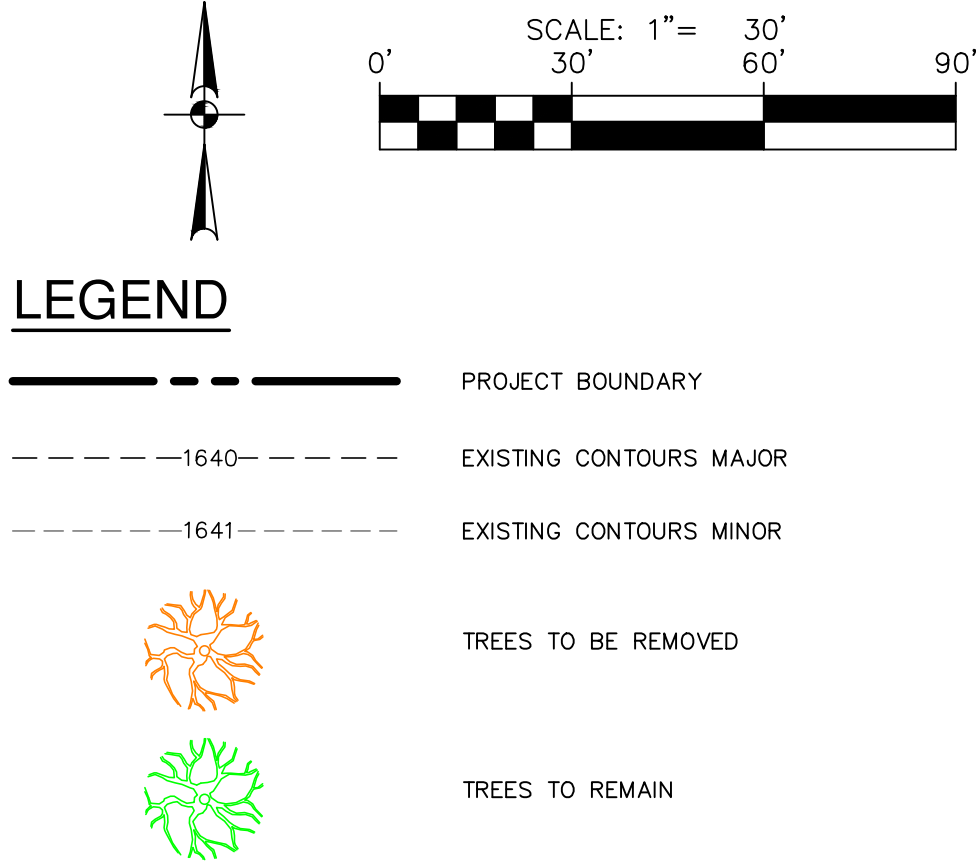
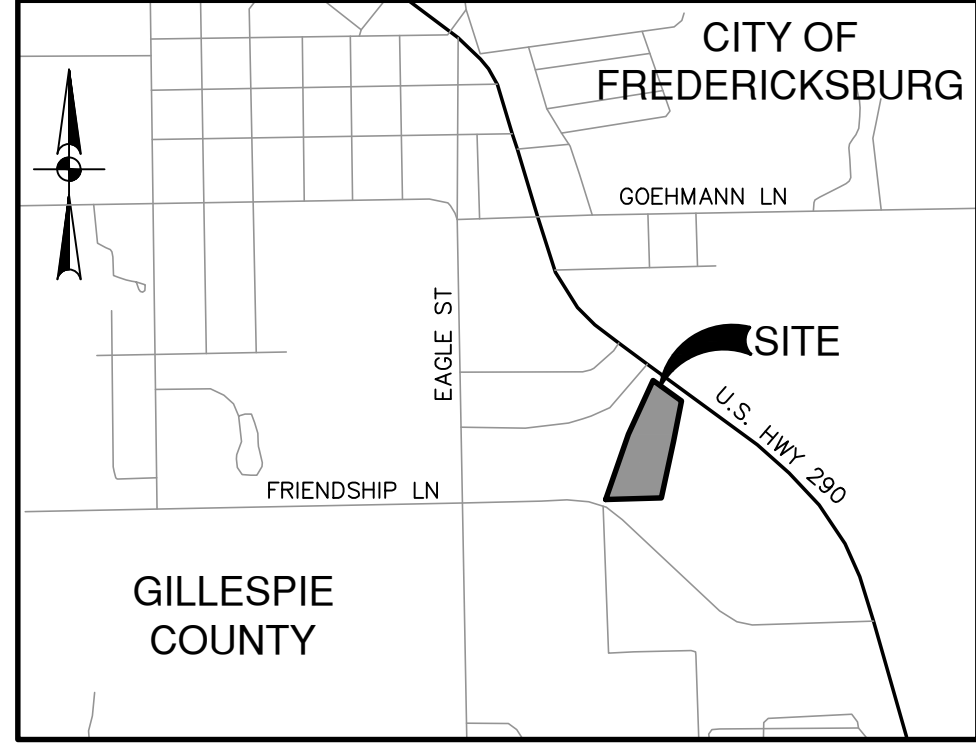
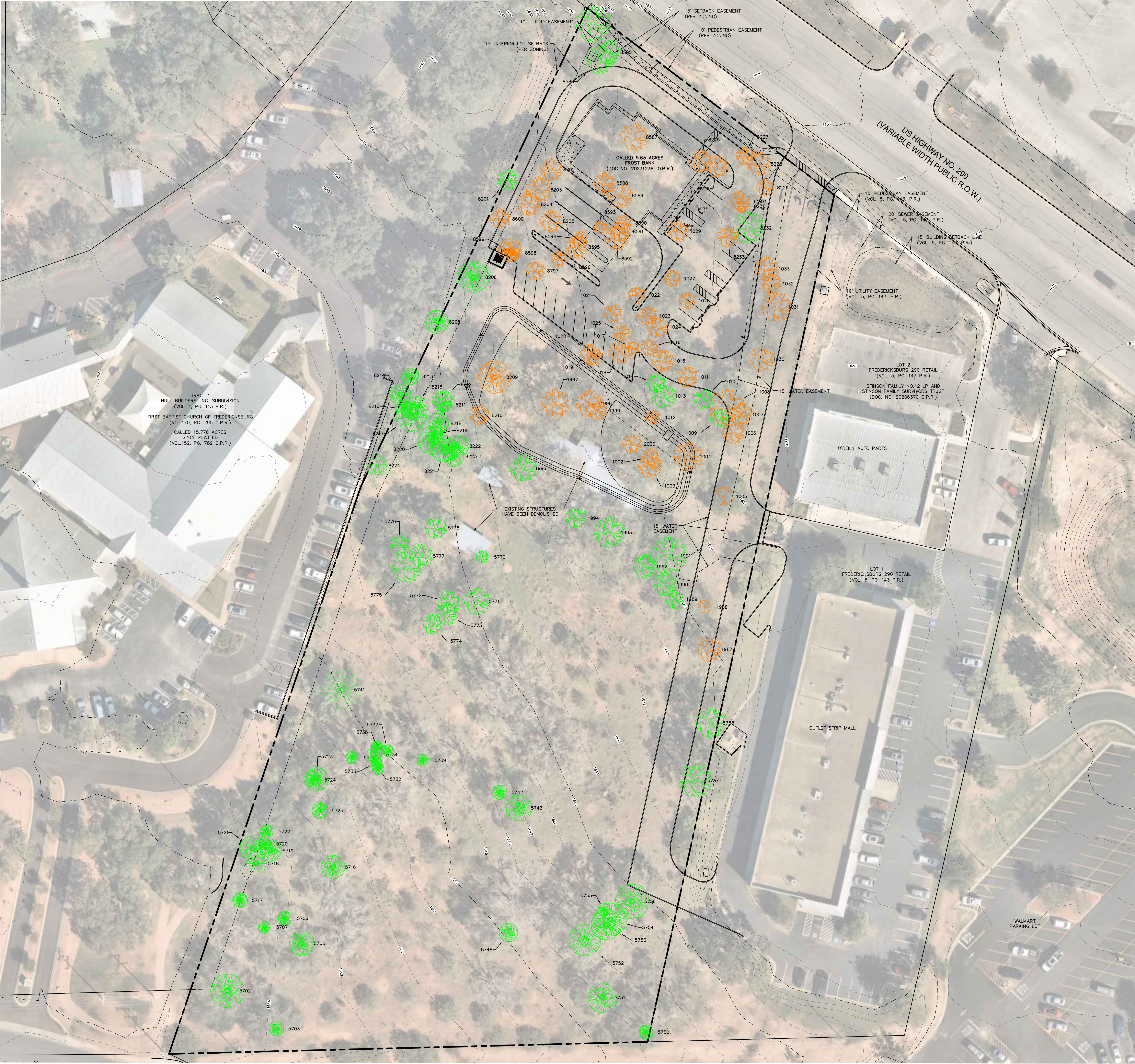
Sincerely,
Pape-Dawson Consulting Engineers, LLC



Brandon Breazeale, P.E.
Project Manager

Attachments

P:\135\30\00\Word\Letters\250312 CoF Plan Comments.docx



Point Number	Style	Trunk Size (in)	Point Number	Style	Trunk Size (in)
1001	Tree	12.5	5741	Cedar tree	32
1002	Tree	15	5742	Oak Tree	11.5
1003	Tree	19.5	5743	Oak Tree	21
1004	Tree	24	5744	Oak Tree	28
1005	Pecan Tree	14	5745	Oak Tree	22
1006	Tree	18	5746	Oak Tree	14
1007	Tree	20	5747	Oak Tree	18
1008	Tree	29	5748	Oak Tree	15
1009	Tree	15	5749	Oak Tree	27.5
1010	Tree	16	5750	Oak Tree	11.5
1011	Tree	17	5751	Oak Tree	24
1012	Tree	11.5	5752	Oak Tree	25.5
1013	Tree	20	5753	Oak Tree	24.5
1014	Tree	16	5754	Oak Tree	26.5
1015	Tree	17.5	5755	Hackberry Tree	10
1016	Tree	14	5756	Oak Tree	27.5
1017	Tree	11	5757	Tree	27
1018	Tree	19	5758	Tree	25
1019	Tree	13.5	5759	Oak Tree	31
1020	Tree	16.5	5760	Oak Tree	27.5
1021	Tree	15	5761	Oak Tree	13
1022	Tree	14	5762	Oak Tree	21
1023	Tree	15.5	5763	Oak Tree	17
1024	Tree	18	5764	Oak Tree	15
1025	Tree	15.5	5765	Oak Tree	13.5
1026	Tree	13.5	5766	Oak Tree	22.5
1027	Tree	14	5767	Oak Tree	15
1028	Tree	14	5768	Oak Tree	21.5
1029	Tree	17.5	5769	Oak Tree	22
1030	Tree	20	5770	Mesquite Tree	10
1031	Tree	24	5771	Tree	22
1032	Tree	16.5	5772	Tree	18
1033	Tree	20	5773	Tree	18.5
1987	Tree	20	5774	Tree	16
1988	Pecan Tree	10	5775	Tree	25
1989	Tree	15.5	5776	Tree	16.5
1990	Tree	19	5777	Tree	19
1991	Tree	30	5778	Tree	18
1992	Tree	19.5	8201	Tree	16.5
1993	Tree	26	8202	Tree	18
1994	Tree	17.5	8203	Tree	21
1995	Tree	19	8204	Tree	19.5
1996	Tree	22	8205	Tree	17.5
1997	Tree	23	8206	Oak Tree	25
1998	Tree	22	8207	Cedar tree	10
1999	Tree	16	8208	Oak Tree	18.5
2000	Tree	16	8209	Oak Tree	26
5701	Oak Tree	12	8210	Tree	17
5702	Oak Tree	27	8211	Tree	13
5703	Oak Tree	11.5	8212	Tree	17.5
5704	Oak Tree	10.5	8213	Oak Tree	13.5
5705	Oak Tree	20	8214	Oak Tree	17
5706	Oak Tree	11	8215	Oak Tree	17
5707	Oak Tree	9.5	8216	Oak Tree	14.5
5708	Oak Tree	13	8217	Oak Tree	24.5
5709	Oak Tree	12.5	8218	Oak Tree	16
5710	Oak Tree	10.5	8219	Oak Tree	14.5
5711	Oak Tree	9.5	8220	Oak Tree	23
5712	Oak Tree	13.5	8221	Oak Tree	21.5
5713	Oak Tree	16.5	8222	Oak Tree	18
5714	Oak Tree	12.5	8223	Oak Tree	16.5
5715	Oak Tree	11	8224	Mesquite Tree	17
5716	Oak Tree	19	8225	Tree	17.5
5717	Oak Tree	12	8226	Tree	18
5718	Cedar tree	17.5	8227	Tree	14.5
5719	Oak Tree	17	8228	Tree	19.5
5720	Oak Tree	10	8229	Tree	14.5
5721	Oak Tree	21	8230	Tree	16.5
5722	Oak Tree	10.5	8231	Tree	11
5723	Oak Tree	19	8232	Tree	25.5
5724	Oak Tree	13.5	8233	Tree	17.5
5725	Oak Tree	13	8584	Tree	29
5726	Oak Tree	20.5	8585	Tree	20
5727	Oak Tree	20.5	8586	Tree	22.5
5728	Oak Tree	22.5	8587	Tree	22
5729	Oak Tree	20.5	8588	Tree	17
5730	Oak Tree	15	8589	Tree	20.5
5731	Oak Tree	10	8590	Tree	13
5732	Oak Tree	9.5	8591	Tree	16.5
5733	Oak Tree	10.5	8592	Tree	19.5
5734	Oak Tree	12	8593	Tree	11
5735	Oak Tree	9.5	8594	Tree	13.5
5736	Oak Tree	17.5	8595	Tree	19
5737	Oak Tree	9.5	8596	Tree	13
5738	Oak Tree	10	8598	Oak Tree	11
5739	Oak Tree	9.5	8599	Oak Tree	18.5
5740	Oak Tree	11.5	8600	Tree	16.5
5741	Cedar tree	32	8797	Tree	15.5

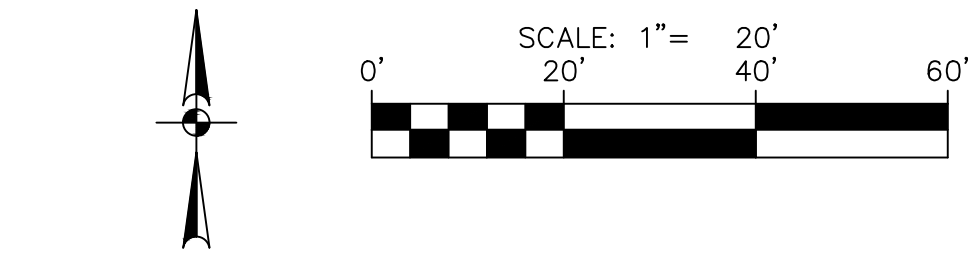
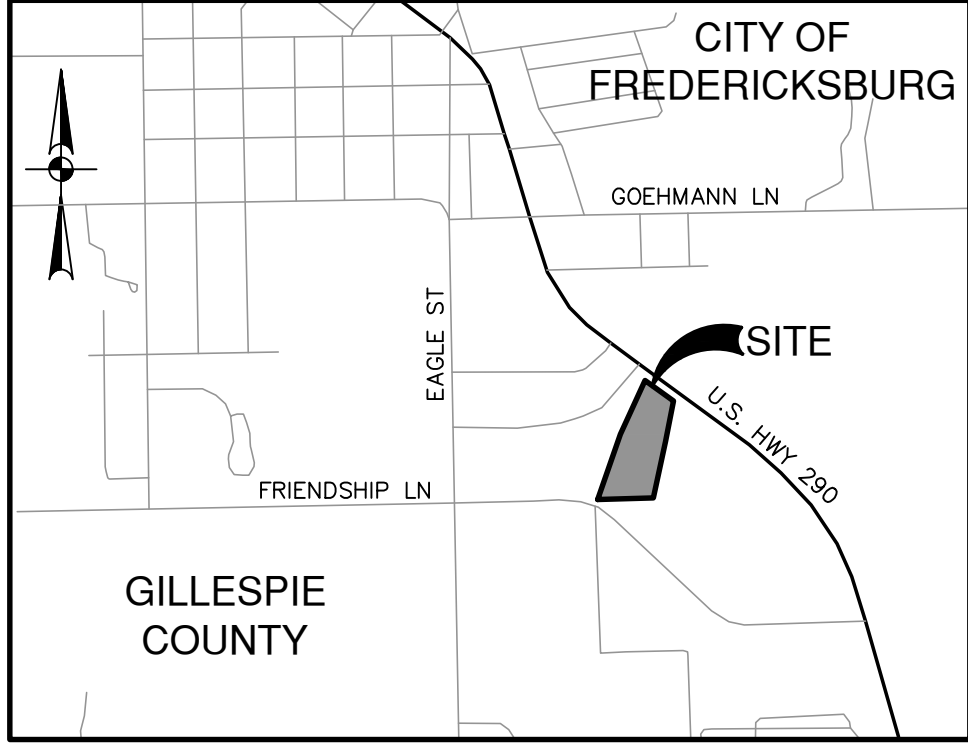
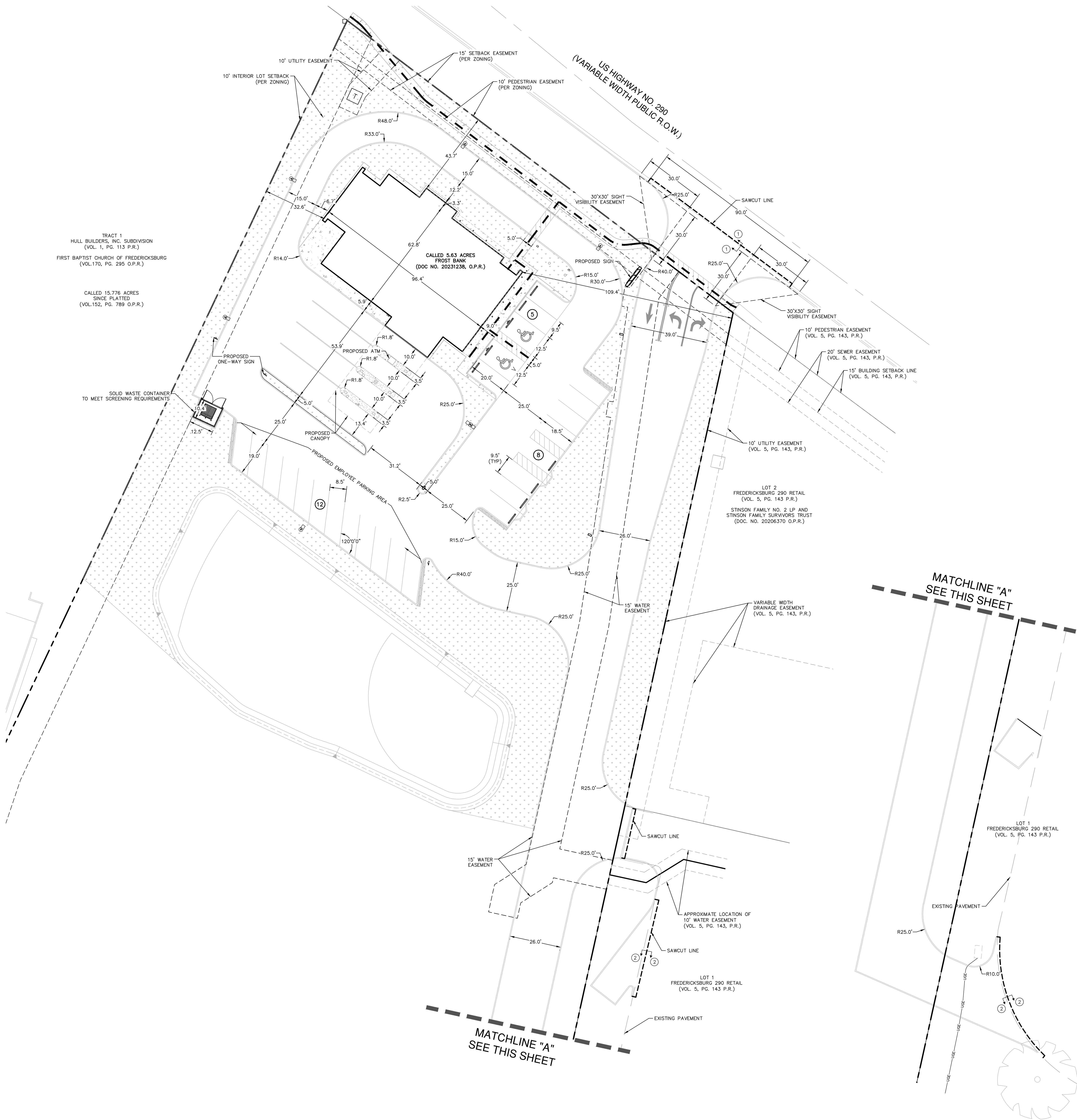


FROST
FINANCIAL CENTER - FREDERICKSBURG
1415 E. MAIN ST, FREDERICKSBURG, TX, 78664

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#94959 on 3/17/2025
This document is not to be
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ENGINEERING FIRM: PAFF-GARDON ENGINEERS
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.
REVISIONS:
NO. DESCRIPTION DATE

3/17/2025
Project No. 13530.00
50% CONTRACT
DOCUMENTS
EXISTING CONDITIONS
& OVERALL SITE PLAN



LEGEND	
	PROPERTY LINE
	PROPOSED CURB
	EXISTING CURB
	ACCESSIBLE ROUTE
	CONCRETE SIDEWALK
	LANDSCAPE AREA (+24,979 SF)
	PROPOSED PARKING SPACE COUNT
	PROPOSED LIGHT FIXTURE (REFERENCE ELECTRICAL PLANS)

KEYED NOTES:

- ① CONCRETE TO ASPHALT PAVEMENT JUNCTION
② CONCRETE TO CONCRETE JUNCTION

PROJECT NOTES:

- ADDRESS = 1415 E MAIN ST., FREDERICKSBURG, TX 78624
- BUSINESS NAME = FROST BANK
- PROPOSED USE = FINANCIAL SERVICES
- ZONING = COMMERCIAL (C2)
- LOT SIZE:
 - MINIMUM: 5,000 SF
 - ACTUAL: 245,377 SF
- IMPERVIOUS COVER:
 - MAXIMUM: 80%
 - PROPOSED: ±25%
- BUILDING COVER:
 - PROPOSED: 5,387 SF (2.20%)
- FRONT SETBACK:
 - REQUIRED: 15'
 - PROPOSED: 15'
- SIDE SETBACK (EAST):
 - REQUIRED: 10'
 - PROPOSED: 10'
- SIDE SETBACK (WEST):
 - REQUIRED: 15'
 - PROPOSED: 15'
- BACK SETBACK:
 - REQUIRED: 0'
 - PROPOSED: 0'
- TYPE OF CONSTRUCTION = TYPE II-B
- BUILDING OCCUPANCY = B, BUSINESS
- BUILDING SQUARE FOOTAGE = 5,387 SF
- BUILDING HEIGHT:
 - MAXIMUM: 3 STORIES, 38 FEET
 - ACTUAL: 1 STORY, 30'-4"
- NO PORTION OF THIS SITE IS WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN PER PANEL NUMBER 48171C0288C, DATED OCTOBER 19, 2001.
- ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT.

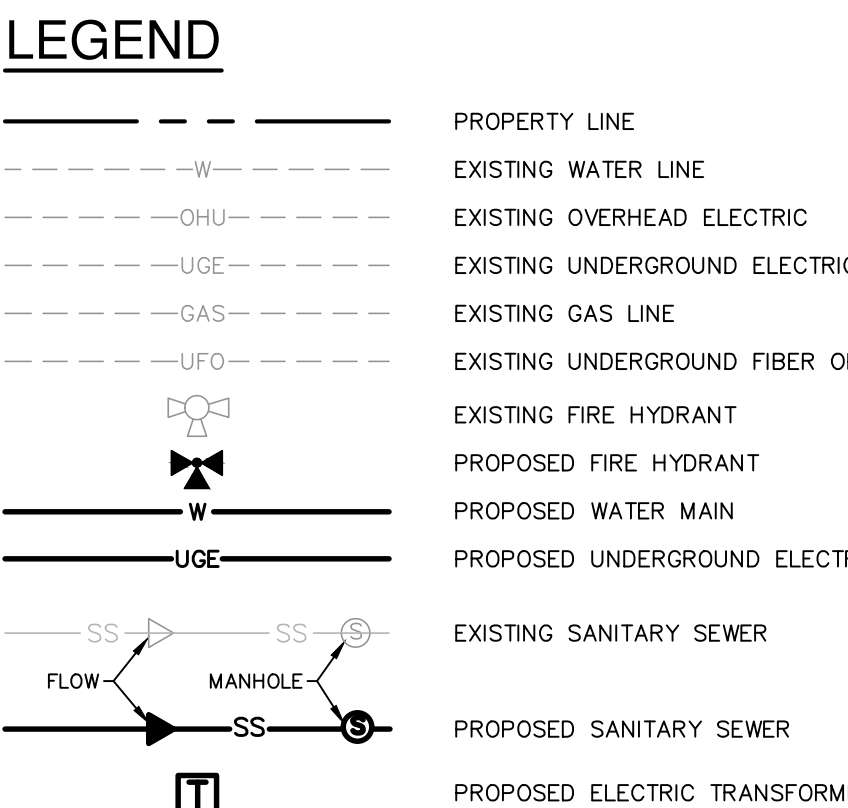
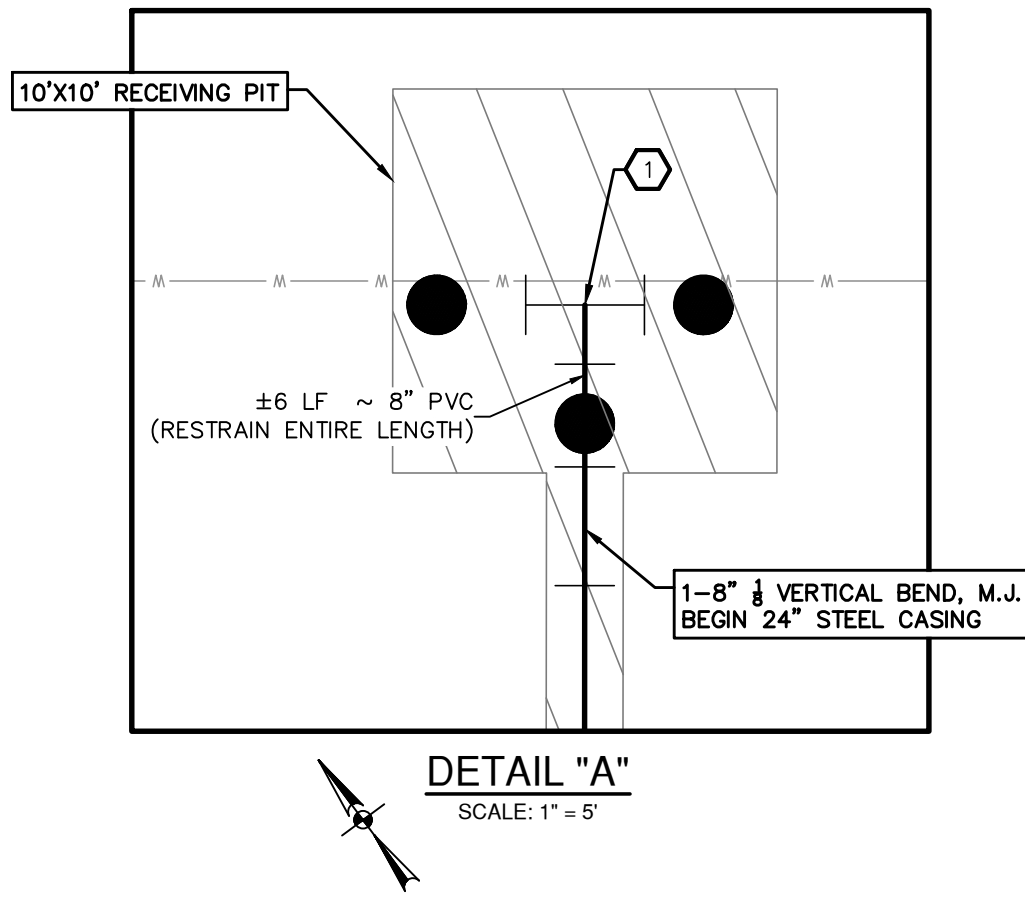
RETAIL - SITE / PARKING SUMMARY TABLE	
SITE ZONING	C2
GROSS FLOOR AREA (SQ. FT.)	5,387
BUILDING USE	FINANCIAL SERVICES
MINIMUM PARKING RATIO 1 TO 450	14
PROPOSED PARKING	STANDARD: 23 TOTAL: 25
ACCESSIBLE PARKING: REQUIRED ACCESSIBLE PARKING REQUIRED WITH VAN ACCESS PARKING PROPOSED ACCESSIBLE PARKING PROPOSED ACCESSIBLE EV PARKING	STANDARD 2 (TOTAL) 2 (TOTAL) 2 (TOTAL WITH 1 FOR VAN) 1 (TOTAL)



FROST
FINANCIAL CENTER - FREDERICKSBURG
1415 E. MAIN ST, FREDERICKSBURG, TX, 78624

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REVISIONS	
NO.	DESCRIPTION



- 1-12"x8" CUT-IN-TEE, M.J.
- 2-12" GATE VALVE, M.J.
- 1-8" GATE VALVE, M.J.
- 3-6" VALVE BOX, COMPLETE

FOR CHLORINATION INJECTION:

- 2-1" CORPORATION STOP, C.C.X.P.
- 2-1" COPPER TUBING, CUT AS REQ'D
- 2-1" 1/2 SOLD CAP, THD.

CONTRACTOR SHALL TIE TO EXISTING

6" POTABLE WATER MAIN AFTER DISINFECTION AND ACCEPTANCE

6

- 1-8"x6" TEE, M.J.
- 1-6" DOUBLE CHECK VALVE
- ASSEMBLY BACKFLOW PREVENTOR IN VAULT WITH FREE STANDING FDC IN PIT. (REF. SHEET C3.10 FOR FDC DETAILS)

DOMESTIC SERVICE LINE:

- 1-EXISTING METER BOX FOR 1" DOMESTIC METER
- 1-2" PRESSURE REDUCING VALVE INSTALL IMMEDIATELY AFTER WATER BELOW GRADED WITHIN VALVE BOX/VAULT. PRY EQUAL TO 10 PSI MIN.
- 1-2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR

7

IRRIGATION SERVICE LINE:

- 1-1" TAP WITH SERVICE SADDLE
- TYPE "K" COPPER PIPE COMPLETE W/FITTINGS, CUT AS REQUIRED
- 1" DRAIN WATERED METER BOX FOR 1" IRRIGATION METER
- SEE LANDSCAPE PLANS FOR DCA
- CONTINUATION & BACKFLOW PREVENTION

- 1-8"x8" CUT-IN-TEE, M.J.
- 2-6" GATE VALVE, M.J.
- 1-6" VALVE BOX, COMPLETE

8

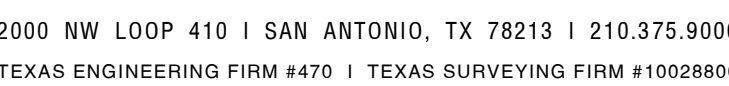
CONTRACTOR SHALL TIE TO EXISTING

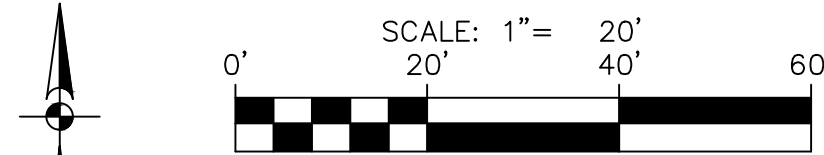
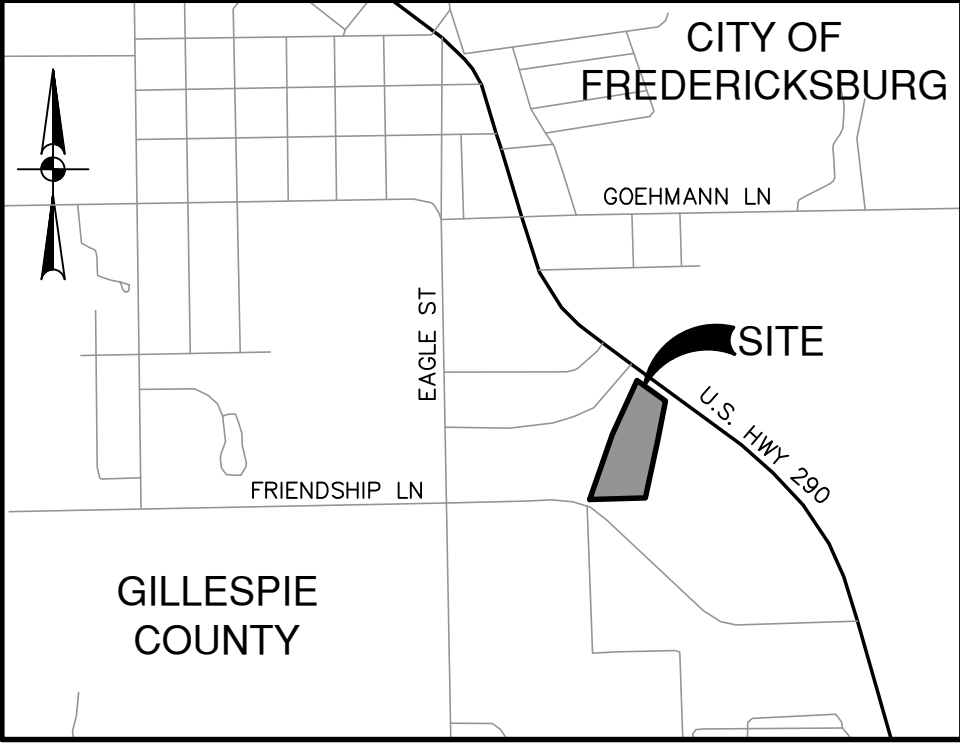
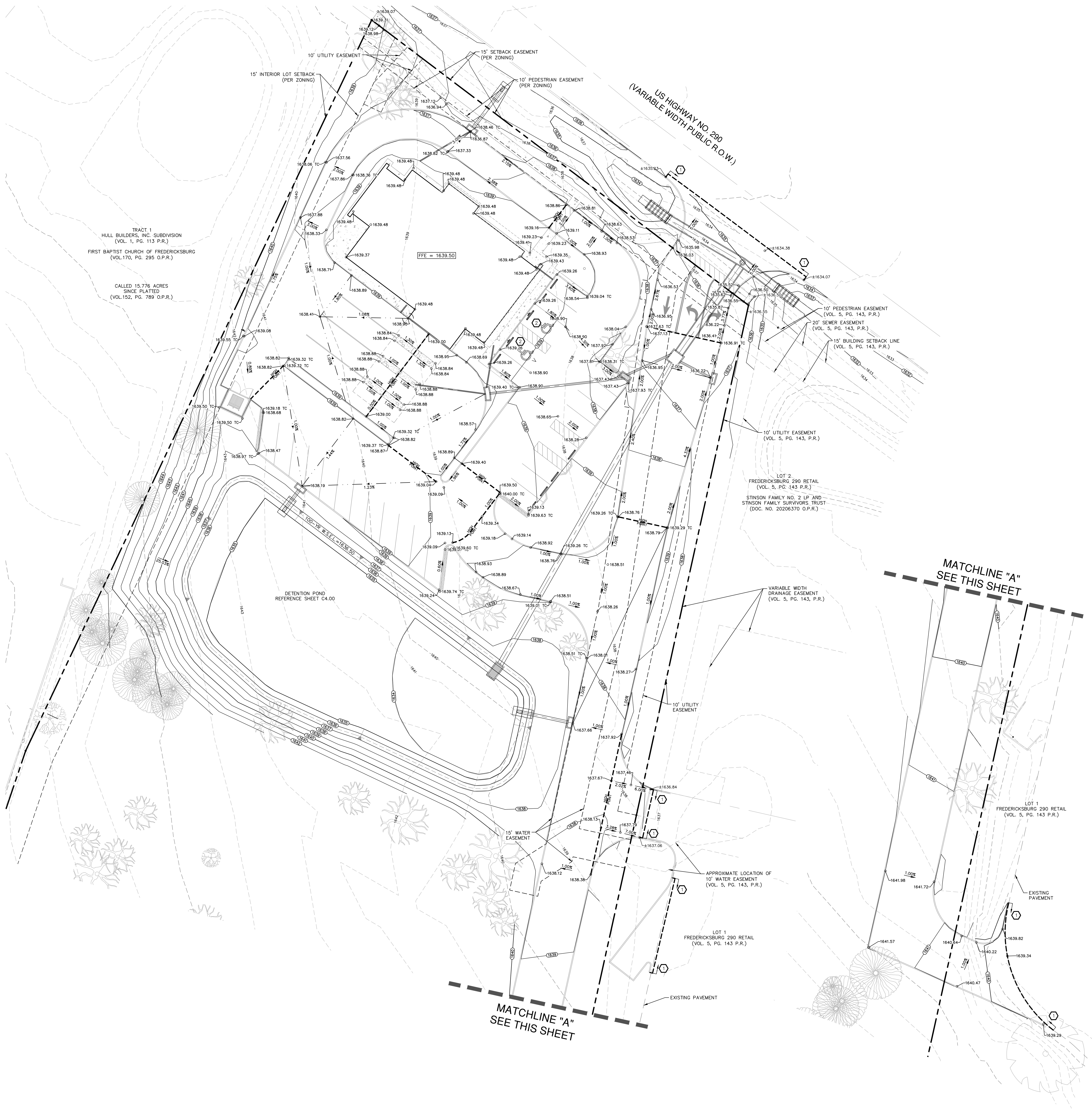
6" POTABLE WATER MAIN AFTER DISINFECTION AND ACCEPTANCE

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE, FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRICAL, PRIM ELECTRICAL, DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS FROM THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACT SHALL BE FOR A 1800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN THESE PLANS OR NOT.

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYE
OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT
IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECH
INFORMATION AND THE ANTICIPATED INSTALLATION TECH. WITHIN
THIRTY (30) DAYS BEFORE THE START OF THE TRENCH PROTECTION
EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND
PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS.
THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS
AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION
SAFETY THAT EMPLOYEES OF THE CONTRACTOR'S INDEPENDENTLY
FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND
CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY
CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM
THAT INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: (1) THE
ACCURACY OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION





LEGEND

---	PROPERTY LINE
---	EXISTING CONTOURS MAJOR
---	EXISTING CONTOURS MINOR
---	PROPOSED CONTOURS
---	SAWCUT LINE
---	ARMORED CURB (REF. SHEET C1.40)
o 642.50	PROPOSED SPOT ELEVATION
1641.43	EXISTING SPOT ELEVATION
TC	TOP OF CURB
FL	FLOW LINE
(Tree Symbol)	EXISTING TREES TO REMAIN (COORDINATE WITH LANDSCAPE ARCHITECT)
FF = 643.00	FINISHED FLOOR ELEVATION
→	PROPOSED FLOW ARROWS

KEY NOTES

- CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AND CURB. CONTRACTOR SHALL TAKE PRECAUTION TO AVOID DAMAGING EXISTING PAVEMENT TO REMAIN. NO JAGGED EDGES WILL BE ALLOWED. MATCH EXISTING ELEVATION.
- ADA PARKING AREA (2% MAX SLOPE ANY DIRECTION)

CAUTION!!

EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND WILL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL, DUCTBANKS, LANDSCAPE, IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

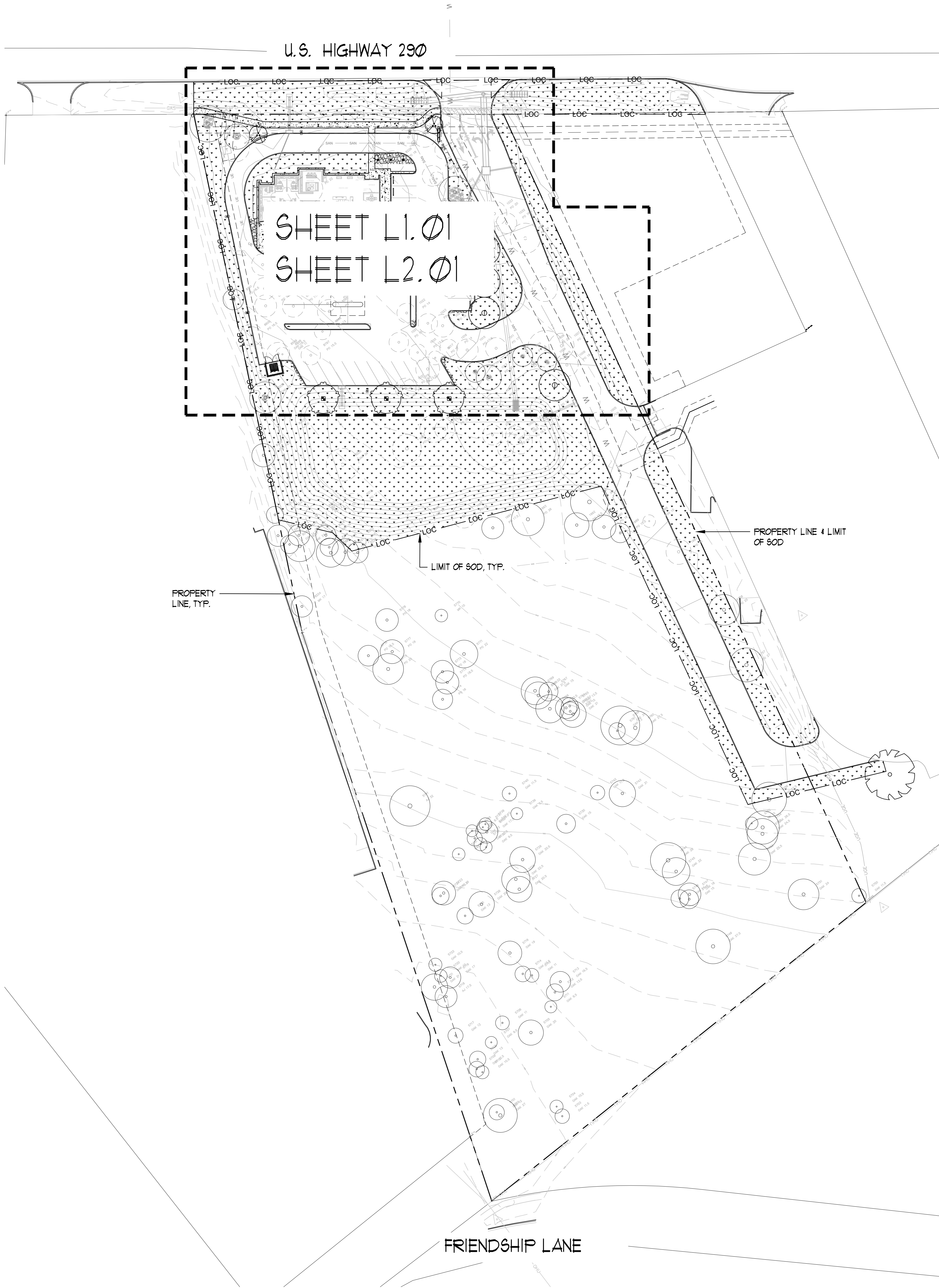
TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800





DRAWING LEGEND	
SYM	DESCRIPTION
---	PROPERTY BOUNDARY
---	LIMITS OF CONSTRUCTION
	PROPOSED GRADING, REF. CIVIL
	EXISTING GRADING, REF. CIVIL
---	ENLARGEMENT AREA
	BERMUDA SOLID SOD '1F 419'
	EXISTING TREES TO BE PROTECTED IN PLACE
	EXISTING TREES TO BE REMOVED

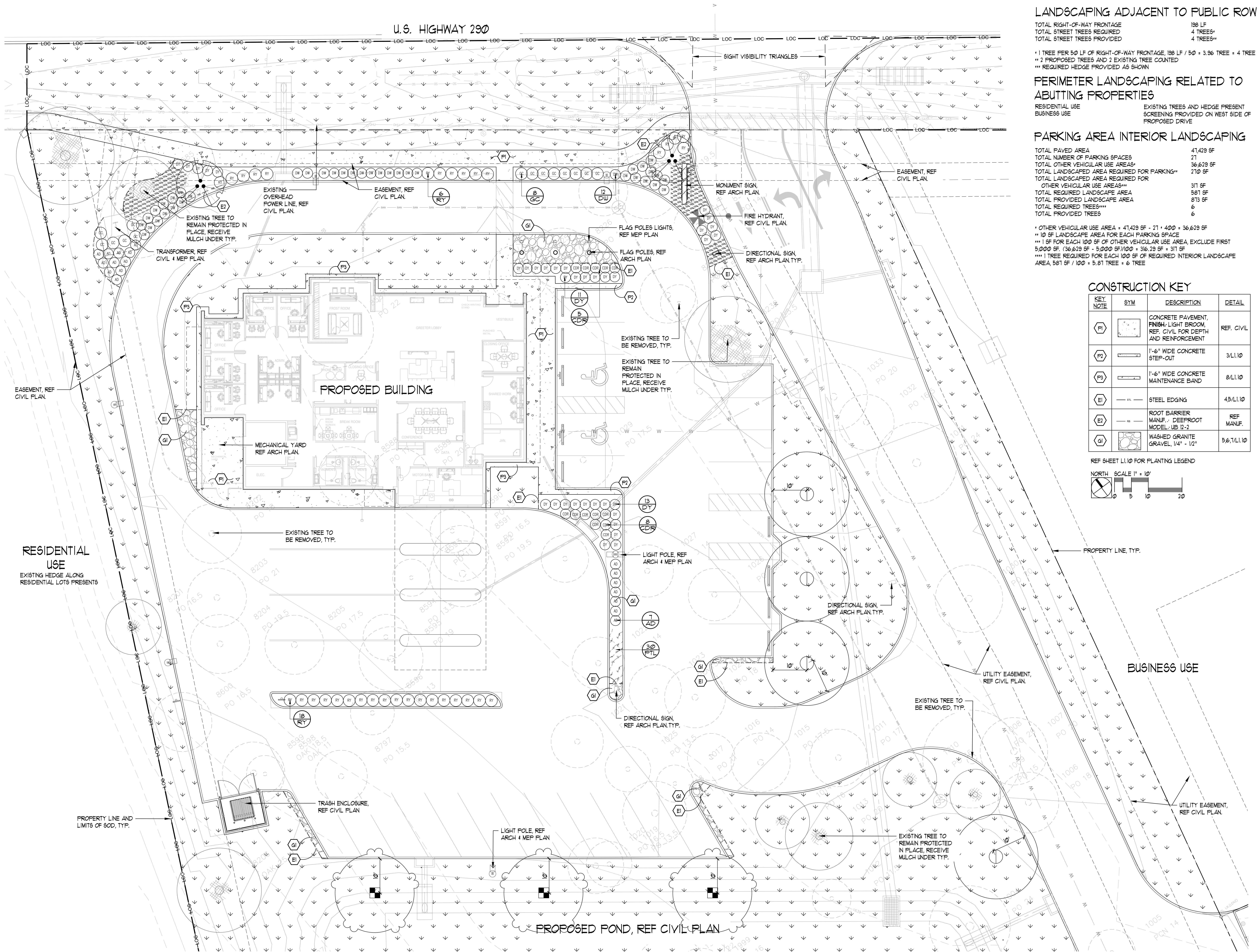
GENERAL CONSTRUCTION NOTES:

- LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BODILY INJURY AND/OR ANY COST INCURRED DUE TO DAMAGE OF OWNER'S PROPERTY OR UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION TO ENSURE UTILITIES ARE NOT DISTURBED. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITIES.
- ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR IT SHALL BE ASSUMED THAT THE CONTRACTOR CAN IMPLEMENT THE PLANS AS DRAWN AND SPECIFIED.
- EXISTING CONDITIONS ARE SHOWN SHADED BACK TO ALLOW ALL PROPOSED IMPROVEMENTS TO STAND OUT. EXISTING BASE INFORMATION HAS BEEN IMPORTED FROM CIVIL AND ARCHITECTURAL DRAWINGS. REFER TO THESE DRAWINGS FOR SUPPLEMENTAL INFORMATION.
- PAVEMENT DESIGN AND DETAILS BASED UPON GEOTECHNICAL ENGINEERING REPORT. REPORT AVAILABLE AT JOB SITE TRAILER.

LANDSCAPE NOTES:

- ALL UNDESIRABLE VEGETATION (WEEDS, ETC.) WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED AND ROOT SYSTEMS SHOULD BE ERADICATED.
- FINISH GRADES OF PLANT BED AREAS (TOP OF MULCH), SOD (TOP OF SOD), HYDROMULCH (TOP OF TOPSOIL) SHALL BE FLUSH WITH ADJACENT PAVING.
- TRENCHING AND SITE WORK PERFORMED WITHIN THE ROOT ZONES OF EXISTING TREES SHALL BE DONE BY HAND OR AIR SPADE UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. NO ROOTS OVER 1" DIA. SHALL BE CUT.
- VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS REFERENCE ONLY. IF QUANTITIES ON PLANT SCHEDULE DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL. LANDSCAPE ARCHITECT TO REVIEW TREE MATERIAL FOR TAGGING AT SOURCE. CONTRACTOR TO PROVIDE INFORMATION OF TREE FARM OR SOURCE OF GROWTH PRIOR TO TREE TAGGING TRIP (PLANTBID® AS SOURCE WILL NOT BE ACCEPTABLE). REMAINING PLANT MATERIAL TO BE REVIEWED BY PHOTO PRIOR TO PURCHASE, DIGGING, OR SHIPPING OF PLANT MATERIALS.
- PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- PLANT NAMES USED ON THE PLANS COMPLY WITH STANDARD HORTICULTURAL NOMENCLATURE, AND NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE. THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE SHALL REVIEW ALL PLANTS AT THE TIME OF DELIVERY TO THE SITE. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE DELIVERY TIME, AND/OR DOES NOT CALL FOR OBSERVATION OF THE MATERIAL, THE CONTRACTOR SHALL BE LIABLE FOR ALL REMOVAL AND REPLACEMENT COSTS OF THE PLANT MATERIAL. THE PLANT MATERIAL WILL BE JUDGED AND ACCEPTED OR REJECTED ON BASIS OF THE FOLLOWING CRITERIA:
 - PROVIDE PLANTS OF QUALITY, SIZE, GENUS, SPECIES, AND VARIETY AS INDICATED ON THE PLANS AND AS COORDINATED WITH THE LANDSCAPE ARCHITECT.
 - PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS, CONFORMING TO ANSI Z60.1
 - TREE CANOPIES SHALL HAVE AN INTACT AND UNDAMAGED CENTRAL LEADER.
 - TREES ARE REQUIRED TO STAND UPRIGHT WITH NO SUPPORT AND HAVE PROPER TRUNK CALIPER (PER CITY OF AUSTIN REQUIREMENTS) AND TAPER. TREES HAVING "BROOM STICK" TRUNKS WITH "FOODLE" TOPS WILL NOT BE ACCEPTED.
 - BARK SHALL BE DAMAGE FREE WITH ALL MINOR CUTS AND ABRASIONS SHOWING HEALING TISSUE. FOLIAGE, ROOTS AND STEMS OF ALL PLANTS SHALL BE OF VIGOROUS HEALTH AND NORMAL HABIT OF GROWTH FOR ITS SPECIES. ALL PLANTS SHALL BE FREE OF INSECT INFESTATIONS AND DISEASES. TOP GROWTH SHALL BE PROPORTIONATE TO BOTTOM GROWTH.
 - SHRUBS TRANSPLANTED IN AN UP-SIZED CONTAINER LARGER THAN SPECIFIED SIZE, SHALL HAVE BEEN GROWN IN THAT CONTAINER FOR A SUFFICIENT LENGTH OF TIME TO DEVELOP NEW FIBROUS ROOTS, SO THAT ROOT MASS WILL FILL THE CONTAINER.
 - AREAS DISTURBED BY CONSTRUCTION AND ARE NOT SCHEDULED TO BE IMPROVED SHALL BE REPAIRED TO THE STATE THAT IT WAS PRIOR TO THE START OF CONSTRUCTION.
- EXACT LOCATIONS OF TREES TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT THE ADJUSTMENT OF PLANTS TO EXACT LOCATION IN FIELD.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
- PROVIDE EDGING AS DIVIDER BETWEEN PLANTING BEDS AND LAWN AREAS AS SHOWN AND CALLED OUT ON PLANS.
- IF PLANT MATERIAL IS BALL AND BURLAP, CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. CONTAINER GROWN STOCK WILL HAVE THE OUTSIDE EDGE OF THE ROOTBALL LOOSENEED BY HAND AFTER REMOVING FROM THE CONTAINER.
- SPACING OF PLANT MATERIALS SHOULD BE 1/2 OF PLANT SPACING (AS CALLED OUT ON PLANT SCHEDULE) + AN ADDITIONAL 6" FROM CENTER OF ROOT BALL TO THE EDGE OF PAVEMENT AREA, UNLESS OTHERWISE NOTED.
- ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS PLANTS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
- ALL PLANT MATERIAL ADJACENT TO PEDESTRIANS WALKWAYS TO MAINTAIN A MULCH CLEARANCE TO PREVENT PLANT MATERIALS FROM OVERGROWING ONTO PEDESTRIANS WALKWAYS PER THE SPACING MENTIONED IN THE NOTE ABOVE.





LANDSCAPING ADJACENT TO PUBLIC ROW

TOTAL RIGHT-OF-WAY FRONTAGE	198 LF
TOTAL STREET TREES REQUIRED	4 TREES*
TOTAL STREET TREES PROVIDED	4 TREES**

* 1 TREE PER 50 LF OF RIGHT-OF-WAY FRONTAGE, 198 LF / 50' = 3.96 TREE = 4 TREE
** 2 PROPOSED TREES AND 2 EXISTING TREE COUNTED
*** REQUIRED HEDGE PROVIDED AS SHOWN

PERIMETER LANDSCAPING RELATED TO ABUTTING PROPERTIES

RESIDENTIAL USE	EXISTING TREES AND HEDGE PRESENT
BUSINESS USE	SCREENING PROVIDED ON WEST SIDE OF PROPOSED DRIVE

PARKING AREA INTERIOR LANDSCAPING

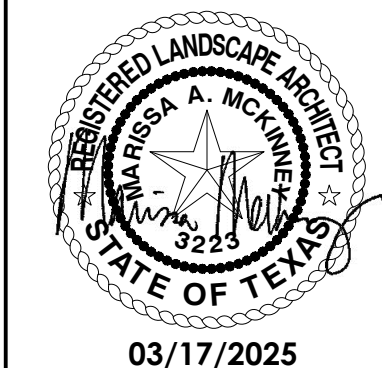
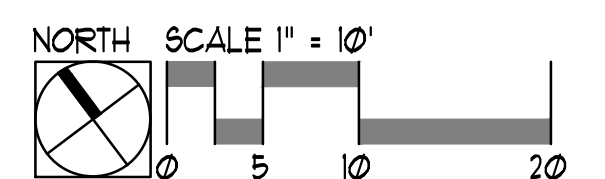
TOTAL PAVED AREA	41,429 SF
TOTAL NUMBER OF PARKING SPACES	21
TOTAL OTHER VEHICULAR USE AREAS*	36,629 SF
TOTAL LANDSCAPED AREA REQUIRED FOR PARKING**	270 SF
TOTAL LANDSCAPED AREA REQUIRED FOR OTHER VEHICULAR USE AREAS***	317 SF
TOTAL REQUIRED LANDSCAPE AREA	587 SF
TOTAL PROVIDED LANDSCAPE AREA	573 SF
TOTAL REQUIRED TREES****	6
TOTAL PROVIDED TREES	6

* OTHER VEHICULAR USE AREA = 41,429 SF - 21 x 400' = 36,629 SF
** 10 SF LANDSCAPE AREA FOR EACH PARKING SPACE
*** 1 SF FOR EACH 100 SF OF OTHER VEHICULAR USE AREA, EXCLUDE FIRST 5,000 SF (36,629 SF - 5,000 SF) / 100' = 316.29 SF = 317 SF
**** 1 TREE REQUIRED FOR EACH 100 SF OF REQUIRED INTERIOR LANDSCAPE AREA, 587 SF / 100' = 5.87 TREE = 6 TREE

CONSTRUCTION KEY

KEY NOTE	SYM	DESCRIPTION	DETAIL
P1	[Symbol]	CONCRETE PAVEMENT, FINISH: LIGHT BROOM, REF. CIVIL FOR DEPTH AND REINFORCEMENT	REF. CIVIL
P2	[Symbol]	1'-6" WIDE CONCRETE STEP-OUT	3/L1.10
P3	[Symbol]	1'-6" WIDE CONCRETE MAINTENANCE BAND	8/L1.10
E1	[Symbol]	STEEL EDGING	45/L1.10
E2	[Symbol]	ROOT BARRIER MANUF.: DEEPROOT MODEL: UB 12-2	REF. MANUF.
G1	[Symbol]	WASHED GRANITE GRAVEL, 1/4" - 1/2"	5/6, 7/L1.10

REF SHEET L1.10 FOR PLANTING LEGEND



03/17/2025

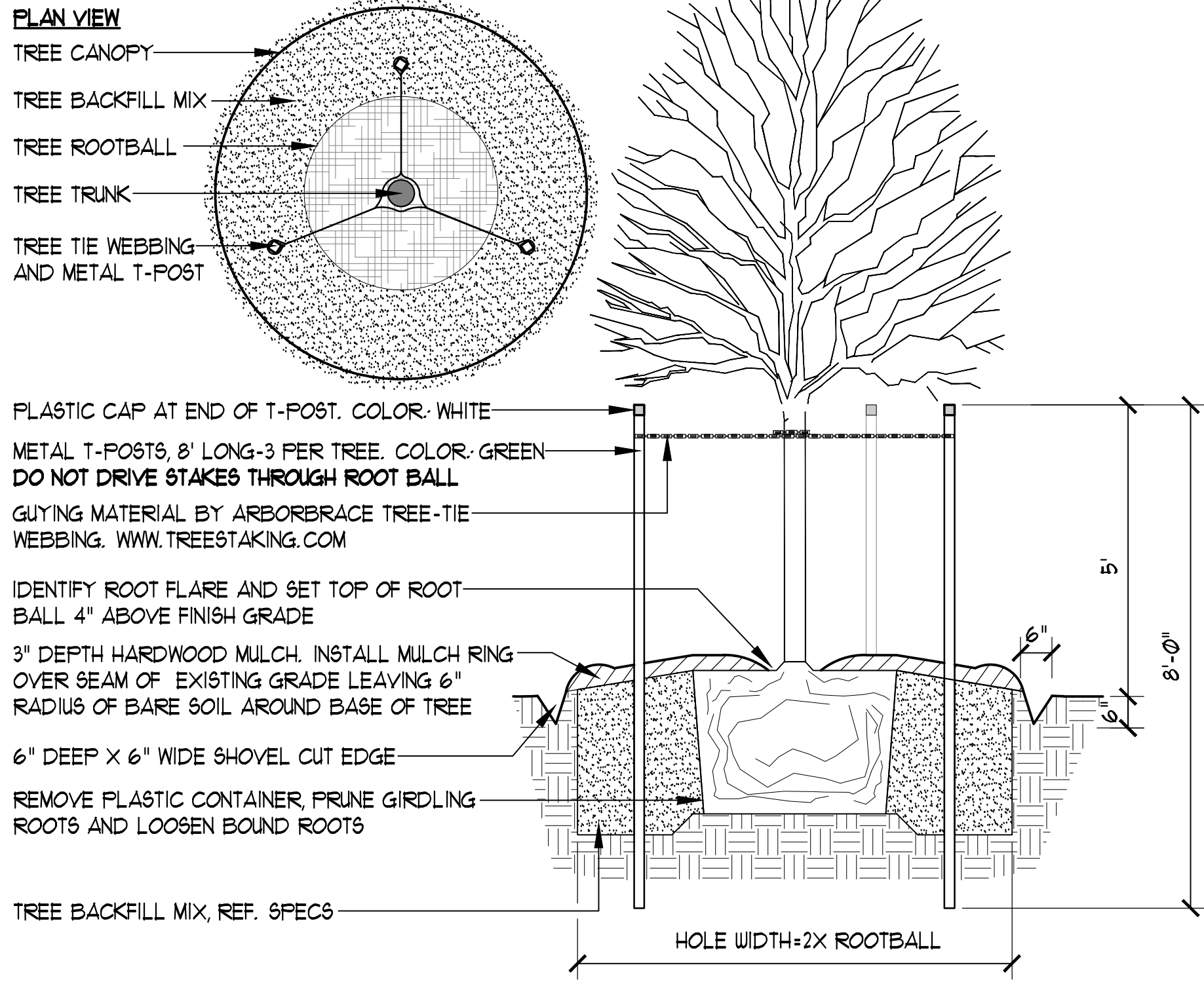
Revisions:
NO. DESCRIPTION DATE

03/17/2025
Project No. 2416.00
100% CONSTRUCTION
DOCUMENTS

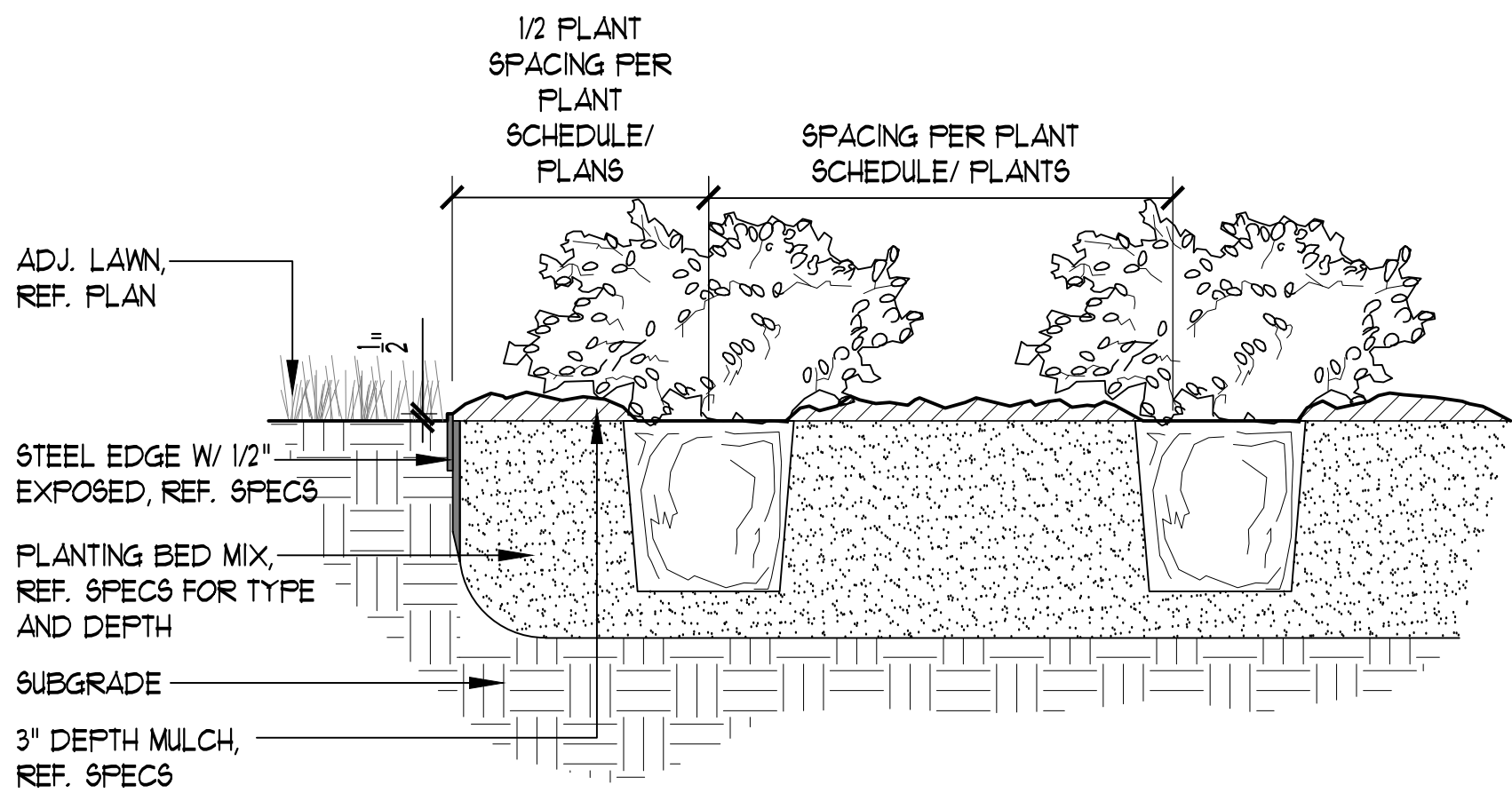
HARDSCAPE &
LANDSCAPE PLAN

L1.01

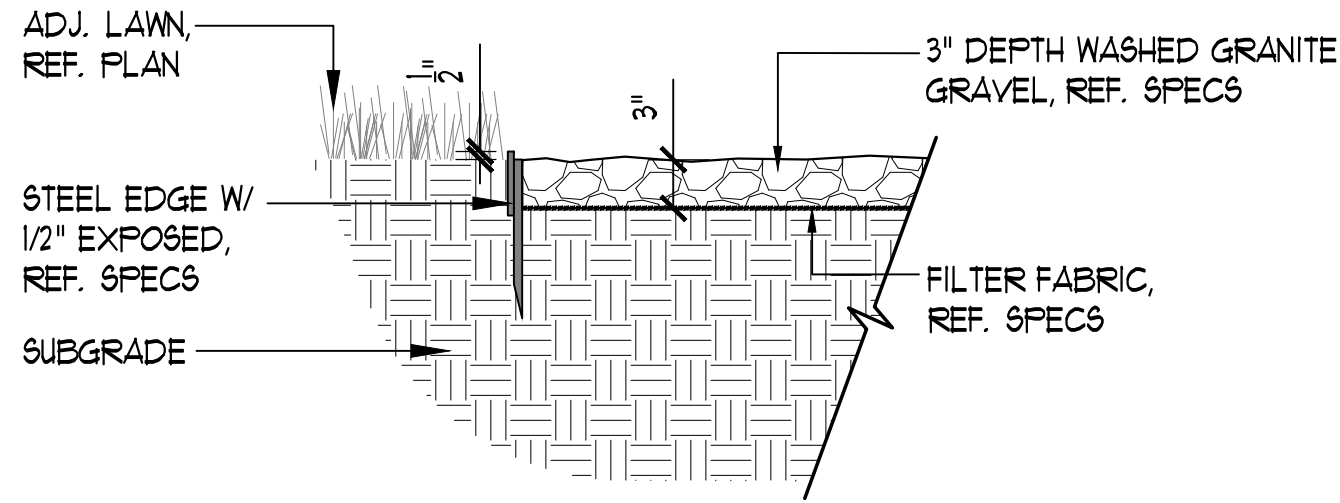
NOTE(6):
1. PRUNE DEAD OR BROKEN BRANCHES ONLY BRANCHES TO BE 80" AFF AT ACCESSIBLE AREAS.
2. ALIGN STAKING OF TREES IDENTICALLY WHEN IN LINES OR GROUPS.



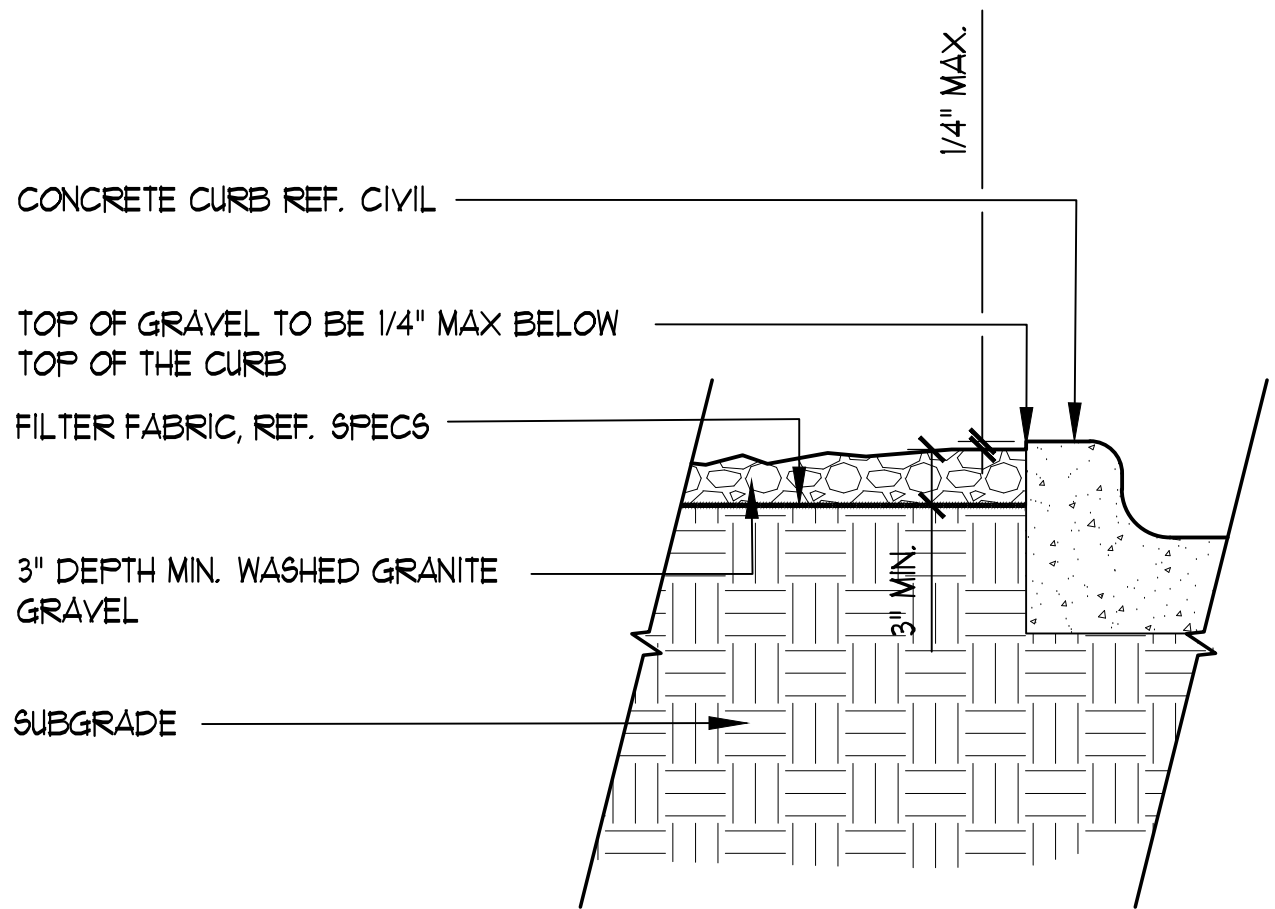
1 SHADE TREE
SECTION SCALE: 1/2"=1'-0"



4 STEEL EDGE IN BETWEEN SHRUB AND TURF
SECTION SCALE: 1"=1'-0"

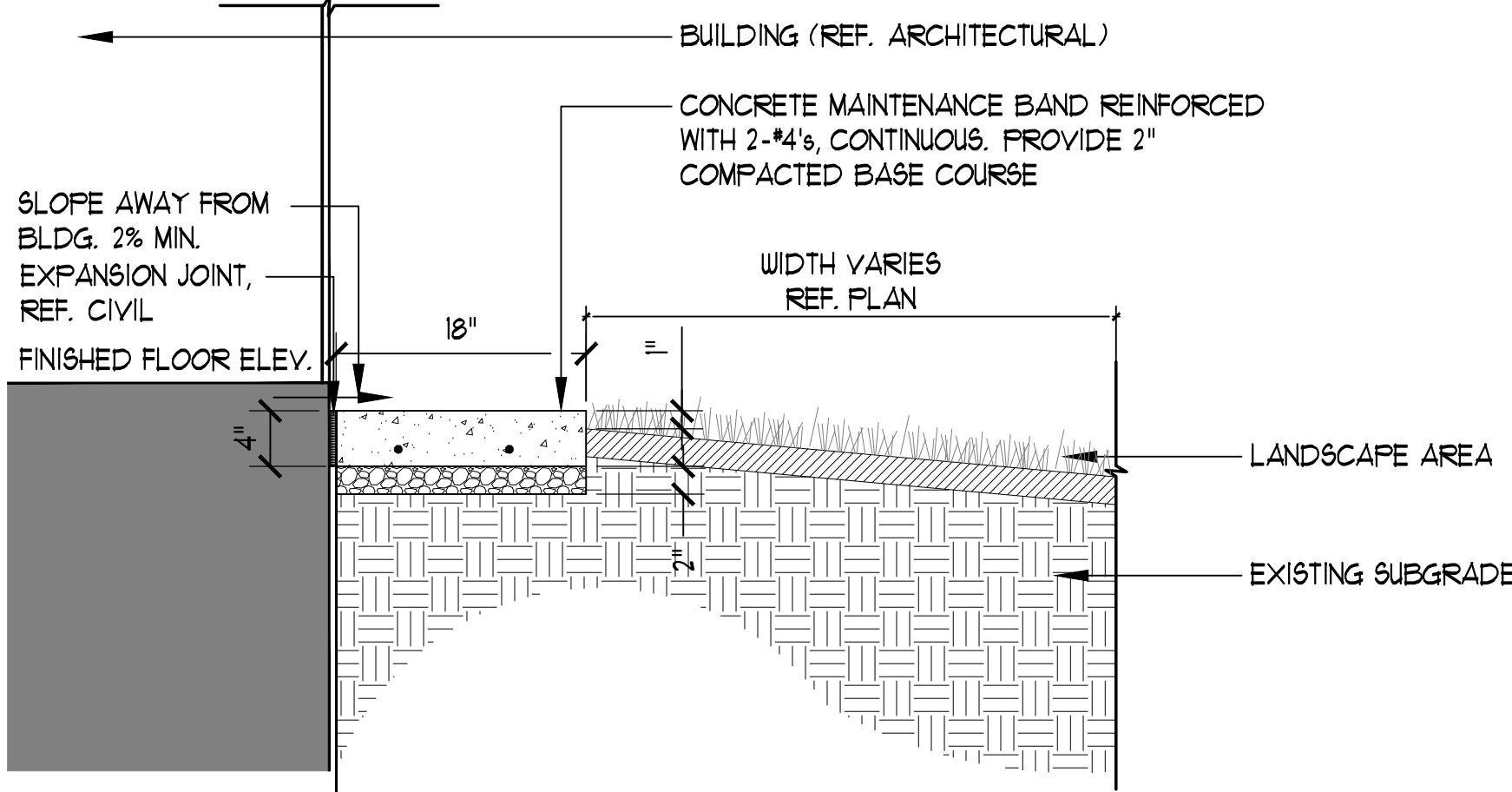


5 STEEL EDGE IN BETWEEN TURF AND GRAVEL
SECTION SCALE: 1"=1'-0"

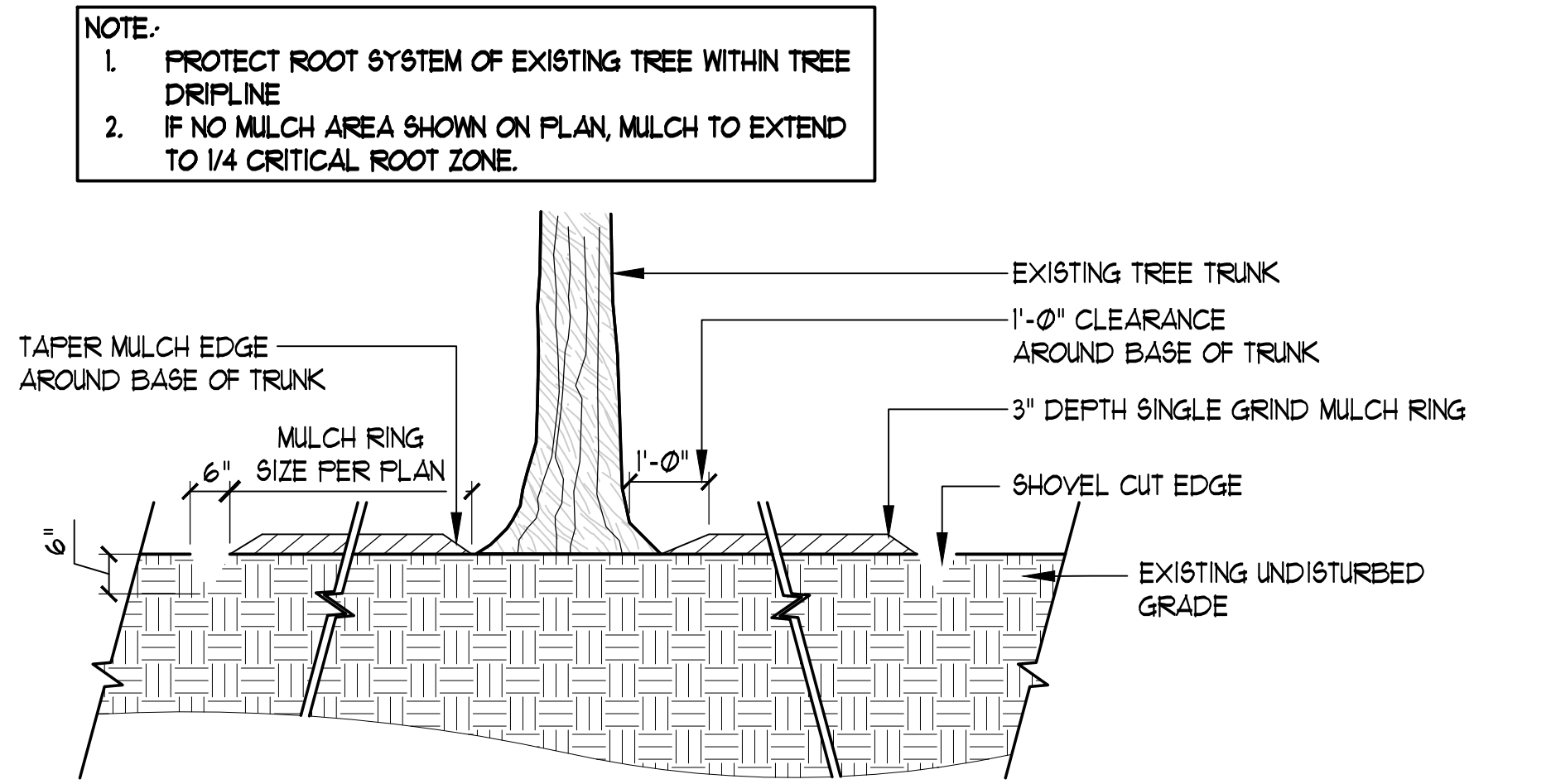


7 GRAVEL AREA ADJACENT TO CONCRETE CURB
SECTION SCALE: 1"=1'-0"

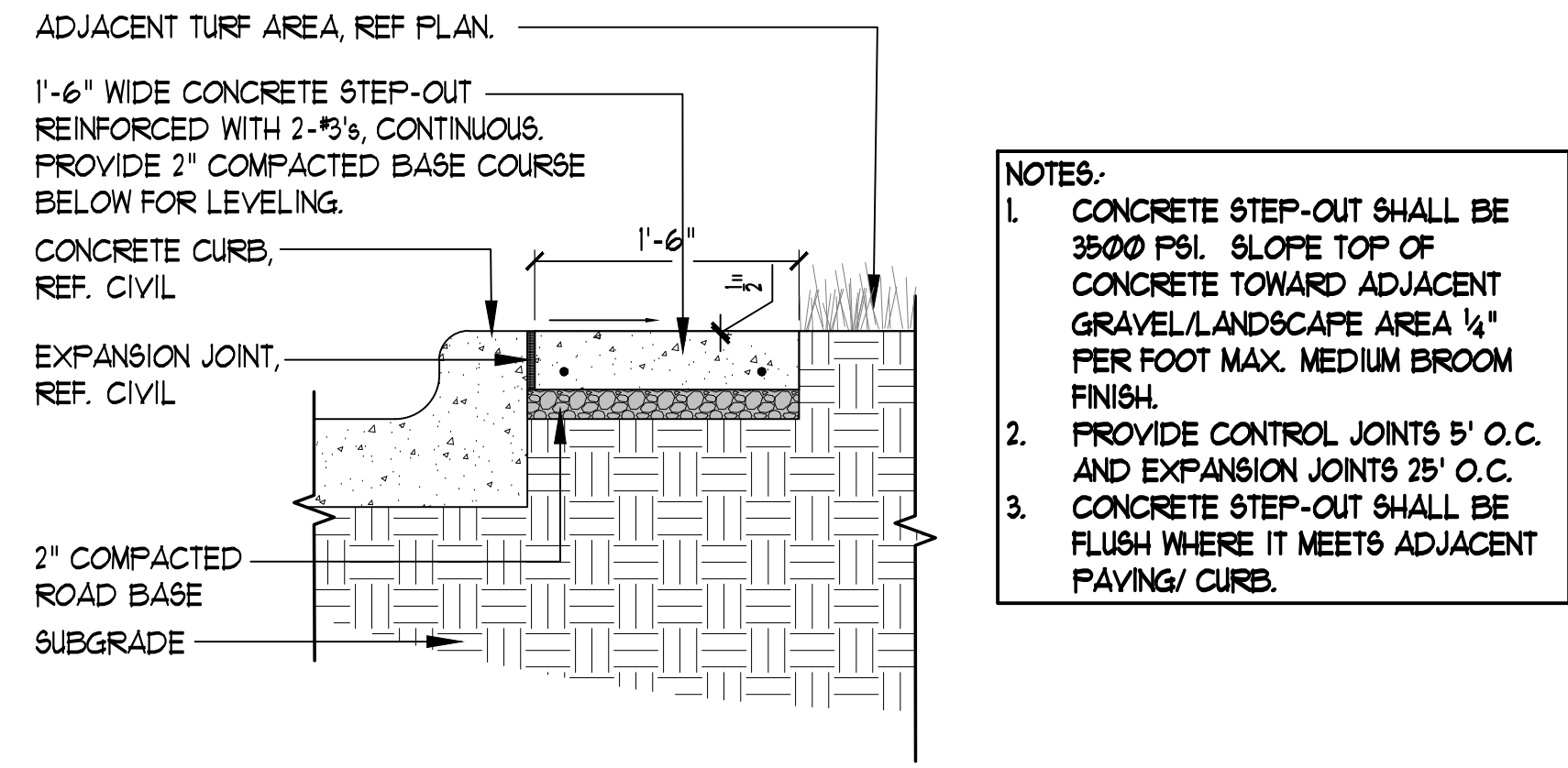
NOTES:
1. TOP OF GRADE AT THE BASE OF THE BUILDING FOOTPRINT SHALL BE A MINIMUM OF 2" A MAXIMUM OF 6" BELOW THE FINISHED FLOOR ELEVATION (COORDINATE WITH CIVIL AND ARCHITECT).
2. CONCRETE EDGE SHALL BE 3500 PSI. SLOPE TOP OF CONCRETE TOWARD LAWN 1/4" PER FOOT MAX. MEDIUM BROOM FINISH.
3. PROVIDE CONTROL JOINTS 5' O.C. AND EXPANSION JOINTS 25' O.C.
4. IRRIGATION TO BE INSTALLED OUTSIDE OF MAINTENANCE BAND, REF. IRRIGATION PLAN
5. CONCRETE MAINTENANCE BAND SHALL BE FLUSH WHERE IT MEETS ADJACENT PAVING.



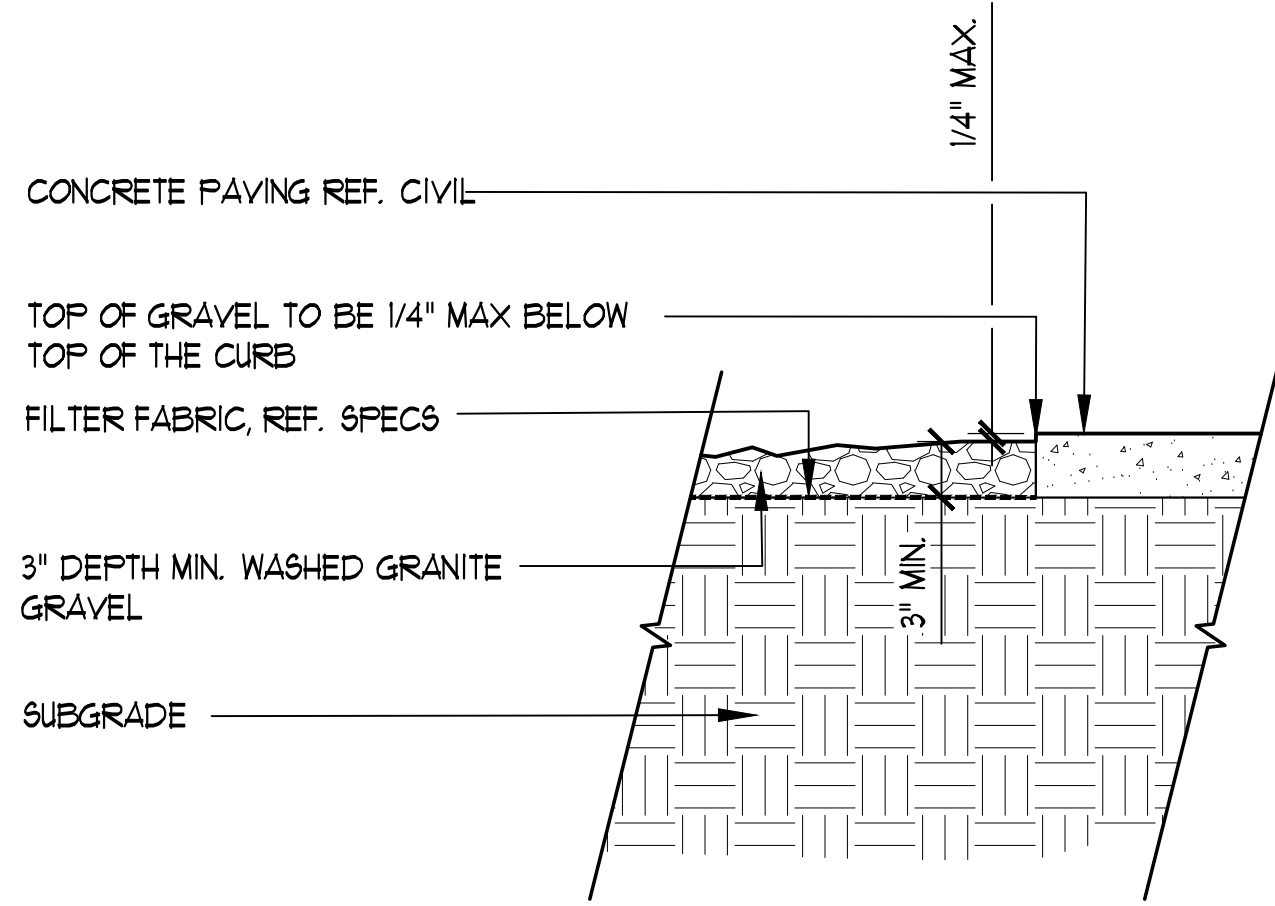
8 CONCRETE MAINTENANCE BAND
SECTION SCALE: 1"=1'-0"



2 MULCH UNDER EXISTING TREE
SECTION SCALE: 1/2"=1'-0"

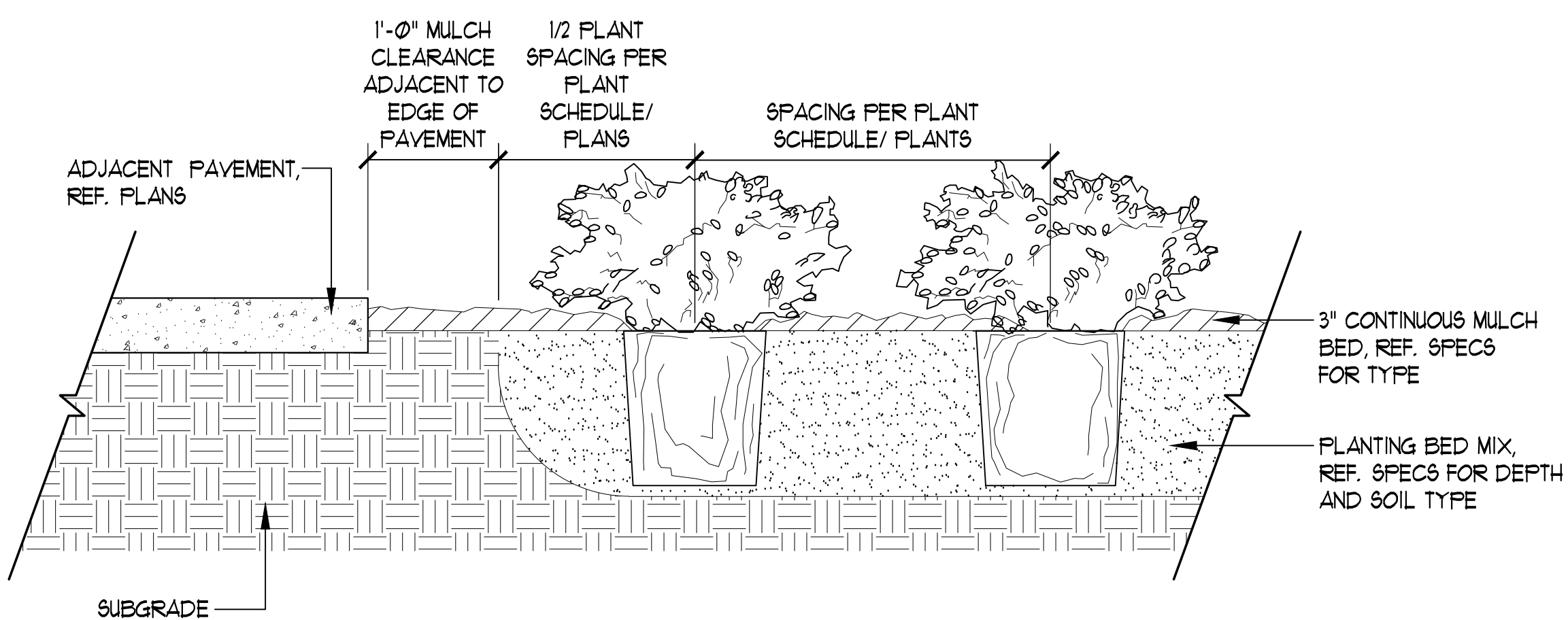


3 CONCRETE STEP-OUT
SECTION SCALE: 1"=1'-0"



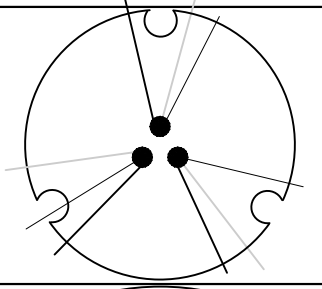
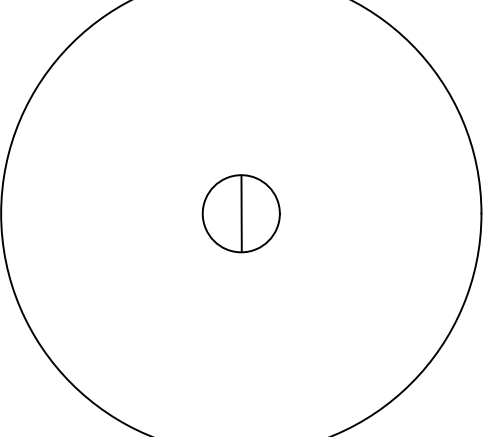
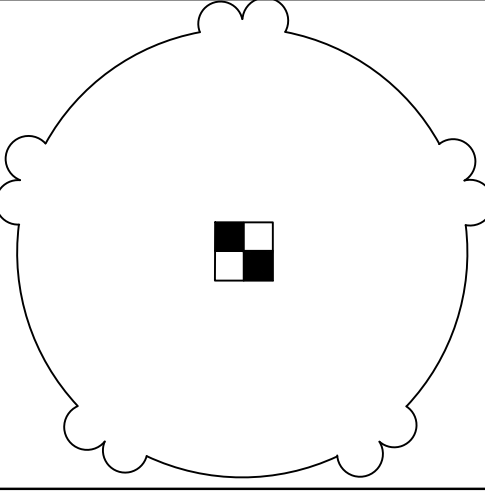
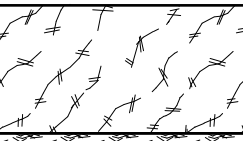
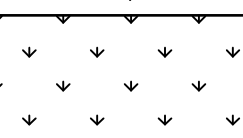
6 GRAVEL AREA ADJACENT TO CONCRETE PAVING
SECTION SCALE: 1"=1'-0"

NOTE(6):
1. 1'-0" MULCH CLEARANCE ADJACENT TO ALL PAVEMENT TO BE PROVIDED AS SHOWN ON PLANS AND DETAIL BELOW.
2. NO SHRUBS OR GROUND COVERS ALLOWED IN THE 1'-0" MULCH CLEARANCE ZONE.
3. TOP OF MULCH TO BE A MAX OF 1/2" BELOW TOP OF ADJACENT PAVEMENT.



9 SHRUB PLANTING ADJACENT TO PAVEMENT
SECTION SCALE: 1"=1'-0"

PLANT SCHEDULE

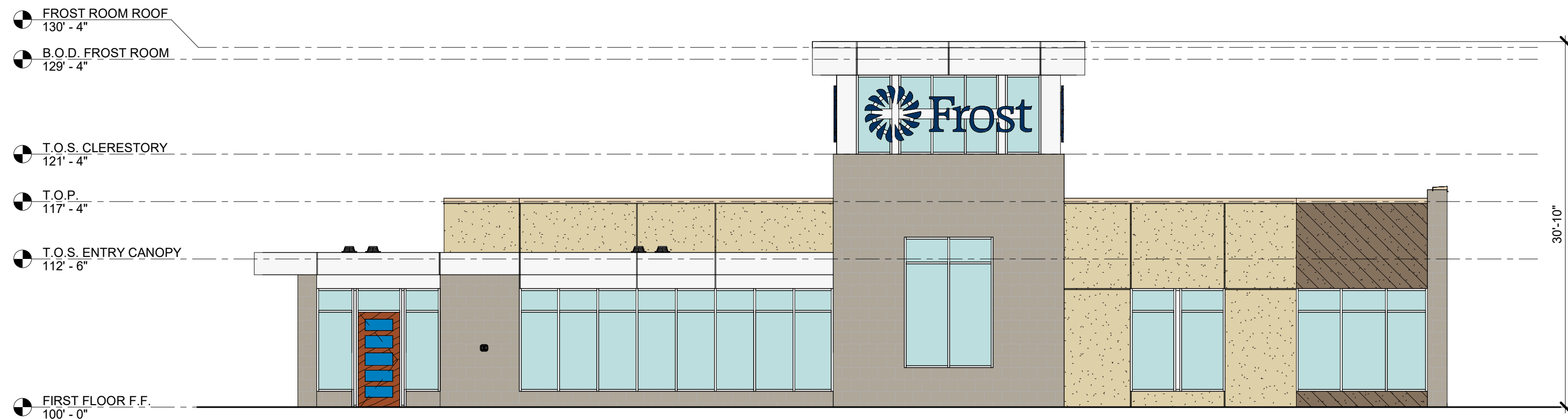
SHADE TREES	QTY	COMMON / BOTANICAL NAME	CONT (MIN.)	CALIFER (MIN.)	HEIGHT (MIN.)
	2	TEXAS REDBUD CERCIS CANADENSIS VAR. TEXENSIS	65 GAL	2.5" CAL.	8'-10' HT.
	4	CEDAR ELM ULMUS CRASSIFOLIA	100 GAL	4" CAL.	12'-14' HT.
	3	BALD CYPRESS TAXODIUM DISTICHUM	100 GAL	4" CAL.	12'-14' HT.
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING	
AD	18	ADAGIO DWARF MAIDEN GRASS MISCANTHUS SINENSIS 'ADAGIO'	3 GAL	36" o.c.	
CDR	13	CORAL DRIFT ROSE ROSA X 'MEIDRIFORA'	3 GAL	36" o.c.	
DY	36	SCHILLINGS DWARF YAUPON ILEX VOMITORIA 'SCHILLINGS DWARF'	3 GAL	36" o.c.	
RY	34	RED YUCCA HESPERALOE PARVIFLORA	3 GAL	42" o.c.	
DW	38	DON'S DWARF WAXMYRTLE MYRTICA CERIFERA 'DON'S DWARF'	3 GAL	36" o.c.	
GC	14	GREEN CLOUD SAGE LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	3 GAL	42" o.c.	
GROUND COVER	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
	PTL	30	PURPLE TRAILING LANTANA LANTANA MONTEVIDENSIS 'PURPLE'	1 GAL	18" o.c.
	Z	128	ZEKMENIA MEDELIA TEXANA	1 GAL	12" o.c.
TURF	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	SOD	REF PLAN	TIF 419 BERMUDA GRASS CTYNODON DACTYLON 'TIF 419'	SOD	



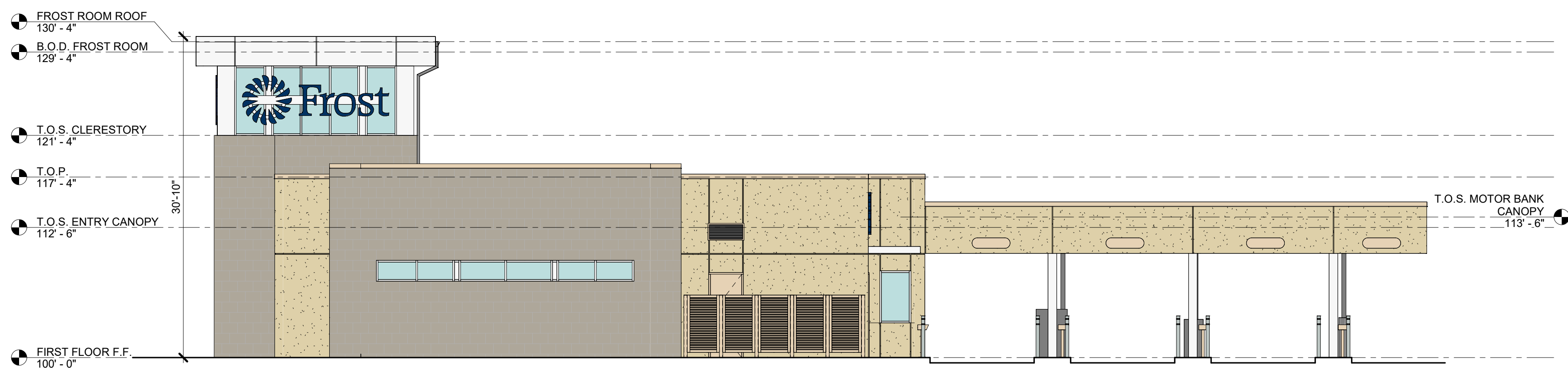
Revisions:
NO. DESCRIPTION DATE

03/17/2025
Project No. 2416.00
100% CONSTRUCTION DOCUMENTS

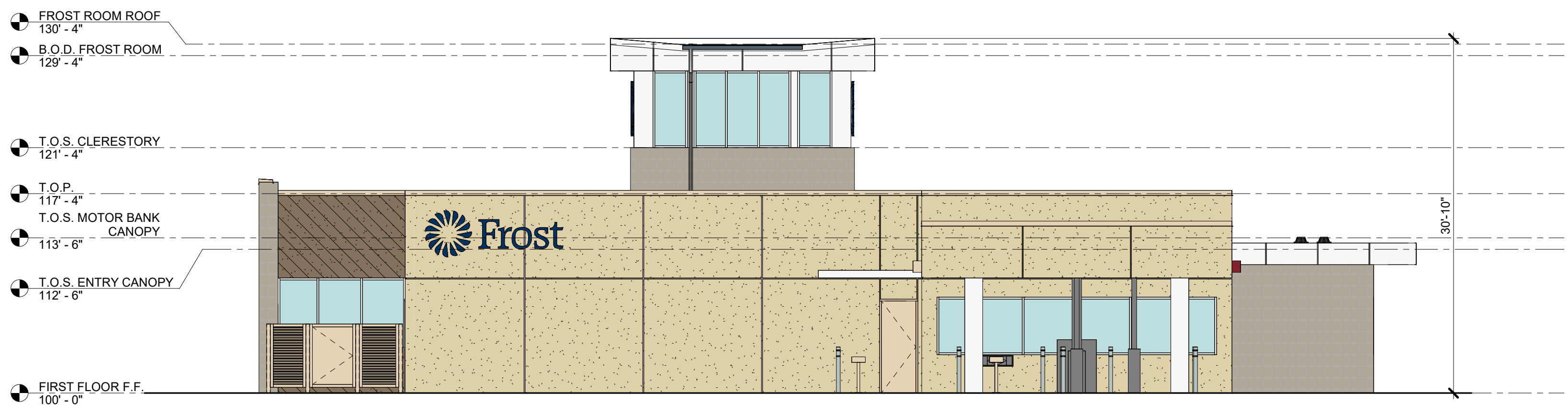
DETAILS



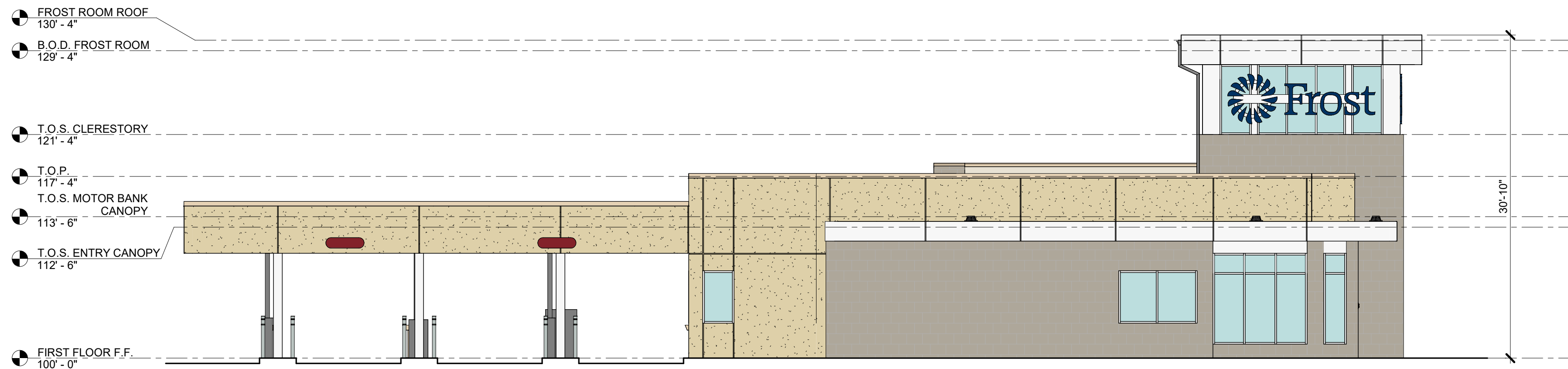
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



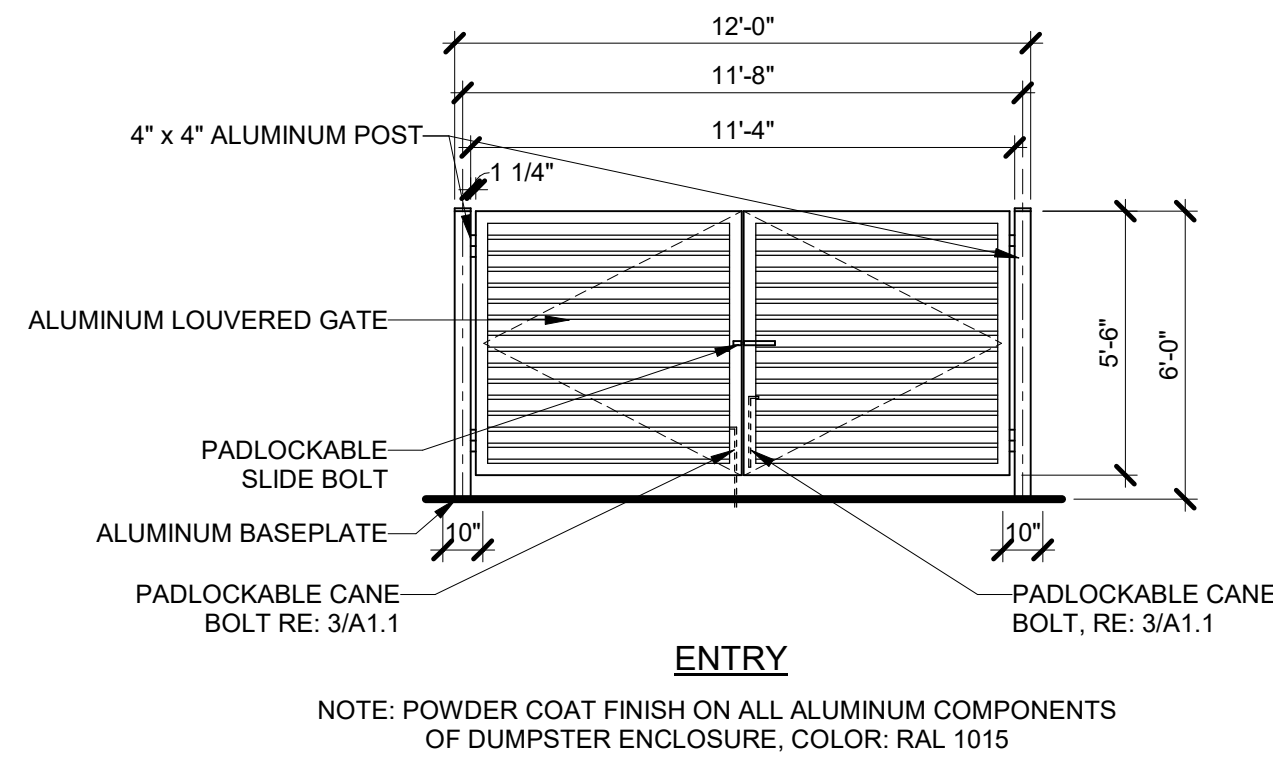
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



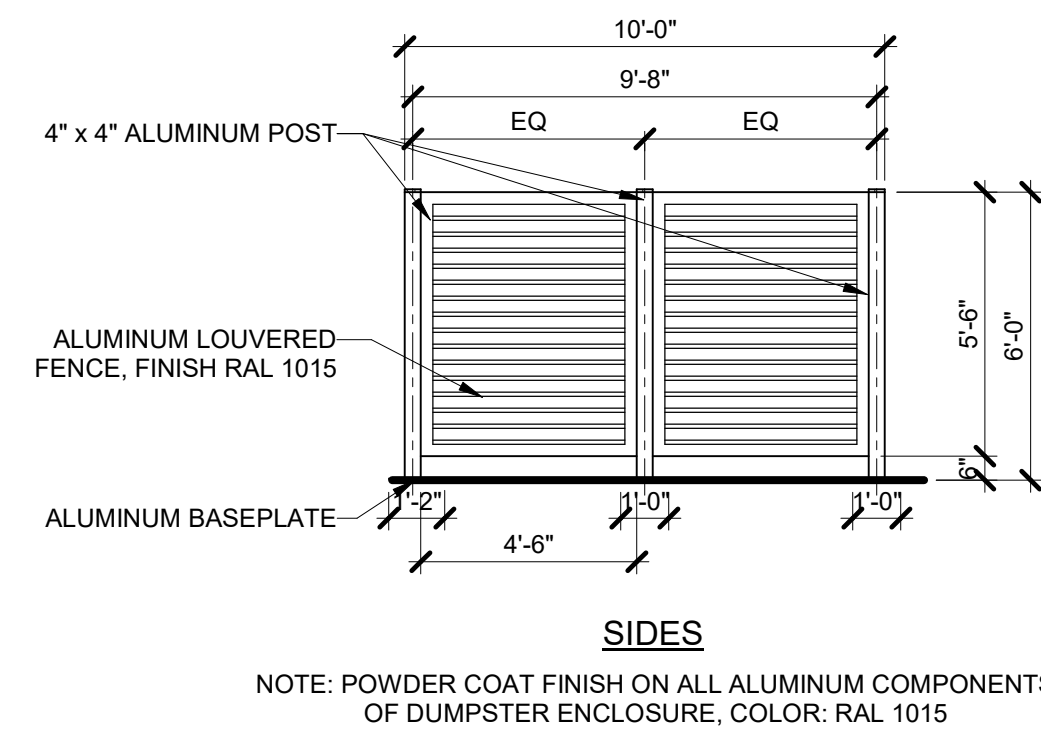
5 NORTHEAST PERSPECTIVE
SCALE:



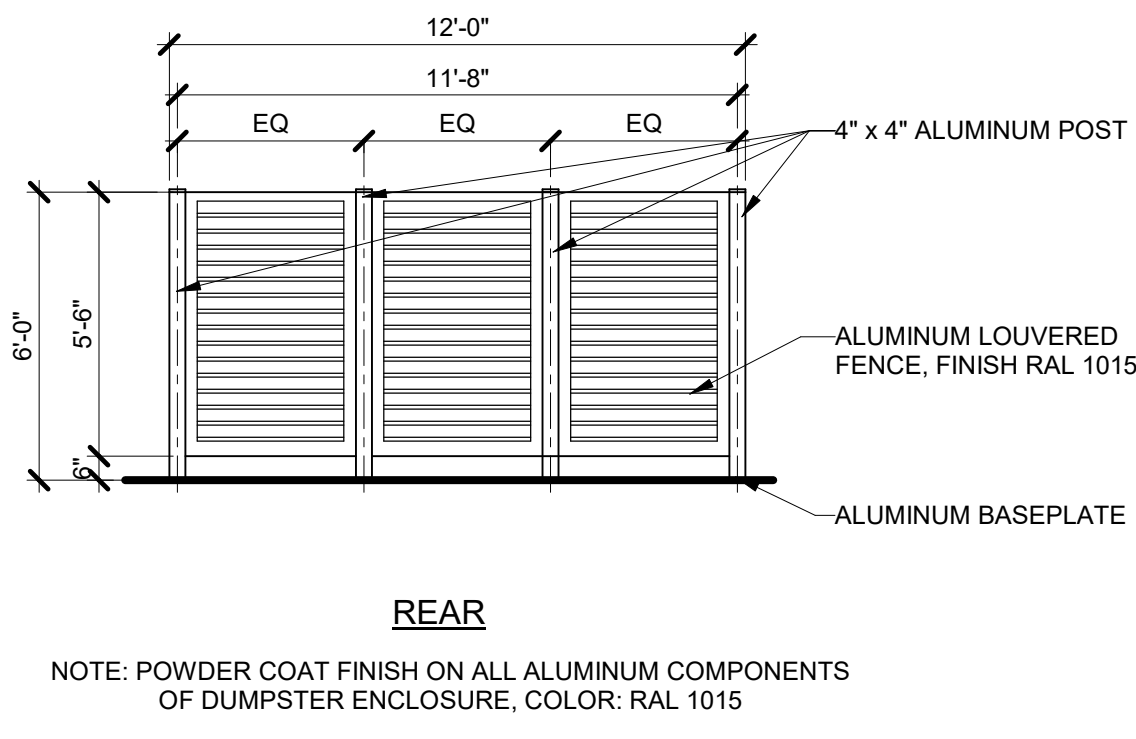
6 NORTHWEST PERSPECTIVE
SCALE:



NOTE: POWDER COAT FINISH ON ALL ALUMINUM COMPONENTS OF DUMPSTER ENCLOSURE, COLOR: RAL 1015



NOTE: POWDER COAT FINISH ON ALL ALUMINUM COMPONENTS OF DUMPSTER ENCLOSURE, COLOR: RAL 1015



NOTE: POWDER COAT FINISH ON ALL ALUMINUM COMPONENTS OF DUMPSTER ENCLOSURE, COLOR: RAL 1015

9 DUMPSTER ENCLOSURE - DETAILS
SCALE: 1/4" = 1'-0"



7 SOUTHWEST PERSPECTIVE
SCALE:

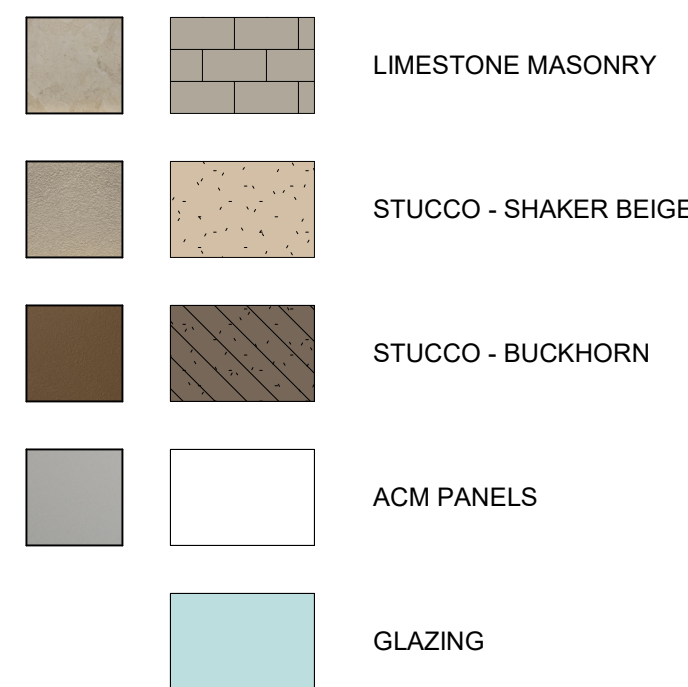


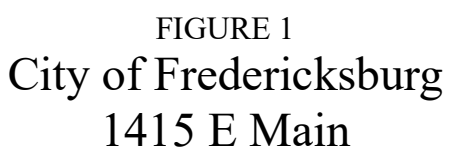
8 SOUTHEAST PERSPECTIVE
SCALE:

	EXTERIOR FACADE MATERIAL BREAKDOWN				
	GLAZING/ OPENING AREA	ACM AREA	STONE AREA	STUCCO AREA	TOTAL FACADE
NORTH (FRONT) FACADE	678 sf	222 sf	500 sf	507 sf	1,907 sf
% OF FACADE	36%	12%	26%	27%	
WEST (SIDE) FACADE	217 sf	87 sf	724 sf	675 sf	1,703 sf
% OF FACADE	13%	5%	43%	40%	
SOUTH (REAR) FACADE	319 sf	117 sf	247 sf	1,224 sf	1,907 sf
% OF FACADE	17%	6%	13%	64%	
EAST (SIDE) FACADE	253 sf	203 sf	572 sf	654 sf	1,682 sf
% OF FACADE	15%	12%	34%	39%	
TOTAL AREAS	1,467 sf	629 sf	2,043 sf	3,060 sf	7,199 sf
TOTAL %	20%	9%	28%	43%	

LOW SLOPE (1/4" / 1'-0") MOD BIT ROOFING

EXTERIOR
MATERIAL LEGEND





WAL-MART REAL ESTATE BUSINESS TRUST
Attention: Property Tax Department
P.O. Box 8050
Bentonville, AR 72712

RCC COMMERCIAL LLC
1160 E Commerce St Suite 200
San Antonio, TX 75205

HERRERA, RAY & DONNA
P.O. Box 2481
FREDERICKSBURG, TX 78624

RIGGS, JAMES P LIVING TRUST
C/O Richard Pulley, Trustee
P.O. Box 33
Fredericksburg, TX 78624

DCP 1019 FRIENDSHIP LANE
C/O D. German
745 JOHN WELL CT
ARGYLE TX 76226

FROST BANK
111 W HOUSTON
SAN ANTONIO, TX 78205

ZARADIETER PARTNERS LP
6500 MONTANA AVE
EL PASO, TX 79925

COUNTY OF GILLESPIE
101 W MAIN UNIT #9
FREDERICKSBURG, TX 78624

FIRST BAPTIST CHURCH OF FREDBG
1407 E MAIN
FREDERICKSBURG, TX 78624

STINSON #2 LP & STINSON SURVIVORS
TRUST
PO BOX 576725
MODESTO, CA 95357

FELLER, JUDY KAY ETAL
119 FIREBIRD ST
LAKEWAY, TX 78734

Z-2502 – FROST BANK



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Frost Bank Fredericksburg
Project Address: 1415 E Main St., Fredericksburg, TX 78624
Property Tax ID Numbers: 28810, 33800

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*



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: April 2, 2025

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

CAPTION: Request P-2506: By Blake Berg with FBRG Hospitality Developers, LP to Consider the Review of a Final Plat for the Meuse Development Located at Hwy 290 West and Highway 87 North, Referred to as the "Y".

PRESENTATION:

SUMMARY:

An application has been submitted for the review of the Final Plat that consists of a 21.3 acre tract located at Hwy 290 West and Highway 87 North referred to as the "Y" or the Meuse development.

The subject property is a 21.3 acre lot located at the "Y" between Hwy 290 West and Highway 87 North. This property was annexed and obtained a PUD, Planned Unit Development Zoning in 2019. The property was purchased by a new developer who attempted to modify the PUD to include a 1-Lot configuration (Preliminary Plat approval was given in 2023) that was ultimately denied, therefore, the project is returning to the original 3-Lot configuration as approved by the PUD.

The project has already obtained approvals in the form of an approved Site Plan/Entry Corridor application for the development of Lot-3 which includes the Hotel and Ballroom in July of 2024, and on March 5, 2025, the Site Plan/Entry Corridor application for Lots 1 & 2 were approved for the development of a Retail/Restaurant Village.

BACKGROUND:

The application was reviewed for conformity with the approved PUD as well as Sec. 4.05 of the Subdivision Ordinance.

The requested subdivision consists of 3 lots. Lot-3 will have frontage on Bob Moritz Drive as well as Highway 87 North, Lot-2 will have frontage on Highway 87 North and Lot-1 will have frontage on Hwy 290 West and Highway 87 North. To subdivide this property, all proposed lots must be in accordance with the approved PUD which requires that Lot 1 is 341,300 sq ft in size, Lot 2 is 58,600 sq ft in size and Lot 3 is 559,900 sq ft in size.

Zoning: PUD, Planned Unit Development

Tract Size: 21.3 Acres - 959,800 sq ft

Number of Lots: 3

Minimum Lot Size: Lot 1 = 341,300 sq ft
Lot 2 = 58,600 sq ft
Lot 3 = 559,900 sq ft

Minimum Lot Width: No Minimum

Roadways: The Final Plat proposes no new roadways.

Easements: Standard easements such as Public Utility Easements, Drainage Easements and Public Access Easements.

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 (3) for a total of \$1,500.00. Parkland fees shall be paid prior to the recording of the plat. Sec. 6.15

Construction Plans: Have been approved for the development of Lot 3 (Hotel and Ballroom). The applicant is currently working with the City of Fredericksburg and TXDOT regarding the development of Lots 1 & 2. Civil 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; **The Construction Plans for Lot 3 (Hotel/Ballroom) were approved on 12/20/2024. The applicant is currently working with the City of Fredericksburg and TxDOT regarding the plans for Lots 1 & 2.**

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. A Public Utility Construction Plan Release Letter was issued to the developer on 12/22/2024.**

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; **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: The application was reviewed for conformity with all applicable regulations, including the approved PUD and Sec. 4.05 and after review by the Development Review Committee (DRC) Staff have the following recommendation:

Staff recommends approval of the Final Plat application with the following conditions:

- Approval of Civil Construction Plans for Lots 1 & 2
- TxDOT approval for access for Lots 1 & 2
- Payment of Park Dedication fees

ATTACHMENTS:

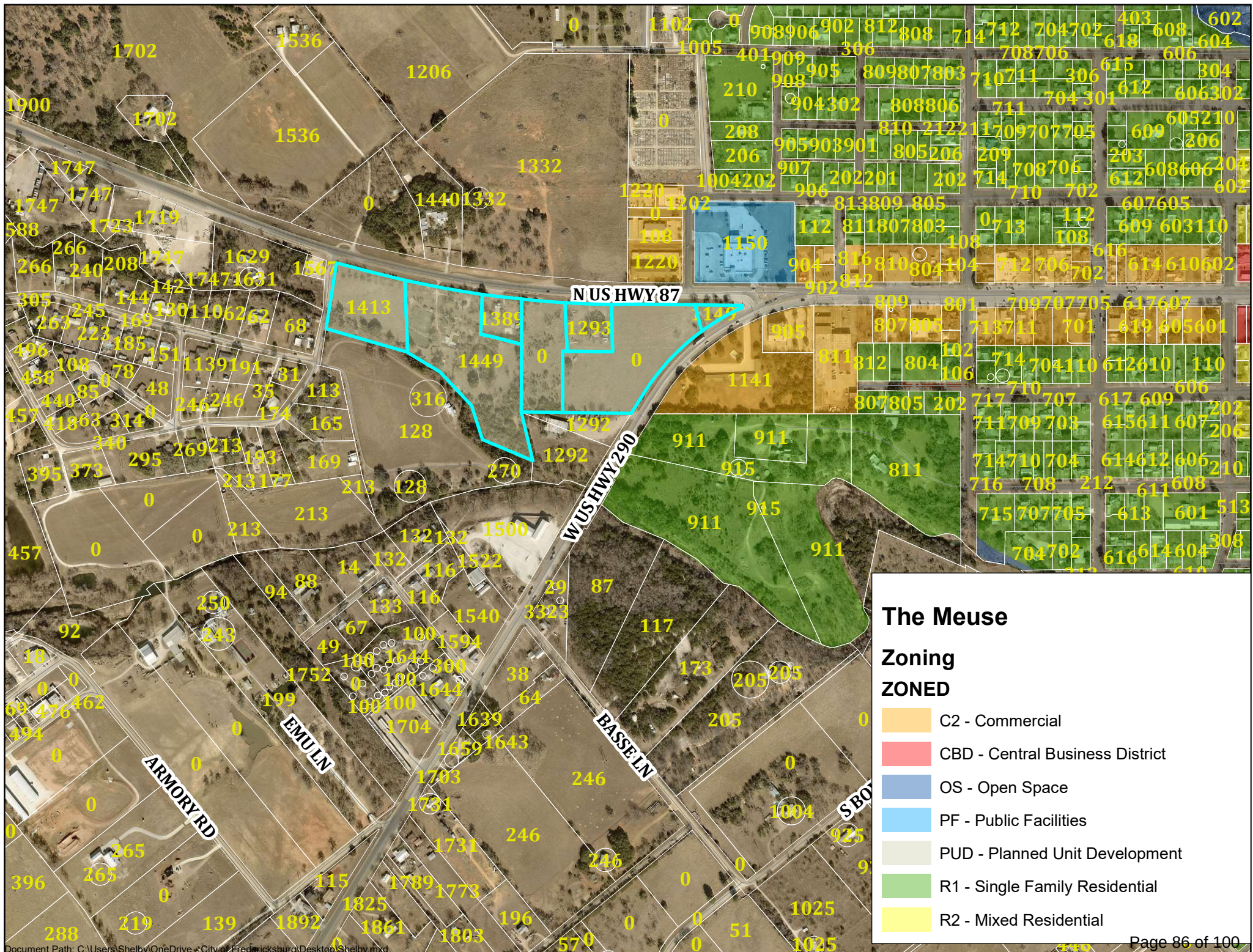
1. P-2506 Location Map
2. P-2506_ Review Comments
3. P-2506 Response to Comments
4. P-2506 Revised Plat
5. Z-1809 PUD Zoning Ordinance
6. P-2506 Plat Application

APPROVAL/REVIEW:



Shelby Collier, Senior Planner

Date: March 28, 2025



The Meuse

Zoning

ZONED

	C2 - Commercial
	CBD - Central Business District
	OS - Open Space
	PF - Public Facilities
	PUD - Planned Unit Development
	R1 - Single Family Residential
	R2 - Mixed Residential



March 10, 2025

Blake Berg
FBRG Hospitality Developers, LP
black@dcpartnersusa.com

RE: P-2506, Review Comments for the Final Plat Review of the Meuse Meuse Hotel.

Dear Blake,

Project will require Planning and Zoning approval scheduled for **April 2, 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 **Monday, March 17th**.

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

- Add Project Number, P-2505, to Plat.
- Provide Addressing for Lot 1, Lot 2 and Lot 3. Work with Gillespie County Rural Addressing and Development Services within the City of Fredericksburg, to obtain proper addressing.
- A Parkland dedication fee of \$500.00 per lot for a total of \$1,500.00 must be paid prior to recordation of the plat. [Sec. 6.15 – Subdivision Ordinance](#).
- Remove notes #2 & #3 from the Plat.
- Update the Signature block. Should reference Final Plat – 4.05-M-5.

The City of Fredericksburg

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

5. Certificate of Final Plat Approval (For Final Plats with Required Public Improvements Installed After Approval)

CERTIFICATE OF FINAL PLAT APPROVAL (FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)	
Approved	
_____ Chairman, Planning and Zoning Commission City of Fredericksburg, Texas	_____ Date
The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the _____ Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, _____, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed. Witness by hand this _____ day of _____, 20____. _____ City Secretary City of Fredericksburg, Texas	

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 Monday, March 17, 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)



Dunaway No. 8502.005

March 14, 2025

Jan Musgrove
Planner 1
Development Review Committee (DRC)
The City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas
78624-3708

Reference: P-2506, Review Comments for the Final Plat of the Meuse Hotel – Responses

Dear Ms. Musgrove:

Thank you and your team for reviewing the final plat submitted for the above project. Per the instructions provided on the DRC Comments provided to Blake Berg dated March 10, 2025, I am providing responses for each item noted in italics. In addition, the updated final plat is attached.

- Add Project Number, P-2505, to Plat. - *done*
- Provide Addressing for Lot 1, Lot 2, and Lot 3. Work with Gillespie County Rural Addressing and Development Services within the City of Fredericksburg, to obtain proper addressing. – *done, addresses added.*
- A Parkland dedication fee of \$500.00 per lot for a total of \$1,500.00 must be paid prior to recordation of the plat. [Sec. 6.15 – Subdivision Ordinance.](#) . – *subsequence correspondence provided – as these lots do not contain any residential dwellings, this fee is not applicable.*
- Remove notes #2 & #3 from the Plat. - *done*
- Update the Signature block. Should reference Final Plat – 4.05-M-5.
- *signature block has been updated.*



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

- Approval of Civil Construction Plans – *public water and sanitary sewer construction plans and site plans have been approved.*
- Payment of Parkland Dedication fees – *not applicable*
- Recording of approved Final Plat – *understood.*

Thank you again for the review.

Sincerely,

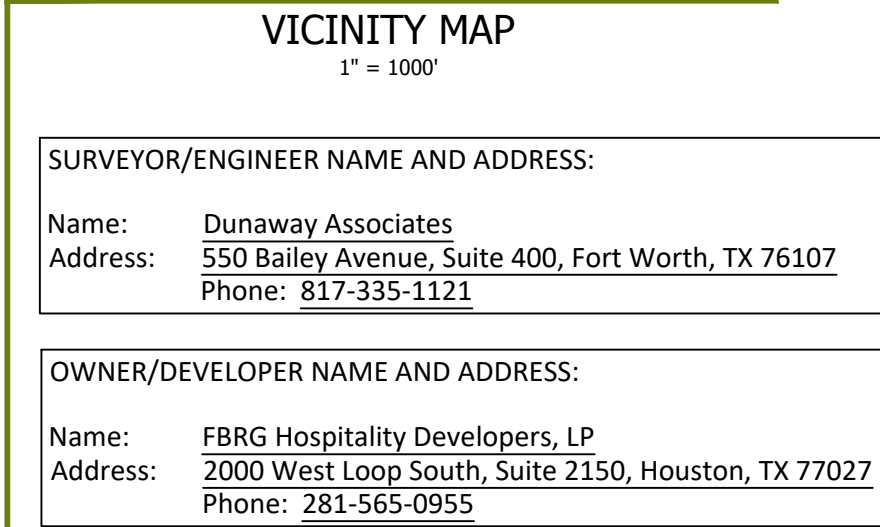
DUNAWAY ASSOCIATES LLC
a Texas limited liability company

Bryan E. Sherrieb
Senior Design Engineer

BES/BES

<P:\008500\8502\005\Project Management\final plat\Meuse final plat response.docx>

cc: City of Fredericksburg
DC Partners
MMA



D.R.G.C.T. = Plat Records of Gillespie County, Texas
P.R.G.C.T. = Plat Records of Gillespie County, Texas
O.P.R.G.C.T. = Official Public Records of Gillespie County, Texas

 **DUNAWAY**
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE _____
DAY OF _____, 20_____, IN VOLUME _____, PAGE _____
OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

COUNTY CLERK, GILLESPIE COUNTY, TEXAS

BOUNDARY MONUMENT LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ▲ CALCULATED POINT FOR CORNER WITHIN CREEK
- ▼ FOUND MAG NAIL WITH SHINER "SEARCHERS RPLS"
- FOUND TxDOT CONCRETE MONUMENT RIGHT-OF-WAY MARKER

VOLUME _____ PAGE _____

1. The subdivision lies within the city limits of Fredericksburg.
2. Easements to be abandoned or established by this plat are shown hereon.
3. Private Sanitary Sewer Easement - The owners of Lots 1, 2, and 3, shall own, operate, and maintain an on-site sanitary sewer system that may include an on-site lift station and force main. This private sanitary sewer shall meet state requirements for operation of such facilities and shall not be the responsibility of the City of Fredericksburg.
4. Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the safe operation, maintenance, or efficiency of its respective systems on any of the easements or right-of-way shown on this plat (or filed by separate instrument that is associated with this plat property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and addition to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.
5. A portion of this subdivision lies within the boundaries of a 100-year floodplain as indicated on the Flood Insurance Rate Map for Gillespie County, Texas and Incorporated Areas, Panel 267 of 525, Map Number 48171C0267G, Map Effective Date: October 19, 2001, and the subdivision drainage boundaries, Dry Creek and Barons Creek, were further evaluated by Letter of Map Revision Determination Document, Case No. 19-06-0111P, Effective Date: December 5, 2019.

City Secretary
City of Fredericksburg, Texas

Curve Table				
Curve Number	Central Angle	Radius	Chord Length	Chord Bearing and Distance
C1	004°29'43"	590.00	46.29	N42°45'09"W 46.28'
C2	000°11'20"	5,814.58	20.01	S38°55'44"E 20.01'
C3	000°11'20"	6,104.00	47.86	S42°45'09"E 47.85'
C4	001°11'49"	5,814.58	20.00	S39°51'52"E 20.00'
C5	001°54'47"	5,794.58	193.49	S41°49'24"E 193.48'

My Commission Expires: _____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

3 Lots being comprised of a tract of land described in deed to
 FBRG Hospitality Developers LP, as recorded in Document
 Number 20227956, O.P.R.G.C.T., and being a replat of all of
 the following existing platted lots recorded in the Plat
 Records of Gillespie County, Texas:
 Lot 1B, Klier Subdivision, Volume 2, Page 144
 Lot 2, Klier Subdivision, Volume 2, Page 64
 Lots 1AR and 1BR, Carabetta Subdivision, Volume 2, Page 147
 Lot 2, Carabetta Subdivision, Volume 2, Page 96

Situated in the Martin Delgado Survey No. 133, Abstract No. 177, and the Jose Maria Chapa Survey No. 131, Abstract No. 115, Gillespie County, Texas

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EXHIBIT "C"

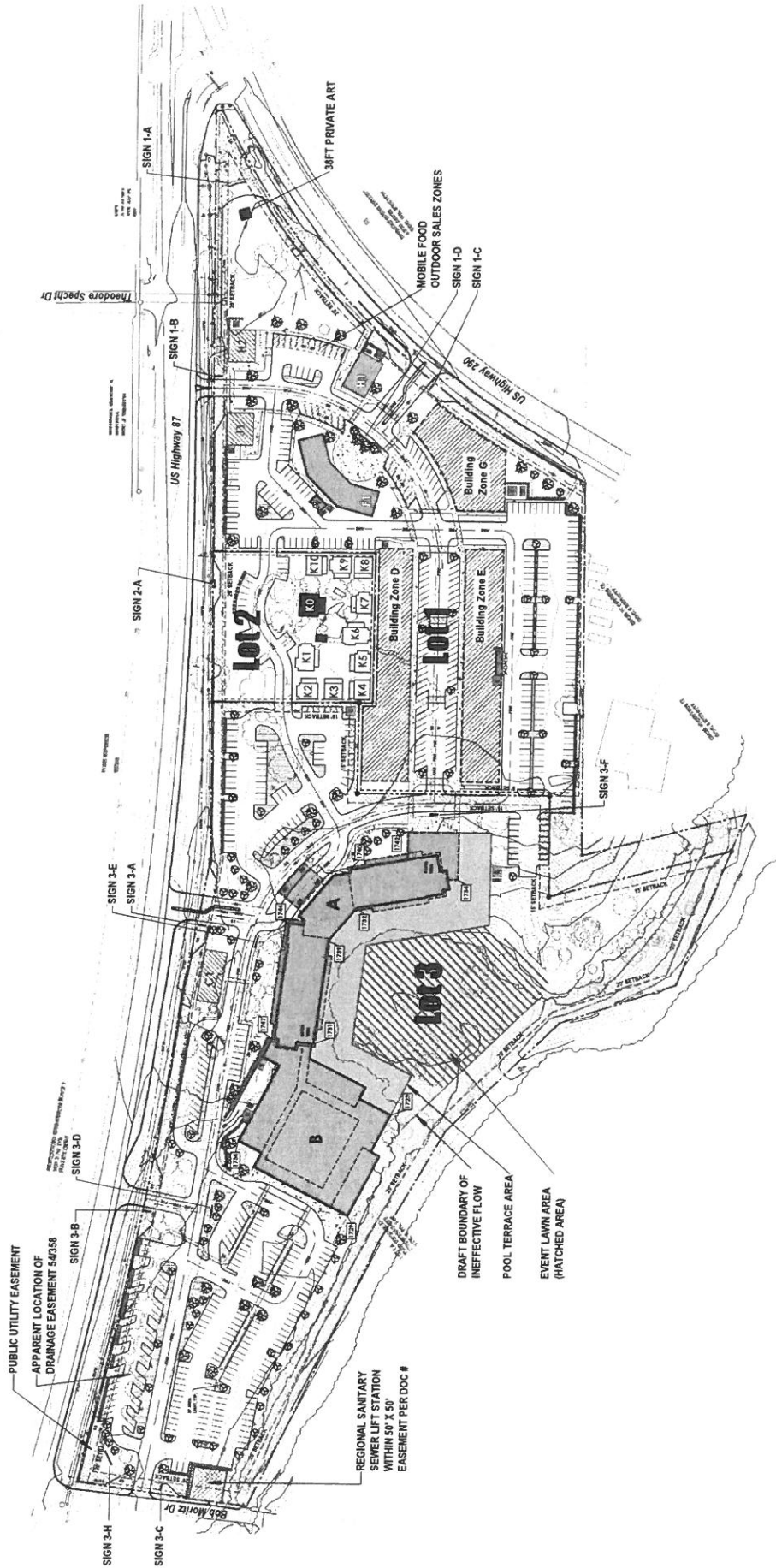


EXHIBIT "D"

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.



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: The Meuse
Project Address: Hwy 290 West and US 87 North
Parcel ID Numbers: 72528, 20193, 24941, 34220, 56128, 5060

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: \$ 1000

C. Property Information

Jurisdiction: _____ City Limits X ETJ _____ Total Acres: 21.3 No. of Lots: 3
Original Survey & Abstract No: See end of application
Legal Description: See end of application