



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, May 7, 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 May 7, 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 May 7, 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. April 2, 2025, Regular Meeting Minutes

4. PUBLIC HEARING

- A. Request Z-2506: By Lynn Development LLC to Consider a Zoning Change from C2, Commercial to M1, Light Manufacturing for Property Located on the Southeast Corner of South Creek and Hwy 87 South. Also, Referred to as ABS A0735 S R Wilson 338, 2.362 Acres Including PT of Lot 2, Friendship Oaks.
- i Presentation by the Applicant
 - ii Presentation by the Staff

- iii Hold Public Hearing
 - iv Take Action on the Zoning Request
- B. Request Z-2505: By James and Anne Lorys to Consider the Following:
 - 1 A Land Use Change from Medium Density Residential (MDR) to Commercial (C) for Property Located at 807 South Eagle Street.
 - 2 A Zoning Change from R2, Mixed Residential to C1, Neighborhood Commercial for Property Located at 807 South Eagle Street.
 - i Presenation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Land Use and Zoning Request
- C. Request Z-2424: By P.V. McMinn with Nuvista Development LLC, to Consider a Site Plan and Conditional Use Permit per Sec. 3.200 for a Condominium and Townhome Use for Property Located at 1032 South Milam Street.
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit

5. ACTION ITEM

- A. Request P-2508: By Pape-Dawson for the Review of a Final Plat for Property Located at 1415 East Main Street.
- B. Request P-2236: By Fisd for the Review of a Final Plat for Property Located at 1401 Post Oak Rd Also Referred to as the Middle School Campus.

6. DISCUSSION ITEMS

- A. Senior Planner/Historic Preservation Officer's Report
- B. Requiring a Conditional Use Permit (CUP) for all uses occurring in the Historic Shopping District.

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at 4:30PM on May 2, 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
April 2, 2025
5:30 P.M.

On the 2nd day of April 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
MARIA GARCIA - Attorney
SHELBY COLLIER – Senior Planner
JAN MUSGROVE – Planner I

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

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

PUBLIC HEARING ITEMS:

Janice Menking opened the floor for the Public Hearings at 5:49 P.M.

John Graham wanted to know the price of homes and what the plan was for traffic control on Smokehouse Road.

Devin Kleinfelder with DR Horton responded that they would be \$250 to \$500 Hundred Thousand dollars, and that the drainage would be corrected as to not impair into Heritage School.

Charles Shader, a resident on Pyka road, wanted to know about all the water that drains onto his property.

Evan Williamson responded that he was happy to visit with Mr. Shader.

The public hearing was closed at 5:57PM

Request Z-2501: By Continental Homes of Texas, L.P. To Consider a Zoning Change Request from R5, Patio 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

Presentation: Mark Cornett with Cornett Engineering gave a summary of the project, to include larger lots, trails to aid in connectivity within the subdivision were some of the items touched on.

Summary: Shelby Collier

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).

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.

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 recommend approval as presented.

Discussion:

Polly Rickert mentioned that the new zoning would provide flexibility in the future for the residents to grow with their home. The connectivity of the trails was highlighted and all agreed that this was a great addition. The improvement of Pyka was discussed, drainage was a concern. Evan Williamson, Interim Director of Development Services, mentioned that all aspects of this project would have to come into compliance with the storm water control ordinance and that road improvements would be compliant. Polly Rickert made several suggestions on moving the sidewalks to punchout at Lot 205 and 206 and 196 and 195 to connect the north section to the south section and to make a pass

through on lots 245 and 246.

Polly Rickert made a motion to approve the application with the sidewalk changes. Jim Jarreau seconded the motion, and the motion was approved unanimously.

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

Presentation: Curtis Lee with Pape Dawson

Public Hearing opened at 6:22PM and closed at 6:22PM.

Summary:

A Site Plan, Conditional Use Permit (CUP) and Entry Corridor application have 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 in the Entry Corridor and will provide a sidewalk along US Hwy 290 East. The property is unplatted and would be required to Plat prior to issuance of a building permit by the Subdivision Ordinance.

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 have the following recommendations:

Staff recommend 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 Corridor Application as presented. Staff find that the overall design is not compatible with the design traditions of the regional Texas Hill Country aesthetic.

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

Discussion:

Discussion ensued around the height and mass of the central tower, the box shape of the overall design and the issue with the drive through and the conflicts with pedestrian traffic. The general attitude of the commission was that more could be done to improve the attractiveness of the structure.

Tom Musselman made a motion to deny the application. Tim Dooley seconded the motion. All voted Aye unanimously, and the motion passed.

Polly Rickert asked that staff convey the Commissions concerns to City Council.

Request P-2506: 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: Nate Berkowitz with DC Partners

Summary: Shelby Colier

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.

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 recommendations:

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

Discussion:

A brief discussion occurred about TxDot's approval of the driveways. It was noted that if TxDot was to deny, the item would have to return to Planning and Zoning. Evan Williamson mentioned that noting the stipulation in the Staff recommendations was there as a safety net, he did not believe that it would be an issue.

Jim Jarreau made a motion to approve the application with staff recommendations.

Polly Rickert seconded the motion. All voted Aye except Tim Dooley and Tom Musselman, Daryl Whitworth was not in attendance. The motion carried. 6 to 2.

Approval of the Minutes:

Polly Rickert made a motion to approve March 5, 2025, minutes, Jeff Lawrence seconded. All voted in favor and the minutes were approved.

Senior Planners Report: Shelby Collier

Ms. Collier reminded commission members to please use their FBGTX.org email accounts when conducting any City business to protect their privacy. She also announced that she had accepted the Historic Preservation Officer position.

Other:

Jan Musgrove, Planner 1, mentioned that several commission members terms were about to expire (6/30/25), two members, Polly Rickert and Cindy Scroggins agreed to re-up for another term. Daryl Whitworth would be alerted to this fact via email, as he was absent from the meeting.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 7:00 PM.

PASSED AND APPROVED on the 7th day of May 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: May 7, 2025

SECTION: PUBLIC HEARING ITEM: A.

CAPTION: Request Z-2506: By Lynn Development LLC to Consider a Zoning Change from C2, Commercial to M1, Light Manufacturing for Property Located on the Southeast Corner of South Creek and Hwy 87 South. Also, Referred to as ABS A0735 S R Wilson 338, 2.362 Acres Including PT of Lot 2, Friendship Oaks.

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

PRESENTATION:

[PRESENTER_NO_BR]

SUMMARY:

The applicant has submitted a Zoning Change request for 2+ acres of land located on the southeast corner of South Creek and Hwy 87 South. The applicant is requesting a Zoning Change from C2, Commercial to M1, Light Manufacturing.

It is important to note that the 2024 Comprehensive Plan identifies this area with a Neighborhood Residential Place Type and recommends a variety of zoning categories, such as C1, Neighborhood Commercial and R2, Mixed Residential. However, when further reviewing the 2024 Comprehensive Plan, it also recommends neighborhood-serving retail be located at significant intersections as well as small-scale commercial uses that are compatible with the intensity of the surrounding residential development. As this property is located west of a 400+ residential lot subdivision and South of high-volume commercial activity, Staff worked with the applicant to find a Zoning designation that would complement the surrounding uses and allow for appropriate commercial development.

BACKGROUND: The surrounding properties are a mix of R1-A, Single Family Small Lot (Friendship Oaks Subdivision) to the East and Commercial properties to the North and South (Former Cranky Franks and Phill Jackson Shop). Across Highway 87 South is also Commercial with an unknown business currently in operation as well as a seasonal firework stand.

The property is currently zoned **C2, Commercial** and allows for many high-intensity commercial uses by right, such as the following:

Cocktail Lounge	Automotive Repair Services	Equipment Repair Services
Restaurant	Veterinary Services	Outdoor Sports and Recreation

It is the desire of the applicant to obtain an M1, Light Manufacturing Zoning classification, which would allow them to develop a small-scale microbrewery if they were to obtain a Conditional Use Permit (CUP) for a Light Manufacturing Use for the proposed microbrewery.

Sec. 3.310 - Light Manufacturing speaks to the development standards allowed in M1 and includes the following uses by right:

Administrative and Business Office	Funeral Services	Equipment Repair Services
Agricultural Sales and Service	General Retail Sales	Professional Offices
Arts and Crafts	Horticulture	Equipment Sales
Automotive Rentals	Hotel/Motel	Religious Assembly
Automotive Repair Services	Hospital Services (Limited)	Exterminating Services
Automotive Sales	Indoor Entertainment	Research Services
Automotive Washing	Indoor Sports and Recreation	Financial Services
Building Maintenance Services	Kennels	Restaurant
Business Support Services	Laundry Services	Food Sales
Business or Trade School	Liquor Sales	Service Station
Club or Lounge	Maintenance and Service Facilities	Veterinary Services
Commercial Off-Street Parking	Medical Offices	Pet Services
Communication Services	Mobile Food Establishments	Custom Manufacturing
Construction Sales and Services	Outdoor Entertainment	Personal Services
Consumer Convenience Services	Outdoor Sports and Recreation	Convenience Store/Self Serve Gas
Consumer Repair Services	Pawn Shop Services	Personal Improvement Services
Convenience Storage		

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

Campground	Limited Warehousing & Distribution	Drive-Through Facilities Associated With Any Use
Restaurant - Drive In/Fast Food	Light Manufacturing	Transportation Terminal

The 2024 Comprehensive Plan identifies the subject property with a future place type of

Neighborhood Residential which is envisioned as primarily single-family neighborhoods. However, in some occasions where the neighborhood abuts a more significant street, a neighborhood service business such as a day care or coffee shop may be appropriate. This commercial activity should be encouraged with specific design standards and compatibility criteria and preferably located at or near intersections.

Appropriate existing zoning districts would include R1-A, R2, R3, R5 and C1, Neighborhood Commercial.

Notice of Public Hearing Response: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft fo the subject property. As of April 30, 2025, no response have been received.

STAFF RECOMMENDATION:

In reviewing the application, Staff identified that the 2024 Comprehensive Plan categorizes the subject property as Neighborhood Residential. While this future place type is intended for primarily residential uses, it does recommend flexibility for commercial activity located along higher-classification streets and situated at or near intersections. The envisioned commercial activity would serve the neighborhood and should have specific design standards and compatibility criteria.

The proposed use (Light Manufacturing) would require a Conditional Use Permit that could incorporate design standards and ensure compatibility with the surrounding development and the subject property is located in the Entry Corridor, so it would be subject to these guidelines and standards as well.

In addition, the surrounding uses include a variety of mixed developments, including 400+ plus residential subdivision to the East, commercial activity to the North (Class A Equipment Rentals & Fisher & Weiser) and South (Fredericksburg Theater Company, Dittmar Lumber), including various large acreage tracts that are used for farming or are currently vacant. There is also a Religious Assembly (Kingdom Hall of Jehovah's Witnesses) located at 1501 S US Highway 87. All neighboring uses create a truly mixed-use neighborhood located along this stretch of the Entry Corridor. Therefore, Staff recommends following the 2024 Comprehensive Plan as well as traditional planning practices, such as creating buffer zones for residences abutting highways and ensuring compatible uses within the area.

ATTACHMENTS:

1. Z-2506 Public Hearing Map
2. Z-2506 Mailing Labels
3. Z-2506- Development Review Comments
4. Z-2506_Response_to_DRC_Comments_Pour_Choices_rickla updates
5. Z-2506 Zoning Application and Letter

APPROVAL/REVIEW:



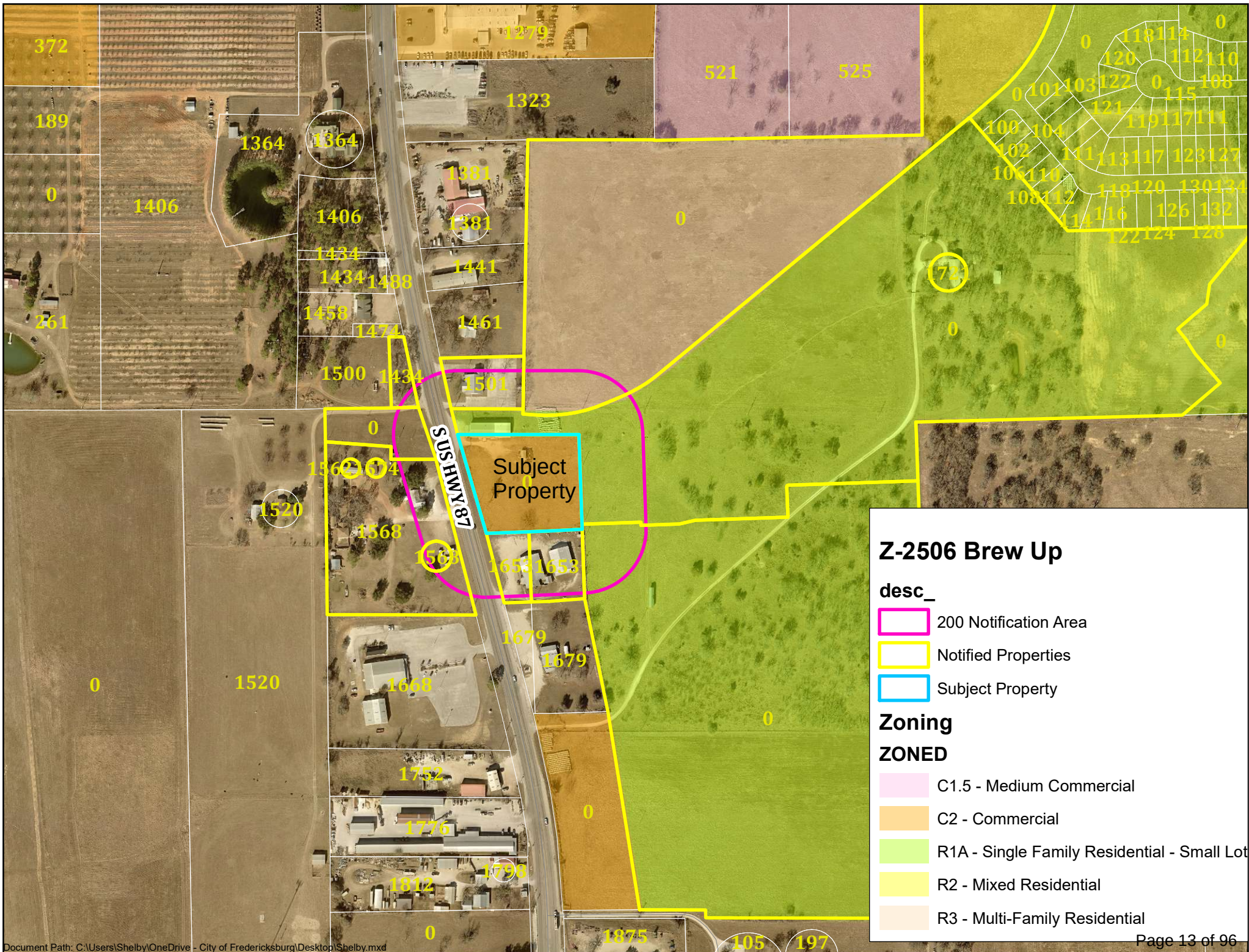
Shelby Collier, Senior Planner

Date: May 02, 2025



William McKamie, City Attorney

Date: May 02, 2025



Fischer and Wieser Specialty Foods, Inc
411 S Lincoln
FREDERICKSBURG, TX 78624

MAYOLO ALBITER
1574 S US HWY 87
FREDERICKSBURG, TX 78624

FIRST CLASS FIREWORKS
C/O NATHAN WALTER
P.O. BOX 2963
FREDERICKSBURG, TX 78624

HUMMINGBIRD HOLDINGS, LLC
157 COUNTRY CREEK LANE
FREDERICKSBURG, TX 78624

LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

HK FREDERICKSBURG, LLC
C/O PAUL KUO
24607 FAIRWAY SPRINGS
SAN ANTONIO, TX 78260

ZACHARY ZENNER
780 NORTHWEST
FREDERICKSBURG, TX 78624

FREDBG JEHOVAHS WITNESSES
C/O EDDIE MILLER
480 SUMMIT CIRCLE
FREDERICKSBURG, TX 78624

Z-2506



April 21, 2025

Rick LaPlante
Lynn Development LLC
rick@laplantes.net

RE: Z-2506 – Review Comments for the Review of the Lynn Development LLC for the rezoning of ABS A0735 S R Wilson #38, 2,362 acres including pt of Lot 2, Friendship Oaks from C1 to M1.

Dear Applicant,

Project will require consideration by the Planning and Zoning Commission scheduled for **Wednesday, May 7, 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, May 20, 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 **Tuesday, April 28, 2025**.

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

- The [2024 Comprehensive Plan](#) identifies this area with a Neighborhood Residential Place Type which is intended to be primarily single-family neighborhoods but with a variety of lot sizes and housing types. At significant intersections, or in a Planned Unit Development (PUD), neighborhood-serving retail, personal services and office uses are encouraged. These uses should be found along higher-classification streets and sited at or near intersections.

The City of Fredericksburg

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

- Zoning proposals should be for districts that provide a mix of residence, types, lot sizes and architectural sizes.
- Smaller lots and denser development can serve as a transition from the local commercial areas. Infill that increases density should be visually compatible with the character of the surrounding structures.
- Small-scale commercial uses can be appropriate along larger streets and should be compatible with the intensity of the surrounding residential development.
- Appropriate existing zoning districts would include R1, R1-A, R2, R5 and C1.

Please return the revised plans along with your written response as to how the comments have been addressed by **Tuesday, April 28, 2025**. Please feel free to contact me with any comments or questions, jmusgrove@fbgtx.org and I will be happy to assist you.



Jan Musgrove
Planner 1

The City of Fredericksburg

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

April 25, 2025

Jan Musgrove – Planner
City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624
jmusgrove@fbgtx.org

Re: Z-2506 Response to Development Review Committee (DRC) Comments dated 4/21/25.

This letter responds to the comments received from the Development Review Committee (DRC) regarding our proposed development project.

While the 2024 Comprehensive Plan designates this area under the “Neighborhood Residential” Place Type, the subject property is, and has consistently been, zoned C-2 (General Commercial). This zoning designation was established during the annexation of the property into the City of Fredericksburg in conjunction with the Friendship Oaks development. All associated platting and survey documentation clearly identify the parcel as intended for commercial development.

Notwithstanding the Comprehensive Plan designation, we believe our proposed project is fully aligned with both the spirit and intent of the Plan, as demonstrated through our business model and site layout.

Business Model Alignment with Neighborhood Character

Our concept is fundamentally a neighborhood-focused, community-oriented brewpub and food truck venue. Key operational characteristics include:

- - Approximately 70% of the interior floor area is designated for customer use.
- - An estimated 85% of total revenue is expected from on-premise sales.
- - The combined indoor and outdoor seating capacity exceeds 215 patrons.
- - More than 100 parking spaces have been incorporated, consistent with requirements for restaurant/bar density.

In contrast to large-scale production breweries, our facility will operate primarily as a hospitality venue—a bar and food truck venue that produces its own craft beer for consumption on-site. Furthermore, through the Pour Choices Community Foundation, we have committed to ongoing reinvestment into local initiatives, further reinforcing our neighborhood-serving mission.

Zoning Clarification and Interpretation

We respectfully acknowledge the limitations in the current zoning code, which does not explicitly address taprooms, microbreweries, or brewpubs. We also understand that the Comprehensive Plan called for a revision and update to these codes, which has not happened yet, and which may be the cause of the disconnect in M-1/C-2 zoning. As such, Development Staff has advised that the project be rezoned to M-1 (Light Industrial) and seek a Conditional Use Permit (CUP), due primarily to the perceived manufacturing nature implied by the term “brewery.” It should be noted that we contend that a brewpub is consistent with the existing C-2 zoning. Under Texas Alcoholic Beverage Commission (TABC) definitions, the Brewpub (BP) license is expressly **not classified** as a manufacturer’s license—unlike a winery license which is **expressly classified as manufacturing**. Jurisdictions across Texas routinely treat brewpubs operating under BP licenses as retail/commercial uses for zoning purposes based on this established distinction.

With that being said, Development Staff have deemed our use to fall under “light manufacturing,” and so we proceed with this request for rezoning. In doing so, it is critical to distinguish our limited scope of operations from that of a production brewery such as Alstadt. Our TABC license permits up to 10,000 barrels annually, but our equipment will be limited to producing no more than 2,000 barrels per year. Production space is confined to approximately 1,700 square feet. Our self-distribution will be local and limited in scale. We do not plan to engage in packaging for off-site retail distribution, nor will we ship our product.

We assert that our model satisfies the goals of the Comprehensive Plan regarding small-scale commercial development that complements surrounding neighborhoods, particularly when compared to alternate uses and available commercial subdivision options. Any potential impacts from limited on-site production will be secondary to the primary use: a bar and food venue.

Site Plan-Specific Responses to DRC Comments

- Comment: At significant intersections or in Planned Unit Developments (PUDs), neighborhood-serving retail, personal services, and office uses are encouraged along higher-classification streets and near intersections.

Response: The commercial building has been sited on the West side of the 2.3+ acre parcel, away from any adjacent residential development. The site lies at the intersection of South Creek Street and US Highway 87—two of the area’s highest-classification thoroughfares. The Comprehensive Plan also affirms that “small-scale commercial uses can be appropriate along larger streets and should be compatible with the surrounding residential development.” Our location clearly satisfies this criterion.

- Comment: Zoning proposals should support a mix of residence types, lot sizes, and architectural styles.

Response: The Friendship Oaks master plan has long designated this parcel as C-2 commercial. The broader community includes various residential types, including multifamily developments along South Creek Street just East of our project. Our project enhances this mixed-use approach by introducing a single commercial use on a parcel that could otherwise be subdivided into multiple commercial lots.

- Comment: Smaller lots and increased density should be visually compatible with nearby structures.

Response: While our building design will adhere to the Entry Corridor Overlay requirements, it has also been developed to remain compatible with the surrounding area. The immediate vicinity includes commercial and industrial properties such as Dietz Distilling, Das Peach Haus, and others. The inclusion of significant setbacks, natural landscaping, and vegetative screening provides appropriate buffering from the five nearby residential lots.

- Comment: Small-scale commercial uses should be compatible with the intensity of nearby residential areas.

Response: Rather than subdivide the property into four to eight C-2 commercial lots, we are proposing a unified development. Measures to ensure compatibility include:

- Dense vegetation and fencing to screen residential neighbors.
- Orientation of the outdoor stage away from residential areas.
- Offsite water retention systems to manage runoff in accordance with annexation requirements.
- Onsite building rainwater catchment systems to capture water for our native landscaping.
- Enhanced pedestrian and bike access from South Creek Street provides walk-up/cycling friendly opportunity to neighborhood residents.
- Provision for an additional 5,000 sq. ft. future retail space with associated parking, increasing neighborhood-serving density if needed.

- Comment: Appropriate zoning districts include R-1, R-1A, R-2, R-5, and C-1.

Response: The property's C-2 zoning was approved as part of the original annexation. Given its strategic location at the City's southern gateway, adjacent to a high-traffic corridor and a master-planned community, a commercial use focused on both local residents and tourism aligns with the City's broader economic development objectives while simultaneously meeting the Comprehensive Plans intention for neighborhood commerce. We have designed the site to maintain generous open space while preserving the commercial intent.

We remain committed to collaborating with the City to deliver a project that serves Fredericksburg's residents, enhances the commercial fabric of this district, and complements the surrounding neighborhood context.

Sincerely,

Rick LaPlante

Owner, Pour Choices Brewing Company

rick@pourchoicesbrewing.com

832.605.7310



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: PCBC

Project Address: ABS A0735 S R Wilson #38, ^{2.362}~~2.372~~ acres including pt of Lot 2, Friendship Oaks

Property Tax ID Numbers: 183912

B. Application Type: Appendix A – Fee Schedule

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

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

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

C. Applicant/Owner Information - Property Owner

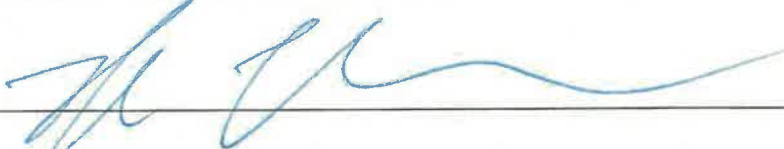
Owner Name: Lynn Development LLC
Owner Address: PO BOX 3403 Fredericksburg 78624
Owner Phone Number: 328.218.2076
Owner Email Address: treycurtis@lynndev.com

D. Applicant

Applicant Name: Rick LaPlante
Applicant Address: 322 Oak Haven Rd Fredericksburg 78624
Applicant Phone Number: 832.605.7310
Applicant Email Address: rick@laplantes.net

Applicant's Signature

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

Signature: 

Printed Name: Rick LaPlante

Staff Use Only Application Number: 2-2506 Date: 3/31/25

Ch# 101 \$ 1400.00

To the Honorable Members of the Planning and Zoning Board, City of Fredericksburg:

We respectfully submit this letter in support of our application to rezone the property in this application from **C-2 Commercial** to **M-1 Light Industrial**, to allow for the development of **Pour Choices Brewing Company**, a locally owned and operated craft brewery and taproom.

Business Overview

Pour Choices Brewing Co. is a community-focused brewery offering both indoor and outdoor seating, a family- and pet-friendly environment, a rotating selection of handcrafted beers brewed on-site, and a full-service bar. Our business model includes:

- A vibrant **taproom and outdoor gathering place** where residents and visitors can enjoy fresh pours in a welcoming environment produced by award winning professional brewers.
- Community-focused programming, such as **free event space for community groups, art walks, seasonal festivals, local vendor markets, beer education nights, on site food trucks, live music, and pet adoption partnerships.**
- A small-batch **brewhouse facility** designed for direct-to-consumer taproom sales and limited local distribution.

Why M-1 Zoning Is Necessary

While the majority of our space being dedicated to taproom, bar, and public-facing features aligns well with existing commercial C-2 zoning, the actual brewing operations — which involve on-site manufacturing of alcoholic beverages — require **M-1 Light Industrial zoning** under current city code. Our operations will remain small-scale, clean, in compliance with all safety, noise, and environmental regulations, and limited by the Texas Alcoholic Beverages Commission Brewpub License we will operate under, to no more than 10,000 barrels of production per year.

The shift in zoning is solely to accommodate the brewing equipment and processes within a small portion of the same building as the taproom and bar. The vast majority of the experience for both customers and neighbors will be with the taproom and outdoor gathering spaces.

Community Benefits

Pour Choices Brewing is more than just a business — it's a gathering space and local asset. We aim to:

- **Enhance tourism** by adding a destination craft brewery that reflects Fredericksburg's charm and hospitality.
- **Create jobs** for local residents, including positions in brewing, hospitality, events, and management.
- **Support local organizations** such as educational programs, first responders, children's health and welfare, and community improvement organizations via our **Pour Choices Community Foundation**, a nonprofit initiative seeded by our owners, and continually funded in part by proceeds from brewery operations.

- **Activate the surrounding area** — located in a rapidly developing part of town both commercially and residentially — by generating increased foot traffic and fostering partnerships with neighboring businesses.
- **Celebrate Texas Hill Country culture**, using locally sourced ingredients and showcasing regional flavors.
- **Embody entry corridor standards** as one of the earliest buildings to be seen entering Fredericksburg from San Antonio & Comfort.

About the Owners

We moved to Fredericksburg in 2024 from Dallas, where Rick created and taught a 4-year high school computer science program for an inner-city Dallas ISD high school. Before that, we worked our cattle ranch in Wyoming, ran a consulting company providing business leadership development and coaching, opened our first brewery in Powell, Wyoming, and Judith taught high school and college computer science and robotic engineering courses. We love to get involved in the communities in which we live! In addition to opening our (and the town's) first brewpub, Rick was elected as a Trustee/Board Member for Northwest College, and Judith volunteered to create and coach a high school robotics team. Those teams, from a small 6,000-person town in Wyoming, ended up competing at 2 world championships while we were there, and continue to be a force today! Students from those teams are now professional software engineers, mechanical engineers, robotic business entrepreneurs, a PhD computer scientist, and IT professionals. Before moving to our ranch, we were both software engineers and business leaders with Microsoft Corp.

We are committed to building responsibly and in harmony with the surrounding neighborhood and land use plan. We will maintain a clean, visually appealing facility that complements Fredericksburg's unique blend of historic charm and modern vitality.

We appreciate your consideration of our request and welcome any opportunity to answer questions or provide further details. Our team is excited about the opportunity to invest in, and grow with, the Fredericksburg community.

Respectfully,



Rick and Judith LaPlante, Co-founders & Owners
Pour Choices Brewing Company



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: May 7, 2025

SECTION: PUBLIC HEARING ITEM: B.

CAPTION: Request Z-2505: By James and Anne Lorys to Consider the Following:

- 1 A Land Use Change from Medium Density Residential (MDR) to Commercial (C) for Property Located at 807 South Eagle Street.
 - 2 A Zoning Change from R2, Mixed Residential to C1, Neighborhood Commercial for Property Located at 807 South Eagle Street.
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Land Use and Zoning Request
-

PRESENTATION:

[PRESENTER_NO_BR]

SUMMARY:

The applicant has submitted a Land Use and Zoning Change request for 2+ acres of land located at 807 South Eagle. The applicant is requesting a Land Use Change from Medium Density Residential (MDR) to Commercial and a Zoning Change from R2, Mixed Residential to C1, Neighborhood Commercial.

The 2024 Comprehensive Plan identifies this area with a Mixed Use Community/Corridor Place Type that recommends a variety of zoning categories such as R2, C1, C2 and Mixed Use zones such as MU-1 and MU-2. This Future Place Type is envisioned to be a well-planned, walkable mixed-use area that provides flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas would include integrated residential, retail and small-scale employment uses.

With this in mind, Staff worked with the applicant to find a Zoning designation that would complement the surrounding uses and allow for appropriate development based on the direction of the Comprehensive Plan and traditional planning practices.

BACKGROUND: The surrounding properties include C1, Neighborhood Commercial to the North (Friendship Lane Cottages/Condos) and West (Calvary Pentecostal Church & a private residence

that is not homesteaded), as well as large acreage tracts to the South that are not located in the City Limits. Across South Eagle Street is the Seco Development that possesses a PUD zone and is intends to develop Phase I with 116 residential units and approximately 6,000 sq ft of retail space.

The property is currently zoned [R2, Mixed Residential](#) and permits several residential uses by right such as the following:

Community Recreation	Local Utility Service	Duplex Residential
Multiple Family Residential	Townhouses	Group Residential
Single Family Small Lot	Short-Term Rental, Accessory	Short-Term Rental, B&B

It is the desire of the applicant to obtain a C1, Neighborhood Commercial Zoning classification and [Sec. 3.200 - C1: Neighborhood Commercial](#) speaks to the development standards allowed and includes the following uses by right:

Administrative and Business Office	Convalescent Services	Cultural Services
Day Care Services	Group Residential	Local Utility Services
Medical Services	Multiple - Family Residential	Personal Services
Private Primary Educational Services	Private Secondary Educational Services	Professional Office
Religious Assembly	Single Family Residential (existing structure)	Short-Term Rental, Unoccupied
Short-Term Rental, Accessory	Short-Term Rental, B&B	Short-Term Rental, Facility
Corporate Housing		

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

Arts and Crafts	Automotive Washing	Building Maintenance Services
Business School	Business Support Services	Club or Lodge
Communication Services	Condominium Residential	Consumer Repair Services
Duplex Residential	Food Sales	Guidance Services
Laundry Services	Limited Retail Sales	Liquor Sales
Personal Improvement Services	Pet Services	Restaurant - Limited
Single Family Residential (New Construction)	Townhouse	Drive Thru

[The 2024 Comprehensive Plan](#) identifies the subject property with a future place type of Mixed Use Community/Corridor which is envisioned to be a well-planned, walkable mixed-use area that provides flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas would include integrated residential,

retial and small-scale employment uses.

Appropriate existing zoning districts would include R2, C1, C2 and Mixed Use zones such as MU-1 and MU-2.

Notice of Public Hearing Response: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft fo the subject property. As of April 30, 2025, no response have been received.

STAFF RECOMMENDATION:

In reviewing the application, Staff identified that the 2024 Comprehensive Plan categorizes the subject property as a Mixed Use Community/Corridor future place type. This place type allows for a variety of acceptable zoning classifications, including the requested C1, Neighborhood Commercial. It is important to note that this place type is intended to provide flexibility towards development with a preference for complete neighborhoods, which includes integration of commercial and residential uses.

In addition, the surrounding uses include a variety of mixed development, including a 100+ unit, mixed-use planned project (Seco), a religious assembly (Calvary Pentecostal Church), condominiums (Friendship Lane Cottages), large acreage vacant tracts and a Walmart within walking distance. All neighboring uses create a truly mixed-use neighborhood located along this stretch of Friendship Lane. Therefore, Staff recommends that the Planning and Zoning Commission follow the direction of the 2024 Comprehensive Plan and recommend a zoning that allows for the integration of residential and commercial uses.

ATTACHMENTS:

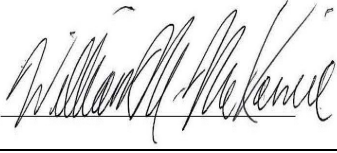
1. Z-2505-807 S Eagle_Public hearing Map
2. Mailing Labels template
3. Z-2505 Zoning Map
4. 807 South Eagle Photos of Property
5. 2024-Fredericksburg-Comprehensive-Plan_Mixed Use Community
6. Z-2505 Zoning Application
7. Z-2505 Request Letter

APPROVAL/REVIEW:



Shelby Collier, Senior Planner

Date: May 02, 2025

A handwritten signature in black ink, appearing to read "William McKamie". The signature is written in a cursive, flowing style.

William McKamie, City Attorney

Date: May 02, 2025



FIGURE 1
City of Fredericksburg
Z-2505 - 807 S. Eagle

LEGEND			
Notice Areas	200' Notification Area	City Limit Boundary	GCAD Parcels
Subject Tract	Notification Tracts		

MATT WHITE
1017 FRIENDSHIP LANE
FREDERICKSBURG, TX 78624

CALVARY PENTECOSTAL CHURCH
P.O. Box 63
FREDERICKSBURG, TX 78624

MACDONALD COMPANIES, INC
P.O. BOX 295076
KERRVILLE, TX 78029

GILLESPIE COUNTRY
101 W MAIN, UNIT #9
FREDERICKSBURG, TX 78624

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

JOSE AND ALMA RAMIREZ
1007 FRIENDSHIP LANE
FREDERICKSBURG, TX 78624

JOHN AND DELLA ZEY
85 CEDAR HILLS DRIVE
FREDERICKSBURG, TX 78624

SV FRIENDSHIP LANE MU LP
2204 LAKE AUSTIN BLVD
AUSTIN, TX 78703

JAMES AND GERRY LORYS
P.O. BOX 290468
KERRVILLE, TX 78029

CADY MONTGOMERY
375 SILVER SPRINGS
KYLE, TX 78640

PATRICA WOODS
1932 THOMAS LACKLAND ST
EL PASO, TX 79938

CHRISTIAN BEST
10700 SENTINEL DRIVE
AUSTIN, TX 78747

EMILY ROUGEUX
686 TREADWELL LANE
KYLE, TX 78640

JACOB ELDER
4309 ARQUES AVE
ROUND ROCK, TX 78681

LDS GROUP, LLC
44 LYTTLE PLACE DRIVE
ABILENE, TX 79602

CHARLES AND JULIE BINGAMAN
27 TAMARISK CIRCLE
ABILENE, TX 79606

ROBMO INVESTMENTS LLC
801 TRIPLE CREEK ROAD
FREDERICKSBURG, TX 78624

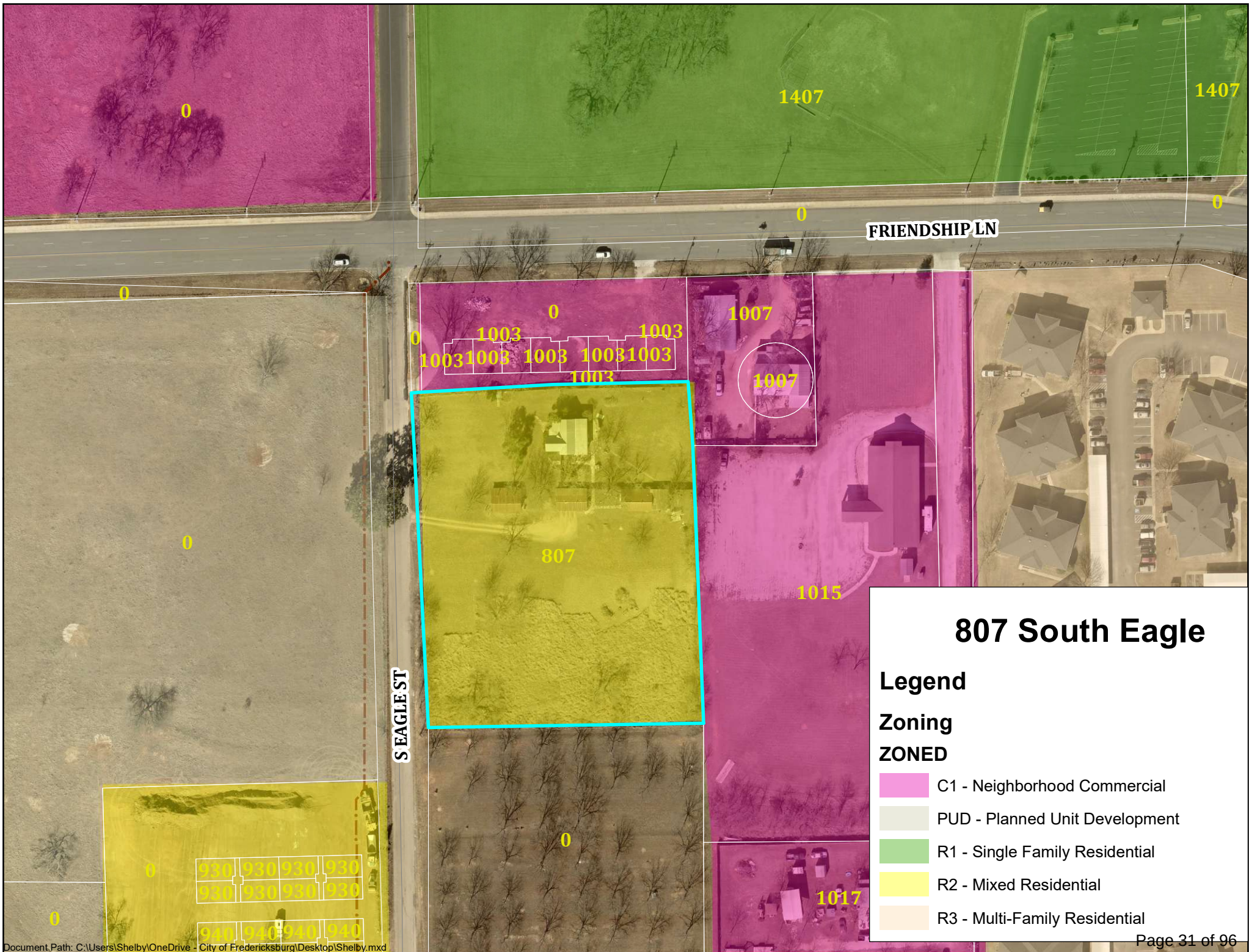
JEFF AND SANDRA SMITH
107 FALCON
HORSESHOE BAY, TX 78657

KELSO RENTALS, LLC
353 ADELINE LANE
BULVERDE, TX 78163

DILLINGER INTERESTS, LLC
803 COUNTY ROAD 407
DRIPPING SPRINGS, TX 78669

STEVE MACMEEKEN
7313 LOUGHEED PLAZA
PLANO, TX 75025

Z-2405



807 South Eagle Photos of Property











Mixed-Use Community / Corridor

INTENT AND CHARACTER

This place type is envisioned to be a well-planned, walkable mixed-use area. A Mixed-Use Community or Corridor should be as the name suggests - with a strong and sustained “sense of place.” The intent of this category is to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas include integrated residential, retail, and small-scale employment use.

Land uses are less distinguishable and less regulated in this more urban environment, where the focus is more on form than function. Important characteristics include building relationship with the street, pedestrian movement, signage, street design, and public gathering places.

Within a small geographic area, different land uses can be side by side or within the same building. These places tend to be bustling and diverse, with a sense of place. Mixed-Use Communities or Corridors can serve a large region, while others can serve local residents. The functions and characteristics of both concepts are generally the same, with variations in the size of their service areas and intensity of development.

APPROPRIATE LAND USE TYPES

Commercial

- Contextual to location but intended to include neighborhood and regional-serving retail, personal service, hotel, restaurant (no drive-thru) and office use.

Residential

- Middle housing types such as townhouses, patio homes, cottage courts, urban lofts, and apartments in walkable environments near commercial and open space. Stand-alone apartments are not desirable.

Industrial

- Not appropriate

Institutional

- Education (e.g., elementary and secondary schools); institutional uses (e.g., places of public assembly); utility and service uses (e.g., electrical substations, fire stations, etc.). High schools may be permitted if they are located and take access from a collector or greater street classification.

Green Spaces

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

Development Intensity Target

Residential	40 - 80%
Commercial	20 - 60%



GUIDANCE AND INTERPRETATION

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

- Although not required, regional detention should be considered to serve all parcels within an activity center. This allows for greater intensity of use across the entire development.
- High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian.
- On-site parking should be first accommodated through reduced minimum parking requirements, followed by on-street parking, shared parking, and structured parking. Individual surface lots for each parcel should not be required.
- Outparcels located along arterial and collector roadways should be developed and connected to serve the internal streets.
- Building height and mass should be designed to be compatible with abutting uses, where the greatest intensity is located near the center of the development or adjacent to arterial streets.
- Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.
- Development quality (architecture and landscaping) should be of higher standard.
- In implementation, development code modifications could be needed to achieve the envisioned development character.
- Regional stormwater retention facilities and infrastructure should be utilized to create greenways and pedestrian/bicycle paths.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts:

- R2, R3, R5, NC, C, M3, MU1, MU2

Implementation - Development Code Review:

- Review buffers and screening to ensure compatibility (urban scale) externally
- Public space and shade considerations
- Urban street character elements to promote walkability and mix of use
- Urban mobility elements such as pedestrian/bike, on-street parking, transit
- Reduced parking requirements and alternatives to reduce on-site parking lots
- Connectivity and efficient infrastructure requirements to add value
- Establish standards for food truck parks

REPRESENTATIVE IMAGERY



C. Applicant/Owner Information - Property Owner

Owner Name: James and Anne Lorys

Owner Address: ~~807 S Eagle St, Fredericksburg, TX~~

Owner Phone Number: 830-928-5350

Owner Email Address: jameslo@fisd.org

400 Crest Ridge

Kerrville, TX 78028 Address updated by Mr. Lorys on 03/31/2025

D. Applicant

Applicant Name: same as above

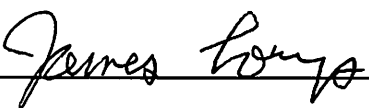
Applicant Address: _____

Applicant Phone Number: _____

Applicant Email Address: _____

Applicant's Signature

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

Signature: 

Printed Name: James Lorys

Staff Use Only Application Number: 2-2505 Date: 3/20/2025

ch #



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Rezoning property request
Project Address: 807 S Eagle St
Property Tax ID Numbers: 31985

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*

To whom it may concern,

We are requesting a change in the zoning of our property from R2 to C1.

We are also requesting a land use change from Medium Density Residential to High Density Residential.

As we are currently bordered by properties zoned C1, this change would not unduly affect the area's current nor future development in accordance with city planning.

Thank you for your time and consideration.

Sincerely,

Anne and James Lorys



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: May 7, 2025

SECTION: PUBLIC HEARING ITEM: C.

CAPTION: Request Z-2424: By P.V. McMinn with Nuvista Development LLC, to Consider a Site Plan and Conditional Use Permit per Sec. 3.200 for a Condominium and Townhome Use for Property Located at 1032 South Milam Street.

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

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

This development previously obtained a Conditional Use Permit for Condominiums and Townhomes in 2021 with conditions that included the requirement to obtain a Subdivision Waiver for the length of Crestview Circle, approval of a Site Plan and Plat, and the addition of sidewalks to connect the residential uses to commercial uses as well as review of the existing residence to determine historical significance. As the development did not start construction within 2 years as required by [Sec. 5.481](#), the Conditional Use Permit has expired. The applicant has since returned and submitted a Site Plan and Conditional Use Permit application requesting permission to construct a mixed-use development that would include Condominiums and Townhomes.

The proposed development would include two lots, Lot 1R-2 which focuses on the development of Condominiums to include 32 units in 4, 2-story buildings totaling 32,000 sq ft. The Residential Condominium would provide amenities such as a tennis court, community center and pool as well as covered parking. In addition, a Professional Office building is proposed on the eastern portion of the lot. There are discrepancies regarding the size of the building. It states 9,500 sq ft but in the legend, it references a 19,000 sq ft, 2-story, Professional Office building.

Lot 1R-1 focuses on the development of Townhomes to include 21 lots as well as a 11,600 sq ft, 2-story, Professional Office Building as well as the existing residence, which appears to have a square footage of 4,989 but the height of the structure is unknown. Staff pulled the square footage from Gillespie County CAD.

There are small discrepancies in the plan sets regarding parking, building heights, landscaping and

screening and the existing residence. Staff will provide greater detail of the discrepancies in the Review Criteria.

BACKGROUND:

Lot 1R-2 Development Review

Site Area: 8.135 Acres - 354,361 sq ft

Zoning: [C1, Neighborhood Commercial](#)

Building Coverage: 13% Proposed (45,370 sq ft) 50% (Maximum)

Impervious Coverage: 62% Proposed (218,238 sq ft) 70% (Maximum)

Heights: 3-Stories Proposed - 3-Story Maximum (the plans state a maximum of 2-stories, but reference 32 ft, resulting in 3-stories, not 2)

Access: 2 access points are proposed onto Keller Crossing Drive. 1 will be a shared access point for Lot 1R-1 and is 46 ft wide road called Highland Boulevard. The other is a 36 ft wide drive-isle.

Parking: 1 space per unit plus 1 per guest is required for the Condominium use, resulting in 64 required spaces plus Community Recreation, which requires 1 space per 5 persons capacity. The applicant proposes a capacity of 50 persons, resulting in the need for 10 parking spaces. In addition, Professional Office use requires 1 parking space per 400 sq ft. The applicant chose to park at 1 per 300 sq ft resulting in the need for 63 spaces for the 19,000 sq ft building. The total required parking for Lot 1R-2 is **77** spaces and the applicant is proposing **206** spaces.

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per 75 LF required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is required per Sec. 7.940 (property line to the West) and screening of the dumpster is required per Sec. 7.980

Refuse: 4 dumpsters are proposed for the Condominium development and 1 dumpster is proposed for the Professional Office

Lot 1R-1 Development Review

Site Area: 6.113 Acres - 266,282 sq ft

Zoning: [C1, Neighborhood Commercial](#)

Building Coverage: 23% Proposed (60,315 sq ft) 50% (Maximum)

Impervious Coverage: 56% Proposed (147,657 sq ft) 70% (Maximum)

Heights: 3 Stories (32 ft) - 3-Story Maximum (the plans state a maximum of 2-stories, but reference 32 ft, resulting in 3-stories, not 2)

Access: Lot 1R-1 does not have its own access, rather it shares 2 access points that are proposed onto Keller Crossing Drive. 1 is 46 ft-wide road called Highland Boulevard. The other is a 36 ft-wide drive-isle.

Parking: 2 spaces per unit is required for the Townhome use (plus 2 spaces per unit if insufficient R.O.W exists to allow on-street parking), resulting in 84 required spaces. 0 are provided. In addition, Professional Office use requires 1 parking space per 400 sq ft. The applicant chose to park at 1 per 300 sq ft resulting in the need for 40 spaces for the 12,000 sq ft building. There is no use identified for the existing residence or a sq footage of the building. This would need to be parked as well. The total required parking for Lot 1R-1 is **124** spaces and the applicant is proposing **70** spaces.

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per 75 LF required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is required per Sec. 7.940 (property line to the West) and screening of the dumpster is required per Sec. 7.980

Refuse: 1 dumpster is provided for the Professional Office. No refuse information has been provided for the existing residence or the Townhomes.

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 May 1, 2025 two letters of protest were received.

Sec. 5.460 - Review and Evaluation Criteria for Conditional Use Permits. Contains 13 items that must be considered when reviewing a Conditional Use Permit. please see the following:

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.

In review of the 13 items outlined in the Review Criteria, Staff has concerns that the development as proposed does not provide for the safety and convenience of pedestrian and vehicular traffic. Crestview Circle has a length greater than 500 ft and provides a cul-de-sac rather than extending connectivity. These issues would require a Subdivision Waiver and approval by the Planning and Zoning Commission. If approved, the development may not have more than 15 residential lots created along this street. The Comprehensive Plan is clear that safer mobility for all users (vehicular, pedestrian and bicycle) is important and the streets and drive-isles as proposed do not provide mobility for all pedestrians as the development lacks sidewalks and there is no consideration for bicyclists. As this is a mixed-use development, these items should be taken into consideration. In addition, to mitigate potentially unfavorable impacts of the development, the applicant should provide additional screening in the form of a landscape buffer for the residential subdivision to the west.

2024 Comprehensive Plan

In 2024 the City of Fredericksburg adopted a new Comprehensive Plan that provides direction for requested development. This document speaks specifically to 7 items including Mobility and Small-Town Sensitive Growth.

In reviewing Mobility, guiding principles and strategies are provided to ensure the safety of vehicular, bicycle and pedestrian connectivity. Recommendations include complete streets (sidewalks, bicycle lanes and typical roadway) to promote safer mobility for all users, as well as transportation improvements which prioritize the safety, comfort, and connectivity of pedestrians and cyclists and ensure ADA accessibility for the entire community.

In reviewing Small-Town Sensitive Growth, new framework is provided which aids the City of Fredericksburg in considering placemaking more holistically and on a larger scale, using place types which incorporate guidance for land use, transportation, site planning and design. Action G.1.A.5 states: *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.A1.7 states: Establish good neighbor nuisance regulations to address higher density and mixed-use issues, reserving separated land use for a limited number of uses.

STAFF RECOMMENDATION:

In reviewing the application Staff referenced the C1 zoning ordinance, Conditional Use Permit Review and Evaluation Criteria as well as the Comprehensive Plan. As part of our review, Staff determined that the development as proposed does not provide for the safety and convenience of pedestrian and vehicular traffic. In addition, the proposed layout of Crestview Circle (which exceeds 500 ft in length and would require a Major Subdivision Waiver and limit the Townhome use to 15) directly borders Lot 5 through 17 of the Windcrest community and ends in a cul-de-sac and does not provide connectivity to the new development or existing development to the west. This approach to development is not consistent with the Comprehensive Plan or the Review and Evaluation Criteria found in Sec. 5.460.

Furthermore, as the purpose of the Conditional Use Permit process is to encourage broad public review and evaluation of site development features and operating characteristics in order to ensure adequate mitigation of potentially unfavorable impacts, Staff cannot recommend approval of the Conditional Use Permit as there is the possibility for too many unfavorable impacts that have not been addressed by the plan as presented.

ATTACHMENTS:

1. Z-2424 Public Hearing Map
2. Z-2424 Mailing Labels
3. Z-2424 Review Comments
4. Z-2424_Keller Oaks Responses
5. Z-2424 Site Plan
6. Z-2424 Site Plan 2
7. Z-2424 - Protest_Wallace
8. Z2424-PROTEST - WEINHEIMER
9. 2021 City Council Memo

APPROVAL/REVIEW:

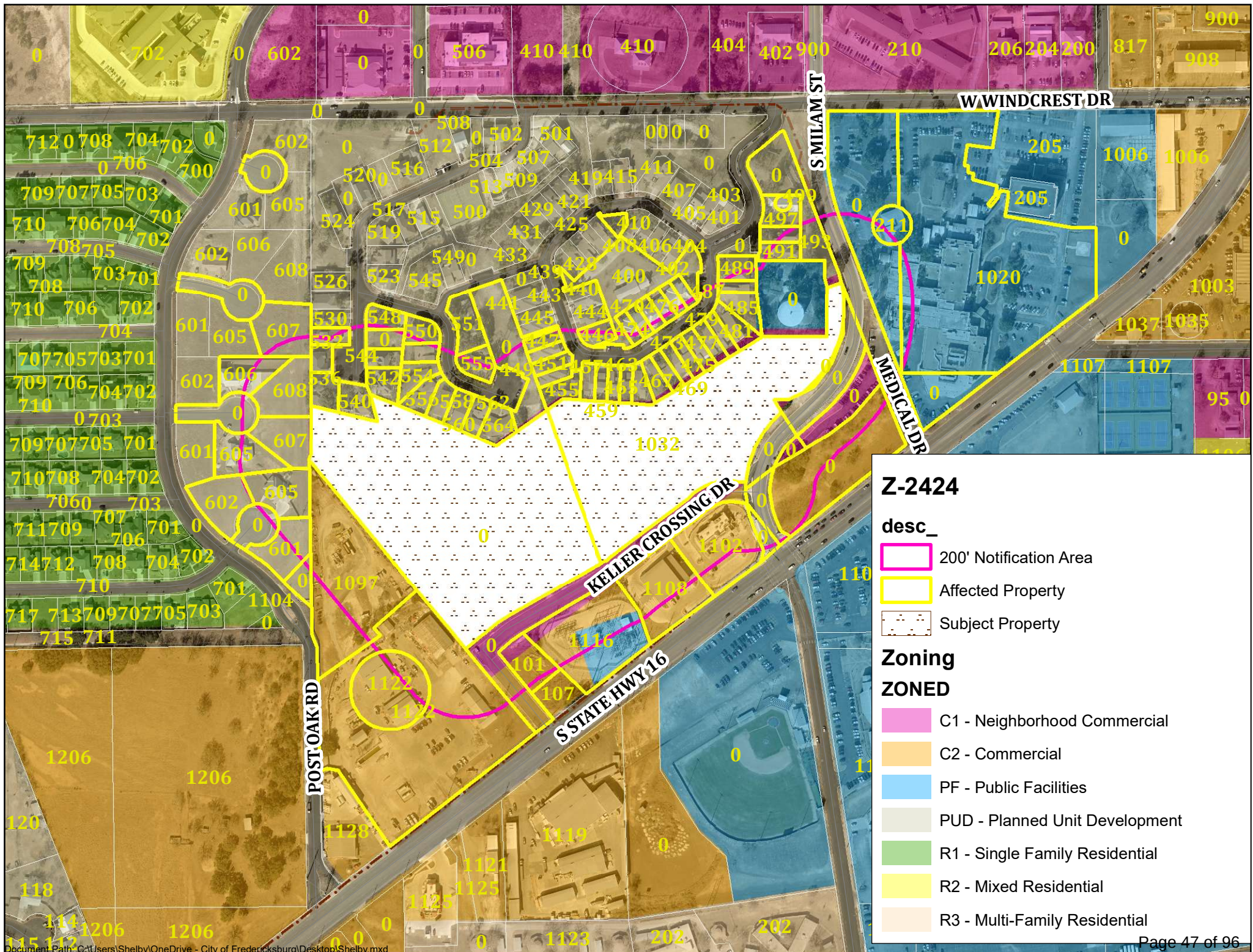


Shelby Collier, Senior Planner

Date: May 02, 2025



Date: May 02, 2025



Z-2424

desc_

-  200' Notification Area
-  Affected Property
-  Subject Property

Zoning

ZONED

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

SPRING CANYON RANCHES LTD
P O BOX 393
FREDERICKSBURG, TX 78624

KELLER EQUIPMENT CO
PO BOX 393
FREDERICKSBURG, TX 78624

METCALF, GARY & TERRI
461 SUMMIT CIR
FREDERICKSBURG, TX 78624

DOOLEY, MARGARET ADEL
459 SUMMIT CIR
FREDERICKSBURG, TX 78624

BRSF LLC
511 E SCHUBERT
FREDERICKSBURG, TX 78624

VAUGHN, PEYTON & CAROL
P O BOX 1304
FREDERICKSBURG, TX 78624

MCCLURE, ANNETTE JENKINS
453 SUMMIT CIR
FREDERICKSBURG, TX 78624

JENKINS, GLADYS
451 SUMMT CIR
FREDERICKSBURG, TX 78624

SCHMIDT, FRANCES
7050 JADE FIELD
SAN ANTONIO, TX 78240

QUINDRY, CHARLES L &
QUINDRY
469 SUMMIT CIR
FREDERICKSBURG, TX 78624

RENICK, DEBORAH SUE
427 NIMITZ CIR
FREDERICKSBURG, TX 78624

HALEY, VANESSA
555 WINDING WAY
FREDERICKSBURG, TX 78624

SMITH, JERRY & JOAN SHARON
564 WINDING WAY
FREDERICKSBURG, TX 78624

WEHMEYER LIFE ESTATE
562 WINDING WAY
FREDERICKSBURG, TX 78624

BRANDON, NARDINE KIKUYO
560 WINDING WAY
FREDERICKSBURG, TX 78624

WILHITE, JAMES & PAMELA
419 SUMMIT CIR
FREDERICKSBURG, TX 78624

CARSEY, LIFE ESTATE
556 WINDING WAY
FREDERICKSBURG, TX 78624

FINNELL, MARY KATHRYN
3939 BEE CAVE RD, BLDG C-100
AUSTIN, TX 78746

LEFTWICH, JOHN & ALLISON
550 WINDING WAY
FREDERICKSBURG, TX 78624

BALKAN, LILLI TRUST, THE ETAL
552 WINDING WAY
FREDERICKSBURG, TX 78624

FLEURY, RICHARD
548 WINDING WAY CT
FREDERICKSBURG, TX 78624

FINNELL, KAY FITZPATRICK
3939 BEE CAVE RD, BLDG C-100
AUSTIN, TX 78746

BOLIN, GREGORY & THERESA
544 WINDING WAY CT
FREDERICKSBURG, TX 78624

WHITE, REVOCABLE TRUST
542 WINDING WAY CT
FREDERICKSBURG, TX 78624

KENNEDY, ROBERT & CAROLE
534 WINDING WAY CT
FREDERICKSBURG, TX 78624

PYLATE, PATRICK & MARLENE
532 WINDING WAY CT
FREDERICKSBURG, TX 78624

FULLER, HUGH H
540 WINDING WAY CT
FREDERICKSBURG, TX 78624

MONTGOMERY, KEVIN PAUL
536 WINDING WY
FREDERICKSBURG, TX 78624

LCRA TRANSMISSION SERVICES
PO BOX 220 M/S D-140
AUSTIN, TX 78767

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

FIRST UNITED BANK AND TRUST
PO BOX 729
DURANT, OK 74702

GUERRA, LUIS & ETHEL
2119 GALVESTON ST
LAREDO, TX 78043

JOHLE, RYAN & MOACA-ENE
4912 PLUM PEACH BEND
AUSTIN, TX 78723

JINGOIU LIVING TRUST
1275 WEATHERSFIELD WAY
SAN JOSE, CA 95118

MORRIS, ROBERT ETAL
605 GIBSON CT
FREDERICKSBURG, TX 78624

TAN, CHANGBIN & SUN, LI
605 ATKINS CT
FREDERICKSBURG, TX 78624

IRONBREAKER DEVELOPMENT
PO BOX 2526
FREDERICKSBURG, TX 78624

ENCHANTED WAY PROPERTY
SOLUTIONS LLC
569 COWBOY TRL
FREDERICKSBURG, TX 78624

Z-2424

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

METHODIST HEALTHCARE
ONE PARK PLAZA BLG 1
NASHVILLE, TN 37203

NUVISTA DEVELOPMENT LLC
4264 S JACKSON ST
SAN ANGELO, TX 76903

SCHMIDT, CHARLES & LORETTA
489 SUMMIT CIR
FREDERICKSBURG, TX 78624

ROESCH, RICHARD A & IRIS M
487 SUMMIT CIRCLE
FREDERICKSBURG, TX 78624

GROSS, GERALD D & RHONDA
105 E CENTRE
FREDERICKSBURG, TX 78624

RUTLEDGE, JAY & SHIRLEY
481 SUMMIT CIR
FREDERICKSBURG, TX 78624

WALLACE, GRACE
479 SUMMIT CIR
FREDERICKSBURG, TX 78624

SPENCER, CARROLL & MOLLY
477 SUMMIT CIR
FREDERICKSBURG, TX 78624

RUSH, BARBARA
475 SUMMIT CIR
FREDERICKSBURG, TX 78624

WALLACE, GRACE & WALLACE,
PO BOX 583
FREDERICKSBURG, TX 78624

JACKSON, FRANCIS
40 N INTERSTATE HWY 35,
APT 1333
AUSTIN, TX 78701

QUINDRY, CHARLES L & SUSAN
469 SUMMIT CIR
FREDERICKSBURG, TX 78624

SOULE, JOHN G & PATRICIA A
3209 TARRYHOLLOW DR
AUSTIN, TX 78703

ALLEN, ELBERTA J
3968 OLD MASON RD
FREDERICKSBURG, TX 78624

DYCHES PROPERTIES LLC
76 PREMIER VIEW DR
FREDERICKSBURG, TX 78624

METCALF, GARY & TERRI L
461 SUMMIT CIR
FREDERICKSBURG, TX 78624

DOOLEY, MARGARET ADEL
459 SUMMIT CIR
FREDERICKSBURG, TX 78624

BRSF LLC
511 E SCHUBERT
FREDERICKSBURG, TX 78624

VAUGHN, PEYTON & CAROL
P O BOX 1304
FREDERICKSBURG, TX 78624

MCCLURE, ANNETTE JENKINS
453 SUMMIT CIR
FREDERICKSBURG, TX 78624

JENKINS, GLADYS
451 SUMMIT CIR
FREDERICKSBURG, TX 78624

SCHMIDT, FRANCES L
7050 JADE FIELD
SAN ANTONIO, TX 78240

QUINDRY, TRUST
469 SUMMIT CIR
FREDERICKSBURG, TX 78624

SMITH, JAMES D & PATRICIA S
PO BOX 2529
FREDERICKSBURG, TX 78624

WEINHEIMER, PATRICIA
478 SUMMIT CIR
FREDERICKSBURG, TX 78624

HAMILTON, DEBRA ALLEN
PO BOX 1500
OZONA, TX 76943

HANNON, REVOCABLE TRUST
474 SUMMIT CIR
FREDERICKSBURG, TX 78624

WARREN, JESSE L & KELLEY J
472 SUMMIT CIR
FREDERICKSBURG, TX 78624

BC REVOCABLE LIVING TRUST
29440 ELK VIEW DR
STEAMBOAT SPRINGS, CO 80487

SANDERS, DONNA
493 SUMMIT CIR
FREDERICKSBURG, TX 78624



April 21, 2025

P.V. McMinn, Jr.

Via Email

pvmcminnjr@gmail.com

RE: Z-2424, Review Comments for the Conditional Use Permit request for 1032 S Milam, Keller Oaks.

Dear Applicant,

Project will require Planning and Zoning approval scheduled for **Wednesday, May 7, 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, May 20, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Site plan by **Monday, April 28, 2025**.

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

- Please provide parking calculations and appropriate dimensions [Per Sec. 7.863](#)
- Provide density calculations [Per Sec. 3.200](#) for each lot.
- Add appropriate handicapped parking spaces in required locations and provide dimensions [Per Sec. 7.863](#)
- Location of loading facilities for both lots per [Sec. 7.131](#)
- Location of Refuse collection for both lots per [Sec. 7.131](#)

The City of Fredericksburg

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- Landscaping required Per. [Sec. 7.920](#) and should include One (1) tree per 75 LF is required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier of at least two (2) ft in height, shall be placed along the perimeter.
- Screening required per [Sec. 7.940](#) & [Sec. 7.980](#) to include a solid wood and/or masonry fence or wall at least 6 ft in height but not greater than 8 ft between the subject property and residentially zoned property to the East. All refuse collection must be screened.
- Provide a note that all lighting will be compliant with [Article XV – Outdoor Lighting](#)
- The [2024 Comprehensive Plan](#) identifies this property with a future place type of Mixed Use Community Corridor which is envisioned to be a well-planned walkable mixed-use area with a strong sense of place. These highly activated areas should include integrated residential, retail and small-scale employment uses.
 - Important characteristics include building relationship with the street, pedestrian movement, signage, street design and public gathering spaces.
 - Middle housing types such as townhomes, patio homes, cottage courts, urban lofts and apartments in walkable environments near commercial and open space.
 - High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian.
 - Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.
- Create mechanisms to properly consider infrastructure, community character, and economic impact of all new development (Small Town Sensitive Growth)
- Encourage neighborhood placemaking elements that add community character and support pride of ownership (pocket parks, street trees, art in public spaces, sidewalks, etc.) (N.1.A.6)
- Apply transportation improvements which prioritize safety, comfort, and connectivity of pedestrians and cyclists and ensure ADA accessibility for the entire community (Mobility)
- Invest in bike parking, street furniture and other elements that encourage walking and biking. Begin investments at key points of interest and community facilities (i.e, libraires, schools, parks, museums, shopping districts) (M.2.B.6)

The City of Fredericksburg

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- Subdivision Waiver (Major) required for block lengths exceeding 500 ft or 1,200 ft in length per [Subdivision Ordinance 6.06 D & E](#).
 - Where no existing subdivision controls, the blocks should not be less than 500 feet in length. However, in cases where physical barriers, property ownership, or individual usage creates conditions where it is appropriate that these standards be varied then, upon approval by the Director of Development Services, the length may be increased or decreased to meet existing conditions, having due regard for connecting streets, circulation of traffic and public safety.
- Staff will need to work with the applicant regarding an existing home located on the property. This home is not listed on the City's inventory of Historical Structures, but due to its age, it may qualify for historic protection.
- As part of the previously approved CUP The Planning and Zoning Commission voted 7-0 to approve the CUP for Townhomes & Condominiums with the condition that the project provides additional sidewalks in the development. [Sec. 7.131](#)

Engineering Comments:

Plat:

- Please add easement note to plat. Found in City's Subdivision Ordinance Section 6.07.A.5.
- Please dimension/show ROW of Keller Crossing Drive and Highland Boulevard.
- Please label Milam Street.
- Please add additional certifications and plat notes per City Subdivision Ordinance Section 38.4.05.

Site Plan:

- This project will require the submission of civil construction plans.
- Please dimension/show ROW of Keller Crossing Drive and Highland Boulevard.
- Please label Milam Street.
- Please show width of 15-foot sanitary sewer line easement along the back of the lots.
- Label water line or use a line style similar to what was done for the sewer main.
- Show fire hydrant locations and spacing.
- Dimension all parking spaces per City Subdivision Ordinance Section 7.860.
- Show and call out location of dumpster/enclosure.
- Label usage of pink structures along Highland Boulevard.
- Show proposed public sidewalk along Keller Crossing.
- The current layout of the cul-de-sac is not allowed. The cul-de-sac must be less than 500-ft in length. If greater than 500-ft, the cul-de-sac street can be approved by the

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Planning and Zoning Commission but may not have more than 15 single family lots created along the street. See City Subdivision Ordinance 6.12.G.1.

Please return the revised plans along with your written response as to how the comments have been addressed by Monday, April 28, 2025. Please feel free to contact me with any comments or questions, and I will be happy to assist you.

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

A handwritten signature in black ink that reads "Jan Musgrove". The script is cursive and fluid.

Jan Musgrove
Development Review Committee (DRC)

**NuVista Development, LLC's "Responses to Review Comments"
for the Conditional Use Permit request for 1032 S Milam, Keller Oaks
as received April 21, 2025**

April 28, 2025

From : P.V. McMinn, Jr., Director of Operations
NuVista Development, LLC, &
Dale Sultemeier, P.E. / R.P.L.S.

RE: Z-2424 - Keller Oaks

Gentlemen:

P & Z's Review Comments and our responses on behalf of NuVista Development, LLC ("NuVista") are numbered in outline format as follows:

- 1. Please provide parking calculations and appropriate dimensions Per Sec. 7.863;**
 - 1.1. Parking calculations are listed in the individual Tables (the "Information Tables") organized for the two (2) lots under "Property Development Data" and included on the One (1) Page "Site Plan for Conditional Use Permit KELLER OAKS" as requested and submitted with the Application on March 31, 2025 (the "Site Plan"). All standard 90° parking dimensions will be 9' x 18'6". Handicap space dimensions will be 12'6" x 18'6" and properly marked per ADA guidelines;*
- 2. Provide density calculations Per Sec. 3.200 for each lot;**
 - 2.1. Density Calculations for residential buildings have been calculated per bedroom and listed in the Information Tables labeled Crestview Townhomes and Hillside Condominiums. Density Calculations for all other buildings, not having bedrooms, have been calculated based on total sq. ftg. of impervious cover "as instructed". These calculations are included in the Information Tables labeled - The Terraces, Private Community Center, & the Colonnade. The density calculations for residential and other buildings have been combined for each of the two (2) lots and listed in the Information Tables labeled Compilation & General Information (the "Compilation Tables") set forth on the Site Plan;*
- 3. Add appropriate handicapped parking spaces in required locations and provide dimensions Per Sec. 7.863;**
 - 3.1. Appropriate handicapped parking spaces have been added in the required locations. Privately owned Townhomes & Condominiums are exempt from ADA requirements. Dimensions of all handicapped parking spaces are to be 12' 6" x 18' 6" as stipulated under Sec. 7.863.*
- 4. Location of loading facilities for both lots per Sec. 7.131;**
 - 4.1. In researching "Loading Facilities" under Sec. 7.131 and further under Table: 7.865 of the Code of Ordinances, other than a mention of Loading Facilities being required, there is no information as to design or dimensions. Therefore, based on logic, assuming 12' x 36' will be adequate dimensions for Loading Facilities, such Loading Facilities have been added to the Site Plan on both lots conveniently adjacent to the commercial uses;*
- 5. Location of Refuse collection for both lots per Sec. 7.131;**
 - 5.1. Refuse collection for both lots will be in accordance with Sec. 7.131. Symbols are included on the Site Plan showing locations. See: "proposed dumpster with fence/screening per COF code" with relative symbol included under the "LEGEND".*

6. Landscaping required Per. Sec. 7.920 and should include One (1) tree per 75 LF is required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier of at least two (2) ft in height, shall be placed along the perimeter;
 - 6.1. *As stipulated in each of the Information Tables included on the Site Plan under "Landscaping & Screening", -----"Landscape will be in compliance with all requirements of Sec. 7.900. Some existing trees that must be removed for development of the property may be transplanted if possible. Otherwise, new trees and shrubbery will be planted to complete the landscape to meet or exceed requirements. Detailed landscape plans will be provided with construction documents;*
7. Screening required per Sec. 7.940 & Sec. 7.980 to include a solid wood and/or masonry fence or wall at least 6 ft in height but not greater than 8 ft between the subject property and residentially zoned property to the East. All refuse collection must be screened;
 - 7.1. *There is no residentially zoned property to the "East". Nevertheless, in connection with NuVista's previously approved Application for CUP, NuVista was required to provide a twenty foot (20') "Undisturbed Buffer" along the length of the North east/west property lines separating Lots 1R-1 and 1R-2 (the "Property") from the Windcrest Subdivision to the North in lieu of a solid wood and/or masonry fence or wall. Said Undisturbed Buffer was left untouched when NuVista was permitted to clear the undesirable underbrush from the Property in 2021. NuVista's development plan has not changed and still incorporates the Undisturbed Buffer. NuVista believes that Windcrest Townhome owners with back yards adjoining Lot 1R-2 would prefer having the Undisturbed Buffer as opposed to a privacy fence (of a type chosen by NuVista) erected along their rear lot lines.*
 - 7.2. *With regard to Lot 1R-1, a concrete retaining wall, at a height of some fourteen feet (14'), sits along the Eastern end of the North east/west property line. Therefore, any need for screening in that area seems altogether moot. At the back of the Windcrest lots adjoining the west end of the North east/west property line of Lot 1R-1, where the existing retaining wall is shorter or nonexistent, NuVista believes that those residents would also prefer having the Undisturbed Buffer as opposed to a privacy fence (of a type chosen by NuVista) erected along their rear lot line. NuVista wishes to develop and always maintain a friendly relationship with its neighbors to the North in Windcrest.As to " All refuse collection must be screened", See preceding Par. 5.1;*
8. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space;
 - 8.1. *Off-street parking, as planned, "at least" ten (10) sq ft of interior landscaping has been provided for each parking space;*
9. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. ---- In addition, a hedge wall, or other durable landscape barrier of at least two (2) ft in height, shall be placed along the perimeter.
 - 9.1. *The Site Plan depicts landscaped areas at least five (5) ft in depth 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. Landscaping will include one (1) tree for each fifty (50) LF. ---- In addition, a hedge wall, or other durable landscape barrier of at least two (2) ft in height, will be placed along the perimeter;*
10. Provide a note that all lighting will be compliant with Article XV – Outdoor Lighting;
 - 10.1. *In addition to notes in each "Table" on the Site Plan "lighting & Signage" all lighting will be compliant with Article XV – Outdoor Lighting;*

11. The 2024 Comprehensive Plan identifies this property with a future place type of Mixed Use Community Corridor which is envisioned to be a well-planned walkable mixed use area with a strong sense of place. These highly activated areas should include integrated residential, retail and small-scale employment uses. ;

- o Important characteristics include building relationship with the street, pedestrian movement, signage, street design and public gathering spaces.
- o Middle housing types such as townhomes, patio homes, cottage courts, urban lofts and apartments in walkable environments near commercial and open space.
- o High interconnectivity between uses and parcels is required internal to the site both vehicular and pedestrian;
- o Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks;
 - Create mechanisms to properly consider infrastructure, community character, and economic impact of all new development (Small Town Sensitive Growth);
 - Encourage neighborhood place making elements that add community character and support pride of ownership (pocket parks, street trees, art in public spaces, sidewalks, etc.) (N.1.A.6);
 - Apply transportation improvements which prioritize safety, comfort, and connectivity of pedestrians and cyclists and ensure ADA accessibility for the entire community (Mobility); Invest in bike parking, street furniture and other elements that encourage walking and biking. Begin investments at key points of interest and community facilities i.e., libraries, schools, parks, museums, shopping districts (M.2.B.6);

11.1. *In attempting to formulate a reasonable and thoughtful response to the foregoing collective of comments, I felt it necessary to research exactly what is meant by "Mixed Use Community Corridor". I came across an article on the subject posted by one John Adams, MS Environmental Studies in Environmental Science & Urban and Regional Planning, Baylor University (Graduated 1984). Mr. Adams' answer to: "How can cities encourage more mixed-use development in order to create more livable neighborhoods?" follows:*

11.1.1. "The City of Austin has been trying to do this for the last 10 years at least. What generally stops it is single use zoning districts. (Often, office and retail can be combined, but that's about it.) The problem is that single use districts are the easiest form of zoning to enact and enforce. Mixed use zoning is complicated, and it's far too easy for unworkable and expensive requirements to be included in the district's regulations. About the only thing that's worked so far is combining first floor commercial (office and/or retail) with several floors of multifamily or townhouses. Developers, who are going to be financing and building whatever kind of project goes in, are almost universally very conservative in their approach to developing a tract. They know going in what they want, be it single family homes, multifamily, retail, office, or industrial, and many of those uses aren't particularly compatible with each other. They also don't like the requirement to provide "affordable" living units in mixed use, because it cuts into the salability of the completed project. The only sort of "mixed use" that works well is a large tract that is divided into different uses, and is mixed use only when taken as a whole."

A footnote by the Texas Department of Licensing and Regulation" (TLDR):

"Cities are going to have to provide strong financial incentives for developers to create "true" mixed use development, and keep the requirements simple".....

.....Perhaps a point to consider?

11.2. *A second answer to: "What is an example of mixed use development?"*

11.2.1. Times Square New York is the easiest example to give. It has movie halls, restaurants and cafes, shopping hub and little inside the lanes residences. A mixed development is something which has everything in the same local area. Powai in Mumbai has all the above and schools and colleges and office spaces and residential apartments. Of course no movie hall but all the rest... hospital, schools and colleges and mini shopping mall and restaurants.

- 11.3. *I submit that, to be successful, all such developments that I am aware of are in high density metropolitan settings with zoning ordinances that are apparently conducive to combining a broad range of uses such as commercial offices, retail, personal services, food & beverage facilities, lodging, and various types of entertainment venues, with middle housing such as townhomes & condominiums as well as dense multifamily and high rise properties. Las Colinas in Irving, TX seems a perfect example. Obviously, Keller Oaks, nor any other development in towns other than metropolitan cities, could possibly be expected to meet such criteria;*
- 11.4. *However, to a degree, Keller Oaks "as planned" is such a development, save and except it is not a "large tract" on a major traffic "corridor". It is a relatively small fourteen & one quarter (14¼) acre tract to ultimately be subdivided into perhaps seven (7) separate tracts for several different uses with infrastructure comprising; 1.) Townhomes; 2.) Condominiums; 3.) A Private Community Center & Pool reserved exclusively for Keller Oaks residents & their invited guests; 4.) Possibly two (2) Upscale Class "A" Office Buildings; and, 5.) Perhaps an additional commercial attraction at some point that would be attractive and greatly enhance the experience of life in the Keller Oaks neighborhood, as well as the community at large, provided that any such use might be allowed by the city. Many attractive and badly needed commercial uses are not currently permitted in C-1 Neighborhood Commercial Zones even with conditional use permits.*
- 11.5. *NuVista intends to develop Keller Oaks as a traditional "Mixed Use Development" and assures that will be at the pinnacle of premier upscale luxury subdivisions in Fredericksburg for many years to come. NuVista is not ignorant of the fact that, in order to be successful in its endeavor, Keller Oaks must to the fullest extent practicable incorporate many of the features mentioned as being characteristics typically associated with a Mixed Use Community Corridor, provided such features are compatible with the character envisioned for Keller Oaks.*
- 11.6. *NuVista believes that the arrangement of the buildings and the relative infrastructure situated on the side of Keller hill that comprises Keller Oaks is most favorable as currently designed. It naturally incorporates many of the attributes that staff suggests as being the essence of a Mixed Use Community Corridor such as:*
 - 11.6.1. *Building relationships with the streets; internal pedestrian movement via sidewalks & thoughtful street design;*
 - 11.6.1.1. *One appealing aspect of Crestview Townhomes and Hillside condominiums will be a luxurious maintenance free lifestyle with a view, coupled with the privacy afforded by being at the back of a destination subdivision devoid of through streets and fast traffic as opposed to living with thru traffic on a typical city street, i.e., if you're in the residential sections of Keller Oaks your there on purpose. Therefore, similar to Windcrest, the residential areas of Keller Oaks will intentionally not be conducive to public gatherings;*
 - 11.6.2. *Crestview Townhomes and Hillside Condominiums are sited in a walkable environment in close proximity to the professional office buildings proposed in Keller Oaks along Keller Crossing, the available open spaces, and Burger King and 1st United Bank across Keller Crossing;*
 - 11.6.3. *NuVista is firmly committed and financially obligated to incorporate any and all improvements, features, and amenities as may be practicable to assure that Keller Oaks is regarded among the foremost developments in Fredericksburg.*
12. **Subdivision Waiver (Major) required for block lengths exceeding 500 ft or 1,200 ft in length per Subdivision Ordinance 6.06 D & E;**
 - 12.1. **Where no existing subdivision controls, the blocks should not be less than 500 feet in length. However, in cases where physical barriers, property ownership, or individual usage creates conditions where it is appropriate that these standards be varied then, upon approval by the Director of Development Services, the length may be increased or decreased to meet existing conditions, having due regard for connecting streets, circulation of traffic and public safety.**

The current layout of the cul-de-sac is not allowed. The cul-de-sac must be less than 500-ft in length. If greater than 500-ft, the cul-de-sac street can be approved by the Planning and Zoning Commission but may not have more than 15 single family lots created along the street. See City Subdivision Ordinance 6.12.G.1.

 - 12.1.1. *A Subdivision Waiver (Major) was submitted with NuVista's Application for CUP on Monday, March 31, 2025 to request Crestview Circle be extended 270' beyond the 500' maximum length for a total of 770';*

12.2. As part of the previously approved CUP The Planning and Zoning Commission voted 7-0 to approve the CUP for Townhomes & Condominiums with the condition that the project provides additional the CUP for Townhomes & Condominiums with the condition that the project provides additional sidewalks in the development. Sec. 7.131

12.2.1. As stated in 12.2, just prior to retirement in January of 2020, Brian Jordan approved my previous Application for CUP with Crestview Circle and the twenty-one (21) "townhome lots" as designed, and scheduled the Application for a Zoom meeting with P & Z on February 5, 2021. To say Brian Jordan was quite thorough in his critique of my Application would be a gross understatement. Curiously, he made no mention as to any code limiting the number of townhome lots to fifteen (15);

12.2.2. Shortly after, while working with the new Planning Director, Jason Lutz, I was searching the code for information on street medians, I asked Mr. Lutz if there would be any problem subdividing Lot 1R-1A into the twenty one (21) Townhome Lots and he replied "no problem at all". Shortly after, Mr. Lutz recommended that P & Z, and later the City Council, approve my Application for Replat to subdivide Lot 1R- 1 into two (2) parcels, Lot 1R-1A comprising the twenty-one (21) "townhome lots" totaling 3.69 acres to comport with the approved CUP with the balance being Lot 1R-1B, 2.42 acres.

12.2.3. Inasmuch as neither Bryan Jordan nor Jason Lutz applied a limit the number of townhome lots and, for some reason, it now comes into play, curiosity forced me to research the legal definition of "townhome lot". It appears that that both Bryan Jordan and Jason Lutz were correct. The legal definition I found on "Law Insider" follows:

12.2.3.1. **Law Insider:**

12.2.3.1.1. **Single Family Lot** - A Single Family Lot shall refer to a platted lot on which there may be constructed only a single family detached or semi- attached dwelling unit;

12.2.3.1.2. **Semi-attached Dwelling Unit** - A semi-detached dwelling unit is a single-family duplex dwelling that shares one common wall with its neighbor. The name distinguishes this style of construction from detached houses, with no shared walls, and terraced houses, with a shared wall on both sides (i.e. Townhouses);

12.2.3.2. Design criteria specified in the Code of Ordinances that differentiate Townhome Lots from Single Family Lots are:

12.2.3.2.1. Code Requirements:

	<u>Townhome Lots</u>	<u>Single Family Lots</u>
1.) Minimum lot widths:.....	20'	70'
2.) Minimum lot sizes	2,500 sf	8,000 sf
3.) Maximum Building Length		
..... No group of attached townhome to exceed 200 '.....		N/A
4.) Maximum Density:	3,600 sf/site area per dwelling unit	N/A
5.) Units per Project/Lot ...		
..... At least four connected units in each project		1
6.) Fire walls	Required	N/A
7.) Fire Sprinkler Systems	Required	N/A

12.2.3.2.2. Different Codes:

The design criteria for Townhome Lots and Single Family Lots is covered in the Code of Ordinances under completely separate codes;

12.2.3.2.3. An additional point to consider, Minimum Single Family Lot Widths;

Although the term "Single Family Lot" cannot be deemed to include Townhome Lots, the 15 lot limitation relative to granting an extension for a cul-d-sac stipulates that such an extension can only be granted for a maximum of fifteen (15) Single Family Lots;

" Single Family Lots". Fifteen (15) Single Family Lots at the minimum width of seventy feet (70') total 1,050 L.F. At a more standard 100' lot width, the fifteen lots total 1,500 L.F.

All twenty-one (21) Townhome Lots as proposed for Keller Oaks , including the three (3) 15' fire separations, as well as the lot radiuses around the cul-d-sac, combine for a total length of 827.5 L. F. Crestview Townhomes only requires the cul-d-sac to be extended 270' for a total of 770'.

I.E., Fifteen Single Family Lots at the minimum width of 70' would require a cul-d-sac to be extended 280 L.F. beyond the 770' that is required for Crestview Townhomes; Townhome Lots were not considered by the code writers.....

12.2.3.2.4. *Obviously, Townhome Lots and Single Family Lots are altogether different, which is the reason that both Bryan Jordan and Jason Lutz did not lump the two together under the 15 lot limitation imposed on Single family Lots along an extended cul-de-sac by City Subdivision Ordinance 6.12.G.1. As Mr. Lutz told me, "that ordinance does not apply to Townhome Lots, Townhome Lots are different".*

13. Staff will need to work with the applicant regarding an existing home located on the property. This home is not listed on the City's inventory of Historical Structures, but due to its age, it may qualify for historic protection.

14. As part of the previously approved CUP The Planning and Zoning Commission voted 7-0 to approve the CUP for Townhomes & Condominiums with the condition that the project provides additional sidewalks in the development. Sec. 7.131

14.1. *The number of Townhome Lots previously approved was actually twenty-two (22). The current Application is for twenty-one Townhome Lots (21). Corresponding Civil Construction Plans are complete and were also approved by P & Z Staff in connection with the previous application. I and the members of NuVista pray that logic and good will prevails and our Application for CUP meets with staff's approval and is forwarded to the next P & Z Meeting w/ Staff's recommendation for approval as designed.*

15. Engineering Comments: - Plat

- Please add easement note to plat. Found in City's Subdivision Ordinance Section 6.07.A.5.
- Please dimension/show ROW of Keller Crossing Drive and Highland Boulevard.
- Please label Milam Street.
- Please add additional certifications and plat notes per City Subdivision Ordinance Section 38.4.05

15.1. *All the above information will on the Plat when re-submitted;*

16. Site Plan:';

- This project will require the submission of civil construction plans;
 - Civil Construction Plans will be submitted concurrently w/ the Final Plat;
- Please dimension/show ROW of Keller Crossing Drive and Highland Boulevard.
 - Done
- Please label Milam Street.
 - Done
- Please show width of 15-foot sanitary sewer line easement along the back of the lots.
 - Shown at 10' per Evan Williamson
- Label water line or use a line style similar to what was done for the sewer main.
 - Both dine
- Show fire hydrant locations and spacing.
 - Spacing & location are shown
- Dimension all parking spaces per City Subdivision Ordinance Section 7.860.
 - Done

- Show and call out location of dumpster/enclosure.
 - Shown in Legend and positioned on Plan
- Label usage of pink structures along Highland Boulevard.
 - Pink structures along Highland Blvd are light poles and fire hydrants. Colors have been changed per the Legend to differentiate between the two;
- Show proposed public sidewalk along Keller Crossing.

PRELIMINARY SITE PLAN
FOR CONDITIONAL USE PERMIT:
LOT 1R-1 & LOT 1R-2 IN THE KELLER
SUBDIVISION, A PLAT OF RECORD IN VOLUME
6, PAGE 88 OF THE GILLESPIE COUNTY PLAT
RECORDS.

Property Address:
1032 S. Milam
Fredericksburg, TX 78624

Owner:
NuVista Development, LLC
Representative/Applicant:
On Behalf of:
NuVista Development, LLC
P. V. McMinn, Jr.
Director of Operations
805 North Liano
Fredericksburg, TX 78624 (Fredericksburg Office)
(325) 234-9424

PROPERTY DEVELOPMENT DATA -- LOT 1R-2 KELLER SUBDIVISION -- A MIXED USE DEVELOPMENT				
PROJECT DESCRIPTION: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF CONDOMINIUMS ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL. THIRTY-TWO (32) TWO (2) BEDROOM CONDOMINIUM UNITS IN FOUR (4) EIGHT (8) UNIT BUILDINGS ("HILLSIDE CONDOMINIUMS") ARE TO BE SITED ON THE NORTHWEST PORTION OF LOT 1R-2, EAST OF AND ADJACENT TO ALLEN KELLER COMPANY. THE BUILDINGS WILL BE 2 STORY SINGLE FAMILY DWELLING UNITS. CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS.				
LEGAL DESCRIPTION: LOT NO. 1R-2, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.				
REQUEST FOR CONDITIONAL USE: APPLICATION FOR CONDITIONAL USE PERMIT TO BUILD CONDOMINIUMS.				
LOT SIZE: 6,113 AC. (268,282.8 SF)				
MINIMUM SETBACKS: FRONT YARD - 25 FEET SIDE YARD - 5 FEET REAR YARD - 10 FEET ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.				
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET PROPOSED: 2 STORIES, 32 FEET MAXIMUM				
PARKING: REQUIRED: 1 SPACE PER B + 1 GUEST PER UNIT (3 x 36 + 96 SPACES). PROPOSED: 148 SPACES - (80 SPACES AVAILABLE FOR COMMUNITY CENTER PER SEC. 7.860) ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860.				
LIGHTING: STREET LIGHTING SHALL BE FIGURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.				
DENSITY SUMMARY (By Bedrooms Per Unit): TOTAL LAND AREA - LOT 1R-2: 6,113 AC. (268,282.8 SF) TYPE UNIT: 2 BEDROOM CONDO UNITS: 32 REQD. SQ. FT. PER 2 BR UNIT: 3,500 SF TOTAL REQD. AREA: 112,000 SQ. FT. % OF TOTAL LAND AREA: 1.82% MAXIMUM DENSITY (By Land Area - Sec. 7.610.B.3): 33.6% MAX BUILDING COVER: 50% (127,160 SF) - PROPOSED: 13.8% (46,080 SF) INCL BLDGS, CARPORTS & ALL PAVING MAX IMPERVIOUS COVER: 70% (248,082 SF) - PROPOSED: 28.3% (102,168 SF) INCL BLDGS, CARPORTS & ALL PAVING LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSLATED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5-425 - SCREENING REQUIREMENTS AND STANDARDS.				
SEE: COMPILATION BELOW ALL USES LOT 1R-2: BUILDING COVER, IMPERVIOUS COVER, PERVIOUS COVER, AND, LANDSCAPE.				

- LEGEND**
- WL-ex property line
 - existing water line
 - proposed water line
 - proposed sanitary sewer line
 - proposed 5" concrete side walk
 - tree, as noted
 - canopy/drip line
 - proposed dumpster with fence/screening per COF code
 - proposed privacy fence/screening per COF code
 - proposed light pole
 - proposed fire hydrant
 - proposed retaining wall

PROJECT DESCRIPTION:				
A PRIVATE COMMUNITY CENTER W/ SWIMMING POOL & TENNIS COURT TO BE AVAILABLE EXCLUSIVELY TO RESIDENTS OF KELLER OAKS AND THEIR INVITED GUESTS. CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL. THE COMMUNITY CENTER IS TO BE SITED NEAR THE CENTER OF LOT 1R-1, JUST SOUTH OF AND ADJACENT TO HILLCREST CONDOMINIUMS. THE BUILDING IS TO BE A ONE (1) STORY STRUCTURE CONSTRUCTED OF CONVENTIONAL WOOD FRAME OR STRUCTURAL STEEL. EXTERIOR FINISHES MAY INCLUDE BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS.				
LEGAL DESCRIPTION: 1032 SOUTH MILAM				
ZONED: C-1: NEIGHBORHOOD COMMERCIAL				
LOT SIZE: 6,113 AC. (268,282.8 SF)				
MINIMUM SETBACKS: FRONT YARD - 25 FEET SIDE YARD - 5 FEET REAR YARD - 10 FEET ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.				
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET PROPOSED: 2 STORIES, 32 FEET MAXIMUM				
PARKING / COMMUNITY RECREATION: REQUIRED: 10 SPACES (1 SPACE PER 5 PERSON CAPACITY). PROPOSED: 20 SPACES PER 301.882 - CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION AVAILABLE FOR COMMUNITY CENTER GUEST PARKING ASSY PURPOSES - OCCUPANT LOAD OF LESS THAN 50 PERSONS CLASSIFIED AS "GROUP B" OCCUPANCY ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860.				
LIGHTING: STREET LIGHTING SHALL BE FIGURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.				
DENSITY SUMMARY: TOTAL LAND AREA - LOT 1R-1: 6,113 AC. (268,282.8 SF) MAX BUILDING COVER: 50% (127,160 SQ. FT.) - PROPOSED: 12.21% (3,820 SQ. FT.) MAX IMPERVIOUS COVER: 70% (248,082 SQ. FT.) - PROPOSED: 18.22% (5,863 SQ. FT.) LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSLATED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5-425 - SCREENING REQUIREMENTS AND STANDARDS.				
SEE: COMPILATION BELOW ALL USES LOT 1R-1: TOTAL BUILDING COVER, IMPERVIOUS COVER, PERVIOUS COVER, AND, LANDSCAPE.				

PROJECT DESCRIPTION:				
THE COLONADE - A PROFESSIONAL OFFICE BUILDING THE COLONADE IS TO BE A CLASS "X" TWO-STORY, INDOOR GARDEN ATRIUM, OFFICE BUILDING WITH CUSTOM OFFICE SPACES TO BE DESIGNED PRIMARILY FOR MEDICAL PROFESSIONALS AND RELATED TENANTS. THE COLONADE IS TO BE SITED ON THE SOUTH PORTION OF LOT 1R-2 W/ FRONTAGE ON IDA WAVE DRIVE. SEC. 5 OF THE MINICIPAL CODE OF THE CITY OF FREDERICKSBURG. SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5-425 - SCREENING REQUIREMENTS AND STANDARDS.				
LEGAL DESCRIPTION: 1032 SOUTH MILAM				
ZONED: C-1: NEIGHBORHOOD COMMERCIAL				
LOT SIZE: 6,113 AC. (268,282.8 SF)				
MINIMUM SETBACKS: FRONT YARD - 25 FEET SIDE YARD - 5 FEET REAR YARD - 10 FEET ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.				
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET PROPOSED: 2 STORIES, 32 FEET MAXIMUM				
PARKING: REQUIRED: 10,000 SF / 40 SPACES PROPOSED: 70 SPACES ALL STANDARD & HANDICAP PARKING SPACES & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860.				
LIGHTING: STREET LIGHTING SHALL BE FIGURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.				
MAX BUILDING COVER: 50% (127,160 SQ. FT.) - PROPOSED: 2.77% (8,790 SQ. FT.) MAX IMPERVIOUS COVER: 70% (248,082 SQ. FT.) - PROPOSED: 12.4% (43,833 SQ. FT.) LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSLATED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5-425 - SCREENING REQUIREMENTS AND STANDARDS.				
SEE: COMPILATION BELOW ALL USES LOT 1R-2: ALL TOTALS FOR BUILDING COVER, IMPERVIOUS COVER, PERVIOUS COVER, AND, LANDSCAPE.				

LOT SIZE - LOT 1R-1 - TOTAL ACREAGE				
LOT SIZE - LOT 1R-1 - TOTAL ACREAGE	6,113 AC. (268,282.8 SF)			
CONDOMINIUMS - 32,000 SF / COMMUNITY CENTER - 3,000 SF / THE COLONADE - 8,790 SF				
CONDOMINIUMS - 32,000 SF	1.04 AC. (45,370 SF)	12.8 %		
TOTAL COMBINED DENSITY:				
CONDOMINIUMS - 112,000 SF (By Bedrooms)				
COMMUNITY CENTER - 11,000 SF (By Footprint)				
OFFICE BLDG - 19,000 SF (By Floor Area)				
Total Density	3.10 AC. (135,100 SF)	38.1 %		
IMPERVIOUS COVER - PARKING LOTS & LANES, SIDEWALKS & PAVING:				
CONDOMINIUMS - PARKING LOTS, CARPORTS, LANES & SIDEWALKS - 70,168 SF				
COMMUNITY CENTER, POOL, POOL DECK & TENNIS COURT - 7,833 SF				
THE COLONADE - PARKING LOTS, LANES & SIDEWALKS - 34,083 SF				
STREETS - HIGHWAY BLVD, TERRACES WEST PARKING LOT & HIGHWAY TERRACE - 60,884 SF	3.97 AC. (172,868 SF)	48.8 %		
TOTAL IMPERVIOUS COVER INCLUDING BUILDING COVER & CARPORTS: (MAXIMUM 70%)	5.01 AC. (218,238 SF)	81.6 %		
TOTAL PERVIOUS COVER:	3.12 AC. (136,123 SF)	38.4 %		
TOTAL LANDSCAPE AREA:	3.12 AC. (136,123 SF)	38.4 %		
AREA RESERVED FOR FUTURE DEVELOPMENT:				
AREA RESERVED FOR FUTURE DEVELOPMENT:	0.183 AC. (8,000 SF)	2.3 %		
GENERAL INFORMATION:				
DRIVEWAYS, STREETS, LANES & PARKING: TOWNHOME DRIVEWAYS WILL BE CONCRETE. ALL STREETS, LANES & PARKING AREAS WILL BE HOT MIX ASPHALT.				
STORM SEWER SYSTEM & DETENTION PONDS: STORM SEWER SYSTEM & DETENTION PONDS ARE AS DESIGNED AND ENGINEERED BY JOHN HEWITT, P.E. HEWITT ENGINEERING, INC.				
FLOOD PLAN: THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD SHOWN AS ZONE "X" BY FEMA MAP NO. 48171C0288C DATED OCTOBER 19, 2001, CITY OF FREDERICKSBURG, TEXAS.				

- SITE PLAN NOTES:**
- SEE SHEET CP-14 FOR GENERAL NOTES.
 - ALL DIMENSIONS ARE FROM BACK OF CURB OR STRUCTURAL LINE OF BUILDING UNLESS NOTED OTHERWISE.
 - ALL CURB & SIDEWALK RADI ARE 5' UNLESS NOTED OTHERWISE.
 - ALL CIVIL SITE IMPROVEMENTS SHALL BE IN STRICT CONFORMITY WITH THE APPLICABLE CODES AS ADOPTED BY THE CITY OF FREDERICKSBURG AND CERTAIN CIVIL CONSTRUCTION PLANS BY HEWITT ENGINEERING DATED 2/27/2023, AS APPROVED FOR CONSTRUCTION 3RD QTR 2023 BY THE CITY OF FREDERICKSBURG, INCLUDING BUT NOT LIMITED TO ALL EXACT LOCATIONS AND ELEVATIONS OF ROUGH AND FINISHED GRADES FOR STORM DRAINAGE, RETAINING WALLS; WET AND DRY UTILITIES; STREETS INCLUDING CURBS, GUTTER, PAVING & SIDEWALKS; PAVING PADS; AND, LANDSCAPE AREAS.
 - THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MOST RECENT TOPOGRAPHIC & BOUNDARY SURVEY AND REPLAT LOT 1R-1 IN THE KELLER SUBDIVISION, A PLAT OF RECORD IN VOLUME 6, PAGE 88 OF THE GILLESPIE COUNTY PLAT RECORDS AS PREPARED BY SUTTEMEIER SURVEYING & ENGINEERING.

THIS SITE PLAN HAS BEEN PREPARED
FOR THE CITY OF FREDERICKSBURG PLANNING
AND ZONING SUBMITTAL AND REVIEW PROCESS.

NOT FOR CONSTRUCTION

OWNER: NEWVISTA DEVELOPMENT, LLC

PREPARED BY: SURVEYING & ENGINEERING
CONTACT: DALE SUTTEMEIER, P.E., 76 P.L.S.

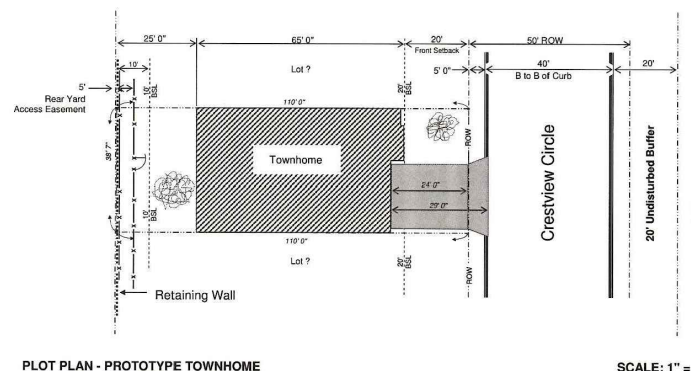
CURRENT ZONE: C-1 NEIGHBORHOOD COMMERCIAL

PROPOSED ZONE: C-1 NEIGHBORHOOD COMMERCIAL
WITH TOWNHOMES AND CONDOMINIUMS APPROVED
BY C.U.P.

FEMA FIRM PANEL 48171C0288C, DATED OCTOBER 19, 2001, SHOWS NO PORTION OF THE SCALED LOCATION OF THE SUBJECT PROPERTY TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).

ALL PROPOSED EXTERIOR LIGHTING WILL ABIDE BY AND SHALL CONFORM TO ARTICLE XV - OUTDOOR LIGHTING
SEC. 5 OF THE MINICIPAL CODE OF THE CITY OF FREDERICKSBURG.

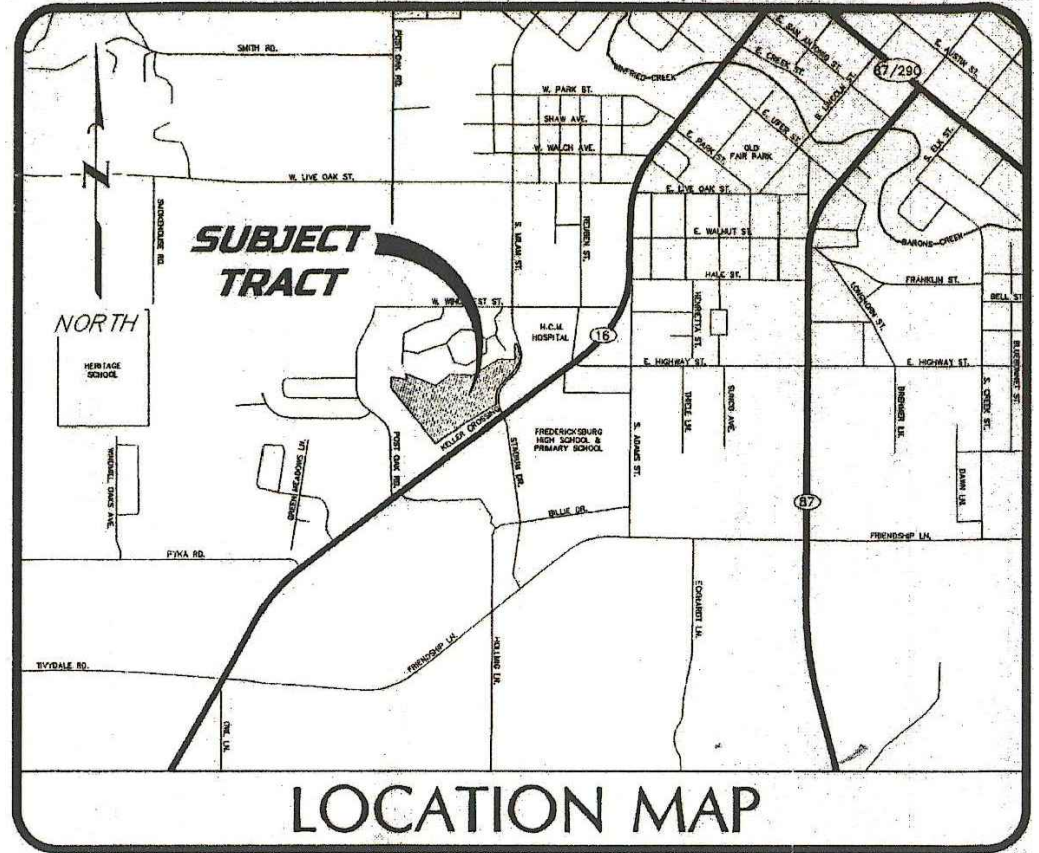
ALL TOWNHOME FOOTPRINTS SHALL BE COMPLIANT WITH SETBACK
REQUIREMENTS. CUSTOM TOWNHOMES WILL BE DESIGNED TO REFLECT
THE WIDTH, DEPTH, SHAPE AND OVERALL PROPORTIONS OF THE SUBJECT
LOTS. SEE EXAMPLE PLOT PLAN BELOW.



PROPERTY DEVELOPMENT DATA LOT 1R-1 KELLER SUBDIVISION -- A MIXED USE DEVELOPMENT				
PROJECT DESCRIPTION: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF TOWNHOMES ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL. TWENTY-ONE (21) TOWNHOMES ("CRESTVIEW TOWNHOMES") ARE TO BE SITED ON THE NORTHERN PORTION OF LOT 1R-1 ALONG A NEW PROPOSED CUL-DE-SAC STREET ("CRESTVIEW CIRCLE"). CRESTVIEW TOWNHOMES WILL BE ARRANGED IN FOUR (4) GROUPS, EACH 5 TO 6 UNITS IN LENGTH. THE TOWNHOMES WILL BE 2 STORY SINGLE FAMILY DWELLING UNITS. CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS. IT IS ANTICIPATED THAT A PORTION OF THE TOWNHOMES WILL BE PRE-SOLD AND THEREFORE CUSTOM DESIGNS WILL PERHAPS REQUIRE MINOR REPLATS TO REUSE LOT WIDTHS.				
LEGAL DESCRIPTION: LOT NO. 1R-1, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.				
ZONED: C-1: NEIGHBORHOOD COMMERCIAL				
REQUEST FOR CONDITIONAL USE: APPLICATION FOR CONDITIONAL USE PERMIT TO BUILD TOWNHOMES.				
LOT SIZE: 6,113 AC. (268,282.8 SF)				
MINIMUM SETBACKS: FRONT YARD - 25 FEET SIDE YARD - 5 FEET REAR YARD - 10 FEET ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.				
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET PROPOSED: 2 STORY, 32 FEET MAX				
PARKING: REQUIRED: 1 SPACE PER B + 1 GUEST PER UNIT (3 x 36 + 96 SPACES). PROPOSED: 148 SPACES - (80 SPACES AVAILABLE FOR COMMUNITY CENTER PER SEC. 7.860) ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860.				
LIGHTING: STREET LIGHTING SHALL BE FIGURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.				
DENSITY SUMMARY (By Type of Unit): TOTAL LAND AREA - LOT 1R-1: 6,113 AC. (268,282.8 SF) TYPE UNIT: 2 BEDROOM CONDO UNITS: 32 REQD. SQ. FT. PER 2 BR UNIT: 3,500 SF TOTAL REQD. AREA: 112,000 SQ. FT. % OF TOTAL LAND AREA: 1.82% MAXIMUM DENSITY (Sec. 7.610): 33.6% MAX BUILDING COVER: 50% (127,160 SF) - PROPOSED: 13.8% (46,080 SF) INCL BLDGS, CARPORTS & ALL PAVING MAX IMPERVIOUS COVER: 70% (248,082 SF) - PROPOSED: 28.3% (102,168 SF) INCL BLDGS, CARPORTS & ALL PAVING LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSLATED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5-425 - SCREENING REQUIREMENTS AND STANDARDS.				
SEE: COMPILATION BELOW ALL USES LOT 1R-1: BUILDING COVER, IMPERVIOUS COVER, PERVIOUS COVER, AND, LANDSCAPE.				

PROJECT DESCRIPTION:				
A 10,000 SQ. FT. ONE STORY PROFESSIONAL OFFICE BUILDING ("THE TERRACES") IS PLANNED FOR THE WESTERN PORTION OF LOT 1R-1. CONSTRUCTION WILL BE STRUCTURAL STEEL AND CONVENTIONAL WOOD FRAME, WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS.				
LEGAL DESCRIPTION: 1032 SOUTH MILAM				
ZONED: C-1: NEIGHBORHOOD COMMERCIAL				
LOT SIZE: 6,113 AC. (268,282.8 SF)				
MINIMUM SETBACKS: FRONT YARD - 25 FEET SIDE YARD - 5 FEET REAR YARD - 10 FEET ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS EXCEED MINIMUM SETBACK REQUIREMENTS				
PARKING: (1 SPACE PER 300 SQ. FT.) PER SEC. 7.860				
LIGHTING: STREET LIGHTING SHALL BE FIGURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.				
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET PROPOSED: 2 STORY, 32 FEET MAXIMUM				
MAX BUILDING COVER: 50 % (127,160 SQ. FT.) - PROPOSED: 4.5 % (14,600 SQ. FT.)				
LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSLATED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5-425 - SCREENING REQUIREMENTS AND STANDARDS.				
SEE: COMPILATION BELOW ALL USES LOT 1R-1: ALL BUILDING COVER, IMPERVIOUS COVER, PERVIOUS COVER, AND, LANDSCAPE.				

LOT SIZE - LOT 1R-1 - TOTAL ACREAGE				
LOT SIZE - LOT 1R-1 - TOTAL ACREAGE	6,113 AC. (268,282.8 SF)			
TOTAL BUILDING COVER (MAXIMUM 50%):				
TOWNHOMES - 48,715 SF (Estimated) / OFFICE BLDG - 11,600 SF	1.385 AC. (60,315 SF)	22.7 %		
TOTAL COMBINED DENSITY:				
TOWNHOMES - 76,000 SF (By Bedrooms) / OFFICE BLDG - 11,600 SF (By Footprint)	2.01 AC. (87,600 SF)	32.9 %		
IMPERVIOUS COVER - DRIVEWAYS, SIDEWALKS & PAVING:				
TOWNHOME DRIVEWAYS - 10,000 SF / SIDEWALKS - 4,000 SF				
CRESTVIEW CIR - 31,968 SF / PARKING LOT & LANES (ALL) 40,886 SF	2.00 AC. (86,942 SF)	55.5 %		
TOTAL IMPERVIOUS COVER INCLUDING BUILDING COVER (MAXIMUM 70%):	3.34 AC. (147,857 SF)	55.5 %		
TOTAL PERVIOUS COVER:	2.72 AC. (118,625 SF)	44.8 %		
TOTAL LANDSCAPE AREA:	2.72 AC. (118,625 SF)	44.8 %		
AREA RESERVED FOR FUTURE DEVELOPMENT: (INCLUDED IN PERVIOUS COVER):				
AREA RESERVED FOR FUTURE DEVELOPMENT:	0.18 AC. (8,000 SF)	2.3 %		
GENERAL INFORMATION:				
DRIVEWAYS, STREETS, LANES & PARKING: TOWNHOME DRIVEWAYS WILL BE CONCRETE. ALL STREETS, LANES & PARKING AREAS WILL BE HOT MIX ASPHALT.				
STORM SEWER SYSTEM & DETENTION PONDS: STORM SEWER SYSTEM & DETENTION PONDS ARE AS DESIGNED AND ENGINEERED BY JOHN HEWITT, P.E. HEWITT ENGINEERING, INC.				
FLOOD PLAN: THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD SHOWN AS ZONE "X" BY FEMA MAP NO. 48171C0288C DATED OCTOBER 19, 2001, CITY OF FREDERICKSBURG, TEXAS.				



THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW. IT IS NOT TO BE USED
FOR PERMITTING, BIDDING OR
CONSTRUCTION.

Dale Allen Sutteime

PRELIMINARY SITE PLAN
FOR CONDITIONAL USE PERMIT:
LOT 1R-1 & LOT 1R-2 IN THE KELLER
SUBDIVISION, A PLAT OF RECORD IN VOLUME
6, PAGE 88 OF THE GILLESPIE COUNTY PLAT
RECORDS.

Property Address:
1032 S. Milam
Fredericksburg, TX 78624

Owner:
NuVista Development, LLC

Representative/Applicant:
On Behalf of:
NuVista Development, LLC
P. V. McMinn, Jr.
Director of Operations
805 North Liano
Fredericksburg, TX 78624 (Fredericksburg Office)
(325) 234-9424

PROPERTY DEVELOPMENT DATA -- LOT 1R-2 KELLER SUBDIVISION -- A MIXED USE DEVELOPMENT				
PROJECT DESCRIPTION: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF CONDOMINIUMS ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL. THIRTY-TWO (32) TWO (2) BEDROOM CONDOMINIUM UNITS IN FOUR (4) EIGHT (8) UNIT BUILDINGS ("HILLSIDE CONDOMINIUMS") ARE TO BE SITED ON THE NORTHWEST PORTION OF LOT 1R-2, EAST OF AND ADJACENT TO ALLEN KELLER COMPANY. THE BUILDINGS WILL BE 2 STORY SINGLE FAMILY DWELLING UNITS. CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS.				
LEGAL DESCRIPTION: LOT NO. 1R-2, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.				
REQUIREMENT FOR CONDITIONAL USE: APPLICATION FOR CONDITIONAL USE PERMIT TO BUILD CONDOMINIUMS.				
LOT SIZE: 6.135 AC. (354,360.8 SF)				
MINIMUM SETBACKS: FRONT YARD - 25 FEET SIDE YARD - 5 FEET REAR YARD - 15 FEET ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.				
MAX BUILDING LENGTH: THE TOTAL LENGTH OF EACH OF FOUR (4) GROUPS OF TOWNHOMES IS LESS THAN THE 200' MAXIMUM BLDG LENGTH.				
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET PROPOSED: 2 STORIES, 32 FEET MAXIMUM				
PARKING: REQUIRED: 1 SPACE PER B+R + 1 GUEST PER UNIT (3 x 32 = 96 SPACES). PROPOSED: 148 SPACES - (83 SPACES AVAILABLE FOR COMMUNITY CENTER PER SEC. 7.860) ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860.				
LIGHTING: STREET LIGHTING SHALL BE FIGURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED ID LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.				
DENSITY SUMMARY (By Bedrooms Per Unit): TOTAL LAND AREA - LOT 1R-2: 6.135 AC. (354,360.8 SQ. FT.) TYPE UNIT: 2 BEDROOM CONDO UNITS: 32 REQD. SQ. FT. PER 2 BR UNIT: 3,500 TOTAL REQD. AREA: 2.57 AC. (174,000 SF) % OF TOTAL LAND AREA: 33.6% MAXIMUM DENSITY (By Land Area) - Sec. 7.610.B.3: REQUIRED: 3,000 SF PER DWELLING UNIT x 32 UNITS = 112,000 SQ. FT. 33.6% MAX BUILDING COVER: 50% (177,180 SF) - PROPOSED: 13.8% (46,080 SF) INCL BLDGS & CARPORTS. MAX IMPERVIOUS COVER: 70% (248,080 SF) - PROPOSED: 28.3% (102,168 SF) INCL BLDGS, CARPORTS & ALL PAVING. LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5.425 - SCREENING REQUIREMENTS AND STANDARDS.				
SEE: COMPILATION BELOW ALL USES LOT 1R-2: BUILDING COVER, IMPERVIOUS COVER, PERVIOUS COVER, AND, LANDSCAPE.				

LEGEND	
WL-ex	property line
8" WL	existing water line
SS	proposed water line
	proposed sanitary sewer line
	proposed 5" concrete side walk
	tree, as noted
	canopy/drip line
	proposed dumpster with fence/screening per COF code
	proposed privacy fence/screening per COF code
	proposed light pole
	proposed fire hydrant
	proposed retaining wall

PROJECT DESCRIPTION:	
A PRIVATE COMMUNITY CENTER WITH SWIMMING POOL & TENNIS COURT TO BE AVAILABLE EXCLUSIVELY TO RESIDENTS OF KELLER OAKS AND THEIR INVITED GUESTS. CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL. LINE OF BUILDING UNLESS NOTED OTHERWISE.	
LEGAL DESCRIPTION: 1032 SOUTH MILAM	
ZONED: C-1: NEIGHBORHOOD COMMERCIAL	
LOT SIZE: 6.135 AC. (354,360.8 SF)	
MINIMUM SETBACKS: FRONT YARD - 25 FEET SIDE YARD - 5 FEET REAR YARD - 15 FEET ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.	
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET PROPOSED: 2 STORIES, 32 FEET MAXIMUM	
PARKING / COMMUNITY RECREATION: REQUIRED: 10 SPACES (1 SPACE PER 5 PERSON CAPACITY). PROPOSED: 20 SPACES PER 301.88 - CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION AVAILABLE FOR COMMUNITY CENTER GUEST PARKING ASSY PURPOSES - OCCUPANT LOAD OF LESS THAN 50 PERSONS CLASSIFIED AS "GROUP B" OCCUPANCY ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860.	
LIGHTING: STREET LIGHTING SHALL BE FIGURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED ID LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.	
DENSITY SUMMARY: TOTAL LAND AREA - LOT 1R-1: 6.135 AC. (354,360.8 SQ. FT.) MAX BUILDING COVER: 50% (177,180 SQ. FT.) - PROPOSED: 12.21% (3,620 SQ. FT.) MAX IMPERVIOUS COVER: 70% (248,080 SQ. FT.) - PROPOSED: 33.84% (102,251 SQ. FT.) 2.89% (BLDG, POOL, DECK, TENNIS COURT & SIDEWALKS)	
LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5.425 - SCREENING REQUIREMENTS AND STANDARDS.	
SEE: COMPILATION BELOW ALL USES LOT 1R-2: TOTAL BUILDING COVER, IMPERVIOUS COVER, PERVIOUS COVER, AND, LANDSCAPE.	
PROJECT DESCRIPTION: THE COLONADE IS TO BE A CLASS "X" TWO-STORY, INDOOR GARDEN ATRIUM, OFFICE BUILDING WITH CUSTOM OFFICE SPACES TO BE DESIGNED PRIMARILY FOR MEDICAL PROFESSIONALS AND RELATED TENANTS. THE COLONADE IS TO BE SITED ON THE SOUTH PORTION OF LOT 1R-2 WITH FRONTAGE ON DA NAVE DRIVE. THE BUILDING IS TO BE A TWO (2) STORY STRUCTURE CONSTRUCTED OF STRUCTURAL STEEL. EXTERIOR FINISHES MAY INCLUDE BUT NOT LIMITED TO TILT UP PRE-CAST CONCRETE AND/OR STEEL FRAMED CURTAIN WALLS WITH EXTERIOR FINISHES THAT MAY INCLUDE STUCCO & LIMESTONE, ARCHITECTURAL PANELING, GLASS, AND A STANDING SEAM METAL AND/OR SINGLE PLY (TPO) ROOF SYSTEM.	
LEGAL DESCRIPTION: 1032 SOUTH MILAM	
ZONED: C-1: NEIGHBORHOOD COMMERCIAL	
LOT SIZE: 6.135 AC. (354,360.8 SF)	
MINIMUM SETBACKS: FRONT YARD - 25 FEET SIDE YARD - 5 FEET REAR YARD - 15 FEET ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.	
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET PROPOSED: 2 STORIES, 32 FEET MAXIMUM	
PARKING: REQUIRED: 10,000 SF / 40 SPACES. PROPOSED: 70 SPACES ALL STANDARD & HANDICAP PARKING SPACES & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860.	
LIGHTING: STREET LIGHTING SHALL BE FIGURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED ID LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.	
MAX BUILDING COVER: 50% (177,180 SQ. FT.) - PROPOSED: 2.77% (9,700 SQ. FT.)	
MAX IMPERVIOUS COVER: 70% (248,080 SQ. FT.) - PROPOSED: 12.4% (43,633 SQ. FT.)	
LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5.425 - SCREENING REQUIREMENTS AND STANDARDS.	
SEE: COMPILATION BELOW ALL USES LOT 1R-2: ALL TOTALS FOR BUILDING COVER, IMPERVIOUS COVER (including paved infrastructure), PERVIOUS COVER, AND, LANDSCAPE.	

LOT SIZE - LOT 1R-1 - TOTAL ACREAGE	
6.135 AC (354,361 SF)	
TOTAL BUILDING COVER (MAXIMUM 50%)	
CONDOMINIUMS - 32,000 SF / COMMUNITY CENTER - 3,000 SF / THE COLONADE - 9,700 SF	1.04 AC (45,370 SF) - 12.8 %
TOTAL COMBINED DENSITY	
CONDOMINIUMS - 112,000 SF (By Bedrooms) COMMUNITY CENTER - 11,000 SF (By Footprint) OFFICE BLDG - 19,000 SF (By Floor Area) Total Density	3.10 AC (135,100 SF) - 38.1 %
IMPERVIOUS COVER - PARKING LOTS & LANES, SIDEWALKS & PAVING:	
CONDOMINIUMS - PARKING LOTS, CARPORTS, LANES & SIDEWALKS - 70,168 SF COMMUNITY CENTER, POOL, DECK & TENNIS COURT - 7,633 SF THE COLONADE - PARKING LOTS, LANES & SIDEWALKS - 34,083 SF STREETS - HIGH AND BLVD, TERRACES WEST PARKING LOT & HIGH AND TERRACE - 60,884 SF	3.97 AC (172,685 SF) - 48.8 %
TOTAL IMPERVIOUS COVER INCLUDING BUILDING COVER & CARPORTS: (MAXIMUM 70%)	5.01 AC (218,238 SF) - 61.6 %
TOTAL PERVIOUS COVER:	3.12 AC (136,123 SF) - 38.4 %
TOTAL LANDSCAPE AREA:	3.12 AC (136,123 SF) - 38.4 %
AREA RESERVED FOR FUTURE DEVELOPMENT:	0.183 AC (8,000 SF) - 2.3 %

GENERAL INFORMATION:
DRIVEWAYS, STREETS, LANES & PARKING: TOWNHOME DRIVEWAYS WILL BE CONCRETE. ALL STREETS, LANES & PARKING AREAS WILL BE HOT MIX ASPHALT.
STORM SEWER SYSTEM & DETENTION PONDS: STORM SEWER SYSTEM & DETENTION PONDS ARE AS DESIGNED AND ENGINEERED BY JOHN HEWITT, P.E. HEWITT ENGINEERING, INC.
FLOOD PLAIN: THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD SHOWN AS ZONE "X" BY FEMA MAP NO 48171C0288C DATED OCTOBER 19, 2001, CITY OF FREDERICKSBURG, TEXAS.

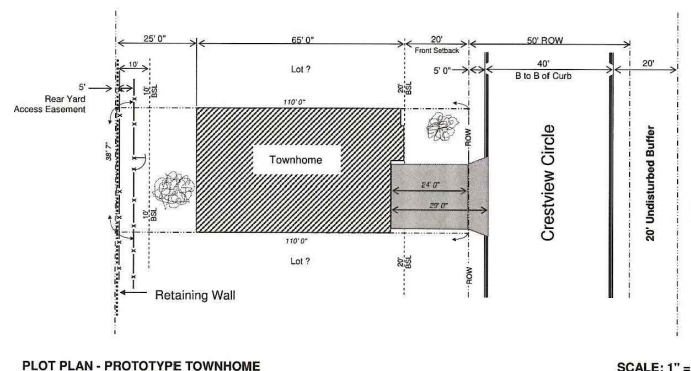
- SITE PLAN NOTES:**
- SEE SHEET CP-14 FOR GENERAL NOTES.
 - ALL DIMENSIONS ARE FROM BACK OF CURB OR STRUCTURAL LINE OF BUILDING UNLESS NOTED OTHERWISE.
 - ALL CURB & SIDEWALK RADI ARE 5' UNLESS NOTED OTHERWISE.
 - ALL CIVIL SITE IMPROVEMENTS SHALL BE IN STRICT CONFORMITY WITH THE APPLICABLE CODES AS ADOPTED BY THE CITY OF FREDERICKSBURG AND CERTAIN CIVIL CONSTRUCTION PLANS BY HEWITT ENGINEERING DATED 2/27/2023, AS APPROVED FOR CONSTRUCTION 3RD QTR 2023 BY THE CITY OF FREDERICKSBURG, INCLUDING BUT NOT LIMITED TO ALL EXACT LOCATIONS AND ELEVATIONS OF ROUGH AND FINISHED GRADES FOR STORM DRAINAGE, RETAINING WALLS; WET AND DRY UTILITIES; STREETS INCLUDING CURBS, GUTTER, PAVING & SIDEWALKS; PAVING PADS; AND, LANDSCAPE AREAS.
 - THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MOST RECENT TOPOGRAPHIC & BOUNDARY SURVEY AND REPLAT LOT 1R-1 IN THE KELLER SUBDIVISION, A PLAT OF RECORD IN VOLUME 6, PAGE 88 OF THE GILLESPIE COUNTY PLAT RECORDS AS PREPARED BY SULTEMEIER SURVEYING & ENGINEERING.

THIS SITE PLAN HAS BEEN PREPARED FOR THE CITY OF FREDERICKSBURG PLANNING AND ZONING SUBMITTAL AND REVIEW PROCESS.
NOT FOR CONSTRUCTION
OWNER: NEWVISTA DEVELOPMENT, LLC
PREPARED BY: SURVEYING & ENGINEERING
CONTACT: DALE SULTEMEIER, P.E., 76 P.L.S.
CURRENT ZONE: C1 NEIGHBORHOOD COMMERCIAL
PROPOSED ZONE: C1 NEIGHBORHOOD COMMERCIAL WITH TOWNHOMES AND CONDOMINIUMS APPROVED BY C.U.P.

FEMA FIRM PANEL 48171C0288C, DATED OCTOBER 19, 2001, SHOWS NO PORTION OF THE SCALED LOCATION OF THE SUBJECT PROPERTY TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).

ALL PROPOSED EXTERIOR LIGHTING WILL ABIDE BY AND SHALL CONFORM TO ARTICLE XV - OUTDOOR LIGHTING SEC. 5 OF THE MUNICIPAL CODE OF THE CITY OF FREDERICKSBURG.

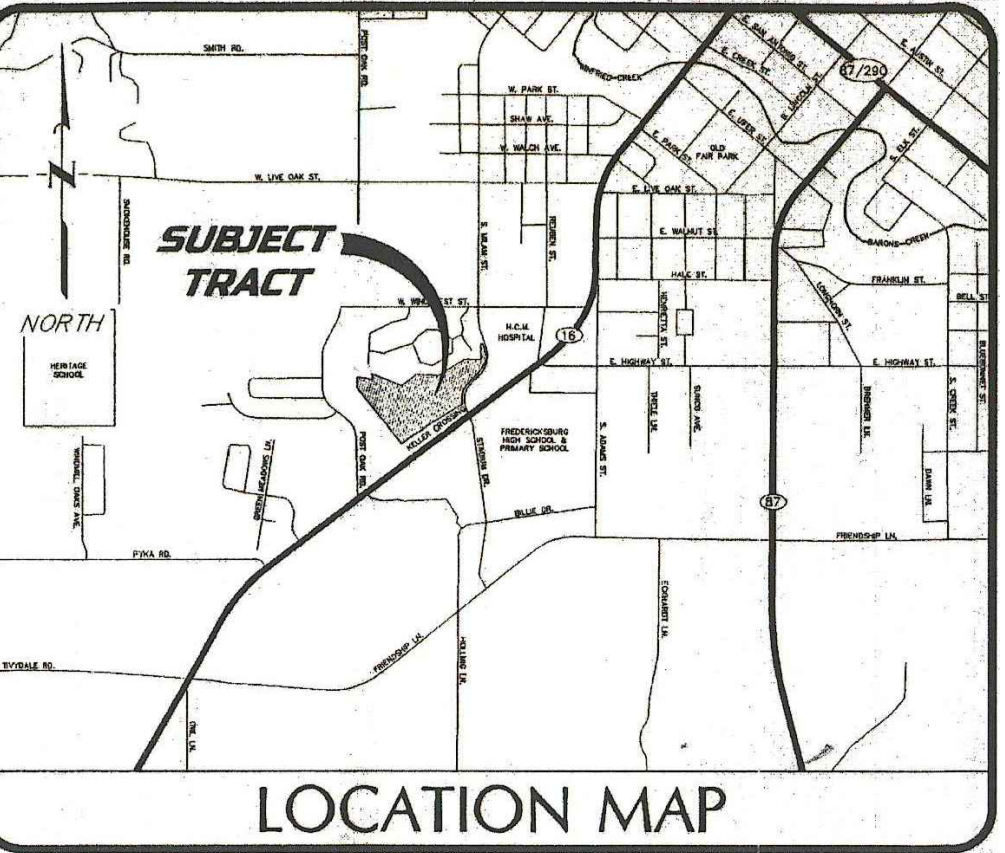
ALL TOWNHOME FOOTPRINTS SHALL BE COMPLIANT WITH SETBACK REQUIREMENTS. CUSTOM TOWNHOMES WILL BE DESIGNED TO REFLECT THE WIDTH, DEPTH, SHAPE AND OVERALL PROPORTIONS OF THE SUBJECT LOTS. SEE EXAMPLE PLOT PLAN BELOW.



PROPERTY DEVELOPMENT DATA LOT 1R-1 KELLER SUBDIVISION -- A MIXED USE DEVELOPMENT				
PROJECT DESCRIPTION: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF TOWNHOMES ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL. TWENTY-ONE (21) TOWNHOMES ("CRESTVIEW TOWNHOMES") ARE TO BE SITED ON THE NORTHERN PORTION OF LOT 1R-1 ALONG A NEW PROPOSED CAL-G-SAC STREET ("CRESTVIEW CIRCLE"). CRESTVIEW TOWNHOMES WILL BE ARRANGED IN FOUR (4) GROUPS, EACH WITH A MINIMUM BLDG LENGTH. THE TOWNHOMES WILL BE 2 STORY SINGLE FAMILY DWELLING UNITS. CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS. IT IS ANTICIPATED THAT A PORTION OF THE TOWNHOMES WILL BE PRE-SOLD AND THEREFORE CUSTOM DESIGNS WILL PERHAPS REQUIRE MINOR REPLATS TO REUSE LOT WIDTHS.				
LEGAL DESCRIPTION: LOT NO. 1R-1, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.				
ZONED: C-1: NEIGHBORHOOD COMMERCIAL				
REQUIREMENT FOR CONDITIONAL USE: APPLICATION FOR CONDITIONAL USE PERMIT TO BUILD TOWNHOMES.				
LOT SIZE: 6.113 AC. (368,282.28 SF)				
MINIMUM SETBACKS: FRONT YARD - 25 FEET SIDE YARD - 5 FEET REAR YARD - 15 FEET ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.				
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET PROPOSED: 2 STORY, 32 FEET MAX				
BUILDING LENGTH: THE TOTAL LENGTH OF EACH OF FOUR (4) GROUPS OF TOWNHOMES SHALL NOT EXCEED THE 200' MAXIMUM BLDG LENGTH.				
PARKING: ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860 - TOWNHOMES - 3 SPACES PER DWELLING UNIT / SUFFICIENT ROW EXISTS TO ALLOW ON-STREET PARKING.				
LIGHTING: STREET LIGHTING SHALL BE FIGURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED ID LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.				
DENSITY SUMMARY (By Type of Unit): TOTAL LAND AREA - LOT 1R-1: 6.113 AC (368,282.28 SQ. FT.) TYPE UNIT: 2 BEDROOM UNITS: 21 REQD. SQ. FT. PER UNIT: 5,000 SF TOTAL REQD. AREA: 20,500 SQ. FT. % OF TOTAL LAND AREA: 5.55% MAXIMUM DENSITY (Sec. 7.610): 3,000 SF PER DWELLING UNIT x 21 UNITS = 63,000 SQ. FT. - 28.25 % of TOTAL LAND AREA BUILDING COVER: 18.25% (67,115 SQ. FT.) TOTAL IMPERVIOUS COVER W/ BLDGS: 18.25% (67,115 SQ. FT.) LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5.425 - SCREENING REQUIREMENTS AND STANDARDS.				
SEE: COMPILATION BELOW ALL USES LOT 1R-1: BUILDING COVER, IMPERVIOUS COVER, PERVIOUS COVER, AND, LANDSCAPE.				

PROJECT DESCRIPTION:	
A 10,000 SQ. FT. ONE STORY PROFESSIONAL OFFICE BUILDING ("THE TERRACES") IS PLANNED FOR THE WESTERN PORTION OF LOT 1R-1. CONSTRUCTION WILL BE STRUCTURAL STEEL AND CONVENTIONAL WOOD FRAME, WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND/OR SINGLE PLY (TPO) ROOFS.	
LEGAL DESCRIPTION: 1032 SOUTH MILAM	
ZONED: C-1: NEIGHBORHOOD COMMERCIAL	
LOT SIZE: 6.113 AC. (368,282.28 SF)	
MINIMUM SETBACKS: FRONT YARD - 25 FEET SIDE YARD - 5 FEET REAR YARD - 15 FEET ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS EXCEED MINIMUM SETBACK REQUIREMENTS	
PARKING: (1 SPACE PER 300 SQ. FT.) PER SEC. 7.860	
LIGHTING: STREET LIGHTING SHALL BE FIGURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED ID LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.	
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET PROPOSED: 1 STORY, 25 FEET MAXIMUM	
MAX BUILDING COVER: 50 % (183,141 SQ. FT.) - PROPOSED: 18.25% (67,115 SQ. FT.)	
IMPERVIOUS COVER W/ BLDGS: MAXIMUM 70 % (186,397 SQ. FT.) - PROPOSED: 18.25% (67,115 SQ. FT.)	
LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5.425 - SCREENING REQUIREMENTS AND STANDARDS.	
SEE: COMPILATION BELOW ALL USES LOT 1R-1: ALL BUILDING COVER, IMPERVIOUS COVER, PERVIOUS COVER, AND, LANDSCAPE.	

COMPILEATION & GENERAL INFORMATION - LOT 1R-1	
LOT SIZE - LOT 1R-1 - TOTAL ACREAGE	6.113 AC (368,282.28 SF)
TOTAL BUILDING COVER (MAXIMUM 50%)	
TOWNHOMES - 48,715 SF (Estimated) / OFFICE BLDG - 11,600 SF	1.385 AC (60,315 SF) - 22.7 %
TOTAL COMBINED DENSITY	
TOWNHOMES - 76,000 SF (By Bedrooms) / OFFICE BLDGS - 11,600 SF (By Footprint)	2.01 AC (87,600 SF) - 32.9 %
IMPERVIOUS COVER - DRIVEWAYS, SIDEWALKS & PAVING:	
TOWNHOME DRIVEWAYS - 10,000 SF / SIDEWALKS - 4,000 SF CRESTVIEW CIR - 31,958 SF / PARKING LOT & LANES (ALL) 40,886 SF	3.34 AC (147,857 SF) - 55.5 %
TOTAL IMPERVIOUS COVER INCLUDING BUILDING COVER (MAXIMUM 70%)	2.72 AC (118,625 SF) - 44.8 %
TOTAL LANDSCAPE AREA:	2.72 AC (118,625 SF) - 44.8 %
AREA RESERVED FOR FUTURE DEVELOPMENT: (INCLUDED IN PERVIOUS COVER)	0.18 AC (8,000 SF) - 2.9 %
GENERAL INFORMATION:	
DRIVEWAYS, STREETS, LANES & PARKING: TOWNHOME DRIVEWAYS WILL BE CONCRETE. ALL STREETS, LANES & PARKING AREAS WILL BE HOT MIX ASPHALT. STORM SEWER SYSTEM & DETENTION PONDS: STORM SEWER SYSTEM & DETENTION PONDS ARE AS DESIGNED AND ENGINEERED BY JOHN HEWITT, P.E. HEWITT ENGINEERING, INC. FLOOD PLAIN: THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD SHOWN AS ZONE "X" BY FEMA MAP NO 48171C0288C DATED OCTOBER 19, 2001, CITY OF FREDERICKSBURG, TEXAS.	



Site Plan
for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

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Sultemeier Surveying & Engineering
Boundary, Title, Topographic, Construction, and Surveying
Engineering
501 West Main, Suite 102
Fredericksburg, Texas 78624
(325) 939-2222
sultemeiersurveying.com

Engineering Firm
F-10608

Engineering Firm
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10-10-68
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100-443887-100

Journal of Management Studies, 36(7), 809-826.

(Signature)

1. *Chlorophyll a* and *Chlorophyll b* were determined by the method of Lichtenthaler (1987). The total chlorophyll content was determined by the method of Arar and Cook (1980). The carotenoid content was determined by the method of Lichtenthaler and Weil (1983). The total phenolic content was determined by the method of Singleton and Rossi (1965). The total flavonoid content was determined by the method of Zhishen et al. (1999). The total protein content was determined by the method of Lowry et al. (1951). The total carbohydrate content was determined by the method of Dubois and Gilles (1950). The total lipid content was determined by the method of Folch et al. (1957). The total ash content was determined by the method of AOAC (1990). The total acid content was determined by the method of AOAC (1990). The total base content was determined by the method of AOAC (1990). The total nitrogen content was determined by the method of Kjeldahl (1900). The total phosphorus content was determined by the method of Molybdenum blue (1900). The total potassium content was determined by the method of Flame photometry (1900). The total calcium content was determined by the method of Atomic absorption spectrometry (1900). The total magnesium content was determined by the method of Atomic absorption spectrometry (1900). The total iron content was determined by the method of Atomic absorption spectrometry (1900). The total zinc content was determined by the method of Atomic absorption spectrometry (1900). The total copper content was determined by the method of Atomic absorption spectrometry (1900). The total manganese content was determined by the method of Atomic absorption spectrometry (1900). The total cobalt content was determined by the method of Atomic absorption spectrometry (1900). The total nickel content was determined by the method of Atomic absorption spectrometry (1900). The total selenium content was determined by the method of Atomic absorption spectrometry (1900). The total iodine content was determined by the method of Atomic absorption spectrometry (1900). The total bromine content was determined by the method of Atomic absorption spectrometry (1900). The total fluorine content was determined by the method of Atomic absorption spectrometry (1900). The total chlorine content was determined by the method of Atomic absorption spectrometry (1900). The total sulfur content was determined by the method of Atomic absorption spectrometry (1900). The total oxygen content was determined by the method of Atomic absorption spectrometry (1900). The total hydrogen content was determined by the method of Atomic absorption spectrometry (1900). The total carbon content was determined by the method of Atomic absorption spectrometry (1900). The total nitrogen content was determined by the method of Atomic absorption spectrometry (1900). The total phosphorus content was determined by the method of Atomic absorption spectrometry (1900). The total potassium content was determined by the method of Atomic absorption spectrometry (1900). The total calcium content was determined by the method of Atomic absorption spectrometry (1900). The total magnesium content was determined by the method of Atomic absorption spectrometry (1900). The total iron content was determined by the method of Atomic absorption spectrometry (1900). The total zinc content was determined by the method of Atomic absorption spectrometry (1900). The total copper content was determined by the method of Atomic absorption spectrometry (1900). The total manganese content was determined by the method of Atomic absorption spectrometry (1900). The total cobalt content was determined by the method of Atomic absorption spectrometry (1900). The total nickel content was determined by the method of Atomic absorption spectrometry (1900). The total selenium content was determined by the method of Atomic absorption spectrometry (1900). The total iodine content was determined by the method of Atomic absorption spectrometry (1900). The total bromine content was determined by the method of Atomic absorption spectrometry (1900). The total fluorine content was determined by the method of Atomic absorption spectrometry (1900). The total chlorine content was determined by the method of Atomic absorption spectrometry (1900). The total sulfur content was determined by the method of Atomic absorption spectrometry (1900). The total oxygen content was determined by the method of Atomic absorption spectrometry (1900). The total hydrogen content was determined by the method of Atomic absorption spectrometry (1900). The total carbon content was determined by the method of Atomic absorption spectrometry (1900).

WILLIAM C. GARDNER

THE UNIVERSITY OF CHICAGO

100-443887-100

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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



REQUEST NO. Z-2424

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

- | | |
|-----------------------------|--|
| 1. construction noise | 4. destroy views to the hills surrounding Fbg. |
| 2. traffic on Milam | 7. Fbg. already overbuilt |
| 3. use of water | 8. Wildlife will not survive |
| 4. no privacy | 9. Beautiful oaks will disappear |
| 5. damage to retaining wall | 10. Fire hazard |

— ETC. —

Grace Wallace

Signature

5/26/25

Date

Grace L. Wallace

Printed Name

479 Summit Circle

Address

Frank Jackson at 471 Summit Circle did not receive your letter! They PROTEST also!

REQUEST NO. Z-2424

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

1. The cliff on which Windcrest homes sit is very steep in height.
2. Windcrest homes sit very close to cliff.
3. The view which adds value to the Windcrest homes would lessen the value of those homes if a structure several stories high blocked the current view.

Pat Weinheimer
Signature

4-24-25
Date

Pat Weinheimer
Printed Name

478 Summit Circle
Address



CITY COUNCIL MEMO

DATE: February 15, 2021

TO: Mayor and City Council

FROM: Jason Lutz

SUBJECT: Z-2019 – Conditional Use Permit for Condominiums & Townhomes at the northwest intersection of Keller Crossing & S. Milam St.

Summary:

The applicant is proposing a multi-phased mixed use development to be constructed on approximately 14.6 acres of land located to the north of Keller Crossing, between Burger King and the Windcrest Townhome subdivision. The Keller Oaks Development is proposed to consist of 22 Townhomes and 32 Condominiums (Phase I & II). The project will include a Community Center as well as Professional Offices fronting on Keller Crossing. The proposed Professional Office Space will consist of 8 Office Buildings. Total building area is approximately 45,559 square feet.

The property is currently zoned Neighborhood Commercial (C-1) and medical offices are allowed, by right in the zoning district. The C-1 zoning district does allow Townhomes & Condominiums, with the approval of a Conditional Use Permit (CUP). The property is bounded to the north by the Windcrest residential development (PUD), Commercial (C-2) zoning to the south & west, and Public Facilities (PF) zoning districts to the south & east (Hospital).

The project will need to go through additional City processes before any permits can be issued. The next step will be to plat the property for the townhomes and condominiums. As part of the platting process, a variance to City regulations regarding the maximum lengths of streets that end in cul-de-sacs will need to be approved. The proposed street, Crestwood Circle, is 733' in length and the maximum for this type of street is 500'. Staff can support this variance request due to the associated topographic and safety issues. No sidewalks are proposed along the residential areas and staff is recommending that the development provide additional sidewalks to provide pedestrian access to other phases of the development. In addition to the platting process, the applicant will need to have the official site plan reviewed and approved based on conformance to City regulations. Before the site plan may be approved,

The City of Fredericksburg

staff will need to work with the applicant regarding an existing home located on the property. This home is not listed on the City's inventory of Historical Structures, but due to its age, may qualify for historic protections.

Recommendation:

The Planning and Zoning Commission voted 7-0 to approve the CUP for Townhomes & Condominiums with the condition that the project provide additional sidewalks in the development.

Staff received 13 protests for the original request of multiple CUP land uses and received 5 protests on the updated CUP request for Condominiums and Townhouses.

Staff recommends Approval of the Conditional Use Permit for Condominium Residential and Townhouse Residential, for Phase I & II, with the condition that additional sidewalks be constructed along the residential areas in order to provide pedestrian access to other phases of the development.

Background / Analysis:

See the attached Conditional Use Permit Brief for a summary of the existing and proposed land uses and zoning.

Attachments:

Conditional Use Permit Brief, property owner list, project plans, project summary, maps, and opposition letters.

Department Approval

City Manager Approval

City Attorney Approval



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: May 7, 2025

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

CAPTION: Request P-2508: By Pape-Dawson for the Review of a Final Plat for Property Located at 1415 East Main Street.

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

An application for the review of a Final Plat has been submitted for a 5+ acre lot located at 1415 East Main Street.

BACKGROUND:

The application was reviewed for conformity with the C2 Zoning Ordinance ([Sec.3.210](#)) as well as [Sec. 4.05 of the Subdivision Ordinance](#).

The requested subdivision consists of 1 existing 5+ acre lot with frontage onto 290 East. The lot is vacant, although it was home to a residence that was approved for demolition in 2023. To establish the legal lot, the proposed size must be in accordance with Sec. 3.210 (C2 zoning ordinance), which requires a minimum lot size of 5,000 sq ft and a minimum width of 50 ft.

Zoning: [C2, Commercial](#)

Tract Size: 5.633 Acres - 245,373 sq ft

Number of Lots: 1

Minimum Lot Size: 5,000 sq ft

Minimum Lot Width: 50 ft

Roadways: The Final Plat proposes no new roadways.

Easements: Standard easements such as a Pedestrian Easement (#1), Water Easement (#2 & #6), Utility Easements (#3 & #5).

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

Construction Plans: Will be required and will include review of public infrastructure as well as storm water control.

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.

A Preliminary Plat was never approved. This lot is unplatted, and as part of the planned development, is required to plat.

2. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied; **A Preliminary Plat was never approved.**

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 have not yet been submitted but will meet the requirements as outlined in Sec. 5.01**

4. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the Director of Public Works and Utilities; **No Public Improvements have been installed but when construction occurs, it will be in accordance with the Approved Civil Construction Plans.**

5. Where the Director of Public Works and Utilities has authorized Public Improvements to be deferred, a Performance Agreement has been executed and submitted by the property owner in conformance with Sec. 5; **The applicant is not proposing a deferral of Public Improvements.**

6. The final layout of the Subdivision or development meets standards for adequacy of public facilities contained in this Subdivision Ordinance. **The Subdivision meets the standards.**

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

8. The Plat conforms to Director of Development Services subdivision Application Checklists and Subdivision Ordinance regulations. **The Plat conforms.**

STAFF RECOMMENDATION: Per [Sec. 3.210 of the Zoning Ordinance](#), [Sec. 4.05 of the Subdivision Ordinance](#) and the 2024 Comprehensive Plan, Staff recommends approval with the following conditions:

- Responding to Staff's Comments
 - Payment of Park Dedication
 - Approval of Civil Construction Plans
-
-

ATTACHMENTS:

1. P-2508 Location Map
2. P-2508 Review Comments
3. P-2508_Final Plat
4. P-2508_Final Plat_Application

APPROVAL/REVIEW:



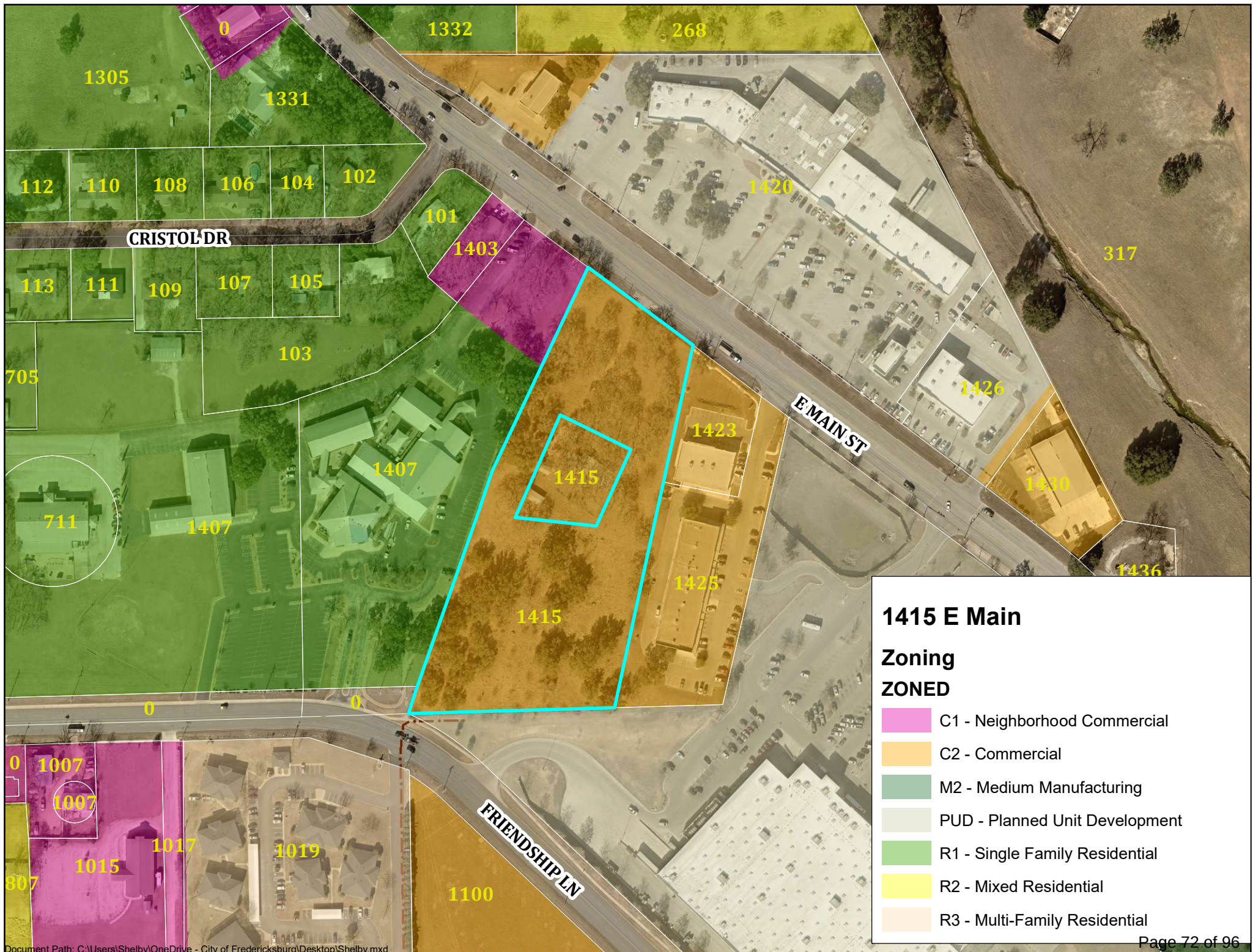
Shelby Collier, Senior Planner

Date: May 02, 2025



William McKamie, City Attorney

Date: May 02, 2025



1415 E Main

Zoning

ZONED

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



April 21, 2025

Brandon Breazeale
Pape-Dawson
Bbreazeale@pape-dawson.com

RE: P-2508, Review Comments for the Final Plat Review of the Frost Bank located 1415 E Main.

Project will require Planning and Zoning approval scheduled for **May 7, 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, April 28, 2025**.

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

- Add Project Number, P-2508, to Plat.
- Provide Addressing for Lot 1. 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 \$500.00 must be paid prior to recordation of the plat. [Sec. 6.15 – Subdivision Ordinance.](#)

Engineering comments:

1. Please confirm the width of the easement for the water main.

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

- Approval of Site Plan and entry Corridor Application
- Approval of Civil Construction Plans

The City of Fredericksburg

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

- 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, April 28, 2025. Please feel free to contact me with any comments or questions, and I will be happy to assist you.

A handwritten signature in black ink that reads "Jan Musgrove". The script is cursive and fluid.

Jan Musgrove, Planner I

Development Review Committee (DRC)

The City of Fredericksburg

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



CALLED 15.776 ACRES
 SINCE PLATTED
 (VOL.152, PG. 789 O.P.R.)

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY LOCATIONS.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011 EPOCH 2010.00) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORPS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE IN US SURVEY FEET, WITH SURFACE ADJUSTMENT FACTOR: 1.00011.
4. BEARING AND DISTANCE VALUES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011 EPOCH 2010.00) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



DATE:

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____

MY COMMISSION EXPIRES:

SHEET 1 OF 1



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

B. Application Type: Check all that apply

- ☐ Minor Plat - \$500 plus \$50.00 per lot
☐ Replat - \$750.00 plus \$50.00 per lot (max \$3,000)
☐ Amending Plat - \$500 plus \$50.00 per lot
☐ Preliminary Plat - \$750.00 plus \$50.00 per lot
☒ Final Plat - \$850.00 plus \$50.00 per lot (max \$3,500)
☐ Development Plat - \$700.00
☒ DRC Review Comments - \$250

Total: \$ 1,150

C. Property Information

Jurisdiction: CoF City Limits CoF ETJ _____ Total Acres: 5.633 No. of Lots: 1
Original Survey & Abstract No: William H Anderson Survey No. 197 Abstract 2
Legal Description: Called 5.63 Acres of Cortile Vino LP, Doc. No. 20195877

D. Applicant/Owner Information

Property Owner

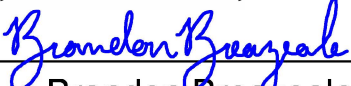
Owner Name: Ross Wood
Owner Address: 111 W Houston St., San Antonio, TX 78205
Owner Phone Number: (210) 220-5842
Owner Email Address: Ross.Wood@frostbank.com

Applicant

Applicant Name: Brandon Breazeale
Applicant Address: 2000 NW Loop 410, San Antonio, TX 78213
Applicant Phone Number: (210) 375-9000
Applicant Email Address: bbreazeale@pape-dawson.com

Applicant's Signature

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

Signature: 
Printed Name: Brandon Breazeale

Staff Use Only Application Number: P-2507 Date: 3/12/25

Required Checklist Items Included: **\$1,5000**

Ch # 149925



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: May 7, 2025

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

CAPTION: Request P-2236: By Fisd for the Review of a Final Plat for Property Located at 1401 Post Oak Rd Also Referred to as the Middle School Campus.

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

The Fredericksburg Independent School district is requesting approval for the final plat creating two lots and dedicating right of way for Post Oak Road. The future Fredericksburg Middle School is near completion and is located on Lot 1.

The subject property is approximately 56.5 acres and is located between Hwy 16 S, Friendship Lane, and S. Milam Street. The property is zoned Public Facility. In 2022 the engineer for Fisd submitted an application for rezoning, preliminary plat approval and site plan approval. Each were subsequently reviewed and approved and the rezoning ordinance was adopted.

BACKGROUND:

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

The requested subdivision consists of 2 lots. Each lot will have frontage on Friendship Lane and the extension of Post Oak Road as shown.

Zoning: Public Facility

Tract Size: 56.463 acres

Number of Lots: 2

Minimum Lot Size: Lot 1 = 1,134,738 sq ft
Lot 2 = 1,229,263 sq ft

Minimum Lot Width: No Minimum

Roadways: Post Oak Road extension.

Easements: Public utility easements for existing and future utilities. Private access easement for a pre-existing lot.

Utilities: Utilities were extended in Post Oak Road during the construction of the Middle School.

Park Dedication: Park Dedication fees are not applied for this project.

Construction Plans: Construction plans have been approved and the improvements are near complete and awaiting acceptance by the Engineering Department.

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; **Yes**

3. The Construction Plans conform to the requirements of Section 5.01 and have been approved by the Director of Public Works and Utilities; **Yes**

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; **Public improvements are completed aside from minor punch list items. Once addressed, the Engineering department will issue a letter accepting the public improvements.**

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; **There is no performance agreement for 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:

Staff Recommends approval of the final plat based on the following conditions:

1. Completion of punch list items for public improvements.

2. Acceptance of the public improvements by the Engineering Department.
 3. Show the public road easement for the temporary cul de sac as abandoned by this plat.
-
-

ATTACHMENTS:

1. P-2236 Location Map
2. P-2236 Plat
3. FISD Addressing Plan
4. P-2236 Project Application

APPROVAL/REVIEW:



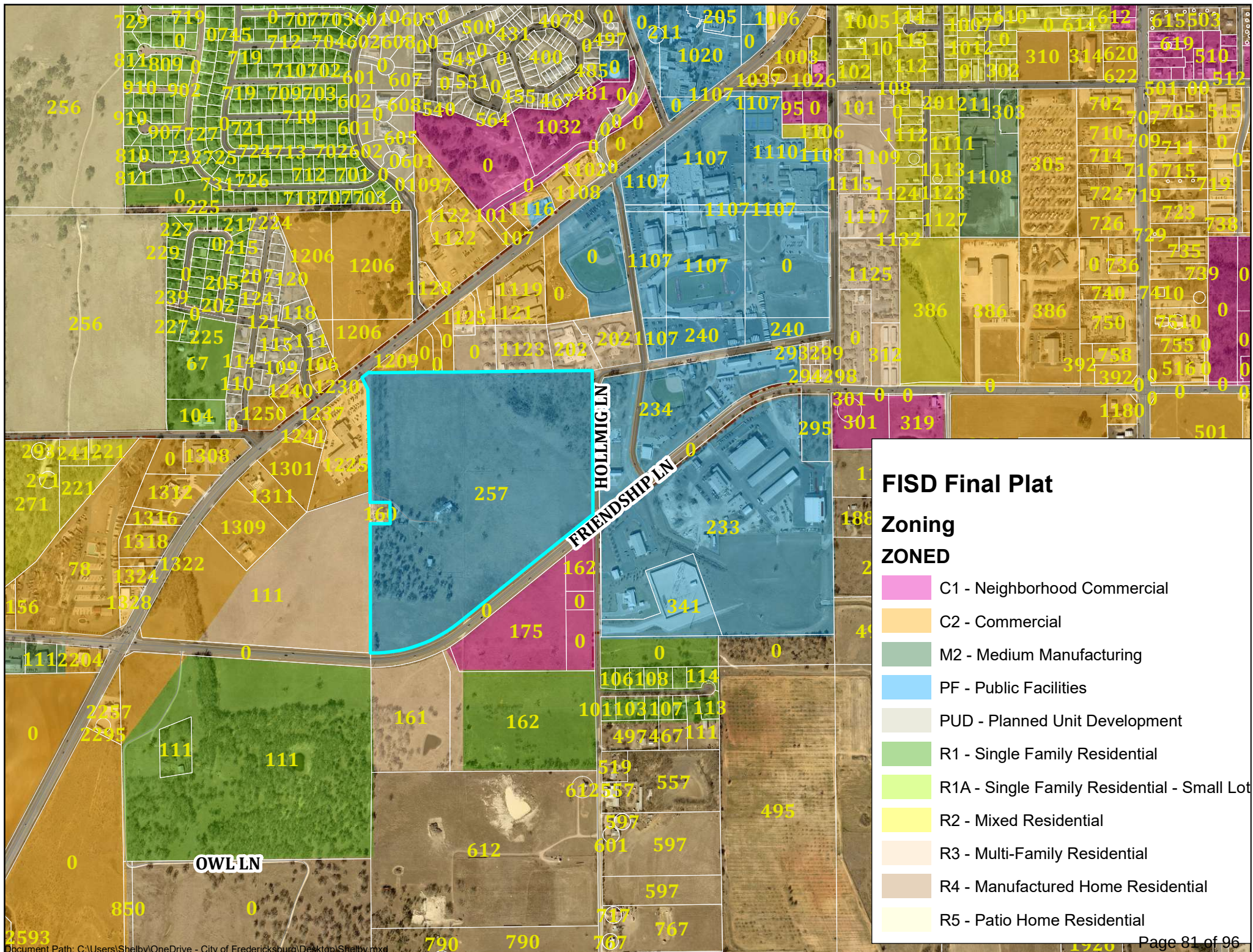
Date: May 02, 2025

Shelby Collier, Senior Planner



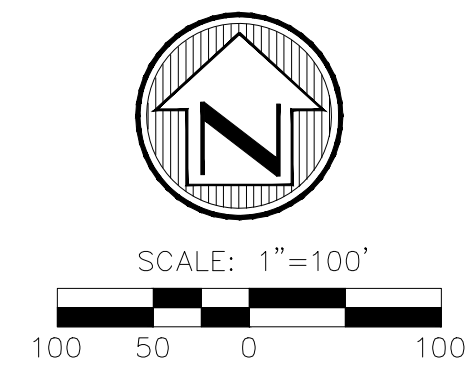
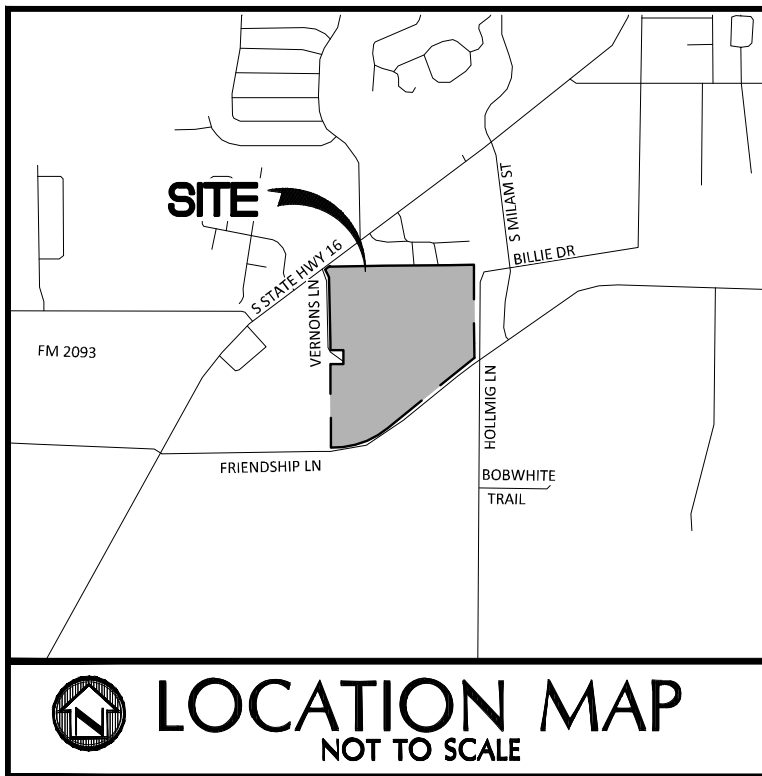
Date: May 02, 2025

William McKamie, City Attorney

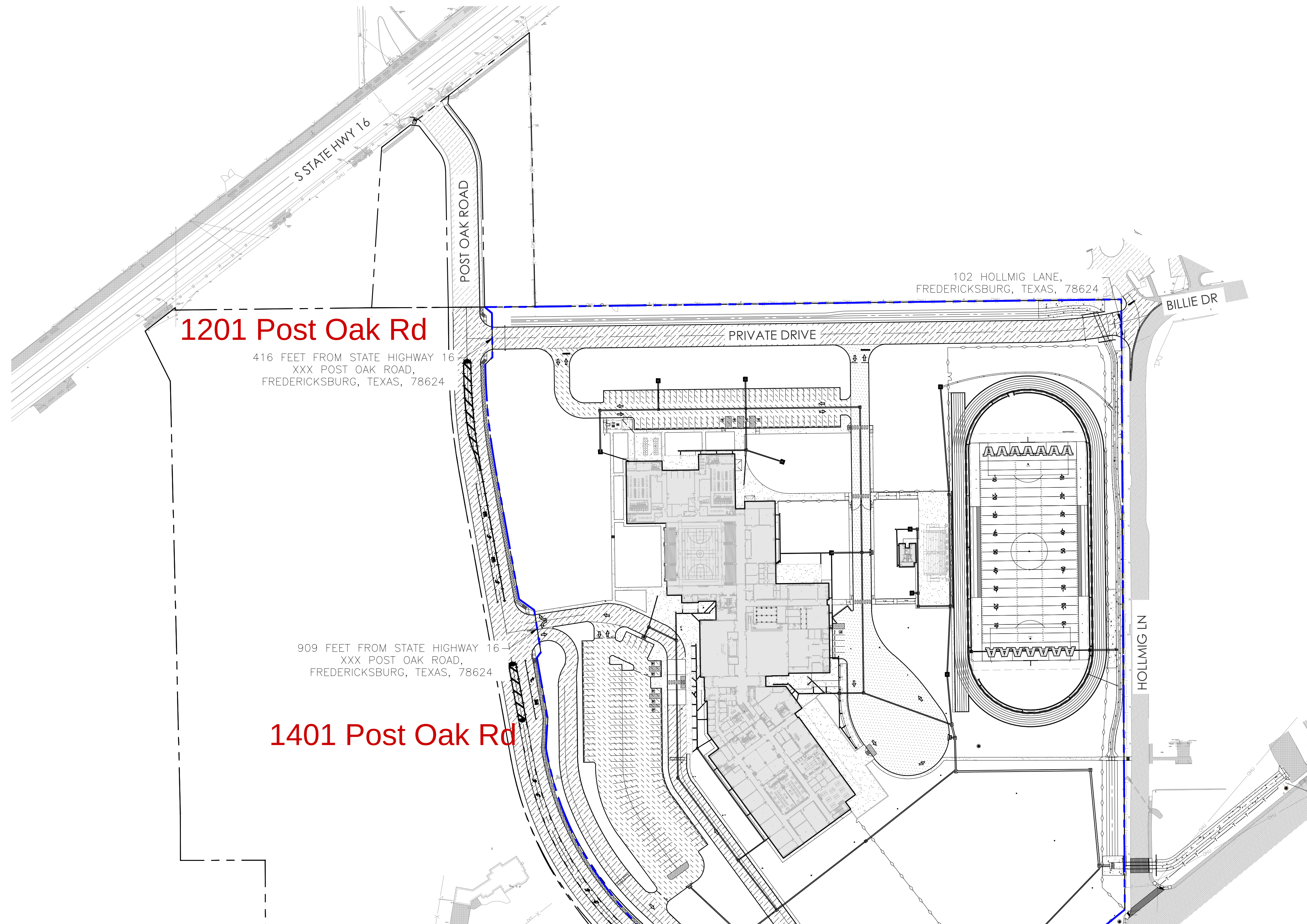


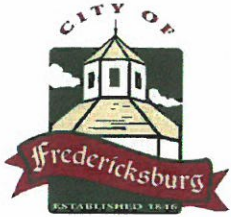
PLAT ESTABLISHING FREDERICKSBURG MIDDLE SCHOOL





LEGEND:
- - - - - PROPERTY LINE





Project Application

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

A. Project Information (Please complete all items)

Project Name: FISD - New Middle School
Project Address: 257 Vernons Ln Off S St Hwy 16, TX
Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|---|--|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☒ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☒ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☒ Preliminary Plat* | |

Revision of Approved Plan / Plat? ☐ Yes ☒ No Name:

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 56.46 No. of Lots: 2

Original Survey & Abstract No: ABS A0180, George Debrant Survey # 42.

Legal Description: ABS A0180 G DE BRANDT #42, 56.462 ACRES, -HOMESITE-FARM

Current Land Use Plan: Undeveloped

Proposed Land Use Plan: Public Roadway and Middle School

Current Zoning: C1, C2, R3

Proposed Zoning: Public Facility (PF)

Location: Northwest corner of Friendship Ln and Hollmig Ln intersection.

Proposed Use(s): Public Roadway and Middle School

Applicant's Signature

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

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

Signature: [Signature]

Printed Name: Joe Rodriguez Date: 10.5.2022

Staff Use Only

Application No.: P-2236/Z-2227/SP-2222 Date: _____

*Copy of current Title Search required with application.



Project Application

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

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s)

Firm Name (if applicable): Fredericksburg Independent School District

Owner Name:

Address: 234 Friendship Ln Fredericksburg, TX 78624

Phone: (830) 997-9551

Fax:

Email:

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

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

Firm Name (if applicable): Moy Tarin Ramirez Engineers, LLC

Address: 12770 Cimarron Path, Suite 100

Primary Contact Name: Sean Smith, PE

Phone: (210) 698-5051

Fax:

Email: ssmith@mtrengineers.com

Secondary Contact Name: Edgar Calderon

Phone: (210) 698-5051

Fax:

Email: ecalderon@mtrengineers.com

III. Applicant

Firm Name (if applicable): Same as above

Applicant Name (s):

Address:

Phone:

Fax:

Email:

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

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

Firm Name (if applicable): Same as above

Address:

Primary Contact Name:

Phone: Fax: Email:



Project Application

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

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

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

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.



SITE PLAN/CONDITIONAL USE PERMIT CHECKLIST

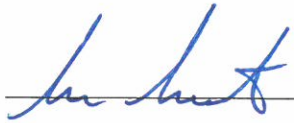
P & Z and Administrative Review

- ☐ Address and legal description of property
- ☐ Proof of title showing the owner and lien holders, if any
- ☐ Brief description of the proposed use, including information pertinent to the review and evaluation criteria stated in Section 7.131
- ☐ 6 Copies of the Site Plan (24" x 36" sheet size)
- ☐ PDF copies emailed to scollier@fbgtx.org
- ☐ The site plan shall be drawn to scale, and sufficiently dimensional as necessary to show the following:
 - ☐ The date, scale, north point, title, name of owner and name of person preparing the Site Plan.
 - ☐ The location and dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements.
 - ☐ The location, height and intended use of existing and proposed buildings on site, and approximate locations of buildings on abutting sites within 50'
 - ☐ The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access and utility or service areas.
 - ☐ The location of existing and proposed fencing and screening.
 - ☐ Proposed exterior lighting, including fixture type.
 - ☐ The center line of existing water courses, drainage features and 100-year floodplain.
 - ☐ On sites affected by the 100 year floodplain, impervious coverage and building coverage are based on the area outside the floodplain. Provide calculations accordingly.
 - ☐ Location and size of existing and proposed streets and alleys.
 - ☐ The number of existing and proposed parking and loading spaces, and a calculation of applicable minimum requirements.
 - ☐ Zoning summary, including type, minimum and actual lot size, setbacks, maximum and actual building height, building coverage and impervious coverage.
 - ☐ Sites with 10% or greater slope, provide existing and proposed topography and grading (5' minimum contour intervals), and erosion control measures.
 - ☐ The location of signs, if known.
 - ☐ Location of solid waste container.
 - ☐ Locations of proposed and existing water, sewer and electric utilities.
 - ☐ The location of the visibility triangle at street intersections and driveways.
 - ☐ Fire Lanes
 - ☐ Landscaping, including location, size, and species of existing trees on site, square footage of all proposed landscape areas
 - ☐ Applicable Fee

Note: Additional information may be required to complete review of proposed project by City of Fredericksburg.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent:



Date:

10/6/2022

Printed Name:

Sean Smith, P.E.



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PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: May 7, 2025

SECTION: DISCUSSION ITEMS **ITEM:** B.

CAPTION: Requiring a Conditional Use Permit (CUP) for all uses occurring in the Historic Shopping District.

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

The Planning and Zoning Commission submitted a request to have this item added to the agenda as a discussion topic.

BACKGROUND: The Historic Shopping District (HSD) is an overlay district which is a tool often implemented in zoning practices to protect sensitive environmental features, preserve historic buildings, or promote specific types of development. This district is not a stand-alone zone, rather it provides additional regulations on top of existing zoning districts.

The existing Historic Shopping District (HSD) stretches from Acorn to Elk and North to West Austin as well as South to San Antonio Street. Please see the accompanying map. The HSD overlays multiple underlying zoning districts such as CBD, C2, C1, C.5, PF, R2 and R1. In addition, the HSD has significance as this overlay is tied to the National Register of Historic Places and contains over 80 points of historic interest and significance. This is particularly fascinating as the application for consideration was submitted in October 1970, and includes the 12 blocks known as the Historic Shopping District.

The HSD Ordinance may be found in [Sec. 3.510 of the Zoning Ordinance](#) and states the following in **BOLD**.

Intent.

This zone is intended to encompass that portion of the City which constitutes the in-town historic shopping and tourist area. The area within the District is subject to the requirements of the underlying zoning district, the Historic Overlay District, if within its defined area, and the requirements of this Historic Shopping District.

Principal Permitted Uses

See uses listed in the underlying district.

Uses Permitted Subject to issuance of a Conditional Use Permit using the review and evaluation criteria of Section 5.460. See the uses listed for the underlying district.

Uses Permitted Subject to issuance of a Conditional Use Permit using review and evaluation criteria in Sections 5.460 and 5.461. Any Standardized Business may be located in the Historic Shopping District subject to a Conditional Use Permit as provided in Section 5.400 using the review and evaluation criteria set forth in Sections 5.460 and 5.461.

For the purpose of this section, the following definitions shall apply:

A.

Historic Shopping District shall be all properties generally located between Elk Street and Acorn Street including the properties fronting on both sides of Acorn Street, and between San Antonio Street including the properties fronting on both sides of such street, and Austin Street including the properties fronting on both sides of such street, as they are depicted on the map of the area attached to this ordinance.

B.

Standardized Business shall mean a business which is required by contractual or other arrangement or affiliation to maintain one or more of the following items: standardized ("formula") array of services and/or merchandise, trademark, logo, signs, service mark, symbol, decor, architecture, layout, uniform, menu, or similar standardized features and which causes it to be substantially identical to more than ten other businesses regardless of ownership or location at the time the application therefor is completed. Standardized Businesses can include, but are not limited to: restaurants, retail stores, banks, sales offices, spas, hair and nail salons, art galleries, and hotel/motel/inn/short-term rental establishments. A statement made under oath, and subject to penalties for perjury concerning the status as a standardized business shall be submitted with the application for Conditional use permit, along with any other reasonable proof required by the person administering the City's Zoning ordinance.

Property Development Standards.

Except as hereinafter provided, 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, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

[A.]

Lot Area - The minimum lot area shall be as provided in any underlying zone or as may be required upon approval of a Conditional Use Permit.

B.

Lot Dimensions - Shall be as provided in any underlying zone, or as may be required upon approval of a Conditional Use Permit.

C.

Yards - Each lot shall have front, side and rear yards extending across the full widths and lengths of the lot as may be required in the underlying zone, or as may be required upon approval of a Conditional Use Permit.

D.

Height Regulations - Shall be as provided in the underlying zoning District.

E.

Fences, Walls and Visibility - Section 7.530.

F.

Parking - The standards of Section 7.800 shall apply.

G.

Temporary/Accessory Building Regulations - Section 8.000.

H.

Historic Preservation Ordinance.

I.

Signs - Sign Ordinance.

STAFF RECOMMENDATION:

ATTACHMENTS:

1. HSD Overlay Map
2. Texas Historical Commission - National Register Listing - Atlas Number - 2070000749

APPROVAL/REVIEW:



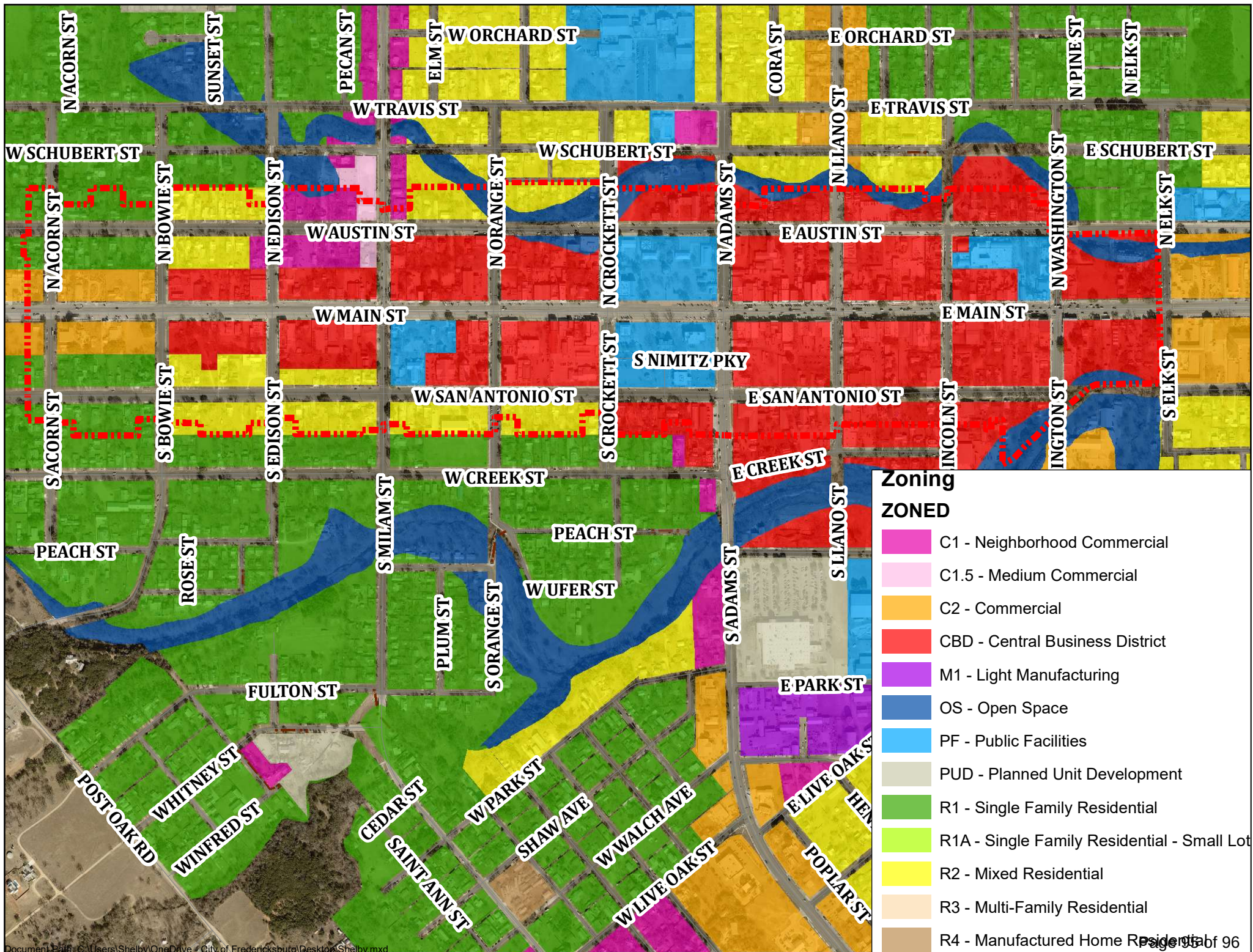
Shelby Collier, Senior Planner

Date: May 02, 2025



William McKamie, City Attorney

Date: May 02, 2025



Texas Historical Commission – National Register Listing – Atlas Number - 2070000749

← → atlas.thc.state.tx.us/Details/2070000749/print

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The week of May 12, 2025 the old Atlas URL <https://atlas.thc.state.tx.us> will be decommissioned. Please check your saved URL and update to <https://atlas.thc.texas.gov/>.

Details for Fredericksburg Historic District

National Register Listing — Atlas Number 2070000749

Data

Property Name	Fredericksburg Historic District
Other Name	
County	Gillespie
Address	Roughly bounded by Elk, Schubert, Acorn, and Creek Sts.
City	Fredericksburg
Date Listed	10/14/1970
Reference Number	70000749
Multiple Property Name	
To SBR	
Vicinity	No
Status	Listed
Date Removed from National Register	
To NPS	
Date Notified	
Local Significance	No
State Significance	Yes
National Significance	No
Area of Significance	Art, Ethnic Heritage - European, Exploration/Settlement, Architecture
Criteria	A (historic events), C (design/architecture)
Architectural Style	Bungalow/Craftsman, Late Victorian, Other
Time Period	1900-1924, 1875-1899, 1850-1874, 1825-1849, 1925-1949
Resource Type	District
Architect	Multiple