



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, June 4, 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 June 4, 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 June 4, 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. May 7, 2025, Regular Meeting Minutes

4. PUBLIC HEARING

- A. **Request Z-2510:** By Ross Wood with Frost Bank, to Consider a Conditional Use Permit (CUP), Site Plan and Entry Corridor Application per Sec. 3.210, C2, Commercial, to Allow for a Drive-Through Use for Property Located at 1415 East Main Street. The Drive-Through Use Would be in Support of Bank Operations.

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

- iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit (CUP)
- B. **Request Z-2509** - 415 East College - By OSSCA LLC, Sara Aaronson to consider a Conditional Use Permit (CUP) per Sec. to allow for an addition of a bathroom to a legal nonconforming short-term rental (STR).
- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit (CUP)
- C. **Request #Z-2507:** By Continental Homes Of Texas, L.P. To Consider a Request For a Conditional Use Permit (CUP) Per Sec. 3,700 And The Approved Planned Unit Development (PUD) To Allow For Development of Single-Family Residential, Accessory Structures, Guest House, Community Recreation, Club Or Lodge, Administrative Services, Storm Water Detention, All Weather Trail, Open Space, Sign And Mail Boxes For Approximately 70 Acres Located Between West Live Oak And Pyka Road, Addressed as 256 Pyka Road.
- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit (CUP)

5. ACTION ITEMS

- A. **Consider P-2510:** By Josh Leamons with Searchers Surveying to Review the Preliminary Plat for the Trails of Windcrest Subdivision Located at 256 Pyka Road.
- B. **Consider SP-2505:** By S.E. Daniels Construction, LLC to Consider the Site Plan and Entry Corridor Application for the 87 Plaza Located at 702 South Washington Street.

6. DISCUSSION ITEMS

- A. **Senior Planners' Report**

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at 4:30PM. on May 30, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

On the 7th day of May 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
DARYL WHITWORTH

ABSENT:

ALSO, PRESENT: EVAN WILLIAMSON - Interim Director of Development Services and Assistant City Engineer
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: A quorum was present.

PUBLIC HEARING ITEMS:

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.

Presentation: Steve Oliver with OPA Design Studio, gave a brief summary of the project.

Janice Menking opened the floor for Public Hearing at 5:53PM and closed it at 5:54PM.

Summary: Shelby Collier

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 collaborated with the applicant to find a Zoning designation that would complement the surrounding uses and allow for appropriate commercial development.

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.

Discussion:

The discussion revolved around the following subjects:

Polly Rickert wanted to know the difference between C1 and M1 zones

Shelby Collier responded the M1 mirrored C1 except for the Limited Manufacturing allowance which was why the applicant was requesting this zone.

Jim Jarreau asked about the renderings presented.

Shelby Collier stated that the applicant would be back in June to present the renderings as part of the Conditional Use Permit (CUP), which was a requirement for this development. The current application was to approve the zoning and land use only.

Belinda McDonnell wanted to inquire about the other microbreweries in town, what were their zones and how they were able to operate in them.

Shelby Collier responded that they all had more than 51% of their revenue generated

from food, whereas Pour Choices would not be providing food and all to their revenue would be derived from the production of beer.

Tom Musselman had a concern over the entrance to one of the City's largest residential subdivisions and that the brewery would be located on the corner.

Shelby Collier replied that the Conditional Use Permit (CUP), which the applicant would be presenting to P&Z later, would address these concerns.

Jim Jarreau made a motion to approve the change in zoning from C2 to M1.

Tim Dooley seconded the motion. All voted Aye, except Tom Musselman who voted Nay. The motion passed 8 to 1.

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.

Presentation: Mr. James Lorys

Public Hearing opened at 6:16PM and closed at 6:16PM.

Summary: Shelby Collier

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.

Staff collaborated 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.

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.

Discussion:

A brief discussion ensued about the plans for the property and that the land would be more marketable. The commission members agreed that it was a suitable change in zone as it matched the surrounding neighbors and was not in conflict with the future plans for the area.

Tom Musselman made a motion to approve the change in land use to Medium as presented.

Jim Jarreau seconded the motion. All voted Aye unanimously, and the motion passed.

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.

Presentation: The Applicant withdrew the application on the night of the meeting at approximately 6:31 PM

Request P-2508: By Pape-Dawson for the Review of a Final Plat for Property Located at 1415 East Main Street. This item was removed from the Agenda and was administratively approved.

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: Mark Cornett

Summary: Shelby Colier

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 applied for rezoning, preliminary plat approval and site plan approval. Each were subsequently reviewed and approved, and the rezoning ordinance was adopted.

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.
4. Addressing will need to be added to the Plat.

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

Tom Musselman seconded the motion. All voted Aye and the motion carried unanimously.

Approval of the Minutes:

Jim Jarreau made a motion to approve April 2, 2025 minutes. Tom Musselman seconded the motion and the April minutes, were unanimously approved.

Discussion Items:

A. Senior Planner / Historic Preservation Officer's Report: Shelby Collier

Ms. Collier informed the Commission that the June meeting was going to have a heavy agenda. She wanted to know if there were going to be any absences with summer approaching. Mr. Jarreau mentioned that he would not be present at the June meeting. No other members mentioned that they would be absent.

Janice Menking asked about the search for the Director of Development Services.

Evan Williamson, Interim Director of Development Services, mentioned that he believed that interviews with candidates were scheduled to occur in the next week or so.

Garrett Bonn, Assistant City Manager, happened to be in the audience and he responded that the City had five (5) applicants and that interviews were scheduled for May 19, 2025.

Tim Dooley wanted to know if the Commission would be involved at any point.

Garrett Bonn responded that yes, after the initial round, there would be involvement from others.

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

Ms. Collier thanked the commission for their willingness to discuss this topic, and she mentioned that she had had a lot of fun researching the topic.

In Summary: The Historic District map was brought up on screens and Ms. Collier explained that the district "overlays" the underlying zones which had their own specific set of conditions.

She explained that the Historic District ran from North Acorn to South Elk and extends to Austin and San Antonio Street and was shown on the map by the red hashed lines. She went on to explain that an overlay district is not a zone but is used as a tool to protect sensitive environmental features and is used in this case, to preserve historic buildings and promote specific types of development. The district is not a standalone zone. It provides additional regulations on top of the existing zoning districts. She went on to explain that within the historic overlay, there were several different zones which included, R1, R2, C2, C1 which had their own specific criteria of uses allowed by right and others that would require a Conditional Use Permit

(CUP). The overlay is an additional protective layer, but it does not negate the zone that operates below it.

The only item in the Historic Ordinance is the requirement for a Conditional Use Permit (CUP) for Standardized business with the Historic District overlay. So, the only thing that the overlay is currently doing is providing protection against Standardized Businesses.

She mentioned that she understood that the Commission was interested in putting more restrictions or conditions on the properties within the Historic Overlay. When researching the district, it became known that the overlay is tied to the National Historic Preservation District that was approved in 1970. These two are tied together.

Staff wanted to prepare you for the discussion and noted that it seemed from prior conversations that one of the desires was to require a Conditional Use Permit (CUP) for a variety of uses. She presented the Commission with an example, she mentioned that by right in the CBD (Central Business District) a cocktail lounge (tasting room) is allowed. This could be problematic and so she stated that she had printed off the CBD's allowed uses by right. If the Commission wanted to move the allowed by right uses to all require a CUP it would simply be a zoning amendment.

Jeff Lawrence asked if Mick McKamie could offer some insight into what the commission could or could not do from a legal perspective.

Mick McKamie responded with what is it that you want to try to do or achieve. That there was more authority within a recognized Historic District. There was more flexibility. He mentioned that it is best to determine what the commission wanted to achieve first and then let us try to get there.

Janice Menking asked what the issues were.

Jeff Lawrence referenced the previous day's City Council meeting regarding the abundance of alcohol use and availability on Main Street. He mentioned that he was concerned about where the town was headed and that he had fielded a number of comments from fellow citizens on where Fredericksburg was headed and that Fredericksburg was becoming known for just alcohol. Did the commission want to look at other areas, like vaping, or gaming? He mentioned that he had talked to Chief Vorauer (Chief of Police for Fredericksburg) and Brady Closson (CVB, CEO) and Tim Lehmborg (EDC, CEO) about these issues and asked if Chief Vorauer would like to speak about the shortening of alcohol sales at Midnight, open containers on Main and walking patrols on Main Street.

Chief Vorauer thanked the Commission for their concerns on the subjects.

He went on to state that this was a constant concern for the Police and that 60% of the arrests made were for DWI and public intoxication and that the Police department had been following these numbers for six (6) years. That keeping the community and our visitors safe was a huge priority for him and his officers. The numbers spiked in 2019 and have remained consistent in past years. He mentioned that the increase in wine tasting rooms on Main street had increased from 2 to 12 in the last few years. This number did not include the other alcohol establishments such as breweries or distilleries. He discussed the fact that some could serve alcohol until

12:15am or 2:15am with a late hour permit. He stated that there were a handful of these but that he had recently witnessed the flow of people leaving Main street to continue to partake at one of the late hour entities and he stated, "that he was shocked at the number of people."

He stated that he thought it would take a lot of little changes to make a big effect. Such as;
Talking to TABC about monitoring overserving.

Perhaps having discussions with those establishments that hand out free beer, what does that entail?

He mentioned that some TABC suggestions for these retailers were to move the cooler to the checkout counter so that it was not a free for all and that some monitoring existed.

Addressing the ability to walk down Main street with an open container of alcohol could be a topic that needs further attention.

Chief also made the statement that the individuals his officers sees during the day on main street are more family-oriented groups vs the individuals that go out after dark. A quite different group of people with different goals. He stated that he was hopeful that with City Council, the Commission and that with everyone working together, that this issue would be addressed and some changes made that will be effective and would also speak to the communities' concerns.

Jeff Lawrence asked Chief Vorauer if he thought that changing the cutoff time to 12:15am would make a difference. Chief responded that absolutely it would.

Jeff Lawrence commented that Tim Lemberg and Brady Closson had given him a list of six (6) businesses that sold alcohol until 2:15am. Five within the Historic District and one outside of the district.

Tim Dooley asked the Chief if any of these Six (6) were of concern to him.

Chief responded that their current focus were on two locations allowed to serve until 2:15am. He mentioned that his staff had worked with the others, and several of them chose to shorten their hours because of the issues they were experiencing, so by choice they shortened their hours. He also stated that these decisions took years to occur, and a lot of work from both the Police department and the business owners.

Tom Musselman asked if a change were made to the Ordinance regarding the hours, could that override a late hour's permit.

Mick McKamie responded yes, but only in the CBD. He mentioned that there were very few ways to restrict alcohol and that if the City were to amend the serving hours in the CBD zone, it would go into effect upon renewal of the late-night permit application.

Chief Vorauer stated that the City had adopted the late hours in 1992, allowing establishments to obtain a late hour permit from TABC.

Polly Rickert asked about the composition of the types of business on the Golden Block of Main Street. She also asked about smoke/vape shops being allowed in the CBD? She wanted to know

if the CUP process could limit the number of certain types of stores per block. Could there be a variety of stores per block not just alcohol related retail stores?

Mick McKamie responded that the City did have some authority but determining the number, which would be “separation requirement,” he stated that he did not think that the City had authority over that.

Polly Rickert replied that she wanted to know how much leeway the Commission had in using the CUP as a tool to determine the number of types on stores.

Mick McKamie responded that the Standardized Business rules talk to that.

Polly Rickert counted with “what if it is an independent business” what tools does the Commission have.

Mick McKamie replied that you cannot look at the business, you would look at how that business impacts other businesses. That is how you can have separation requirements for certain businesses, e.g., pool halls, and adult businesses? Because studies have been conducted. The mention of vape shops, as of right now these are treated as “tabacco,” there is no impact from “tobacco,” so therefore there is no impact of a vape shop.

Polly Rickert stated that this was like “Sober houses” and the distances required for this type of business.

Mick McKamie replied, yes, because studies have been done on the impact to surrounding neighborhoods have been conducted. What makes it difficult for alcohol-related businesses is that the State has taken that over.

Jim Jarreau stated that there was truly little preview over the types of businesses that show up on Main street, that the CUP at least gives the Commission an opportunity to comment. That this was the intent for this discussion and that he clarified that he had always wanted it for the CBD, not the Historic District Overlay.

Tom Musselman stated that he thought that if a CUP were required for certain types of businesses, that it would make investors think twice about setting up shop in the CBD, because of the process.

Jim Jarreau talked about the need for more variety and that many of the owners of downtown properties were not locals anymore. He stated that he was in favor of putting a CUP on all uses/types in the CBD.

Mick McKamie mentioned that the Riverwalk in San Antonio has restrictions on the number of alcohol serving businesses. We could look at having different boundaries, we may be able to regulate density that way. Think of it as a “Tourism district” instead of the CBD.

Polly Rickert asked if there was a way for legal counsel to research using our existing district, and was there a way to balance types of business versus creating a Tourism / Entertainment District.

Shelby Collier asked if we were to take the cocktail lounge, club and lodge use and the liquor sales use and move these to require them to have a CUP.

Could we do that?

And Sec. 5.461 to include the Historic shopping District criteria. Then we could review the CUP with the additional requirements which mention one of the requirements such as:

- a) “does it add diversity to the mix of businesses in the area, including types of services.”
- b) “does it currently exist within the district, or it regionally or locally based”
- c) “does it contribute to the nationwide trend of Standardized offerings”
- d) “does it appear the intent of this ordinance”

She asked if all the above would apply to the CUP in the CBD?

Mick McKamie replied, “Yes it probably could.

Shelby Collier restated for clarity that if we moved those uses from the allowed by right section to the section that requires a CUP, that all the CUP criteria and the Historic Shipping District overlay criteria would apply to the CBD and based on the response, which would apply. For example, could we take those alcohol uses out of the “allowed by right” and place them in the CUP required section?

The Commission all agreed that it seemed like an efficient way to deal with some of the issues, they mentioned jointly; to add the restaurant and any tobacco uses into the CUP category, if possible.

Tom Musselman raised the question of whether this would open the city up to litigation if we were to move only liquor-related businesses?

Mick McKamie mentioned that the City would have to have robust findings and studies (academic) that would support the ordinance to avoid discriminatory legal action.

Polly Rickert mentioned that the Historic Shopping District overlay had more options than just being used for Standardized businesses and seemed to have the potential for reexamination, perhaps it could be amended?

Mick McKamie replied, yes it might.

Jeff Lawrence stated that Brady Closson, CEO of the Convention and Visitor Bureau, that he and his staff are working on a study from Elk to Acorn, walking the blocks categorizing the types of business in the Historic District.

Brady Closson stepped up to the podium, stating that his organization was identifying the types and uses, square footage of the individual business, the number of properties that have TABC licenses, etc. The list will be available and will be a fluid document as changes happen all the time.

He agreed that having some control of what is coming to the CBD would be beneficial. He mentioned that his staff had run an active TABC license list in the entire county and compared our stats to other similarly sized counties.

Gillespie County - 252

Uvalde County - 128

Bee County – 92

Belinda McDonnell asked Mr. Closson if he would be able to track cell phones by time, and if that information could be shared with the Commission.

Mr. Closson replied absolutely.

Belinda McDonnell asked Chief Vorauer if he had data on alcohol related arrests or incidents that occurred between 12 midnight and 2am?

Chief responded absolutely, he would be happy to share it with the commission.

Belinda McDonnell stated that the commission members should be sensitive to the uniqueness of the Historic District Overlay and the CBD and how it effects neighbors that are not in the district and that many residents who were not born here were attracted to the area because of the uniqueness of this area. Control and maintenance of the district was crucial, and action is needed.

Polly Rickert mentioned that she happened to be incredibly lucky as a tenant on Main street, her landlord was not interested in any alcohol related tenant, but if he were to sell, her new landlord may want to recover more in rent, and he may push her out.

Jeff Lawrence stated that there was so few local property owners left that these local owners need to speak up and say that this is enough. He mentioned that he was sixth generation and that he and his family had specifically opted to not have any of their properties selling alcohol or be used as a restaurant and thus was receiving less rent because of that decision. He stated that the area needs to have a lit bit of everything.

Tom Musselman asked about the need to require businesses to provide parking in the CBD.

Shelby Collier responded that the CUP would give the Commission permission to require off-site parking, which could be a requirement of the CUP because the review criteria is more subjective and used on a case-by-case basis. What is done or implemented for one project would not necessarily be required of another.

Jim Jarreau wanted to know what triggered the need for some to provide parking and others not.

Shelby Collier responded that all parking is tied to specific uses. She gave the example of a cocktail lounge (not necessarily in the CBD) and that it would require a look at the parking ordinance, Sec. 7.860, which states that one parking space is required per three seats. The city does allow for deferral of “some” specific zones (block by block) or if a change of use occurs. She stated that if “Dooley’s” were to become a cocktail lounge, they would need twenty-six parking

spaces, and that could trigger a parking variance or reduce the occupancy so that parking is compliant.

Shelby Collier reiterated that the simplest and quickest way to accomplish the goals would be to move some of those by right uses to the CUP required section of the CBD Ordinance.

Janice Menking agreed and stated that while we research more, the commission could recommend changes to those items to require a CUP.

Shelby Collier stated for clarity that if items/uses were moved, any existing business operating would be grandfathered but that any new businesses would have to adhere to the new CUP requirement.

Belinda McDonnell asked if the CUP was attached to the business or the property.

Shelby Collier replied that it is attached to the property and the use and that if conditions are required on the individual CUP, if a new owner wanted to operate the same kind of business, they would have to comply with those conditions, and if they did not they would be in violation of the CUP. So, the CUP is only as strong as the conditions that are attached.

Janice Menking stated that not all could be resolved tonight and wanted to give Staff some direction on what the commission would like to work on. She wanted to know if this item would require City council involvement, what was the process?

Shelby Collier responded, if you have specific instructions for Staff tonight, for example, if you want all alcohol related uses to move to the CUP requirement section, the commission can ask Staff to review and present it at the June P&Z meeting. She mentioned that she would recommend that the commission fine tune the request and that Staff would then present it to City Council.

Jeff Lawrence wanted to know if it would be helpful for the commission to have a joint meeting with City Council to discuss it in more detail in a workshop.

Jim Jarreau stated that he thought it would be better to get "our ducks in a row" so that the commission had some idea of what they could do. He said that he could think of several other items/uses that he would like to see added to the CUP requirement. That is why he wanted to place all CBD types/uses to require a CUP.

Polly Rickert asked Mick McKamie if that was possible. If it was just the CBD with the Historic Shopping District?

Mick McKamie replied yes, if it made sense.

Janice Menking guided the commission members to task City staff with some direction, after some more discussion, Mrs. Menking asked Staff to make suggestions on which items should stay "by right" and which should move to the CUP requirement.

Shelby Collier agreed and stated that staff would include a definitions list so that the commission was aware of all the uses in each type and add it to the Agenda for discussion next month. She mentioned that any of the commission members had specific items that were of a concern, to please reach out to Staff.

Jim Jarreau and Polly Rickert echoed the need to put all uses/types in the CUP, and they also mentioned what if there is a use that we do not have a definition for yet. Could someone come in by right if that use were not identified in the Ordinance therefore avoiding the CUP review process.

Mick McKamie replied that no, that a new use would go through the Zoning Administrator or the City Manager and they would make a recommendation to the commission for approval and then it would go to City Council. That would then be added to the Ordinance.

After more discussion on various options, Polly Rickert offered the following solution, that in the short term, let us move over all egregious items that exist on the by right portion of the CBD's zoning ordinance and get them moved over to the require a CUP portion of the ordinance. So that can go to City Council and then the commission will have time to look at other types/uses that could/may be added to the CUP portion.

Jim Jarreau requested that this could be presented at the July P&Z meeting as he would not be in attendance for the June meeting. He stressed that this issue had been a concern of his for years and that he genuinely wanted to be involved.

Shelby Collier mentioned that staff would work on the item and send an email to all involved showing the progress of the proposed changes, that way the commission could be part of the progression of the subject at hand. She also remarked on the fact that Staff would start researching the National Register and what options the city has, this will also involve legal counsel as they would need to verify Staff's findings. She also asked the commission to volunteer any ideas they may have on the subject, to please reach out to staff.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 7:57 PM.

PASSED AND APPROVED on the 4th day of June 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: June 4, 2025

SECTION: PUBLIC HEARING ITEM: A.

CAPTION: Request Z-2510: By Ross Wood with Frost Bank, to Consider a Conditional Use Permit (CUP), Site Plan and Entry Corridor Application per Sec. 3.210, C2, Commercial, to Allow for a Drive-Through Use for Property Located at 1415 East Main Street. The Drive-Through Use Would be in Support of Bank Operations.

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

SUMMARY:

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

The proposed development would include a 20 ft tall building approximately 5,366 sq ft in size and will provide 30 parking spaces as well as 4 "drive-through" lanes for bank customers that allow for a multiple-car stack in each lane. The property is located in the Entry Corridor and will provide a sidewalk along US Hwy 290 East.

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

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

Building Coverage: 2% (5,366 sq ft) (75% Maximum) [Sec.3.210](#)

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

Heights: 20 Ft (38 Ft Maximum) [Sec.3.210](#)

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

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

Parking: 1 parking space per 400 sq ft is required for a total of 14 spaces. The applicant has chosen to provide 30 spaces to accommodate bank customers and employees. [Sec. 7.864](#)

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

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is not required per Sec. 7.940, however, screening of the dumpster is required per Sec. 7.980. A Landscape Plan has been provided and approved.

Refuse: A dumpster is located towards the south end of the parking lot and will be fully screened. Sec. 7.940

Public Hearing Notices: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft of the subject property. As of 05/27/25 no responses have been received

[Entry Corridor Design Guidelines and Standards Review](#)

Staff has reviewed the renderings and provided the application feedback regarding the design on May 12, 2025. Please see Staffs review of the proposed design.

1.1 - 1.4 Architectural Style: The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic (1.2)

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

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

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

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

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

7.1 - 7.4 Building Height: The building heights fall within the maximum allowed building height of 38 ft and the applicant took the Commissions feedback regarding the tower and have removed that element from the design further lowering the height to 20 feet. (7.1-7.4)

8.1 - 8.4 Setbacks & Frontage: Doors and entryways shall be constructed facing the entry corridor and any side streets. The design as proposed is appropriate. (8.1)

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

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

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

12.1 - 12.7 Parking and Access: New surface parking areas are discouraged within view of Hwy 290 East and should be situated behind buildings and screened from street view. (12-1-12.7)

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

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

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

- Conformance with applicable regulations and standards established by the Zoning Regulations.
- Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.
- Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.
- Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.
- Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.
- Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
- Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.
- Adequacy and convenience of off-street parking and loading facilities. Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.
- Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.
- Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.
- Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

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

Sec. 5.471 - Conditions - The Planning and Zoning Commission, in considering and determining its recommendation on any request for a Conditional Use Permit, may require from the applicant's plans, information, operation data, and expert evaluation concerning the location, function and characteristics of any buildings or uses proposed. The Commission may recommend reasonable conditions which will ensure the intent and purposes of the Zoning Regulations and avoid the creation or detrimental effects upon abutting properties which may include, but not limited to, the following:

Duration of Use	Time Period in which the proposed use shall be developed or constructed	Fences, hedges and walls
Surfacing of parking areas	Regulation of noise, vibration, odors, etc	Regulation of use or uses
Special yards, spaces and buffers	Requiring street, service road or alley dedications and improvements or appropriate bonds	Regulation of locations of vehicular ingress and egress

Including such other conditions that will make possible that the development occurs in an orderly and efficient manner, and in conformity with the intent and purposes of applicable ordinances.

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

Staff recommends approval of the Site Plan, Conditional Use Permit for a Drive-Through and Entry Corridor application. The proposed development provides adequate stacking for the Drive-Through and appropriately conveys vehicular traffic throughout the development and the design and style as presented appropriately convey the Hill Country aesthetic.

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

- Approval of Civil Construction Plans
- TxDOT approval of driveway permit

ATTACHMENTS:

1. Z-2502 Location Map
2. Z-2510_ Review Comments combined
3. 250519 DRC Response Memo
4. Z-2510 Revised Site Plan
5. 250519 Frost Bank Elevations and Renderings
6. Z-2510 - Public Hearing Map
7. Z-2510 Mailing Labels
8. Z-2510_Zoning Application_CUP

APPROVAL/REVIEW:



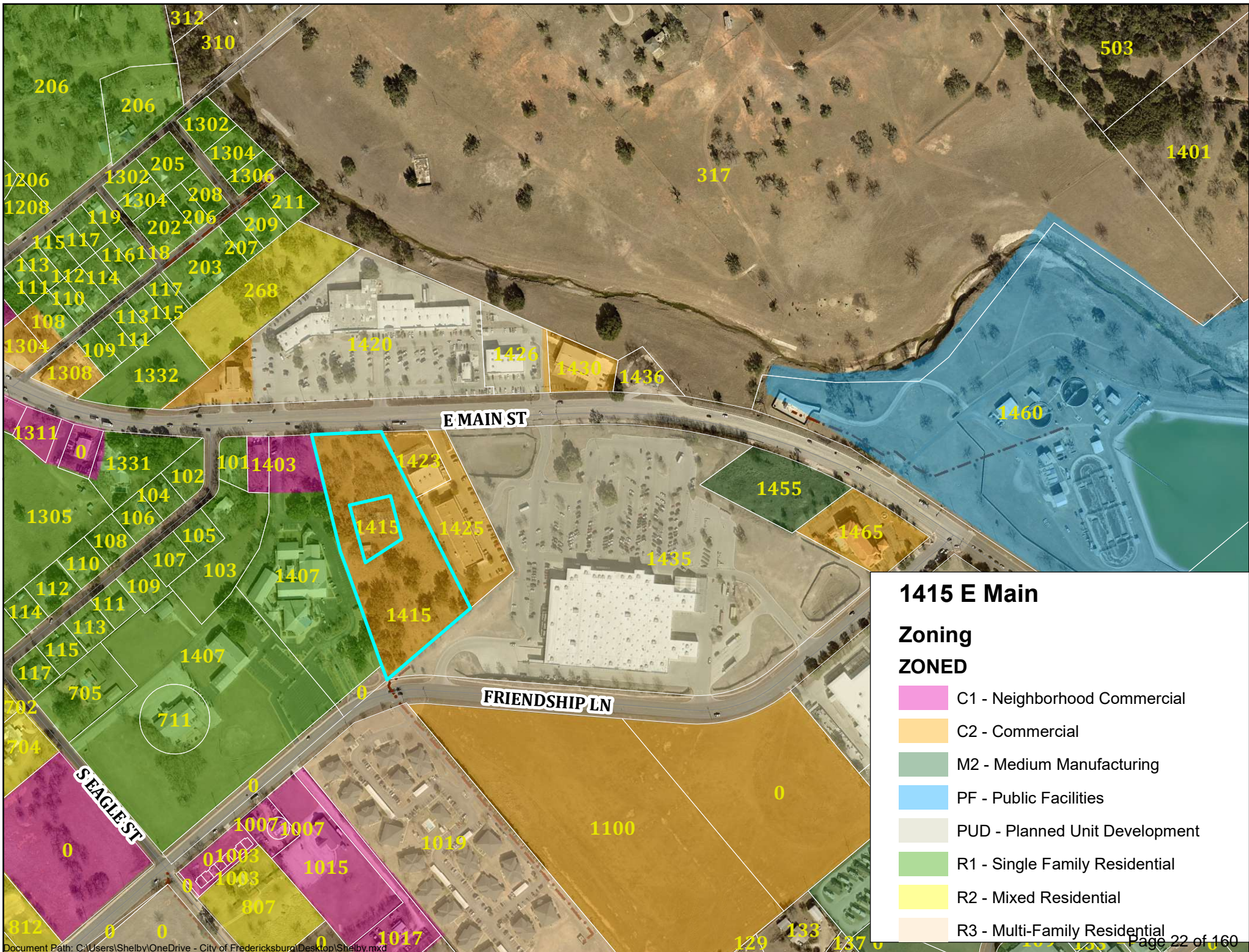
Shelby Collier, Senior Planner

Date: May 30, 2025



William McKamie, City Attorney

Date: May 30, 2025





May 12, 2025

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

RE: Z-2510 – Review Comments for a Conditional Use Permit/Entry Corridor Application to allow for a Drive Thru Associated with a Bank at 1415 East Main

Dear Mr. Breazeale,

Project will require Planning and Zoning approval scheduled for **June 4, 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, May 19th, 2025**

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

- Western property line to be screened [Sec. 7.940](#)
- Staff does not recommend over parking. [Sec. 7.131](#)
- Landscaping plans will be required prior to issuance of a building permit. [Sec. 7.920](#)
- Entry Corridor 1.2-1.4 the proposed style is not in keeping with the Entry Corridor Design Guidelines and Standards. The proposed tower is not a common design feature found in Fredericksburg nor is it compatible with the design traditions of the regional Texas Hill Country aesthetic. In addition the flat roofs and “Modern” architecture is not a typical style for Fredericksburg.
- Entry Corridor 4.4. The windows and doors should be evenly spaced and provide a rhythm to the design.

The City of Fredericksburg

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

- Entry Corridor 6.1. A landscaped base area shall be provided for monument signs.
- Entry Corridor 7.2. Work with existing streetscape and define heights that are appropriate to create a welcoming environment and consistency.
- Entry Corridor 7.4. Actual or implied floor-to-floor heights above 15-20 feet on the exterior should be avoided, as a building may begin to lose its “human scale” appearance.
- Entry Corridor 9.1 – 9.13. Needs to be addressed. A landscaping plan has not been submitted.
- Entry Corridor 10. A Good example of compliant lighting is Guadalupe Bank, 804 S Adams.
- Entry Corridor 12.5. A landscaping plan is required and should include 1 tree per 8 parking spaces.
- Entry Corridor 12.15. The design should minimize the need for pedestrians to cross parking aisles and landscaped areas. Separated pedestrian walkways should be incorporated into the parking lot design.
- Entry Corridor 14.5. Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, artworks to enhance the places that people will walk, gather or recreate.

Engineering Comment:

1. Project will require submission of civil construction plans
2. Please provide approved TxDOT permits for driveway and utility construction

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

- Approval of Civil Construction Plans
- Recording of approved Final Plat
- Approval of a Landscape Plan

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

Jan Musgrove

Jan Musgrove, Planner 1
Development Review Committee (DRC)

MEMO

Frost Financial Center – Fredericksburg

5/19/2025

Page 2 of 3

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

Response: *Windows and doors are spaced and designed in a way which provides rhythm to the design. The primary façade has larger windows to provide ample daylight into the building as well as to meet the standard outlined in section 4.5*

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

Response: *This requirement will be met. A landscaped base is planned for in the current Landscape Plans provided with this re-submittal.*

7. Entry Corridor 7.2. Work with existing streetscape and define heights that are appropriate to create a welcoming environment and consistency.

Response: *This has been considered. The neighboring buildings are the O'Reilly Auto Parts and Wal-Mart to the Southeast, First Baptist Church to the Northwest, and a multi-tenant development across the street. All of these structures with the exception of the First Baptist Church are single story buildings with flat roofs and parapet walls. Our building height is 20'-0" at the peak of the sloped roof and is single story, which are both appropriate per section 7.4*

8. Entry Corridor 7.4. Actual or implied floor-to-floor heights above 15-20 feet on the exterior should be avoided, as a building may begin to lose its "human scale" appearance.

Response: *This requirement is met with the revised design submission that removes any tower element from the Frost Room.*

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

Response: *Landscaping plans were provided with original submittal, and updated Landscaping Plans have been provided with this re-submittal.*

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

Response: *Comment acknowledged.*

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

Response: *This requirement will be met, an updated Landscaping Plan has been provided with this re-submittal.*

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

Response: *Additional sidewalks and pedestrian crossing locations have been added to minimize the need for pedestrians to cross parking aisles and landscapes areas.*

MEMO

Frost Financial Center – Fredericksburg

5/19/2025

Page 3 of 3

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

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

Engineering Comment:

14. Project will require submission of civil construction plans

Response: *Comment acknowledged.*

15. Please provide approved TxDOT permits for driveway and utility construction

Response: *Comment acknowledged.*

The Following Items Will Be Required To Proceed With The Project:

16. Approval of Civil Construction Plans

Response: *Comment acknowledged.*

17. Recording of approved Final Plat

Response: *Comment acknowledged.*

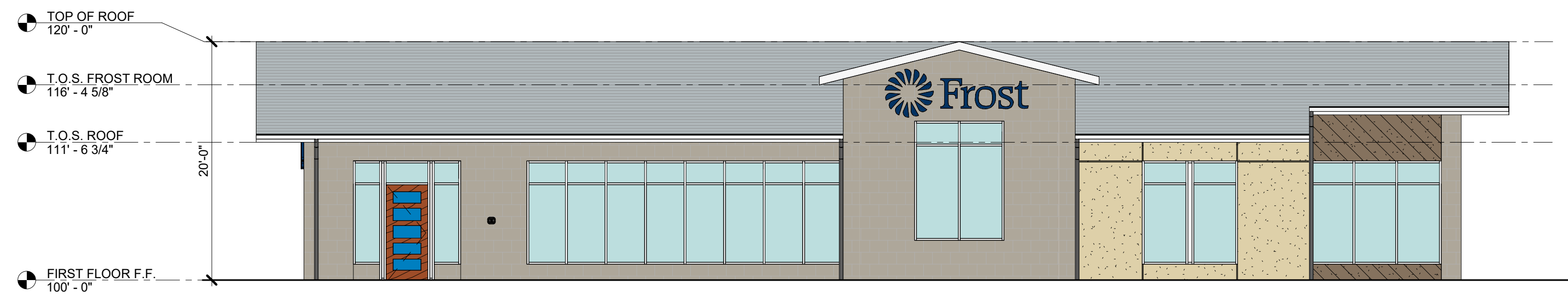
18. Approval of a landscape Plan

Response: *Comment acknowledged.*

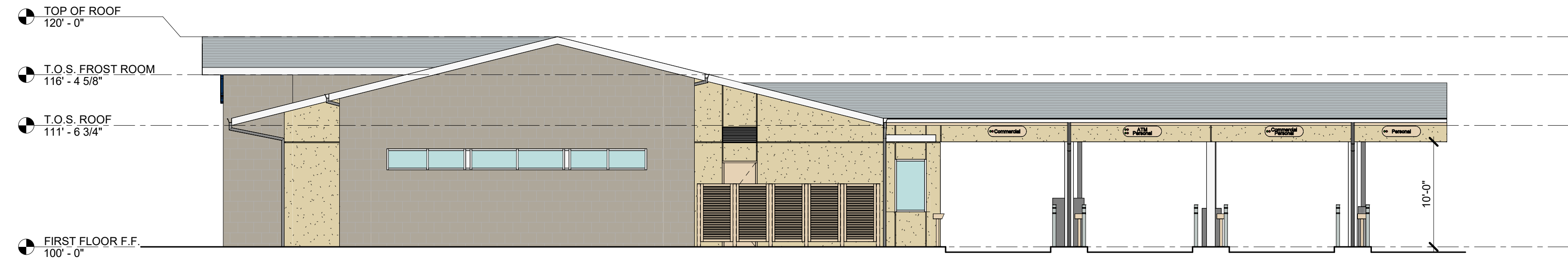
We hope this material adequately responds to your questions and comments. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

End of Memo

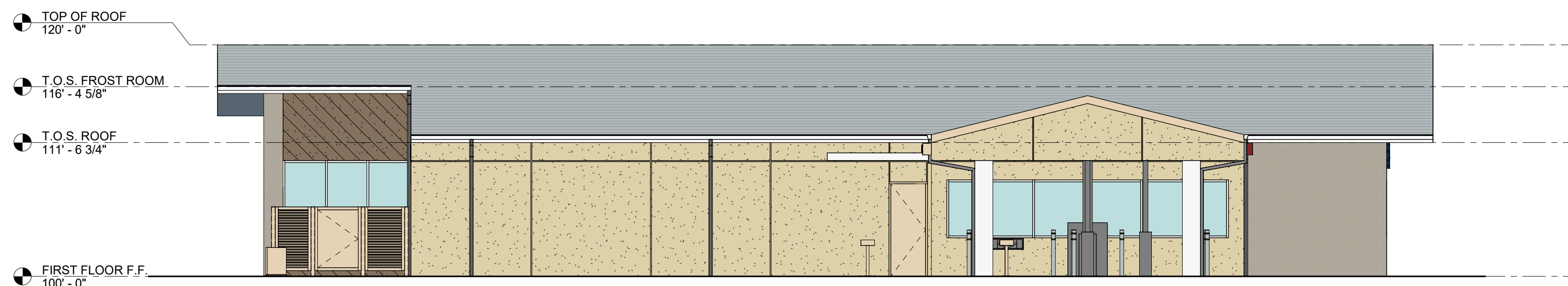
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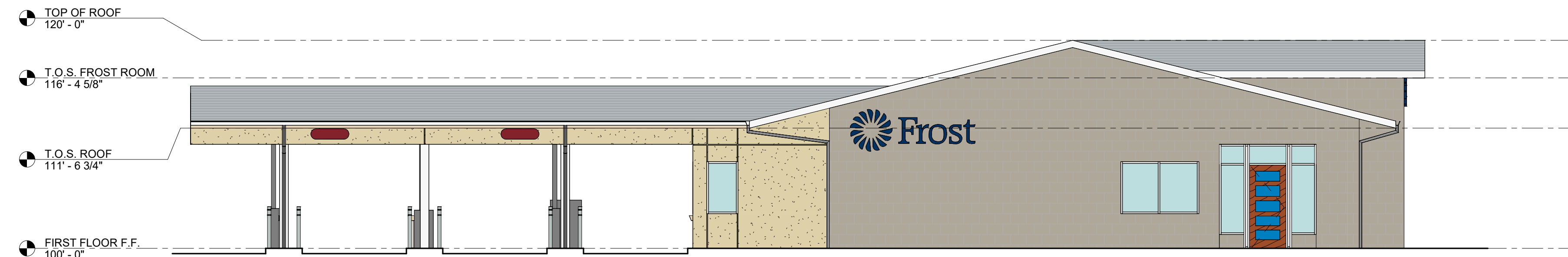
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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



NORTHEAST PERSPECTIVE



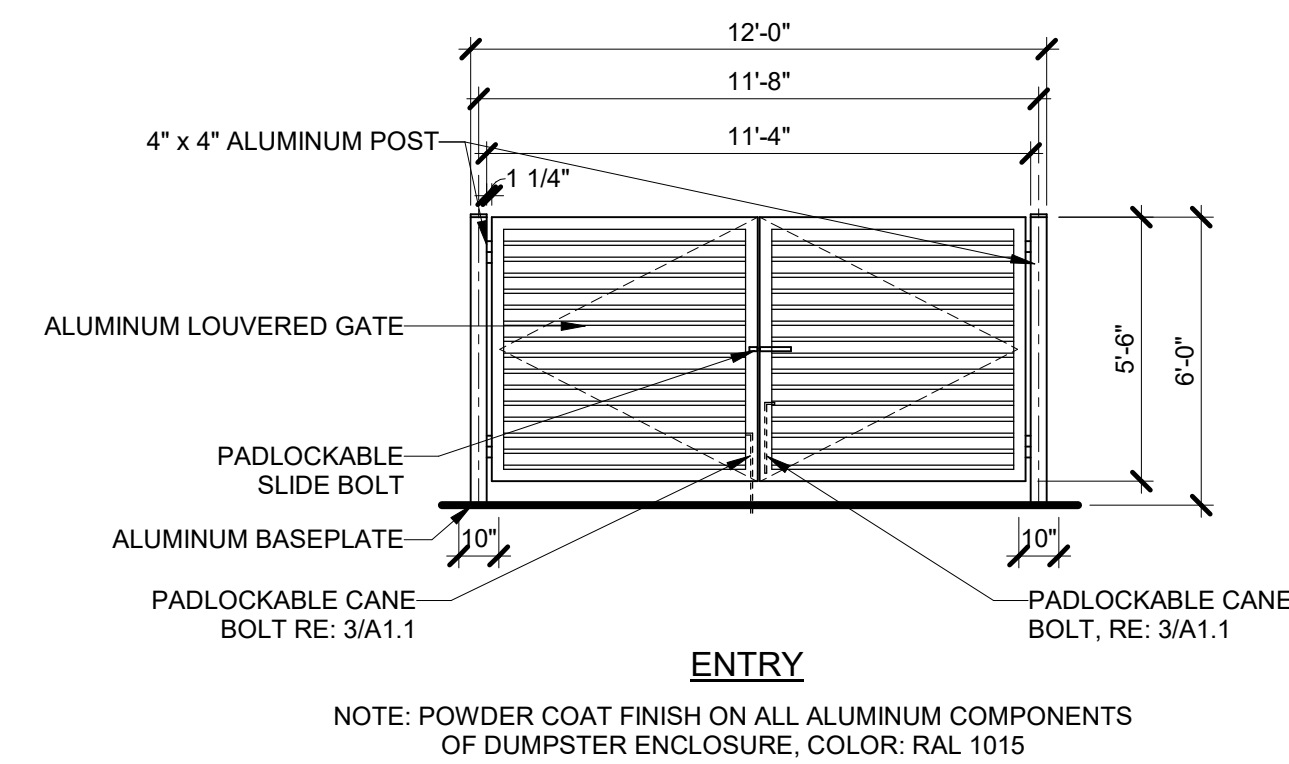
NORTHWEST PERSPECTIVE



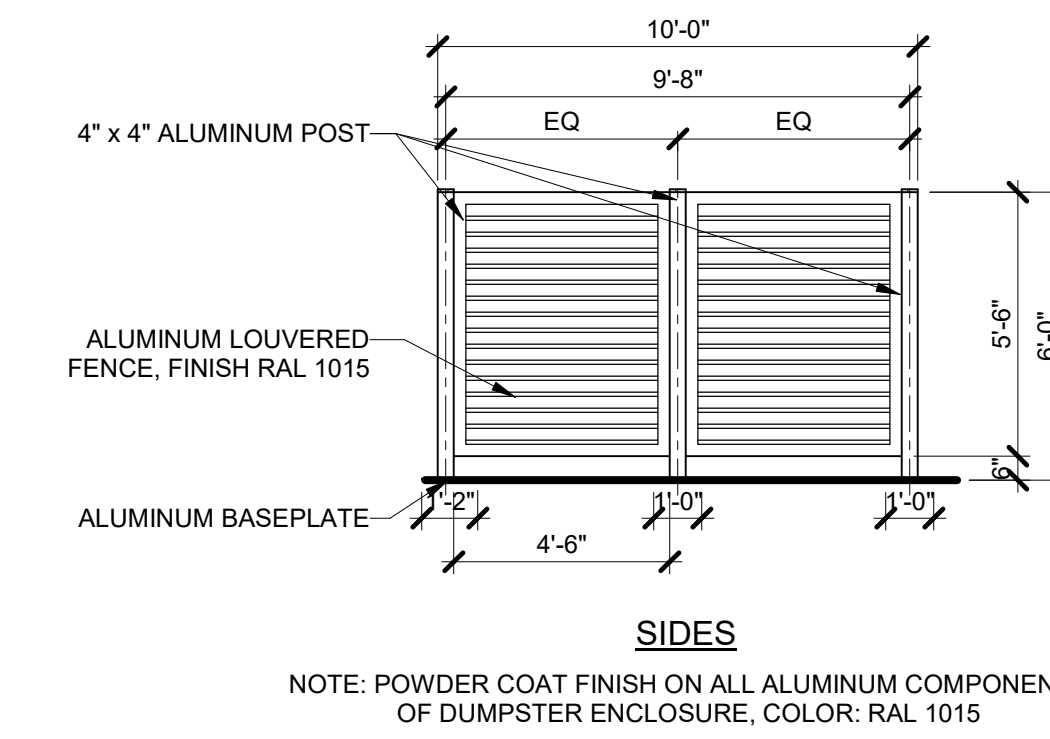
SOUTHWEST PERSPECTIVE



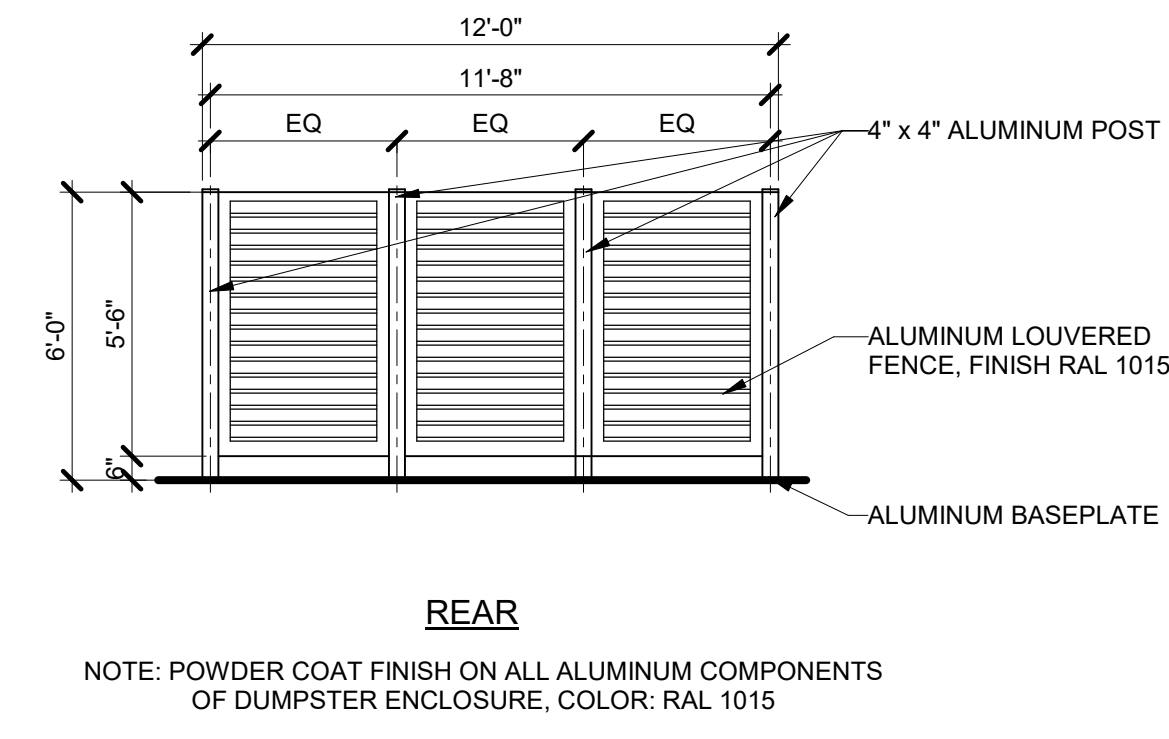
SOUTHEAST PERSPECTIVE



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



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



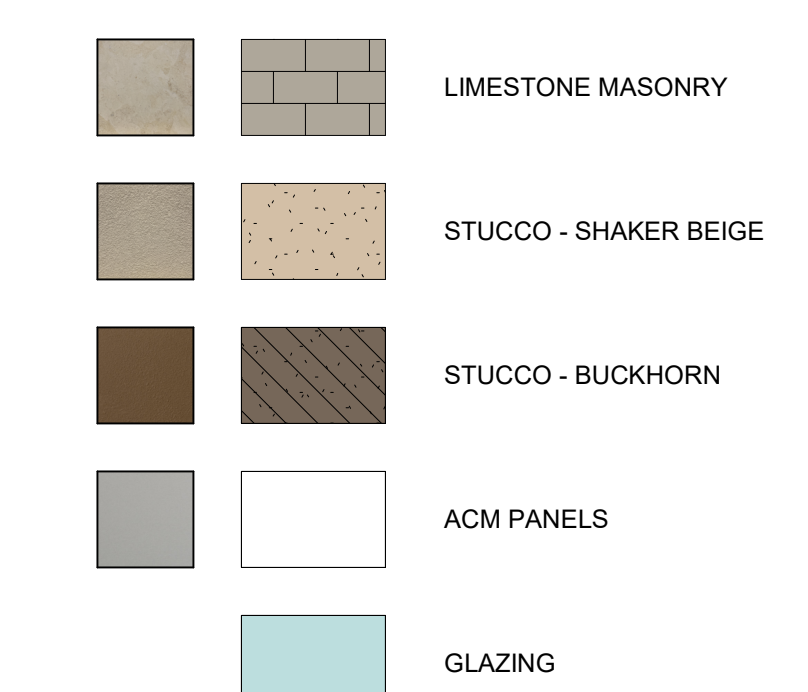
REAR
NOTE: POWDER COAT FINISH ON ALL ALUMINUM COMPONENTS OF DUMPSTER ENCLOSURE, COLOR: RAL 1015

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

	EXTERIOR FACADE MATERIAL BREAKDOWN				
	GLAZING/ OPENING AREA	ACM AREA	STONE AREA	STUCCO AREA	TOTAL FACADE
NORTH (FRONT) FACADE	527 sf	0 sf	496 sf	231 sf	1,236 sf
% OF FACADE	43%	0%	40%	17%	
WEST (SIDE) FACADE	65 sf	0 sf	636 sf	407 sf	1,108 sf
% OF FACADE	6%	0%	57%	37%	
SOUTH (REAR) FACADE	188 sf	0 sf	166 sf	1,224 sf	1,619 sf
% OF FACADE	12%	0%	10%	68%	
EAST (SIDE) FACADE	132 sf	0 sf	515 sf	234 sf	1,157 sf
% OF FACADE	12%	0%	68%	20%	
TOTAL AREAS	912 sf	0 sf	2,089 sf	2,119 sf	5,120 sf
TOTAL %	18%	0%	41%	41%	

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

EXTERIOR MATERIAL LEGEND



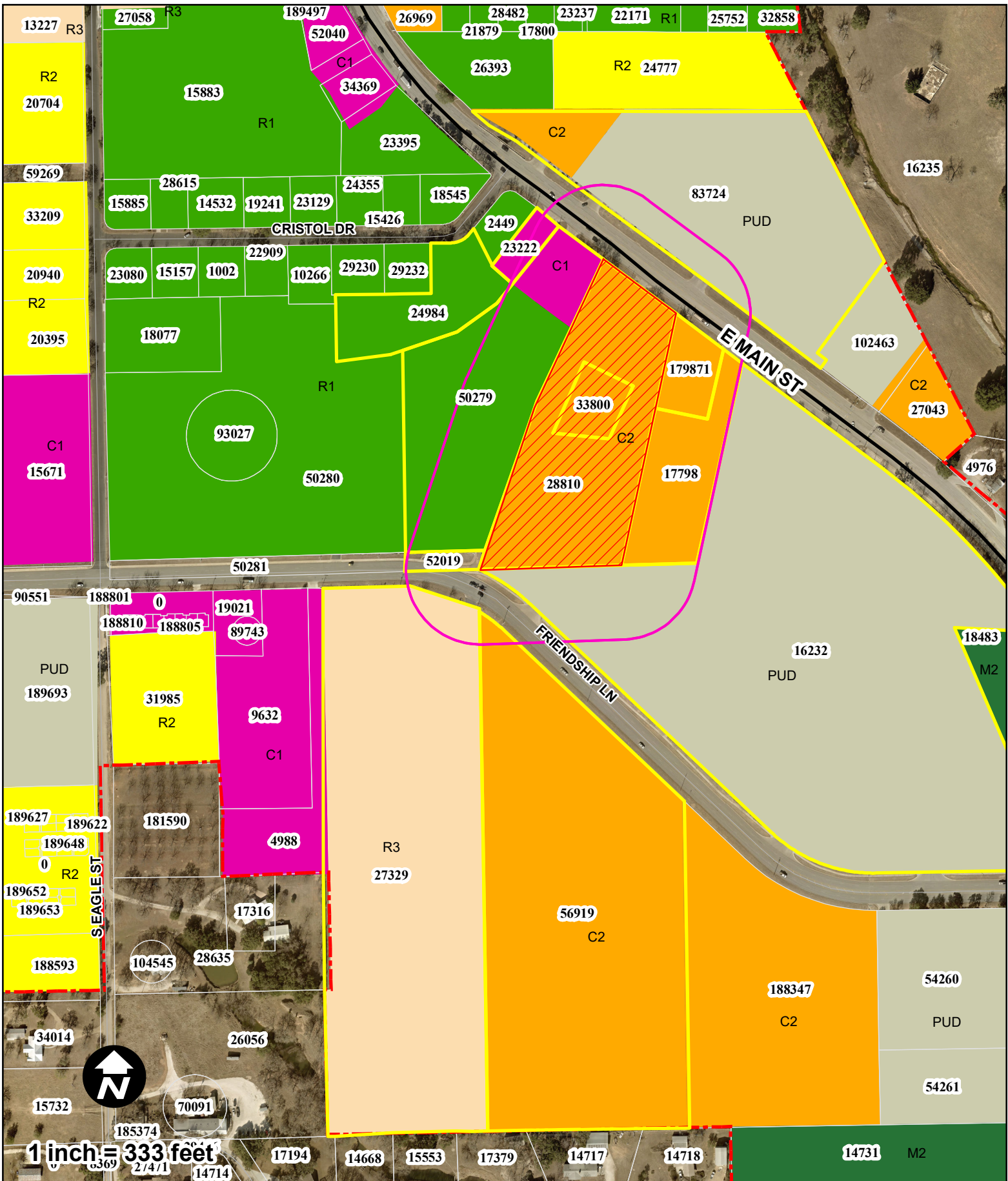


FIGURE 1
 City of Fredericksburg
 1415 E Main

LEGEND	
Notice Areas	200' Notification Area
Subject Property	Notified Property
City Limit Boundary	GCAD Parcels

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

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

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

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

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

FROST BANK
111 W HOUSTON
SAN ANTONIO, TX 78205

ZARADIETER PARTNERS LP
6500 MONTANA AVE
EL PASO, TX 79925

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

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

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

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

Z-2510 – FROST BANK



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

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

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

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

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

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

C. 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

D. 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: _____ Date: _____



PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: June 4, 2025

SECTION: PUBLIC HEARING ITEM: B.

CAPTION: Request Z-2509 - 415 East College - By OSSCA LLC, Sara Aaronson to consider a Conditional Use Permit (CUP) per Sec. to allow for an addition of a bathroom to a legal nonconforming short-term rental (STR).

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

SUMMARY:

The subject property first obtained a Short-Term Rental permit in 2022, for a 2-bedroom unit with an occupancy of 4. With the passing of the 2024 STR Ordinance ([No. 2023-18](#)) the property is now considered a Legal Nonconforming Use. This is important because, per Sec. 6.110, all Legal Nonconforming Uses located in Residential Zones require an approved Conditional Use Permit to enlarge the structure.

With this in mind, the applicant submitted a Conditional Use Permit application requesting permission for a 138 sq ft building addition to an existing bathroom. The addition to the bathroom would not result in an increase in occupancy and would not require the property to provide additional parking.

BACKGROUND: **Site Area:** Approximately 14,772 sq ft

Zoning: R1, Single Family Residential [Sec.3.100](#)

Building Coverage: 14% (2,048 sq ft) (40% Maximum) [Sec.3.100](#)

Impervious Coverage: 21% (3,028 sq ft) (55% Maximum) [Sec.3.100](#)

Access: Existing 16.4 ft wide driveway onto East College.

Parking: 1 parking space per 400 sq ft is required for a total of 14 spaces. The applicant has chosen to provide 30 spaces to accommodate bank customers and employees. [Sec. 7.864](#)

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft interior landscaping for each parking

space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is not required per Sec. 7.940, however, screening of the dumpster is required per Sec. 7.980.

Public Hearing Notices: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft of the subject property. As of 05/27/25 no responses have been received

Sec. 6.110 - Continuance of a Nonconforming Use

Residential Districts

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

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

- Conformance with applicable regulations and standards established by the Zoning Regulations.
- Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.
- Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.
- Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.
- Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.
- Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
- Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.
- Adequacy and convenience of off-street parking and loading facilities. Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.
- Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.

- Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.
- Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
- Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Sec. 5.471 - Conditions - The Planning and Zoning Commission, in considering and determining its recommendation on any request for a Conditional Use Permit, may require from the applicant's plans, information, operation data, and expert evaluation concerning the location, function and characteristics of any buildings or uses proposed. The Commission may recommend reasonable conditions which will ensure the intent and purposes of the Zoning Regulations and avoid the creation or detrimental effects upon abutting properties which may include, but not limited to, the following:

Duration of Use	Time Period in which the proposed use shall be developed or constructed	Fences, hedges and walls
Surfacing of parking areas	Regulation of noise, vibration, odors, etc	Regulation of use or uses
Special yards, spaces and buffers	Requiring street, service road or alley dedications and improvements or appropriate bonds	Regulation of locations of vehicular ingress and egress

Including such other conditions that will make possible that the development occurs in an orderly and efficient manner, and in conformity with the intent and purposes of applicable ordinances.

STAFF RECOMMENDATION:

The application was reviewed for its conformity with all applicable regulations, including Sec. 7.131, Sec. 5.460 and Sec. 6.110 and after review by the Development Review Committee (DRC), Staff made the following recommendation.

Staff recommends approval of the Site Plan and Conditional Use Permit application. The proposed addition is minimal and would not greatly impact the site or neighboring properties and uses. The 138 sq ft addition would be to accommodate the needs for the redesign of the bathroom and would not change the permitted occupancy for the unit.

Staff recommends approval of the Site Plan and Conditional Use Permit (CUP) application as presented.

ATTACHMENTS:

1. Z-2509 Location Map
2. Z-2509- Development Review Comments
3. CUP Comment response_202505
4. Z-2509 Site Plan and Elevations
5. Z-2509 Public Hearing Map
6. Z-2509_415 E College_mailing labels
7. 415 E College permit placard
8. Z-2509_415 E COLLEGE_ CUP APPLICATION

APPROVAL/REVIEW:



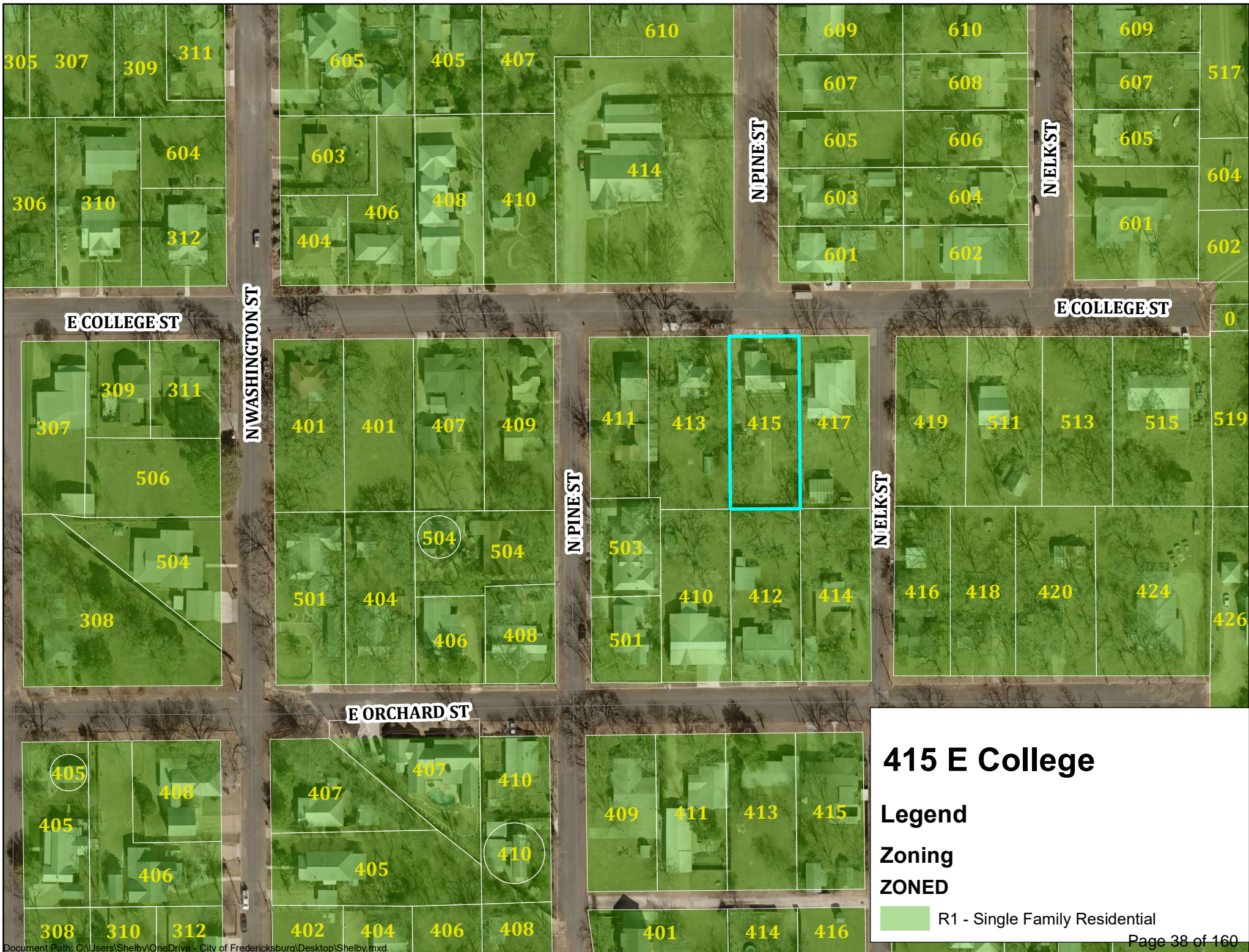
Date: May 30, 2025

Shelby Collier, Senior Planner



Date: May 30, 2025

William McKamie, City Attorney



415 E College

Legend

Zoning

ZONED

R1 - Single Family Residential



May 12, 2025

Sara Aaronson - scpape@yahoo.com

Z-2509 – Review Comments for the Review of the Sara Aaronson for the Conditional Use Permit (CUP) for the Short-Term Rental (STR) addition located at 415 E College, Fredericksburg, Texas.

Dear Applicant,

Project will require consideration by the Planning and Zoning Commission scheduled for **Wednesday, June 4, 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, June 17, 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 **Monday, May 19, 2025**.

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

- Please provide a narrative responding to **Sec. 5.460** of the zoning ordinance.

Please return the revised plans along with your written response as to how the comments have been addressed by **Monday, May 19, 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

Jan Musgrove
Planner 1

The City of Fredericksburg

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

May 19, 2025

Shelby Collier & Jan Musgrove

scollier@fbgtx.org & jmusgrove@fbgtx.org

Senior Planner & Planner 1

City of Fredericksburg, Texas

Sara Aaronson

OSSCA LLC

415 E. College Street

Dear Shelby & Jan,

The following document outlines project conformance with the City of Fredericksburg's Section 5.460-Review and Evaluation Criteria for the Conditional Use Permit (CUP) Request for 415 E. College Street, Fredericksburg, TX 78624.

Item 1: Conformance with applicable regulations and standards established by the Zoning Regulations.

The project designs are within the guidelines provided for in the Zoning Ordinance and no variances are requested.

Item 2: 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.

The surrounding properties are zoned R-1. The project designs are compatible with similar uses found in R-1 and all features of the project designs are within the guidelines provided for in the Zoning Ordinance.

Item 3: Potentially unfavorable effects 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.

The project designs are compatible with R-1 zoning and do not have potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites.

Item 4: 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.

The project designs are within the guidelines provided for in the Zoning Ordinance and no variances are requested.

Item 5: 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.

The project entry/exit points have been appropriately located to allow for a clear line of sight for ingress and egressing vehicles. No Additional Parking is needed or required as the property has ample parking.

- The existing zoning: R-1 Residential
- The Current Land Use: STR-Non-conforming

Item 6: Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.

Project design allows for appropriate stormwater runoff as required by the zoning ordinance and no variances are requested..

Item 7: Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.

The security and lighting will follow the current city design standards, including the outdoor lighting ordinance and shall not cross the property line or provide unnecessary glare.

Item 8: Adequacy and convenience of off-street parking and loading facilities.

The project designs do not impact off-street parking and no additional parking is needed or required. The property has ample parking.

Item 9: 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.

The project designs are within the guidelines provided for the zoning ordinance. The CUP is being requested to allow for the following additional tenant uses:

- Increase bathroom count for existing house
- Laundry room (inside new bathroom) for existing house
- Screened in patio (covering current back deck) and small deck addition

Item 10: Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations

The project designs are within the guidelines provided for in the zoning ordinance and no variances are requested.

Item 11: 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.

The project designs are within the guidelines provided for in the zoning ordinance and no variances are requested.

Item 12: 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.

The design for this project is compatible with that of the adjacent properties and the surrounding area.

Item 13: 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.

The project designs are within the guidelines provided for in the zoning ordinance and no variances are requested.

This Lot is Zoned R-1: Single Family Residential

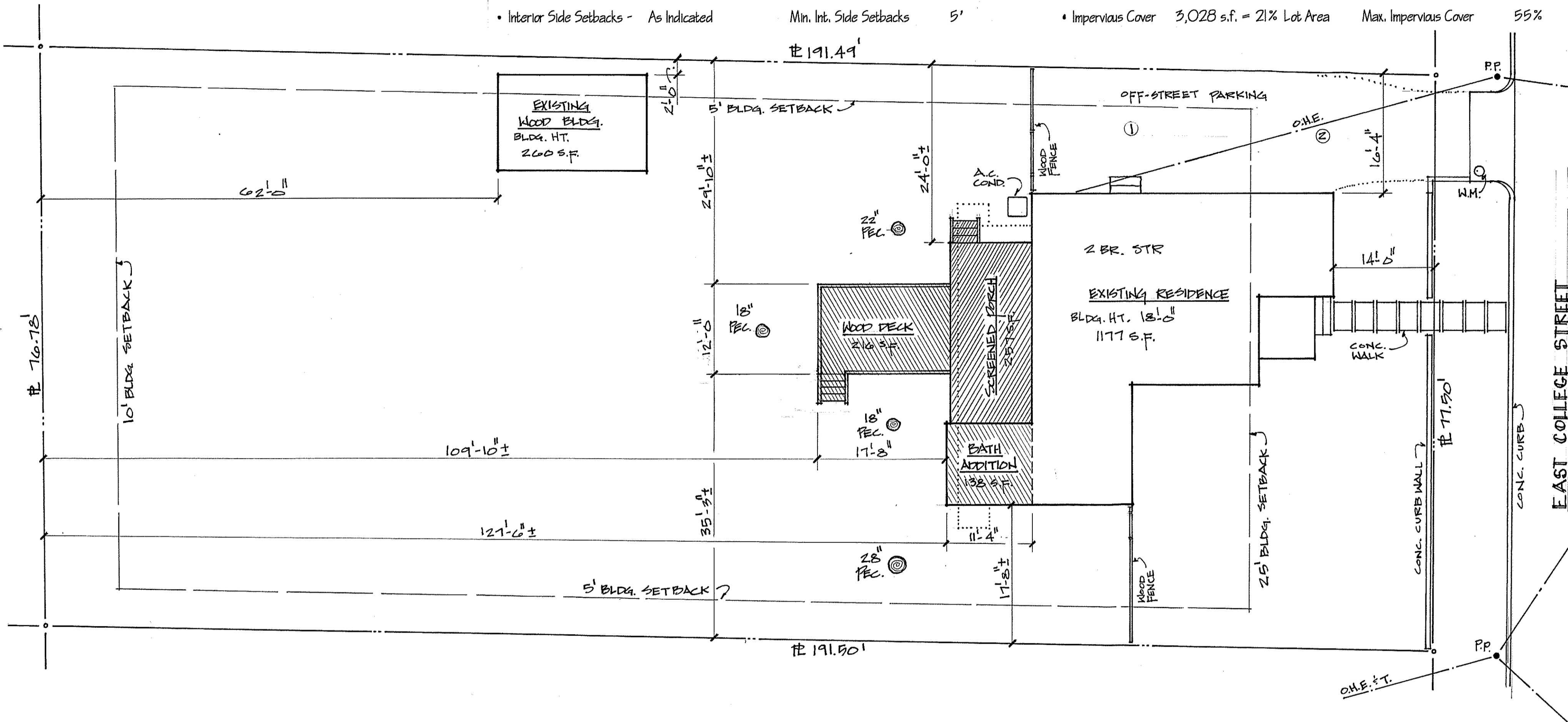
ACTUAL:

- Lot Area 14,772 s.f.
- Lot Width 77'-6"
- Building Heights As Indicated
- Front Setback 14'-0"
- Interior Side Setbacks - As Indicated

REQUIRED:

- Min lot Area 7500 s.f.
- Min. Lot Width 70'
- Max. Bldg. Ht. 28'
- Min. Front Setback 25'
- Min. Int. Side Setbacks 5'

- Rear Setback As Indicated
- Dwelling Units on Lot 1
- Dwelling Area (Living Only) 1,251 s.f.
- Building Coverage 2,048 s.f. = 14% Lot Area
- Impervious Cover 3,028 s.f. = 21% Lot Area
- Min. Rear Setback 10'
- Max. Dwelling Units per Lot 1
- Min. Dwelling Area 750 s.f.
- Max. Building Coverage 40%
- Max. Impervious Cover 55%



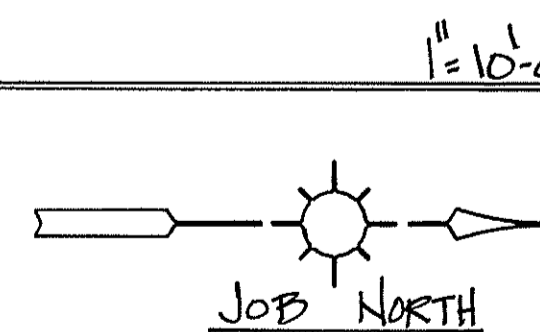
SITE PLAN

415 EAST COLLEGE STREET, FREDERICKSBURG, TEXAS
 LOT NO. 7, BLOCK 4, WENDEL AND ANDEREGG ADDITION,
 VOL. 18, PAGE 495, DEED RECORDS, GILLESPIE COUNTY, TEXAS

STR Parking:

- 1 Off-street space per Bedroom required.
- STR has 2 Bedrooms.
- Total Spaces Required ----- 2
- Spaces Provided ----- 2

All exterior lighting shall be shielded and compliant with the Dark Sky Initiative.

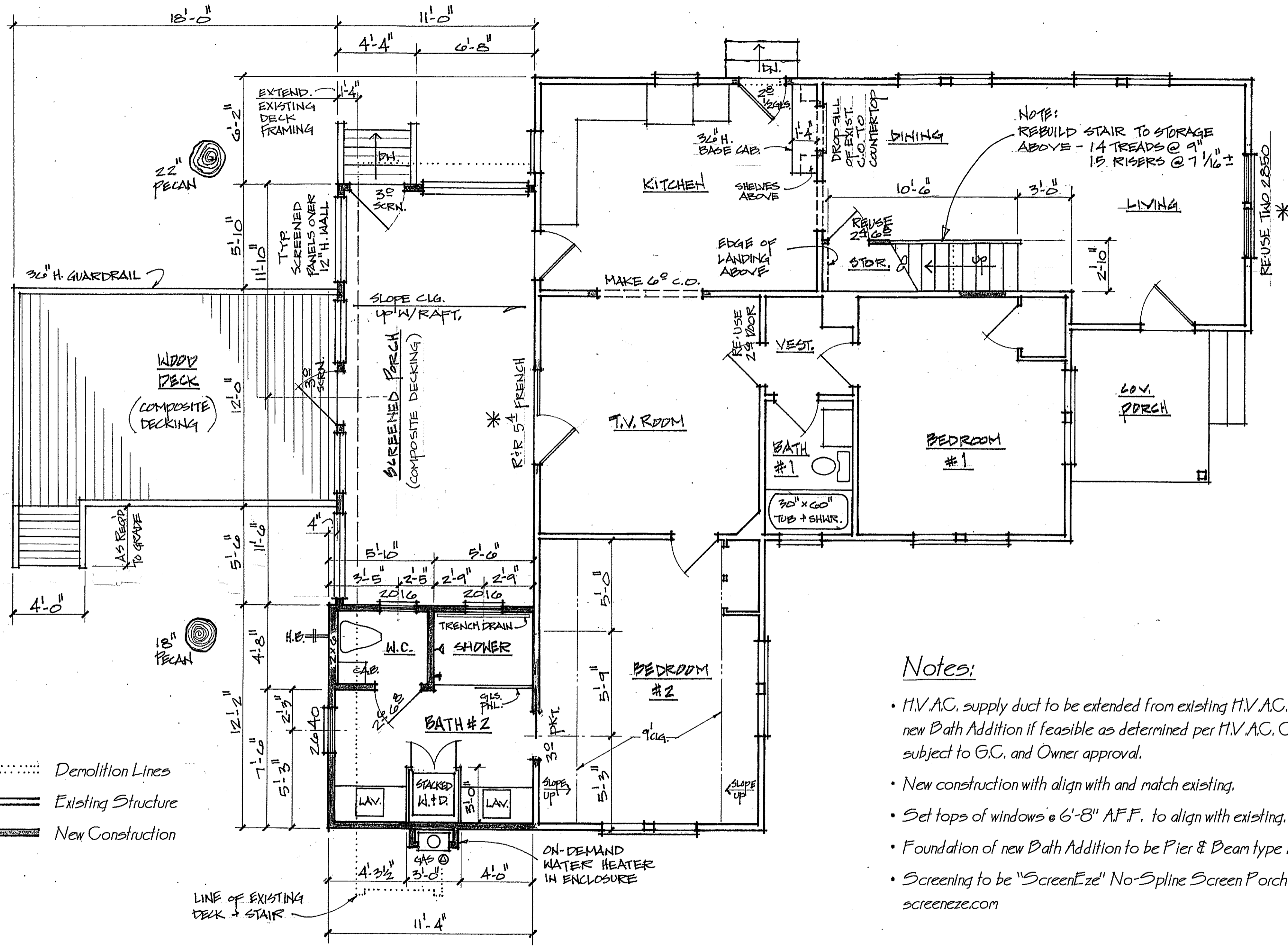


W. CASS PHILLIPS
 PLANNING & DESIGN
 1000 HILL ST. FREDERICKSBURG, TX 78824
 cphillips1000hill@gmail.com
 C 830.997.0169 H 830.997.6736

9-27-2024
 REVISED 4-27-2025

ADDITION/REMODEL @ 415 E COLLEGE STREET FOR
 SARA AARONSON

1 OF 5



Key:

- Demolition Lines
- ==== Existing Structure
- ===== New Construction

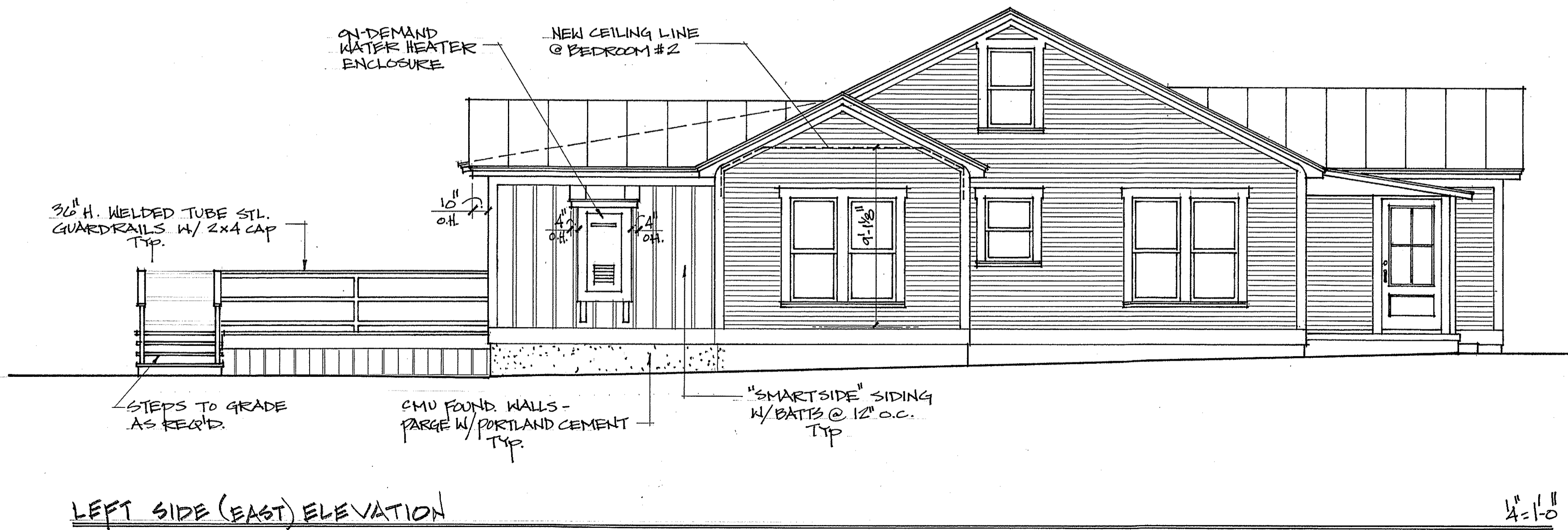
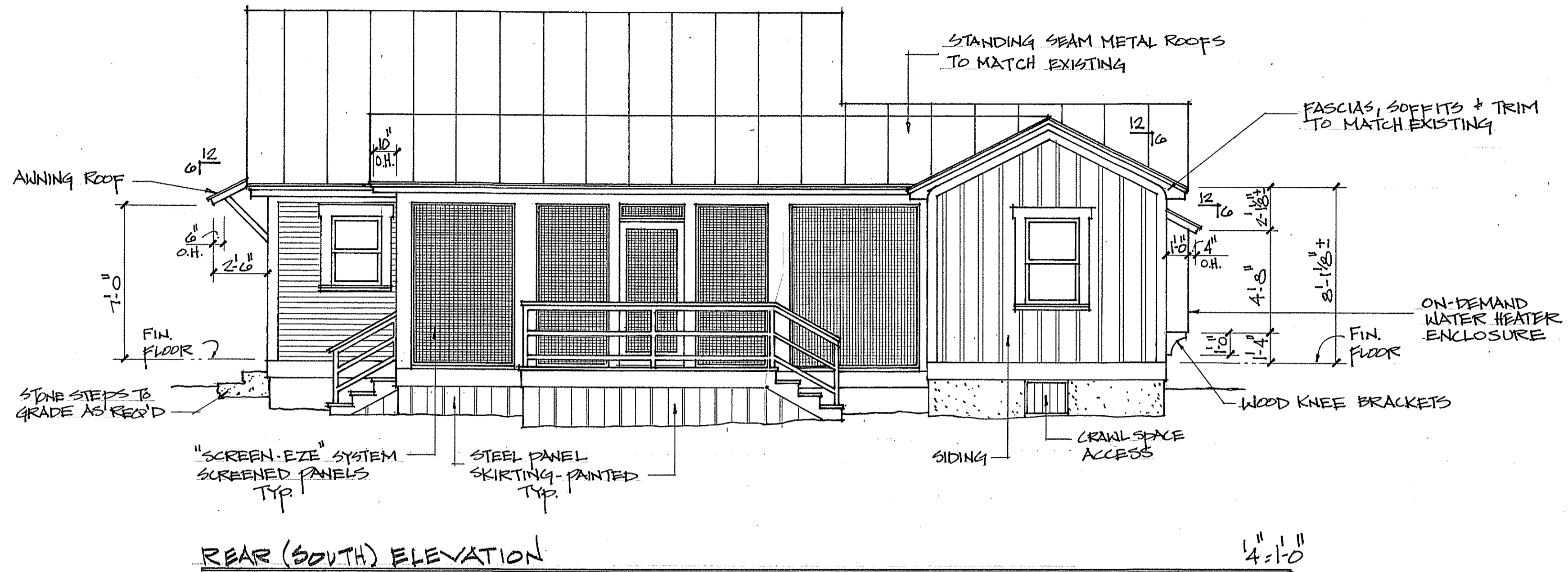
Notes:

- H.V.A.C. supply duct to be extended from existing H.V.A.C. system to new Bath Addition if feasible as determined per H.V.A.C. Contractor subject to G.C. and Owner approval.
- New construction with align with and match existing.
- Set tops of windows @ 6'-8" A.F.F. to align with existing.
- Foundation of new Bath Addition to be Pier & Beam type by others.
- Screening to be "ScreenEze" No-Spline Screen Porch System - screeneze.com

FLOOR PLAN

1/4" = 1'-0"



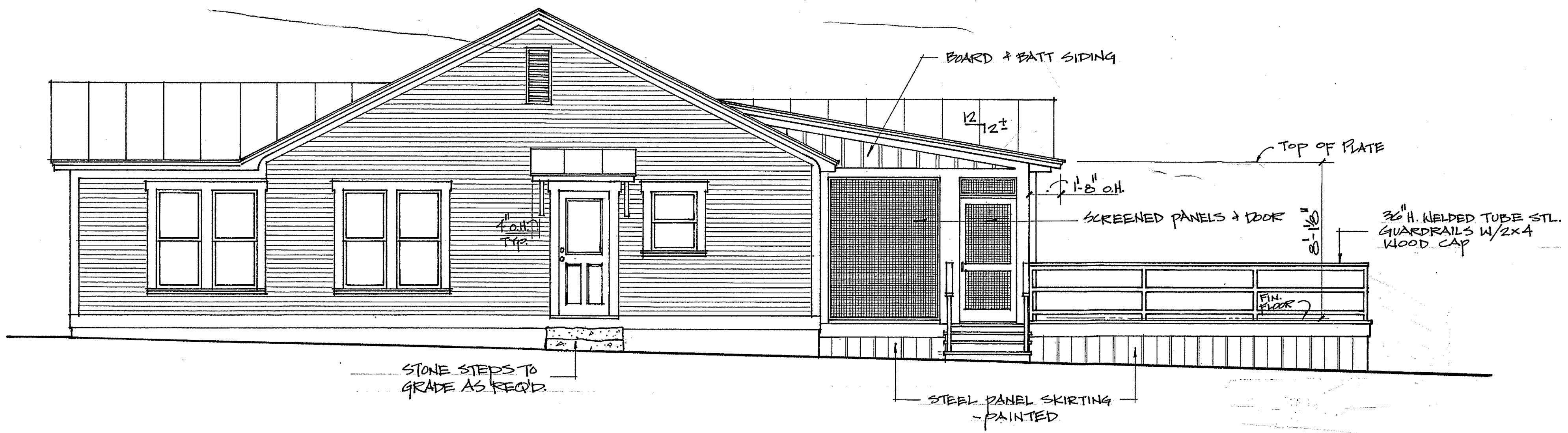


W. CASS PHILLIPS
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 cphillips100hill@gmail.com
 C 830.997.0169 H 830.997.6796

9-27-2024
 REVISED 4-21-2025

ADDITION/REMODEL @ 415 E COLLEGE STREET FOR
 SARA AARONSON

3 of 5



RIGHT SIDE (WEST) ELEVATION

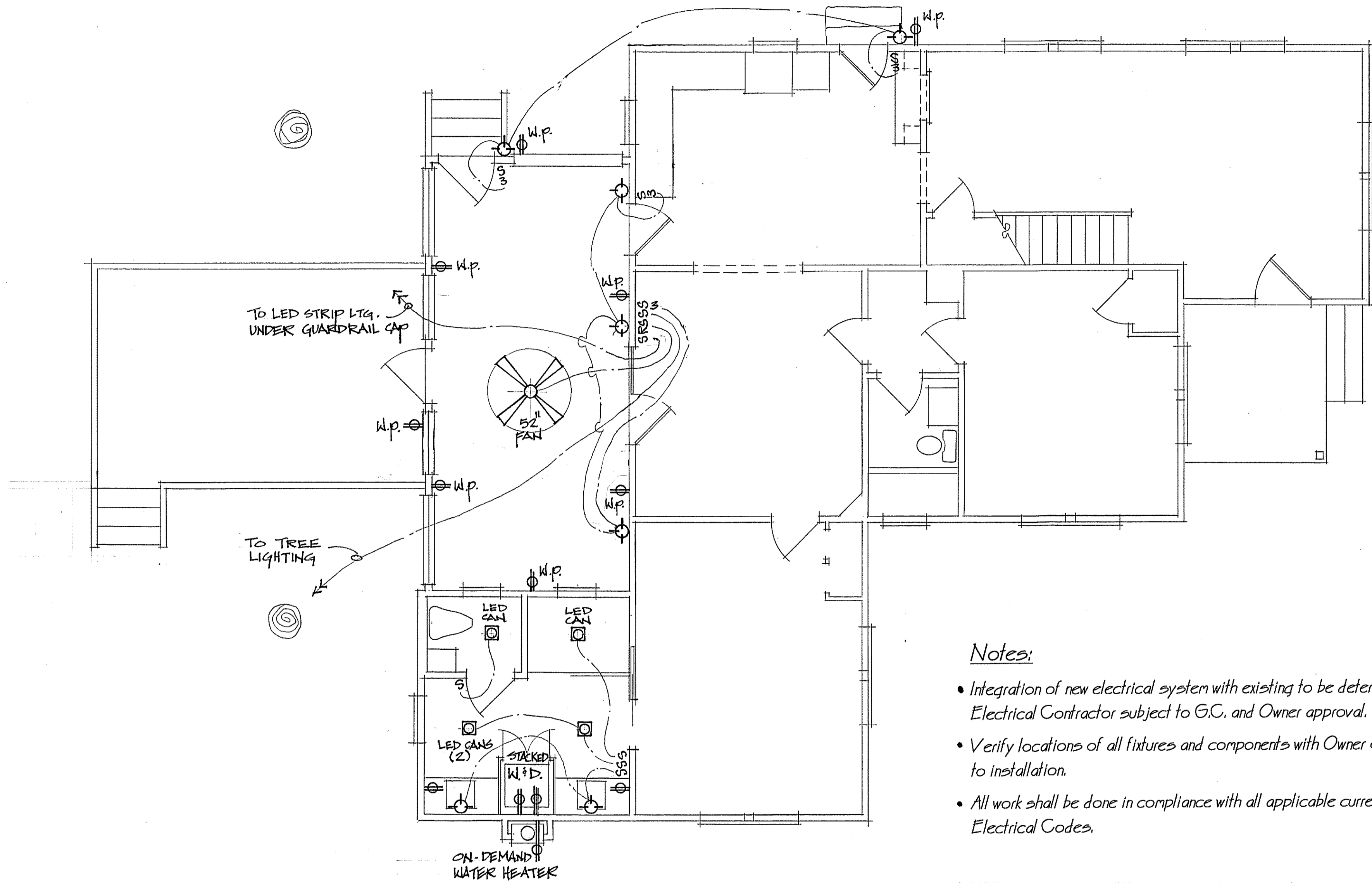
4" = 1'-0"

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 cphillips100hill@gmail.com
 C 830.997.0169 H 830.997.6796

9.27.2024
 REVISED 4.27.2025

ADDITION/REMODEL @ 415 E COLLEGE STREET FOR
 SARA AARONSON

4 OF 5



TO LED STRIP LTG.
UNDER GUARDRAIL CAP

TO TREE
LIGHTING

Notes:

- Integration of new electrical system with existing to be determined per Electrical Contractor subject to G.C. and Owner approval.
- Verify locations of all fixtures and components with Owner & G.C. prior to installation.
- All work shall be done in compliance with all applicable current Electrical Codes.

ELECTRICAL FLOOR PLAN

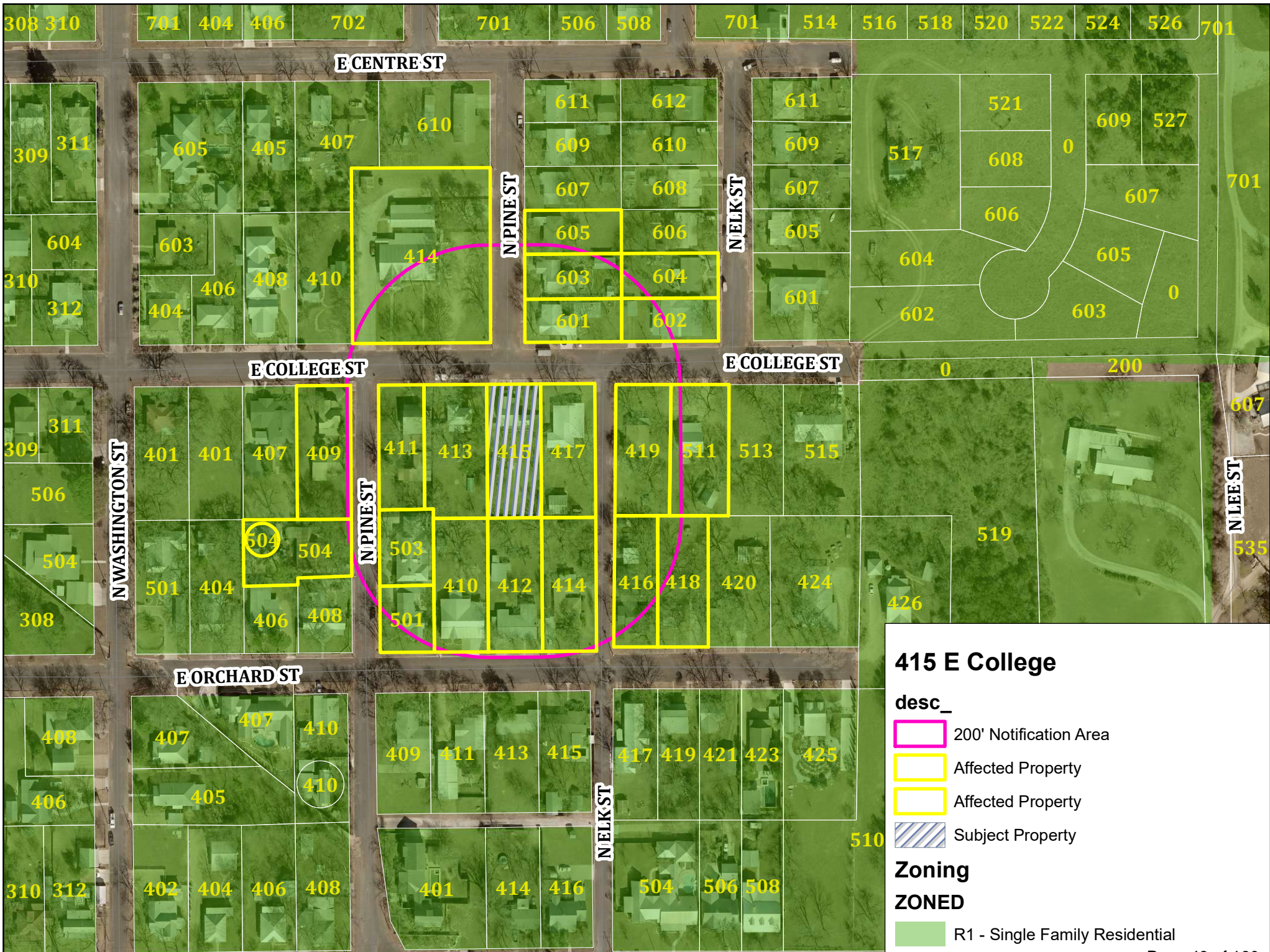
1/4" = 1'-0"

W. CASS PHILLIPS
PLANNING & DESIGN
1000 HILL ST. FREDERICKSBURG, TX 78824
cphillips1000hill@gmail.com
C 630.997.0169 F 630.997.6736

9-27-2024
REVISED 4-29-2025





ADDITION/REMODEL @ 415 E COLLEGE STREET FOR
SARA AARONSON

5 OF 5




415 E College

desc_

-  200' Notification Area
-  Affected Property
-  Affected Property
-  Subject Property

Zoning
ZONED

-  R1 - Single Family Residential

NAME	ADDR_2	ADDR_CTY
HATFIELD, MELISSA GIBSON	601 N PINE	FREDERICKSBURG
FREDBG VICTORY FELLOWSHIP INC	414 E COLLEGE	FREDERICKSBURG
LOVEBIRDS GETAWAY LLC	601 N PINE	FREDERICKSBURG
GRUENE ACRES LLC	1017 ELM CREEK RD	NEW BRAUNFELS
SLAPAK, JOSEPH RICHARD & DEBRA KATHRYN	410 E ORCHARD	FREDERICKSBURG
PAPE, MARK W & MARSHA L	416 E ORCHARD	FREDERICKSBURG
BECKER, GILBERT W JR & MALECIA	414 E ORCHARD	FREDERICKSBURG
OSSCA LLC	1898 RANDOLPH PL	NASHVILLE
BIEDERMANN, K & K TRUST	1385 ARBOR RIDGE RD	FREDERICKSBURG
BURRIER, BRENDA	417 E COLLEGE	FREDERICKSBURG
PAPE, MARK W & MARSHA L	416 E ORCHARD	FREDERICKSBURG
HERBER, PEGGY ANN	604 N ELK	FREDERICKSBURG
HEIGH HO HOLDINGS LLC-605 N PINE SERIES	3267 BEE CAVE RD STE 107-324	AUSTIN
CROWSON, WILLIAM CHARLES	1609 FAIR OAK DR	AUSTIN
GOMEZ, BERNARDO	3371 W US HWY 290	FREDERICKSBURG
WEIERSHAUSEN, MARSH M	P O BOX 251	FREDERICKSBURG
WEINHEIMER, STEVEN GREGORY ETAL	4689 WHITE OAK RD	FREDERICKSBURG
WELCH, BERNICE J -LIFE ESTATE-	419 E COLLEGE ST	FREDERICKSBURG
PARKER, ASHLEY A	2070 OAKLAND BEND	SAN ANTONIO
TRAUTMAN, BARRY & JOYCE C	503 N PINE	FREDERICKSBURG
SCROGGINS, CYNTHIA MYERS	504 N PINE	FREDERICKSBURG

ADDR_	ADDR_ZOP
TX	78624
TX	78624
TX	78624
TN	78132
TX	78624
TX	78624
TX	78624
TN	37215
TX	78624
TX	78624
TX	78624
TX	78624
TX	78746
TX	78745
TX	78624
TX	78624
TX	78624
TX	78624
TX	78258
TX	78624
TX	78624



Short-Term Rental Permit

Date Issued:	06/20/2024	Permit Expiration Date:	12/31/2024
Permit Issued To:	KORDZIK HAUS	Permit No.:	8056001960
		Permit Type:	Non-conforming Unoccupied
Unit Location:	415 E COLLEGE ST Fredericksburg, TX 78624	Zoning District:	R1
		Occupancy Limit:	4
24/7 Phone No.:	(830) 990-0975	Management Company:	
Local Contact:	MARK PAPE	# of Bedrooms:	2

This certificate has been issued according to the requirements of the City of Fredericksburg Code of Ordinances relating to Short-Term Rental use. NOTICE: Guests are responsible for compliance with all applicable laws, rules, and regulations pertaining to the use of the Short-Term Rental Unit. Guests may be fined by the City for violations of this article (see House Rules).

Hotel Occupancy Taxes must be filed quarterly in order to maintain a valid permit.

THIS PERMIT PLACARD MUST BE POSTED.

Questions regarding this permit should be addressed to the Development Services Department of the City of Fredericksburg (830) 997-7521
City Hall - 126 W. Main St., Fredericksburg, TX 78624



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: OSSCA LLC - ~~K&H~~ Kardzik Haus - Permit # 8056001960

Project Address: 415 E. College Street

Property Tax ID Numbers: 20578

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: Sara Aaronson

Owner Address: 197 Robin Hill Rd. Nashville, TN 37205

Owner Phone Number: 512-965-9585

Owner Email Address: scpape@yahoo.com

D. Applicant

Applicant Name: Sara Aaronson

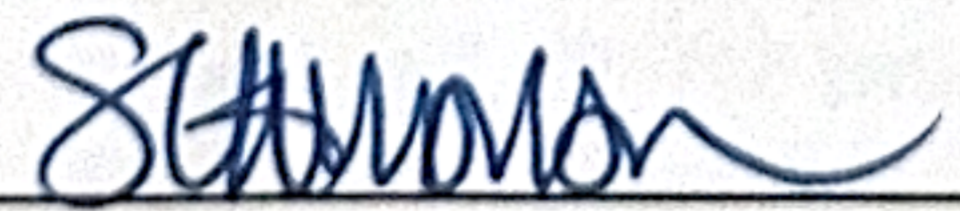
Applicant Address: 197 Robin Hill Rd. Nashville, TN 37205

Applicant Phone Number: 512-965-9585

Applicant Email Address: scpape@yahoo.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: Sara Aaronson

Staff Use Only Application Number: _____ Date: _____



CONDITIONAL USE PERMIT (CUP) CHECKLIST

This form and all required exhibits must be included with the Conditional Use Permit (CUP) application.

- Provide a brief description of the proposed use, including information pertinent to the review and evaluation criteria stated in [Section 7.131](#) in the form of a narrative.
- The site plan shall be drawn to scale, and include dimensions as necessary to show the following:
 - The date, scale, north point, title, name of owner and name of person preparing the Site Plan.
 - Zoning summary, including type, minimum and actual lot size, setbacks, maximum and actual building height, building coverage and impervious coverage. [Section 7.131](#)
 - Address and legal description of property [Section 7.131](#)
 - Show and dimension requested access to public roadways and provide plans for access Management. [Section 7.131](#)
 - The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access and utility or service areas. [Section 7.131](#) The location of existing and proposed fencing and screening. [Section 7.940](#)
 - Location and size of existing and proposed streets and alleys [Section 7.131](#) dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements and the height and intended use of existing and proposed buildings on site, and approximate locations of buildings on abutting sites within 50 [Section 7.131](#)
 - Proposed exterior lighting, including fixture type. [Article XV- Outdoor Lighting](#)
 - The number of existing and proposed parking and loading spaces, and a calculation of applicable minimum requirements. [Section 7.860](#)
 - Landscaping, including location, size, and species of existing trees on site, square footage of all proposed landscape areas. [Section 7.920](#) The location of signs. [Chapter 29](#)
 - Site plan showing response to [Sec. 5.460](#) including a narrative addressing the response.
 - Photos of all four sides of the property.
 - Provide existing and proposed topography and grading (5' minimum contour intervals), and erosion control measures. [Section 7.131](#)
 - Solid waste container, which requires screening. [Section 7.980](#)
 - Proposed and existing water, sewer and electric utilities. [Section 7.131](#)
 - Visibility triangle at street intersections and driveways. [Section 7.131](#)
 - Fire Lanes and fire hydrant. [Section 7.131](#)
 - Provisions for handicapped access. [Section 7.131](#)
 - On sites affected by the 100-year floodplain, impervious coverage and building coverage are based on the area outside the floodplain. Provide calculations accordingly.
 - Applicable Fee - **\$500** (1/1/2024)
 - PDF copies emailed to jmusgrove@fbgtx.org

Note: Staff or the Planning and Zoning Commission may require modification of a Conditional Use Permit as a prerequisite for approval. [Sec. 5.460](#)

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: S Aaronson

Date: 4/28/2025

Printed Name: Sara Aaronson



PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: June 4, 2025

SECTION: PUBLIC HEARING ITEM: C.

CAPTION: **Request #Z-2507:** By Continental Homes Of Texas, L.P. To Consider a Request For a Conditional Use Permit (CUP) Per Sec. 3,700 And The Approved Planned Unit Development (PUD) To Allow For Development of Single-Family Residential, Accessory Structures, Guest House, Community Recreation, Club Or Lodge, Administrative Services, Storm Water Detention, All Weather Trail, Open Space, Sign And Mail Boxes For Approximately 70 Acres Located Between West Live Oak And Pyka Road, Addressed as 256 Pyka Road.

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

SUMMARY:

The subject property recently obtained approval for a Zoning change from R5, Patio Home Residential to PUD, Planned Unit Development, resulting in a customized zoning that requires the issuance of a Conditional Use Permit for each use associated with the development.

The applicant has since submitted a Conditional Use Permit Application (CUP) which includes a 341 lot (337 buildable lots), residential development consisting of 3 lot types including 197 lots for Single Family Residential and Accessory Uses, 140 lots that would allow for Single Family Residential, Duplex, Guest House and Accessory Uses and 4 lots that would allow for Community Recreation, Club or Lodge, Administrative Services, Storm Water Detention, All Weather Trail, Open Space, Sign and Mailboxes.

BACKGROUND: **Site Area:** Approximately 70+ Acres

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

Lots: 341 Total lots, with 197 Lot Type A, 140 Lot Type B, and 4 Lot Type X

Request: The specific request for a Conditional Use Permit is to allow all uses permitted by the PUD on the various Lot Types with the following:

- Lot Type A** - 197 lots for the sole purpose of Single Family Residential and Accessory Uses only
- Lot Type B** - 140 lots for Single Family Residential, Duplex, Guest House and Accessory Uses

Lot Type X - 4 lots for Community Recreation, Club or Lodge, Administrative Services, Storm Water Detention, All Weather Trail, Open Space, Sign and Mailbox Uses

If approved, the CUP would not negate the previously approved PUD which include requirements such as Sidewalks along West Windcrest and Pyka Road connecting into the development, an 8 ft wide, all weather trail along Smoke House Road, 1 tree per lot and each lot providing 4 off-street parking spaces.

Public Hearing Notices: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft of the subject property. As of 05/27/25, 1 protest has been 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. Of these 13 items, Staff found that the applicant has met or responded to all requirements.

- Conformance with applicable regulations and standards established by the Zoning Regulations.
- Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.
- Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.
- Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.
- Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.
- Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
- Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.
- Adequacy and convenience of off-street parking and loading facilities. Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.
- Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.
- Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.
- Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
- Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Sec. 5.471 - Conditions - The Planning and Zoning Commission, in considering and determining its recommendation on any request for a Conditional Use Permit, may require from the applicant's plans,

information, operation data, and expert evaluation concerning the location, function and characteristics of any buildings or uses proposed. The Commission may recommend reasonable conditions which will ensure the intent and purposes of the Zoning Regulations and avoid the creation or detrimental effects upon abutting properties which may include, but not limited to, the following:

Duration of Use	Time Period in which the proposed use shall be developed or constructed	Fences, hedges and walls
Surfacing of parking areas	Regulation of noise, vibration, odors, etc	Regulation of use or uses
Special yards, spaces and buffers	Requiring street, service road or alley dedications and improvements or appropriate bonds	Regulation of locations of vehicular ingress and egress

Including such other conditions that will make possible that the development occurs in an orderly and efficient manner, and in conformity with the intent and purposes of applicable ordinances.

STAFF RECOMMENDATION: The application was reviewed for conformity with all applicable regulations, including Sec. 7.131, Sec. 5.460 and Sec. 3.700 and after review by the Development Review Committee (DRC), and Staff has the following recommendations:

Staff recommends approval of the Conditional Use Permit Application for all the requested uses. The proposed residential development was designed as a PUD with the intent to provide primarily Single-Family Residential Uses with the option for Duplex and other supporting uses for the neighborhood. With that said, the location of signage and mail needs more consideration as the location of signage will impact view corridors and mail collection will generate traffic that needs to be planned for.

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

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

ATTACHMENTS:

1. Z-2507 Location Map
2. Z-2507- Development Review Comments
3. Z-2507_response letter _ Trails at Windcrest CUP
4. Z-2507_Trails of Windcrest_Land Plan
5. Z-2501 PUD Draft
6. Z-2507 Public Hearing Map

7. Z-2507_ Mailing Labels
8. Z-2507 - Protest_ J Burrow
9. Z-2507_ Trails of Windcrest CUP_ Application

APPROVAL/REVIEW:



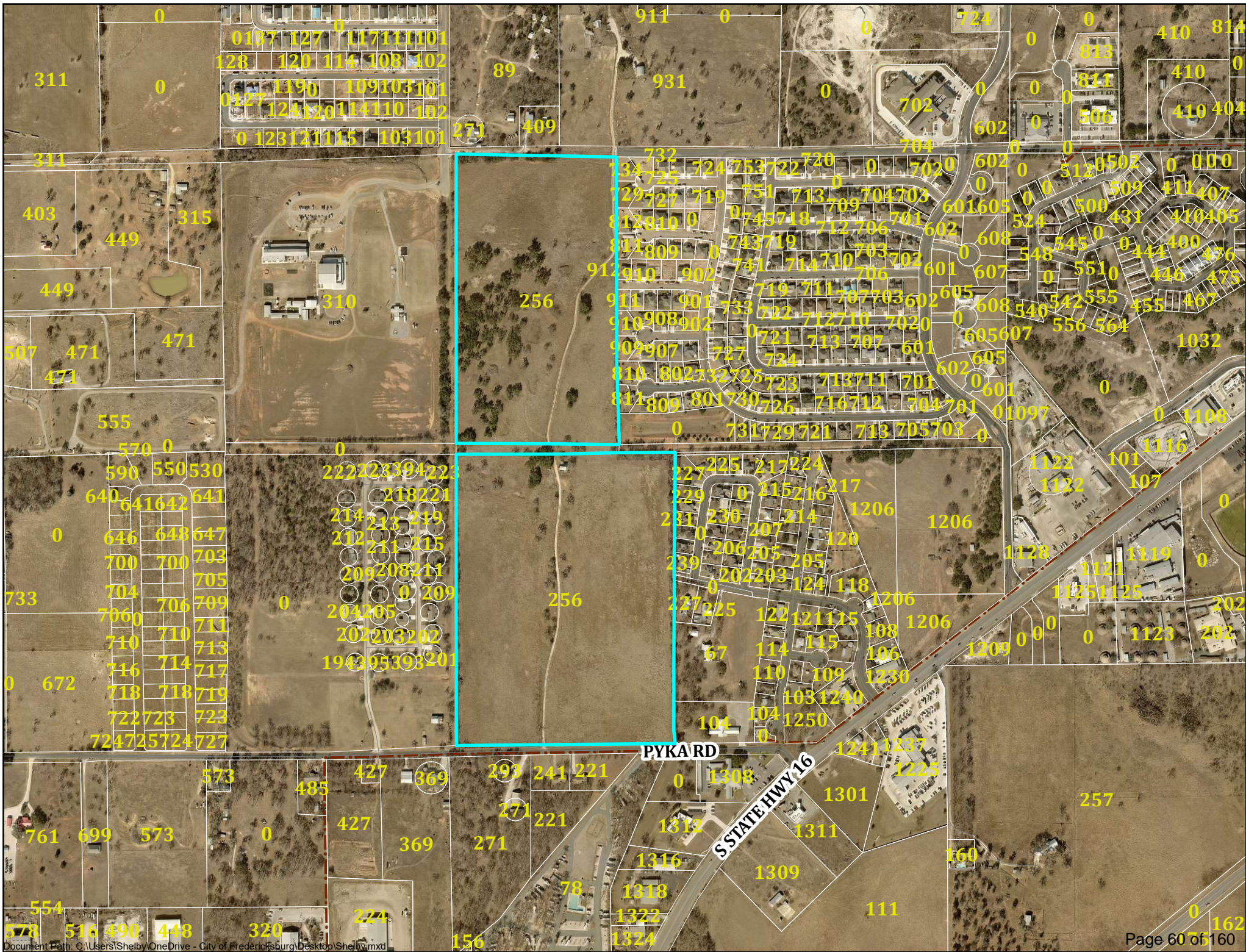
Date: May 30, 2025

Shelby Collier, Senior Planner



Date: May 30, 2025

William McKamie, City Attorney





May 12, 2025

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

RE: Z-2507 – Review Comments for the Review of the Continential Homes of Texas, L.P. for the CUP (Conditional Use Permit) for the PUD(Planned Unit Development) located at 256 Pyka Road.

Dear Applicant,

Project will require consideration by the Planning and Zoning Commission scheduled for **Wednesday, June 4, 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, June 17, 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 **Monday, May 19, 2025**.

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

- Please provide a narrative responding to [Sec. 5.460](#) of the zoning ordinance.
- Provide an updated land plan that corresponds to the PUD document outlining Lot type A, Lot type B and Lot type X (Staff recommends each lot type has its own color) and what use is proposed on what lot. *For example there are 3 lot type X, but only 1 lot will have mailboxes whereas the all weather trail will be on all 3 lots.*

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

Please return the revised plans along with your written response as to how the comments have been addressed by **Monday, May 19, 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

Jan Musgrove
Planner 1

The City of Fredericksburg

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

May 16, 2025

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

Response to Z-2507 – Review Comments for the Review of the Continental Homes of Texas, L.P. for the CUP (Conditional Use Permit) for the PUD (Planned Unit Development) located at 256 Pyka Road dated May 12, 2025.

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

- Please provide a narrative responding to Sec. 5.460 of the zoning ordinance. **Narrative Response Attached.**
- Provide an updated land plan that corresponds to the PUD document outlining Lot type A, Lot type B and Lot type X (Staff recommends each lot type has its own color) and what use is proposed on what lot. *For example there are 3 lot type X, but only 1 lot will have mailboxes whereas the all weather trail will be on all 3 lots.* **Updated Land Plan Attached. The revised plan includes a list of proposed principal uses for each Lot type. For Lot type X, the Lot designations have been added (OS-1 thru OS-7, & Lot 88) that correspond to the Preliminary Plat (attached), and specific principal uses are identified for each Lot type X location.**

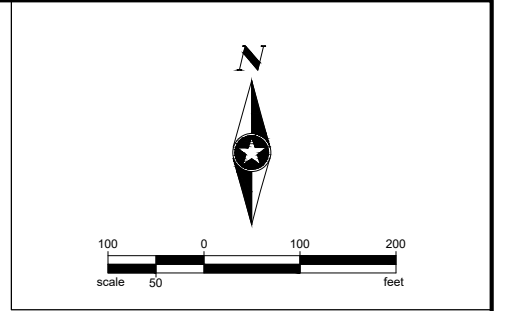
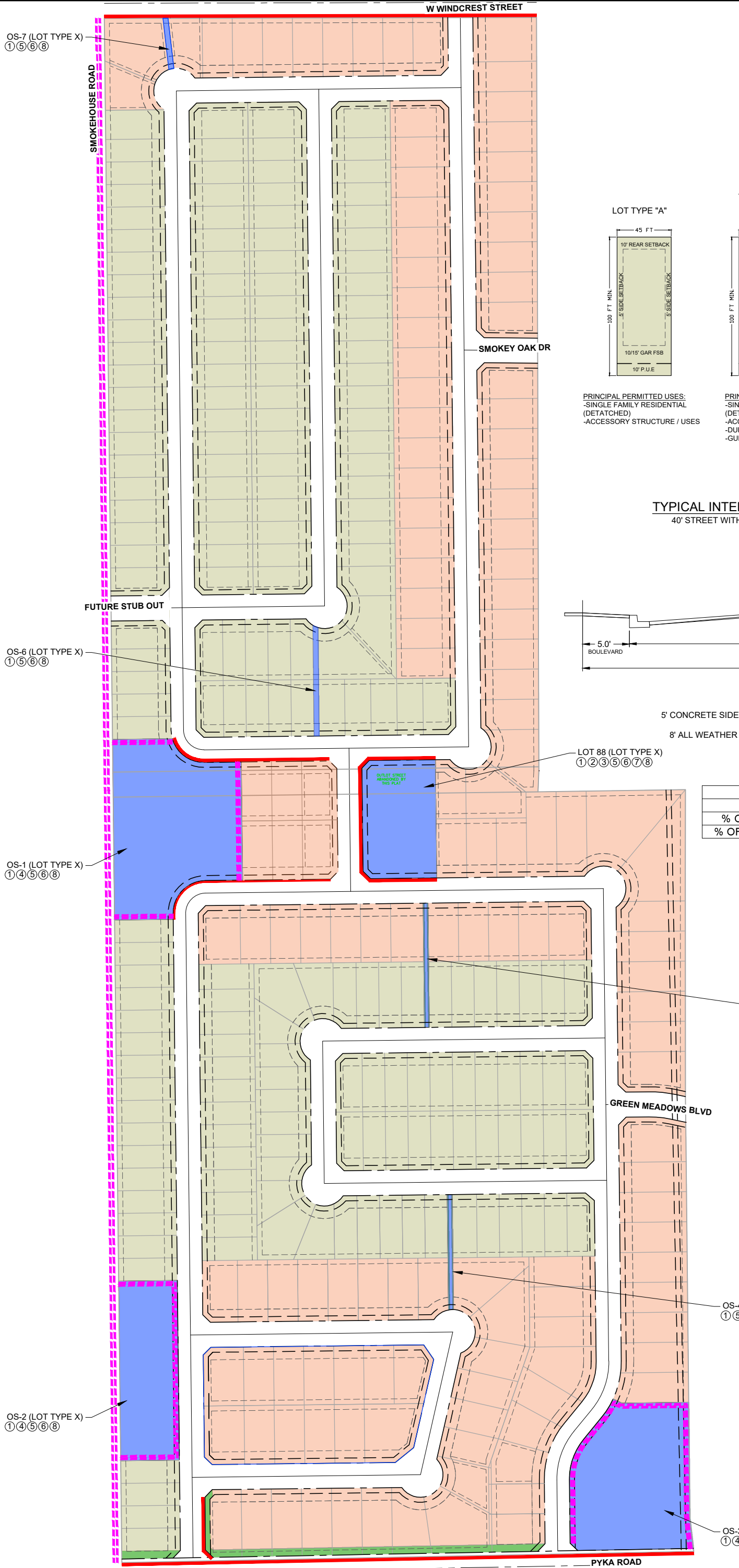
Thank you for your comments and please contact me if you have any questions.

Sincerely,

Casey J. Zins, P.E.

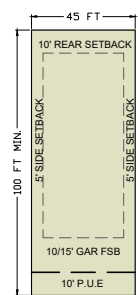
Attachments:
Narrative Response to Sec. 5.460 of the Zoning Ordinance
Revised Land Use Plan
Preliminary Plat

Copy: Devin Kleinfelder – DR Horton
Mark Cornett, P.E. – Cornett Engineering



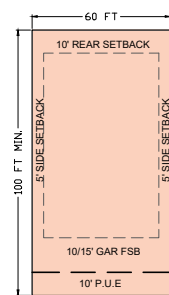
LOT TYPE LEGEND

LOT TYPE "A"



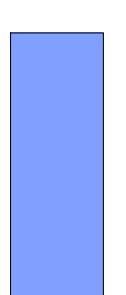
PRINCIPAL PERMITTED USES:
 -SINGLE FAMILY RESIDENTIAL (DETACHED)
 -ACCESSORY STRUCTURE / USES

LOT TYPE "B"



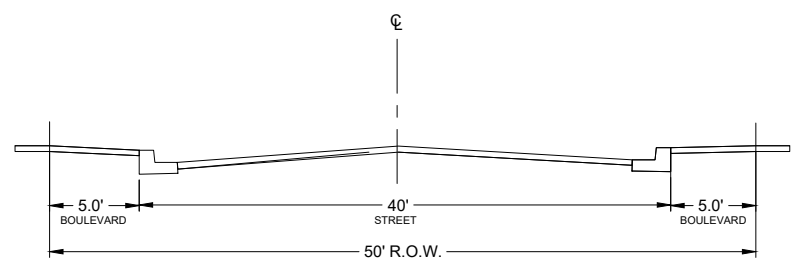
PRINCIPAL PERMITTED USES:
 -SINGLE FAMILY RESIDENTIAL (DETACHED)
 -ACCESSORY STRUCTURE / USES
 -DUPLX
 -GUEST HOUSE

LOT TYPE "X"



PRINCIPAL PERMITTED USES:
 ①-COMMUNITY RECREATION
 ②-CLUB OR LODGE
 ③-ADMINISTRATIVE SERVICES
 ④-STORM WATER DETENTION
 ⑤-ALL WEATHER TRAIL
 ⑥-OPEN SPACE
 ⑦-SIGN
 ⑧-MAIL BOXES

TYPICAL INTERIOR STREET SECTION
 40' STREET WITH STANDARD CURB & GUTTER



5' CONCRETE SIDEWALK
 8' ALL WEATHER TRAIL

LOT TYPE:	A	B	TOTAL
PROPOSED UNITS:	197	140	337
% OF TOTAL AS SHOWN:	58%	42%	100%
% OF TOTAL ALLOWABLE:	63%	47%	

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PROJECT NO.
 DRSAM 182539
 DATE:
 5/14/2025

PROPOSED LAND PLAN
TRAILS OF WINDCREST SUBDIVISION
FREDERICKSBURG, TEXAS

FIGURE NO. 1

Trails at Windcrest Subdivision– Planned Unit Development

Optimum Standards

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

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

The Purpose & Intent of this document

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

Definitions

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

A.

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

B.

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

shall conform to the definitions used in said code.

ACCESSORY STRUCTURE/USES

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

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

AGENT OF OWNER

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

ALL WEATHER TRAIL

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

BUILDING

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

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

COMMON AREA

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

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

DUPLEX RESIDENTIAL

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

DWELLING UNIT

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

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

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

HOME OCCUPATION

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

IMPERVIOUS COVER

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

LOT COVERAGE OR BUILDING COVERAGE

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

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

MAIL BOXES – Community mailbox clusters.

MULTIPLE FAMILY RESIDENTIAL

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

NONCONFORMING STRUCTURE OR BUILDING

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

NONCONFORMING USE

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

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

PLANNED UNIT DEVELOPMENT (PUD)

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

RESIDENCE

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

SETBACK LINE

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

SIGN

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

SINGLE FAMILY RESIDENTIAL

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

SINGLE FAMILY RESIDENTIAL (ATTACHED)

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

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

USE

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

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

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

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

DEVELOPMENT AREAS / PHASING

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

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

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

Lot Type “A”

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

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

- Single Family Residential (detached)
- Accessory Structure/Uses

Property Development Standards

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

Site Development Regulations for Lot Type “A”

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

Feature	Regulation
Lot Size	Minimum Lot Area, 4,500 Square Feet
Lot Width	Minimum Lot Width, 45 feet
Height	Maximum Building Height, 2 Stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minimum Dwelling Areas (Living Area Only)	750 Square Feet
Maximum Building Coverage	Percent of Lot Area, 50%
Maximum Impervious Coverage	Percent of Lot Area, 60%
Nonconforming Uses	Section 6.100
Yard and Setback Regulations	Section 7.300
Permitted Exceptions to Height Limits	Section 7.520
Fences Walls and Visibility	Section 7.530
Residential Density	Section 7.600
Temporary Uses	Section 8.000
Accessory Use Regulations	Section 8.200
Home Occupations	Section 8.300

Lot Type “B”

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

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

- Single Family Residential (Detached)
- Accessory Structure/Uses
- Duplex
- Guest House

Property Development Standards

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

Site Development Regulations for Lot Type “B”

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

Feature	Regulation
Lot Size	Minimum Lot Area, 6,000 Square feet; or 10,000 square feet for guest houses and short-term rental, accessory uses
Lot Width	Minimum Lot Width, 60 feet
Height	Maximum Building Height, 2½ stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minimum Dwelling Areas (Living Area Only)	750 Square Feet
Maximum Building Coverage	Percent of Lot Area, 50%
Maximum Impervious Coverage	Percent of Lot Area, 60%
Nonconforming Uses	Section 6.100
Yard and Setback Regulations	Section 7.300
Permitted Exceptions to Height Limits	Section 7.520
Fences Walls and Visibility	Section 7.530
Residential Density	Section 7.600

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

Lot Type “X”

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

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

- Community recreation
- Club or Lodge
- Administrative services
- Storm water detention
- All weather trail
- Open space
- Sign
- Mail boxes

Property Development Standards

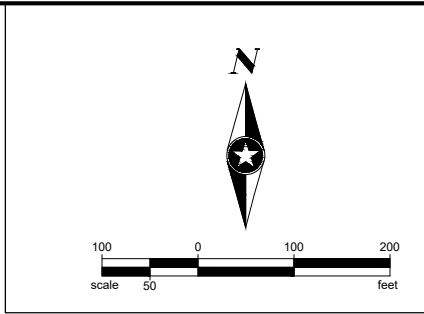
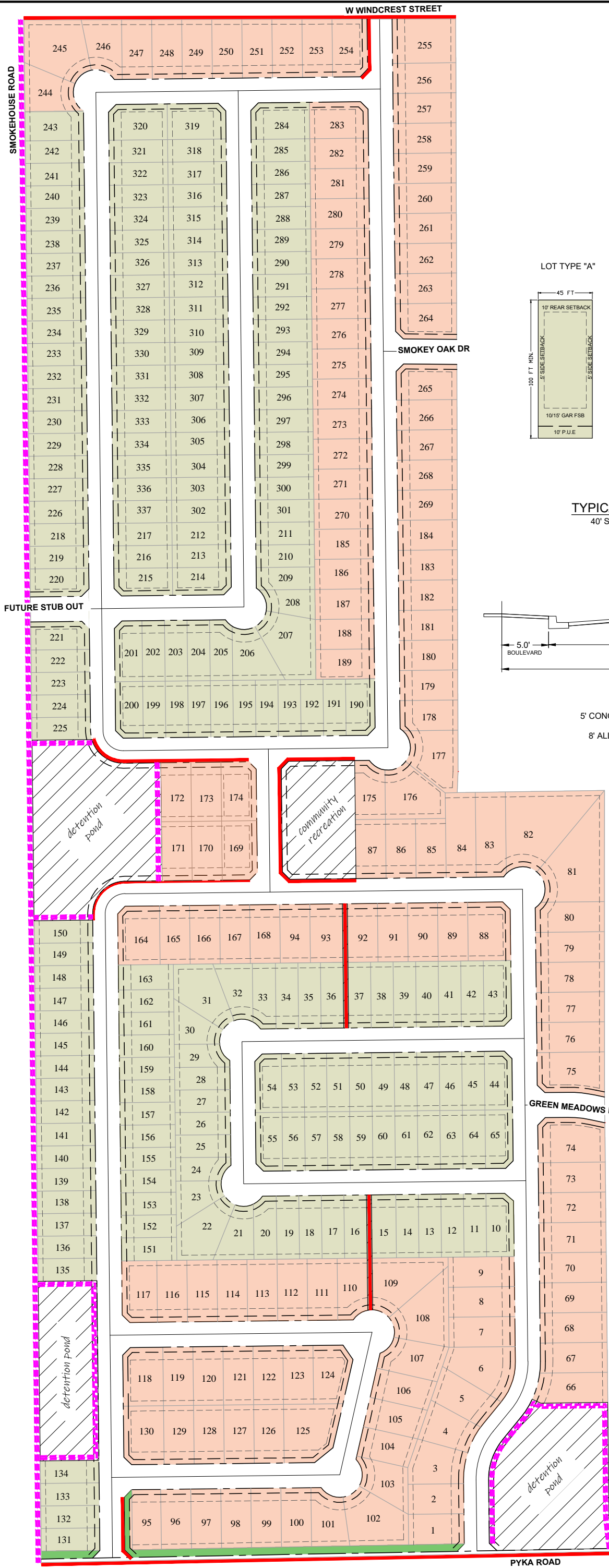
Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards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

Site Development Regulations for Lot Type “X”

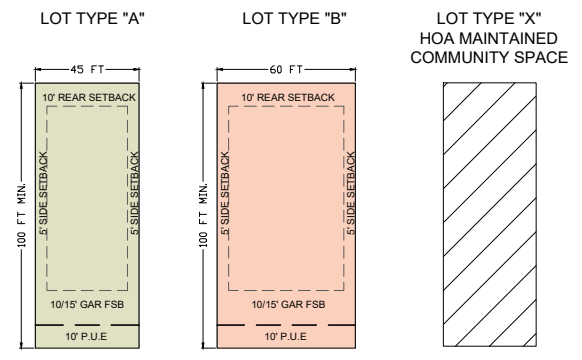
The Site Development shall be subject to the following regulations related to building structures. General Development Standards located on “Exhibit B”.

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

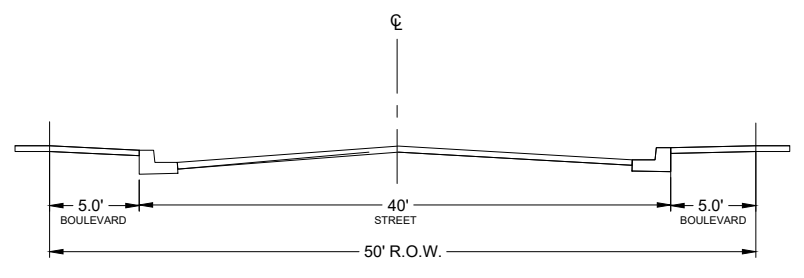
**EXHIBIT A
LAND USE PLAN**



LOT TYPE LEGEND



TYPICAL INTERIOR STREET SECTION
40' STREET WITH STANDARD CURB & GUTTER



5' CONCRETE SIDEWALK
8' ALL WEATHER TRAIL

LOT TYPE:	A	B	TOTAL
PROPOSED UNITS:	197	140	337
% OF TOTAL AS SHOWN:	58%	42%	100%
% OF TOTAL ALLOWABLE:	63%	47%	

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PROJECT NO.
DRSAM 182539

DATE:
3/18/2025

PROPOSED LAND PLAN
TRAILS AT WINDCREST SUBDIVISION
FREDERICKSBURG, TEXAS

FIGURE
NO. 1

**EXHIBIT B
GENERAL DEVELOPMENT STANDARDS**

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

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

Section 6.100. – Nonconforming Uses and Structures

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

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

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

Section 6.110. – Continuance of a Nonconforming Use

Residential Districts

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

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

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

Termination.

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

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

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

Section 6.120.- Continuance of Nonconforming Structures

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

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

Termination of nonconforming structures:

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

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

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

Section 7.300. – Yard and Setback Regulations

Section 7.310. – Purpose

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

Section 7.320. – Special Front Yard Regulations.

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

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

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

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

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

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

front yard need be observed.

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

Section 7.330. – Special Side Yard Regulations

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

Section 7.340. – Special Rear Yard Regulations

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

Section 7.520. - Permitted Exceptions to Height Limits

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

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

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

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

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

The following structures are exempt from the height limit:

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

Flagpoles.

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

Section 7.530. – Fences, Walls and Visibility

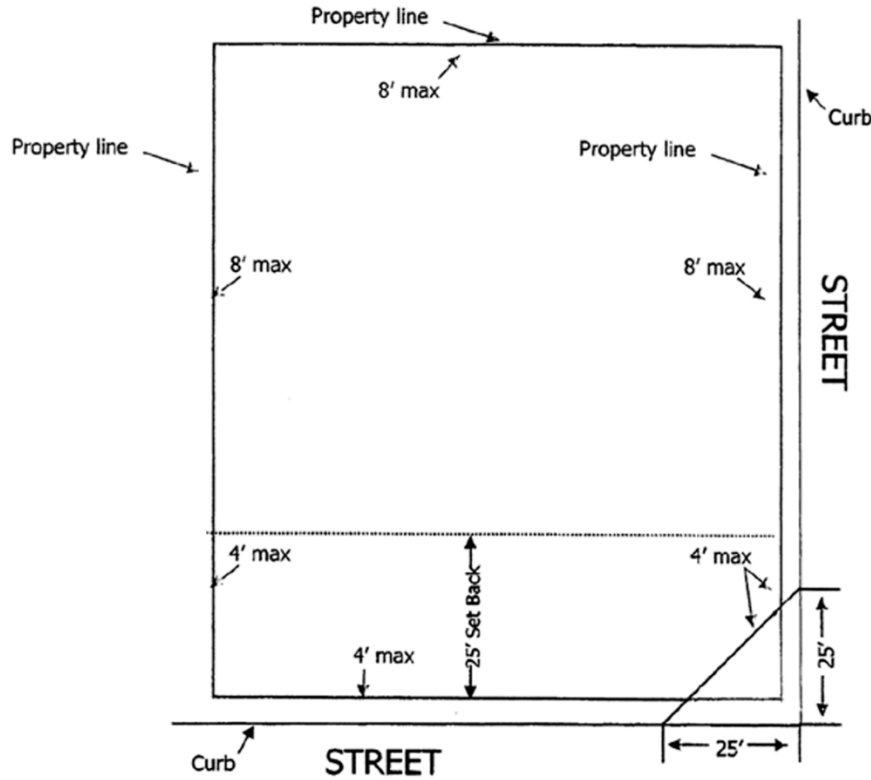
All fences, walls, shrubs, trees, signs or other obstructions shall be constructed and maintained in accordance with the following standards:

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

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

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

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



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

(d) Vegetation on or within the Right-of Way, overhanging the paved street area, shall be maintained at a vertical clearance of fourteen (14) feet.

Section 7.600. – Residential Density

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

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

Section 8.000. – Temporary Uses

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

Section 8.100. – Temporary Use Types

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

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

Section 8.200. – Accessory Use Regulations

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

Section 8.220. – Accessory Uses: Residential Use Types

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

Private garages and parking for the principal use.

Recreational activities and facilities for use by residents.

Religious study meetings.

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

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

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

Home Occupations in compliance with Section 8.300.

Registered Family Homes.

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

Section 8.250. – Temporary Accessory Building

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

Section 8.270. – Yards and Accessory Buildings

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

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

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

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

Section 8.300. – Home Occupations

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

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

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

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

The home occupation shall not generate customer related vehicular traffic.

No direct selling of merchandise shall occur on the premises.

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

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

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

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

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

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

**EXHIBIT C
SIGNAGE REGULATIONS**

Section 29-7. Permanent signs permitted

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

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

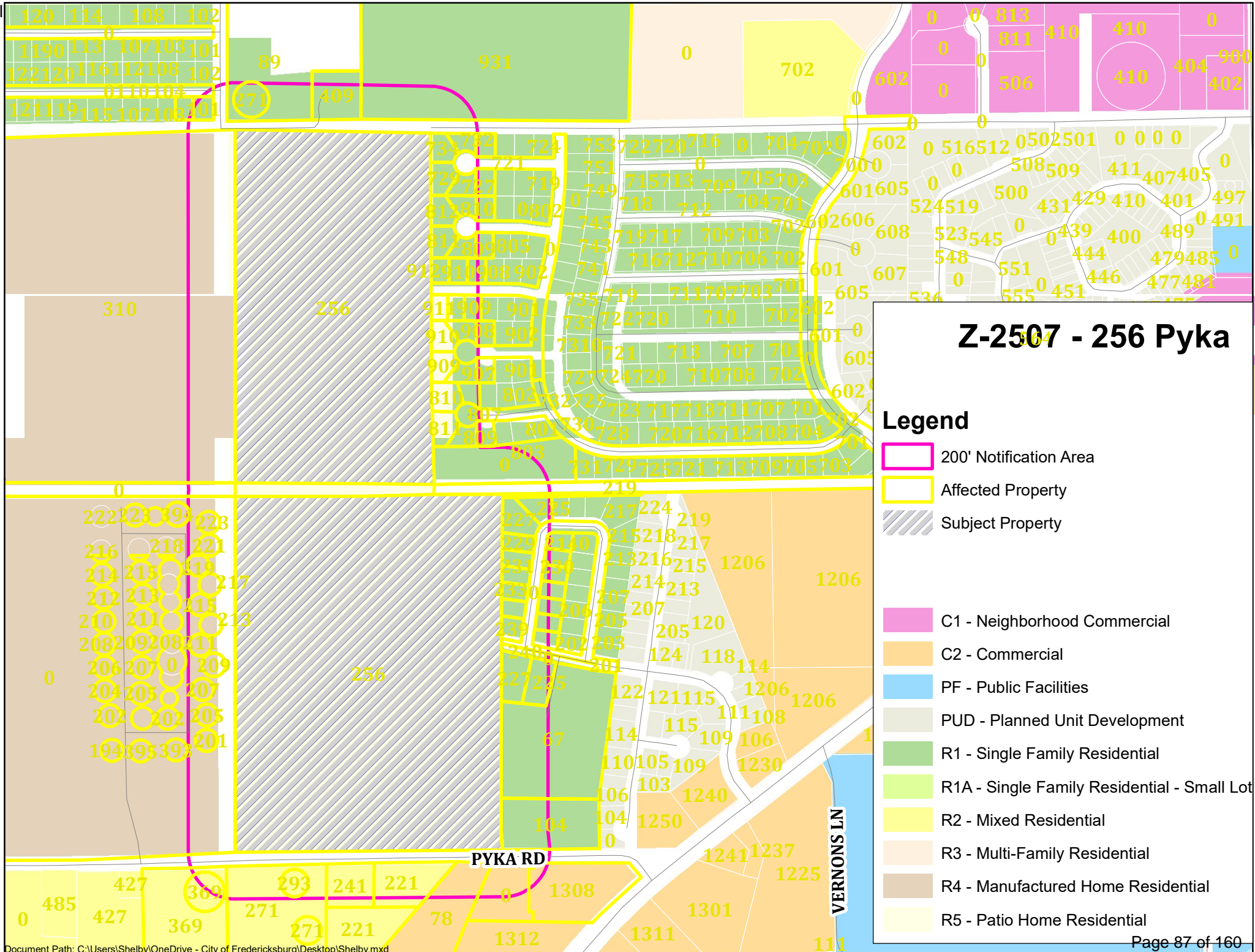
Section 29-5. Signs exempted from certain regulations

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

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

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

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



Z-2507 - 256 Pyka

Legend

- 200' Notification Area
- Affected Property
- Subject Property
- C1 - Neighborhood Commercial
- C2 - Commercial
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential

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

BOONE, RUTH
217 SHANNON DR
FREDERICKSBURG, TX 78624

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

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

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

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

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

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

MELISSA STAEDTLER
403 E TRAVIS
FREDERICKSBURG, TX 78624

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

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

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

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

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

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

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

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

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

ANDERSON, CHRISTINE ROSE
207 SHANNON DR
FREDERICKSBURG, TX 78624

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

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

ARNOLD, CATHERINE M
219 SHANNON DR
FREDERICKSBURG, TX 78624

PROPERTY OWNER
239 GREEN OAKS LOOP
FREDERICKSBURG, TX 78624

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

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

PROPERTY OWNER
810 GRAY OAKS LOOP
FREDERICKSBURG, TX 78624

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

FREDBG HOMES LLC
PO BOX 2
DRIPPING SPRINGS, TX 78620

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

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

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

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

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

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

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

PFERSICH, STEPHANIE
225 GREEN MEADOWS BLVD
FREDERICKSBURG, TX 78624

HERITAGE FAMILY SCHOOL
310 SMOKEHOUSE RD
FREDERICKSBURG, TX 78624

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

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

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

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

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

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

NOVAR HOMES LLC
129 SHERWOOD DR
COMFORT, TX 78013

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

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

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

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

JENKINS, RALPH H
201 SHANNON DR
FREDERICKSBURG, TX 78624

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

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

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

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

ROESSLER, NELDA J
220 ALTWEIN RD
BLANCO, TX 78606

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

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

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

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

SMITH, LIZA
734 MADILYNN COURT
FREDERICKSBURG, TX 78624

CUPPES, CODY
236 GREEN OAKS LOOP
FREDERICKSBURG, TX 78624

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

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

FREDBG BAPTIST CHURCH
PO BOX 1295
FREDERICKSBURG, TX 78624

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

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

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

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

SCHROEDER, CHARLES
PO BOX 838
FREDERICKSBURG, TX 78624

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

SEALS, MAUREEN
211 SHANNON DR
FREDERICKSBURG, TX 78624

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

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

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

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

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

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



REQUEST NO. Z-2507

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

Please —
We all need to be thinking about our
WATER!! Not enough water for all
this housing.

Joyce Burrow
Signature

5-20-2025
Date

Joyce Burrow
Printed Name

7854 Ranch Rd 1631 Fbg TX 78624
Address



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: _____

Project Address: _____

Property Tax ID Numbers: _____

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: Plow Development
Owner Address: 1020 NE Loop 410, Ste 802, San Antonio, Tx
Owner Phone Number: 832-771-1181
Owner Email Address: skip@landanalytics.com

D. Applicant

Applicant Name: Continental Homes of Texas, L.P.
Applicant Address: 1306 E McCarty Ln, San Marcos, Tx 78666
Applicant Phone Number: 210-859-1829
Applicant Email Address: dlkleinfelder@drhorton.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: MIKE BOHM

Staff Use Only Application Number: Z-2507 Date: 4/25/25

Ch # 10846 -\$1,000.00



CONDITIONAL USE PERMIT (CUP) CHECKLIST

This form and all required exhibits must be included with the Conditional Use Permit (CUP) application.

- ☒ Provide a brief description of the proposed use, including information pertinent to the review and evaluation criteria stated in [Section 7.131](#) in the form of a narrative.
- The site plan shall be drawn to scale, and include dimensions as necessary to show the following:
 - The date, scale, north point, title, name of owner and name of person preparing the Site Plan.
 - Zoning summary, including type, minimum and actual lot size, setbacks, maximum and actual building height, building coverage and impervious coverage. [Section 7.131](#)
 - Address and legal description of property [Section 7.131](#)
 - Show and dimension requested access to public roadways and provide plans for access Management. [Section 7.131](#)
 - The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access and utility or service areas. [Section 7.131](#) The location of existing and proposed fencing and screening. [Section 7.940](#)
 - Location and size of existing and proposed streets and alleys [Section 7.131](#) dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements and the height and intended use of existing and proposed buildings on site, and approximate locations of buildings on abutting sites within 50 [Section 7.131](#)
 - Proposed exterior lighting, including fixture type. [Article XV- Outdoor Lighting](#)
 - The number of existing and proposed parking and loading spaces, and a calculation of applicable minimum requirements. [Section 7.860](#)
 - Landscaping, including location, size, and species of existing trees on site, square footage of all proposed landscape areas. [Section 7.920](#) The location of signs. [Chapter 29](#)
 - Site plan showing response to [Sec. 5.460](#) including a narrative addressing the response.
 - Photos of all four sides of the property.
 - Provide existing and proposed topography and grading (5' minimum contour intervals), and erosion control measures. [Section 7.131](#)
 - Solid waste container, which requires screening. [Section 7.980](#)
 - Proposed and existing water, sewer and electric utilities. [Section 7.131](#)
 - Visibility triangle at street intersections and driveways. [Section 7.131](#)
 - Fire Lanes and fire hydrant. [Section 7.131](#)
 - Provisions for handicapped access. [Section 7.131](#)
 - On sites affected by the 100-year floodplain, impervious coverage and building coverage are based on the area outside the floodplain. Provide calculations accordingly.
 - Applicable Fee - **\$500** (1/1/2024)
 - PDF copies emailed to jmusgrove@fbgtx.org

Note: Staff or the Planning and Zoning Commission may require modification of a Conditional Use Permit as a prerequisite for approval. [Sec. 5.460](#)

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.

Mark D. Cornett

Owner/Agent: _____

Date: _____

Printed Name: _____

Conditional User Permit – Z-2501

Trails of Windcrest, a Planned Urban Development (PUD), Fredericksburg, Texas 78624

Approved by Planning and Zoning Commission - April 2, 2025

Approved by City Council – April 15, 2025

A conditional use permit is requested for each of the lot types as depicted in the PUD documents and specifically referenced in pages 6-9. A copy of the approved PUD documents are attached for reference.

Lot Type “A”

Principal Permitted Uses. A conditional use permit is requested for these uses.

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

- Single Family Residential (detached)
- Accessory Structure/Uses

Lot Type “B”

Principal Permitted Uses. A conditional use permit is requested for these uses.

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

- Single Family Residential (Detached)
- Accessory Structure/Uses
- Duplex
- Guest House

Lot Type “X”

Principal Permitted Uses. A conditional use permit is requested for these uses.

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

- Community recreation
- Club or Lodge
- Administrative services
- Storm water detention
- All weather trail
- Open space
- Sign
- Mail boxes



PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: June 4, 2025

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

CAPTION: Consider P-2510: By Josh Leamons with Searchers Surveying to Review the Preliminary Plat for the Trails of Windcrest Subdivision Located at 256 Pyka Road.

SUMMARY:

The subject property recently obtained approval for a Zoning change from R5, Patio Home Residential to PUD, Planned Unit Development, resulting in a customized zoning that requires the issuance of a Conditional Use Permit for each use associated with the development.

The applicant has since submitted a Preliminary Plat Application which includes a 341 lot (337 buildable lots), residential development consisting of 3 lot types including 197 lots for Single Family Residential and Accessory Uses, 140 lots that would allow for Single Family Residential, Duplex, Guest House and Accessory Uses and 4 lots that would allow for Community Recreation, Club or Lodge, Administrative Services, Storm Water Detention, All Weather Trail, Open Space, Sign and Mailboxes.

The development proposes to take access off of West Windcrest and Pyka Road as well as provide connectivity to Green Meadows Blvd and Smokey Oak Drive to the East and Smokehouse Lane to the West.

BACKGROUND:

The Preliminary Plat Application was reviewed for its conformity with the adopted PUD Zoning [Sec. 3.700](#) as well as its compliance with [Sec. 4.04 of the Subdivision Ordinance](#).

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

Tract Size: 70 + Acres

Number of Lots: 336 Lots plus 7 Open Space Lots

Roadways: The Preliminary Plat proposes the extension of Smokey Oak Drive and Green Meadows Blvd and will provide connectivity to Smoke House Lane. The proposed design also includes multiple new streets to serve the development.

Easements: Standard easements such as Sight Visibility.

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 (336) for a total of \$168,000.00. Parkland fees shall be paid prior to the recording of the plat. Sec. 6.15

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

When reviewing the Preliminary Plat, the Board shall reference [Sec. 4.04 of the Subdivision Ordinance](#). Staff's findings are below in **Red**.

1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a Zoning change for the property is proposed, then the zoning change must be completed before the approval of the preliminary plat. **The Plat conforms with the Zoning Regulations.**
2. No Plat or Replat may be approved that leaves a structure located on a remainder subdivided lot.
3. The Preliminary Plat is consistent with any approved Performance Agreement; **Not Applicable**
4. The proposed provision and configuration of Public Improvements, including, but not limited to, roads, water, wastewater, storm drainage, electric, park facilities, open spaces, habitat restoration, easements and Right-of-Way that are adequate to serve the development, meet applicable minimum standards of these Subdivision Regulations, and conform to the City's adopted master plans for those facilities. **Met**
5. The Preliminary Plat has been duly reviewed by the applicable City Staff. **The Plat has been reviewed by DRC Staff.**
6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Standard Details and Specification for Public Infrastructure Construction Manual; **The Plat conforms to design requirements and standards.**
7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law; The Comprehensive Plan calls for neighborhood placemaking elements that add community character and support pride of ownership such as pocket parks, street trees, art in public places and/or sidewalks. N.1.A.6. **The proposed layout provides several opportunities for Open Space and provides connectivity within the development as well as an amenity center.**
8. The proposed development represented on the Preliminary Plat does not endanger public health, safety, or welfare; and The proposed Plat does not endanger public health, safety, or welfare. **The Plat conforms.**
9. The Preliminary Plat conforms to the Director of Development Services' subdivision Application checklists. **The Plat conforms.**

STAFF RECOMMENDATION:

The application was reviewed for conformity with all applicable regulations, including Sec. 3.700 and Sec. 4.04 and after review by the Development Review Committee (DRC), and Staff has the following recommendations:

Staff recommends approval of the Preliminary Plat Application (CUP) conditioned upon the following:

- Approval of Civil Construction Plans
 - Approval of Final Plat and addressing
 - Approval by Staff or the Commission of the Mailbox and Signage locations (May occur at the Final Plat)
 - Payment of Park Land Dedication fees
-
-

ATTACHMENTS:

1. Z-2507 Location Map
2. P-2510_ Review Comments Combined
3. P-2510 Response to Comments
4. P-2510 Plat
5. P-2510_ Project Application

APPROVAL/REVIEW:



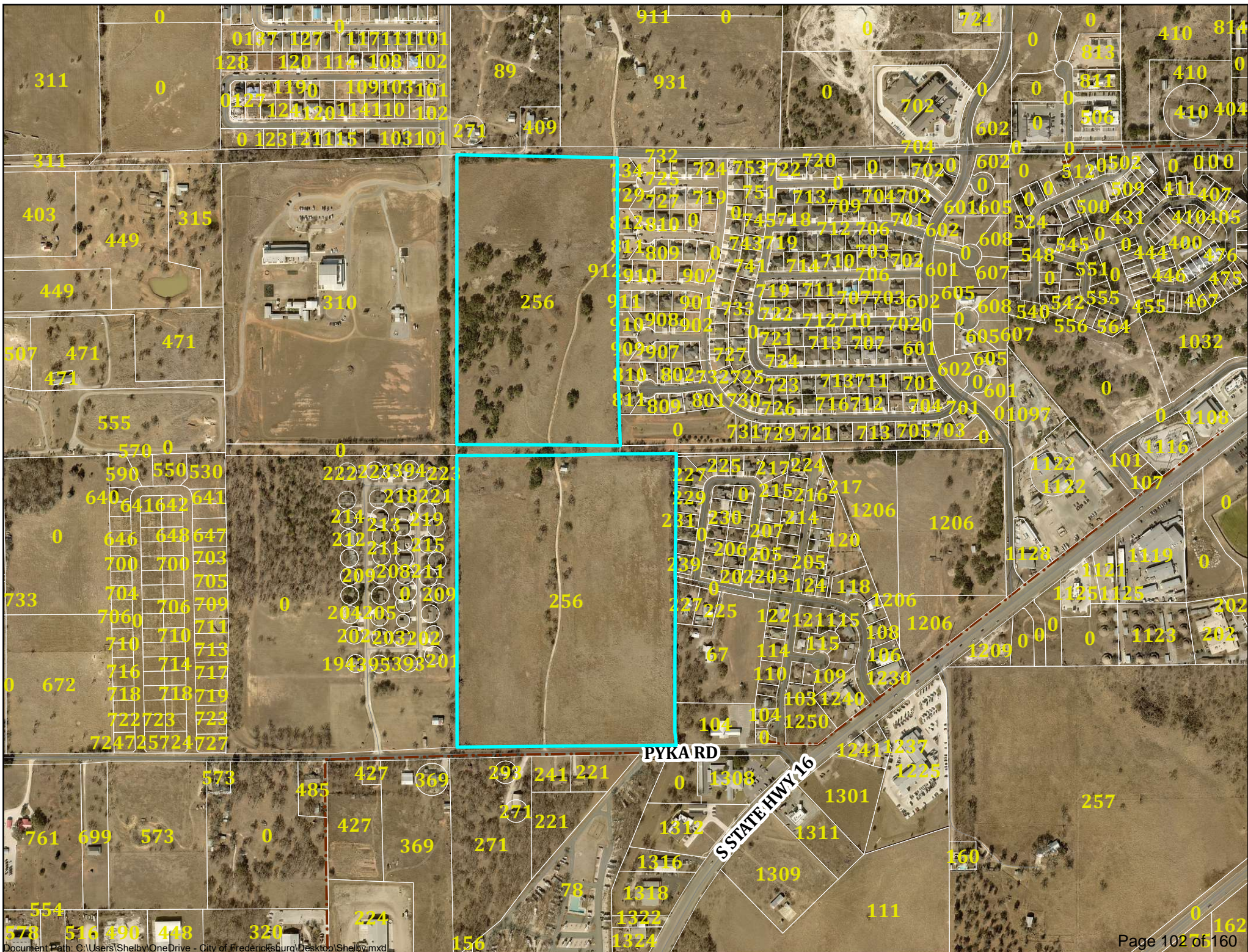
Shelby Collier, Senior Planner

Date: May 30, 2025



William McKamie, City Attorney

Date: May 30, 2025





May 19, 2025

Josh Leamons
Searchers
josh@searchers.net

RE: P-2510, Review Comments for the Preliminary Plat Review of the trails of Windcrest located at 256 Pyka.

Project will require Planning and Zoning approval scheduled for **June 4, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat by **Tuesday, May 27, 2025**.

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

- Add Project Number, P-2510, to Plat.
- Addressing will be required for the Final Plat. 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 \$168,000.00 must be paid prior to recordation of the Final plat. [Sec. 6.15 – Subdivision Ordinance.](#)
- Correct Plat Note 4 – Current zoning is PUD
- Remove Plat Note 5
- Lot # 88 needs to be identified as Open Space lot
- Typical Lot Setback Lines needs to be updated.
 - Lot type C needs to be corrected to Lot type X. per the PUD document.
 - Lot type A has a front setback of 15 ft (20 for a garage)
 - Lot type A has a Street Side setback of 15 ft
 - Lot type B has a front setback of 15 ft (20 for a garage)

The City of Fredericksburg

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

- Lot type B has an Interior Side Setback of 5 ft.
- Lot type X has the following setbacks but NO width or size requirements:
 - Front Yard – 15 ft
 - Street Side – 15 ft
 - Interior Side – 10 ft
 - Rear Yard – 10 ft.
- Please plan for and identify the location of mail kiosks
- Please plan for and identify the location of subdivision signage on Pyka and West Windcrest. Current Lot arrangement does not allow for Ground Signage on either street.
 - Open Space Lots (Type X) allow for signage
- Do we need to identify the 8 ft wide all weather trail in Smokehouse Lane?
- Ensure the County of Gillespie Signature block matches their new requirements. See attached for the new requirements.

Engineering comments:

1. This project will require the submission of civil construction plans
2. Please show lot types with both side/non-side street set backs
3. Phase 2 needs to make the connection to the constructed Windcrest Drive to allow for traffic to have access to both collectors, Pyka and Windcrest.

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

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

Please return the revised plans along with your written response as to how the comments have been addressed by Tuesday, May 27 2025. Please feel free to contact me with any comments or questions, and I will be happy to assist you.

Jan Musgrove

Jan Musgrove, Planner I

Development Review Committee (DRC)

Trails at Windcrest Subdivision– Planned Unit Development

Optimum Standards

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

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

The Purpose & Intent of this document

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

Definitions

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

A.

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

B.

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

shall conform to the definitions used in said code.

ACCESSORY STRUCTURE/USES

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

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

AGENT OF OWNER

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

ALL WEATHER TRAIL

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

BUILDING

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

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

COMMON AREA

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

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

DUPLEX RESIDENTIAL

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

DWELLING UNIT

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

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

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

HOME OCCUPATION

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

IMPERVIOUS COVER

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

LOT COVERAGE OR BUILDING COVERAGE

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

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

MAIL BOXES – Community mailbox clusters.

MULTIPLE FAMILY RESIDENTIAL

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

NONCONFORMING STRUCTURE OR BUILDING

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

NONCONFORMING USE

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

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

PLANNED UNIT DEVELOPMENT (PUD)

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

RESIDENCE

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

SETBACK LINE

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

SIGN

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

SINGLE FAMILY RESIDENTIAL

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

SINGLE FAMILY RESIDENTIAL (ATTACHED)

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

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

USE

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

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

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

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

DEVELOPMENT AREAS / PHASING

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

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

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

Lot Type “A”

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

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

- Single Family Residential (detached)
- Accessory Structure/Uses

Property Development Standards

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

Site Development Regulations for Lot Type “A”

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

Feature	Regulation
Lot Size	Minimum Lot Area, 4,500 Square Feet
Lot Width	Minimum Lot Width, 45 feet
Height	Maximum Building Height, 2 Stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minimum Dwelling Areas (Living Area Only)	750 Square Feet
Maximum Building Coverage	Percent of Lot Area, 50%
Maximum Impervious Coverage	Percent of Lot Area, 60%
Nonconforming Uses	Section 6.100
Yard and Setback Regulations	Section 7.300
Permitted Exceptions to Height Limits	Section 7.520
Fences Walls and Visibility	Section 7.530
Residential Density	Section 7.600
Temporary Uses	Section 8.000
Accessory Use Regulations	Section 8.200
Home Occupations	Section 8.300

Lot Type “B”

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

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

- Single Family Residential (Detached)
- Accessory Structure/Uses
- Duplex
- Guest House

Property Development Standards

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

Site Development Regulations for Lot Type “B”

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

Feature	Regulation
Lot Size	Minimum Lot Area, 6,000 Square feet; or 10,000 square feet for guest houses and short-term rental, accessory uses
Lot Width	Minimum Lot Width, 60 feet
Height	Maximum Building Height, 2½ stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minimum Dwelling Areas (Living Area Only)	750 Square Feet
Maximum Building Coverage	Percent of Lot Area, 50%
Maximum Impervious Coverage	Percent of Lot Area, 60%
Nonconforming Uses	Section 6.100
Yard and Setback Regulations	Section 7.300
Permitted Exceptions to Height Limits	Section 7.520
Fences Walls and Visibility	Section 7.530
Residential Density	Section 7.600

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

Lot Type “X”

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

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

- Community recreation
- Club or Lodge
- Administrative services
- Storm water detention
- All weather trail
- Open space
- Sign
- Mail boxes

Property Development Standards

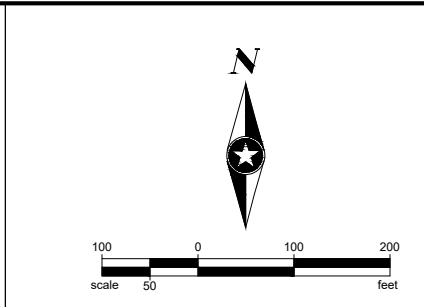
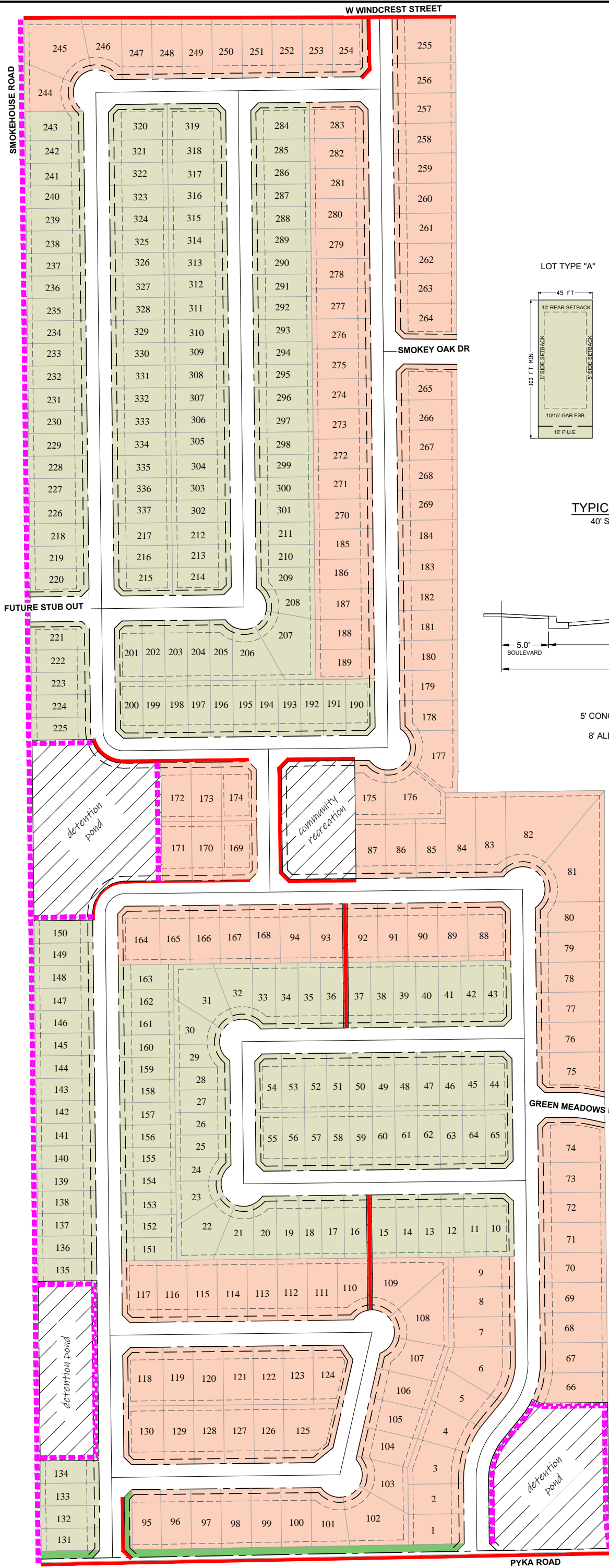
Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards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

Site Development Regulations for Lot Type “X”

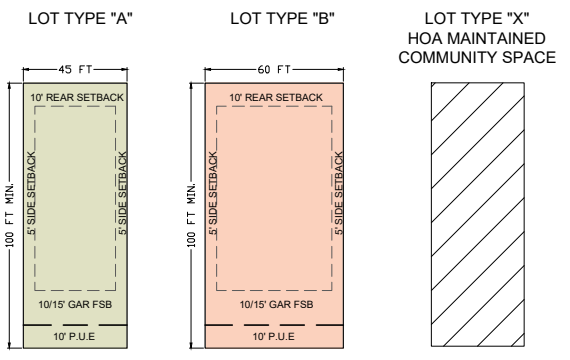
The Site Development shall be subject to the following regulations related to building structures. General Development Standards located on “Exhibit B”.

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

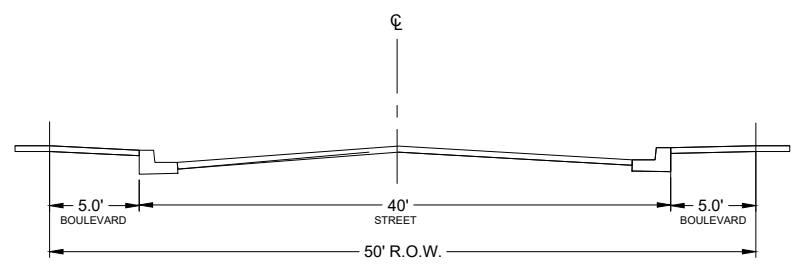
**EXHIBIT A
LAND USE PLAN**



LOT TYPE LEGEND



TYPICAL INTERIOR STREET SECTION
40' STREET WITH STANDARD CURB & GUTTER



5' CONCRETE SIDEWALK
8' ALL WEATHER TRAIL

LOT TYPE:	A	B	TOTAL
PROPOSED UNITS:	197	140	337
% OF TOTAL AS SHOWN:	58%	42%	100%
% OF TOTAL ALLOWABLE:	63%	47%	

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

PROPOSED LAND PLAN
TRAILS AT WINDCREST SUBDIVISION
FREDERICKSBURG, TEXAS

FIGURE
NO. 1

**EXHIBIT B
GENERAL DEVELOPMENT STANDARDS**

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

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

Section 6.100. – Nonconforming Uses and Structures

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

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

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

Section 6.110. – Continuance of a Nonconforming Use

Residential Districts

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

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

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

Termination.

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

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

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

Section 6.120.- Continuance of Nonconforming Structures

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

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

Termination of nonconforming structures:

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

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

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

Section 7.300. – Yard and Setback Regulations

Section 7.310. – Purpose

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

Section 7.320. – Special Front Yard Regulations.

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

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

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

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

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

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

front yard need be observed.

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

Section 7.330. – Special Side Yard Regulations

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

Section 7.340. – Special Rear Yard Regulations

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

Section 7.520. - Permitted Exceptions to Height Limits

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

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

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

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

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

The following structures are exempt from the height limit:

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

Flagpoles.

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

Section 7.530. – Fences, Walls and Visibility

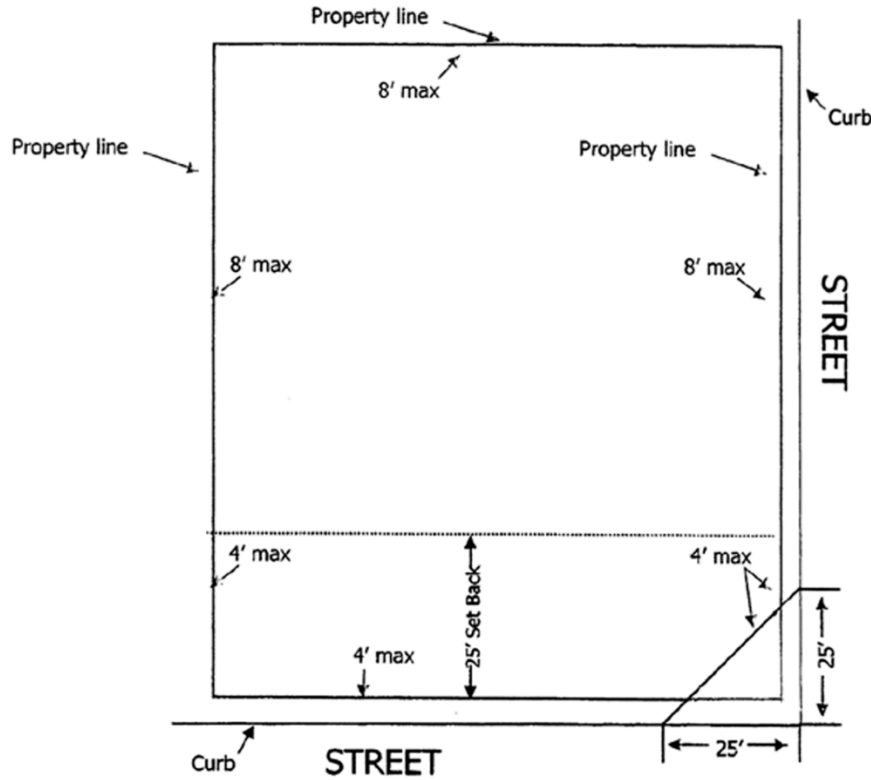
All fences, walls, shrubs, trees, signs or other obstructions shall be constructed and maintained in accordance with the following standards:

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

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

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

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



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

(d) Vegetation on or within the Right-of Way, overhanging the paved street area, shall be maintained at a vertical clearance of fourteen (14) feet.

Section 7.600. – Residential Density

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

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

Section 8.000. – Temporary Uses

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

Section 8.100. – Temporary Use Types

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

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

Section 8.200. – Accessory Use Regulations

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

Section 8.220. – Accessory Uses: Residential Use Types

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

Private garages and parking for the principal use.

Recreational activities and facilities for use by residents.

Religious study meetings.

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

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

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

Home Occupations in compliance with Section 8.300.

Registered Family Homes.

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

Section 8.250. – Temporary Accessory Building

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

Section 8.270. – Yards and Accessory Buildings

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

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

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

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

Section 8.300. – Home Occupations

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

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

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

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

The home occupation shall not generate customer related vehicular traffic.

No direct selling of merchandise shall occur on the premises.

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

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

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

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

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

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

EXHIBIT C SIGNAGE REGULATIONS

Section 29-7. Permanent signs permitted

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

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

Section 29-5. Signs exempted from certain regulations

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

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

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

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



May 23, 2025

Jan Musgrove
Development Review Committee
City of Fredericksburg, Texas

RE: P-2510 Preliminary Plat for Trails of Windcrest

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

- Project number added
- Addressing: We will work with city and county staff to resolve addressing
- Parkland Dedication Fees will be paid based on the number of lots platted with each phase/unit
- Note 4 corrected to reflect PUD.
- Note 5 removed
- Lot 88 changed to OS-2 (Type X)
- Typical lot setbacks updated to reflect PUD
- Mailbox Kiosk: Proposed locations shown, we are working with the postmaster.
- Subdivision Signage: Proposed Location shown on Pyka. No subdivision signage planned for West Windcrest.
- Proposed trail in Smokehouse Lane is identified on engineer's land plan and construction drawings. Improvements are not within this subdivision plat.
- County signature block reflects the switch to instrument numbers.

Engineering Comments

- Civil construction plans will be submitted by project engineer
- Typical lot detail updated
- Phase 2 modified to extend street to Windcrest

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

Sincerely

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



MATCHLINE - SHEET 2
MATCHLINE - SHEET 3

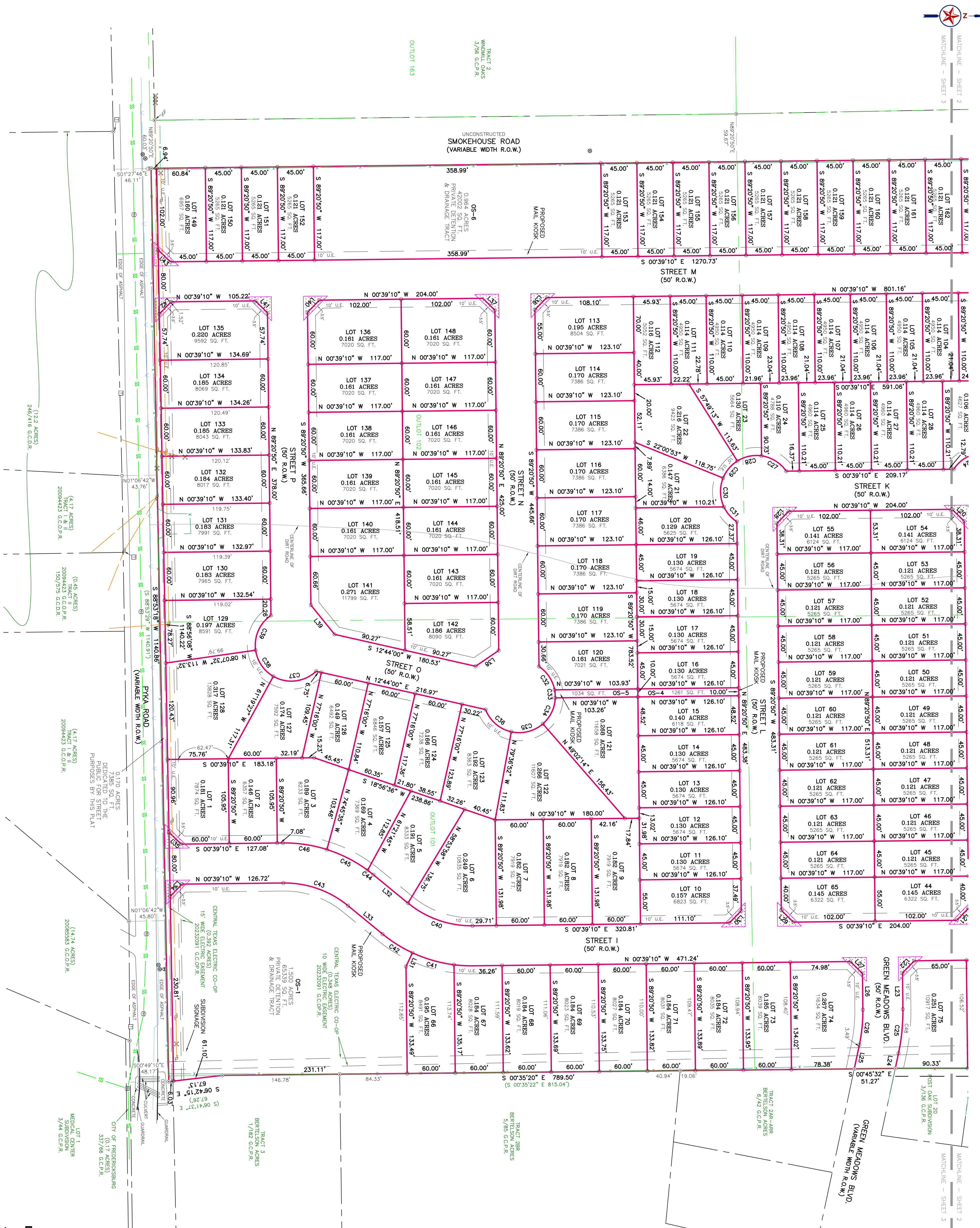
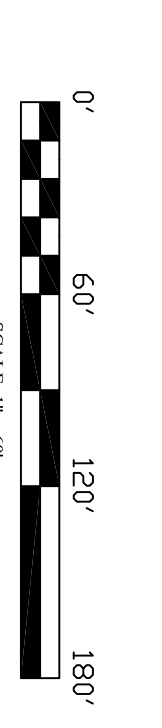
MATCHLINE - SHEET 2
MATCHLINE - SHEET 3



SEARCHERS
SURVEYING & ENGINEERING
1425 E. LOOP WEST, SUITE 100
DALLAS, TEXAS 75202
P: 214.760.1234
F: 214.760.1235
WWW.SEARCHERS.NET

LEGEND:

- PROPOSED LOT
- EXISTING LOT
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED UTILITY
- EXISTING UTILITY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CORNER
- EXISTING CORNER
- PROPOSED CURB
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- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED SIGNAGE
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- PROPOSED TREE
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- PROPOSED LANDSCAPE
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- PROPOSED DRAINAGE
- EXISTING DRAINAGE
- PROPOSED ROAD
- EXISTING ROAD
- PROPOSED R.O.W.
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- PROPOSED SUBDIVISION
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- PROPOSED NINETYILLIONS
- EXISTING NINETYILLIONS



PRELIMINARY PLAT ESTABLISHING THE TRAILS OF WINDCREST
BEING ALL OF OUTLOTS NO. 101, 102, 103, 104, 112, 113 AND A PORTION OF OUTLOTS NO. 100, 111, 114, AND AN OUTLOT BETWEEN OUTLOTS NO. 103, 104, 111 AND 112 AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS.

SHEET 4 OF 4
DRAWN BY: [Name]
DATE: [Date]
P-2510



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: TRAILS OF WINDCREST PRELIM PLAT
Project Address: 256 Pyka
Parcel ID Numbers: 17543

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: \$ 3250

C. Property Information

Jurisdiction: _____ City Limits X ETJ _____ Total Acres: 70.203 No. of Lots: 336
Original Survey & Abstract No: Townlots 101, 102, 103, 104, 111, & 112
Legal Description: 20228418 G.C.O.P.R.

D. Applicant/Owner Information

Property Owner


Owner Name: Plow Development
Owner Address: 1020 NE LOOP 410 STE 802 San Antonio TX
Owner Phone Number: _____
Owner Email Address: _____

Applicant

Applicant Name: Josh W. Leamons, RPLS
Applicant Address: 720 Mustang Street Fredericksburg TX 78624
Applicant Phone Number: 830-733-8440
Applicant Email Address: josh@searchers.net

Applicant's Signature

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

Signature: 
Printed Name: Josh W. Leamons

Staff Use Only Application Number: P-2510 Date: 4/21/2025

Required Checklist Items Included: Ch # 10846 - \$3,250.00



PLAT CHECKLIST

This form and all required exhibits must be included with the Plat application.

- Completed Plat Application
- Title Search
- Date, True North Arrow, and Scale
- Location map at a scale of 1" = 1000'
- Accurate boundary survey with bearings and distances
- ROW lines of all streets, alleys, property lines, reservation easements, and areas dedicated to public use
- Survey monumentation, location & description
- Name & ROW dimensions of all streets & other ROW's
- Number of Lot & Blocks
- Location of minimum building setbacks per zoning ordinance
- Certification by Registered Professional Surveyor
- Additional certifications and plat notes per [Sec. 38.4.05](#)
- Construction plans and guarantees per [Sec. 38.5](#)
- Park dedication requirements per [Sec. 38.6.15](#)
- Sidewalk requirements per [Sec. 38.6.11](#)
- Plat requirements per [Sec. 7.200](#)
- Curb requirements per [Sec. 7.540](#)
- Minimum finished floor of structures located in 100-year floodplain
- Phasing designation if phasing is proposed
- Address for all lots located at front of lot

Note: Staff or the Planning and Zoning Commission may require modification of a Plat as a prerequisite for approval.

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

Owner/Agent:  Date: 4/21/2025
 Printed Name: Josh W. Leamons



PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Senior Planner
MEETING DATE: June 4, 2025

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

CAPTION: Consider **SP-2505:** By S.E. Daniels Construction, LLC to Consider the Site Plan and Entry Corridor Application for the 87 Plaza Located at 702 South Washington Street.

SUMMARY:

BACKGROUND: The Site Plan and Entry Corridor Application was reviewed for its conformity with Sec. 3.210, Sec. 7.131 and all other applicable codes and ordinances.

Site Area: Approximately 1.951 Acres OR 84,985 sq ft

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

Building Coverage: 17% (75% Maximum) [Sec.3.210](#)

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

Heights: 25 Ft (38 Ft Maximum) [Sec.3.210](#)

Sidewalk: A sidewalk is provided along Highway Street and South Washington Street.

Access: The driveway proposed on South Washington Street (27 ft-wide) will require TxDOT permitting and approval; However, the 26.5 ft-wide driveway proposed onto Highway Street may be approved by Staff.

Parking: 1 parking space per 4 seats is required for the Restaurant resulting in 40 spaces required. The Restaurant will also consist of a bar which requires 1 space per 3 seats resulting in 20 spaces required. In addition, 1 parking space per 400 sq ft is required for General Retail for a total of 14 spaces, resulting in a required total of 89 parking spaces with the applicant providing 101 to accommodate customers and employees. Sec. 7.864

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

landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is not required per Sec. 7.940, however, screening of the dumpster is required per Sec. 7.980. A Landscape Plan has been provided and approved.

Refuse: A dumpster is located on the south-west side of the parking lot and will be fully screened. Sec. 7.940

Sec. 7.131 - Review and Evaluation Criteria for Site Plans

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

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

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

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

Internal elements of the Site Plan including but not limited to the following:

Arrangements of Buildings, Usages and Access Management	Parking Areas	Drainage Improvements/Grading Plan
Permanence of Use and Availability of Alternate Uses	Driveways	Provisions for Handicapped Access
Elevation of View or any Required or Proposed Screening: Including Height, Materials, Percent of Screening and Transitional Elements.	Refuse Collection	Exterior Lighting
Setback	Fire Hydrant Location	Sidewalks
Landscaping and Open Space Plan	Sight Clearance at Intersections and Driveways	Loading Facilities
Size	Location Height and Design Features on all Signs	Vehicular and Pedestrian Circulation
Lot Arrangements		

Modifications to the Site Plan which would result in increased compatibility, or would mitigate

potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards.

Entry Corridor Design Guidelines and Standards Review

Staff has reviewed the renderings and provided the application feedback regarding the design on May 12, 2025. Please see Staffs review of the proposed design.

1.1 - 1.4 Architectural Style: The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic and the selected design is an interpretation of the Commercial Building Design which is appropriate (1.2)

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

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

4.1 - 4.8 Architectural Features: The design includes walls with interest as well as "human scale" with clearly defined entrances and canopies. (4.1 - 4.8)

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

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

7.1 - 7.4 Building Height: The building heights fall within the maximum allowed building height of 38 ft and the applicant is proposing parapets with the tallest proposed height of 25 ft while the varying parapet heights will break up the mass and scale. (7.1-7.4)

8.1 - 8.4 Setbacks & Frontage: Doors and entryways shall be constructed facing the entry corridor and any side streets. The design as proposed is appropriate. (8.1)

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

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

11.1 - 11.7 Service Areas: The applicant has placed the service areas behind the building to the South (11.1 - 11.7)

12.1 - 12.7 Parking and Access: New surface parking areas are discouraged within view of Hwy 290 East and should be situated behind buildings and screened from street view. The design as proposed is compliant (12-1-12.7)

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

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

STAFF RECOMMENDATION:

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

Staff has performed a detailed review of the Site Plan and Entry Corridor application. The proposed development would result in a multi-tenant space and redevelopment of a significant intersection that includes curbing, sidewalks and relocated access points. The design as presented is reflective of the Hill Country aesthetic and Commercial Building form.

If the commission were to approve the Site Plan and Entry Corridor Application, it should be conditioned upon the following:

- Approval of Civil Construction Plans
 - TxDOT approval of driveway permit
-
-

ATTACHMENTS:

1. SP-2505 Location Map
2. SP-2505 _Review Comments Combined
3. SP-2505 Response to Comments
4. SP-2505 Elevations_ Renderings
5. SP-2505 Site Plan_ A100
6. SP-2505 Site Plan_ Landscape Plan
7. SP-2505 Site Plan Entry Corridor Application

APPROVAL/REVIEW:



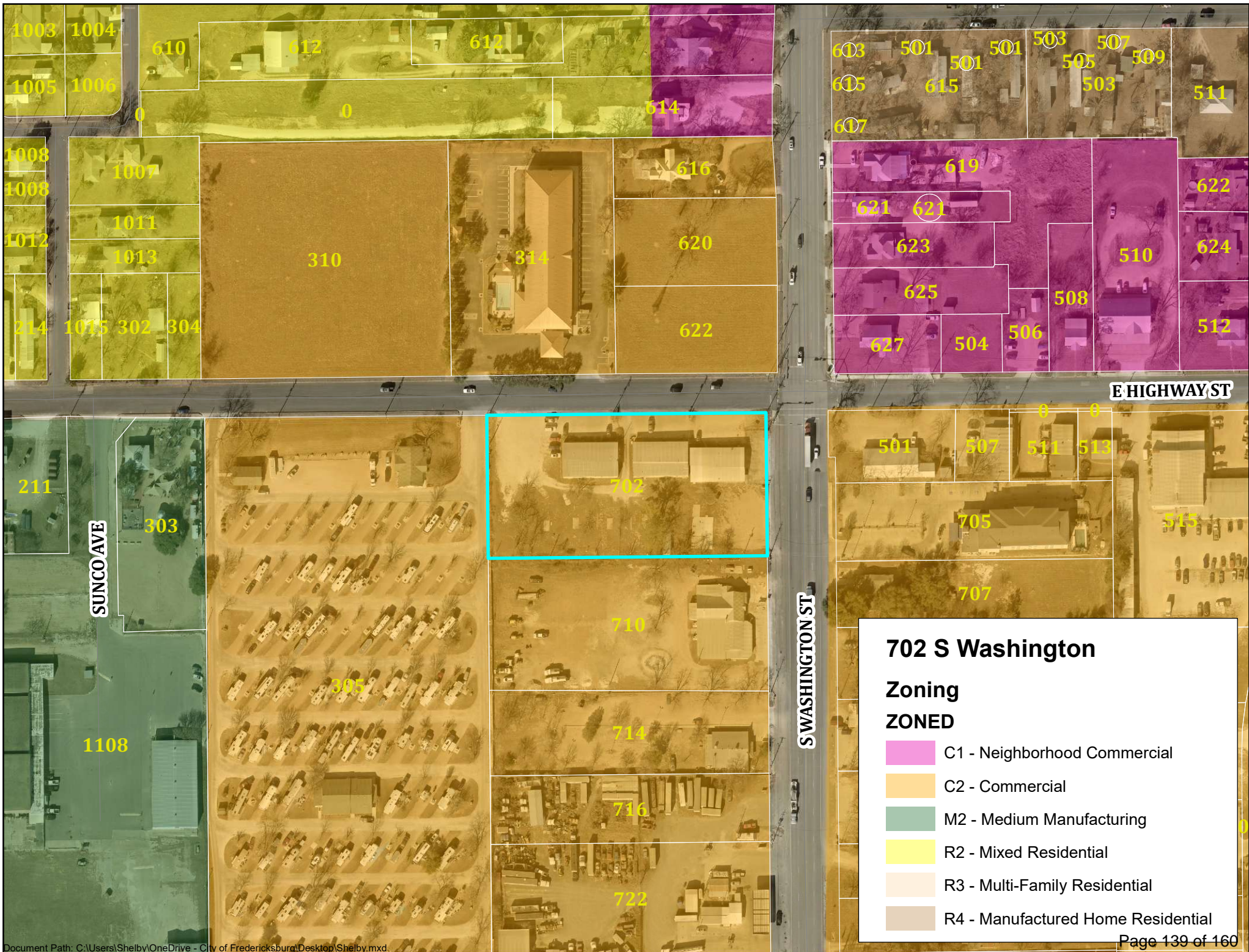
Shelby Collier, Senior Planner

Date: May 30, 2025



William McKamie, City Attorney

Date: May 30, 2025



702 S Washington

Zoning

ZONED

- C1 - Neighborhood Commercial
- C2 - Commercial
- M2 - Medium Manufacturing
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential



May 12, 2025

S.E. Daniels Construction, LLC
sissy@sedanielsconstruction.com

RE: SP-2505, Review Comments for the 87 Plaza located for 702 S Washington.

Dear Mrs. Daniels,

Project will require Planning and Zoning approval scheduled for **Wednesday, June 4, 2025**, at New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624 at 5:30pm.

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 Plan by **Monday, May 19, 2025**.

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

- Provide a Zoning Summary that depicts the following:
 - Building and Impervious Cover per [Sec. 3.210](#). Include maximums allowed and proposed.
 - Building Heights per [Sec. 3.210](#). Include maximums allowed and proposed.
 - Setbacks per [Sec. 3.210](#). Include maximums allowed and proposed.
 - Parking requirements per [Sec. 7.860](#). The use determines the parking requirements. For example, a restaurant use requires 1 per 4 seats, whereas, professional office requires 1 per 400 sq ft. Show the work. [Sec. 7.131](#)
- Show loading and unloading zones. [Sec. 7.131](#)
- Show parking space dimensions per [Sec. 7.860](#).
- Show ADA parking space and depict ADA compliance.
- Provide Landscaping Plan per [Sec. 7.920](#)
- Show compliance with Screening per [Sec. 7.940](#) & [Sec. 7.980](#)
- Provide a note that all lighting will be compliant with [Article XV – Outdoor Lighting](#)
 - Fixture types (lighting plan) will be reviewed at the time of building permitting.

The City of Fredericksburg

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

- Entry Corridor 2.1 – 2.6. Provide a material list that identifies the materials requested as well as their placement. It appears that the stone veneer is Limestone combined with Stucco which is appropriate.
- Entry Corridor 3.1-3.3. Choose colors used traditionally in Fredericksburg. Color requests may be shown on the material list.
- Entry Corridor 4.1-4.6. Blank or featureless walls will not be approved along entry corridors or side streets. Design buildings with “human scale” by using architectural enhancements. For any multi-tenant commercial development, a covered arcade/structural canopy shall be provided along the front façade of the building.
- Entry Corridor 5.2. Use a variation in materials, textures, patterns, colors and details to break down the mass and scale of a building.
- Entry Corridor 6.1. A landscaped base area shall be provided for monument signs.
- Entry Corridor 7.2. Work with existing streetscape and define heights that are appropriate to create a welcoming environment and consistency. The proposed height of 30 ft in its current configuration is not compatible.
- Entry Corridor 7.4. Actual or implied floor-to-floor heights above 15-20 feet on the exterior should be avoided, as a building may begin to lose its “human scale” appearance.
- Entry Corridor 8.2. The front door should connect to the sidewalk along the entryway. A pedestrian would have to cross a drive isle to access the building. This is not preferred.
- Entry Corridor 9.1 – 9.13. Needs to be addressed. A landscaping plan has not been submitted.
- Entry Corridor 10. A Good example of compliant lighting is Guadalupe Bank, 804 S Adams.
- Entry Corridor 11.1. Loading/unloading areas shall be clearly identified.
- Entry Corridor 12.5 – 12.8. A landscaping plan is required and should include 1 tree per 8 parking spaces. In addition, bicycle parking facilities should be provided at all new developments that occur on any street intersection.
- Entry Corridor 12.15. The design should minimize the need for pedestrians to cross parking aisles and landscaped areas. Separated pedestrian walkways should be incorporated into the parking lot design.
- Entry Corridor 14.5. Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, artworks to enhance the places that people will walk, gather or recreate.

Engineering Comments

1. This project will require the submission of civil construction plans.
2. Please provide updated TxDOT driveway permit.
3. Please dimension separation distance between the driveway on Highway Street and the intersection.
4. Please provide TxDOT approval of curb, sidewalk, and water tap along S Washington St

The City of Fredericksburg

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5. Construct concrete curb along Highway Street with City of Fredericksburg standard curb.
6. Construct public concrete sidewalk to City of Fredericksburg standards.
7. Please show all existing utilities on plans and show proposed utility connections.
8. Please show sight visibility triangles at each driveway.
9. Provide existing versus proposed impervious cover calculations. Runoff generated from additional impervious cover must be detained.

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

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



Jan Musgrove, Planner 1
Development Review Committee (DRC)

87 PLAZA
702 S. WASHINGTON
5-19-2025

Comment response sheet SP-2505:

Provide a Zoning Summary that depicts the following in compliance with Sec 3.210

See attached Site Plan 5-19-25 which includes building and impervious coverage calculations allowed and proposed – A100

See attached updated Site Plan 5-19-25 showing building heights including maximum allowed and proposed – A100 & C5.0

Setbacks are shown on Sheet C5.0

- Parking requirements Sec 7.860 & Sec 7.131 are shown on Site Plan Sheet A100

Loading and unloading zones are on Site Plan Sheet A100

Parking space dimensions are shown on Site Plan Sheet A100 -

ADA parking and ADA compliance are Site Plan Sheet A100

- Landscaping plan Sec 7.920 was in original submission and updated plan dated 5-19-25 is attached

Screening in compliance with Code 7.940 & 7.980 – See Site Plan Sheet A100

All Lighting will be in compliance with dark sky requirements – Sheet ESP01

ENTRY CORRIDOR

2.1-2.6 & 3.1-3.3

While specific materials, colors, canopy materials, stone and storefronts have not been selected the following is the color pallets and overall plan which will be in compliance with the Entry Corridor Design standards:

Exterior building materials will consist of:

Tilt Wall

Stucco

Stone

Metal

Aluminum/Glass storefront

Exterior items to be painted on building:

Proposed color ranges:

Tilt wall: Earthtones such as tans, browns, beiges, greys, etc.

Stucco: Earthtones such as tans, browns, beiges, greys, etc.

Stone area on building:

Stone/Brick to be cream, tan, brown, grey color palettes

Canopies : To be determined but consistent with City of Fredericksburg Entry Corridor Design Standards 2.1-2.6

Entry Corridor 4.1-4.6 See Colored renderings included. Canopies are shown above storefronts and color of canopies may change but will be consistent with the Design Standards

Entry Corridor 5.2 the above material selections and colors will provide for breaking down the mass and scale of the building, and will also include varying roof lines at the parapet walls

Entry Corridor 6.1 – Landscape base area was added to monument sign locations on updated landscape plan 5-19-25 – attached

Entry Corridor 7.2;7.4 The proposed parapet heights range from 22’ to the highest being 25’ are within the standards. Detailing is added to create varying heights so that the scale is broken up and are also designed to shield roof top equipment. The varying parapet heights will lend themselves to a variety of wall finishes which will also break up the scale. Sheet S3.1

Entry Corridor 8.2 All storefront doors are accessed directly by the continuous sidewalk. The required fire lane is located along the front of the building; hash-lined crosswalks are provided to enable pedestrians to cross from the parking area to the building sidewalk. SheetA100 - Fire Lane is on Sheet C13***

Entry Corridor 9.1 – 9.13 Landscaping plan was submitted with original package – attached is updated plan 5-19-25.

Entry Corridor 10. All lighting will be in compliance with dark sky requirements - Sheet ESP01

Entry Corridor 11.1 See updated Site plan 5-19-25 designating loading and unloading areas. A100

Entry Corridor 12.5-12.8 Landscape plan – Updated 5-19-25 Site plan has location of bike racks - Sheet A100

Entry Corridor 12.15 The required fire lane is located along the front of the Building; hash-lined crosswalks are provided to enable pedestrians to cross from the parking area to the building sidewalk - Site plan - Sheet A100

Entry Corridor 14.5 This project will be constructed with quality materials and professional design applications, but most likely will not incorporate furnishings, artwork, etc. Landscaping will be the focal point for enhancement.

ENGINEERING:

1. Civil construction plans will be submitted at the time building plans are submitted for permitting
2. TxDOT driveway permit will be done during the project permitting process and is in progress by Civil Engineer
3. The dimensions for separation distance between driveway on Highway and the intersection is shown on Sheet C5????
4. TxDOT approval for curb, sidewalk and water tap along S. Washington will be done during the construction permitting process.
5. Concrete curb along Highway – Sheet C5
6. Public concrete sidewalk shown – Sheet C5
7. Existing and proposed utilities are shown on Sheet C5.0, ESP01, C13***
8. Sight visibility triangles – Civil sheets See – Exhibits***
9. Existing vs proposed impervious coverage calculations are on architectural site plan Sheet A100. NOTE: runoff detention is shown on Civil sheet C12 – Also see Sheet C18 – Pre drainage & C19 Post drainage for calculations.

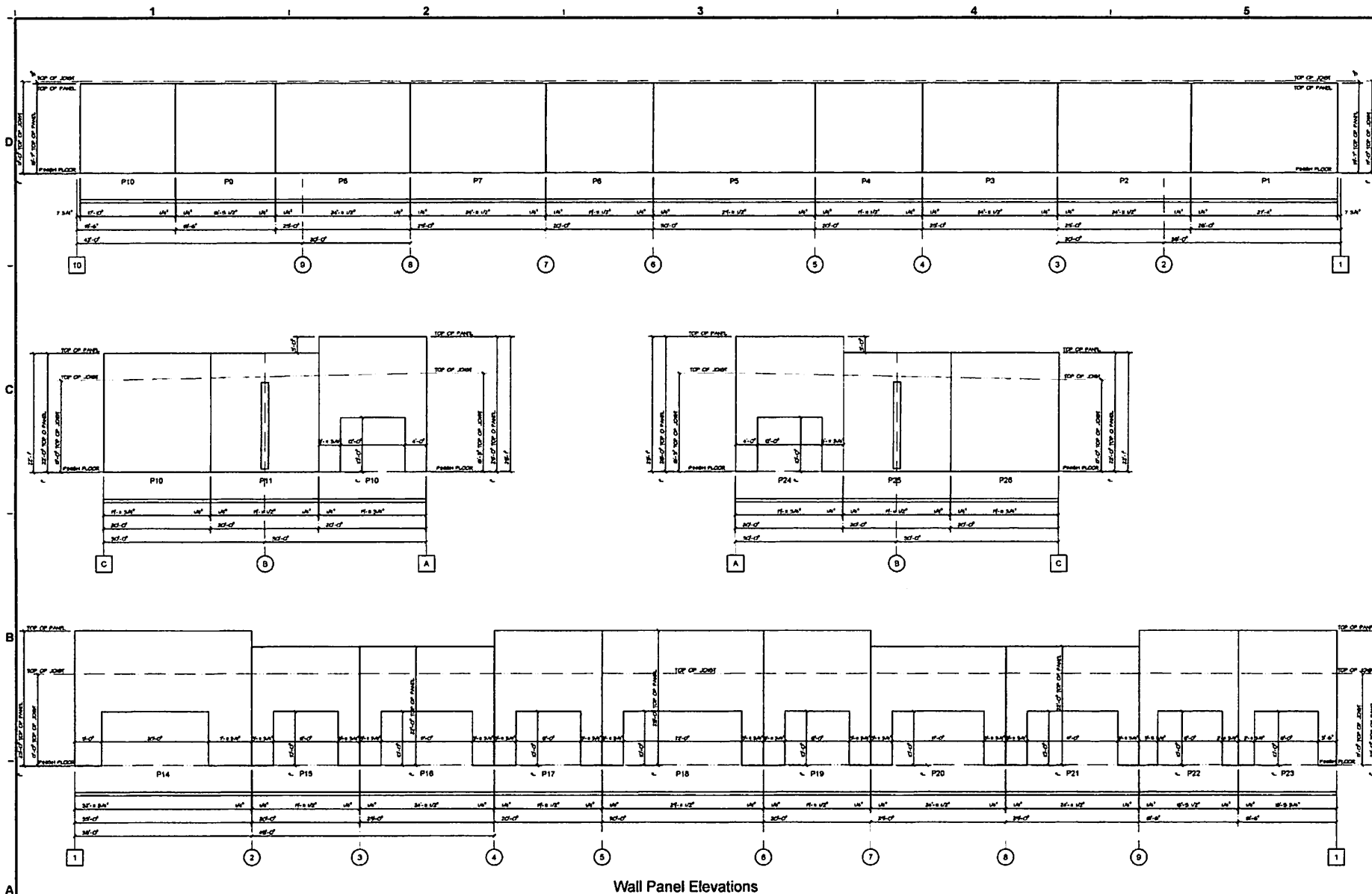
*** NOTE: Due to timing constraints, Civil Sheets C12, C13, C18 & C19 are included for reference to proposed grading, fire lanes and utilities and runoff calculations only. All civil sheets will be updated to correspond to site plan A100 and Civil site plan C5, when site plan has been approved by P & Z. The same applies to Exhibits for sight visibility triangles.



87 PLAZA
702 S. Washington St.



87 PLAZA
702 S. Washington St.



Wall Panel Elevations

THE PANEL ELEVATION DRAWINGS PREPARED BY THE STRUCTURAL ENGINEER SHALL BE USED FOR PLATE LOCATION AND PANEL FORM LAYOUT. ALL EMBEDDED PLATES SHOWN ON THE PANEL ELEVATIONS ARE ALSO DETAILED BY SECTION. PLATE LOCATIONS AND QUANTITIES SHOWN ON THESE ELEVATIONS MAY BE USED BY THE FABRICATION DETAILER. IN CASE OF DISCREPANCY, THE INFORMATION SHOWN ON THE SECTIONS SHALL BE ADHERED TO. THE FABRICATION DETAILER IS STILL RESPONSIBLE FOR DETAILED ALL THE SPECIFIED INFORMATION REQUIRED. THE STRUCTURAL ENGINEER'S PANEL ELEVATIONS ARE VIEWED LOOKING AT THE INTERIOR FACE OF THE PANEL, UNLESS NOTED OTHERWISE. PANELS SHALL BE CAST ON THE CASTING SLAB DISPLAYED FACE UP.

REVISION	DESCRIPTION	DATE

PRELIMINARY REVIEW
 AXIS STRUCTURAL LLC
 10000 W. HWY 171
 SUITE 100
 FREDERICKSBURG, TX 77834

PREPARED BY
 TU & NGUYEN INVESTMENTS
 805 CARROLL WAY
 CIBOLO, TEXAS 78841

AXIS
 STRUCTURAL

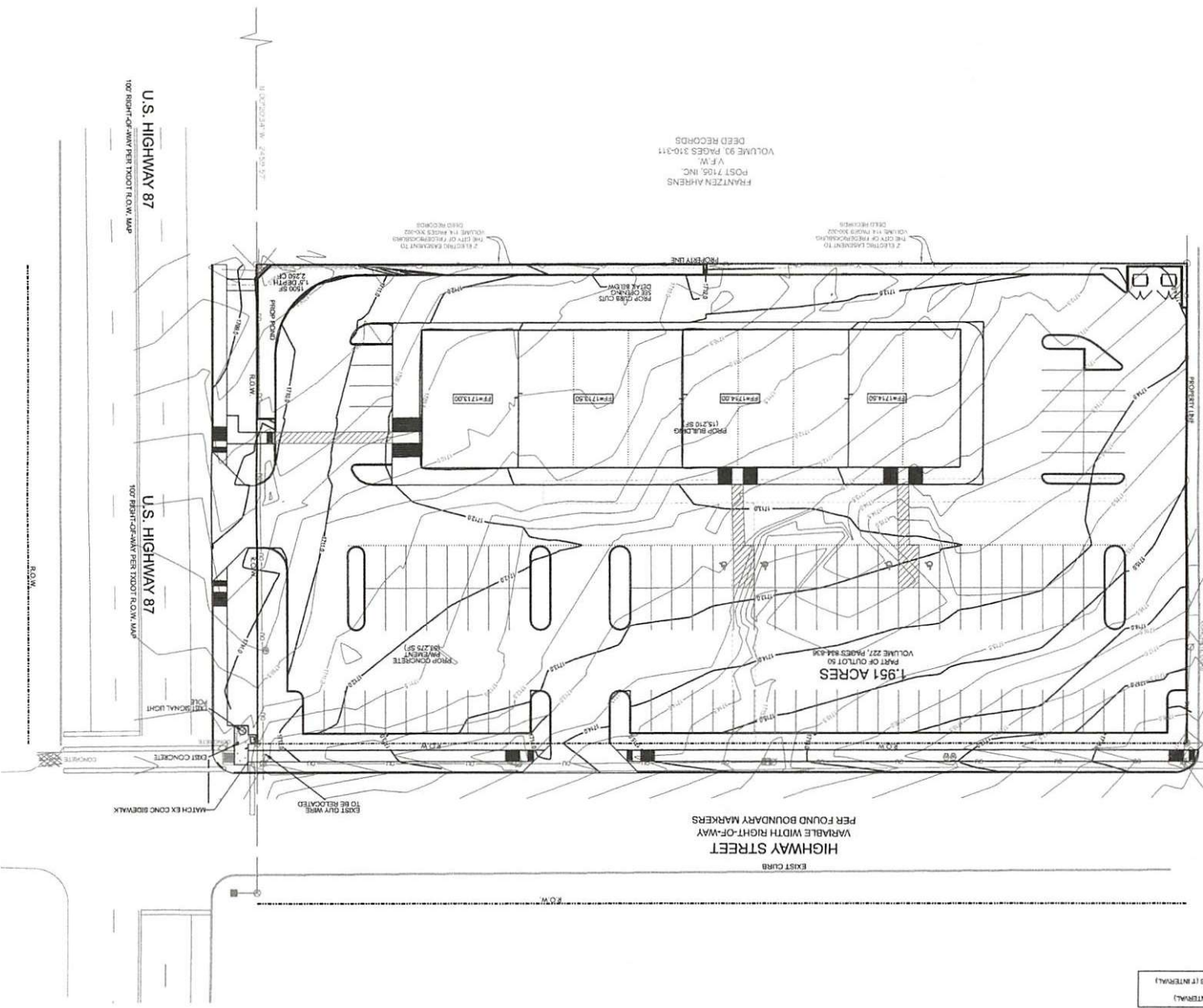
TU & NGUYEN INVESTMENTS
 805 CARROLL WAY
 CIBOLO, TEXAS 78841

Wall Panel Elevations
 FREDERICKSBURG RETAIL
 7025 SOUTH WASHINGTON ST. & E HWY STREET
 FREDERICKSBURG, TEXAS

SCALE: AS INDICATED
 PROJECT NO: 24021-1
 DATE: 4.17.2025
 SHEET NO: **S3.1**

SHEET: C12.0
 FILE NAME:
 JOB #:
 SCALE 24x36: 1"=20'
 SCALE 11x17: 1"=40'
 REVISION DATE:
 DATE: 04 / 28 / 25
 APPROVED BY: R.R.
 CHECKED BY: R.R.
 DRAWN BY: R.M.C.
 PROPOSED GRADING PLAN
 (CONT'D)
 702 S WASHINGTON STREET
 FREDERICKSBURG, TX 78624
 B7 PLAZA
 04-28-25

 TEXAS PROFESSIONAL REGISTERED ENGINEER NO. 20193
 2111 PINEBROOK
 FARMERSVILLE, TEXAS 77936
 DO-RITE
 ENGINEERING, LLC



LEGEND:
 ——— PROPOSED CONTOURS (1' INTERVAL)
 - - - - - EXIST CONTOURS (1' INTERVAL)

NOTE:
 CONTRACTOR TO ADJUST ANY WATER METERS,
 WATER VALVES, CAMBERS AND EXHAUST
 TO PROPOSED FINISH GRADE. REFER TO SHEET
 C11 FOR EXIST WATER METERS, WATER VALVES,
 GAS METERS AND CLEANOUTS LOCATION.

FB HILL COUNTRY RV, LLC
 8.84 ACRES
 DOCUMENT NO. 2014233
 OFFICIAL PUBLIC RECORDS

FRANTZEN-ADRENS
 POST 7105, INC.
 V.F.W.
 VOLUME 93, PAGES 310-311
 DEED RECORDS

1.961 ACRES
 PART OF LOT 50
 VOLUME 227, PAGES 844-846

HIGHWAY STREET
 VARIABLE WIDTH RIGHT-OF-WAY
 PER FOUND BOUNDARY MARKERS

U.S. HIGHWAY 87
 100' RIGHT-OF-WAY PER TxDOT ROW MAP

U.S. HIGHWAY 87
 100' RIGHT-OF-WAY PER TxDOT ROW MAP



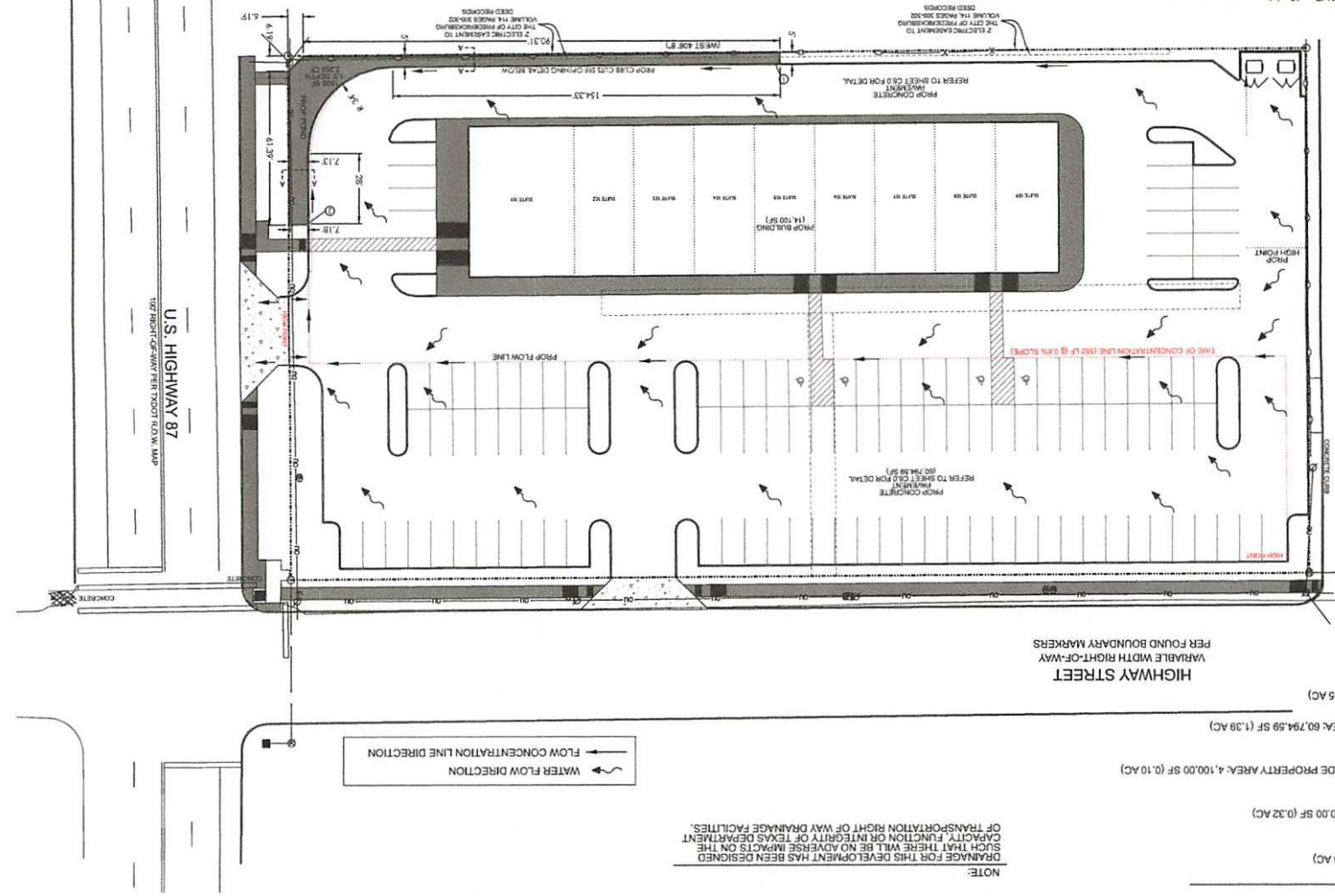
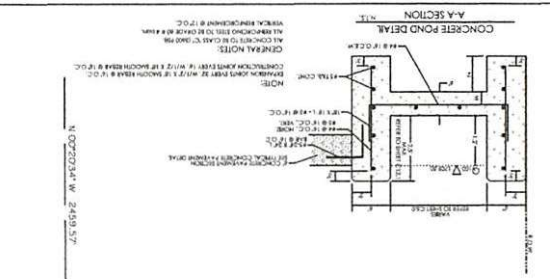
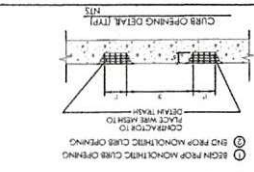
DO-RITE ENGINEERING, LLC
 3111 LUBBOCK
 LUBBOCK, TEXAS 79404
 TEXAS REGISTRATION NO. 20493
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 87027
 EXPIRES 09-20-25

702 S. WASHINGTON STREET
 FREDERICKSBURG, TX 78624
 POST-DRAINAGE
 CONDITIONS EXHIBIT

DATE: 04 / 28 / 25
 REVISION DATE: 11/17 / 24
 SCALE 24x36: 1"=20'
 SCALE 11x17: 1"=40'

APPROVED BY: R.R.
 CHECKED BY: R.R.
 DRAWN BY: R.M.G.

SHEET: C19.0



Drainage Calculations Using Rational Method (Q=CIA) (Tc = 12 min)

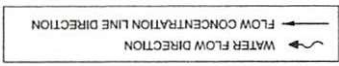
Area	SF	Area Ac	C	I	Q ₁	Q ₂	Q ₃	Q ₄	Q ₅	Q ₆	Q ₇	Q ₈	Q ₉	Q ₁₀	Q ₁₁	Q ₁₂
PRE DESIGN	11,828	0.27	1.00	4.56	6.02	7.11	8.26	9.49	10.32	1.24	1.53	2.24	2.80	3.44	4.56	5.72
Exit Building Area	36,024	0.83	0.67	4.55	6.02	7.11	8.26	9.49	10.32	2.52	3.94	4.56	5.72	7.31	8.94	11.15
Exit Driv Area	30,866	0.71	1.00	4.55	6.02	7.11	8.26	9.49	10.32	3.22	5.04	5.85	7.31	9.15	11.15	13.54
Exit Asphalt Conc Area	2,328	0.05	1.00	4.55	6.02	7.11	8.26	9.49	10.32	0.35	0.54	0.63	0.78	0.94	1.15	1.32
Exit Conc Area	2,938	0.07	1.00	4.55	6.02	7.11	8.26	9.49	10.32	0.31	0.48	0.56	0.70	0.84	1.04	1.22
Total (Commercial)	84,994	1.95	0.88	4.55	6.02	7.11	8.26	9.49	10.32	7.64	11.93	13.86	17.32	21.98	27.98	34.38
NET OFF. CAP.	84,994	1.95	0.87	4.55	6.02	7.11	8.26	9.49	10.32	6.66	10.64	12.22	15.33	19.38	24.38	29.38
Prop Conc Pav Area	59,225	1.36	1.00	4.38	5.80	6.85	7.96	9.15	9.95	5.96	9.32	10.64	13.54	17.32	21.98	27.98
Prop Conc Side Area	4,100	0.09	1.00	4.38	5.80	6.85	7.96	9.15	9.95	0.41	0.64	0.75	0.94	1.15	1.32	1.53
Prop Building Area	14,100	0.32	1.00	4.38	5.80	6.85	7.96	9.15	9.95	1.42	2.22	2.56	3.22	4.04	4.94	5.85
Prop Driv Area	7,500	0.17	0.67	4.38	5.80	6.85	7.96	9.15	9.95	0.51	0.79	0.92	1.15	1.32	1.53	1.73

Drainage Calculations Using Rational Method (Q=CIA) (Tc = 12 min)

Area	SF	Area Ac	C	I	Q ₁	Q ₂	Q ₃	Q ₄	Q ₅	Q ₆	Q ₇	Q ₈	Q ₉	Q ₁₀	Q ₁₁	Q ₁₂
PRE DESIGN	11,828	0.27	1.00	4.56	6.02	7.11	8.26	9.49	10.32	1.24	1.53	2.24	2.80	3.44	4.56	5.72
Exit Building Area	36,024	0.83	0.67	4.55	6.02	7.11	8.26	9.49	10.32	2.52	3.94	4.56	5.72	7.31	8.94	11.15
Exit Driv Area	30,866	0.71	1.00	4.55	6.02	7.11	8.26	9.49	10.32	3.22	5.04	5.85	7.31	9.15	11.15	13.54
Exit Asphalt Conc Area	2,328	0.05	1.00	4.55	6.02	7.11	8.26	9.49	10.32	0.35	0.54	0.63	0.78	0.94	1.15	1.32
Exit Conc Area	2,938	0.07	1.00	4.55	6.02	7.11	8.26	9.49	10.32	0.31	0.48	0.56	0.70	0.84	1.04	1.22
Total (Commercial)	84,994	1.95	0.88	4.55	6.02	7.11	8.26	9.49	10.32	7.64	11.93	13.86	17.32	21.98	27.98	34.38
NET OFF. CAP.	84,994	1.95	0.87	4.55	6.02	7.11	8.26	9.49	10.32	6.66	10.64	12.22	15.33	19.38	24.38	29.38
Prop Conc Pav Area	59,225	1.36	1.00	4.38	5.80	6.85	7.96	9.15	9.95	5.96	9.32	10.64	13.54	17.32	21.98	27.98
Prop Conc Side Area	4,100	0.09	1.00	4.38	5.80	6.85	7.96	9.15	9.95	0.41	0.64	0.75	0.94	1.15	1.32	1.53
Prop Building Area	14,100	0.32	1.00	4.38	5.80	6.85	7.96	9.15	9.95	1.42	2.22	2.56	3.22	4.04	4.94	5.85
Prop Driv Area	7,500	0.17	0.67	4.38	5.80	6.85	7.96	9.15	9.95	0.51	0.79	0.92	1.15	1.32	1.53	1.73

FB HILL COUNTRY RV, LLC
 8.94 ACRES
 DOCUMENT NO. 2014232
 OFFICIAL PUBLIC RECORDS

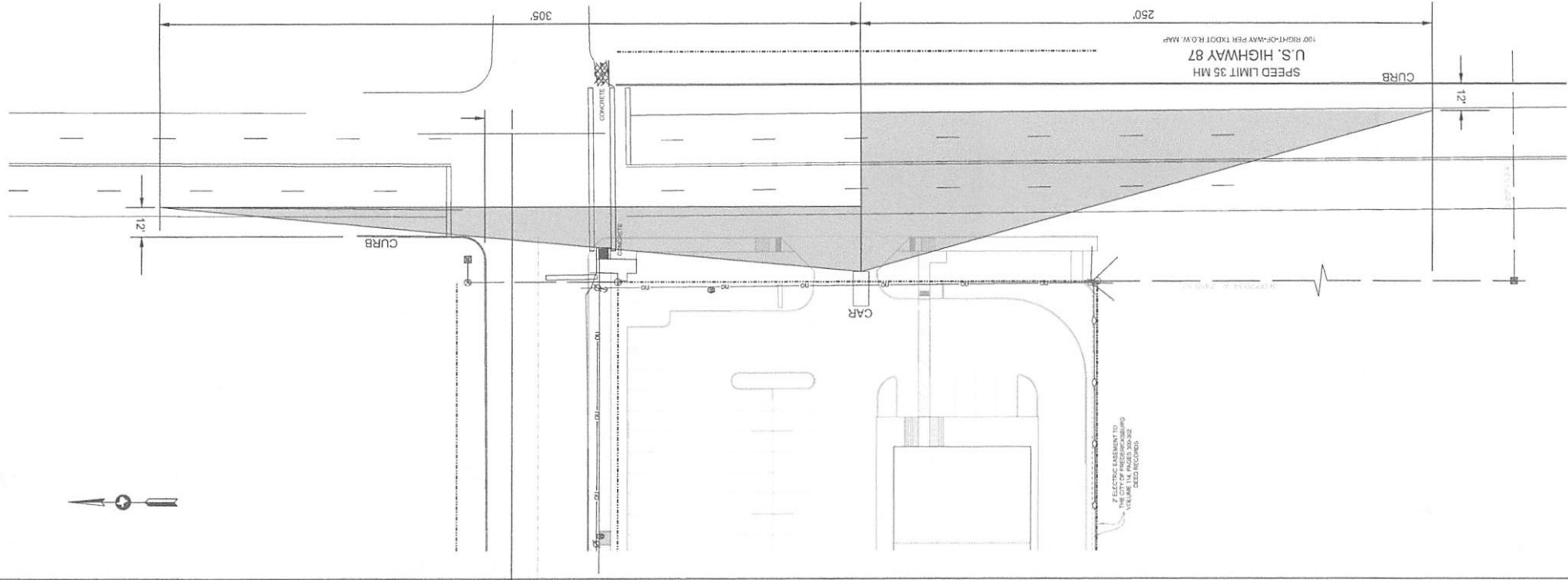
NOTE:
 DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED
 SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE
 CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT
 OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.



DESIGN SPEED	CONTROLLED INTERSECTION SIGHT DISTANCE	CONTROLLED INTERSECTION, LEFT TURN FROM MINOR ROAD SIGHT DISTANCE	UNCONTROLLED INTERSECTION, SIGHT DISTANCE
35 mph	250'	305'	165'
30 mph	200'	245'	140'
25 mph	155'	195'	115'
20 mph	115'	145'	90'
15 mph	80'	105'	70'

SIGHT DISTANCE STANDARDS

SPEED LIMIT 30 MH
 HIGHWAY STREET
 VARIABLE WIDTH RIGHT-OF-WAY
 PER FOUND BOUNDARY MARKERS



DO-RITE ENGINEERING, LLC
 3111 BARBECUE LANE, SUITE 200
 FORT WORTH, TEXAS 76104
 TEXAS PROFESSIONAL ENGINEERING NO. 20843
 LICENSE EXPIRES 09-14-25

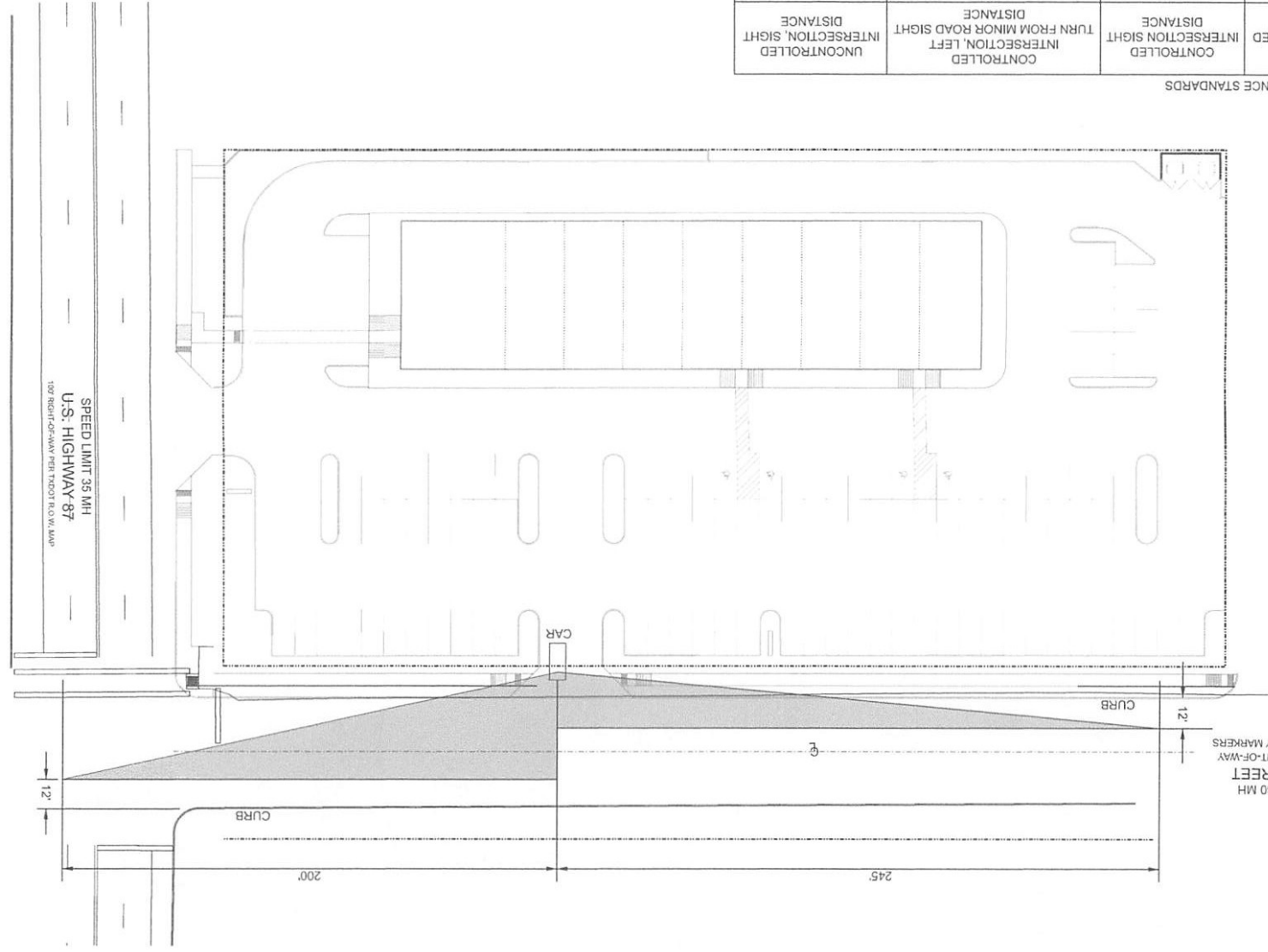
RICARDO RUIZ
 LICENSE NO. 87027
 CIVIL ENGINEER
 STATE OF TEXAS

702 S. WASHINGTON STREET
 FREDERICKSBURG, TX 78624
 DRIVEWAY SIGHT DISTANCES EXHIBIT
 U.S. HIGHWAY 87

DRAWN BY: R.M.G.
 CHECKED BY: R.R.
 APPROVED BY: R.R.
 DATE: 04 / 28 / 25
 REVISED DATE: 05 / 14 / 25
 SCALE (PLAT): 1"=40'
 SCALE (AS SH.): 1"=20'
 JOB #:
 FILE NAME:
 SHEET:

DESIGN SPEED	CONTROLLED INTERSECTION SIGHT DISTANCE	CONTROLLED INTERSECTION, LEFT TURN FROM MINOR ROAD SIGHT DISTANCE	UNCONTROLLED INTERSECTION, SIGHT DISTANCE
35 mph	250'	305'	165'
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15 mph	80'	105'	70'

SIGHT DISTANCE STANDARDS



SPEED LIMIT 30 MH
HIGHWAY STREET
VARIABLE WIDTH RIGHT-OF-WAY
PER FOUND BOUNDARY MARKERS

SPEED LIMIT 35 MH
U.S. HIGHWAY 87
100' RIGHT-OF-WAY PER THDOT FLOW MAP

DO-RITE ENGINEERING, LLC
 3111 GERRARD
 FREDERICKSBURG, TX 78624
 TEL: 361-828-9977
 TEXAS REGISTRATION NO. 20995

STATE OF TEXAS
 BOARD OF ENGINEERING EXAMINERS
 05-14-25
 07027
 87 PLAZA
 FREDERICKSBURG, TX 78624

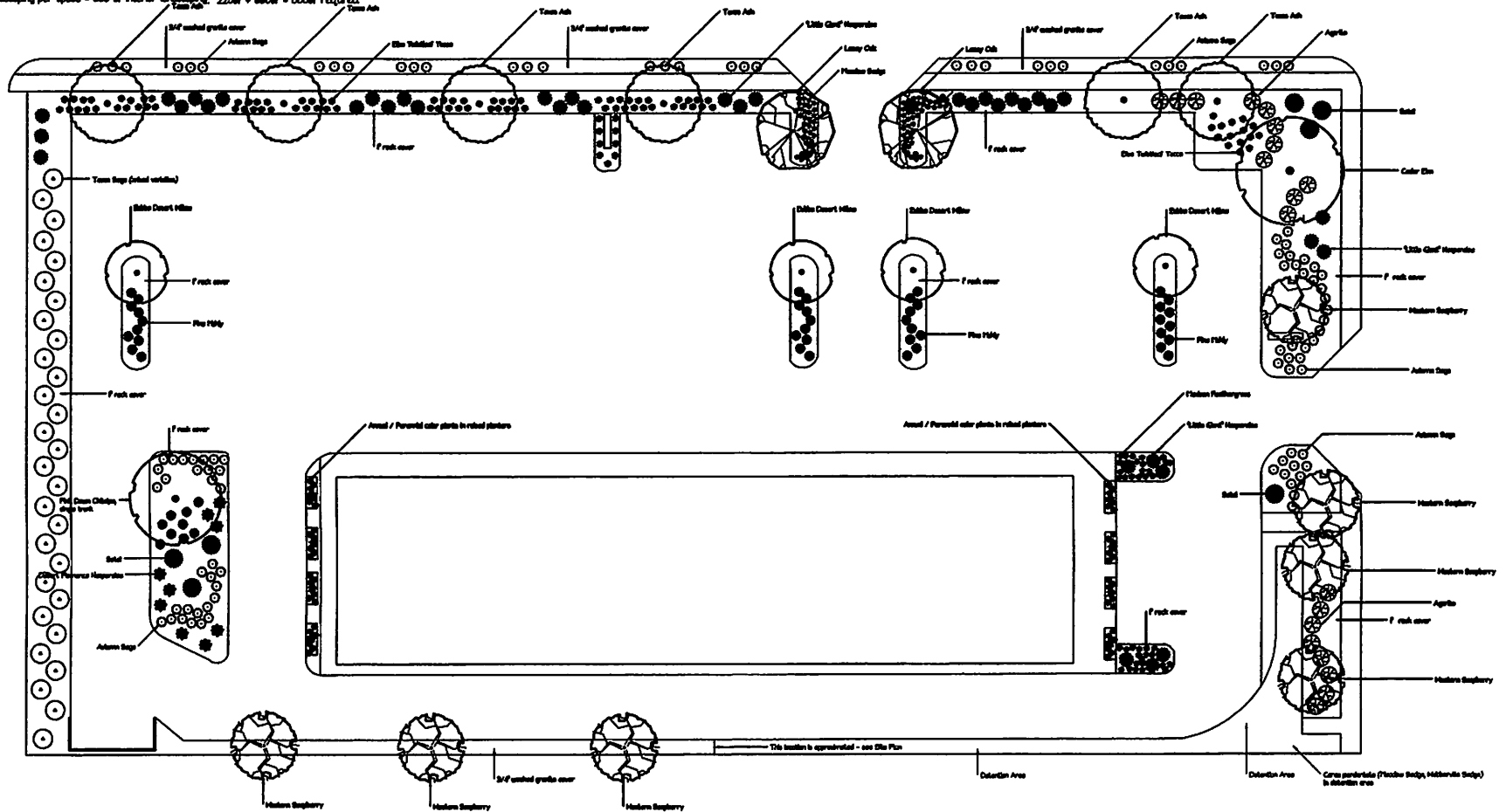
702 S. WASHINGTON STREET
 FREDERICKSBURG, TX 78624
 DISTANCES EXHIBIT
 HIGHWAY STREET DRIVEWAY

DRAWN BY: R.M.C.
 CHECKED BY: R.R.
 APPROVED BY: R.R.
 DATE: 04 / 28 / 25
 REVISED DATE: 05 / 14 / 25
 SCALE (X1/17): 1"=40'
 SCALE (X1/20): 1"=20'
 JOB #:
 FILE NAME:
 SHEET:



Estimated 27,776 'other vehicles areas' requiring landscaping
 27,726sf - 5000sf deduction = 22,726sf ± 1 sf of landscape per 100 sf of paved area yields 226sf landscaped interior area
 46 interior parking spaces x 10sf landscaping per space = 460sf of interior landscaping. 226sf + 460sf = 686sf required.

Interior trees 1 per 100sf of required landscape area 686sf / 100 = .68 trees required. Proposed interior trees = 5



REVISION HISTORY

- Revision 1. Added western extent of detention area. Moved callout location for washed granite cover at South end. Added callouts for Detention Area.
- Revision 2. Added footprint for monument signs at 2 locations. Added pervious landscaped area around sign on Highway Street. Added / adjusted plantings around signs.
- Revision 3. Corrected REV2 notes to say pervious instead of Impervious. Modified (changed font) and moved location of notes related to landscaped areas and tree counts. Modified (changed font) of Revision History notes. May 16 2025
- Revision 4. Revised parking island areas per revised site plan. Added callout for ground cover at (raw green) detention area. May 19 2025

702 South Washington		
Landscape Site Plan		
Fredericksburg, Texas		
client	date	revision
scale	05.16.2025	4. see revision history
1/16" = 1 foot	checked by	drawing #
Friendly Natives		042525-1



Friendly Natives
 1107 N. Llano
 Fredericksburg, Texas 76824
 530-998-2870
 Matt Kolodzie



SITE PLAN/ENTRY CORRIDOR/OFF STREET PARKING APPLICATION

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

A. Project Information

Project Name: 87 PLAZA
Project Address: 702 S. Washington
Parcel ID Numbers: 27473

B. Application Type: Check all that apply

- Administrative Site Plan - \$400.00
- P&Z Site Plan - \$500.00
- Entry Corridor Design Guidelines and Standards - \$100.00
- Off-Site Parking Agreement - \$200.00
- DRC Review comments - \$250

C. Applicant/Owner Information

Property Owner

Owner Name: Tu & Nguyen Investments, LLC
Owner Address: 605 Oakmont Way, Cibolo, Texas 78108
Owner Phone Number: 830-990-2222
Owner Email Address: hangthuytu0609@gmail.com

Applicant

Applicant Name: S.E. Daniels Construction, LLC.
Applicant Address: 28550 IH 10 West, Suite #2, Boerne, Texas 78006
Applicant Phone Number: 830-981-4646 - 210-833-2321 cell
Applicant Email Address: sissy@sedanielsconstruction.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: **Sissy Daniels**

Digitally signed by Sissy Daniels
Date: 2025.04.21 17:20:38 -05'00'

Printed Name: **Sissy Daniels, Vice President**

Staff Use Only

Application Number: **SP_2505**

Date: **4/28/25**

Required Checklist Items Included: **\$850.00 Ch # 1069**