



City of Fredericksburg

Zoning Board of Adjustment Meeting Agenda
Wednesday, September 17, 2025 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Clay Sears, Chair
Eric Hammersen, Vice Chair
Jennifer Eggleston, Member
Taylor Williams, Member

Mike Mahoney, Member
Jim McAfee, Alternate Member
Adam Luton, Alternate Member

The City of Fredericksburg Zoning Board of Adjustment will meet in a regular session on Wednesday, September 17, 2025, at 5:30 PM. The meeting will be available within 24 hours to re-watch on the City's website: fredericksburgtx.portal.civicclerk.com.

Written Comments: to be submitted remotely:

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

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. 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. ROLL CALL**
- 2. CALL TO ORDER**
- 3. APPROVAL OF MINUTES**
 - A. July 16, 2025, Regular Meeting Minutes
 - i. July 16, 2025, Regular Meeting Minutes
- 4. PUBLIC HEARING**
- 5. ACTION ITEMS**

- A. **ZBA2025-07** - Request by Krista Duderstadt to request a setback variance per section 5.600 "Variance Proceedure" to allow for a 5-foot side yard setback from the street side yard instead of the required 15-foot side yard setback for the property commonly known as 401 East College Street.

- B. **ZBA2025-08** - Request by Shelby Collier to request a setback variance per section 5.600 "Variance Proceedure" to allow for a zero (0) interior side yard setback instead of the required 5-foot interior side yard setback for the property commonly known as 313 West Creek Street.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before TIME. on DATE, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**ZONING BOARD OF ADJUSTMENT
JULY 16, 2025
MEETING MINUTES
5:30 P.M.**

On the 16TH day of July 2025, the Zoning Board of Adjustment convened in regular session at the regular meeting place thereof with the following members present to constitute a quorum.

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

ABSENT: JIM MCAFEE – Alternate
TAYLOR WILLIAMS- Member

ALSO PRESENT: CLIFF CROSS – Director of Development Services
JAN MUSGROVE – Planner 1
ANNABELLE ACKLING– Legal Counsel, Virtual

The meeting was called to order at 5:41 P.M. by Clay Sears.

Letty Vacek, City Secretary, swore Clay Sears in as his term on board had been extended until June 30th, 2027.

Introduction of Director of Development Services: The new Director of Development Services, Cliff Cross, shared some of his extensive background in municipal government including roles; as zoning administrator, planning director, building official, fire marshal, floodplain administrator, and economic development grant writer. He emphasized his comprehensive understanding of development services from subdivision to certificate of occupancy and how excited he was to work for the City of Fredericksburg and the Zoning Board of Adjustment.

Minutes:

Eric Hammersen made a motion to approve April 16, 2025, Regular Meeting Minutes. Second, by Mike Mahoney. All voted in favor and the motion carried.

ZBA2025-05 - Request by John Scribner of Sign Remedy for Multi-Tenant Monument Sign. The sign is 67.5 Square Feet wide and an overall height of twelve feet. The sign would house panels for three different tenants of their business center, which is ten acres.

Clay Sears swore Stephanie Stewart in.

Applicant: Stephanie Stewart representing Sign Remedy, the proposed sign would be 67.5 square feet in size and twelve feet in height. It would house panels for three different tenants within the business center, which spans approximately ten acres.

Staff Summary:

A variance has been requested due to the uniqueness of the lot configuration. One of the lots does not have street frontage and only has exist access to Hwy 87. A land use agreement exists between the landowners for shared signage. Staff reviewed the variance request, highlighting the unique circumstances of the property, including its layout and access points. It was noted that the site plan approval process had considered these factors. Emphasis on the importance of maintaining aesthetic consistency within the development and re-stated that a single, well-designed monument sign would be preferable to multiple smaller signs, which could create visual clutter. The variance would not be inconsistent with the intent of the city code, given the unique circumstances of the property. Similar variances had been granted in other cases where the layout and access points justified a taller sign.

Board Discussion: The board raised concerns about the sign's height, noting that it exceeded the typical height for signs in the area. They discussed the potential precedent it might set and the impact on the surrounding area. They discussed the possibility of tabling the decision to gather more information. They noted that most signs in the vicinity were shorter and that a 12-foot sign might stand out in a way that was not desirable.

Applicant:

Stephanie Stewart justified the request by explaining that a taller sign would be more visible and effective for the three businesses involved, especially given the layout of the development. She emphasized the need for a unified sign rather than multiple smaller signs.

Eric Hammersen made a motion to table the item and to revisit it at next month's meeting.

Jennifer Eggleston seconded the motion. All voted aye and the motion carried unanimously.

ZBA2025-06 - Request by Gerado Noriega, GNA Architecture, on behalf of Create Healthy for a variance to reduce the required number of parking spaces from 197 to 151 spaces to accommodate the expansion of the existing wellness center at the property commonly known as 1006 S. State Hwy 16.

Clay Sears swore Dawn Bourgeois in.

Applicant:

Dawn Bourgeois, Director of the Wellness Center mentioned that the request was based on the shared parking ratios and the facility's usage patterns. The applicant maintained that the current parking capacity was sufficient to accommodate the expansion without significantly increasing concurrent usage. She stated that the expansion was necessary to enhance the quality of services

and accommodate the growing membership. She noted that the current facilities were near the end of their lifespan, particularly the pool and required significant upgrades.

Clay Sears opened the floor to the public hearing at 6:11PM

Public Comments on Parking Variance: Several members of the public, including long-time Wellness Center members, expressed their support for the parking variance, noting that the current parking capacity was sufficient and the expansion would benefit the community. Members highlighted the benefits of the expansion for the community, including enhanced services, more comfortable spaces, and the ability to host small regional swim meets. They emphasized the importance of the Wellness Center as a community asset. Members shared their observations that the parking lots were rarely full, even during peak times. They noted that the Ruben St. parking lot was often empty, indicating that the current parking capacity was more than adequate.

Mary Pennick, a business owner located nearby expressed her concern about “what if the extra parking lot on Reuben street were to be sold separately”

Dawn Bourgeois, Director of the Wellness Center assured her and the Board that that would never happen, that it would always be a part of the wellness center.

Clay Sears closed the public hearing at 6:41PM.

Discussion: The board reviewed the facility's usage patterns, noting that the Wellness Center had multiple uses that did not all require parking at the same time. They considered the historical parking data and the adequacy of the current parking capacity. The board deliberated on the potential impact of losing the off-site parking lot on Reuben Street. They discussed the possibility of attaching conditions to the variance. The board members asked for legal counsel’s input into the possibility of the property owner submitting a voluntary legal document that binds the two parking lot areas together with the Wellness Center property and to review the legal implications and feasibility of attaching conditions to the variance that ensured the Ruben St. parking lot remains part of the Wellness Center property and if the parking requirements and the possibility of a deed restriction as part of the site plan approval process could be confirmed. provide documentation showing that the Ruben St. parking lot will always be part of the Wellness Center property.

Eric Hammersen made a motion to approve the parking variances noting that the Site plan still had to be approved and that conditions could be added to it concerning securing the off -street parking lot on Reuben Street.

Adam Luton seconded the motion. All voted aye, and the motion carried unanimously.

Director's Report: The Director of Development Services, Cliff Cross, provided an update on his approach to keeping the board informed and involved in the development of the new unified land development code. He emphasized the importance of adapting the code to address recurring variance requests.

ADJOURN

With nothing further to come before the Board, Mike Mahoney moved to adjourn the meeting. The meeting was adjourned at 6:56P.M.

PASSED AND APPROVED this the 20th day of August 2025.

JAN MUSGROVE, PLANNER 1

CLAY SEARS. CHAIRPERSON



ZONING BOARD OF ADJUSTMENT AGENDA MEMO

DEPARTMENT: Development Services

TO: Zoning Board of Adjustment

FROM:

MEETING DATE: September 17, 2025

CATEGORY: ACTION ITEMS

CAPTION: **ZBA2025-07** - Request by Krista Duderstadt to request a setback variance per section 5.600 "Variance Proceedure" to allow for a 5-foot side yard setback from the street side yard instead of the required 15-foot side yard setback for the property commonly known as 401 East College Street.

SUMMARY:

The applicant is requesting a 5-foot setback from the street side yard instead of the required 15-foot side yard setback to allow for the reconstruction of a historic accessory structure within the prior existing footprint. The request to demolish and rebuild the structure appeared before the Historic Review Board and received approval on July 8, 2025. As part of that process, the Historic Review Board made a recommendation to obtain a variance to reconstruct the historic accessory structure within the existing footprint.

FINDINGS:

A variance has been requested pertaining to the required street side yard setback of 15 feet per section 3.100 of the zoning ordinance. Section 5.600 sets the variance procedure to make an application and appear before the ZBA for consideration and determination of findings per section 5.650. The findings of fact are as follows:

Sec. 5.650. - Findings.

Basic Criteria. The Board of Adjustment may grant a Variance if it makes affirmative findings of fact on each of the following criteria:

The Zoning Regulations applicable to the property do not allow for a reasonable use.

The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the zoning district in which the property is located.

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property and will not impair the purposes or regulations to the Zoning District in which the property is located.

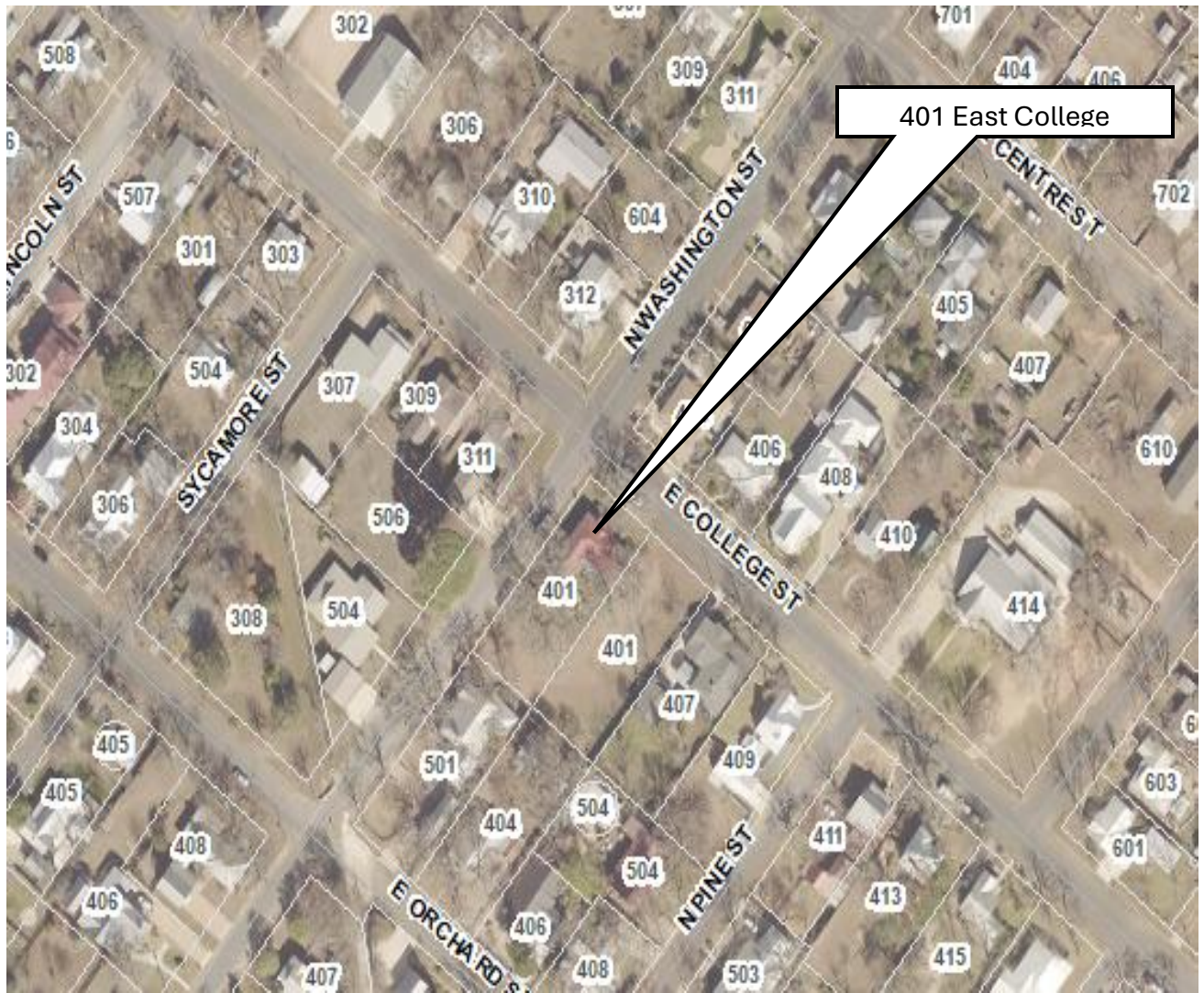
STAFF RECOMMENDATION:

In reviewing this application, the HRB has requested this request be forwarded to the Board of Adjustment to obtain a variance to construct the accessory structure within the existing footprint. The HRB approved the demolition and reconstruction of the new accessory structure with the provision that it maintains its historical significance. The construction of the accessory structure is intended to preserve the historical significance of the original accessory building. Furthermore, based upon the historic district location and directive, staff does consider this a unique circumstance that was not created by the owner. In addition, staff does not believe the variance will alter the character of the property or the adjacent properties.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Zoning-Board-of-Adjustment-Variance-Application
4. Photos Existing Outbuilding
5. 2025-592-builder letter

APPROVAL/REVIEW:







VARIANCE APPLICATION TO BOARD OF ADJUSTMENT

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

-
1. Applicant: Krista Duderstadt
 2. Owner: Krista and Marc Duderstadt
 3. Phone: 830-889-0507 Email: krista.duderstadt@gmail.com

4. Description of property involved in this request.
Address: 401 E. College Street
Legal Description: WENDEL & ANDEREGG BLK 3 LOT 5
Lot Size: .3416 Zoning District: R1

5. Request is made to the Board of Adjustment that a variance be granted to the following provisions of the Zoning Ordinance.
Section: 3.100 Subsection: _____
Item: _____ Relating To: R-1 Site Development Regulations
Requiring: Street side yard, minimum required setback, 15 feet
-
-

6. INFORMATION TO BE SUBMITTED BY THE APPLICANT:
 - A. Site plans, preliminary building elevations, preliminary improvement plans, or other maps or drawings, sufficiently dimensioned as required to illustrate the following, to the extent related to the Variance application:
 - i. Existing and proposed location and arrangement of uses on the site, and on abutting sides within 50-feet.
 - ii. Existing and proposed site improvements, buildings, and other structures on the site, and any off-site improvements related to or necessitated by the proposed use. Building elevations shall be sufficient to indicate the general height, bulk, scale, and architectural character.
 - iii. Existing and proposed topography, grading, landscaping, and screening, irrigation facilities, and erosion control measures.

- iv. Existing and proposed parking, loading, and traffic and pedestrian circulation features, both on the site and any off-site facilities or improvements related to or necessitated by the proposed use.

The Board of Adjustment may grant a variance if it makes affirmative findings of FACT on EACH of the criteria. The applicant shall give a reason why the request complies with the following criteria:

- 1. The Zoning Regulations applicable to the property do not allow for a reasonable use.
Accessory building was in place prior to current ordinance. We are requesting to replace the accessory building in its historical location.

- 2. The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial and are not due to or the result of general conditions in the zoning district in which the property is located.

Historic Review Board has approved demolition of the existing building due to deteriorated condition. HRB has also approved construction plan for replacement building HRB has recommended that ZBA approve a variance to locate the replacement building (same footprint) in the existing location, which is within the current setback.

- 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purposes or regulations to the Zoning District in which the property is located.

The replacement barn will be in the same location, similar exterior design elevation, and with the same footprint as the existing accessory building.

- B. **PARKING: ADDITIONAL CRITERIA**-The Board may grant a Variance to a regulation prescribed by this ordinance with respect to the number of off-street spaces required if it makes findings of fact that the following additional criteria are also satisfied:

Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation.

The granting of the Variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets.

The granting of the Variance will not create a safety hazard or any other condition inconsistent with the objectives of this ordinance.

The Variance shall run with the use or uses to which it pertains and shall not run with the site.

- c. **SIGNS: ADDITIONAL CRITERIA**-The Board may grant a Variance to a regulation prescribed by the Sign Ordinance with respect to the placement of signs, the height of signs or the area of signs if it affirmatively finds each of the following.

That a sign is being replaced. For the purposes of this Section, replacement shall include the erection of a new or different sign due to the removal of another sign for any reason, including the change of name of a business, whether from change of ownership, business being conducted, or otherwise, the change of a sign for a continuing business containing the same or different information as the sign being replaced, and the replacement of signs due to damage or vandalism.

That all structures on the property for which the sign is proposed that would impede the replacement of a sign were constructed prior to February 17, 1986.

That it is impractical to abide by existing placement, height or area regulations due to the placement, size of construction of existing structures in relationship to the physical characteristics of the site. For purposes of illustration, physical characteristics may include topography of the site or the surrounding sites, structures on surrounding sites, traffic conditions, street layouts and existing natural vegetation.

That the other types of signs which are permitted by this Ordinance cannot practically be used. In making this determination of practicality, the Board may consider

- A. The undesirability of altering a historic site to accommodate a sign which would be permitted with no variance under this Ordinance; or
- a. That alternatives permitted by this Ordinance would involve extensive reconstruction of structures; or
 - 1. That alternatives permitted by this Ordinance are prohibitively expensive; or
 - 2. That alternatives permitted by this Ordinance will not effectively identify the subject of the sign.

ii. That the proposed sign has been reviewed by the Historic Review Board if applicable.

iii. That the proposed variance is as close to the requirements of the sign ordinance as is feasible.

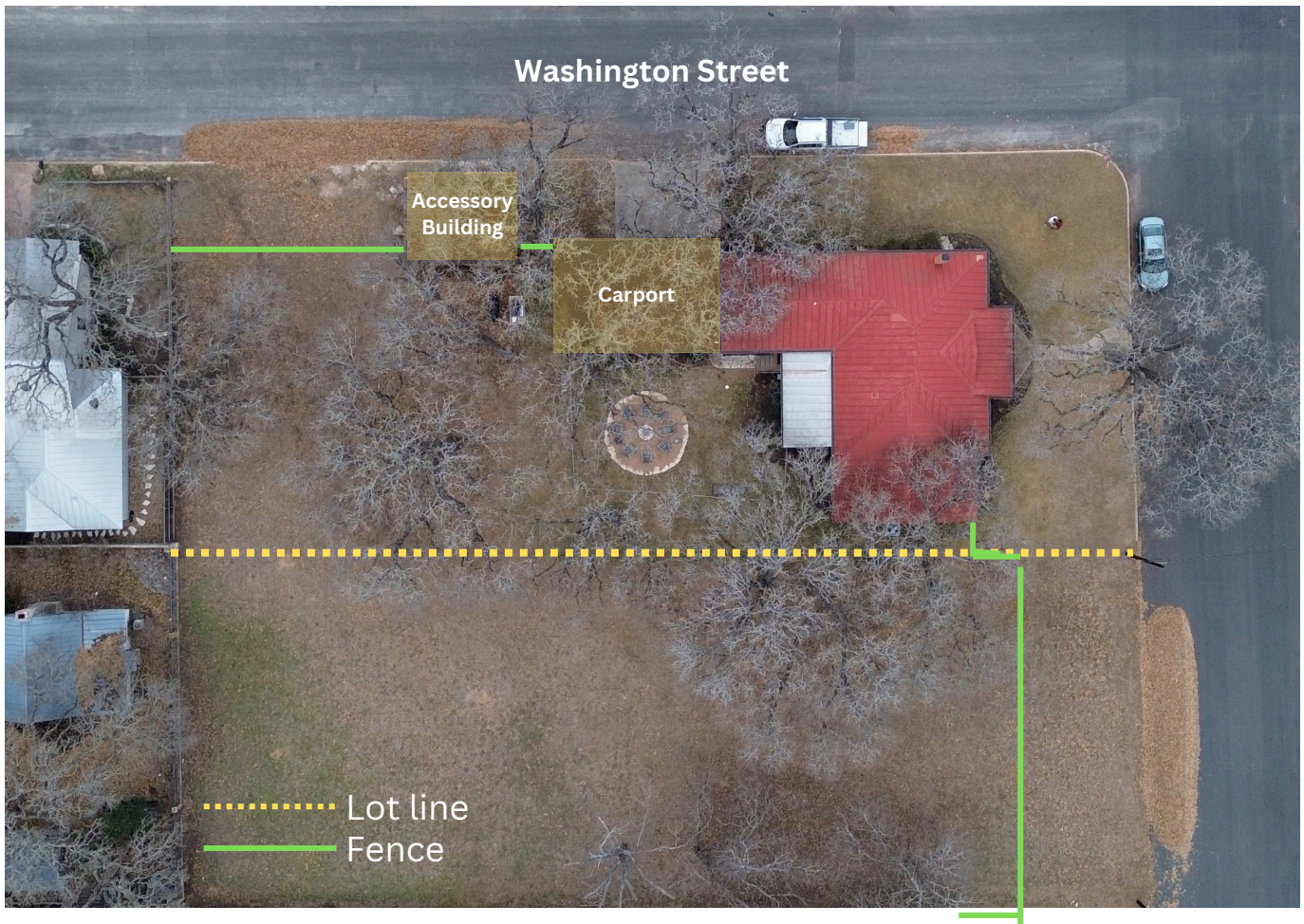
Staff Use Only

Application No: _____

Date: _____

Payment Type: _____

401 E. College Street -Setback Variance Request













401 East College – Photos Existing Outbuilding











HILLS OF TEXAS HOMES, Inc.

304 N. Adams St.
Fredericksburg, Texas 78624

Phone: 830-889-7900
mail@hillsoftexashomes.com

April 29, 2005

City of Fredericksburg
126 W. Main St.
Fredericksburg, TX. 78624

Attn: Shelby Collier
City of Fredericksburg Historical Officer

Ref: Duderstadt renovation of existing carriage house
401 E. College St.
Fredericksburg, TX. 78624

Dear Ms. Collier,

I have been hired to renovate/update the existing carriage house for Krista and Marc Duderstadt, owners of 401 E. College St. It has been brought to my attention that Mrs. Duderstadt has already presented a proposed plan to the Historic Commission that was met with some resistance and the response was to work with the existing structure because it was rated "medium". Mrs. Duderstadt requested to have the rating changed to "low" and it was dismissed.

I have thoroughly inspected the structure and it is not in a condition that can be utilized for restoration. I have also met with a Professional Engineer and a roofer at the property and they have both submitted letters about their findings.

In order to build a safe and code compliant outbuilding, we need to have the rating lowered to a low status to allow us to disassemble what is necessary and building an exact replica of the existing style in the same location. We have full intentions of using whatever material is usable from existing siding on the final project, but the structure (or lack thereof) is completely unusable and unsafe.

If you cannot authorize the change of status based on the recommendations of the Professional Engineer and roofer, I would propose to set up a meeting on site with you and several members of the historic review board prior to the next historical review board meeting so they we can discuss the actual condition of the existing structure. It would best if we could involve the members that were against this when Mrs. Duderstadt presented it so they can make an educated decision.

I have also included several photos of the existing structure for your review and consideration to allow the Duderstadts to revitalize this structure and contribute to the neighborhood instead of having a run-down carriage house that is currently at the residence. The Duderstadts have expressed to me that they want to maintain the original look and character of the building, if at all possible.

Please find attached the proposed floor plan as well as renderings of the proposed structure style and finishes. I have already been in contact with Antique Timberworks and we have located reclaimed 12” wide barn siding that will be a perfect complement to the project. I can provide more information on this, if necessary.

Please call if you have any questions and let me know if an on site meeting is a possibility.

Sincerely,

Todd Stephens
President
Hills of Texas Homes

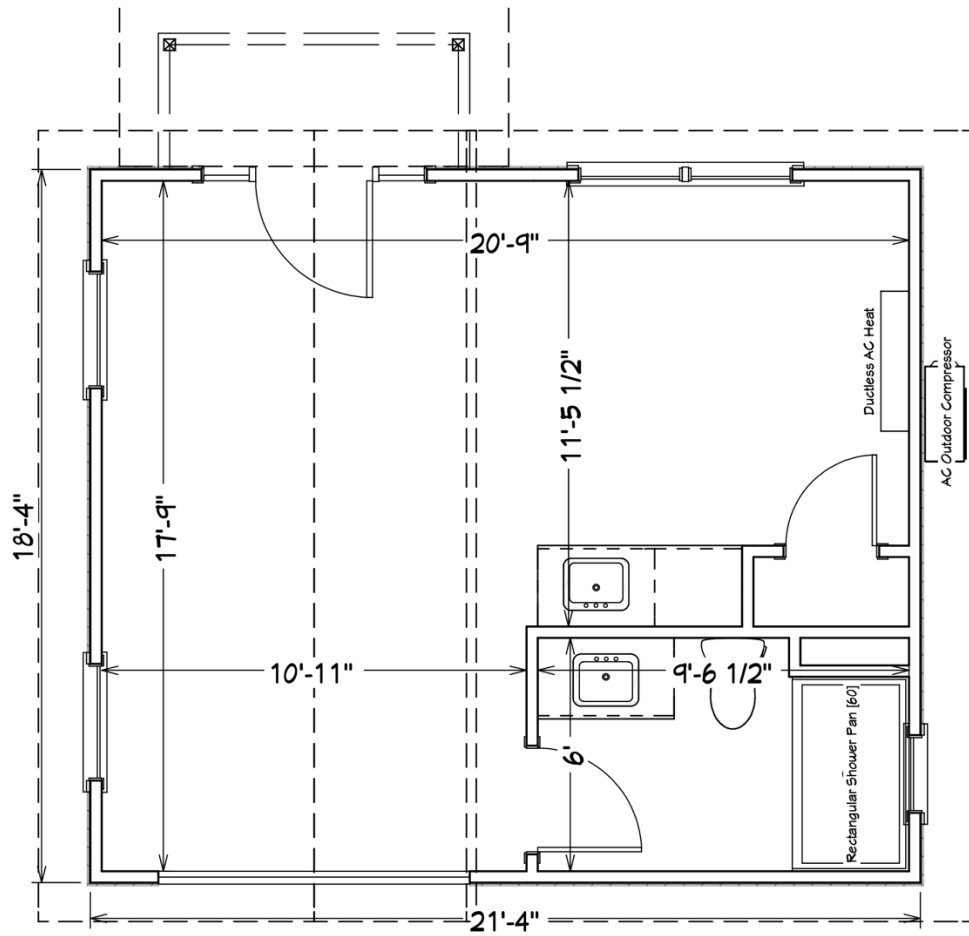














ZONING BOARD OF ADJUSTMENT AGENDA MEMO

DEPARTMENT: Development Services

TO: Zoning Board of Adjustment

FROM:

MEETING DATE: September 17, 2025

CATEGORY: ACTION ITEMS

CAPTION: **ZBA2025-08** - Request by Shelby Collier to request a setback variance per section 5.600 "Variance Proceedure" to allow for a zero (0) interior side yard setback instead of the required 5-foot interior side yard setback for the property commonly known as 313 West Creek Street.

SUMMARY:

The applicant is requesting a zero (0) yard interior side yard setback instead of the required 5-foot side yard interior setback to allow for the construction of an accessory garage along the southeast interior property line. The applicant has requested the variance to accommodate the construction of the accessory garage within a location that they have indicated will ensure historical development patterns are maintained.

FINDINGS:

A variance has been requested pertaining to the required interior side yard setback of 5 feet per section 3.100 of the zoning ordinance. Section 5.600 sets the variance procedure to make an application and appear before the ZBA for consideration and determination of findings per section 5.650. The findings of fact are as follows:

Sec. 5.650. - Findings.

Basic Criteria. The Board of Adjustment may grant a Variance if it makes affirmative findings of fact on each of the following criteria:

The Zoning Regulations applicable to the property do not allow for a reasonable use.

The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the zoning district in which the property is located.

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property and will not impair the purposes or regulations to the Zoning District in which the property is located.

STAFF RECOMMENDATION:

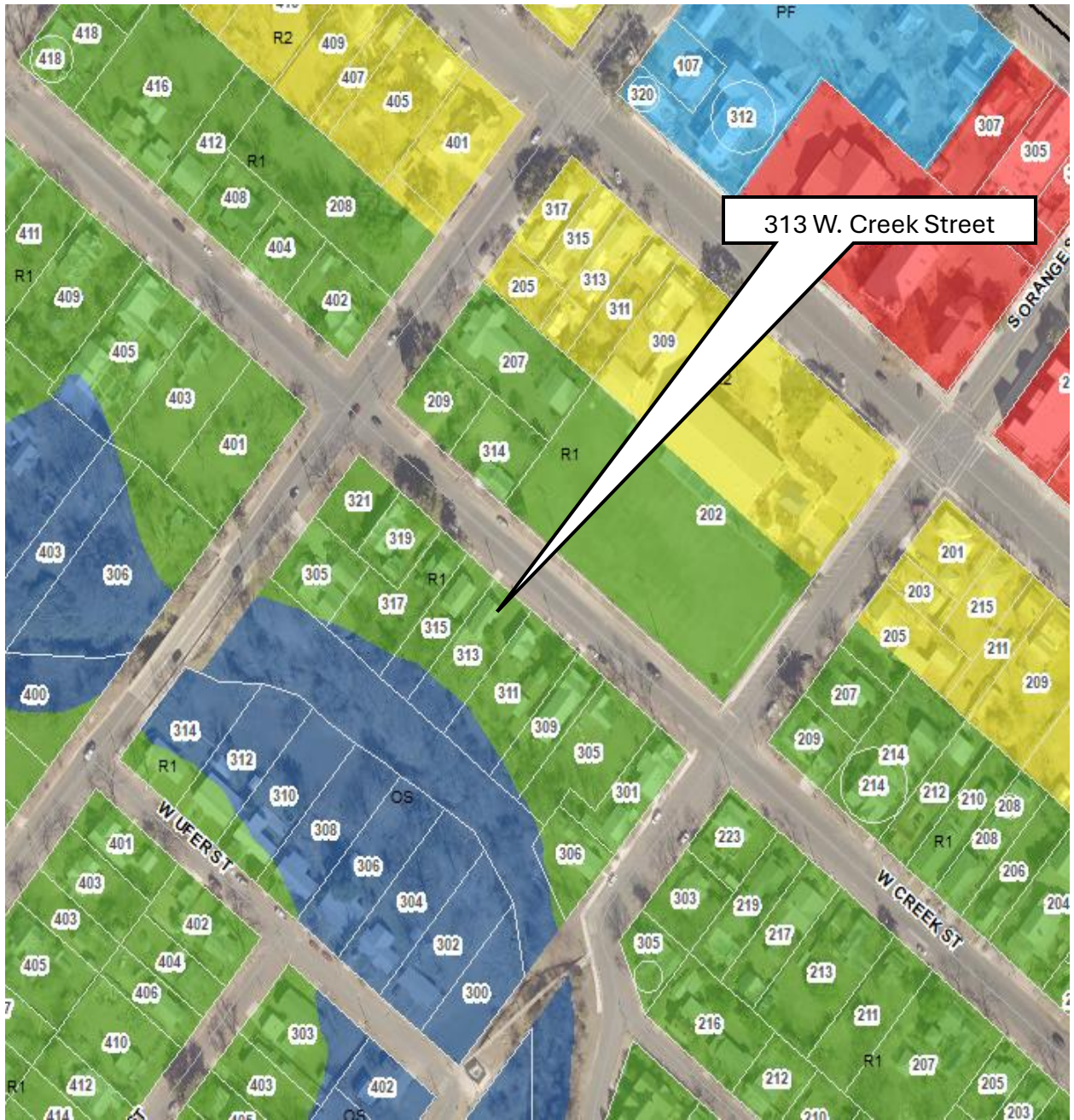
In evaluating the request the area in general has a distinct pattern of development. It contains various lot sizes and building locations creating a range of existing setbacks and building placements. A determination that unique circumstances exist for the property, and not created by the owner, would need to be identified within the findings of fact for approval.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. ZBA2025-08_313 W Creek_Variance Application
4. ZBA2025-08_3.4.1 Lot Coverage
5. ZBA2025-08_313 W Creek_Survey
6. ZBA2025-08_313 W Creek_Plans
7. ZBA2025-08_APPROVAL

APPROVAL/REVIEW:







VARIANCE APPLICATION TO BOARD OF ADJUSTMENT

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

-
1. Applicant: Shelby Collier
 2. Owner: Mark & Shima Schneider
 3. Phone: 830-889-5873 Email: shelby@c3developmentservices.com

4. Description of property involved in this request.
Address: 313 W Creek
Legal Description: FBG ADDN BLK 25 LOT 447-PT, 448-PT
Lot Size: 12,650 Zoning District: R1, Single Family

5. Request is made to the Board of Adjustment that a variance be granted to the following provisions of the Zoning Ordinance.
Section: 3.100 Subsection: N/A
Item: Interior Side Yard Setback Relating To: Interior Side Yard Setback
Requiring: This section of code requires a 5 ft setback on the side interior lot line.
-
-

6. INFORMATION TO BE SUBMITTED BY THE APPLICANT:
 - A. Site plans, preliminary building elevations, preliminary improvement plans, or other maps or drawings, sufficiently dimensioned as required to illustrate the following, to the extent related to the Variance application:
 - i. Existing and proposed location and arrangement of uses on the site, and on abutting sides within 50-feet.
 - ii. Existing and proposed site improvements, buildings, and other structures on the site, and any off-site improvements related to or necessitated by the proposed use. Building elevations shall be sufficient to indicate the general height, bulk, scale, and architectural character.
 - iii. Existing and proposed topography, grading, landscaping, and screening, irrigation facilities, and erosion control measures.

- iv. Existing and proposed parking, loading, and traffic and pedestrian circulation features, both on the site and any off-site facilities or improvements related to or necessitated by the proposed use.

The Board of Adjustment may grant a variance if it makes affirmative findings of FACT on EACH of the criteria. The applicant shall give a reason why the request complies with the following criteria:

- 1. The Zoning Regulations applicable to the property do not allow for a reasonable use.

The property has a base zoning of R1, Single Family Residential but also possesses an Historic District overlay. The base zoning (R1) does not take into account the historical nature of the property or its planned future development as referenced in the Historical Design

Guidelines and Standards which recommend following "Historical Development Patterns - Sec. 3.4.1.c/Lot Coverage"

- 2. The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial and are not due to or the result of general conditions in the zoning district in which the property is located.

The requested variance to the setback is to ensure historical development patterns are maintained as the existing buildings onsite were built prior to the owners purchase of the property. The owners desire is for the new construction to be symmetrical and in keeping with the historical context of the lot.

- 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purposes or regulations to the Zoning District in which the property is located.

The variance, if issued, will not alter the character of the neighborhood as several buildings in this block are not compliant with the current setbacks and would allow the property to develop based on the historical development patterns that existed prior to the current zoning such as the buildings currently onsite.

- B. **PARKING : ADDITIONAL CRITERIA**-The Board may grant a Variance to a regulation prescribed by this ordinance with respect to the number of off-street spaces required if it makes findings of fact that the following additional criteria are also satisfied:

Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation.

N/A

The granting of the Variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets.

N/A

The granting of the Variance will not create a safety hazard or any other condition inconsistent with the objectives of this ordinance.

N/A

The Variance shall run with the use or uses to which it pertains and shall not run with the site.

N/A

- c. **SIGNS: ADDITIONAL CRITERIA**-The Board may grant a Variance to a regulation prescribed by the Sign Ordinance with respect to the placement of signs, the height of signs or the area of signs if it affirmatively finds each of the following.

That a sign is being replaced. For the purposes of this Section, replacement shall include the erection of a new or different sign due to the removal of another sign for any reason, including the change of name of a business, whether from change of ownership, business being conducted, or otherwise, the change of a sign for a continuing business containing the same or different information as the sign being replaced, and the replacement of signs due to damage or vandalism.

N/A

That all structures on the property for which the sign is proposed that would impede the replacement of a sign were constructed prior to February 17, 1986.

N/A

That it is impractical to abide by existing placement, height or area regulations due to the placement, size of construction of existing structures in relationship to the physical characteristics of the site. For purposes of illustration, physical characteristics may include topography of the site or the surrounding sites, structures on surrounding sites, traffic conditions, street layouts and existing natural vegetation.

N/A

That the other types of signs which are permitted by this Ordinance cannot practically be used. In making this determination of practicality, the Board may consider

- A. The undesirability of altering a historic site to accommodate a sign which would be permitted with no variance under this Ordinance; or
- a. That alternatives permitted by this Ordinance would involve extensive reconstruction of structures; or
 - 1. That alternatives permitted by this Ordinance are prohibitively expensive; or
 - 2. That alternatives permitted by this Ordinance will not effectively identify the subject of the sign.

N/A

ii. That the proposed sign has been reviewed by the Historic Review Board if applicable.

N/A

iii. That the proposed variance is as close to the requirements of the sign ordinance as is feasible.

N/A

Staff Use Only

Application No: **ZBA2025-08**

Date: **7/25/25**

Payment Type: **Ch # 1001 - \$550.00**

3.4.1. Lot Coverage

Zoning as the Baseline for *Maximum* Lot Coverage

Fredericksburg’s zoning ordinance sets the baseline for the *maximum* allowable lot coverage. These standards require contextual assessment of lot coverage based on the surrounding historic properties. In many instances, the lot coverage permitted by these standards will be **less than the maximum permitted by the zoning ordinance**. The current zoning ordinance is available at https://library.municode.com/tx/fredericksburg/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZ00R.

Priority Rankings and Lot Coverage

If a property includes an existing historic building, lot coverage standards are affected by the property’s priority ranking. For the purposes of lot coverage standards, **previously empty lots are treated as Low Priority properties**.

Preservation

- (a) Avoid removing historic resources or landscape features in order to construct a parking area, new accessory building, or new landscape feature (SOI Standard 2).

High Priority	Medium Priority	Low Priority
Required	Required	Required

Site Layout

- (b) Consider the complex types prevalent among contributing properties on the block based on *Section 2.3*. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- (c) Consider maintaining historic-site development patterns for the relevant complex type discussed in *Section 2.3*; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (d) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Required

- (e) Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. (See fig. 3-58.)

High Priority	Medium Priority	Low Priority
Maintain at least a 15-foot setback	Maintain at least a 10-foot setback	Required if visible from the public ROW; maintain at least a 10-foot setback

- (f) The maximum lot coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines [standard 3.4.1(d)] and setbacks from historic primary buildings on the property [standard 3.4.1.(e)].

High Priority	Medium Priority	Low Priority
Required	Required	Required

- (g) In areas zoned R1 and R2, the footprint of any single accessory dwelling building (commonly referred to as “Accessory Dwelling Unit” or “ADU”) shall not cover a larger footprint of the lot than the primary building. (See zoning map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- (h) All accessory buildings, except any accessory dwelling building subject to Section 3.4.1(g) above, shall not exceed 800 sf or 50% of the primary building square footage, whichever is greater.

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Service Areas and Parking

- (i) Locate service areas at the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

- (j) Locate off-street parking to the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

- (k) Always use landscaping as a buffer between service areas/parking lots and streets or buildings, as well as to break up the visual effect of a parking lot – regardless of the location of the service area or parking lot.

High Priority	Medium Priority	Low Priority
Required	Required	Required

- (l) Design large parking lots to be broken into smaller components to reduce the visual impact of large, paved areas.

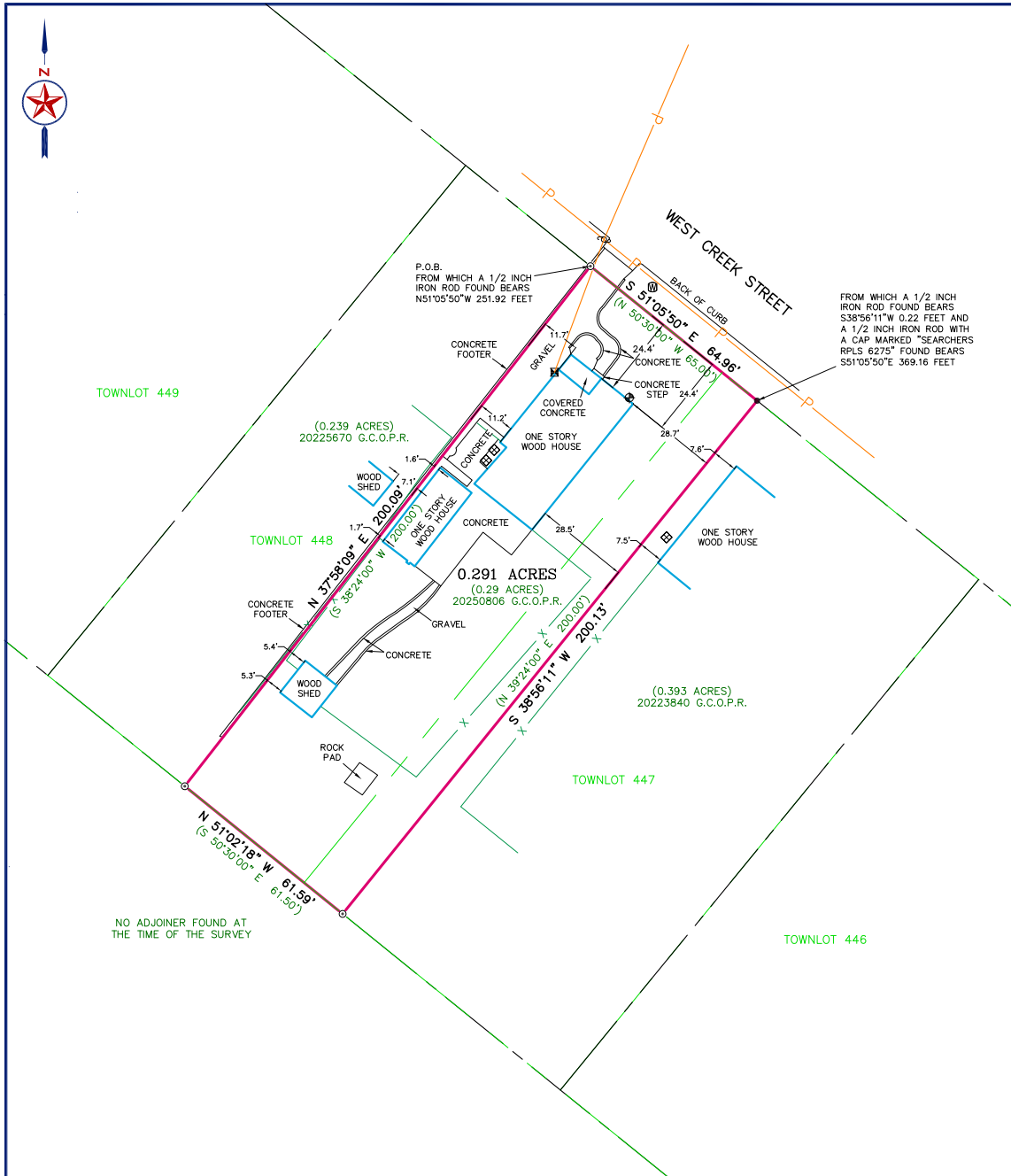
High Priority	Medium Priority	Low Priority
Required	Required	Required

- (m) Construct parking areas in accordance with City standards (*Appendix D*).

High Priority	Medium Priority	Low Priority
Required	Required	Required



Figure 3-57. Aerial photograph showing a sampling of setback measurements between historic main houses and historic accessory buildings within the Fredericksburg Historic District. Note a range of setbacks between 15 feet and 66 feet. Source: Basemap and measurements from Google Earth Pro.



SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275" AND A "MAG NAIL SET" IS A MAG NAIL WITH WASHER MARKED "SEARCHERS RPLS 6275".

LEGEND:

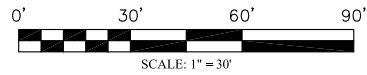
	● POINT		
	○ 1/2" IRON ROD FOUND		
	○ 1/2" IRON ROD SET		
	⊕ 3/8" IRON ROD FOUND		
	⊕ IRON PIPE FOUND		
	△ 1200 NAIL FOUND		
	⊕ NAIL SET		
	◆ CONCRETE MONUMENT FOUND		
	⊕ BENCH MARK		
	G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS		
	G.C.D.R. - GILLESPIE COUNTY DEED RECORDS		
	G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS		
	G.C.R.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS		



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON FEBRUARY 19, 2025; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

ABRAHAM J. LEAMONS
 REGISTERED PROFESSIONAL LAND SURVEYOR #6275
 DATE: 02-27-2025

SEARCHERS
 SURVEYORS | CONSULTANTS
 MASON | FREDERICKSBURG
 4585 OLD PONTOTOCO ROAD, MASON, TEXAS 76856
 720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
 830-383-1211 | F-1D193966 | SEARCHERS.NET

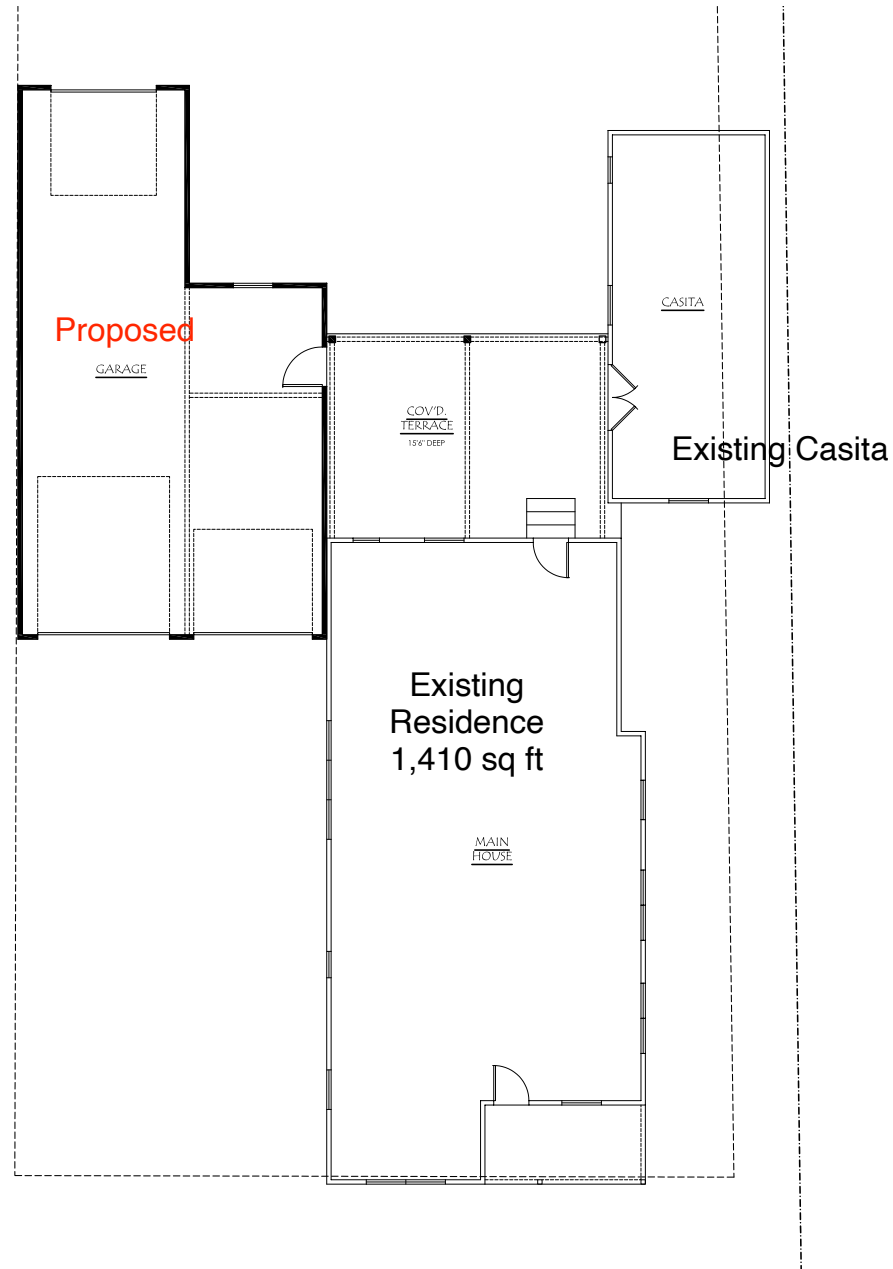


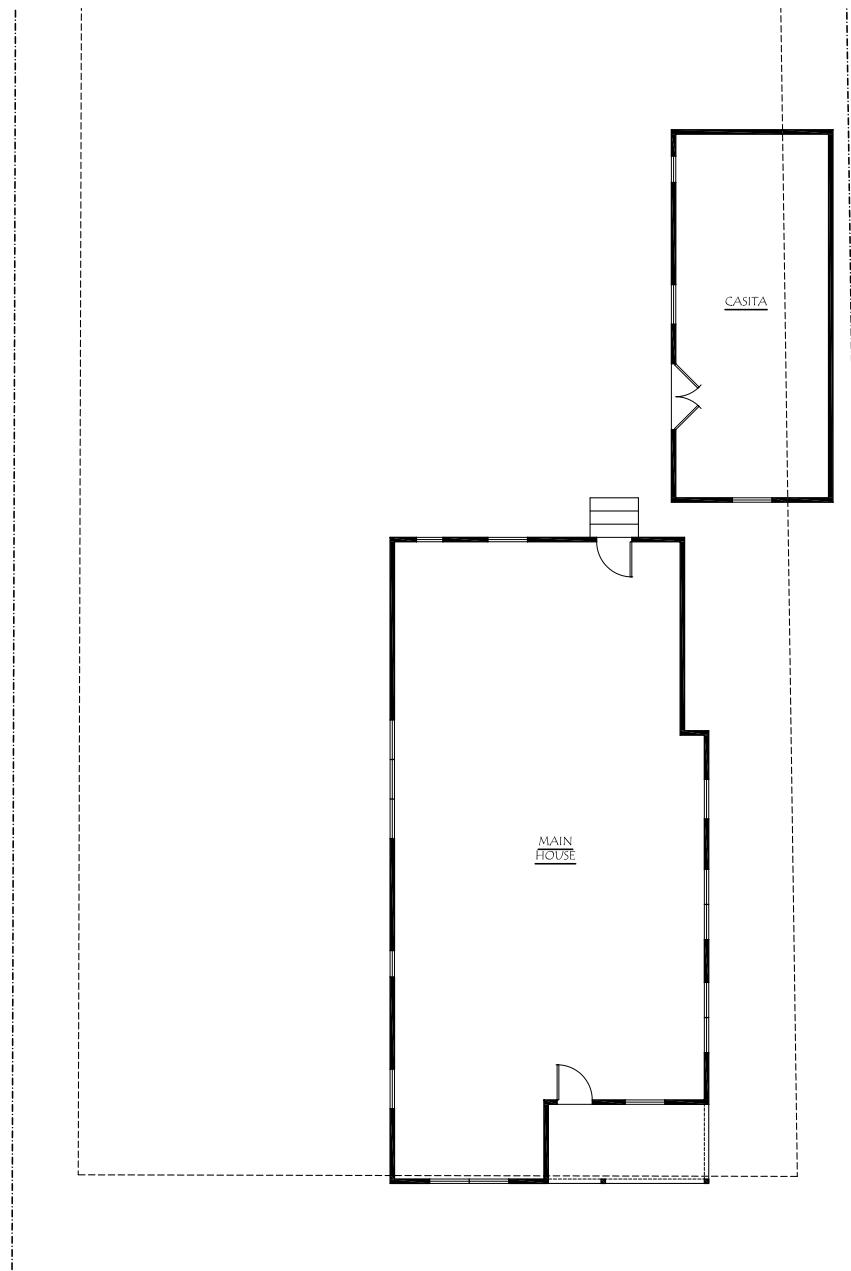
BOUNDARY SURVEY
 0.291 ACRES BEING PORTIONS OF TOWNLOT 448 AND TOWNLOT 447 IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY.

REFERENCE: MARK SCHNEIDER
 ADDRESS: 313 W. CREEK
 JOB NO: 25-7455
 REV. 0
 DRAWN BY: JTL

Proposed new construction is to accommodate a garage.

The applicant requests a setback to match the existing setback for the casita on the west side.





If you wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, Attention, Jan Musgrove, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

SETBACK VARIANCE: ZBA2025-08 (313 WEST CREEK)

As an interested property owner, I (Protest) (Approve) the requested setback variance represented by the above file number because:

Katherine F Peake 8/6/2025
Signature Date

317 W Creek
Address

Katherine F. Peake
Printed Name