



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, January 7, 2026 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Janice Menking, Chair
Tim Dooley, Member
George Hager, Member
Belinda McDonnell, Member

Tom Musselman, Member
Tyler Pansing, Member
Todd Peters, Member
Sondra Sultemeier, Member

The City of Fredericksburg Planning and Zoning Commission will meet in regular session on January 7, 2026, 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 January 7, 2026.
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. November 5, 2025, Regular Meeting Minutes

4. PUBLIC HEARING

5. ACTION ITEMS

- A. **Consider SP-2515:** By VEI Consulting Engineers to Consider the Site Plan Application for The Lucille at Fredericksburg Multi-Family Development at 1151 Friendship Lane.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at 4:30PM on December 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

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

**PLANNING & ZONING COMMISSION
MEETING MINUTES
November 5, 2025, 5:30 P.M.**

On the 5th day of November 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
TOM MUSSELMAN
TIM DOOLEY
BELINDA MCDONNELL
JIM JARREAU
GEORGE HAGER
SONDRA SULTEMEIER
TODD PETERS
TYLER PANSING

ABSENT:

ALSO, PRESENT: CLIFF CROSS – Director of Development Services
SUSANA HUERTA – Assistant Director of Development Services
EVAN WILLIAMSON – Assistant City Engineer
JAN MUSGROVE – Planner I
MICK MCKAMIE – Legal Counsel

Janice Menking called the meeting to order at 5:35 P.M.

Janice Menking and Sondra Sultemeier recused themselves from the Dias. Tom Musselman, Vice Chair took the lead.

Z-2513 (Old Business/Amended Reconsideration): By P.V. McMinn with Nuvista Development LLC, to reconsider a Site Plan and Conditional Use Permit per Sec. 3.200 for Condominium and Townhome Use for Property Located at 1032 South Milam Street.

Applicant Presentation:

P.V. McMinn presented New Vista Development LLC's amended simplified request for a conditional use permit (CUP) to construct 21 townhomes on Keller Hill, Mr. McMinn explained that the revised application limits the project to 21 townhomes as a standalone development, which simplifies the review process and ensures compliance with city code and the 2024 comprehensive plan. The proposal now focuses solely on a 4.87-acre site, removing previous condominium and office components.

with Cliff Cross and the Planning and Zoning Commission discussing the project's scope, compliance, and a series of conditions, while public comments from Joe Hannon and Marlene Pilot raised concerns about trust, safety, and specific project requirements.

Staff Summary:

Cliff Cross provided a chronological overview, noting the project's initial approval in 2021, subsequent amendments, and the current focus on the conditional use permit (CUP) for the townhomes. He clarified that the creation of three lots through the planning process is a separate, must-approve action under Texas law, and the current hearing is limited to the CUP for the townhomes. Mr Cross went over the recommended conditions that would be in place if the CUP was approved.

1. Require a 20 foot Wide Buffer zone between the NuVista Keller Oaks and the properties of Windcrest Townhomes and Wincrest Patio Homes, for the entire length of Lot 1R-1 and Lot 1 R-2.
2. Erect a 6-foot high earthen berm topped with shrubbery as an edfective and aesthetically pleasing screen bewtten the neighbours.
3. Construct _____ foot boar on board fence to serve as a creen between Windcrest Townhomes and Lot 1R-1of the NuVista Keller Oaks Project.
4. Include a provision disallowing Short Term Rentals (STR's), ensure that this provision in the approved site paln is recorded in the county records so that the HOA's of both the townhoomes and luxury condominiums in the NuVista Keller Oaks Project can enforce this through their by-laws.
5. Require a construction workday from 7:00am until 7:00pm.
6. Allow the city to have a say in which trees will be preserved, either through removal to another location on Keller Oaks or where there stood originally.
7. Complete the first block of 5 townhomes before attempting to sell any townhomes.
8. The preliminary and the Final plat to be completed with 120 days of the approved CUP.
9. To record the easement access.

Public Hearing opened at 5:46PM

Mr. Joe Hanon spoke in protest in regard to water conservation, the timeline of the project, when would it start and how long it would take to complete. He asked who would be responsible for making sure that all the conditions were being met.

Marlene Pylate, resident of Windcrest Townhomes and President of the Homeowners Association voiced her opposition to the Delvepoment, citing lack of clear objectives, water conservation strategies, safety concerns related to traffic and emergency access, and a history of unmet commitments by the developer. Mrs. Pylate emphasized the need for the 15 requested conditions to be incorporated into the CUP and for city oversight to rebuild trust.

Public hearing closed at 5:50PM

Board Discussion:

The Commission discussed several conditions for approval, including a 20-foot buffer zone, a fence or berm for privacy, prohibition of short-term rentals, completion of the first block of five townhomes before sales, tree preservation, and a requirement for a recorded plat within 90–120 days. Additional conditions included access easements for maintenance and performance measures to ensure timely development. The board members debated technical aspects such as parking, street width, emergency access, and the applicability of subdivision regulations.

At approximately 6:28PM Tim Dooley made a motion to approve the application with all of the 9 conditions mentioned in Cliff Cross’s staff summary.

Belinda McDonall seconded the motion.

Jim Jarreau amended the motion to include the recording of the plat within the required 90 to 120 days and to add the berm or fence or both.

Belinda McDonnell seconded the amended motion.

Roll Call Vote: Tim Dooley – Nay Jim Jareau – Aye Todd Peters – Aye
 George Hager – Nay Tom Musselman – Nay Belinda McDonnell – Nay
 Tyler Pansing – Nay

5 Nays to 2 Aye’s – motion was denied. Janice Menking and Sondra Sultemier had recused themselves.

6:42PM – Janice Menking and Sondra Sultemier returned to the dias.

Z-2521: By Dorothy Kay Zey Family Trust, Edward Zey, Trustee, to Consider the Following:

A. A Land Use Change from Medium Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) for 304 East Highway Street.

B. A Zoning Change from Mixed Residential (R2) to Commercial (C2) for Property Located at 304 East Highway Street

Applicant Presentation:

Edward Zey stated that he sought to change the land use designation from medium density residential to general commercial and to rezone the property from R2 to C2, citing the property's unsuitability for residential development and market interest in commercial uses.

Staff Summary:

Mr. Cliff Cross explained that while the property does not meet minimum lot requirements for R2 or C2, the C2 district allows for site plan approval and conditional relief, making it more marketable. Staff recommended denial of the land use change but supported rezoning to C2, as it aligns with the comprehensive plan and adjacent zoning.

Public Hearing opened at 6:49PM and closed at 6:49PM

Board Discussion:

The Board members discussed the implications, confirmed no opposition from neighboring property owners, and clarified procedural options. Tom Musselman asked if the legend could be added to future maps. Jim Jarreau asked why the resident information was missing. Cliff Cross responded due to privacy concerns; certain information had to be redacted.

Jim Jarreau made a motion to Deny the landuse change and keep it as it was currently Medium Density Residential District (MDR).

Tom Musselman seconded the motion. All voted aye unanimously, and the motion passed.

Jim Jarreau made a motion to approve the zone change from R2- Mixed Residential to Commercial (C2).

Tim Dooley seconded the motion. All voted aye unanimously, and the motion passed.

Director's Report:

Cliff Cross updated the Commission on the launch of the RFQ process for selecting a consultant to develop the city's first Unified Development Code, outlining the timeline, selection committee composition, and plans for stakeholder involvement. The RFQ for the Unified Development Code was posted on the city website and to consultants, with notices in the local paper. The voluntary pre-submission meeting is scheduled, and the submission deadline is December 17th, after which the selection process will begin, aiming for consultant selection in early 2026.

The selection committee will include city staff and stakeholders, with the Planning and Zoning Commission invited to appoint representatives. The committee's size and composition will be finalized, and there is intent to include business community and historic preservation representatives, while keeping the group manageable.

Follow-up tasks:

The Board members ask for clarification and finalize the requirement for a berm versus a fence (or both) along the buffer between the proposed townhome development and Windcrest properties, ensuring the condition is explicitly defined before City Council consideration. The Board requested that the City Attorney to review Section 6.12.2G to determine if the 500-foot maximum street length requirement applies to the proposed Crestview Circle development for townhomes.

Approval of Minutes:

Amended meeting minutes for October 2, 2025, were requested by the Commission. All voted Aye and the motion carried unanimously.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 7:05 PM.

PASSED AND APPROVED on the 9th day of January 2026.

JAN MUSGROVE, Planner I

JANICE MENKING, Chair



PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: January 7, 2026

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

CAPTION: Consider **SP-2515:** By VEI Consulting Engineers to Consider the Site Plan Application for The Lucille at Fredericksburg Multi-Family Development at 1151 Friendship Lane.

SUMMARY:

The applicant has submitted a Site Plan application for review of a new development located at 1151 Friendship Lane which is currently a vacant lot containing approximately 14.279 acres.

The owner intends to create a new development containing a proposed residential community that will include the construction of eight 3-story garden-style residential buildings, along with a central clubhouse, pool, fitness facilities, leasing office, and associated amenities. The community will contain 240 residential units.

The project is being proposed as being designed to comply with applicable zoning and development standards, including building placement, height, setbacks, landscaping and parking requirements. The overall layout is intended to create an attractive, cohesive residential environment while maintaining compatibility with surrounding land uses.

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

Site Area: Approximately 14.279 Acres OR 622,046 sq ft

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

Building Coverage: 29% (75% Maximum) [Sec.3.210](#)

Impervious Coverage: 44% (80% Maximum) [Sec.3.210](#)

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

Sidewalk: A 5-foot concrete sidewalk will be provided along Friendship Lane.

Access: Access to the site is proposed to be provided through two primary entrances: the main boulevard entrance along the northern boundary and a secondary access connection near the existing Walmart entrance. Both entrances tie into an internal loop drive that serves all buildings and amenities. The circulation system proposes to accommodate residents' traffic, service vehicles, and emergency access, with clearly defined parking areas and pedestrian pathways throughout the community.

Parking: Parking is distributed across the site to serve each residential building, with additional spaces near the

clubhouse and common areas. According to the site plan, the site provides approximately 415 parking spaces. Per Table 7.863 parking ratios are 1.5 for one-bedroom, 2 for two-bedroom and an additional 10% ratio for guest parking. Based upon the ratios, the projected parking appears to be one-bedroom @ 156 * 1.5= 234 and two-bedroom @ 84 * 2= 168 for a total of 402. However, the 10% guest ratio requires approximately 40.2 additional spaces for a total of approximately 442 required parking spaces.

Utilities, grading, drainage, and stormwater facilities: Utility connections, grading, drainage, and stormwater facilities were planned in accordance with City requirements. Pedestrian access is proposed to be supported through internal sidewalks leading to each building and to the clubhouse, fitness center, pool, leasing office, and shared spaces. Exterior lighting and signage will be designed to ensure safety and visibility without impacting adjacent properties.

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

Refuse: Staff has identified 3 trash enclosures, within the site, which appear to 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.

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 application. The proposed development would result in a multi-family development along a heavily traveled public Right-of-Way and intersection points. The proposed development does appear to be in compliance with a significant number of applicable zoning and development standards. However, staff would recommend all review comments are addressed and clarified prior to approval.

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

- Approval of Civil Construction Plans and Engineering Sign Off Prior to Permitting
 - TxDOT approval Prior to Permitting
 - Planning / Development Services Comments Addressed and Clarified Prior to Permitting
-
-

ATTACHMENTS:

1. SP-2515 Applicant SP Letter Summary Reduced
2. SP-2515_ Site Plan 2025-11-24
3. Zoning Map 1151 Friendship
4. SP-2515 _Review Comments Combined

APPROVAL/REVIEW:



Date: December 30, 2025

Cliff Cross, Director of Development Services



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

507 E. Highway Street, Suite D ♦ Fredericksburg, TX 78624

Tel (830) 997-4744 ♦ <http://vei-tx.com>

Texas (Firm No. F-165) ♦ Arkansas ♦ Oklahoma ♦ Colorado ♦ Louisiana ♦ New Mexico

November 24, 2025

City of Fredericksburg, Development Services

Attn: Jan Musgrove (via email to jmusgrove@fbgtx.org)

126 W. Main Street

Fredericksburg, TX 78624

Re: Site Plan Package for The Lucille at Fredericksburg – A Multifamily at Friendship Ln,
Fredericksburg, Texas
(VEI 25070)

Dear Jan and reviewers,

We are pleased to submit this application on behalf of our client, Parkspring Acquisitions, LLC, for the development of *The Lucille at Fredericksburg*, a proposed multifamily residential community located at the above-referenced property. The project includes construction of eight 3-story garden-style residential buildings, along with a central clubhouse, pool, fitness facilities, leasing office, and associated amenities. The community contains 240 residential units as shown on the conceptual site plan.

Name	The Lucille at Fredericksburg
Address	Friendship Ln (behind Sutherlands, near 1100 Friendship Ln.)
Legal Description	±14.279-acres Survey 197, Abstract 2, Gillespie County, Texas
Facilities	8 – Three-Story Residential Buildings – 240-Units 1 – Clubhouse with Leasing Office, Lobby, Mailroom, Work Room, and other amenities. 1 – Fitness Facility 9 – 6-Space Garage

The project has been designed to comply with applicable zoning and development standards, including building placement, height, setbacks, landscaping, and parking requirements. The overall layout is intended to create an attractive, cohesive residential environment while maintaining compatibility with surrounding land uses. A zoning summary is outlined in the table on the next page.

Type	Residential
Lot Size	14.279-acres
Setbacks	15-ft
Actual Building Height	38-ft
Building Coverage	214,848-sq.ft.
Impervious Coverage	275,928-sq.ft

Access to the site is provided through two primary entrances: the main boulevard entrance along the northern boundary and a secondary access connection near the existing Walmart entrance. Both entrances tie into an internal loop drive that serves all buildings and amenities. The circulation system accommodates residents' traffic, service vehicles, and emergency access, with clearly defined parking areas and pedestrian pathways throughout the community.

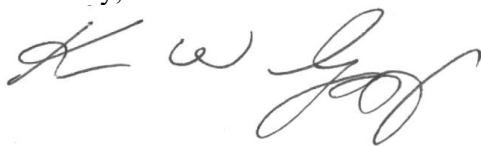
Parking is distributed across the site to serve each residential building, with additional spaces near the clubhouse and common areas. According to the plan, the site provides approximately 356 parking spaces, meeting required ratios for the proposed unit count.

The layout incorporates substantial open space, including a dog park, outdoor living areas, walking trail segments, and a detention pond integrated as a water feature. Landscaping is provided throughout the site to enhance neighborhood character and create buffers along site boundaries.

Utility connections, grading, drainage, and stormwater facilities are planned in accordance with City requirements. Pedestrian access is supported through internal sidewalks leading to each building and to the clubhouse, fitness center, pool, leasing office, and shared spaces. Exterior lighting and signage will be designed to ensure safety and visibility without impacting adjacent properties.

Overall, the proposed site plan reflects thoughtful building placement, circulation design, amenity integration, and landscape planning to create a high-quality multifamily development that is compatible with the surrounding area and supportive of future growth.

Sincerely,



Kevin W. Spraggins, P.E.

Texas Firm No. F-165

Attachments:

1. *Site Plan Application*
2. *P&Z Site Plan Application Check, Check Number 3356*
3. *Site Plan of The Lucille of Fredericksburg*



SITE PLAN CHECKLIST

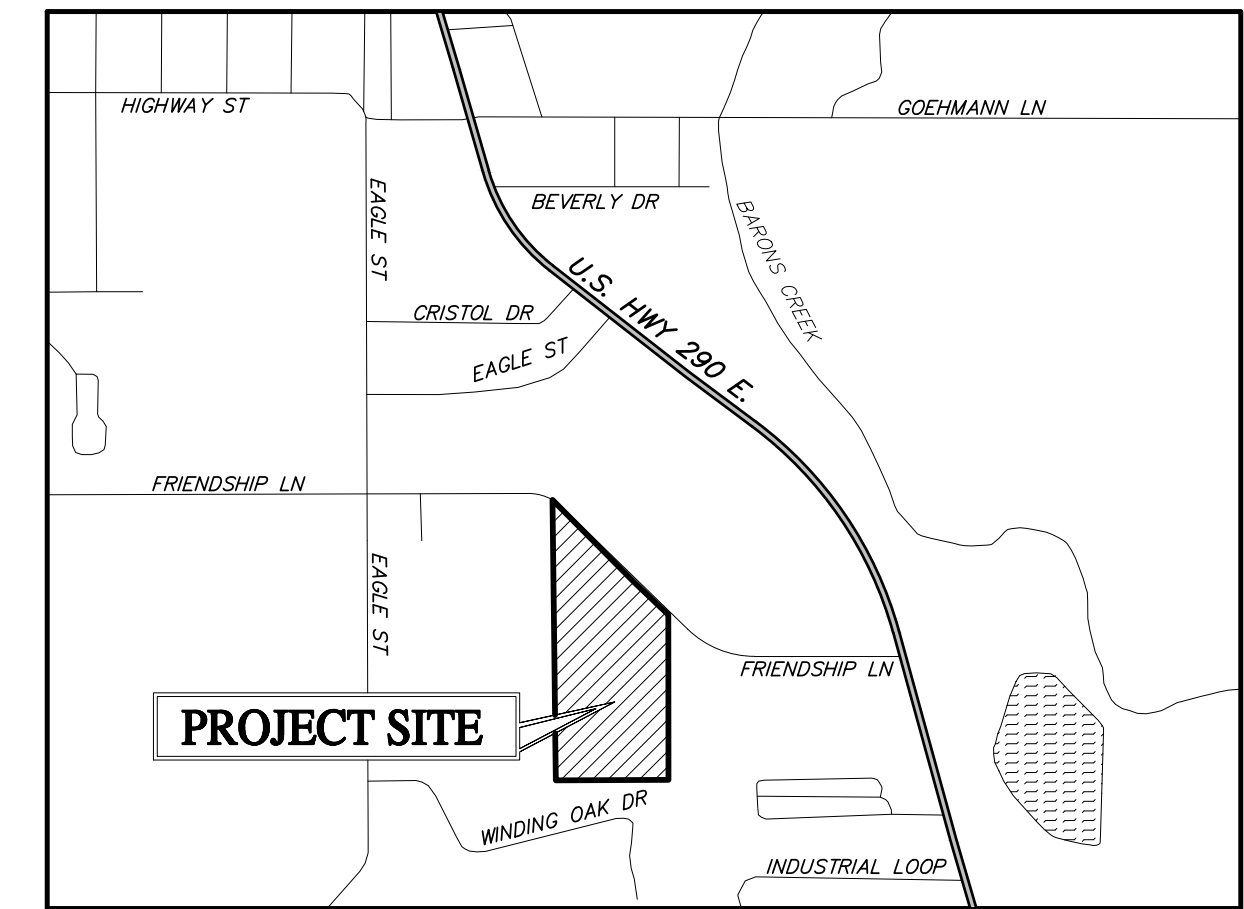
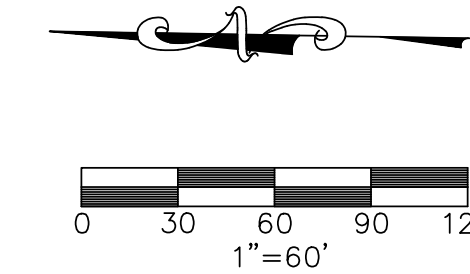
This form and all required exhibits must be included with the Site Plan and Entry Corridor application.

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

NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
2. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	85.13'	400.00'	121°1'36"	N42°44'50"W	85.13'

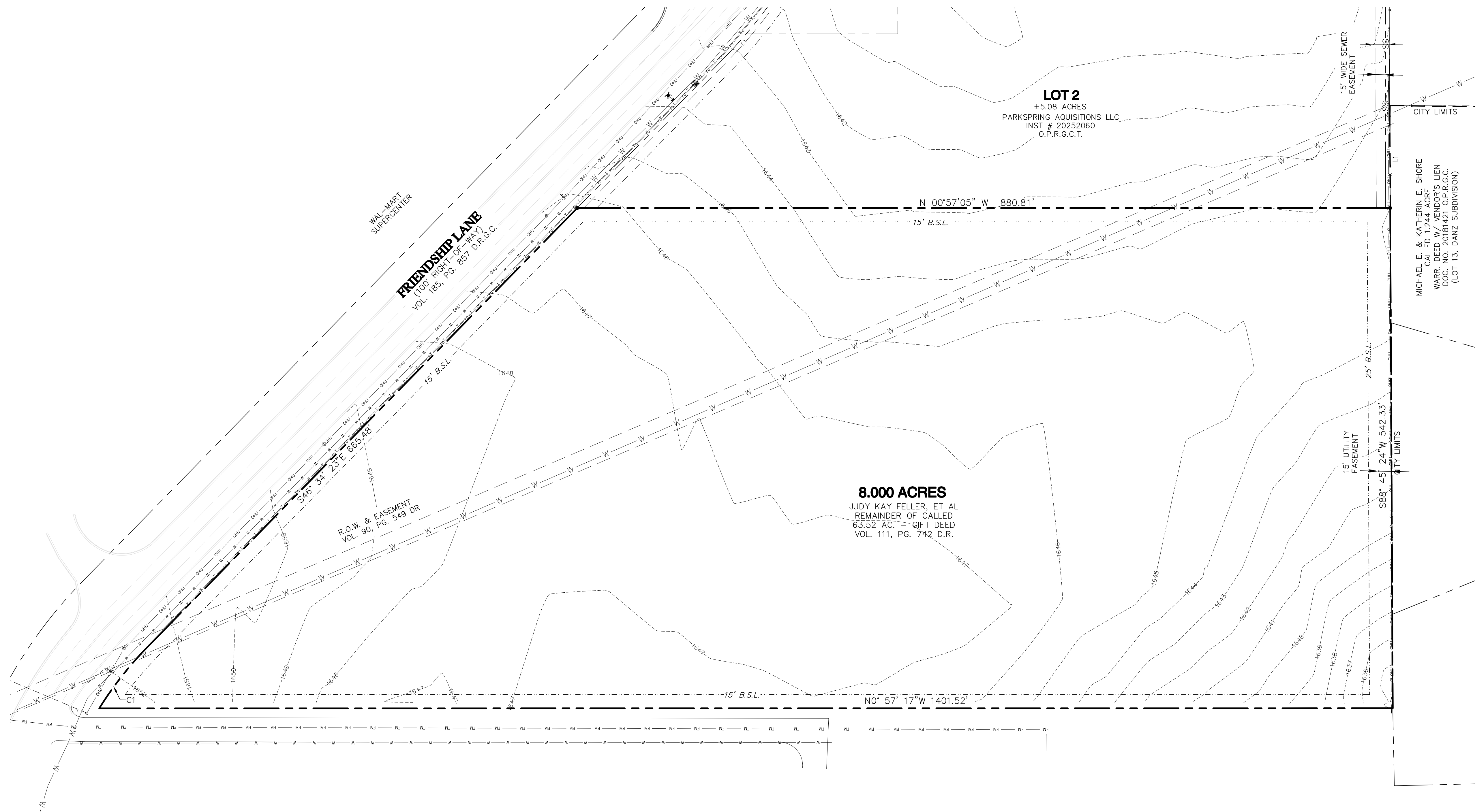


LOCATION MAP

NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- - - - - EXISTING CONTOURS
- ⊙ EXISTING MANHOLE
- ⊘ EXISTING UTILITY POLE
- OHU EXISTING OVERHEAD UTILITY LINE
- W W EXISTING WATER LINE (SIZE NOTED)
- SS EXISTING SAN. SEWER LINE (SIZE NOTED)
- T T EXISTING TELEPHONE LINE
- FO FO EXISTING FIBER OPTIC LINE
- x x x x EXISTING BARBED WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING CONCRETE CURB
- ▨ EXISTING CONCRETE
- - - - - EXISTING EASEMENT
- BUILDING SETBACK LINE



**AN
EXISTING CONDITIONS PLAN
FOR**

**THE LUCILLE AT
FREDERICKSBURG**

1060-1030 FRIENDSHIP LANE, FREDERICKSBURG, TEXAS

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 63.52 ACRE TRACT OF LAND DESCRIBED IN DEED TO LORENCE WAYNE FELLER, STEPHEN KARL FELLER, JAMES PATRICK FELLER AND JUDY KAY FELLER, IN EQUAL UNDIVIDED ONE-FOURTH (1/4TH) SHARES, RECORDED IN VOLUME 111, PAGE 746, DEED RECORDS OF GILLESPIE COUNTY, TEXAS, AND IN DEED TO SALT BRANCH HOLDINGS, LTD. IN EQUAL UNDIVIDED ONE-FOURTH (1/4TH) SHARES, RECORDED IN INSTRUMENT NO. 20080084, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

PARKSPRING ACQUISITIONS, LLC OWNER

CONTACT: MATTHEW STEWART (512) 590-2452
201 W. 5TH STREET, SUITE 1600
AUSTIN, TX 78701

VEI CONSULTING ENGINEERS ENGINEER

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

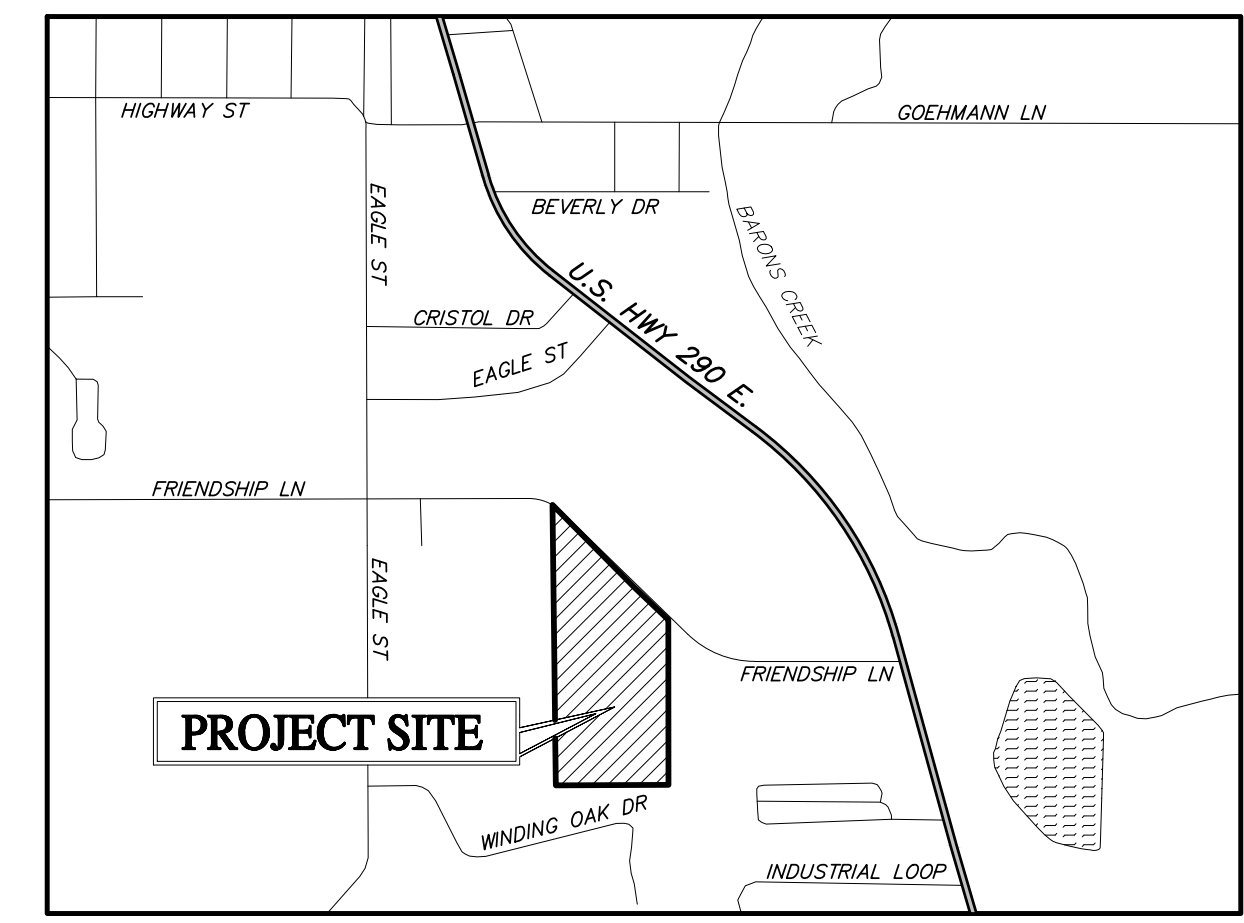
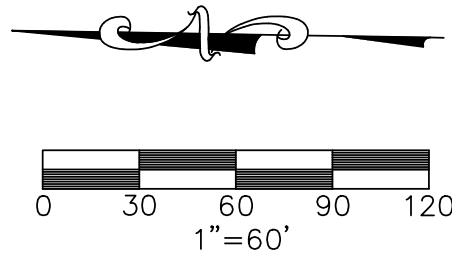
FILE NO: 25070

DATE: 11/23/2025

SHEET: SP1 (1 OF 5)

NOTES:

- THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
- SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
- THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
- ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
- REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AND POOL AREAS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
- FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
- THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
- ALL SIDEWALK AND DRIVEWAY IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY STANDARDS.
- ALL SECURITY AND SAFETY LIGHTING SHALL BE FULLY SHIELDED AND COMPLY WITH "DARK SKY" COMPLIANT (REF. CITY OF FREDERICKSBURG ARTICLE XV - OUTDOOR LIGHTING)



LOCATION MAP
NOT TO SCALE

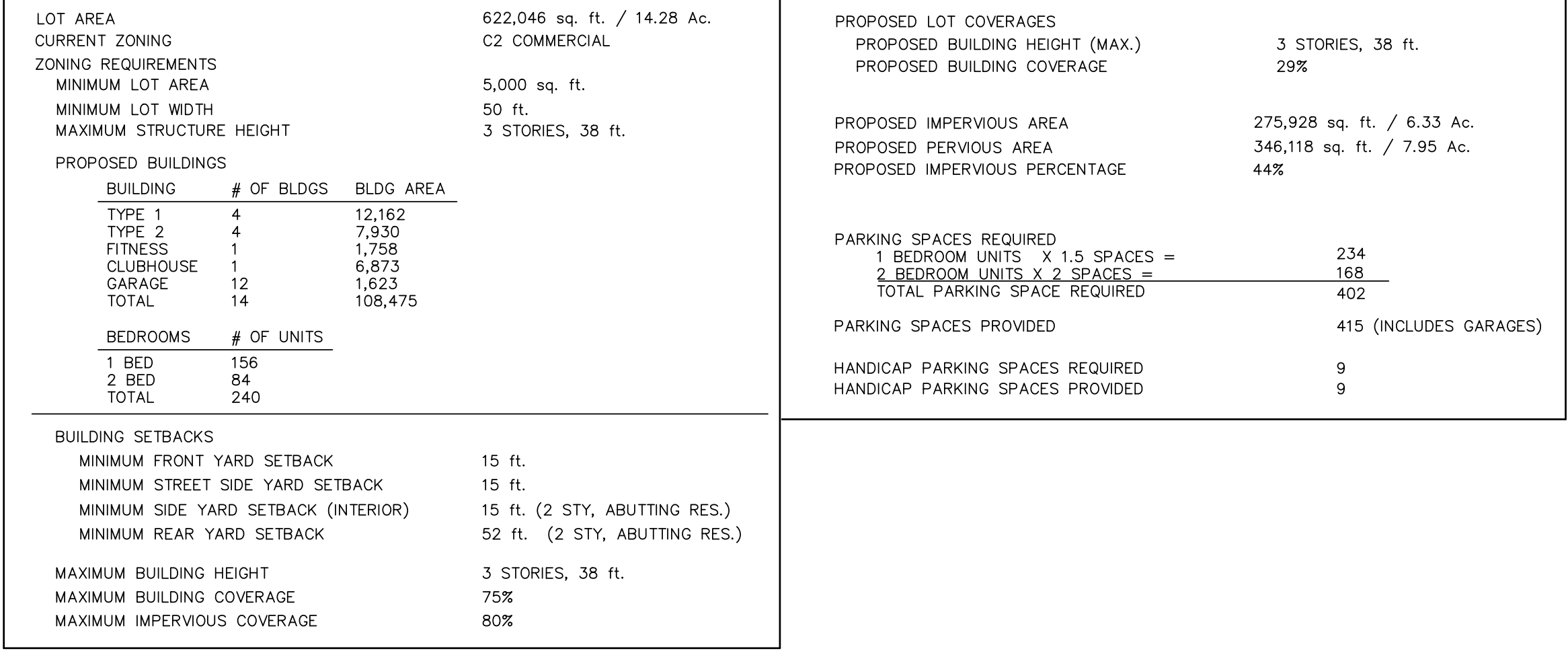
LEGEND

- EXISTING**
- PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING FENCE LINE
 - EXISTING EASEMENT
 - BUILDING SETBACK LINE
 - EXISTING CONTOURS
 - EXISTING CONCRETE CURB
 - EXISTING UTILITY POLE
 - B.S.L. BUILDING SETBACK LINE
- PROPOSED**
- PROPOSED BUILDING
 - PROPOSED CONCRETE PAVING
 - PROPOSED FIRE LANE (26' WIDE WITH MIN. 25' RADIUS)
 - PROPOSED PARKING STRIPE
 - PROPOSED LANDSCAPE/ GRASS SEEDING
 - PROPOSED CONCRETE CURB
 - PROPOSED HANDICAP SPACE
 - PROPOSED COVERED PARKING
 - PROPOSED LIGHT POLE

SUMMARY TABLE

LOT AREA	622,046 sq. ft. / 14.28 Ac.	
CURRENT ZONING	C2 COMMERCIAL	
ZONING REQUIREMENTS		
MINIMUM LOT AREA	5,000 sq. ft.	
MINIMUM LOT WIDTH	50 ft.	
MAXIMUM STRUCTURE HEIGHT	3 STORIES, 38 ft.	
PROPOSED BUILDINGS		
BUILDING	# OF BLDGS	BLDG AREA
TYPE 1	4	12,162
TYPE 2	4	7,930
FITNESS	1	1,758
CLUBHOUSE	1	6,873
GARAGE	12	1,623
TOTAL	14	108,475
BEDROOMS		# OF UNITS
1 BED	156	
2 BED	84	
TOTAL	240	
BUILDING SETBACKS		
MINIMUM FRONT YARD SETBACK	15 ft.	
MINIMUM STREET SIDE YARD SETBACK	15 ft.	
MINIMUM SIDE YARD SETBACK (INTERIOR)	15 ft. (2 STY, ABUTTING RES.)	
MINIMUM REAR YARD SETBACK	52 ft. (2 STY, ABUTTING RES.)	
MAXIMUM BUILDING HEIGHT	3 STORIES, 38 ft.	
MAXIMUM BUILDING COVERAGE	75%	
MAXIMUM IMPERVIOUS COVERAGE	80%	

PROPOSED LOT COVERAGES	
PROPOSED BUILDING HEIGHT (MAX.)	3 STORIES, 38 ft.
PROPOSED BUILDING COVERAGE	29%
PROPOSED IMPERVIOUS AREA	
PROPOSED IMPERVIOUS AREA	275,928 sq. ft. / 6.33 Ac.
PROPOSED PERVIOUS AREA	346,118 sq. ft. / 7.95 Ac.
PROPOSED IMPERVIOUS PERCENTAGE	44%
PARKING SPACES REQUIRED	
1 BEDROOM UNITS X 1.5 SPACES =	234
2 BEDROOM UNITS X 2 SPACES =	168
TOTAL PARKING SPACE REQUIRED	402
PARKING SPACES PROVIDED	415 (INCLUDES GARAGES)
HANDICAP PARKING SPACES REQUIRED	9
HANDICAP PARKING SPACES PROVIDED	9



TEN19 APARTMENTS
GLUCKSBRINGER LLC
14.49 AC.
INST # 20241686
O.P.R.G.C.T.

MICHAEL E. & KATHERIN E. SHORE
CALLED 1.244 ACRE
WARR. DEED W/ VENDOR'S LEN
DOC. NO. 20181421 O.P.R.G.C.
(LOT 13, DANZ SUBDIVISION)

BRADLEY WILLIAM FEUGUE,
BENJAMIN DEAN FEUGUE &
BRENDEN LA-DAWN PEDROZA
1.17 AC.
INST # 20182317
O.P.R.G.C.T.

CODY & MARY CARNETT
1.41 AC.
INST # 20201693
O.P.R.G.C.T.

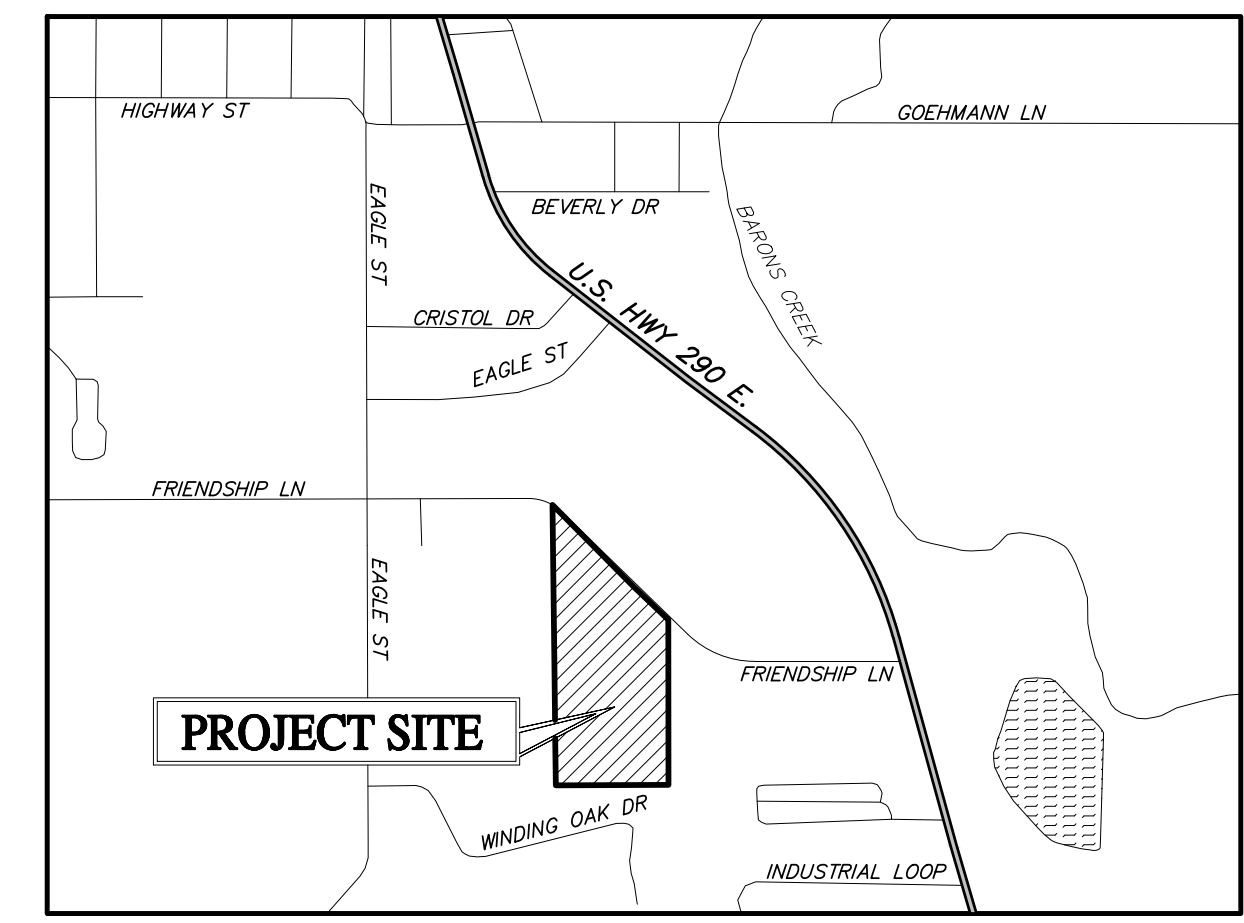
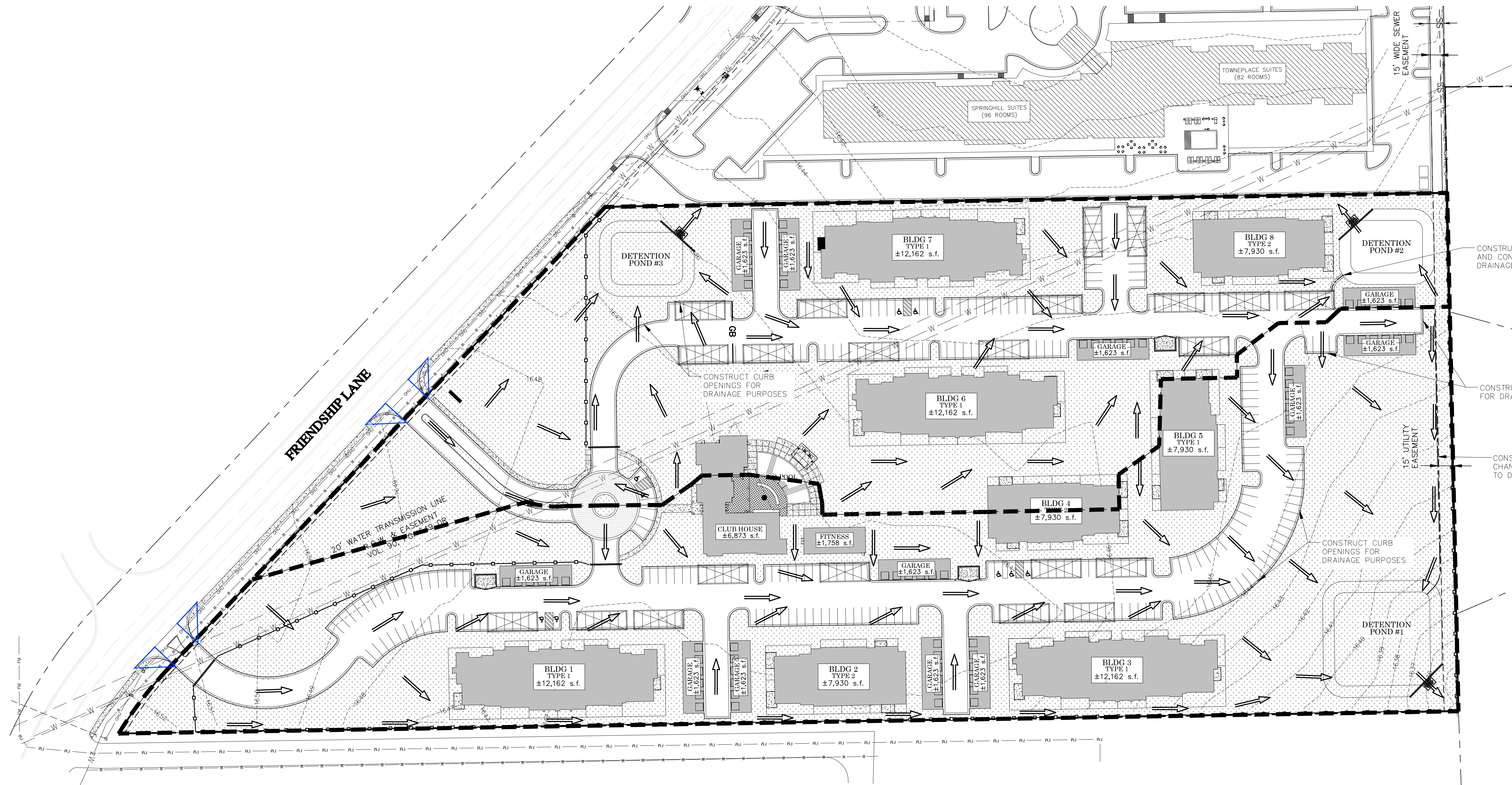
A SITE PLAN FOR
THE LUCILLE AT FREDERICKSBURG

1060-1030 FRIENDSHIP LANE, FREDERICKSBURG, TEXAS
BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 63.52 ACRE TRACT OF LAND DESCRIBED IN DEED TO LORENCE WAYNE FELLER, STEPHEN KARL FELLER, JAMES PATRICK FELLER AND JUDY KAY FELLER, IN EQUAL UNDIVIDED ONE-FOURTH (1/4TH) SHARES, RECORDED IN VOLUME 111, PAGE 746, DEED RECORDS OF GILLESPIE COUNTY, TEXAS, AND IN DEED TO SALT BRANCH HOLDINGS, LTD. IN EQUAL UNDIVIDED ONE-FOURTH (1/4TH) SHARES, RECORDED IN INSTRUMENT NO. 20080084, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

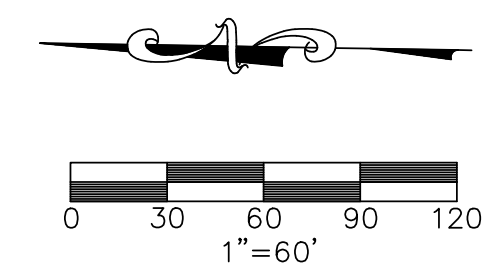
PARKSPRING AQUISITIONS, LLC OWNER
CONTACT: MATTHEW STEWART (512) 590-2452
201 W. 5TH STREET, SUITE 1600
AUSTIN, TX 78701

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

FILE NO: 25070
DATE: 11/23/2025 SHEET: SP2 (2 OF 4)



LOCATION MAP
NOT TO SCALE



LEGEND

- — — — — PROPERTY BOUNDARY
- — — — — ADJACENT PROPERTY BOUNDARY
- - - - - EXISTING EASEMENT
- - - - - OHU EXISTING OVERHEAD UTILITY LINE
- - - - - EXISTING CONTOURS
- ▨ PROPOSED BUILDING
- ▨ PROPOSED CONCRETE CURB
- — — — — DRAINAGE AREA BOUNDARY
- ➔ PROPOSED DRAINAGE FLOW DIRECTION
- ⊙ EXISTING UTILITY POLE

CONSTRUCT CURB OPENING AND CONCRETE FLUME FOR DRAINAGE PURPOSES

CONSTRUCT CURB OPENING FOR DRAINAGE PURPOSES

CONSTRUCT EARTHEN CHANNEL TO DIRECT RUNOFF TO DETENTION POND #1

CONSTRUCT CURB OPENINGS FOR DRAINAGE PURPOSES

CONSTRUCT CURB OPENINGS FOR DRAINAGE PURPOSES

A DRAINAGE PLAN FOR

THE LUCILLE AT FREDERICKSBURG

1060-1030 FRIENDSHIP LANE, FREDERICKSBURG, TEXAS

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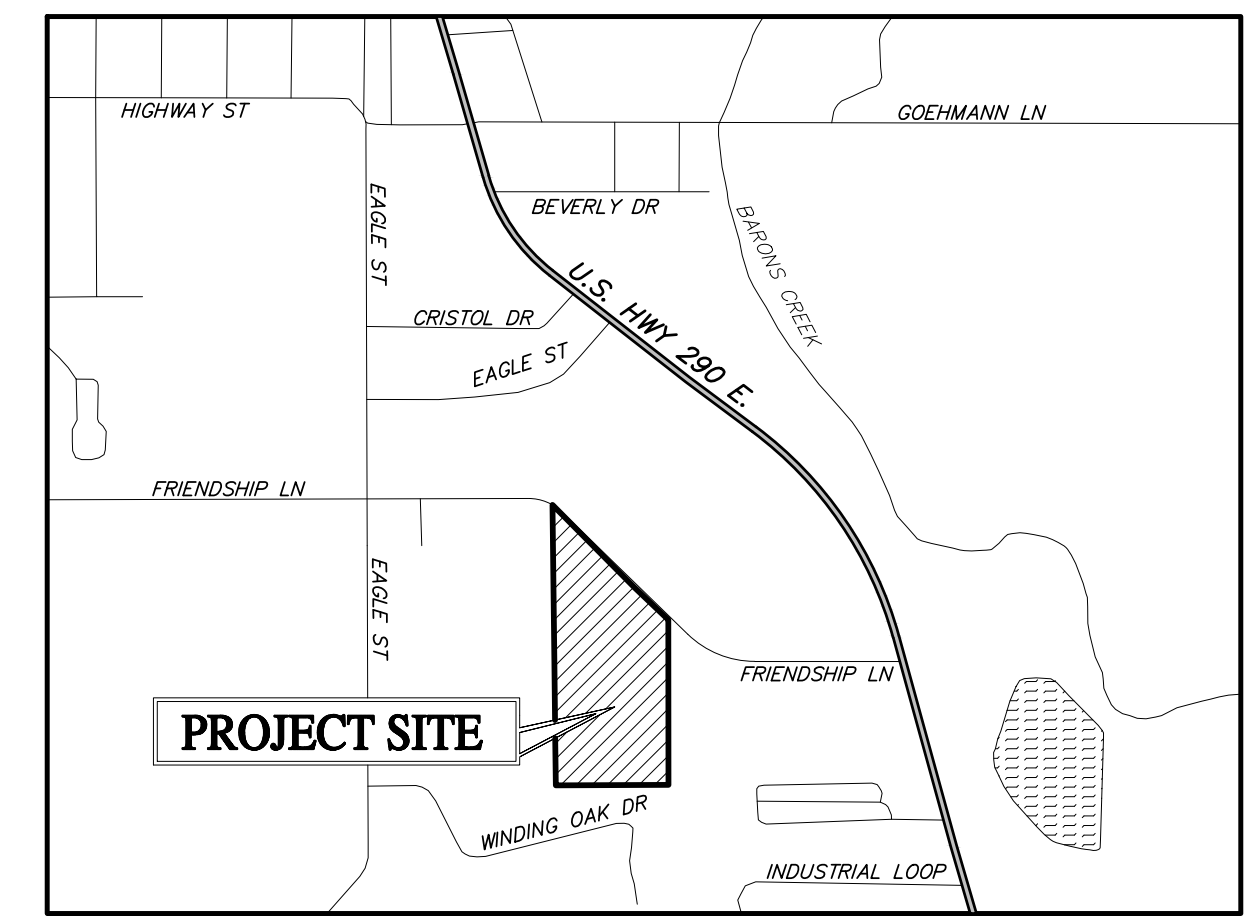
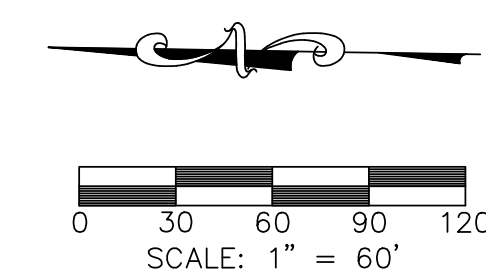
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FILE NO: 25070
DATE: 11/23/2025 SHEET: SP3 (3 OF 4)

NOTES:

1. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
2. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. ALL BUILDING DIMENSIONS DERIVED FROM OWNER. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
5. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
7. FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
8. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.



LOCATION MAP

NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- - - - - EXISTING CONTOURS
- x-x-x-x- EXISTING BARBED WIRE FENCE
- - - - - EXISTING WOOD FENCE
- EXISTING CONCRETE CURB
- - - - - EXISTING EASEMENT
- OHU --- EXISTING OVERHEAD UTILITY LINE
- W --- W --- EXISTING WATER LINE (SIZE NOTED)
- SS --- SS --- EXISTING SAN. SEWER LINE (SIZE NOTED)
- T --- T --- EXISTING TELEPHONE LINE
- FO --- FO --- EXISTING FIBER OPTIC LINE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER METER
- ⊙ EXISTING WATER VALVE
- █ PROPOSED BUILDING
- SS --- PROPOSED SANITARY SEWER LINE
- W --- W --- PROPOSED WATER LINE
- F --- F --- PROPOSED 6" FIRE LINE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED SANITARY SEWER CLEANOUT

**A
UTILITY PLAN
FOR**

**THE LUCILLE AT
FREDERICKSBURG**

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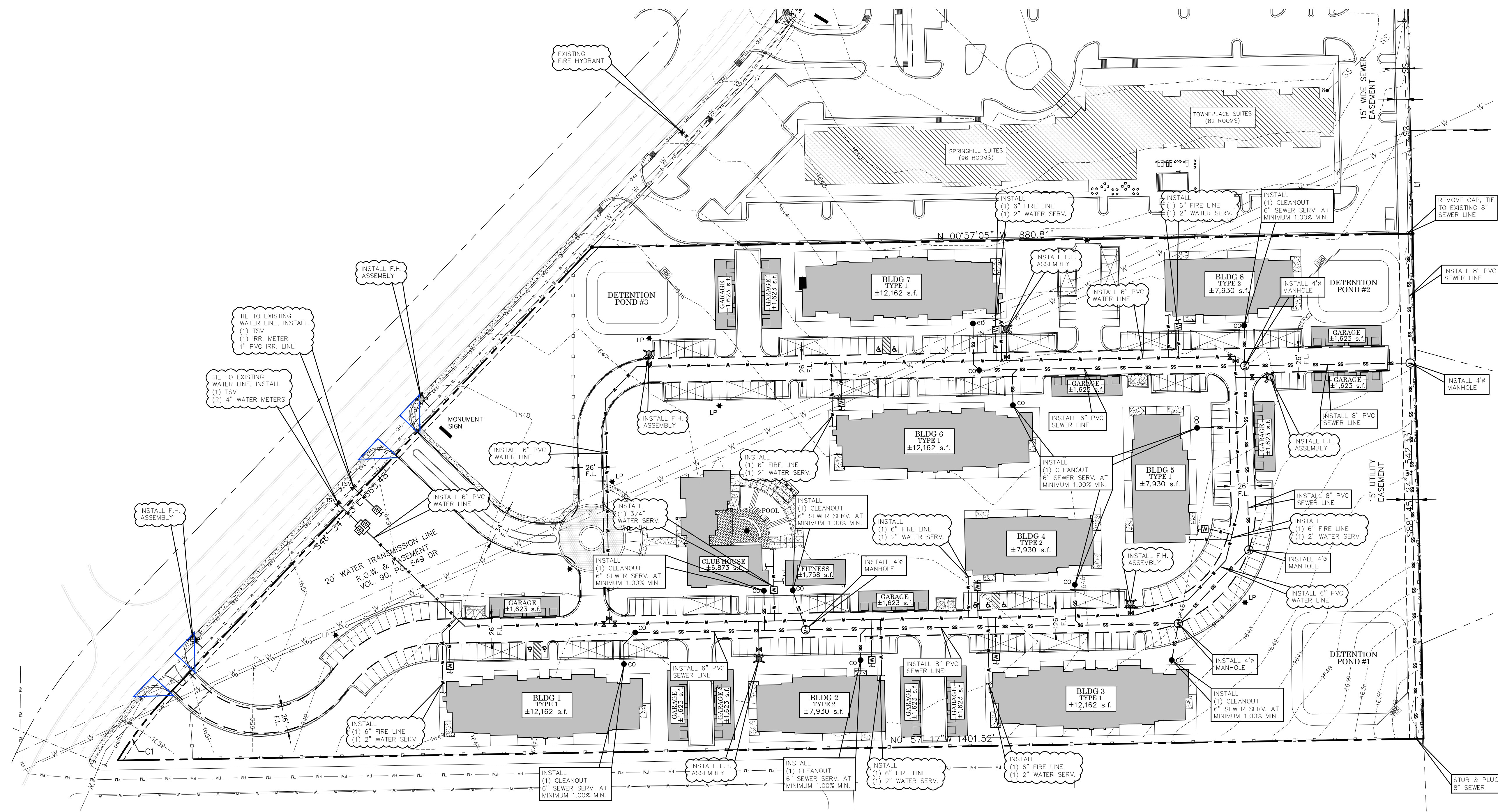
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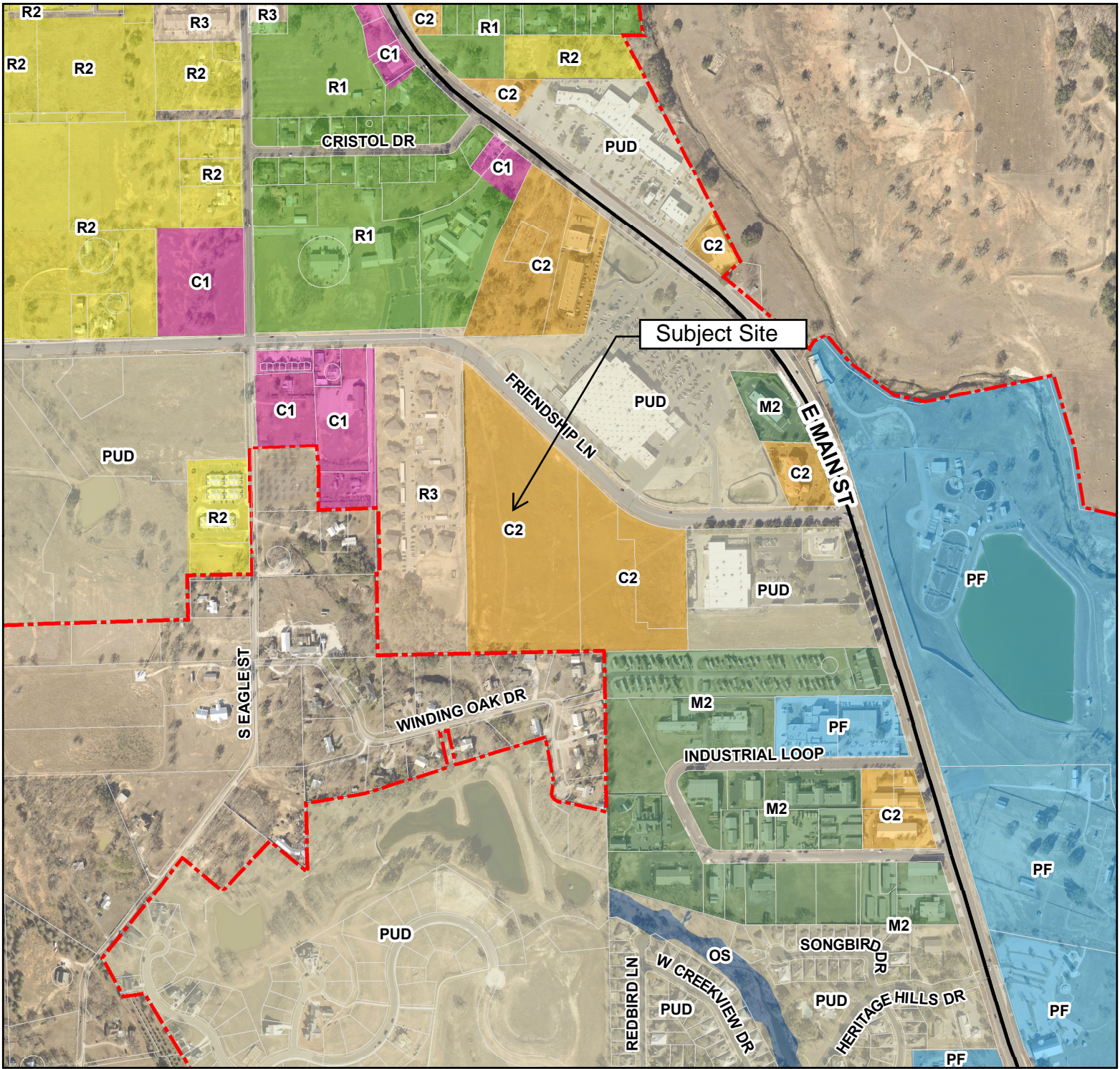
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FILE NO: 25070
DATE: 11/23/2025 SHEET: SP4 (4 OF 4)





LEGEND

GCAD Parcels

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space

- 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



FIGURE 1
City of Fredericksburg
SP-2515 - 1151 Friendship Lane



December 23, 2025

Kevin Spraggins
VEI Consulting Engineering

**RE: SP-2515, Review Comments for the property located at 1151 Friendship Lane,
Fredericksburg, Texas, 78624**

Dear Mr. Spraggins

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 **Friday, January 9, 2026**

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

Planning Comments:

1. Please clarify parking ratios per Table 7.863. The site plan shows 415 spaces including garages. However, per section 7.863 parking ratios are 1.5 for one-bedroom @ $156 * 1.5 = 234$ and two-bedroom @ $84 * 2 = 168$ for a total of 402. However, a 10% ratio for guest parking is required (40.2). The total required parking spaces are approximately 442. Is a parking variance requested?
2. Include proposed Lighting.
3. Provide Landscaping Breakdown
4. Provide Interior Sidewalks
5. Provide Monument Sign dimensions/breakdown

Engineering Comments:

1. This project will require the submittal of civil construction plans. Utilities, drainage, and traffic impacts will be reviewed in detail at that time.
2. Please note that the existing sewer main at the southeast corner of the property must be extended across the southern boundary of the property.
3. Please submit calculations of average day trip generation for the site.

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

4. The western driveway does not meet spacing requirements for Friendship Lane as an arterial roadway. That access must be restricted to right-in, right-out only.
5. Ensure that all building elements, fences, parking space covers and proposed tree plantings are located outside of the existing water transmission line easement.
6. Please confirm dumpster orientation with your preferred solid waste collection provider. City of Fredericksburg collects multifamily dumpsters and must be accessible for side loading collection trucks.

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)