



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, May 6, 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
Jim Jarreau, 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 a regular session on Wednesday, May 6, 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 May 6, 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. April 1, 2026, Regular Meeting Minutes

4. PUBLIC HEARING

- A. **Request Z-2608:** By Clayton Walvoord, Rebecca Rather & Brad Oehler to Consider the Following:

A. A Zoning Change from Single-Family Residential (R1) to Neighborhood Commercial (C1) for Properties Located at 408, 412 & 414 East Austin Street.

- i Presentation by the Applicant
ii Presentation by the Staff

- iii Hold Public Hearing
- iv Take Action on the Zoning Change

5. ACTION ITEMS

- A. **Request SP-2602:** By Mason Gramling, Gramco Construction LLC to Consider the Site Plan Review for an Addition to an existing Event Center located at 111 FM 2093, legally described as Lot 2AR-3, Gretchen Nugent Subdivision.

- B. **Request SP-2605 / EC-2602:** By Stan Klein, Architect, to consider the Site Plan and Entry Corridor application for the development of a new Veterans of Foreign Affairs Post 7105 building located at 710 W. Washington St., bearing a legal description of G E CO #50, 1.89 acres.

- C. **Request SP-2604:** By Randy Stehling, SKT Architects to consider the site plan for the development of a new preschool building for Bethany Lutheran Church, located at 110 W. Austin St., bearing the legal description of FBG ADDN BLK 38 LOT 62-PT, 63, 64, & 65-PT.

- D. **Request P-2609:** By PV McMinn, Jr., NuVista Development, LLC, to consider the Replat of Keller Subdivision, Lots 1R-1 and 1R-2, creating Lot 1R-1A, Lot 1R-1B and Lots 101 through 119.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on April 28, 2026, on the bulletin board of the City of Fredericksburg, New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624



Jan Musgrove
Planner 1

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

**PLANNING & ZONING COMMISSION
MEETING MINUTES
April 1, 2026, 5:30 P.M.**

On the 1st day of April 2026, 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
SONDRA SULTEMEIER
TODD PETERS
TYLER PANSING
GEORGE HAGER
JIM JARREAU

ABSENT: BELINDA MCDONNELL

ALSO, PRESENT: SUSANA HUERTA – Assistant Director of Development Services
EVAN WILLIAMSON – Assistant Director of Public Works and Utilities
SIBYL DECKARD – Staff Engineer
JAN MUSGROVE – Planner I
MICK MCKAMIE – Legal Counsel
MARIA GARCIA – Legal Counsel

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

Action Items:

Request Z-2601 - Proposed text amendments regarding sexually oriented businesses, vape shops and tattoo studios and gaming skill parlors.

Staff Summary: Susana Huerta

Staff presented proposed text amendments to define and regulate sexually oriented businesses, game/skill parlors, tattoo studios, and similar uses, specifying the zoning districts where these uses would be permitted via conditional use permits and subject to supplementary regulations, with the intent to align with state law and municipal code. Ms. Huerta explained that the proposed text amendments aim to provide more restrictions and guidance for the location of sexually oriented businesses, vape shops, tattoo studios, and similar uses, moving them from C2 (Commercial) to M2 (Medium Manufacturing) zones and requiring conditional use permits. The text amendment would set distance requirements: 500 feet from schools, daycares, parks, churches, and similar uses, and

1500 feet from another business of the same type, with existing businesses grandfathered unless they expand or change use, in which case compliance is required.

Public Hearing opened at 5:38PM

Community members, including John Willome (Good Samaritan Center), Dan McCoy (Hill Country Chocolate), William Nance, Olivia Davis, and Dave White, all expressed concerns about the proximity of these businesses to sensitive uses such as schools, churches, addiction recovery programs, and residential areas, and questioned the appropriateness of M2 zoning for these uses.

Public Hearing closes at 5:52PM

Mick McKamie, Legal Counsel for the City of Fredericksburg, clarified that federal and state law requires the city to provide some locations for these businesses and cannot ban them outright, but the city can regulate their location and impose distance requirements, the amendments designed to add oversight and public input through the conditional use permit process.

Discussion:

Members of the board with input from staff and legal counsel, further explained the reasoning behind the proposed text amendments to the city ordinances, including new definitions, conditional use permit requirements, and distance restrictions so that if these use types were to come to the City, the Ordinance would be able accommodate them.

Jim Jarreau made a motion to approve the text amendments as written.

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

Z-2604 – Proposed text amendment regarding Multiple Family Residential uses within the C1 Neighborhood Commercial District. The proposed text amendments are for Section 3.200 (C1-Neighborhood Commercial) district.

Staff Summary: Susana Huerta

Susana Huerta presented the text amendment requiring a conditional use permit (CUP) for multifamily residential developments in the C1 neighborhood commercial district, aligning the process with existing requirements for townhomes and duplexes. The amendment ensures that multifamily residential developments in C1 districts will require a conditional use permit, like the process already in place for townhomes and duplexes, providing more oversight for developments within the C1 zone.

Public Hearing Opened at 6:10PM and closed at 6:10PM

Jim Jareau made a motion to approve the Amendments (Z-2604) as written.

Todd Peters seconded the motion. All voted Aye and the motion carried.

Z-2605 - By Century 21, The Hills Realty to consider a Conditional Use Permit (CUP) per Section 3.510 to establish and operate a standardized business in the Historic Shopping District Overlay for the property commonly known as 408 W Main Street.

Janice Menking and Jim Jarreau recused themselves from the Diaz.

Applicant Presentation: Dwight Oestrich

Mr. Oestrich described the long history of Century 21 at the location and requested approval to return, citing financial pressures and previous occupancy.

Public Hearing opened at 6:19PM and closed at 6:20PM

Staff Review: Susana Huerta

Staff recommended approval, noting the business had previously operated at the site and that there would be no major changes to the building's appearance or intensity of use.

Discussion:

Commissioners discussed the purpose of the 2008 standardized business ordinance, which aims to preserve the unique character of the historic shopping district and limit chain businesses, and noted that the applicant had lost the grandfathered status by leaving the location for several years. After reviewing the ordinance criteria, citing concerns that approval would undermine the ordinance's intent and set a precedent for other chain businesses.

Tim Dooley made a motion to deny the application. George Hager seconded the motion.

Roll Call Vote called:

Tim Dooley – Aye	Todd Peters – Nay	Tom Musselman – Aye
Tyler Pansing – Aye	George Hager – Aye	Sondra Sultemeier – Aye

Motion passed 5 to 6

Janice Menking and Jim Jarreau returned to the Diaz at 6:30PM

Z-2606 – By April Laird/Frisky Kitty Café LLC to consider a Conditional Use Permit (CUP) per Section 3.200 to Establish and operate a “Restaurant- Limited” use for the property commonly known as 1209 E Main Street.

Jim Jareau recused himself from the Diaz at 6:31PM.

Applicant Presentation: April Laird

Ms. Laird explained that she had come upon the idea when visiting St. Augustine, FL and decided that this would be a great addition to Fredericksburg’s offerings. The applicant explained the cat cafe concept, which partners with animal rescues to facilitate adoptions, support mental health, and offers a unique, family-friendly attraction for both locals and tourists and that the Health Department had given the thumbs up on her floorplan and business concept.

Public Hearing opened and closed at 6:37PM

Staff Review: Susana Huerta

Ms. Huerta explained that the cafe would have separate areas for food service and cats, with sanitation protocols, handwashing stations, and compliance with local health department requirements, as confirmed by discussions with city staff. The cats will reside in the lounge until adopted, with a maximum of about 10-12 cats, and that procedures were in place to ensure cleanliness and safety for their clients.

Discussion:

The Commissioners addressed questions about animal welfare, facility layout, and compliance with city codes.

Todd Peters made a motion to approve Z-2606 as presented.

Sondra Sultemeier seconded the motion. All voted Aye and the motion carried.

6:46PM Jim Jarreau returned to the Diaz.

Z-2607 – By Kevin Spraggins with VEI Engineering to consider a Conditional Use Permit (CUP) per Section 3.210 to allow a “Drive Through or Drive-In Facilities” for the property known as 720 S Adams.

Applicant Presentation: Kevin Spraggins with VEI Engineering

Mr. Spraggins requested approval for the renewal of a conditional use permit (CUP) for a drive-through facility at a dry-cleaning business at 720 S Adams. He reiterated that there were no changes to the CUP request and that this was simply a renewal as the CUP had expired.

Public Hearing 6:52PM opened and closed at 6:53PM.

One member of the public, Dave White, expressed concerns about traffic on S. Adams.

Staff Review: Susana Huerta

Susana confirmed that all requirements, including parking, landscaping, and civil plans, have been met and clarified that TxDOT had approved the access points, and no additional traffic study was required.

Jim Jarreau made a motion to approve the application with staff conditions:

Approval of an Addressing Plan, Approval of the Landscaping and Screen Plan, Approval of Civil Construction plans, Reapproval of the Previous Site Plan as a Condition of Approval.

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

Action Items:

Consider Amending Section 6.11 “Sidewalks,” of Section 6, “Subdivision Design Standards,” of Chapter 38, “Subdivision Regulations,” of the City of Fredericksburg Code of Ordinances.

Staff Review: Evan Williamson and Sibyl Deckard

City staff presented proposed amendments to the sidewalk ordinance, focusing on commercial and arterial areas, clarifying maintenance responsibilities, and outlining the city's ongoing sidewalk construction program. The amendments require sidewalks along commercially zoned projects and arterial/collector roads, specify sidewalk widths, and clarified that adjacent property owners are responsible for maintenance, with the city retaining the right to perform repairs as needed.

Discussion:

Commissioners discussed the challenges of adding sidewalks in residential areas, including utility conflicts and costs, and agreed that residential sidewalk requirements would be addressed in future code updates.

Jim Jarreau made a motion to approve.

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

SP-2602- By Mason Gramling, Gramco Construction LLC to Consider the Site Plan Review for an Addition to an existing Event Center located at 111 FM 2093, legally described as Lot 2AR-3, Gretchen Nugent Subdivision.

Applicant Presentation: Daniel Wetzel on behalf of Mason Gramling

Mr. Wetzel presented a site plan for converting an existing event center to retail suites at 111 FM 293, La Posada.

Staff Review: Susana Huerta

Ms. Huerta stated that the proposed Site Plan involves converting an event center into three retail suites, with a small addition and shared parking with an adjacent restaurant.

Discussion:

The Commission did not have enough information before them and decided to table the item until the next meeting to allow time for review of the updated site plan and resolution of outstanding engineering and TxDOT approval issues.

Jim Jarreau made a motion to table the item until May 6, 2026.

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

Director's Report: Susana Huerta

Cliff Cross was not in attendance and Susana Huerta had nothing to add.

Approval of Minutes:

The meeting minutes for March 4, 2026, were unanimously approved.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 7:15PM.

PASSED AND APPROVED on the 6th day of May 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: May 6, 2026

SECTION: PUBLIC HEARING **ITEM:** A.

CAPTION: Request Z-2608: By Clayton Walvoord, Rebecca Rather & Brad Oehler to Consider the Following:

A. A Zoning Change from Single-Family Residential (R1) to Neighborhood Commercial (C1) for Properties Located at 408, 412 & 414 East Austin Street.

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

SUMMARY:

The applicants have submitted a Zoning Change request for three individual lots totaling approximately .75 acres (32,670 sq. ft) and commonly known as 408, 412 & 414 E. Austin. The applicants are requesting a zoning change from R1, Single-Family Residential to C1, Neighborhood Commercial.

BACKGROUND:

The surrounding properties include R1- Single Family Residential to the north, east and west and CDB, Central Business District to the south. There is also a mixture of PF, Public Facilities, OS, Open Space and C2, Commercial throughout the area.

The property is currently zoned R1, Single-Family Residential and permits uses by right and upon the issuance of a conditional use permit, some of the mixture and intensity of use types include the following:

Single Family Residential (Detached)	Local Utility Service
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)	Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)

Uses Permitted Subject To Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Community Recreation	Private Secondary Educational Facilities
Day Care Services	Private Secondary Educational Facilities

Guidance Services	Religious Assembly
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Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard unit until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the R-1 district shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet; or 10,000 square feet for guest houses and short-term rental, accessory uses
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 2½ stories, 28 feet
Front Yard	Minimum Required Setback, 25 feet
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, 40%
Impervious Cover	Percent of Lot Area, 55%
Nonconforming Uses	Section 6.100
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Temporary/Accessory Building	Section 8.000
Home Occupations	Section 8.300

It is the desire of the applicant to obtain a C1, Neighborhood Commercial Zoning classification and Sec. 3.200 - C1, Neighborhood Commercial speaks to the development standards allowed below:

This zone is intended to provide for the establishment of restricted commercial facilities, to serve the conveniences and needs of the immediate neighborhood and must be compatible with the residential character and environment of the neighborhood. These uses generally result in limited traffic generation.

Principal Permitted Uses

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following 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:

Administrative and Business Office
Convalescent Services
Cultural Services
Day Care Services
Group Residential
Local Utility Services
Medical Services
Multiple Family Residential (Section 3.110)
Personal Services
Private Primary Educational Services
Private Secondary Educational Facilities
Professional Office
Religious Assembly
Single Family Residential (detached) if structure was not used as other than residential in its most recent use

Short-term Rental, Unoccupied: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, B&B: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, Facility: (With a STR permit and adherence to Chapter 20, Article VII)

Corporate Housing: (With a STR permit and adherence to Chapter 20, Article VII)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Arts and Crafts

Automotive Washing

Building Maintenance Services

Business School

Business Support Services

Club or Lodge

Communication Services

Condominium Residential (section 7.610)

Consumer Repair Services

Convenience Storage
Convenience Store/Self Serve Gasoline
Duplex Residential
Food Sales
Guidance Services
Laundry Services
Limited Retail Sales
Liquor Sales
Personal Improvement Services
Pet Services
Restaurant - Limited
Single Family Residential (detached)- new construction or after cessation of use other than residential
Townhouse Residential Drive through Facilities Associated with any use

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered, or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the C-1 District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 25 feet
Interior Side Yard	Minimum Required Setback, 5 feet; or 10 feet when abutting residential zoning districts; or 15 feet for 2 story structures, when abutting residential zoning districts
Rear Yard	Minimum Required Setback, 10 feet; or 15 feet when abutting residential zoning districts; or 25 feet for 2 or more stories, when abutting residential zoning districts
Maximum Impervious Coverage	70%
Maximum Building Coverage	Percent of Lot Area, 50%
Residential Density	Section 3.110
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000

Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.000
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when abutting R-1, R-1-A, or R5

The 2024 Comprehensive Plan identifies the subject property as a future Place Type of Historic Shopping District which is intended as a walkable place with a mix of residential and non-residential uses. House-scaled commercial and lodging uses are encouraged in neighborhoods adjacent to Main Street.

Appropriate existing zoning districts would include CBD, C, R2, R5

Notice of Public Hearing Response: As part of the Public Hearing process, staff must notify property owners that own property within 200 ft of the subject property. As of April 30, 2026, multiple opposition responses have been received.

STAFF RECOMMENDATION:

Staff has reviewed the request and the proposed application requesting the zoning change. In reviewing the request, the Comprehensive Plan has classified the subject property as a Historic Shopping District place type and, per the "Intent And Character section of the plan the following is identified:

The Historic Shopping District place type is intended as a walkable place with a mix of residential and non-residential uses. Historic Shopping District uses should serve visitors from the region, broader community, and local residents.

New development and redevelopment within the Historic Shopping District place type should respect the historic patterns of development with compatible building placement, scale, and architectural features. As West Main Street expands, development should be thoughtful and replicate, where possible, the character of the traditional Historic Shopping District.

House-scaled commercial and lodging uses are encouraged in neighborhoods adjacent to Main Street. Accessory Dwelling Units should be allowed on a case-by-case basis. Residential infill is encouraged in the Historic Shopping District place type to fill in larger lots and unused areas with new opportunities for housing and downtown living.

Furthermore, the properties to the north are primarily located within the Neighborhood Residential place type which identifies the appropriate existing zoning districts a R1, R1-A, R5, NC. When considering any request the proximity and uses of those properties should also be considered. When evaluating this request the place type designation would accommodate the C1 underlying district in compliance with the Comprehensive Plan. However, when considering the request staff recommends consideration of all factors such as traffic, surrounding uses, intensity, etc as part of the findings of fact. Based upon the transitional nature of the neighborhood, staff would only recommend approval of the rezoning request from Single-Family Residential (R1) to Neighborhood Commercial (C1) if the overall findings support the new zoning would not contribute to negative impacts on the neighborhood.

ATTACHMENTS:

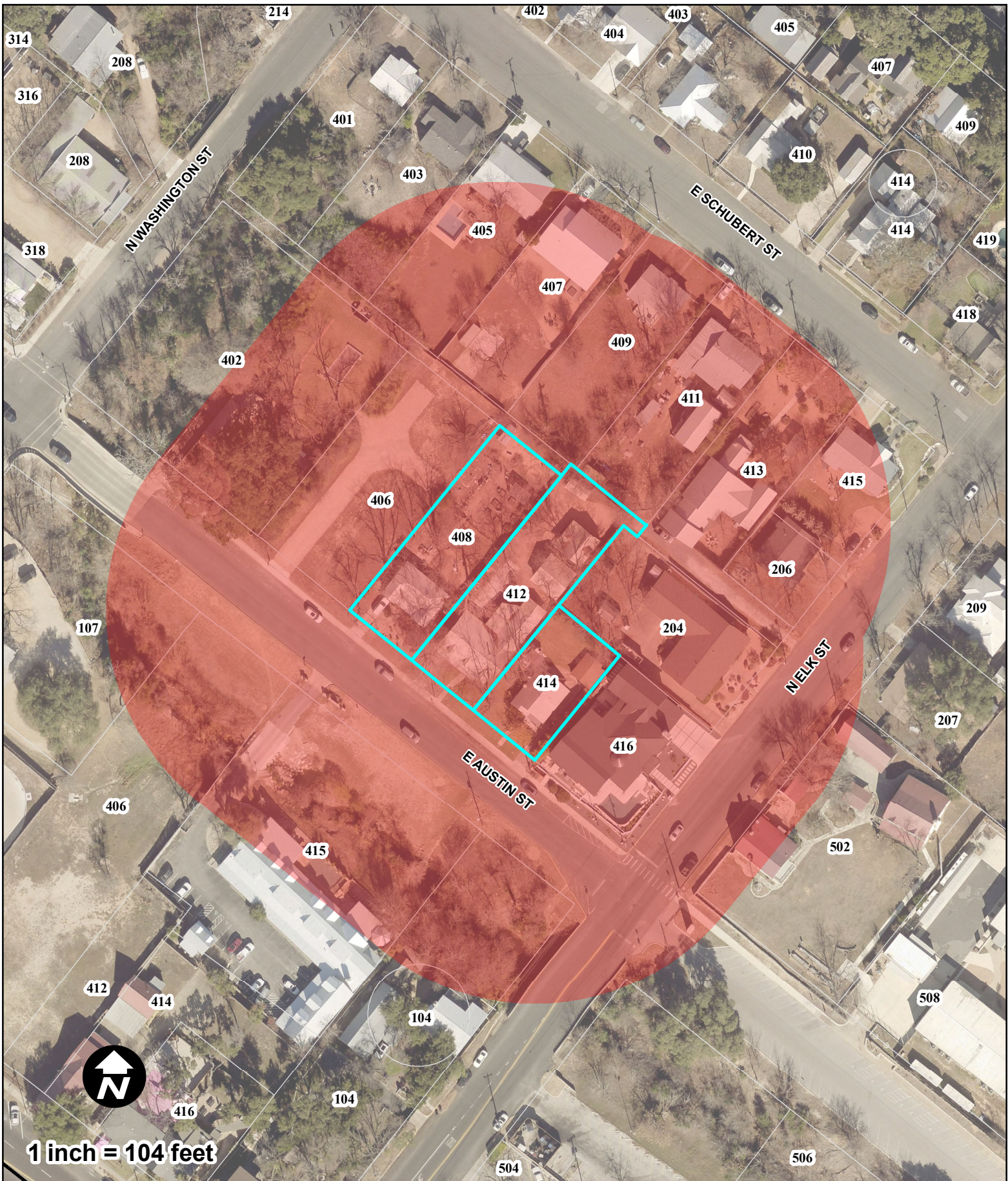
1. 400 Blk Austin Notification Map
2. 400 Blk Austin Land Use Map
3. 400 Blk Austin Place Type
4. 400 Blk Austin Zoning
5. Z-2603 - PROTEST - MESSER_Redacted

APPROVAL/REVIEW:



Date: May 01, 2026

Cliff Cross, Director of Development Services



1 inch = 104 feet

City of Fredericksburg
 Z-2603 - 408, 412 & 414 E. Austin

LEGEND

- 200' Notification Buffer
- GCAD Parcels

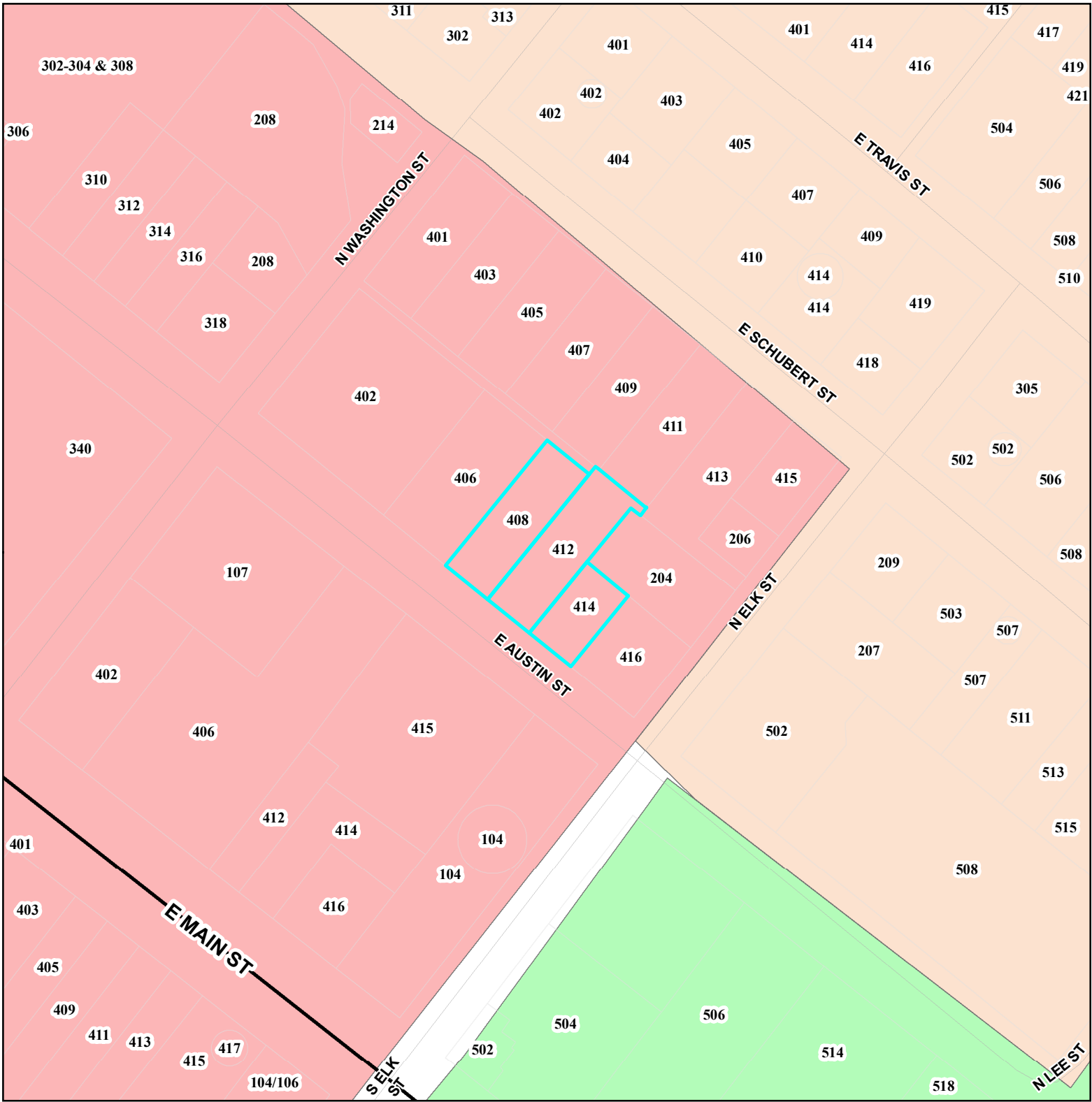


LEGEND

- | | |
|------------------------------------|----------------------------|
| GCAD Parcels | Low Density Residential |
| Landuse | Medium Density Residential |
| LANDUSE | Mixed Use Corridor |
| Downtown Central Business District | Parks & Open Space |
| Uptown Central Business District | Public / Semi-Public |
| Commercial Center | Rural |
| Commercial | |
| Employment Center | |
| FUTURE ROW | |
| High Density Residential | |
| Industrial | |



City of Fredericksburg
Z-2603 - 408, 412 & 414 E. Austin



LEGEND

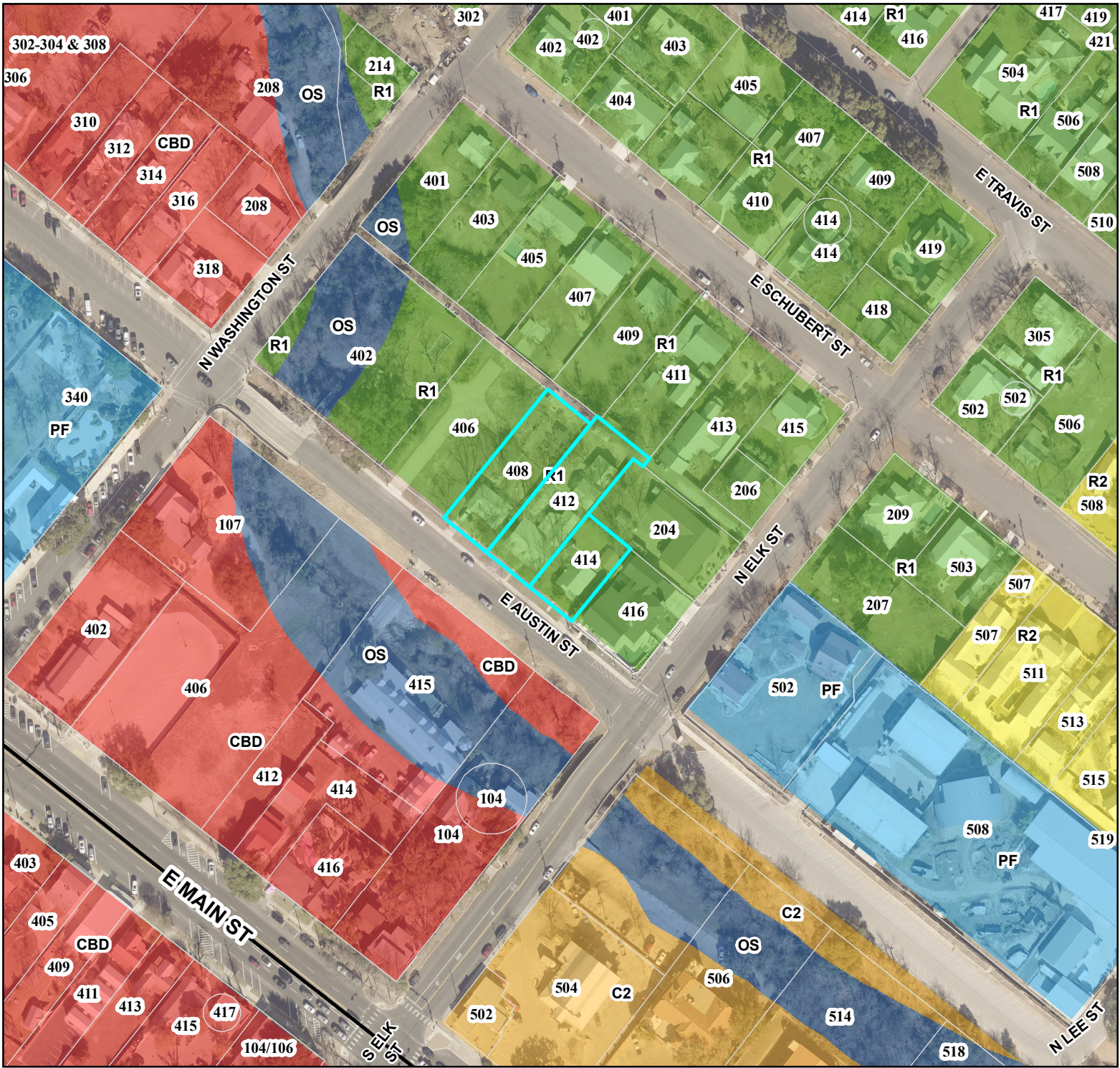
GCAD Parcels

Place_Type


















- MU
- GC
- HSD
- IND
- MDR
- MU
- NR
- PARK
- RR



City of Fredericksburg
 Z-2603 - 408, 412 & 414 E. Austin



LEGEND

- | | |
|--|---|
|  GCAD Parcels |  PF - Public Facilities |
| Zoning |  PUD - Planned Unit Development |
| ZONED |  R1 - Single Family Residential |
|  C1 - Neighborhood Commercial |  R1A - Single Family Residential - Small Lot |
|  C1.5 - Medium Commercial |  R2 - Mixed Residential |
|  C2 - Commercial |  R3 - Multi-Family Residential |
|  CBD - Central Business District |  R4 - Manufactured Home Residential |
|  M1 - Light Manufacturing |  R5 - Patio Home Residential |
|  M2 - Medium Manufacturing | |
|  M3 - Industrial Park | |
|  OS - Open Space | |



City of Fredericksburg
Z-2603 - 408, 412 & 414 E. Austin

Public Comment Form

Please return this form to:

jmusgrove@fbgtx.org

OR

Development Services – Zoning

126 W. Main Street

Fredericksburg, TX 78624

830-997-7521



REQUEST NO. Z-2603

As an interested property owner, I (PROTEST) / (APPROVE) the requested Land Use and Zoning Change, represented by the above file number because:

THIS IS A RESIDENTIAL AREA AND NOT CONDUCTIVE FOR COMMERCIAL DEVELOPMENT. THIS IS ALSO "SPOT" ZONING IN THE MIDDLE OF A RESIDENTIAL DISTRICT. WE JUST WENT THROUGH THIS LESS THAN 2 YEARS AGO! THE ODOR, GARBAGE, AND TRAFFIC THAT WILL BE GENERATED WILL DESTROY THE QUANT RESIDENTIAL FEE!

[Redacted Signature]

Signature

Date

Mark Messer

Printed Name

[Redacted Address]

Address



PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Susana Huerta, Assistant Director of
Development Services
MEETING DATE: May 6, 2026

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

CAPTION: **Request SP-2602:** By Mason Gramling, Gramco Construction LLC to Consider the Site Plan Review for an Addition to an existing Event Center located at 111 FM 2093, legally described as Lot 2AR-3, Gretchen Nugent Subdivision.

SUMMARY:

This item was considered and tabled at the April 2026 meeting. An application has been submitted for review of a Site Plan for an addition to an existing Event Center (La Posada). The existing event center is approximately 5,177 square feet and the proposed addition is for an additional 731 square feet on the east side of the building. The intent is to convert the structure into a retail strip center. The property was replatted in 2001 and included this 1.09 acre lot. Surrounding uses include Hilda's Restaurant to the west, Sunuco Convenience Store to the east and Oakwood RV Park to the north.

BACKGROUND:

This application was reviewed for its conformity with relevant City Ordinances, including [Sec. 7.131](#), review and evaluation criteria for Site Plans.

Site Area: 1.09 acres

Zoning: M-2, Medium Manufacturing [Sec. 3.320](#)

Building Coverage: 12.44% (5,908 sq. ft.)

Impervious Coverage: 15.58% (7,397 sq. ft.)

Height: 38 ft. Maximum allowed per [Sec. 3.320](#)

Access and Circulation: The site has access off of FM 2093.

Parking: One (1) space per 400 square feet. [Sec. 7.860](#)

Utilities: Utilities are available to serve the property.

Detention: Detention will be addressed as part of the Civil Construction Plan review.

Landscape and Screening: Landscape plans are required per [Sec. 7.920](#) and should include one (1) tree per 75 LF. Off-street parking shall have (10) sq. t. of interior landscaping for each parking space. A strip of land at least (5) ft in depth located between the abutting right-of-way shall be landscaped and include one (1) tree for each 50 LF.

STAFF RECOMMENDATION: The application as presented has not complied with the review comments below. Staff recommends conditional approval upon the following being met:

1. Please provide more clarification on the following drainage items,

- a. Does the 'undeveloped' condition refer to the existing condition of the site or when the site was undeveloped with no improvements?
 - b. Please use a minimum time of concentration of 10 minutes as specified in the stormwater control ordinance.
 - c. The peak flow calculations as currently shown are not compliant. The peak flows leaving the developed site need to be equal to or less than the existing/pre-developed peak flows. Please show pre and post developed peak flows for the 2-, 10-, 25-, and 100-year storm events.
2. Condition site plan approval on TxDOT driveway permit approval.
-
-

ATTACHMENTS:

1. SP-2602- La Posada - Site Plan - IFBC - 03-26-26
2. SP-2602_ Combined_ Review Comments
3. SP-2602- La Posada - Comment Response Letter 1 - 03-26-26

APPROVAL/REVIEW:



Date: May 01, 2026

Cliff Cross, Director of Development Services

LEGEND

- Electrical Manhole
- Fire Hydrant
- Gas Manhole
- Gas Meter
- Guy Anchor
- Iron Pipe Found
- Iron Rod Found
- Iron Rod Set
- Light Pole
- Power Pole
- Sewer Clean-Out
- Sewer Manhole
- Sprinkler Head
- Storm Drain Manhole
- Street Sign
- TBM
- Telephone Manhole
- Telephone Pedestal
- Traverse Point
- Water Meter
- Water Valve
- Blackjack Tree
- Cedar Tree
- Elim Tree
- Mesquite
- Pine Tree
- Post Oak
- Water Oak Tree

ABBREVIATIONS

- | | | | |
|--------|-----------------------|--------|--------------------------------|
| BC | BUILDING CORNER | ± | PLUS OR MINUS |
| BM | BENCHMARK | PC | POINT OF CURVATURE |
| CFS | CUBIC FEET PER SECOND | PRC | POINT OF REVERSE CURVATURE |
| CL | CENTERLINE | PCC | POINT OF COMPOUND CURVATURE |
| CMP | CORRUGATED METAL PIPE | PL | PROPERTY LINE |
| CONC. | CONCRETE | PT | POINT OF TANGENCY |
| Δ | DIAMETER | P.D.E. | PUBLIC DRAINAGE EASEMENT |
| DIA | DIAMETER | P.U.E. | PUBLIC UTILITY EASEMENT |
| DIP | DUCTILE IRON PIPE | PVC | POLYVINYL CHLORIDE |
| ELEV. | ELEVATION | R | RADIUS |
| E.O.P. | EDGE OF PAVEMENT | R.O.W. | RIGHT OF WAY |
| EX. | EXISTING | SD | STORM DRAIN |
| F.F. | FINISHED FLOOR | SF | SQUARE FEET |
| F.H. | FIRE HYDRANT | SS | SEWER SERVICE |
| FL | FLOW LINE | S.Y. | SQUARE YARD |
| FT. | FOOT (FEET) | STA. | STATION |
| GALV. | GALVANIZED | STD. | STANDARD |
| H.P. | HIGH POINT | SW | SIDEWALK |
| HGL | HYDRAULIC GRADE LINE | TBM. | TEMPORARY BENCHMARK |
| IN. | INCH | TC | TOP OF CURB |
| L.F. | LINEAR FEET | TG | TOP OF GRATE |
| L.P. | LOW POINT | TI | TOP OF INLET |
| MH | MANHOLE | TMH | TOP OF MANHOLE |
| MIN. | MINIMUM | TP | TOP OF PAVEMENT |
| MISC. | MISCELLANEOUS | TS | TOP OF SIDEWALK |
| NG | NATURAL GROUND | TEL. | TELEPHONE |
| N.T.S. | NOT TO SCALE | VPC | VERTICAL POINT OF CURVATURE |
| OC | ON CENTER | VPI | VERTICAL POINT OF INTERSECTION |
| OCEW | ON CENTER EACH WAY | VPT | VERTICAL POINT OF TANGENCY |
| O.D. | OUTSIDE DIAMETER | WS | WATER SERVICE |



Site Plan
SCALE: Hor: 1" = 20'



GENERAL NOTES:

- The contractor shall be responsible for verifying the location of all existing utilities. At least 48-hours prior to beginning construction, the contractor shall contact the following, but not limited to:
A. Texas 811
B. City of Fredericksburg
- Contractor shall field verify all dimensions and grades, proposed and existing, and report any discrepancies to the engineer with a minimum of 72 hours prior notice to the start of construction. By starting construction, the contractor becomes responsible for all existing and proposed conditions, and certifies that all discrepancies with existing or proposed conditions have been reported to the engineer.
- All construction shall be in accordance with the construction drawings found herein. All testing shall be performed in accordance with the technical specifications. The contractor is responsible for all construction safety. Construction drawings do not include necessary components for construction safety.
- Locations of existing buried utilities, where shown, is approximated only. Other utilities may be present that are not shown on the construction drawings. The contractor shall be responsible for locating and protecting all buried utilities.
- The contractor shall be responsible for all storm water pollution prevention associated with this project. The contractor shall use all means necessary to prevent the transportation of sediment from the project site. The contractor shall comply with TCEQ-TIDES storm water requirements.
- All soil disturbed by construction shall be hydromulch seeded as soon as grading is complete. All slopes equal to or greater than 4:1 that will not be landscaped (i.e. covered with sod or plants) shall be hydromulch seeded and covered with erosion control blanket. The erosion control blanket shall be S75 Single Net Straw Blanket as manufactured by North American Green.
- All soil not used as part of this project and any and all waste generated by demolition shall become the property and responsibility of the Contractor. The Contractor shall be responsible for the disposal of the material off-site, or as approved by the engineer.
- All parking stalls shall be 9' W x 18' L unless otherwise noted.
- Unless otherwise noted, all improvements shown are existing.

FEMA FLOOD DATA

11. This development is located in Zone X per Flood Insurance Rate Map, Map Number 48171C0269C, effective October 19, 2001.

Impervious Cover:	Drainage Information:
Existing: Building: 5,177 sf Concrete Paving: 1,489 sf Total: 6,666 sf	Existing (undeveloped): Drainage Area: 1.087 Acres Runoff Coefficient: 0.30 Time of Concentration: 5 min Q100: 4,724 cfs V100: 1,417 cf
Proposed: Building: 5,908 sf Concrete Paving: 1,489 sf Total: 7,397 sf	Proposed: Drainage Area: 1.087 Acres Runoff Coefficient: 0.5 Time of Concentration: 5 min Q100: 14,17 cfs V100: 4,252 cf
Analysis: Existing % Impervious: 14.04% Proposed % Impervious: 15.58%	Analysis: Q100 Net: 9,446 cfs V100 Net: 2,835 cf
Subject Site Zoned M-2 - Max Impervious: 85% Proposed Impervious: 15.58%	Required Pond Detention Volume: 0.065 ac-ft or 2,835 cf Provided Pond Detention Volume: 0.136 ac-ft or 5,924 cf
Impervious cover meets the City of Fredericksburg Ordinance.	Existing Detention Pond meets or exceeds the City of Fredericksburg Stormwater Control Ordinance.

REQUIRED PARKING

Building SF	5077	SF
SF / 1 Spot	200	Spaces/SF
Parking Required	25	Spaces
ADA Spaces Required	1	Spaces

PROVIDED PARKING

Total Parking Provided	28	Spaces
ADA Spaces Provided	1	Spaces

REQUIRED LANDSCAPING

Lot Size	1.09	AC
Landscape % of Site	15.00	%
Landscape Required	7122.06	SF
Landscape Provided	18,641	SF

FLOOD ZONE CERTIFICATE

On this date, I performed a search of the Flood Insurance Rate Map (FIRM) for Fredericksburg, Texas, (Map #48171C0269C, effective 10/19/2001) concerning the possible flood status of the above referenced property.

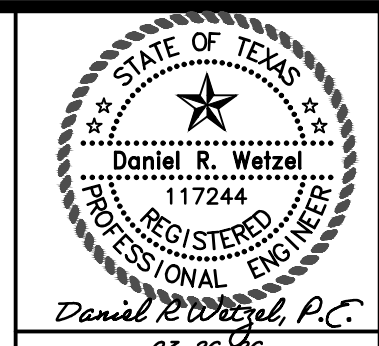
I certify that the site and building do not lie within a special flood hazard area.

Certified this 26th day of March, 2026.

By: Daniel R. Wetzel, P.E.

THESE PLANS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

NOTE: LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATE ONLY. THERE MAY EXIST UTILITIES WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL BURIED UTILITIES.



ISSUED FOR BIDDING AND CONSTRUCTION WITH PERMIT AND APPROVAL FROM CITY OF FREDERICKSBURG

PERMIT #:

DATE: 03-26-26	DRAWN BY: DRW	DESIGNED BY: DRW	CHECKED BY: DRW
----------------	---------------	------------------	-----------------

REVISIONS

CENTERLINE
 TBPE Reg. No. F-16713
 TBPLS Reg. No. 10194378
 8312 Upland Ave.
 Lubbock, TX 79424 (806) 470 - 8686

SITE PLAN
 La Posada Addition
 LOT 2AR-3 GRETCHEN NUGENT SUBDIVISION
 111 FM 2093, FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

SHEET NO. 1
 OF 1 SHEETS



March 16, 2026

RE: SP-2602, Review Comments for the La Posada Site Plan located at 111 FM2093, Fredericksburg, Texas, 78624

Dear Mason Gramling,

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, March 23, 2026**.

This item will require Planning and Zoning review, the next P&Z meeting will be held on April 1, 2026.

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

Planning Comments:

1. Provide a brief description of the proposed use, including information pertinent to the review and evaluation criteria in Section 7.131 in the form of a narrative.
2. The number of existing and proposed off-street parking and loading spaces and a calculation of applicable minimum requirements.
3. The location and size of proposed signs.
4. Proposed exterior lighting including fixture type.
5. The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access, utility or service areas, fencing and screening and lighting.
6. The location and size of the existing and proposed landscape areas.
7. Provisions for handicapped access.
8. The height and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within fifty (50) feet.
9. Location of solid waste container which requires screening.

Engineering Comments:

The City of Fredericksburg

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

1. Please provide current TxDOT approval of the driveway.
2. Please have the engineer verify that the impervious coverage and existing pond meets the City of Fredericksburg's stormwater control ordinance.

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)

March 26, 2026

City of Fredericksburg
Attn: Jan Musgrove
126 W. Main St.
Fredericksburg, TX 78624
(830) 997-7521

RE: SP-2602, Review Comments for the La Posada Site Plan

Dear Ms. Musgrove,

On behalf of Centerline, we have reviewed comments and offer the following responses below.

Planning Comments

1. Provide a brief description of the proposed use, including information pertinent to the review and evaluation criteria in Section 7.131 in the form of a narrative.

Response: *The purpose of this project is to add on 731 sf to an existing 4,436 sf and convert the existing event center building to a retail strip center with three (suites). The three suites will then be made available to lease and/or owner occupied space.*

2. The number of existing and proposed off-street parking and loading spaces and a calculation of applicable minimum requirements.

Response: *Site Plan Updated with parking shown and parking table for required/provided parking.*

3. The location and size of proposed signs.

Response: *Proposed signage will be mounted to the front of the building. One sign planned based on proposed lease will be a single 3'x2' sign for the eastern most lease space.*

4. Proposed exterior lighting including fixture type.

Response: *No new proposed exterior lighting. Existing building exterior lighting will be maintained.*

5. The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access, utility or service areas, fencing and screening and lighting.

Response: *No other site improvements are proposed other than building expansion. Existing parking and loading areas, pedestrian and vehicular access, utility services, fencing, screening, and lighting are all existing.*

6. The location and size of the existing and proposed landscape areas.

Response: *Landscape table added and site plan updated.*

7. Provisions for handicapped access.

Response: *Handicap parking shown on updated site plan. One (1) space required.*

8. The height and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within fifty (50) feet.

Response: *Existing building plate height: 16' Measurements to adjacent buildings added to site plan.*

9. Location of solid waste container which requires screening.

Response: *Common Ownership between Lot 2AR-2 and Lot 2AR-3. Existing solid waste container on Lot 2AR-2 will be utilized by Lot 2AR-3*

Engineering Comments

1. Please provide current TxDOT approval of the driveway.

Response: *Site plan submitted to TXDOT for concurrence.*

2. Please have the engineer verify that the impervious coverage and existing pond meets the City of Fredericksburg's stormwater control ordinance.

Response: *Drainage Evaluation added to site plan. Impervious Analysis Revised.*

Sincerely,
Centerline
(806) 470-8686



PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Susana Huerta, Assistant Director of
Development Services
MEETING DATE: May 6, 2026

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

CAPTION: Request SP-2605 / EC-2602: By Stan Klein, Architect, to consider the Site Plan and Entry Corridor application for the development of a new Veterans of Foreign Affairs Post 7105 building located at 710 W. Washington St., bearing a legal description of G E CO #50, 1.89 acres.

SUMMARY:

An application was received for the proposed construction of a new Veterans of Foreign Wars Post 7105 structure at 710 W. Washington St. The proposed development will necessitate site plan and entry corridor approvals. The new VFW Post 7150 will provide a larger meeting hall for veteran events, an expanded kitchen, a library, and a small museum dedicated to the service of Gillespie County Veterans. The existing building is proposed to be demolished after the new one is constructed. An application for a Minor plat is currently being administratively reviewed.

BACKGROUND:

This application was reviewed for its conformity with relevant City Ordinances, including [Sec. 7.131](#), review and evaluation criteria for Site Plans.

Site Area: 1.784 acres

Zoning: C-2, Commercial [Sec. 3.210](#)

Building Coverage: 11% (9,094 sq. ft.)

Impervious Coverage: 74% (57,726 sq. ft.)

Height: 19.6 ft. — 38' Maximum allowed per [Sec. 3.210](#)

Access and Circulation: The site has access off of Washington St. (U.S. Hwy 87 S.)

Parking: One (1) space for every five (5) person capacity. [Sec. 7.860](#)

Utilities: Utilities are available to serve the property.

Detention: Detention will be addressed as part of the Civil Construction Plan review.

Landscape and Screening: Landscape plans are required per [Sec. 7.920](#) and should include one (1) tree per 75 LF. Off-street parking shall have (10) sq. t. of interior landscaping for each parking space. A strip of land at least (5) ft in depth located between the abutting right-of-way shall be landscaped and include one (1) tree for each 50 LF.

STAFF RECOMMENDATION:

The proposed site plan and entry corridor applications were reviewed for compliance. The review comments below must be met in order to meet all requirements. Staff recommends conditional approval with the following items being met:

1. Submittal of landscape plan during permitting.
 2. Submittal of civil construction plans.
 3. Approval of TxDOT permit for driveway.
 4. Clearly delineate the right-of-way versus the property and make sure the new drive approach and sidewalk are in the ROW.
-
-

ATTACHMENTS:

1. VFW Site Plan & Cover sheet data 4-23-26
2. STREET AND BUILDING VIEWS - VFW
3. EC-2602-Brochure with some renderings
4. Review Comment Response Letter 4-23-2026
5. EC-2602-Site Lighting Product Data

APPROVAL/REVIEW:



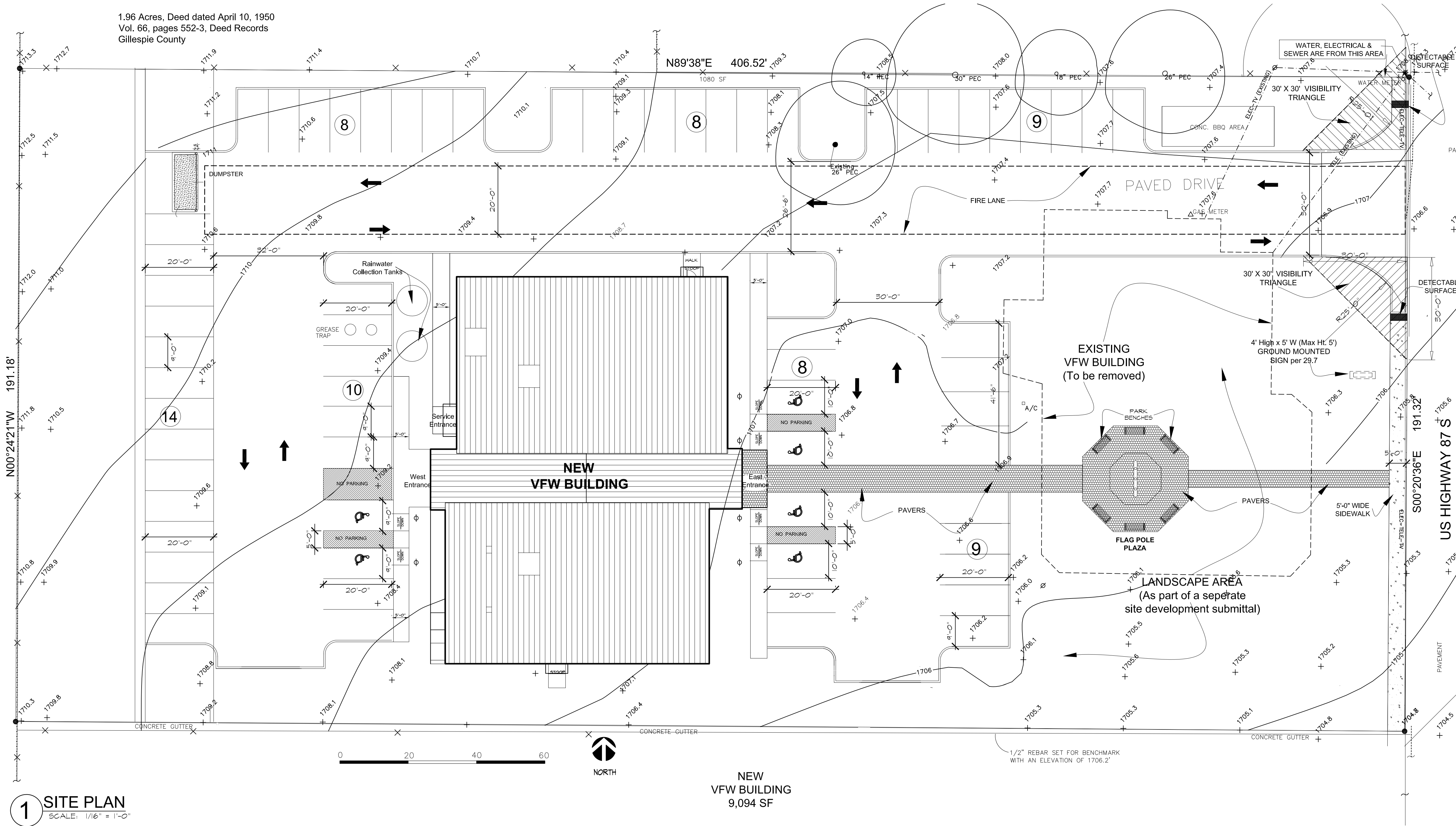
Date: May 01, 2026

Cliff Cross, Director of Development Services

NEW VFW POST 7105

Frantzen Aherns Post No.7015
710 S. Washington St. (U.S. Hwy 87 S)
Fredericksburg, TX 78624

1.96 Acres, Deed dated April 10, 1950
Vol. 66, pages 552-3, Deed Records
Gillespie County



1 SITE PLAN
SCALE: 1/16" = 1'-0"

NEW
VFW BUILDING
9,094 SF

ACTUAL	
ZONING	C-2
LOT AREA	78,349 sf.
LOT WIDTH	192.66 ft.
BUILDING HEIGHT	19.6 ft.
FRONT YARD SETBACK	194 ft.
INTERIOR SIDE YARD SETBACK	18 ft. & 60 ft.
REAR SETBACK	121 ft.
IMPERVIOUS COVER	57,726 sf. -74%
BUILDING COVERAGE	9,094 sf. -11%

CODE SUMMARY	
2015 International Building Code	
Total Proposed Building	9,094 sq. ft.
Occupant Load	Table 1004
Assembly (A-2) - 4,521 total (15 sf net)	302
Comm. Kitchen (B) - 924sf (200 sf gross)	4
Office (B) 262 sf (100 sf gross)	3
Total Occupant Load	309
Exit Capacity A-2	Table 1005.3.2
Egress Width/Occupant	.2 in/occupant
Exits - Assembly Area	2.1" = 2 Exits
Exits - Assembly Area Actual	3 Exits
Exit Distance between 2 Exits (automatic sprinkler system)	1007.1.1
Assembly (1/3 Diagonal Distance mim.)	>25' Apart
Actual	28' Apart

PARKING DATA	
CITI MUNICODE: Club or Lodge 1 space/ 5 persons. 2015 IBC Unconsecrated table or 15 chairs net.	
CANTINA:	
1 Space per 5 person capacity	
15 sf. x 5 = 75 sf.	
2515 sf./75sf = 34 Spaces	
Kitchen 913sf /200 = 5 oc = 1 Space	
Total 35 Spaces	
AUXILLARY/LODGE HALL:	
1 Space per 5 person capacity	
15 sf. x 5 = 75 sf.	
Total 2006 sf. /75 sf = 27 Spaces	
Office 104 = 1 parking space	
Child Care 105 = 1 parking space	
Total 29 Spaces	
TOTAL PARKING SPACES REQUIRED: 64	
66 PARKING SPACES SHOWN	

PROPOSED USE

The proposed use for the construction of the new VFW Post 7105 is to replace the current structure with an updated building designed to better serve the needs of its members and the community. The new VFW Post 7150 will provide a larger meeting hall for veteran events, an expanded kitchen, a library, and a small museum dedicated to the service of Gillespie County Veterans. The existing facility will remain in operation until the new facility has been completed.

LEGAL DESCRIPTION

A 1.784 ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PART OF OUTLOT NO. 50, AS SAID OUTLOT IS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY GERMAN EMIGRATION COMPANY.

BEING THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO FRANTZEN-AHERNS POST 7105, INC. VETERANS OF FOREIGN WARS OF THE UNITED STATES, BY LAWRENCE L. MEURER, DATE APRIL 20, 1968, FOUND OF RECORD IN VOLUME 93, PAGES 310-311 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

Stan Klein, Architect, LLC
Architect & Preservation Consultant
P. O. Box 209, 405 W. Live Oak Rd.
Fredericksburg, Texas 78624
PHONE: (830) 456-6018
Stan@stankleinarchitect.com

PRELIMINARY PLAN
THESE INCOMPLETE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
STANLEY A. KLEIN, AIA
REGISTRATION NO. 9757
04-22-2026

NEW VFW POST 7105
710 S. Washington St.
Fredericksburg, TX 78624

DATE 04-22-2026
PROJECT NUMBER 25-03
REVISION

SITE PLAN
SHEET NUMBER
A0-0
1 of 1

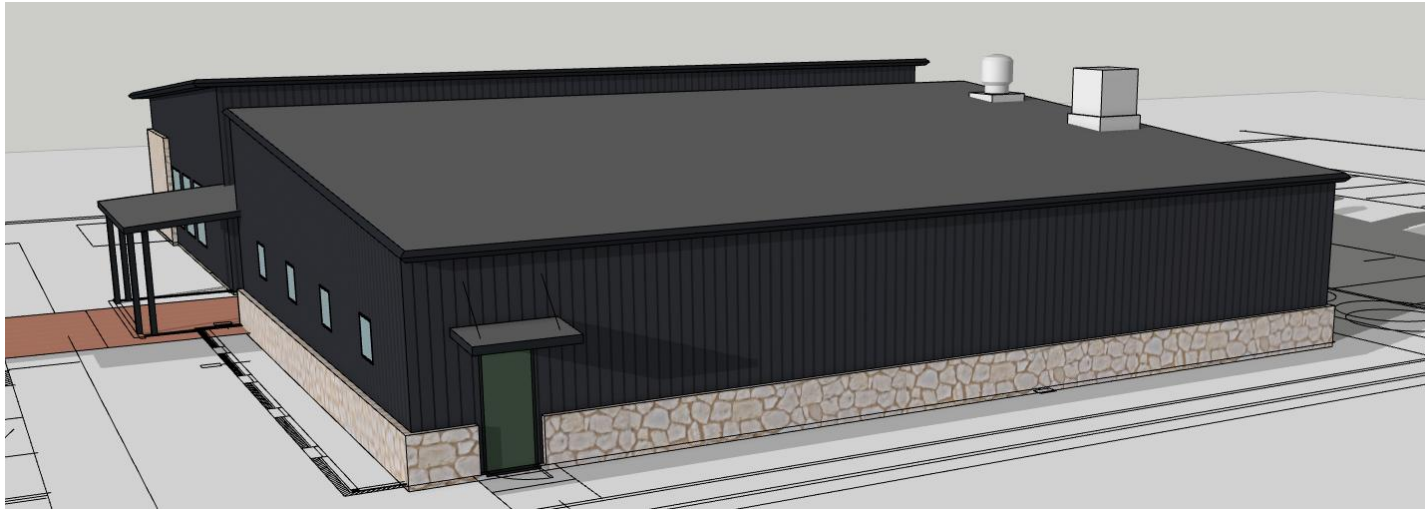


STREET VIEW OF THE PROPOSED VFW POST 7105 FROM WASHINGTON STREET (HWY 87 S)

By Nick Klein



DETAIL VIEW OF THE EAST ENTRANCE



NORTH ELEVATION



WEST ENTRANCE ELEVATION



SOUTH SIDE ELEVATION



EXISTING ENTRY CORRIDOR BUILDING WITH SIMILAR COLOR ON HWY 290 E.



EXISTING CORRIDOR BUILDING WITH SIMILAR COLOR ON HWY. S. 87.



New VFW Post 7105 will benefit our Community and Veterans

After World War II, Gillespie County veterans recognized the need for a VFW Post to serve those returning from their services overseas. Named for Andrew Frantzen and Harold Ahrens, both killed in action during World War II, VFW Post 7105 opened in 1946. In the years since its founding, VFW Post 7105 has served countless veterans and the community with a wide range of events and services.

In recent years, VFW Post 7105 has led in the following ways:

- Helped organize World War I Centennial Parade and Events in 2018
- Helped lead the expansion of the War Memorial Monument in 2016.
- Raised \$70,000 to send 64 Veterans on two Honor Flights to Washington, D.C. in 2013 and 2016.
- Helped coordinate the French Legion of Honor Ceremony honoring 12 WWII Veterans for their service on French soil. French Consulate presented the awards in 2015.

While we have gladly performed these services, we realize that our building — the center of veterans activities in Fredericksburg — needs replacement. We can further expand our efforts to connect veterans to the community with this building.



Creating a better VFW Post 7105 for our Community and Veterans

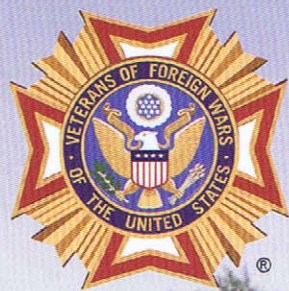


With your assistance, VFW Post 7105 can provide Gillespie County veterans the following opportunities and resources:

- The meeting hall will be expanded and configured to hold veteran events and activities. Our current building does not meet these basic requirements.
- Our new building will be a safe and welcoming facility for meetings and gatherings by veterans of all ages and their family members. Child care will be provided at many events.
- The building will have a kitchen, library, and a small museum dedicated to the service of Gillespie County veterans.

With your help, we can develop a new and improved VFW Post 7105 for our Community and Veterans.





A new VFW Post 7105 for our Community and Veterans

Help us build the new Fredericksburg VFW Post 7105 by joining our Capital Campaign.

DONATE TODAY

Go here to donate online: <http://vfwpost7105.com>
PO Box 952 Fredericksburg, Texas 78624



SERVING THOSE WHO SERVED

Help us build Fredericksburg's New VFW Post 7105 by joining our Capital Campaign

STAN KLEIN, NCARB ARCHITECT AND PRESERVATION CONSULTANT

405 W. Live Oak (Office) P. O. Box 209 (Mail)

Fredericksburg, Texas 78624 (830) 456.6018 stanklein@austin.rr.com

April 23, 2026

Attn: Jan Musgrove
Development Services
830-990-2079

RE: SP-2605, Review Comments for 710 S Washington, Fredericksburg, Texas, 78624

Dear Jan Musgrove,

Please find the responses to the following review comments below.

Planning Comments:

1. Provide the location and size of proposed signs, if known, in compliance with Sec. 29.7 of the Code of Ordinances.
 - a. *The sign location is noted on the plan, and it will meet Section 29.7.*
2. Label the location and provide detailed site plan showing size of the existing and proposed landscape areas in accordance with Sec. 7.920 of the Code of Ordinances.
 - a. *The proposed landscape plan will be submitted during the construction document and permitting phase.*

Engineering Comments:

1. Civil construction plans will be required. Utility connections, drainage, parking, etc. will be reviewed in detail at that time.
 - a. *This is correct. Civil construction plans will be submitted at that time.*
2. Please remove unused dimension callouts from the top left part of the drawing.
 - a. *These are removed from the plan.*
3. Please label the width of the proposed parking spaces and ensure they meet section 7.860 of the City's code of ordinances.
 - a. *These dimensions are shown on the plan and meet Section 7.860.*

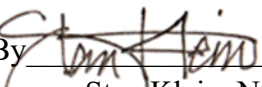
Page 1 of 2

MEMBER OF NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS
TEXAS LICENSED ARCHITECT #9757

4. Please dimension ADA parking spaces and loading zones and verify they meet ADA requirements.
 - a. *These dimensions are shown on the plan and meet ADA requirements.*
5. All drive aisles should be 26-ft wide.
 - a. *Drive isles are corrected and shown on the plan.*
6. Please show proposed utility connections and existing utilities in Highway 87.
 - a. *The new building will use the existing utility connections to the 6-inch wastewater line and the 8-inch water line in Washington Street right-of-way. These connections will be located, and the detailed design will be shown in the Civil Construction Plan drawing set.*
7. Please note that this property is located within the service area for the Friendship Lane regional detention pond, but the development will also have to comply with any TxDOT stormwater control requirements.
 - a. *Noted.*
8. Please show the curbing and sidewalks in the ROW and align them with the intersection at Highway 87 and Highway Street
 - a. *The curb and sidewalks are within the right-of-way, and they align with the intersection at Highway 87 and Highway Street.*
9. Please make sure the driveway off Highway 87S is TxDOT approved and provide a copy of the approved TxDOT driveway permit when available.
 - a. *We have been coordinating with TxDOT and are working towards a Driveway Permit.*
10. Please show the 30'x30's sight visibility triangles on either side of the driveway. Ensure that no proposed landscaping that could obstruct a driver's line of sight is located within these areas.
 - a. *The 30' x 30' sight visibility triangles are shown on the plan.*

Sincerely,

Stan Klein, Architect, LLC

By  _____
Stan Klein, NCARB

Page 2 of 2

MEMBER OF NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS
TEXAS LICENSED ARCHITECT #9757



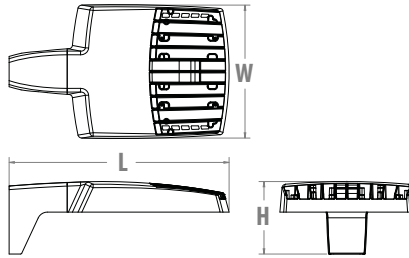
RSX1 LED Area Luminaire

Max. 300 lumens



Specifications

EPA (ft²@0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

ds Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED	P3	40K	R3	MVOLT	MA
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options		DDBXD
		Finish
Shipped Installed	Shipped Installed	DDBXD Dark Bronze
HS House-side shield ⁷	*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)	DBLXD Black
PE Photocontrol, button style ^{8,9}	NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{9,12,13,14}	DNAXD Natural Aluminum
PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,10,11}	BAA Buy America(n) Act and/or Build America Buy America Qualified	DWHXD White
SF Single fuse (120, 277, 347) ⁵	CCE Coastal Construction ¹⁵	DBBTXD Textured Dark Bronze
DF Double fuse (208, 240, 480) ⁵	*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.	DBLBXD Textured Black
SPD20KV 20KV Surge pack (10KV standard)	Shipped Separately (requires some field assembly)	DNATXD Textured Natural Aluminum
FAO Field adjustable output ⁹	EGS External glare shield ⁷	DWHGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ⁹	EGFV External glare full visor (360° around light aperture) ⁷	
	BS Bird spikes ¹⁶	



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

MEETING DATE: May 6, 2026

CATEGORY: ACTION ITEMS

CAPTION: Request SP-2604: By Randy Stehling, SKT Architects to consider the site plan for the development of a new preschool building for Bethany Lutheran Church, located at 110 W. Austin St., bearing the legal description of FBG ADDN BLK 38 LOT 62-PT, 63, 64, & 65-PT.

SUMMARY:

An application was submitted for a proposed new preschool building for Bethany Lutheran Church. The project entails the removal of non-historic structures and non-historic structures attached to historical structures. The new construction will include 15,906 square feet of preschool, playgrounds and parking. The new building will be separate from the existing church structure.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

This application was reviewed for its conformity with relevant City Ordinances, including [Sec. 7.131](#), review and evaluation criteria for Site Plans.

Site Area: 4.502 acres

Zoning: CBD, Central Business District [Sec. 3.220](#)

Building Coverage: 25.4% (49,857 sq. ft.)

Impervious Coverage: 70.1% (57,726 sq. ft.)

Height: 25 ft. 5 in. — 38' Maximum allowed per [Sec. 3.220](#)

Access and Circulation: The site has access off of Washington St. (U.S. Hwy 87 S.)

Parking: 2 spaces per classroom, plus public assembly requirement for auditorium or assembly hall. [Sec. 7.860](#)

Utilities: Utilities are available to serve the property.

Detention: Detention will be addressed as part of the Civil Construction Plan review.

Landscape and Screening: Landscape plans are required per [Sec. 7.920](#) and should include one (1) tree per 75 LF. Off-street parking shall have (10) sq. ft. of interior landscaping for each parking space. A strip of land at least (5) ft in depth located between the abutting right-of-way shall be landscaped and include one (1) tree for each 50 LF.

STAFF RECOMMENDATION:

The proposed site plan application was reviewed for compliance. The review comments below must be met in order to meet all requirements. Staff recommends conditional approval with the following items being met:

1. Submittal of landscape plans in compliance with Sec. 7.920 during permitting.
 2. Submittal for approval of Certificate of Appropriateness by the Historic Review Board for proposed new construction.
 3. Submittal of civil construction plans, including utility connections and parking.
-
-

ATTACHMENTS:

1. Bethany Preschool Site Plan Review Comment Responses 4-27-26



April 27, 2026

Jan Musgrove, Planner 1
The City of Fredericksburg
126 West Main
Fredericksburg Texas 78624

RE: SP-2603 Review Comments for the Bethany Lutheran Site Plan located at 110 West Austin,
Fredericksburg, Texas 78624

Planning comments and responses:

1. **Comment:**
Provide landscaping, including location, size and species of existing trees on site, square footage of all proposed landscaping areas, Section 7.920.
Response: Landscape plans compliant with Section 7.920 will be submitted with final plans and specifications for permitting.
2. **Comment:**
Include the location of signs, Chapter 29.
Response:
One exterior ground sign is proposed, and it has been added to the attached updated Site Development drawings.
3. **Comment:**
Submit proposed exterior lighting, including fixture type. Article XV – Outdoor Lighting.
Response:
See attached “Electrical Power Site Plan” and related light fixture schedule.
4. **Comment:**
The building will require Historic Review Board approval prior to building permit submittal.
Response:
The project has been approved by the Historic Review Board. See attached Notice of Action, Case Number 2024-1162 (114 West Austin and 110West Austin)

Engineering comments and responses:

1. **Comment:**
Submittal of civil construction plans will be required. Items like utility connections and parking will be reviewed in detail at that time.
Response: Civil construction plans and specifications will be provided for permitting.
2. **Comment:**
Please make sight visibility triangles 30’ X 30’.
Response: 30’ X 30’ visibility triangles have been added to the updated Site Development drawings.
3. **Comment:**
Please note that public sidewalks must be 5-foot wide.
Response: All new public sidewalks will be 5’-0” wide and are shown on the updated Site Development drawings.

Please do not hesitate to contact me if you have additional comments or require additional information.

Sincerely,

A handwritten signature in black ink that reads "Randy Stehling". The signature is written in a cursive, flowing style.

Randy R. Stehling, AIA, Principle / Project Architect

PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396

NEW FACILITY FOR
BETHANY PRESCHOOL
110 WEST AUSTIN STREET FREDERICKSBURG, TEXAS 78624

PROJECT # 21-03
DATE 4-27-26
REVISION

SITE DEMOLITION PLAN

C1.0

LEGEND

EXISTING TREE TO REMAIN - PROTECT DURING CONST. REMOVE EXISTING TREE INCLUDING STUMP AND ROOTS

PROPERTY LINE

ITEM TO BE REMOVED - SEE KEYED DEMOLITION NOTES

APPROXIMATE LIMITS OF EXISTING DECOMPOSED GRANITE

ALT. 1 (00) ITEM TO BE REMOVED AS PART OF ALTERNATE NO. 1

KEYED SITE DEMOLITION NOTES

- 1 SAW CUT AND REMOVE EXISTING PAVEMENT IN STREET.
- 2 REMOVE CURBS AND DRIVEWAY APPROACHES ALONG STREET.
- 3 SAW CUT AND REMOVE ON-SITE PAVEMENT. REFER TO SITE DIMENSION PLAN.
- 4 REMOVE ROCK WALL. SEE PHOTO #1.
- 5 REMOVE ROCK PATIO AND CURB. SEE PHOTO #2.
- 6 REMOVE STEPS.
- 7 REMOVE CONCRETE SWALE. SEE PHOTO #3.
- 8 REMOVE SHED. SEE PHOTO #4.
- 9 REMOVE SHED ADDITION FROM EXISTING FACHWERK BUILDING. SEE PHOTO #5.
- 10 REMOVE BBQ SHED, BBQ PITS & TABLES TO BE REMOVED BY OWNER. SEE PHOTO #6.
- 11 REMOVE WOOD BURNER SLAB. WOOD BURNER REMOVED BY OWNER. SEE PHOTO #7.
- 12 EXISTING BUILDING ADDITION TO BE REMOVED BY OWNER. SEE PHOTO #8. CONTRACTOR TO DISPOSE OF DEMOLITION DEBRIS.
- 13 REMOVE CONCRETE CURB.
- 14 PORTABLE BUILDING TO BE MOVED BY OWNER.
- 15 REMOVE (OR BLACK OUT) EXISTING PARKING LOT STRIPING.
- 16 REMOVE EXISTING DECOMPOSED GRANITE.
- 17 CONTACT CITY OF FREDERICKSBURG ELECTRICAL DEPARTMENT TO REMOVE EXISTING GUY WIRE.



PHOTO #1 - ROCK WALL



PHOTO #2 - ROCK PATIO AND CURB



PHOTO #3 - CONCRETE SWALE



PHOTO #4 - SHED



PHOTO #5 - SHED ADDITION



PHOTO #6 - BBQ SHED



PHOTO #7 - WOOD BURNER SLAB

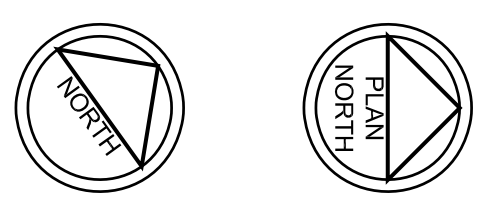


PHOTO #8 - BUILDING ADDITION DEMO BY OWNER



SITE DEMOLITION PLAN

1" = 20' - 0"



N. CROCKETT STREET

W. AUSTIN STREET

EXISTING PLAYGROUND

EXISTING ONE STORY BLDG.

EXISTING TWO STORY BUILDING

EXISTING CHURCH BUILDING

APPROXIMATE CENTERLINE OF CREEK

FEMA 100 YEAR FLOODPLAIN (SCALED FROM FIRM)

PRELIMINARY

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RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396

NEW FACILITY FOR
BETHANY PRESCHOOL
110 WEST AUSTIN STREET
FREDERICKSBURG, TEXAS 78624

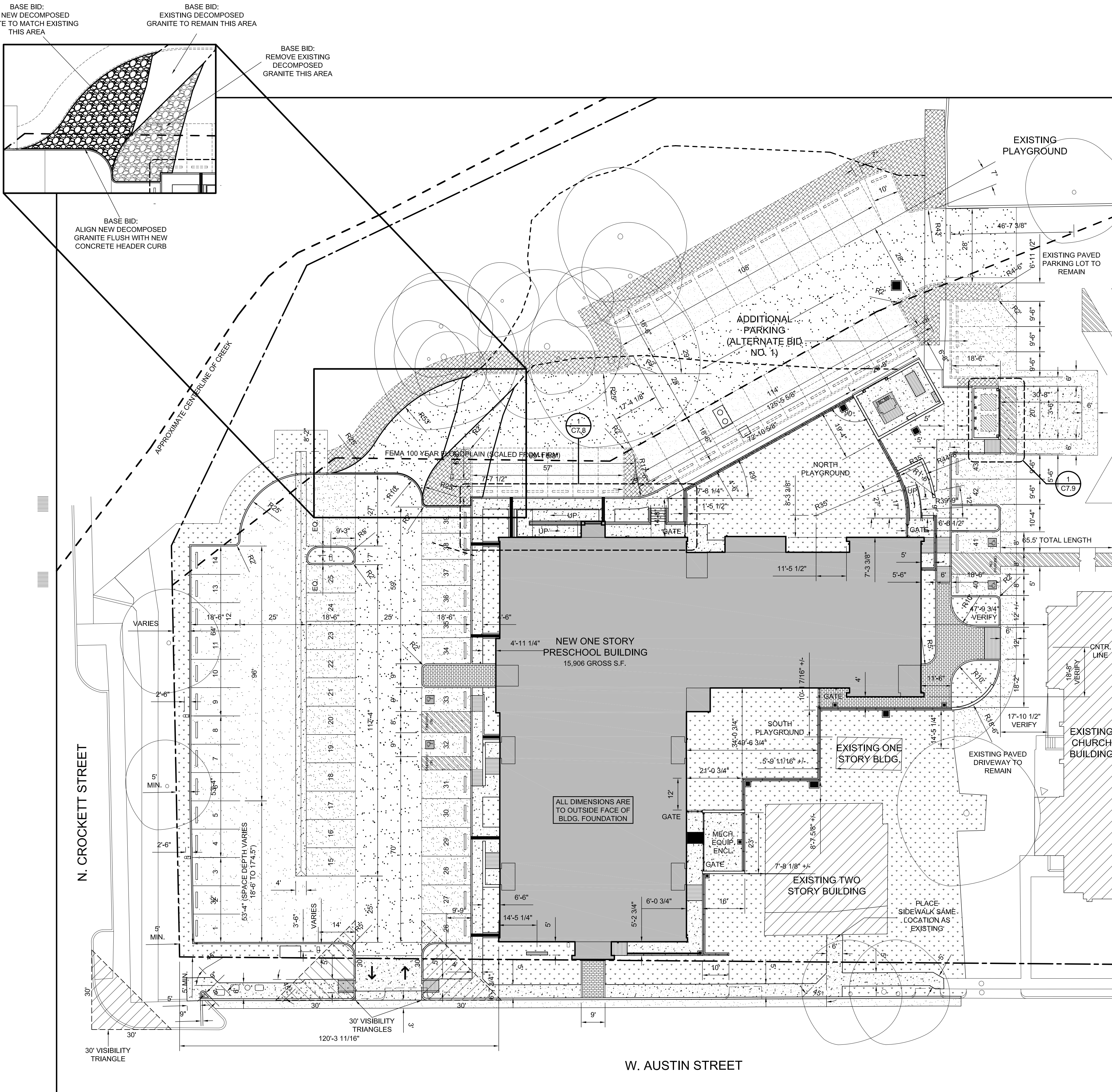
PROJECT # 21-03
DATE 4-27-26
REVISION

SITE DIMENSION PLAN

C1.0.1

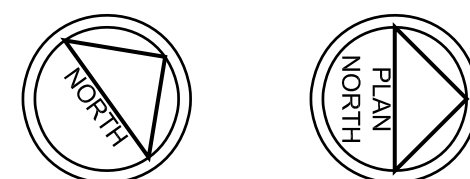
DEVELOPMENT NOTES

<p>PROPERTY OWNER Bethany Lutheran Church, Inc. 110 West Austin Fredericksburg, Texas 78624 Dwight Osterreich - Building Committee Chairman 830-829-0296</p>	<p>PROJECT DESCRIPTION: Project will involve the removal of a non-historical structures and non-historical structures attached to historical structures. New construction will include a 15,906 s.f. preschool, playgrounds, and parking. The parking area to the rear of the facility will be an Alternate Bid Item. The building will be separate from the existing church structure.</p>
<p>BUILDING DATA (GROSS SQUARE FEET): Existing Buildings 33,951 S.F. Proposed Preschool 15,906 S.F. TOTAL 49,857 S.F.</p>	<p>ZONED: CBD, Commercial Business District LOT SIZE (5,000 SF MIN.): 4,502 Ac. (All Church Property) Property is being platted as Lot 1R, Bethany Lutheran Addition SETBACKS: 0' Front Yard, 0' Side Yard, 0' Interior Side Yard, 0' Rear Yard</p>
<p>PRESCHOOL BUILDING WILL BE SPRINKLERED FOR FIRE PROTECTION.</p>	<p>IMPERVIOUS COVERAGE: INCLUDING FLOODPLAIN Proposed: 137,507 s.f. (70.1%) Max. Allowed = 90% EXCLUDING FLOODPLAIN: Proposed: 121,061 s.f. (83.7%) Max. Allowed = 90% Impervious Cover includes Existing Buildings, Pavement, Flatwork and Preschool BUILDING HEIGHT: Max. Allowed = 3 Stories / 38 ft s.f. Average Grade to Roof Ridge: 25' 5"</p>
<p>SITE PAVEMENT Site Pavement will be Hot Mix Asphalt. Parking Spaces: 8" Flexible Base, 2" Hot Mix Asphalt Major Drive Aisle: 10" Flexible Base, 2" Hot Mix Asphalt GRADING Existing contours show drainage is to Town Creek. Final contour have not been established. Areas within floodplain will have finished grade at or below existing grade. Parking area will sheet flow to Town Creek. Playgrounds and areas between school and W Austin St. will have underground drainage to convey flows to Town Creek. Building Finish Floor will be approximately five feet above the 100 year FEMA Floodplain elevation. Classrooms and primary exits are above the floodplain. SWPPP This site will require a Small Site Notice SWPPP (1-5 acres). Erosion control measures (silt fences, inlet filters, and rock berms) will be used to control erosion. All disturbed surfaces not containing impervious cover will be revegetated.</p>	<p>FLOODPLAIN: Floodplain boundary is shown based on flood elevations from FIRM and BFE Viewer and an on the ground topographic survey in accordance with note on FIRM OFF-STREET PARKING REQUIREMENTS: NEW PRESCHOOL ADDITION 12 CLASSROOMS X 2 = 24 SPACES TOTAL PARKING SPACES REQUIRED: 24 SPACES PRESCHOOL BASE BID 43 SPACES ** ALTERNATE BID SPACES* 33 SPACES TOTAL SPACES 76 SPACES * IF ALTERNATE BID IS NOT ACCEPTED THAT AREA, WHICH IS COVERED IN DECOMPOSED GRANITE, WILL BE AVAILABLE FOR PARKING. ** INCLUDES 6 COMPACT SPACES. ADDITIONAL COMPACT TO BE PROVIDED IN ALTERNATE BID PAGES IF REQUIRED</p>
<p>LEGEND: NEW BUILDING EXISTING BUILDING CONCRETE LANDSCAPING LANDSCAPING - ALTERNATE NO. 1 BRICK PAVERS ON CONCRETE ASPHALT PAVING - LIGHT DUTY ASPHALT PAVING - HEAVY DUTY RUBBER PLAYGROUND SURFACE ACCESSIBLE PATHS AND PARKING ACCESS AISLES PROPERTY LINE ALT. 1 (00) ALTERNATE NO. 1 SCOPE OF WORK APPROXIMATE LIMITS OF EXISTING DECOMPOSED GRANITE ITEM TO BE REMOVED - SEE SITE DEMOLITION PLAN EXISTING TREE TO REMAIN PROTECT DURING CONST. PROPOSED NEW TREE - SEE LANDSCAPE PLAN EXISTING TREE TO BE REMOVED - SEE SITE DEMOLITION PLAN</p>	<p>UTILITIES Electric: City of Fredericksburg will extend three phase overhead electric southwest on N. Crockett to a new pole southwest of Town Creek. A new service pole will be installed on the church side of N. Crockett and service will continue underground to the Preschool. Communications: Communication service will be obtained from existing underground service along the northeast side of W Austin St. Water: New Domestic and Fire Line Services will be tapped of the existing 8" line in West Austin St. Sewer: New Sewer Service will be tapped of the existing sewer line in West Austin St. Gas: Gas Service will be obtained from an existing Atmos gas line in West Austin St.</p> <p>DRAINAGE The site drains to Town Creek. A Stormwater Management Report will be submitted to the City of Fredericksburg to determine if stormwater detention is required. TREES / LANDSCAPING See site plan for locations of landscape areas. A landscape plan (to include sizing and species of new trees) will be submitted with architectural drawings for permitting. EXTERIOR LIGHTING Exterior light fixtures and placement will be submitted with construction documents. All exterior lighting will comply with City of Fredericksburg Ordinances. SIGNS See site plan for placement of ground sign. See site details for sign construction.</p>



SITE DIMENSION PLAN

1" = 20' - 0"

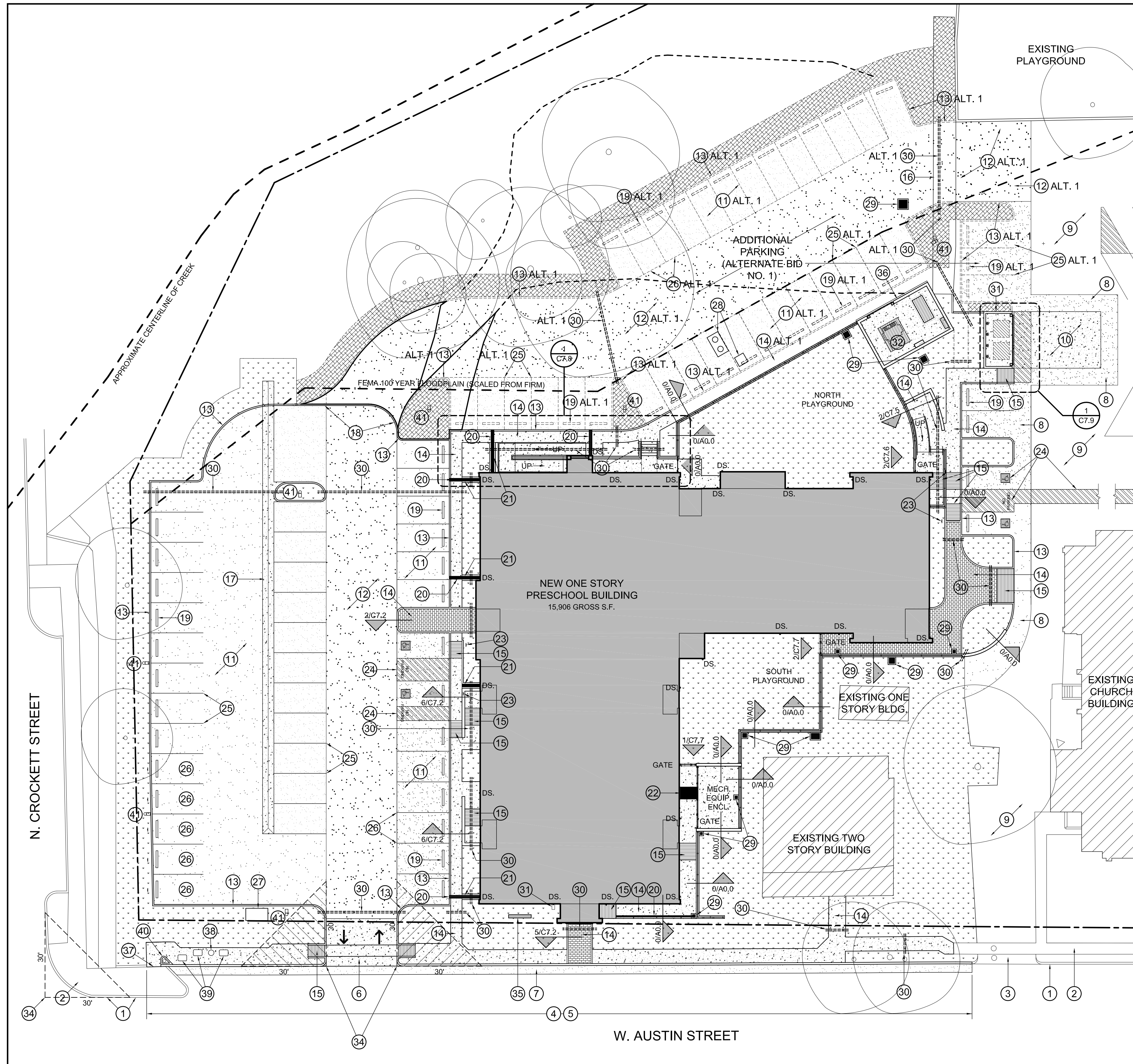


SITE DIMENSION PLAN

C1.0.1

PRELIMINARY

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RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396



GENERAL SITE NOTES

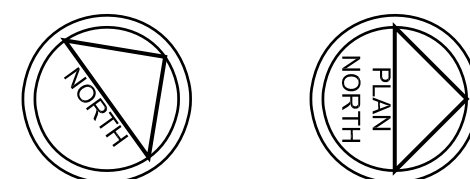
1. VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT AND CIVIL ENGINEER OF ANY DISCREPANCIES OR CONFLICTS WITH PROPOSED DEVELOPMENT PRIOR TO CONSTRUCTION.
2. CAREFULLY CLEAR SITE OF ALL EXISTING ABOVE AND BELOW GRADE SITE FEATURES IN CONFLICT WITH NEW CONSTRUCTION.
5. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DEMOLITION OR CONSTRUCTION.
6. VERIFY LOCATION OF PROPERTY BOUNDARY IN RELATION TO ALL EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS.
7. SEE CIVIL DRAWINGS FOR SITE UTILITIES, GRADING, AND SITE DETAILS.
8. SEE MEP DRAWINGS FOR SITE UTILITIES AND LIGHTING.
9. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING, SITE IRRIGATION, AND SITE DETAILS.

KEYED SITE NOTES

- 1 EXISTING CURB TO REMAIN.
- 2 EXISTING SIDEWALK TO REMAIN.
- 3 EXISTING DRIVEWAY APPROACH TO REMAIN.
- 4 NEW CURB TO MEET CITY OF FREDERICKSBURG STANDARDS.
- 5 NEW SIDEWALK TO MEET CITY OF FREDERICKSBURG STANDARDS.
- 6 NEW DRIVEWAY APPROACH TO MEET CITY OF FREDERICKSBURG STANDARDS.
- 7 NEW PAVEMENT TO MEET CITY OF FREDERICKSBURG STANDARDS.
- 8 NEW LIGHT DUTY PAVEMENT TO REPLACE EXISTING PAVEMENT.
- 9 EXISTING PAVEMENT TO REMAIN. PROTECT DURING CONSTRUCTION.
- 10 CONCRETE PAVEMENT.
- 11 LIGHT DUTY ASPHALT PAVEMENT.
- 12 HEAVY DUTY ASPHALT PAVEMENT.
- 13 TYPICAL STAND UP CURB.
- 14 SIDEWALK. SEE LEGEND FOR FINISH.
- 15 CURB RAMP WITH TOOLED GROOVES. PROVIDE CURBS AT LANDSCAPING AS SHOWN.
- 16 EXISTING CONCRETE SWALE TO REMAIN. REMOVE AS PART OF ALTERNATE NO. 1.
- 17 NEW CONCRETE SWALE.
- 18 TYPICAL HEADER CURB.
- 19 TYPICAL CONCRETE WHEEL STOP.
- 20 SIDEWALK TRENCH DRAIN WITH COVER.
- 21 CONCRETE DOWNSPOUT FLUME WITH COVER.
- 22 SIDEWALK TRENCH WITH COVER FOR MECHANICAL PIPING.
- 23 TAS COMPLIANT HANDICAP PARKING SIGN.
- 24 TAS COMPLIANT PARKING LOT STRIPED ACCESS ISLE WITH LETTERING AND SYMBOLS.
- 25 PARKING LOT STRIPPING.
- 26 COMPACT PARKING SPACE WITH COMPACT PARKING SIGN.
- 27 CHECK VALVE IN VAULT WITH FDC. SEE UTILITY PLAN.
- 28 GREASE TRAP. SEE PLUMBING SITE PLAN.
- 29 STORM DRAIN INLET. SEE STORM DRAIN PLAN.
- 30 TWO FOUR INCH DIAMETER SCHEDULE 40 PVC IRRIGATION SLEEVES.
- 31 TRASH ENCLOSURE.
- 32 PAD MOUNT TRANSFORMER. SEE ELECTRICAL SITE PLAN.
- 33 EXTEND STRIPPED ACCESS AISLE TO REAR DOOR OF EXISTING CHURCH.
- 34 VISIBILITY TRIANGLE PER THE CITY OF FREDERICKSBURG REQUIREMENTS.
- 35 GROUND SIGN - SEE CIVIL DETAILS.
- 36 ELECTRICAL EQUIPMENT ENCLOSURE.
- 37 REMOVE EXISTING CURBS AT SIDEWALK CONNECTION. PROVIDE TURNED DOWN BEAM (8" WIDE X 8" DEEP ADJACENT TO PAVERS).
- 38 PROVIDE 1/2" EXPANSION JOINT AT GOOGLE ANTENNA FOUNDATION.
- 39 EXISTING COMMUNICATION BOXES TO BE ADJUSTED TO MATCH FIN. SIDEWALK GRADE.
- 40 PROVIDE 6" WIDE X 6" TALL CURB AROUND EXISTING POWER POLE. FILL VOID WITH DECOMPOSED GRANITE.
- 41 POLE LIGHT - SEE SITE ELECTRICAL SITE PLAN.

SITE PLAN WITH KEYED NOTES

1" = 20' - 0"



**NEW FACILITY FOR
BETHANY PRESCHOOL**
 110 WEST AUSTIN STREET FREDERICKSBURG, TEXAS 78624

PROJECT # 21-03
DATE 4-27-26
REVISION

SITE PLAN WITH KEYED NOTES

C1.0.2

INTERIM REVIEW ONLY

Document incomplete:
Not intended for permit,
bidding or construction.

Engineer: Todd W. Keener
P.E. Reg. No. 88542
Firm: Keener Engineering Svcs.
TBPE Firm No.: F-16644

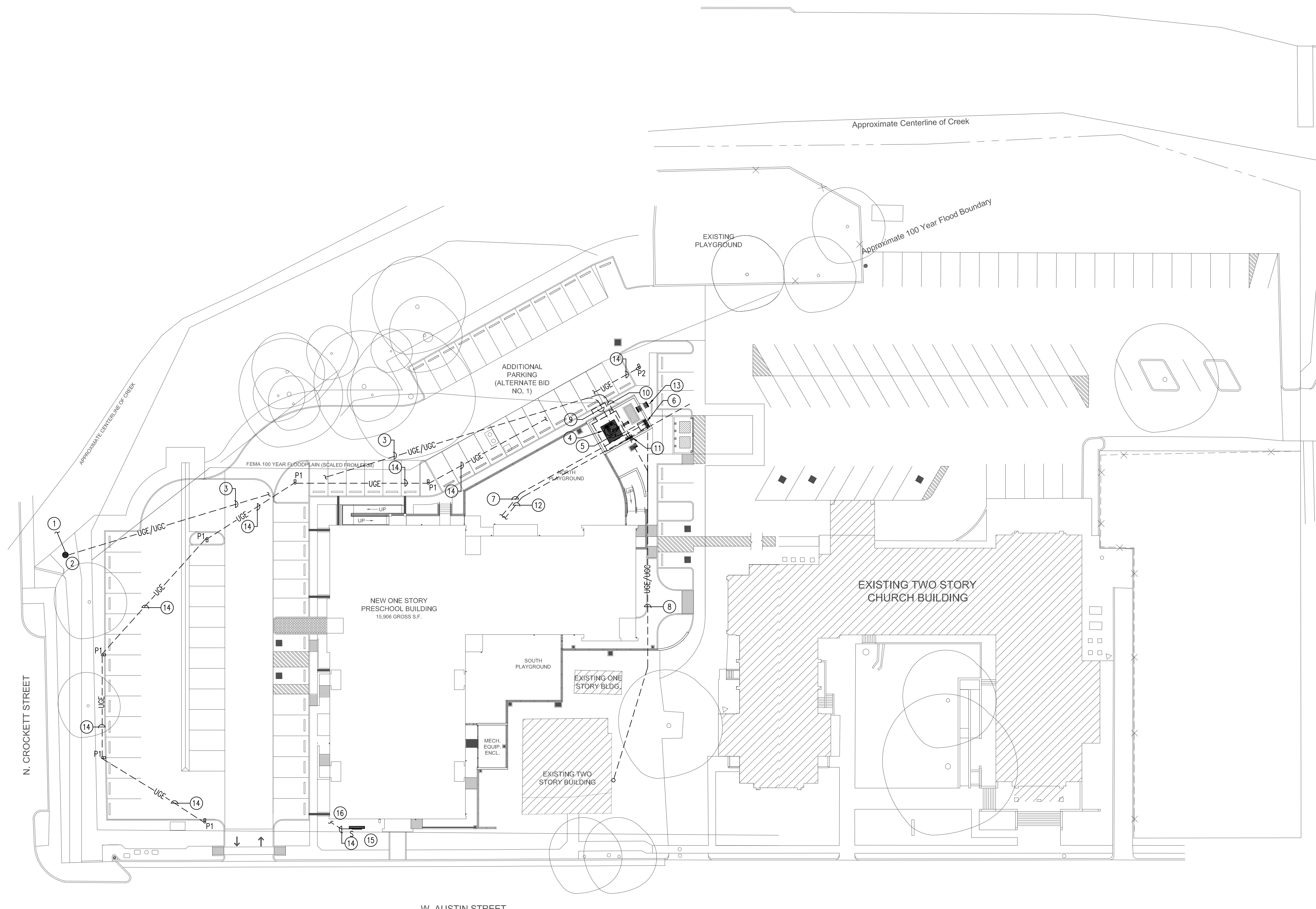
GENERAL NOTES: (THIS SHEET ONLY)

- ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, THE LOCAL ELECTRICAL SERVICE PROVIDER, AND THE AUTHORITY HAVING JURISDICTION.
- PROVIDE A PULL STRING IN EACH EMPTY CONDUIT, SOUTHWIRE POLYLINE, IDEAL OR GREENLEE, 210LB TENSILE STRENGTH MINIMUM OR EQUIVALENT.
- THE MAXIMUM VOLTAGE DROP IN ANY BRANCH CIRCUIT SHALL NOT EXCEED 3%.
- THERE ARE EXISTING UNDERGROUND UTILITIES WHICH MAY OR MAY NOT BE INDICATED ON THESE DRAWINGS. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES IN AREAS OF NEW WORK AND COORDINATE INSTALLATION OF NEW WORK WITH EXISTING UTILITIES AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES.

KEYED NOTES: (THIS SHEET ONLY)

- ONE PRIMARY FROM CITY OF FREDERICKSBURG ELECTRICAL POLE.
- NEW RISER POLE.
- NEW UGE (3) 3" PRIMARY CONDUIT (MINIMUM OF 48" DEPTH) AND UGC (3) 2" CONDUIT (MINIMUM OF 12" ABOVE UGE).
- NEW PAD MOUNT TRANSFORMER. PAD TO BE 96"x114" FOR FUTURE UPSIZING OF TRANSFORMER. RE: ONE-LINE RISER FOR ADDITIONAL INFORMATION.
- UGE FROM PAD MOUNT TRANSFORMER TO 'MDP'.
- NEW 'MDP' PANEL MOUNTED ON PAD. RE: ONE-LINE RISER FOR ADDITIONAL INFORMATION.
- UGE TO NEW BUILDING. RE: EP1.1, ET1.1 AND ONE-LINE RISER FOR ADDITIONAL INFORMATION.
- (2) 2" CONDUITS UNDERGROUND FOR FUTURE ELECTRICAL - (1)2" POWER, (1)2" COMMUNICATIONS.
- NEW UGE (3) 3" PRIMARY CONDUIT (MINIMUM OF 48" DEPTH).
- NEW UGC (3) 2" CONDUIT (MINIMUM OF 12" ABOVE UGE).
- NEW NEMA 3R COMMUNICATIONS JUNCTION BOX.
- UGC TO NEW BUILDING. RE: EP1.1, ET1.1 AND ONE-LINE RISER FOR ADDITIONAL INFORMATION.
- (3) 3" CONDUIT STUB-UPS FOR FUTURE BACKFEED OF EXISTING BUILDING.
- UNDERGROUND ELECTRICAL 1" CONDUIT WITH (2) #10 CONDUCTORS AND (1) #10 GROUND CONDUCTOR.
- NEW LINEAR SIGN LIGHT FIXTURE TO BE MOUNTED ON NEW SIGN. FIXTURE SHALL BE MOUNTED ABOVE SIGN TO PROPERLY ILLUMINATE SIGN WHILE COMPLYING WITH DARK SKY COMPLIANCE. FIELD COORDINATE EXACT MOUNTING LOCATION AND WITH OWNER/ARCHITECT PRIOR TO INSTALLATION.

N. ADAMS STREET

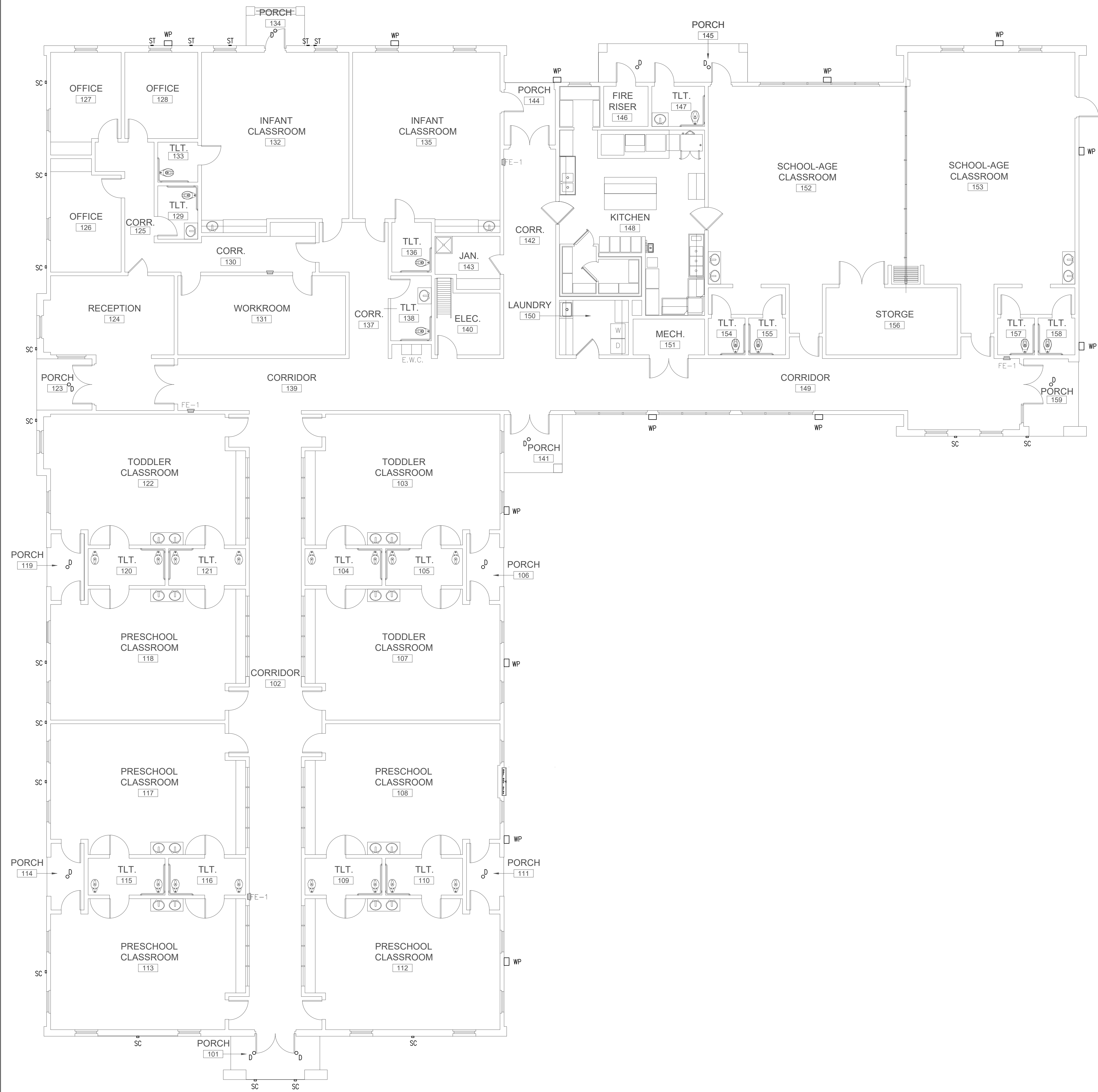


PLAN NORTH
1
ELECTRICAL POWER SITE PLAN
SCALE: 1" = 30'-0"

NEW FACILITY FOR
BETHANY PRESCHOOL
110 WEST AUSTIN STREET FREDERICKSBURG, TEXAS 78624

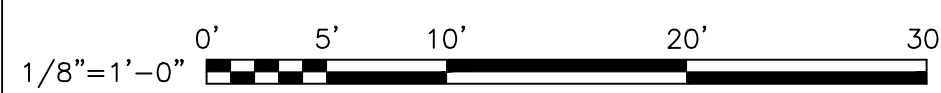
PROJECT #	KES 2010
DATE	4-24-26
REVISION	

ELECTRICAL POWER
SITE PLAN



ELECTRICAL EXTERIOR LIGHTING FLOOR PLAN

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



SKT Architects, PLLC
 300 West Main, Suite C
 Fredericksburg, TX 78624
 www.sktarchitects.com
 P: 830-997-0383

INTERIM REVIEW ONLY
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Engineer: Todd W. Keener
 P.E. Reg. No. 88542
 Firm: Keener Engineering Svcs.
 TBPE Firm No.: F-16644

NEW FACILITY FOR
BETHANY PRESCHOOL
 110 WEST AUSTIN STREET FREDERICKSBURG, TEXAS 78624

PROJECT #	KES 2010
DATE	4-24-26
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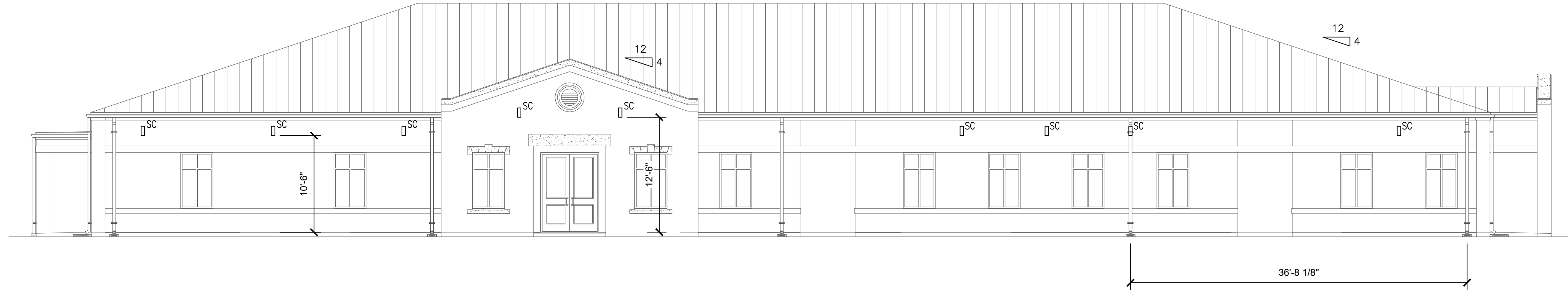
ELECTRICAL
 EXTERIOR LIGHTING
 FLOOR PLAN



EL1.1

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1 WEST ELEVATION
1/8" = 1' - 0"



2 SOUTH ELEVATION
1/8" = 1' - 0"



3 EAST ELEVATION
1/8" = 1' - 0"

NEW FACILITY FOR
BETHANY PRESCHOOL
110 WEST AUSTIN STREET FREDERICKSBURG, TEXAS 78624

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ELECTRICAL
EXTERIOR LIGHTING ELEVATIONS

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

NEW FACILITY FOR
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110 WEST AUSTIN STREET FREDERICKSBURG, TEXAS 78624

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ELECTRICAL
EXTERIOR LIGHTING ELEVATIONS

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LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	LUMEN OUTPUT	CRI	CCT	MOUNTING	VOLTAGE	DRIVER INPUT WATTS	DESCRIPTION
A	HE WILLIAMS	BP-22-LS/8CS-QS-DIM-UNV	3800		SELECTABLE CCT SET TO 4000K	CEILING	UNV	30	2'X2' LED BACKLIT FLAT PANEL
AE	HE WILLIAMS	BP-22-LS/8CS-QS-EM/10W-DIM-UNV	3800		SELECTABLE CCT SET TO 4000K	CEILING	UNV	30	SAME AS "A" EXCEPT WITH EMERGENCY BATTERY
B1	HE WILLIAMS	BP-24-LS/8CS-QS-DIM-UNV	3800		SELECTABLE CCT SET TO 4000K	CEILING	UNV	28	2'X4' LED BACKLIT FLAT PANEL
B1E	HE WILLIAMS	BP-24-LS/8CS-QS-EM/10W-DIM-UNV	3800		SELECTABLE CCT SET TO 4000K	CEILING	UNV	28	SAME AS "B1" EXCEPT WITH EMERGENCY BATTERY
B2	HE WILLIAMS	BP-24-LS/8CS-QS-DIM-UNV	5000		SELECTABLE CCT SET TO 4000K	CEILING	UNV	37	2'X4' LED BACKLIT FLAT PANEL
B2E	HE WILLIAMS	BP-24-LS/8CS-QS-EM/10W-DIM-UNV	5000		SELECTABLE CCT SET TO 4000K	CEILING	UNV	37	SAME AS "B2" EXCEPT WITH EMERGENCY BATTERY
C	HE WILLIAMS	6FDR-LS/8CS-CS-QS-DIM-UNV-6FDR-N-F1	1500		SELECTABLE CCT SET TO 4000K	RECESSED	UNV	14	6" LED DOWNLIGHT, RECESSED MOUNTING, FINISH BY ARCHITECT/OWNER
CE	HE WILLIAMS	6FDR-LS/8CS-CS-QS-EM/10W-DIM-UNV-6FDR-N-F1	1500		SELECTABLE CCT SET TO 4000K	RECESSED	UNV	14	SAME AS "C" EXCEPT WITH EMERGENCY BATTERY
D	HE WILLIAMS	6DR-TL-L30-840-DIM-UNV-OW-OF-CS-WET-CC	2600		SELECTABLE CCT SET TO 3000K	SURFACE / WALL	UNV	27	6" LED DOWNLIGHT, RECESSED MOUNTING, WET LOCATION RATED, FINISH BY ARCHITECT/OWNER
F	H.E. WILLIAMS	76-4-L77/840-UNV	7800	80	LED 4000K	CEILING	UNV	53	4' LED STRIP FIXTURE
FE	H.E. WILLIAMS	76-4-L77/840-EM/10W-UNV	7800		LED 4000K	CEILING	UNV	53	SAME AS "S4" EXCEPT WITH EMERGENCY BATTERY AND INTEGRAL TEST SWITCH
L	H.E. WILLIAMS	FS-4-LS/8CS-QS-UNV	4500		SELECTABLE CCT SET TO 4000K	CEILING	UNV	32	4' LED STRIP FIXTURE
P1	LSI	MRS-LED-18L-SIL-FT-UNV-DIM-30-70CRI-BRZ	17700		LED 3000K	POLE	UNV	135	SINGLE HEAD POLE MOUNTED OUTDOOR LED AREA LIGHT FIXTURE, COLOR BY OWNER, INTEGRAL OCCUPANCY SENSOR, 20' MOUNTING HEIGHT
P1-POLE	LSI	4SQ-B5-S11G18-S	-	-	-	-	-	-	TYPE-P1 POLE, 18' HEIGHT, SINGLE HEAD MOUNT OPTION, FINISH AND COLOR BY OWNER
P2	LSI	MRS-LED-18L-SIL-FT-UNV-DIM-30-70CRI-BRZ-D90	17700		LED 3000K	POLE	UNV	270	90 DEGREE DUAL HEAD POLE MOUNTED OUTDOOR LED AREA LIGHT FIXTURE, COLOR BY ARCHITECT/OWNER, INTEGRAL OCCUPANCY SENSOR, 20' MOUNTING HEIGHT
P2-POLE	LSI	4SQ-B5-S11G18-D90	-	-	-	-	-	-	TYPE-P2 POLE, 18' HEIGHT, 90 DEGREE DUAL HEAD MOUNT OPTION, FINISH AND COLOR BY OWNER
S	ORGATECH	1400S-5-LH-30-AC120-ND-120	2400		LED 3000K	SURFACE / WALL	120	33	5' LINEAR WALLWASH SIGN LIGHT, FIELD COORDINATE EXACT MOUNTING LOCATION AND HEIGHT, COLOR AND FINISH BY OWNER/ARCHITECT
SC	DMF	4CW-R-12-W-D-2000-GA-0-00-00-30	2000		LED 3000K	SURFACE / WALL	UNV	24.5	4" CYLINDER LED SCONCE, 12" HEIGHT, DOWNLIGHT ONLY, NO UPLIGHT
ST	H.E. WILLIAMS	S10-G-L3/830-FTG-DBZ-DIM-277	300		LED 3000K	RECESSED / WALL	UNV	14	EXTERIOR LED STEP LIGHT
EM	MULE	EAE-BB-10-XX-W-CW3	-	70	LED	RECESSED	UNV	10	EMERGENCY EGRESS OUTDOOR LED FIXTURE, MINIMUM OF 90 MINUTE BATTERY LIFE
WP	TRULY GREEN	WPF-L1-C-U-D	4800		SELECTABLE CCT SET TO 3000K	SURFACE / WALL	UNV	28	FULL CUTOFF LED WALL PACK, LUMEN PACKAGE SELECTABLE (28W)
X	MULE	MXBRU-SD	-		LED	UNV	UNV	3	EXIT SIGN WITH BATTERY, SINGLE FACE, WHITE HOUSING WITH RED LETTERS, UNIVERSAL MOUNT / SELF DIAGNOSTICS

NOTES: 1. FOR ADDITIONAL INFORMATION RELATED TO LIGHTING CONTACT BELL & McCOY SAN ANTONIO, CONTACT: AARON BLACKWELL @ 210-832-9205.

NEW FACILITY FOR
BETHANY PRESCHOOL
110 WEST AUSTIN STREET FREDERICKSBURG, TEXAS 78624

PROJECT # KES 2010
DATE 4-24-26
REVISION

ELECTRICAL SCHEDULES



Applicant

Randy Stehling

Case Number

2024-1162

Location

114 W Austin and 110 West Austin

NOTICE OF ACTION

YOUR APPLICATION FOR:

- LAND USE CHANGE
- RE-ZONING
- ENTRY CORRIDOR DESIGN GUIDELINES
- VARIANCE
- SITE PLAN
- CERTIFICATE OF APPROPRIATENESS

HISTORIC REVIEW BOARD

ON DATE: 14-Feb-25

- APPROVAL
- DISAPPROVAL

CONDITIONS OF APPROVAL:

Signed: J L MUSGROVE ON DATE: 2/13/2025

Janet Musgrove, Planner 1

126 West Main Street~ Fredericksburg, Texas 78624~ 830-997-7521 ~ 830-997-1861 fax



Certificate of Appropriateness

Required for all exterior modifications of historic properties.

Fredericksburg, TX

Development Services~Building Inspections Division

Permit Number: 2024-1162

Designation: _____

Address: 110 West Austin Street, Fredericksburg, TX 78624

Property Owner: Bethany Lutheran Church - Dwight Oestreich

Email: dwright@c21thehills.com

Phone: (830) 997-2069

Applicant: SKT Architects, PLLC - Randy Stehling

Email: randy@sktarchitects.com

Phone: (830) 889-5552


Survey Rating: High Medium Low

Year Built: 1954 Zoning: CBD

The certificate issued pursuant to the requirements of the 2015 International Building Code certifying that at the time of issuance, this structure or portions thereof was in compliance with the ordinances of the Fredericksburg, Texas, regulating building construction or use.

Staff comments regarding administration approval:

This project will include a new approximately 16,887 s.f. new single story preschool building with exterior finishes and colors to match existing Bethany Lutheran Church building including matching stone, painted stucco, factory painted metal doors and windows, and a natural finish galvalume standing seam metal roof. Placement, scale, and detailing of this newly proposed building is intended to continue the architectural theme of the existing church building while preserving the contextual character of the adjacent and historically significant Felix Van Der Stucken home. Site work will include off-street parking, two playgrounds and landscaping and outdoor lighting, all of which will be compliant with current zoning requirements.

Historic Preservation Officer: 
Shelby Collier

Issued Date: 2/12/2025

Certificate of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.



SITE PLAN



FLOOR PLAN



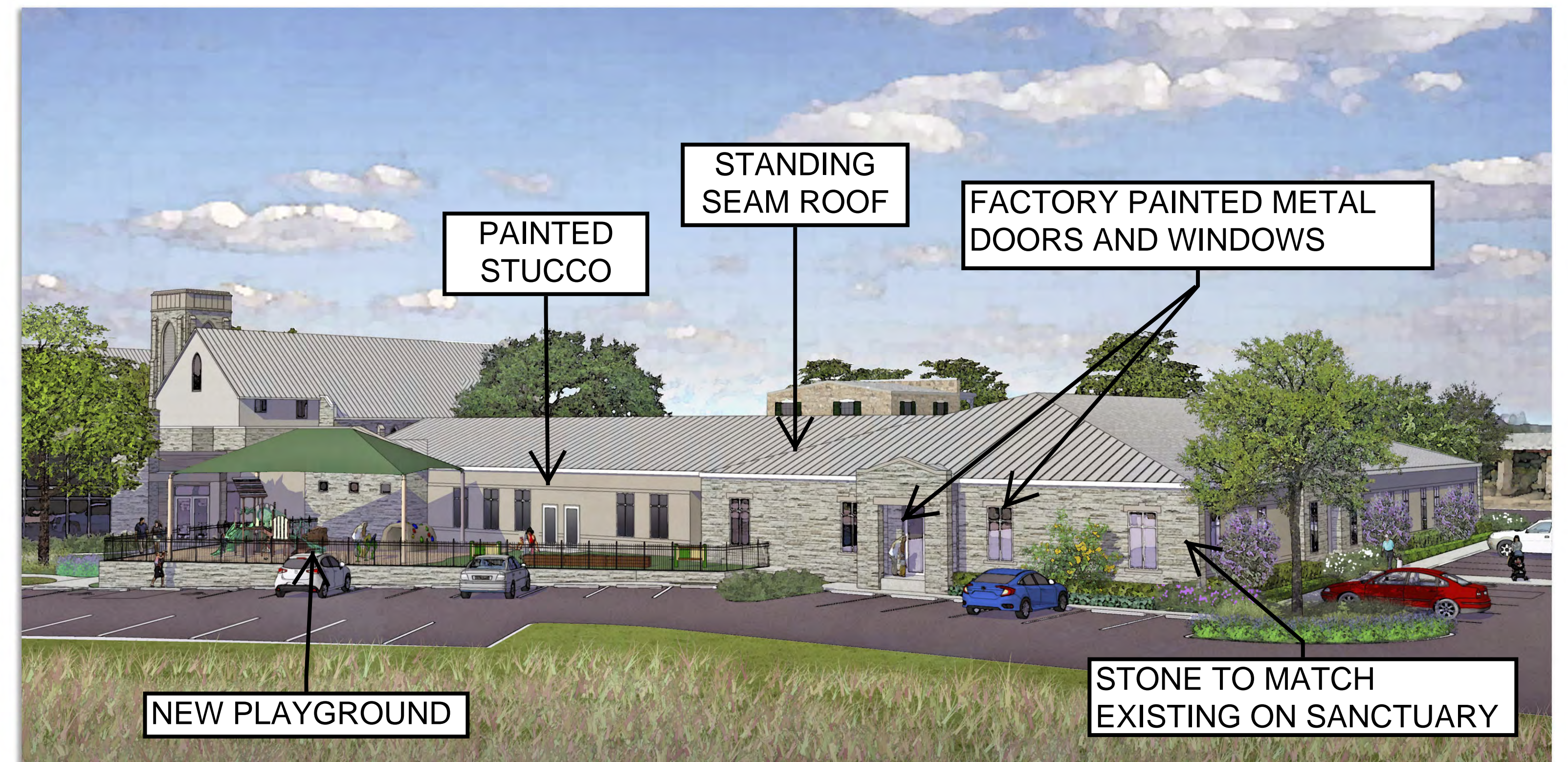
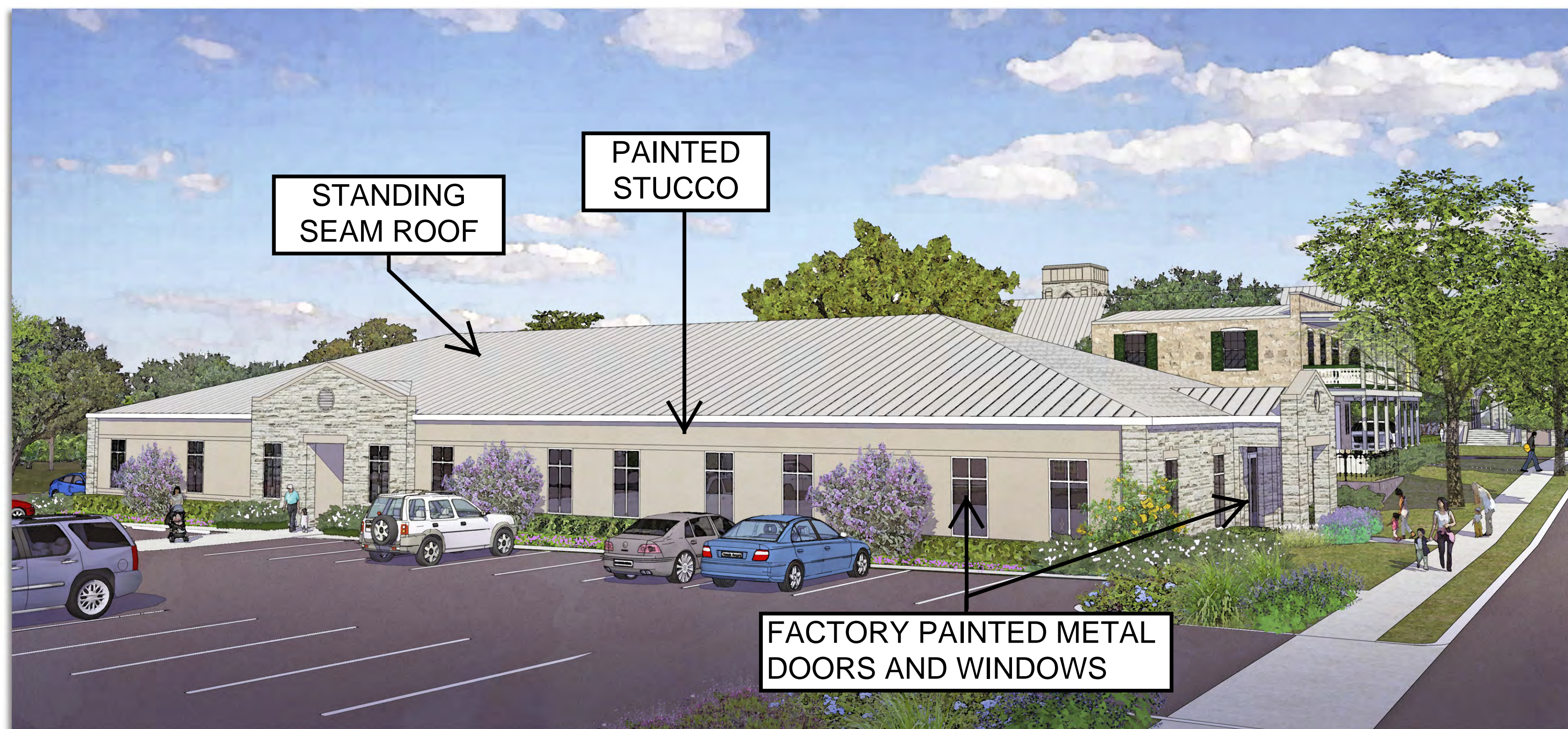
Building Bright Futures

Investing in our Community's Children

Proposed Bethany Preschool Facility

Bethany Lutheran Church Campus at 110 West Austin Street - Across From Marktplatz





Building Bright Futures

Investing in our Community's Children

Proposed Bethany Preschool Facility

Bethany Lutheran Church Campus at 110 West Austin Street - Across From Marktplatz





Rear Playground



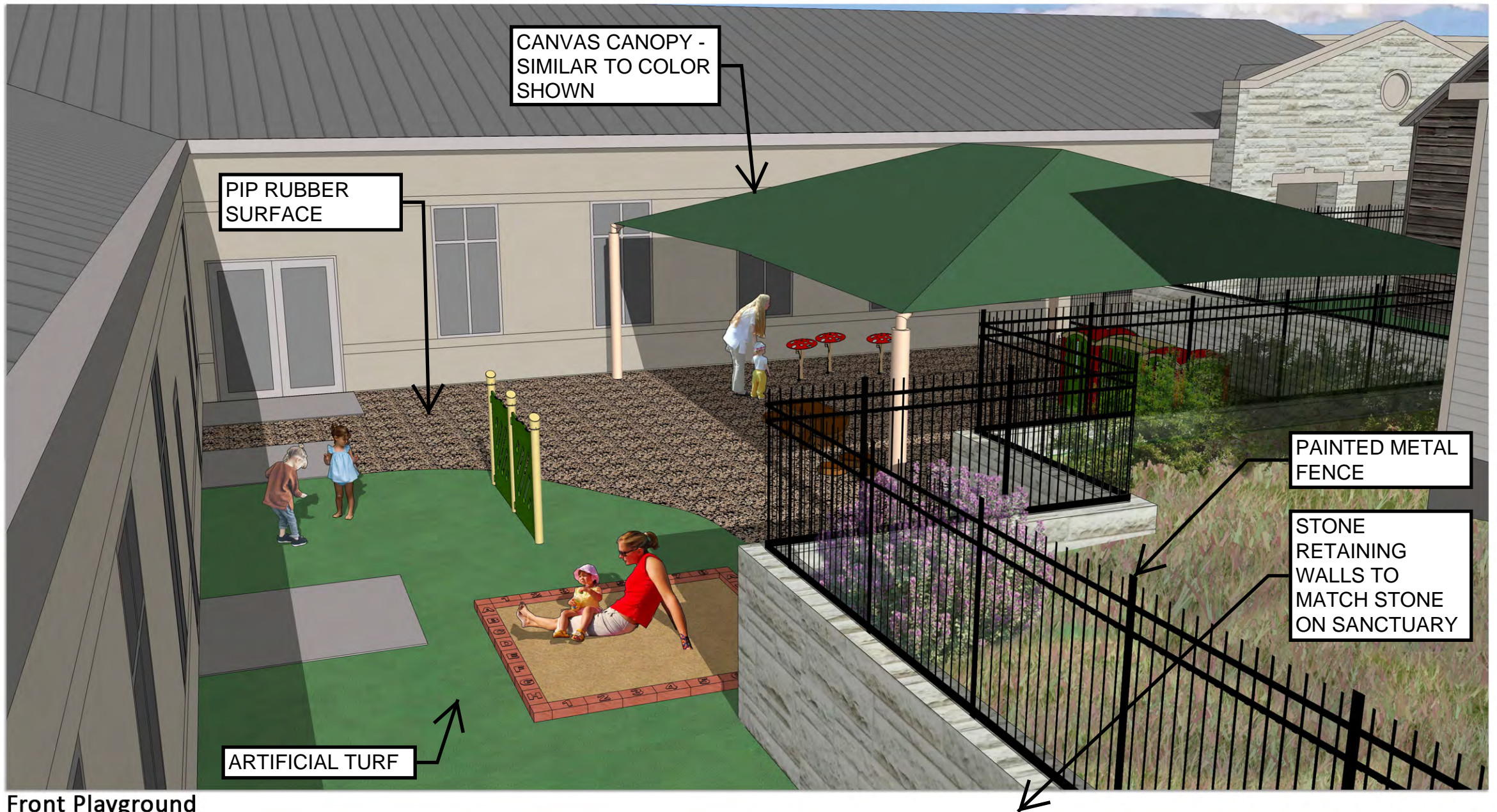
Building Bright Futures

Investing in our Community's Children

Proposed Bethany Preschool Facility

Bethany Lutheran Church Campus at 110 West Austin Street - Across From Marktplatz





Front Playground



Building Bright Futures

Investing in our Community's Children

Proposed Bethany Preschool Facility

Bethany Lutheran Church Campus at 110 West Austin Street - Across From Marktplatz





South (Austin Street) Elevation



West (Parking Lot) Elevation



Building Bright Futures

Investing in our Community's Children

Proposed Bethany Preschool Facility

Bethany Lutheran Church Campus at 110 West Austin Street - Across From Marktplatz





301

110

105

103

304

102

104

106

WSCHUBERT ST

ESCHUBERT ST

209

0

0

0

110

103

114

110

102

209

211

207

N ADAMS ST

102

104

104

100

WAUSTIN ST

E AUSTIN ST

N CROCKETT ST

115

126

117

107

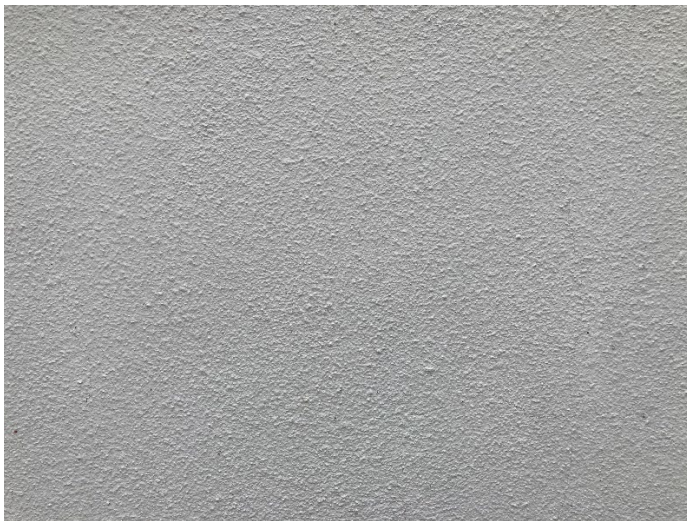
2024-1162

Bethany Preschool
West Austin Street, Fredericksburg Texas

Historic Review Board Application 12-23-24
Proposed Exterior Building Materials:



Limestone, split face with saw cut back and edges – photo of existing Bethany Church



Stucco, light sand finish, white – photo of existing Bethany Church



Limestone and stucco – photo of existing Bethany Church



Standing seam metal roofing, natural finish galvalume metal (similar to existing Bethany Lutheran church) construction details to match existing Bethany Lutheran Church – sample by roofing mfg.

COLOR : PRE FINISHED
WHITE BAKED ENAMEL



Thermal Strut Window System

Our new 3250XT 3 ¼" high efficiency windows are ideal for addressing today's greater demands for thermal performance from both sides of the window.

These high-performance windows feature the largest thermal strut available in an aluminum window product today. As a result, the windows provide outstanding thermal efficiency and some of the lowest U-Values available to those builders, contractors, and architects who demand high performance. When closed, 3250XT windows have an appealingly flush, sleek appearance that blends nicely with other building features.



Our 3250XT line includes:

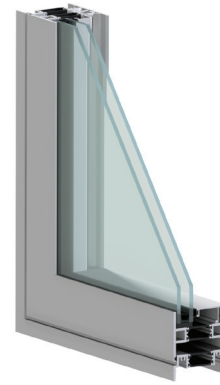
- *Series 3250XTF fixed windows*
- *Series 3250XTP projected windows in project-out (PO) and project-in (PI) configurations*
- *Series 3250XTC casement windows in project-out (PO) and project-in (PI) configurations*

Boyd[®] Thermal Strut Window System

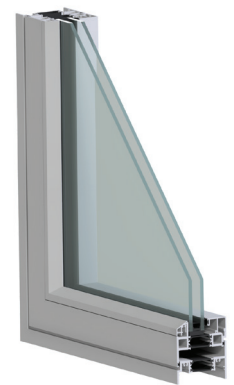
Series 3250XT

Series Specifications

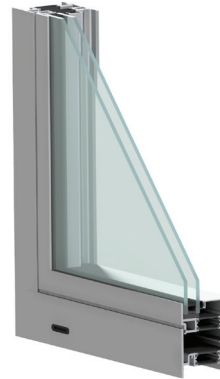
- 39mm extra-wide polyamide crimped-in-place structural thermal barrier for extremely low U-Values
- 3.25" frame depth
- Interior glazed
- Structural wall areas are .125" thick for durability
- Snap-in glazing bead
- Blast-resistance capabilities
- 1" and 1.75" glazing
- .5" glass bite
- Mitered, corner-keyed, and crimped sash for increased strength
- Main-frame construction is square-cut and mechanically fastened
- Exterior snap-in muntins available with "-G" option
- Full range of panning, receptor systems, caulk backers, mullions, and snap trims available
- Each vent utilizes two rows of weather stripping for ideal air performance
- Pressure equalization for superior water resistance
- Available with screens
- Complies with performance level 10 forced entry requirements



3250XT (P0)



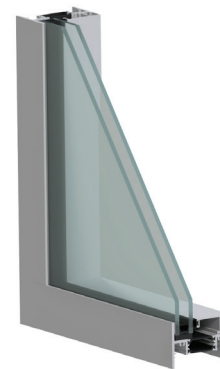
3250XT (P0)-G



3250XT (PI)



3250XT (PI)-G



3250XTF



3250XTF-G

Performance Data

Series	Product Type	System Depth	U-Factor*	AAMA Rating	Air Infiltration (CFM/FT.)	Water Resistance (PSF)	Structural Performance (PSF)	Maximum Glazing Thickness
3250XTP (P0)	Awning	3.25	0.43	AW-PG80	0.06 @ 6.2 psf	15	120	1.75
3250XTP (PI)	Awning	3.25	0.43	AW-PG80	0.06 @ 6.2 psf	15	120	1.75
3250XTC (P0)	Casement	3.25	0.43	AW-PG100	0.06 @ 6.2 psf	15	150	1.75
3250XTC (PI)	Casement	3.25	0.43	AW-PG100	0.06 @ 6.2 psf	15	150	1.75
3250XTF	Fixed	3.25	0.34	AW-PG100	0.05 @ 6.2 psf	15	150	1.75

*Using .24 COG U-Factor based on NFRC 100. Job-specific performance ratings may vary due to differences in glass and glass spacer selection.



PO Box 1565, Springfield, MO 65801.1565
 800.737.2800 | 417.862.5084 | fax: 417.862.1232
 info@boydaluminum.com | twitter: @Boyd_LetsShine

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COLOR : PRE FINISHED
BONE WHITE

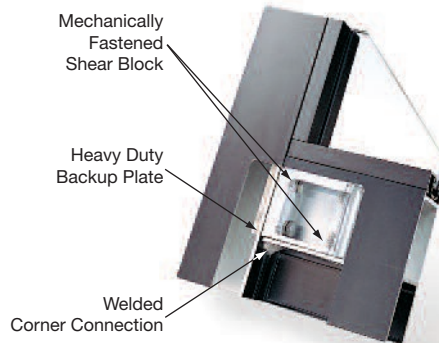
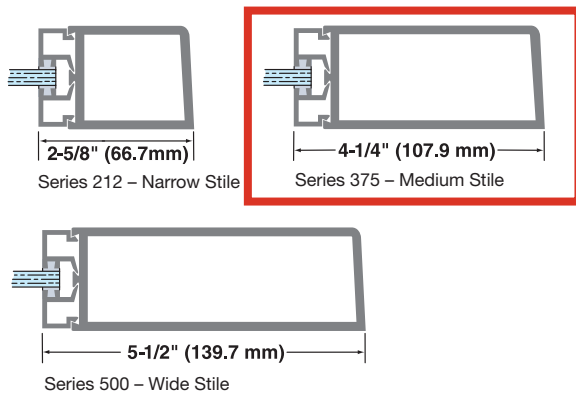
Oldcastle BuildingEnvelope™ — a market leader in Standard Entrances



Oldcastle BuildingEnvelope™ offers standard, narrow, medium and wide stile entrances to **meet a broad range of traffic** requirements. All standard Oldcastle BuildingEnvelope™ entrances (3' wide) are ADA compliant and have built-in features.

Specifications

Oldcastle BuildingEnvelope™ entrances are durable and virtually maintenance free. We also offer a complete line of custom, specialty and all-glass entrances.



AT&T Park, San Francisco, CA
Architect: Populous (formerly HOK Sport)

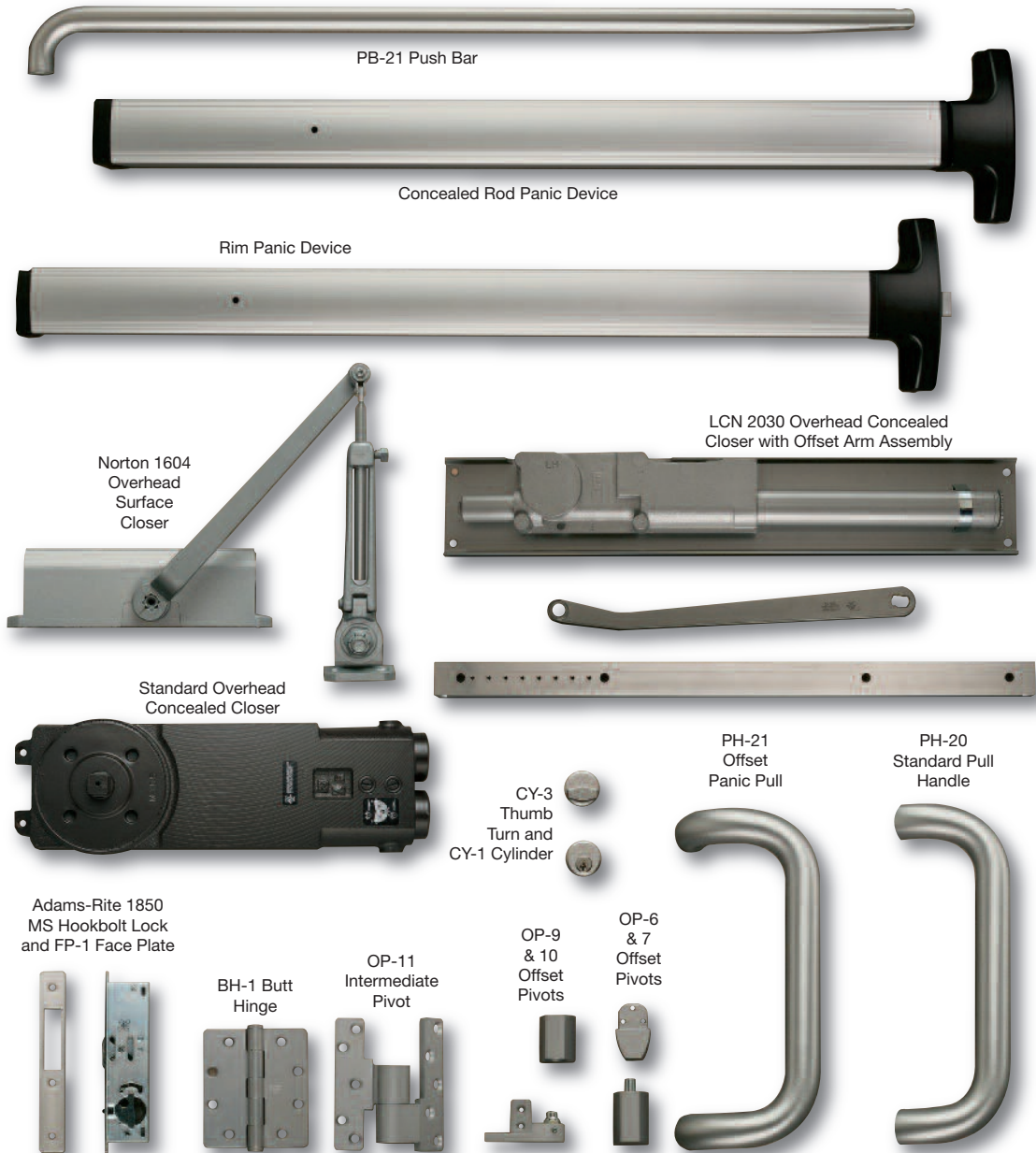
Features

- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction
- Adaptable to virtually all hardware
- 4" to 10" one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8", 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty

standard entrances

Hardware

Oldcastle BuildingEnvelope™ employs only the finest entrance door hardware available. For more information, call 866-OLDCASTLE (653-2278) or visit www.obe.com.



Paint Selection Guide

Standard Fluropon® Colors

				
Bone White 391X035	Colonial White 391A500	Sandstone 393X321	Pueblo Tan 397F153	Beige 393F061
				
Terra Cotta 394F068	Redwood 394F125	Boysenberry 394F172	Sage Brown 397F240	Brown 397A327
				
Medium Blue 396F094	Regal Blue 396F276	Aged Copper 395F502	Interstate Green 395F081	Hartford Green 395F518
				
Military Blue 396F221	Portland Stone 392F213	Fashion Gray 392F217	Charcoal Gray 392F232	Black 378X500

Fluropon® Classic II Colors

				
Copper Penny 399B101	Champagne Gold 399A540	Asti 399C800	Bright Silver 399X440	Pewter 399B026

Colors shown are as accurate as color chip reproduction permits, but may vary from actual color on aluminum.

Oldcastle BuildingEnvelope® proudly offers a wide range of standard colors for your project requirements. Our experience and expertise in applying architectural coatings ensures a quality finish. Oldcastle BuildingEnvelope® standard color selection allows you to personalize your project with color. Premier and Custom colors are offered on a per-job basis. Price and lead-time will vary according to project requirements.

Fluropon® Superior-Performance Coating Systems by Sherwin-Williams

Sherwin-Williams' Fluropon® coatings are premium fluoropolymer coating systems containing 70% Polyvinylidene Fluoride (PVDF) proprietary resins. Fluropon coatings are field-proven, superior-performance exterior finishes that meet or exceed AAMA (American Architectural Manufacturer's Association) 2605 specifications. They provide outstanding resistance to ultraviolet rays, exceptional color retention and resistance to chalking and chemical degradation, making them the finish of choice for high-rise and monumental structures, where proven performance and lasting performance are essential.

Before you choose the finish on your next project, consider the Fluropon® advantages:

- Outstanding resistance to chalk and fade
- Exceptional color consistency
- Solar reflective formulations available
- Long life cycle vital to sustainable design plans

Oldcastle BuildingEnvelope® remains committed to operating in a sustainable manner in the communities where we manufacture as well as the areas in which our products are installed and maintained. All Standard Colors shown are also available in Sherwin-Williams' high-efficiency Flurospar® coatings.

*Premier and custom colors may not be available in high-efficiency Flurospar® due to volume and formulation requirements.

PROUDLY FINISHED WITH
SHERWIN-WILLIAMS®
Coil Coatings

Bethany Preschool - Proposed Changes to Existing Structures



Aerial image of Southwest corner of Bethany Lutheran Church property.



Garage proposed to be removed

Fachwerk Structure behind the Felix Van Der Stucken Building
Southeast Elevation



Garage proposed to be removed

Fachwerk Structure behind the Felix Van Der Stucken Building
East Elevation

Garage proposed to be removed



Fachwerk Structure behind the Felix Van Der Stucken Building
Northwest Elevation

Garage proposed to be removed



Fachwerk Structure behind the Felix Van Der Stucken Building
West Elevation



Non-Historic Barn behind the Felix Van Der Stucken Building
Proposed to be removed



Non-Historic Barn behind the Felix Van Der Stucken Building
Proposed to be removed



NEW FACILITY FOR BETHANY PRESCHOOL
110 WEST AUSTIN STREET
FREDERICKSBURG, TEXAS 78624





NEW FACILITY FOR BETHANY PRESCHOOL
110 WEST AUSTIN STREET
FREDERICKSBURG, TEXAS 78624





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 110 WEST AUSTIN STREET
 FREDERICKSBURG, TEXAS 78624





FLOOR PLAN



NEW FACILITY FOR BETHANY PRESCHOOL
 110 WEST AUSTIN STREET
 FREDERICKSBURG, TEXAS 78624





PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: May 6, 2026

SECTION: ACTION ITEMS **ITEM:** D.

CAPTION: **Request P-2609:** By PV McMinn, Jr., NuVista Development, LLC, to consider the Replat of Keller Subdivision, Lots 1R-1 and 1R-2, creating Lot 1R-1A, Lot 1R-1B and Lots 101 through 119.

SUMMARY:

An application for a Preliminary Plat Approval has been submitted to consider the Replat of Keller Subdivision, Lots 1R-1 and 1R-2, creating Lot 1R-1A, Lot 1R-1B and Lots 101 through 119.

BACKGROUND:

The subject property is a 14.25 acre lot located off of Keller Crossing and received a prior Conditional Use Permit approval for a Condominium/Townhome Use via Ordinance 2026-08 on February 17, 2026. The proposed townhome development consisted of 19 townhome lots and 3 out lots. **Secs. 3.200 & 7.610.**

Zoning: C1, Neighborhood Commercial / CUP Approval

Tract Size: 14.25 Acres - 620,730 sq ft

Number of Lots: 22

Minimum Lot Size: 7,500 sq ft (3 Out Lots) / 2,500 sq ft (Town home Lots)

Minimum Lot Width: 70 ft (3 Out Lots) / 20 ft wide and 100 ft deep (Town home Lots)

Roadways: The Preliminary Plat proposes 2 new roadways; Climbing Way and Forever Street.

Easements: Standard easements such as Drainage, Detention and Sight Visibility would apply.

Utilities: Utilities are available to serve the 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 (22) for a total of \$11,000. Parkland fees shall be paid prior to the recording of each phase of the project. **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. **Not applicable.**
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 all 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 concept layout of the plat was previously considered and the CUP approved ensuring consistency with the adopted Comprehensive Plan.**
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.**
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 of **Sec 4.04**. After review by the Development Review Committee (DRC), staff have the following recommendation:

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

- Modification of the Cul-de-Sac not to encroach into the 20' Buffer
- Label Width of South Milam Street
- Incorporate Drive Street
- Approval of Civil Constriction Plans
- Preliminary Utility Plan be administratively approved Prior to Construction
- Notes Incorporated to specify maintenance of dedicated easements
- Payment of Park Dedication fees
- Clarification of outlot north of proposed lot 118.

ATTACHMENTS:

1. keller replat
2. P-2607_ Combined Review Comments - Amended Letter

3. Ordinance 2026-08 CUP Z-2523

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: May 01, 2026

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	48.46'	206.43'	13.2657°	S 23°11'43" W	48.34'
C2	47.81'	206.43'	13.2657°	S 86°30'08" E	47.80'
C3	25.81'	77.00'	18.1209°	N 83°37'00" E	25.69'
C4	24.43'	77.00'	18.1209°	N 64°51'00" E	24.51'
C5	43.66'	93.00'	34.9119°	N 77°11'00" E	43.90'
C6	44.95'	53.00'	36.2422°	N 63°09'42" E	44.36'
C7	36.84'	53.00'	36.2422°	S 79°08'54" E	36.19'
C8	10.23'	25.00'	23.2611°	N 71°53'34" W	10.15'
C9	16.46'	25.00'	37.4253°	S 27°31'54" W	16.18'
C10	57.49'	308.86'	10.3955°	N 41°08'11" E	57.41'
C11	57.49'	308.86'	10.3955°	N 30°38'15" E	57.41'
C12	57.49'	308.86'	10.3955°	N 30°38'15" E	57.41'
C13	69.49'	308.86'	12.2415°	N 18°11'31" E	69.35'
C14	69.49'	308.86'	12.2415°	N 18°11'31" E	69.35'
C15	20.43'	55.00'	23.2226°	S 52°19'21" W	20.15'
C16	62.50'	55.00'	60.0641°	N 58°06'04" W	62.19'
C17	14.11'	55.00'	30.3613°	N 41°08'11" E	14.11'
C18	6.93'	10.00'	39.4254°	N 30°49'32" E	6.79'
C19	116.54'	256.43'	25.3940°	S 80°31'14" W	115.35'
C20	17.69'	22.00'	37.4253°	N 71°53'34" W	17.69'
C21	182.78'	308.86'	30°11'31"	N 02°40'52" W	180.88'
C22	182.78'	308.86'	30°11'31"	N 02°40'52" W	180.88'
C23	219.22'	289.40'	43.2409°	S 25°57'43" W	214.02'
C24	158.08'	230.00'	39.2246°	S 22°02'00" W	154.99'
C25	80.77'	170.00'	27.0000°	N 50°00'00" E	80.76'
C26	36.57'	230.00'	9°06'39"	S 54°51'09" W	36.51'
C27	180.44'	342.40'	26.5049°	N 78°02'44" E	178.98'
C28	19.51'	15.00'	74.3200°	N 87°59'56" W	18.17'
C29	28.78'	60.00'	27.2912°	S 63°11'30" E	28.51'
C30	48.02'	60.00'	49.5129°	N 79°48'00" E	46.75'
C31	35.36'	60.00'	33.1469°	N 39°59'18" E	34.85'
C32	35.77'	60.00'	33.0931°	N 08°01'22" E	35.24'
C33	15.43'	60.00'	14.4419°	N 18°52'48" E	15.39'
C34	23.85'	60.00'	28.3606°	N 40°52'40" W	23.64'
C35	23.85'	60.00'	28.3606°	N 18°59'30" W	23.65'
C36	43.36'	60.00'	41.2435°	S 76°03'22" W	42.41'
C37	43.36'	60.00'	41.2435°	S 34°58'42" W	42.41'
C38	81.86'	289.40'	16.9114°	S 89°56'18" W	81.27'
C39	90.90'	308.86'	16.9114°	N 20°50'40" E	90.57'
C40	80.00'	308.86'	14.9611°	N 40°59'21" E	79.72'
C41	59.30'	308.86'	69.9115°	N 14°35'15" E	58.51'
C42	219.22'	289.40'	43.2409°	S 25°57'43" W	214.02'
C43	158.08'	230.00'	39.2246°	S 22°02'00" W	154.99'
C44	36.57'	230.00'	9°06'39"	S 54°51'09" W	36.51'
C45	180.44'	342.40'	26.5049°	N 78°02'44" E	178.98'

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Date: _____ Registered Professional Land Surveyor No. 4542

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in & for the State of TX

Type or Print Notary's Name

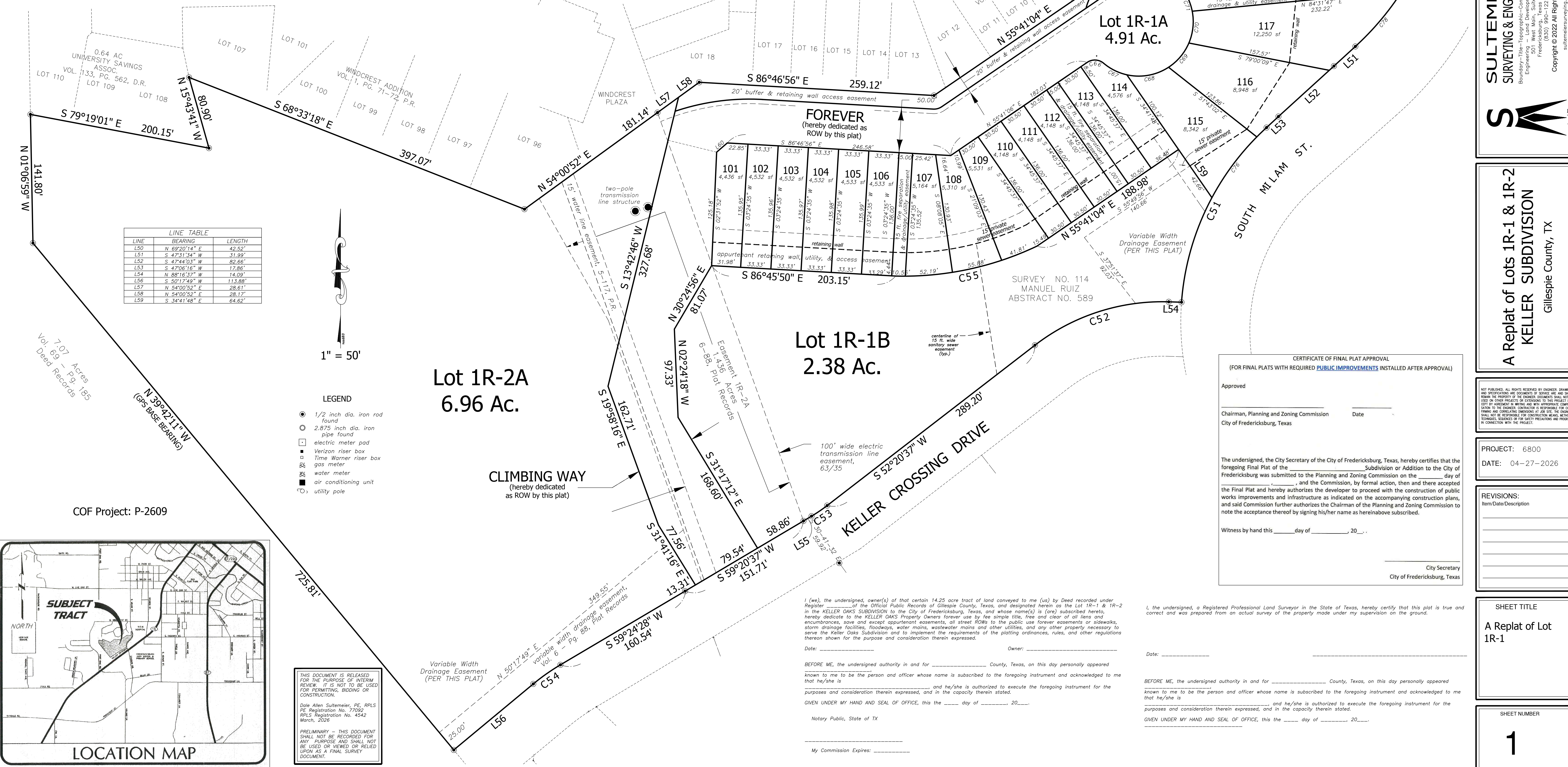
My Commission Expires: _____

Filed for record at _____ o'clock _____ M., this the _____ day of _____, 20____, A.D., on Page _____ of Volume _____ of the Plat Records of Gillespie County, Texas.

Deputy

Clerk, County Court
Gillespie County, Texas

Replat of Keller Subdivision; Lots 1R-1 and 1R-2, Creating Lot 1R-1A, Lot 1R-1B and Lots 101 Through 119



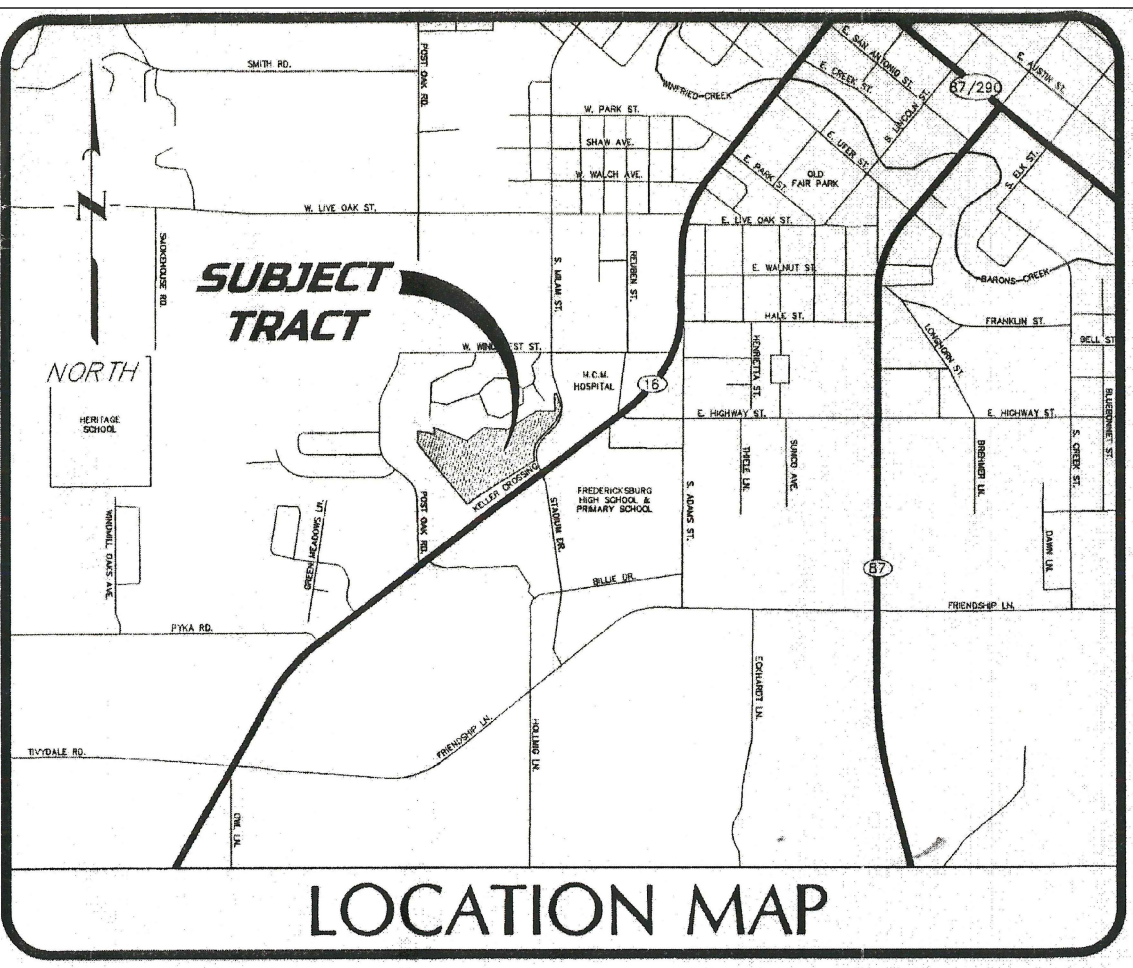
LINE	BEARING	LENGTH
L50	N 69°20'14" E	42.52'
L51	S 47°31'34" W	31.99'
L52	S 47°44'03" W	82.66'
L53	S 47°06'16" W	17.86'
L54	N 89°16'57" W	14.09'
L56	S 50°17'49" W	113.88'
L57	N 54°00'52" E	28.61'
L58	N 54°00'52" E	28.17'
L59	S 34°41'48" E	64.62'

1" = 50'

LEGEND

- 1/2 inch dia. iron rod found
- 2.875 inch dia. iron pipe found
- electric meter pad
- Verizon riser box
- Time Warner riser box
- gas meter
- water meter
- air conditioning unit
- utility pole

COF Project: P-2609



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

Date: Allen Sultemeier, PE, RPLS
Registration No. 77092
RPLS Registration No. 4542
March, 2026

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CERTIFICATE OF FINAL PLAT APPROVAL
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

Approved: _____

Chairman, Planning and Zoning Commission Date: _____
City of Fredericksburg, Texas

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the _____ Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, _____, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

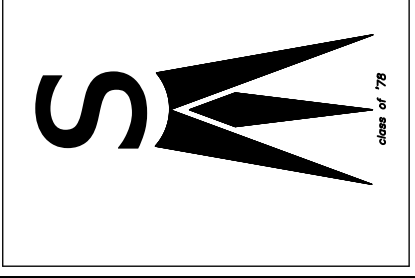
Witness by hand this _____ day of _____, 20____.

City Secretary
City of Fredericksburg, Texas

TBPELS
Engineering Firm
F-10608

TBPELS
Surveying Firm
100930-00

SULTEMEIER
SURVEYING & ENGINEERING
Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
501 W. Main St., Suite 78824
Fredericksburg, TX 78624
(830) 990-1221
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sultemeiersurveying.com



A Replat of Lots 1R-1 & 1R-2
KELLER SUBDIVISION
Gillespie County, TX

PROJECT: 6800
DATE: 04-27-2026

REVISIONS:
Item/Date/Description

SHEET TITLE
A Replat of Lot 1R-1

SHEET NUMBER
1



April 20, 2026

NuVista Development, LLC
P.V.McMinn, Jr.
pvmcminnjr@gmail.com

AMENDED REVIEW COMMENT LETTER, Please see additional notes in the Engineering section.

RE: P-2609, Review Comments for the Re-plat of 1032 S Milam Street known as Keller Oaks.

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat by **Monday, April 27, 2026**.

The Plat will require Planning and Zoning Approval at the May 6, 2026 meeting.

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

- Add P-2609 to plat
- Name of plat must be "Replat of Keller Subdivision, Lots 1R-1 and 1R-2, Creating Lot 1R-1A, Lot 1R-1B and Lots 101 through 119." Remove Crown Point name.
- Add date of preparation
- Label widths of Keller Crossing Drive and South Milam St.
- Identify 7,744 sq. ft. lot on upper right-hand corner of plat
- Why are Climbing Way and Forever labeled as access easements? Will they be private roads?
- You are missing multiple signature blocks including City and County.

Engineering comments:

1. The cul-de-sac should not encroach on the 20-foot buffer/retaining wall easement, please address this.
2. A preliminary utility plan showing water, sewer and electric , to determine what utility easements will be needed.

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

3. Dedicate the streets as right of way. An access easement does not qualify as adequate frontage. If private streets, they need to be noted as such.
4. Notes will be needed to specify maintenance of the dedicated easements.

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



Jan Musgrove, Planner I

Development Review Committee (DRC)

ORDINANCE NO. 2 0 2 6 - 08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B, "ZONING ORDINANCE" OF THE FREDERICKSBURG MUNICIPAL CODE, AS AMENDED, BY GRANTING A CONDITIONAL USE PERMIT PERMITTING A CONDOMINIUM/TOWNHOME USE ON CERTAIN PROPERTY LOCATED AT 1032 MILAM STREET , FREDERICKSBURG, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas (the "City"), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance, certified as Appendix B of the Fredericksburg Municipal Code, and a comprehensive zoning map, regulating the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting public health, safety, morals, and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, in accordance with the Comprehensive Zoning Ordinance, the owner of the property referenced below has filed an application for a Conditional Use Permit for a "Condominium / Townhome Use" within a C1, Neighborhood Commercial zoning district; and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication, and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to grant such conditional use permit on the terms and conditions described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT:

Section 1.

The findings above are found to be true and correct and are incorporated herein.

Section 2.

Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, is hereby amendment to grant a Conditional Use Permit as shown and described below:

Applicant: NuVista Development, LLC

Property Owner: NuVista Development, LLC

Property Address: 1032 South Milam, Fredericksburg, TX 78624

Legal Description: Lot 1R-1 IN THE KELLER SUBDIVISION, A PLAT OF RECORD IN VOLUME 6, PAGE 88 OF THE GILLESPIE COUNTY PLAT OF RECORDS.

Zoning Change: The property shall remain located in the C1 Neighborhood Commercial zoning district, and a Conditional Use Permit for a "Condominium / Townhome Use" is hereby granted subject to the terms and conditions provided herein and specific to the 4.87 acre tract identified as Lot 1R-1A and attached as Exhibit A and per the conditions identified within attached Exhibit B.

Section 3.

The zoning districts, boundaries, and uses as herein established have been made in accordance with the comprehensive plan for the purposes of promoting health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, flood, and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewerage, parks, and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

Section 4.

The use of the property described herein shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City for the zoning district into which they have been assigned.

Section 5.

This Ordinance shall be cumulative of all other provisions of ordinances of the City of Fredericksburg Municipal Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinance and such code are hereby repealed.

Section 6.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine in Section 1-6 of the Fredericksburg Municipal Code. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

Section 7.

All rights or remedies of the City are expressly saved as to any and all violations of Appendix B of the Fredericksburg Municipal Code, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

Section 8.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

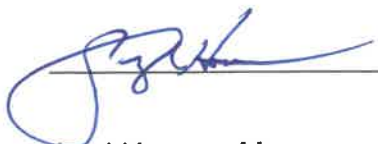
Section 9.

The City Secretary of the City of Fredericksburg is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law.

Section 10.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this the 17th day of February, 2026.



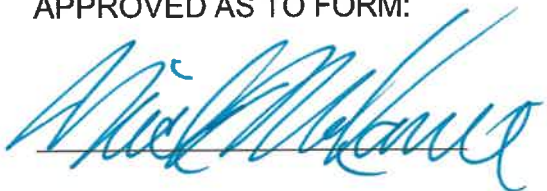
Jeryl Hoover, Mayor

ATTEST:



Letty Vacek, City Secretary

APPROVED AS TO FORM:



Mick McKamie, City Attorney

"Exhibit B"

Recommended Conditions for NuVista CUP

1. Require a 20 foot wide buffer zone between the NuVista Keller Oaks Project, on the one hand, and the properties of Windcrest Townhomes, on the other hand.
2. Require an easement for maintenance and repair of the retaining wall of Windcrest Townhomes.
3. Require a construction workday from 7:00am to 7:00pm.
4. Allow the City to have a say in which trees will be preserved, either through removal to another location on Keller Oaks or where they stood originally.
5. 90 Day Plat Submittal Timeframe
6. Sidewalks to City Standards Constructed along the front of townhome lots along Crestview Circle to an access point at Highland Boulevard.