



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, July 1, 2026 ~ 5:30 PM
City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Janice Menking, Chair
Tom Musselman, Vice Chair
George Hager, Member
Jim Jarreau, Member
Belinda McDonnell, Member

Tim Dooley, 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, July 1, 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 July 1, 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. June 3, 2026, Regular Meeting Minutes

4. PUBLIC HEARING

- A. **Request Z-2610:** By County Express Food Mart to Consider the Following:
A Conditional Use Permit (CUP), Per **Sec. 3.200** and **Sec. 6.110** for property located at 816 N. Milam Street to construct a 450 square foot addition and add 3 fuel islands to an existing legal nonconforming convenience store.

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

- B. **Request DEV-2026-38-RP:** By Sultemeir Surveying & Engineering to consider a Re-Plat per Section 3.05 to Re-Plat Townlot 457 into two lots, establishing Townlots 457R-1 and 457R-2 for the property commonly known as 501 W. Creek Street and referred to as Townlot 457.

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

- C. **Request Dev-2026-37-ZC** - By Grant Gold for the following:
A zoning change from Single Family Residential (R1) to Neighborhood Commercial (C1) for property legally described as Bonn Blk C Lot 26, 27-PT & 28-PT, includes BLK D Lot M- And commonly known as 207 East Mulberry Street, Fredericksburg, Texas.

- 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 DEV-2026-39-FP:** By Searchers Surveyors / Consultants to Consider and take action on the Final Plat approval for Trails of Windcrest Subdivision Phase 1 located at 256 Pyka Rd.
- B. **Request DEV-2026-58-SP:** By VEI Consulting Engineers to Consider the Site Plan application for the proposed Thiele Condominiums Development located at 1112 Thiele Lane.

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 June 17, 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

Jan Musgrove
Planner 1

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

**PLANNING & ZONING COMMISSION
MEETING MINUTES
June 3, 2026, 5:30 P.M.**

On the 3rd day of June 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
JIM JARREAU
BELINDA MCDONNELL
GEORGE HAGER

ABSENT:

ALSO, PRESENT:

CLIFF CROSS – Director of Development Services
SUSANA HUERTA – Assistant Director of Development
Services
JAN MUSGROVE – Planner 1
SIYBIL DECKARD– Staff Engineer
MARIA GARCIA – Legal Counsel
MICK MCKAMIE – Legal Counsel

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

Public Hearing Items:

Request Z-2609: By HFA on Behalf of Wal-Mart Real Estate Business Trust, Applicant, to Consider an Amendment to an existing "Planned Unit Development" (PUD) for the property commonly known as 1435 E. Main Street. The applicant is requesting an amendment for the following:

A. An Amendment to the Existing "Planned Unit Development" PUD to relocate the original fuel station and modify parking for the existing site.

Applicant's Presentation: Garrett Small – HFA Engineering - representing Walmart Real Estate Business Trust

Mr. Small presented a request to amend the existing Planned Unit Development (PUD) at 1435 East Main Street to relocate the fuel station and modify parking. He explained that the proposal to relocate the fuel station from the southeast to the north side of the Walmart site to improve

traffic flow and safety, and to update the parking count to reflect the actual constructed spaces, increasing from 746 to 748. The amendment also includes updating the PUD to accurately represent the current site conditions.

Staff Summary: Cliff Cross

Mr. Cross confirmed that a traffic impact analysis was completed and identified a need to optimize traffic signal timing. The analysis and any necessary changes are subject to TXDOT review and approval. Relocating the fuel station is intended to improve safety for customers and delivery trucks, and the site plans show the truck turning movements.

Public Hearing:

Questions were raised by Kenneth Crenwelge and Edward Strayer regarding the number of fuel dispensers allowed under city ordinance. Staff clarified that while the current ordinance limits new stations to three dispensers, the Walmart PUD was vested under a previous approval allowing six, and that this amendment did not increase the number of dispensers.

Public Hearing closed

Discussion:

Discussion addressed whether the garden center and outdoor storage reduce the required parking count.

Mr. Cross stated that using parking spaces for other purposes is a code enforcement matter and may be addressed as a condition of the amendment. He added that landscaping and dark sky compliance will be reviewed and required during permitting.

Tim Dooley made a motion to approve request Z-2609 as presented with staff recommendations.

Staff recommendations:

- Civil construction plans required to review drainage prior to permitting.
- Public sidewalks to be constructed at the time of construction, previously escrowed funds may be returned upon completion of construction.
- Approved Site Plan incorporated within CUP.
- New digital fuel sign approved.

Tom Musselman seconded the motion.

All Voted Aye and the motion passed unanimously.

Tyler Pansing recused himself from the dais.

Request Z-2610: By County Express Food Mart to Consider the Following:

A. A Conditional Use Permit (CUP), Per **Sec. 3.200** and **Sec. 6.110** for property located at 816 N. Milam Street to construct a 450 square foot addition and add Three (3) fuel islands to an existing legal nonconforming convenience store.

Applicant's Presentation: Mehndi Ali – Sunset Village

Mr. Ali presented a request to expand the convenience store square footage by 450 sq. ft with plans to update the facade, and add three fuel pumps, replacing previously removed pumps.

Public Hearing:

Mr. Bradley Bertrand, a neighboring resident, expressed concerns about safety, increased traffic, noise, lighting, and proximity of fuel tanks to residential properties.

Public hearing Closed.

Staff Summary: Cliff Cross

Staff outlined requirements including compliance with entry corridor guidelines, parking minimums, landscaping, dark sky lighting, and TXDOT approval for access. The proposal would increase impervious cover, which must not exceed the 70% maximum allowed by zoning, and all site plan details must be finalized before permitting.

Discussion:

Commissioners questioned the feasibility of truck access for fuel deliveries, adequacy of parking and loading zones, and compliance with external agency requirements for tank placement and safety.

Staff clarified that TXDOT and other agencies would review and must approve access. and tank locations.

Jim Jarreau made a motion to table the item until next month's meeting due to the following reasons.

Unresolved questions about site functionality, impervious cover, and neighborhood compatibility, requesting the applicant address impervious cover limits, screening, hours of operation, and provide additional documentation before reconsideration at the next meeting.

Tom Musselman seconded the motion. All voted Aye and the motion carried. 8 to 0.

Tyler Pansing returned to the dais.

Tom Musselman and Tim Dooley recused themselves from the dais.

Request Z-2611: By Lawrence Group (Edward Jones) to consider a Conditional Use Permit (CUP) per **Sec. 3.510** to Establish and Operate a Standardized Business in the Historic Shopping District Overlay for the property commonly known as 233, 235 & 237 W. Main Street.

Applicant Presentation: Jack Pounds

Mr. Pounds explained that after 25 years in the location, the request for an interior expansion of the Edward Jones office into two additional suites within the same building, with no exterior change was needed. The expansion triggers a conditional use permit under the standardized business ordinance due to the increase in square footage.

Public hearing opened at 7:04PM and closed at 7:04PM

Staff Review: Cliff Cross

Staff reviewed the application against criteria for standardized businesses in the historic shopping overlay district, confirming the expansion would not materially alter the area's character, increase business intensity, or negatively impact the district's uniqueness.

Discussion:

Commissioners discussed the rationale for requiring a permit for interior expansion and agreed that the ordinance may need future revision.

Jim Jarreau made a motion to approve the request as the expansion would not alter the district's identity.

George Hager seconded the motion. All voted Aye and the motion carried 7 to 0.

Tom Musselman and Tim Dooley returned to the dais.

Action Items:

Consider SP-2609 - DEV-2026-23-SP/DEV-2026-25-PP: By VEI Consulting Engineers to Consider the Site Plan, Entry Corridor and Preliminary Plat Applications for the Proposed Highway 87 Commercial Development Located at 1679 S. US Hwy 87.

Applicant Presentation: Kevin Spraggins

Mr. Spraggins outlined the preliminary plat and site plan for a new commercial development on Highway 87, including a retail building and a warehouse/lumber yard, development consists of two buildings—a retail space and a warehouse with a lumber yard—on a 3.28-acre site. The preliminary plat subdivides the property into two lots, and the site plan includes shared access, utilities, and drainage.

Staff Review: Susana Huerta

Staff confirmed the project meets zoning requirements for building coverage, impervious surface, and height. Entry corridor design standards were addressed, including color and material adjustments. Parking and landscaping requirements are met, and a five-foot sidewalk along Highway 87 is required. Access to the site is subject to TXDOT approval, including potential requirements for deceleration lanes.

Discussion:

Board members discussed Commissioners raised concerns about traffic safety, which will be addressed through TXDOT review.

Tom Musselman made a motion to approve the application With Staff recommendations of:

1. Approved TxDOT driveway permit.
2. Submittal of Final lighting and landscape plans prior to permitting.
3. Submittal of Civil construction plans.

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

DEV-2026-26-FP: By VEI Consulting Engineers to Consider and act on the Final Plat approval for the proposed Lucille Development located at 1151 Friendship Lane.

Applicant's Presentation: Kevin Spraggins

Mr. Spraggins noted that the final plat follows previously approved site plans for the 14.281-acre multifamily project.

Staff Review: Susana Huerta

Staff reviewed the final plat for the Lucille multifamily residential development at 1151 Friendship Lane, confirming compliance with zoning, access, and park dedication requirements.

Discussion:

Commissioners discussed access points, gate placement, and traffic flow, confirming that all entrances and stacking distances meet code and fire access requirements.

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

- Approval of final construction plans prior to permitting.
- Payment of Parkland dedication fees.

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

Director's Report: Cliff Cross

Mr. Cross reaffirmed the Sondra Sultemeier and Jim Jarreau had been appointed to represent the Planning and Zoning Commission on the UDC Committee. There would be at least three (3) Public Workshops for input from the local community.

Apology to the Commission: Tim Dooley publicly apologized to the Commission for his conduct during the Century 21 application.

Commissioners reported on the Hill Country Alliance Dark Sky Conference, highlighting the need for ongoing enforcement, community education, and collaboration with county officials to maintain and improve dark sky compliance.

Jim Jarreau and Mayor Brady Bradley discussed the need to revisit conditional use permit requirements for liquor establishments in the Central Business District, with staff tasked to research and draft potential regulatory changes.

Approval of Minutes:

The Commission unanimously approved May 6, 2026, meeting minutes.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 7:42PM.

PASSED AND APPROVED on the 1st day of July 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: July 1, 2026

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

CAPTION: **Request Z-2610:** By County Express Food Mart to Consider the Following:
A Conditional Use Permit (CUP), Per **Sec. 3.200** and **Sec. 6.110** for property located at 816 N. Milam Street to construct a 450 square foot addition and add 3 fuel islands to an existing legal nonconforming convenience store.

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

SUMMARY:

A Site Plan, Conditional Use Permit (CUP) and Entry Corridor application has been submitted to accommodate the proposed renovation, addition and construction of 3 fuel islands to the existing legal nonconforming Convenience Store at 816 N. Milam Street. The operation of the existing Convenience Store has been identified as a legal nonconforming use and requires the issuance of a Conditional Use permit to expand upon the current business operation.

The proposed development would include a 450 sq ft addition to the existing 1,800 square foot renovated convenience store. The total final project will result in a newly renovated convenience store totaling approximately 2,250 square feet that will also include 3 fuel islands located at the front of the lot. The newly renovated site proposes to be served by 12 onsite parking spaces, which will result in an increase of 6 onsite parking spaces to serve the site.

BACKGROUND:

Site Area: Approximately .37 Acres OR 16,828 sq ft

Zoning: C1, Neighborhood Commercial **Sec. 3.200**, Entry Corridor **Sec. 3.600**

Building Coverage: 13% (2,250 sq ft) Proposed / 11% Existing (50% Maximum) **Sec. 3.200**

Impervious Coverage: 85% Proposed / 65% Existing (70% Maximum) **Sec. 3.200**

Heights: Approx. 18 Ft. (3 Stories / 38 Ft Maximum) **Sec. 3.200**

Sidewalk: A sidewalk will need to be constructed in accordance to Engineering comments provided.

Access: The access ingress and egress points would be via Milam Street and approved by TxDOT prior to permitting.

Parking: 1 parking space per 300 sq ft is required for the 2,250 square foot Convenience Store area plus one per pump requiring a total of 11 onsite parking spaces to serve the interior sales area. In evaluating the proposed development, the applicant has identified 12 onsite parking spaces in addition to the 6 loading spaces for the fuel islands.

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

Refuse: A dumpster with approved screening will need to be verified. **Sec. 7.940**

Public Hearing Notices: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft of the subject property. As of 05/27/2026 no responses have been received

Staff has reviewed the renderings and provided the application feedback regarding the design on May 26, 2026. Please see Staffs review of the proposed design.

Entry Corridor Design Guidelines and Standards Review Comments

1. Provide color palette of proposed exterior walls

Planning Review Comments

1. Label the location and dimensions of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements on the site plan
2. Provide the proposed exterior lighting, including fixture type.
3. Provide the exact location, size, and species of existing trees on site, square footage of existing and propose landscape areas
4. Update the zoning summary to include percentages of impervious coverage and building coverage.
5. In the C-1 zoning district, you are only permitted one wall sign not to exceed 50 square feet.
6. Please provide exact dimensions of proposed signage.

Engineering Review Comments

1. Need to show existing utilities and connections and show if anything is changing
2. Need to construct curbing and sidewalks on N Milam St
3. Coordinate with TxDOT on the access off N Milam St (RR 965)? Right now, it's open and I'd imagine they would want some sort of controlled access/improved driveway. Need to provide TxDOT approval of their proposed frontage improvements and access.

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

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.
3. Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.
4. Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.
6. Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
7. Location, lighting, and type of signs; the relation of signs to traffic control and the adverse effect of signs on adjacent properties.
8. Adequacy and convenience of off-street parking and loading facilities.
9. Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.
10. Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.
11. Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.
12. Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
13. Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

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

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

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

STAFF RECOMMENDATION: The application was reviewed for conformity with all applicable regulations, including **Sec. 7.131**, **Sec. 5.460**, **Sec. 3.200** and review by the Development Review Committee (DRC), Staff has the following recommendations:

Staff recommends approval of the Site Plan, Conditional Use Permit and Entry Corridor application conditioned upon the following:

- Addressing Planning, Entry Corridor and Engineering Comments identified within the May 26, 2026 DRC Review Comments.

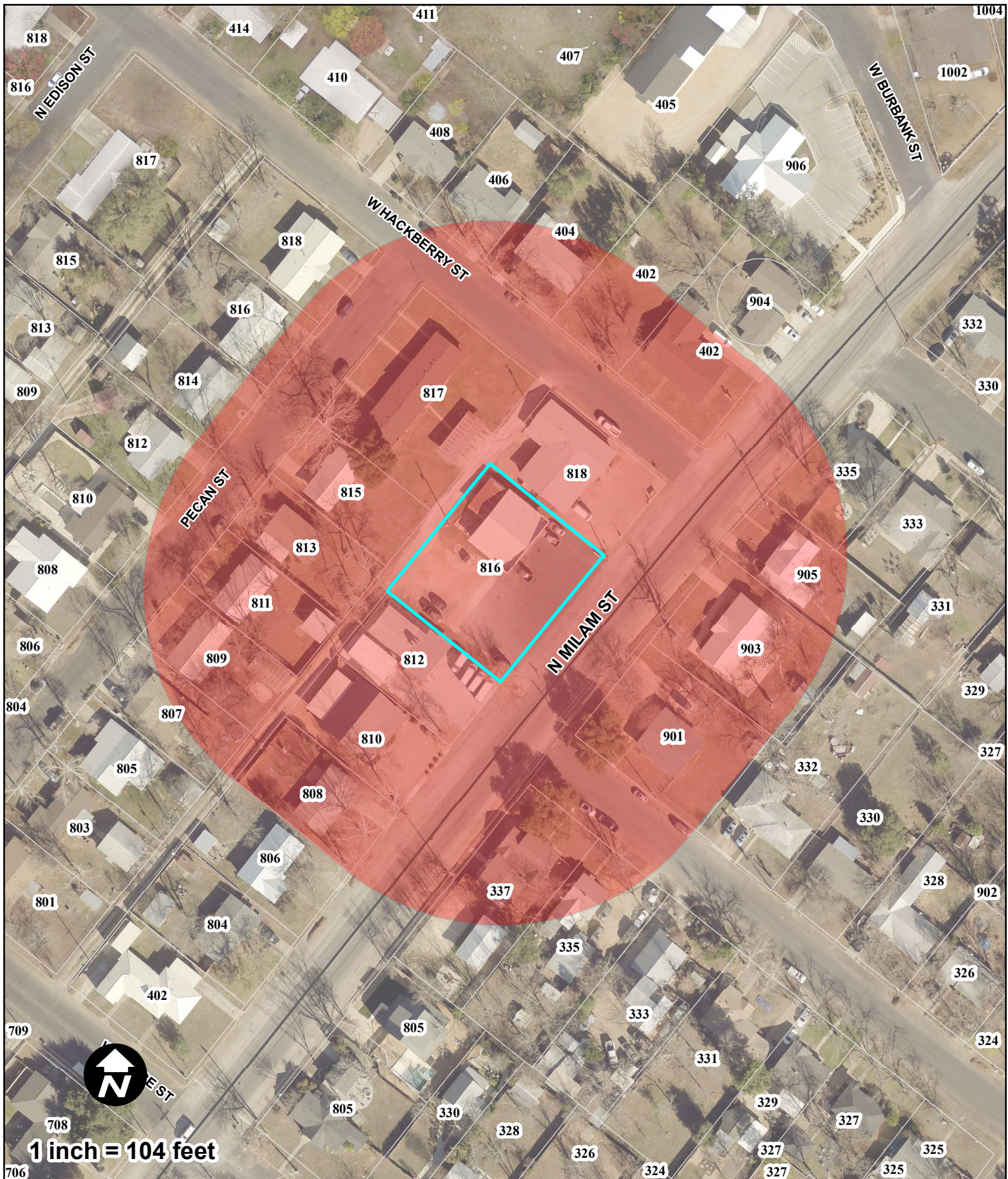
ATTACHMENTS:

1. 816 N Milam Notification Map
2. 816 N Milam Land Use
3. 816 N Milam Place Type
4. 816 N Milam Zoning
5. DEV-2026-30-country express boundary survey
6. DEV-2026-30-sunset village new plans
7. DEV-2026-30-CUP-Dev-2026-27-SP EC _ Combined Review Comments
8. DEV-2026-30-sunset village plans
9. DEV-2026-30-current site plan

APPROVAL/REVIEW:

Date: May 27, 2026

Cliff Cross, Director of Development Services



City of Fredericksburg
Z-2610 - 816 N. Milam Street

LEGEND

- 200' Notification Buffer
- GCAD Parcels

LEGEND

☐ GCAD Parcels

Landuse

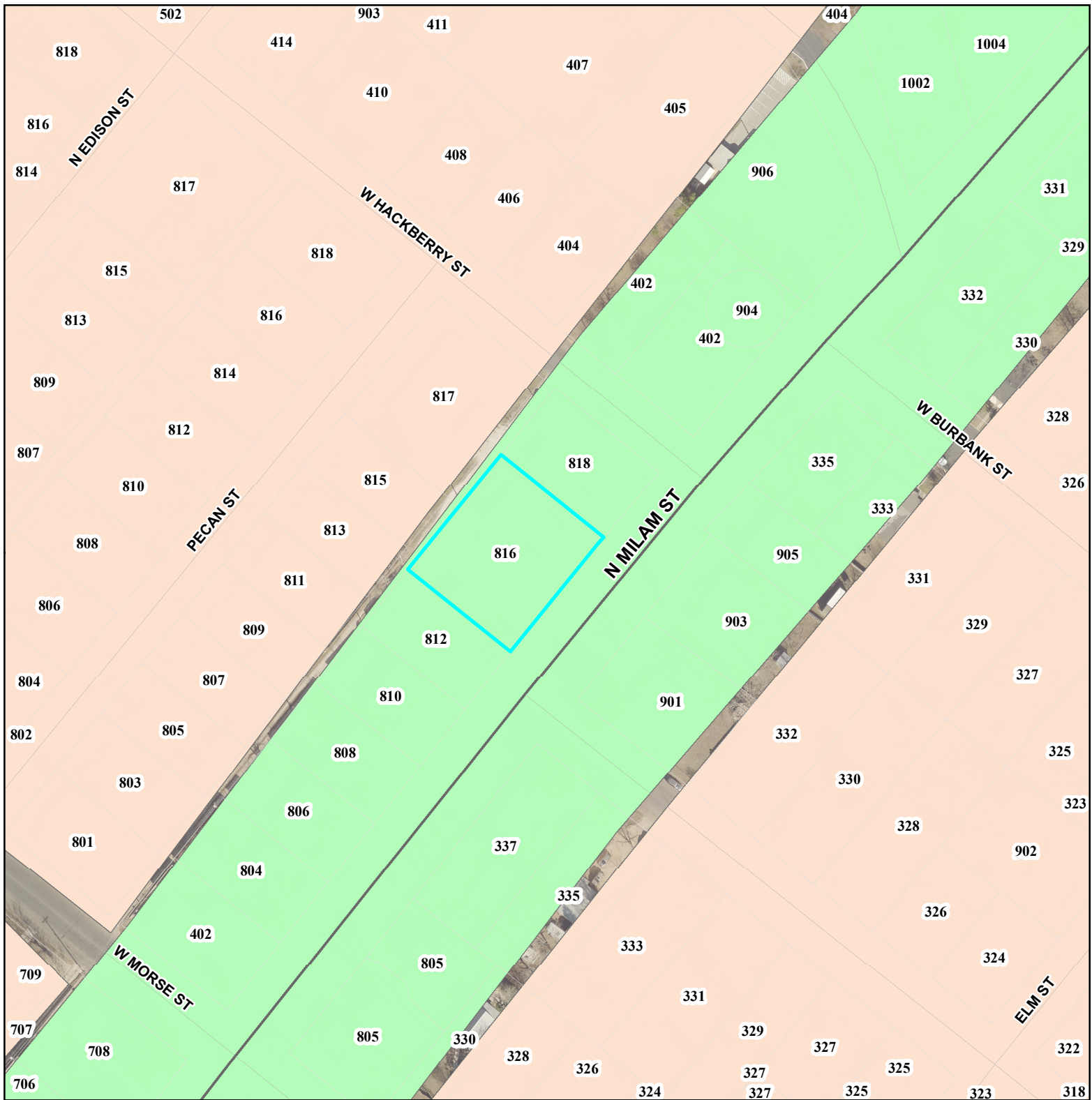
LANDUSE

- | | |
|---|------------------------------------|
|  | Downtown Central Business District |
|  | Uptown Central Business District |
|  | Commercial Center |
|  | Commercial |
|  | Employment Center |
|  | FUTURE ROW |
|  | High Density Residential |
|  | Industrial |

-  Low Density Residential
-  Medium Density Residential
-  Mixed Use Corridor
-  Parks & Open Space
-  Public / Semi-Public
-  Rural



City of Fredericksburg
Z-2610 - 816 N. Milam Street



LEGEND

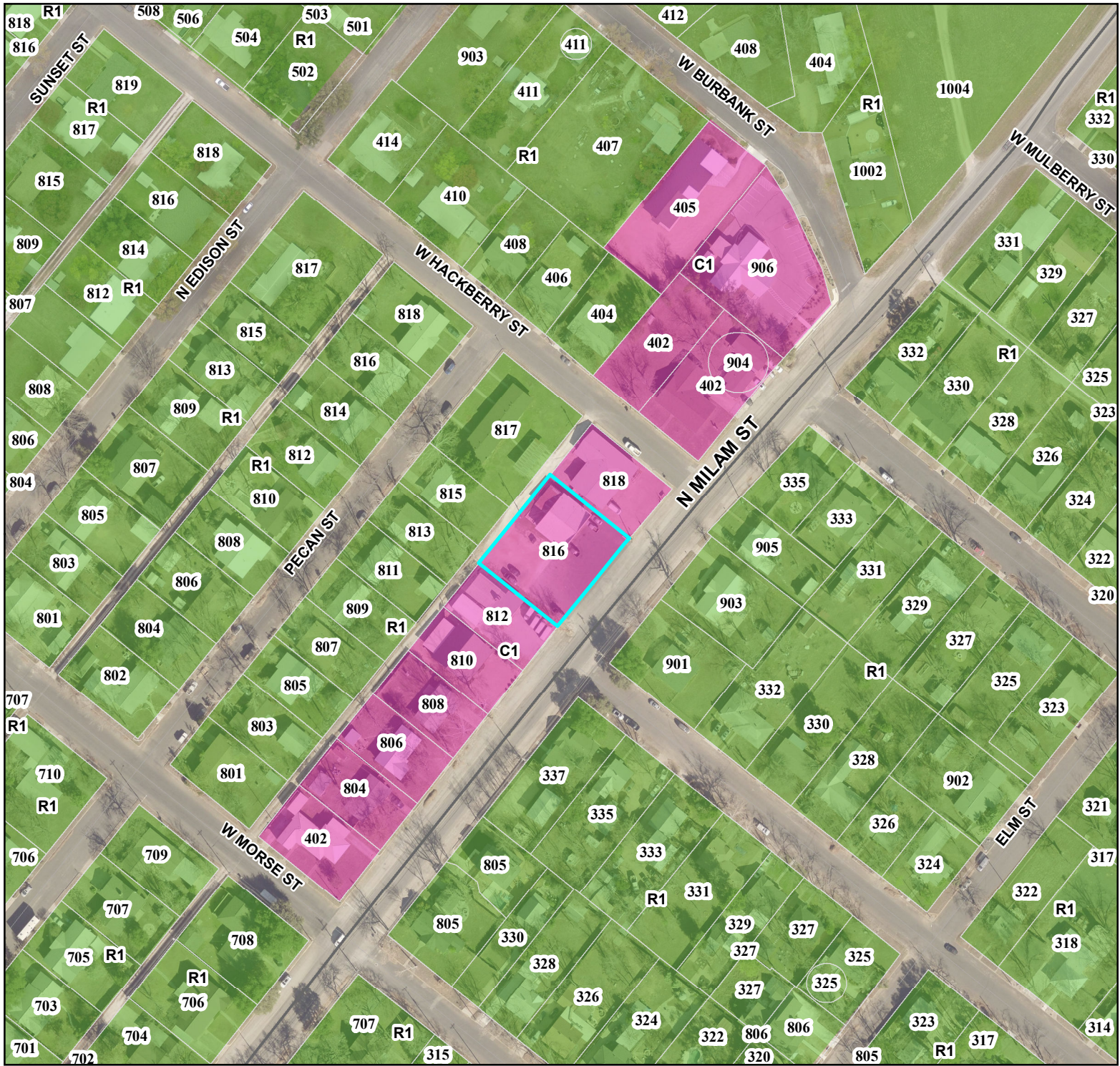
GCAD Parcels

Place_Type

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



City of Fredericksburg
Z-2610 - 816 N. Milam Street



LEGEND

GCAD Parcels

Zoning

ZONED

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

- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential

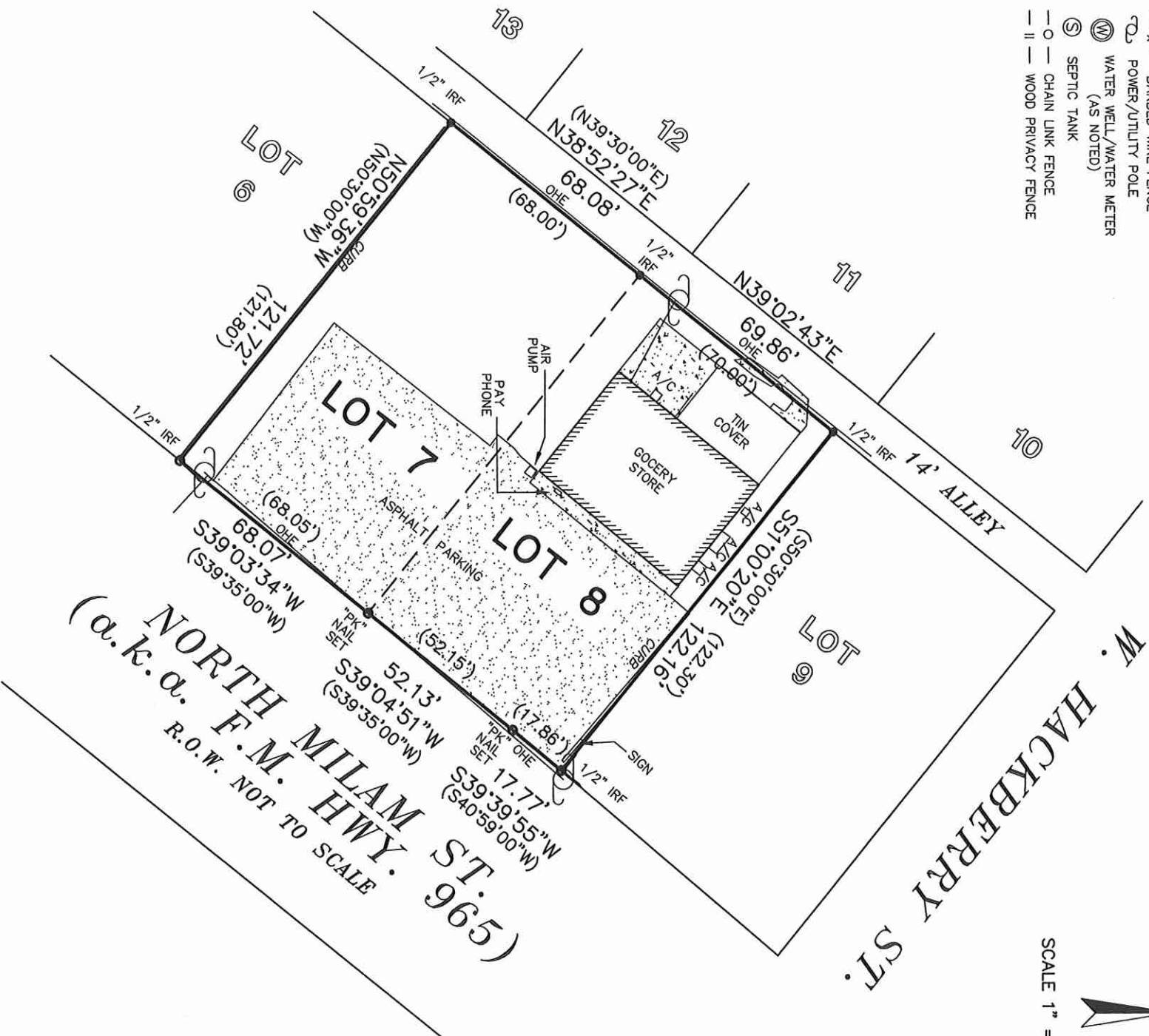


City of Fredericksburg
Z-2610 - 816 N. Milam Street

NICHOLAS PAIN SURVEY
ABSTRACT NO. 546
CITY OF FREDERICKSBURG

- LEGEND**
- IRF - STEEL ROD FOUND
 - IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
 - CP - CORNER POST
 - DDMM/SS" DIST. - FIELD (DDMM/SS" DIST.) - RECORD
 - x - BARBED WIRE FENCE
 - CO - POWER/UTILITY POLE
 - W - WATER WELL/WATER METER (AS NOTED)
 - S - SEPTIC TANK
 - O - CHAIN LINK FENCE
 - II - WOOD PRIVACY FENCE

SCALE 1" = 40'



SURVEY PLAT OF LOT 7 AND LOT 8,
SUNSET VILLAGE ADDITION TO THE CITY OF
FREDERICKSBURG AS SHOWN ON THE PLAT
OF RECORD IN VOLUME 77, PAGE 470 OF
THE DEED RECORDS OF GILLESPIE COUNTY,
TEXAS.

SURVEYOR NOTES:

- 1.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 2.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS CENTRAL.
- 3.) THIS PLAT WAS PREPARED FOR SANAD & ALINYAZ INVESTMENT, INC.. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 4.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

REFERENCE:
VOL. 77, PG. 470 - PLAT
DOC. # 20250638 - DEED



POLLOK & SONS
SURVEYING, INC.
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
COUNTY OF GILLESPIE

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS
AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE
WORKING UNDER MY DIRECT SUPERVISION

THIS 3RD DAY OF DECEMBER 2025 A.D.

LARRY J. POLLOK

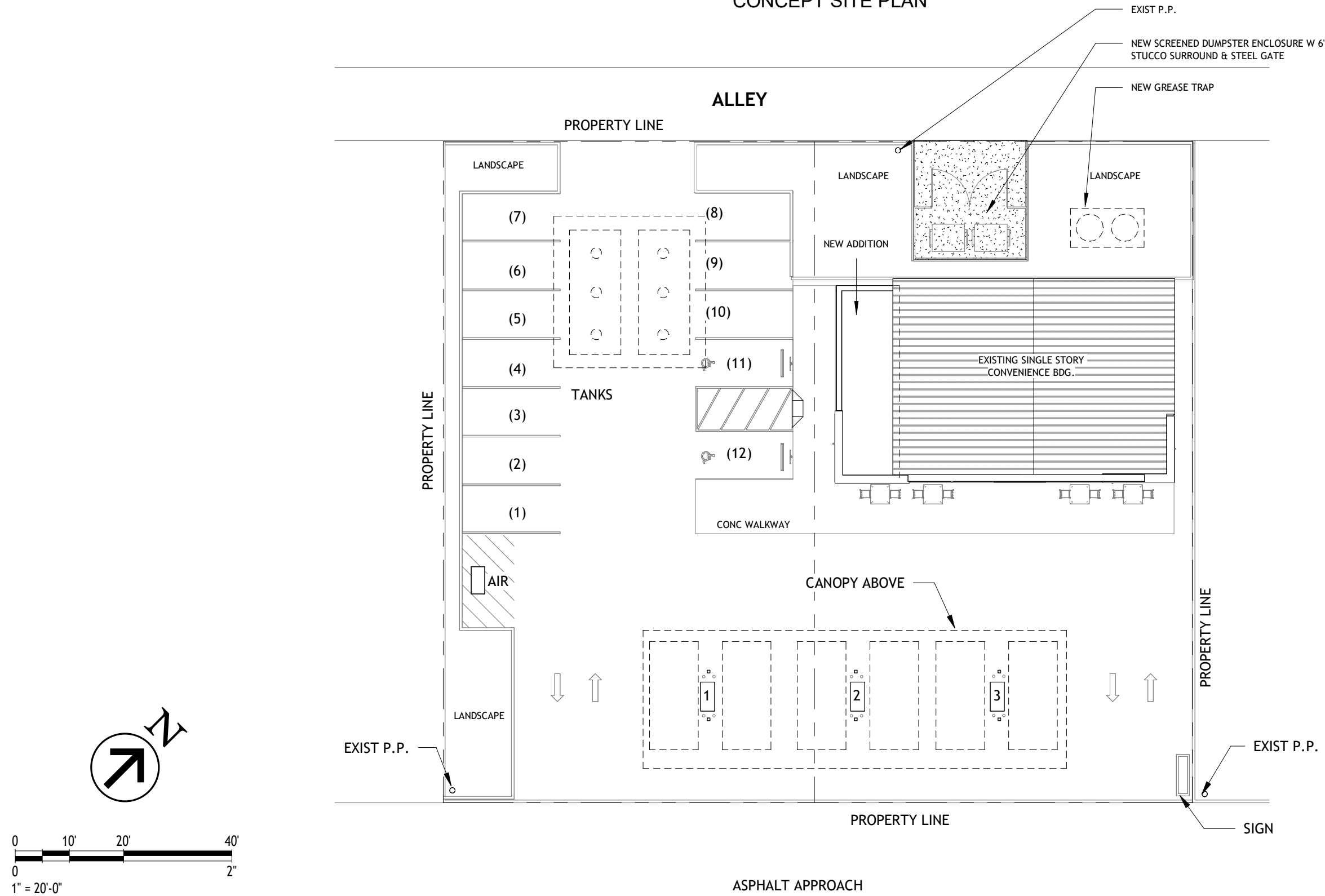
R.P.L.S. NO. 5186

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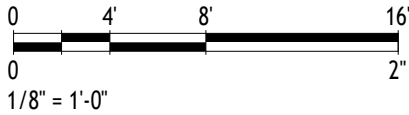
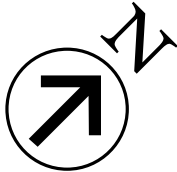
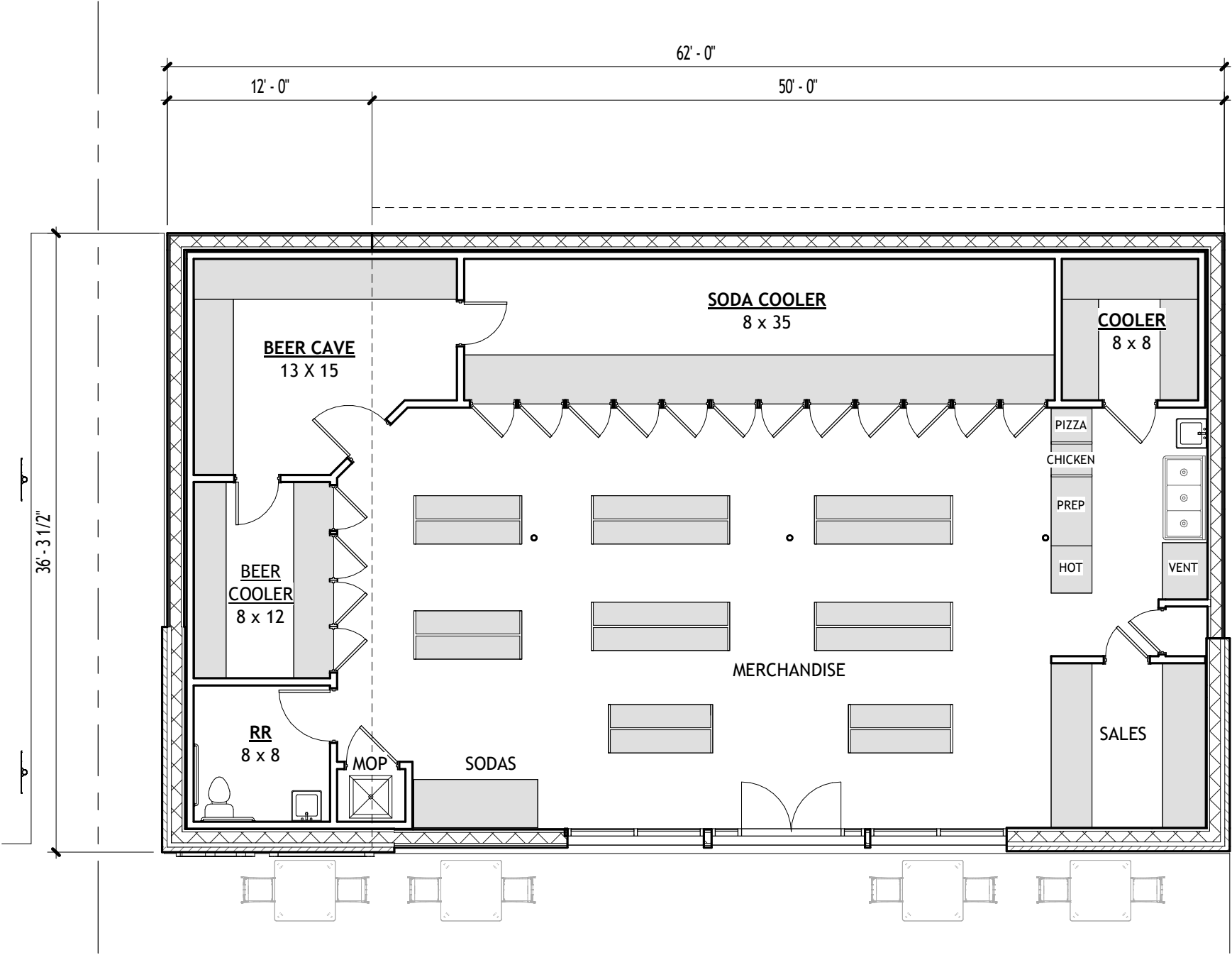
JOB NO. 25-515

816 N Milam St.

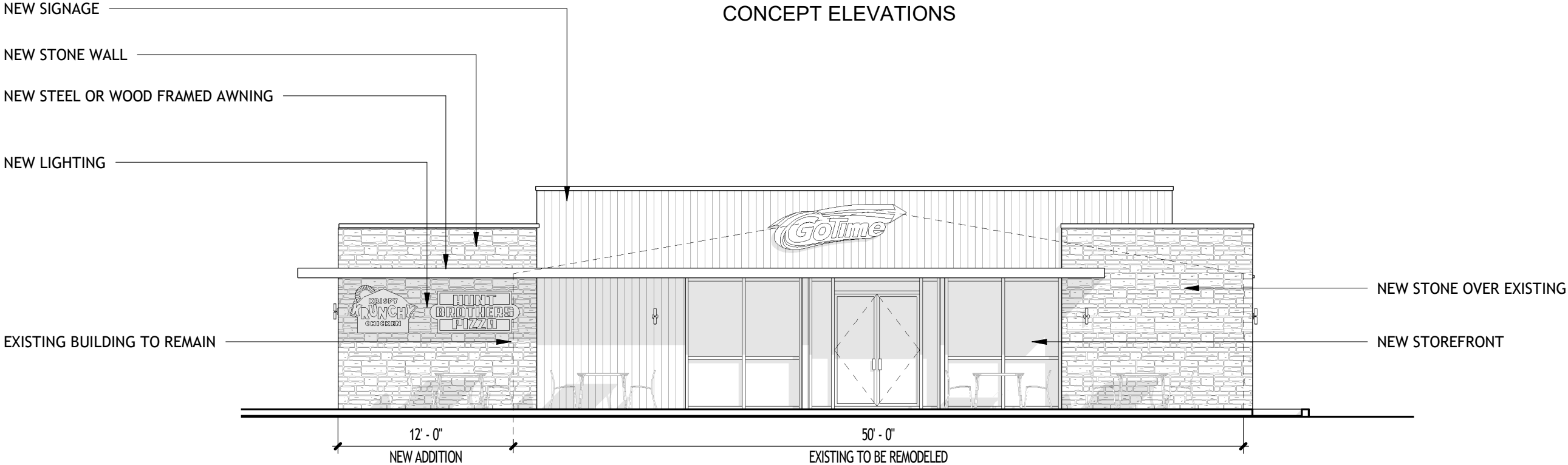
CONCEPT SITE PLAN



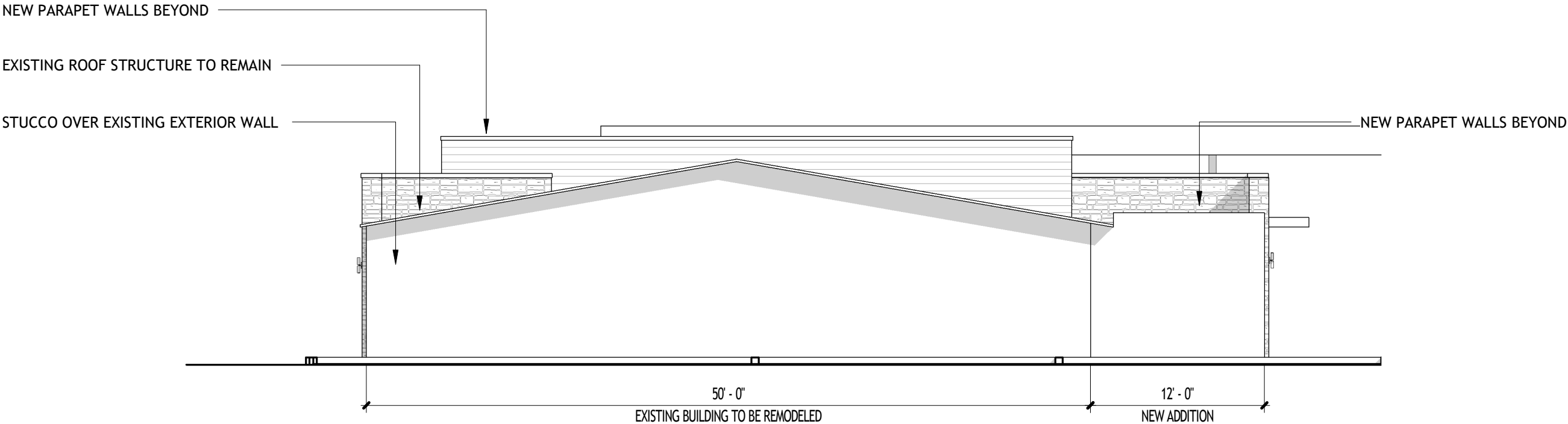
816 N Milam St.
CONCEPT FLOOR PLAN



816 N Milam St.
CONCEPT ELEVATIONS

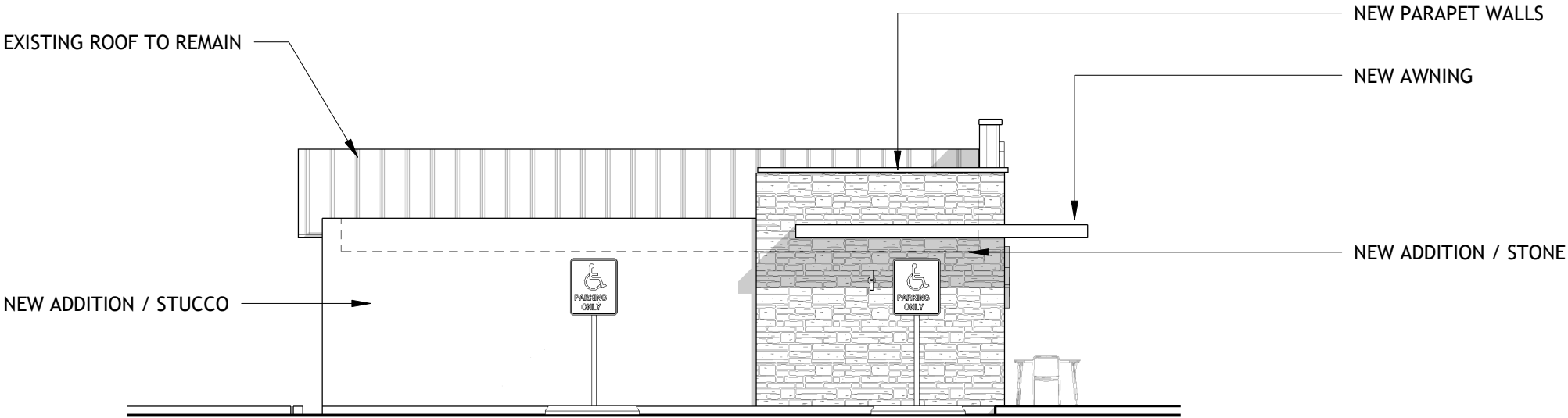


2 FRONT ELEVATION
1/8" = 1'-0"

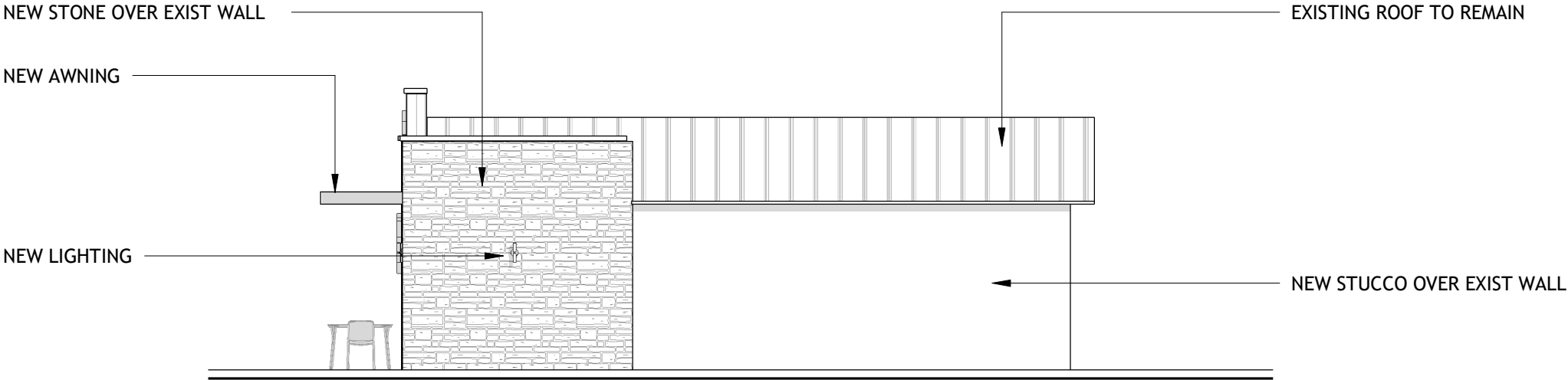


1 REAR ELEVATION
1/8" = 1'-0"

816 N Milam St.
CONCEPT ELEVATIONS



1 RIGHT SIDE ELEVATION
1/8" = 1'-0"



2 LEFT SIDE ELEVATION
1/8" = 1'-0"

816 N Milam St.

CONCEPT
PERSPECTIVE



816 N Milam St.

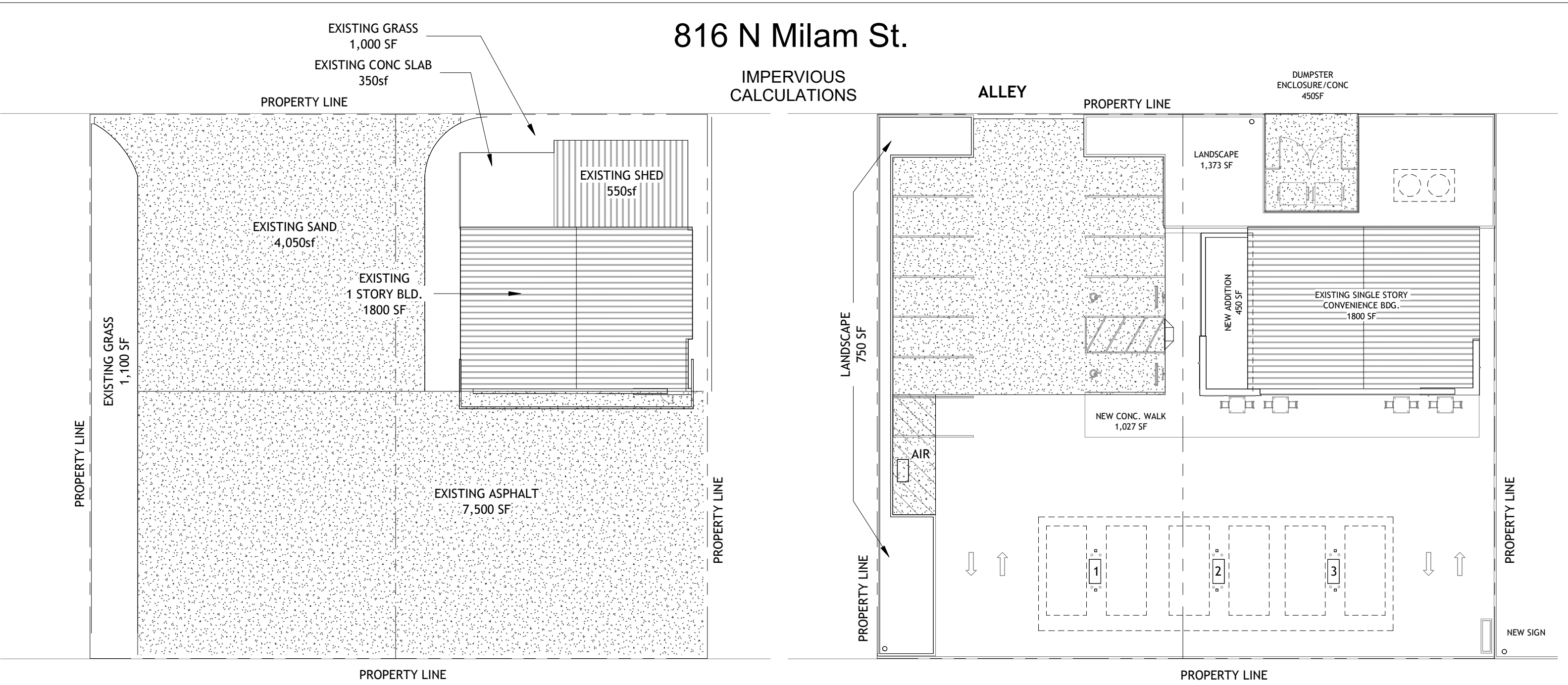
CONCEPT
PERSPECTIVE



816 N Milam St.

IMPERVIOUS
CALCULATIONS

ALLEY



1 SITE PLAN - EXISTING CONDITIONS
3/64" = 1'-0"

IMPERVIOUS COVER TABULATIONS (EXIST):	
SHED	550
BLDG	1,800
CONC SLAB	350
ASPHALT	7,500
TOTAL	10,200
LANDSCAPE/ GRASS (EXIST)	2,100
SAND AREA (EXIST)	4,050

2 SITE PLAN - NEW PROPOSED
3/64" = 1'-0"

IMPERVIOUS COVER TABULATIONS (NEW):	
BLDG	2,250
DUMPSTER ENCL/CONC.	450
NEW CONC WALKWAY	1,027
ASPHALT TOTAL W NEW	10,500
TOTAL	14,227
LANDSCAPE (NEW)	2,123



May 26, 2026

RE: Dev-2026-30-CUP and Entry Corridor- Review Comments for the 816 N Milam, Fredericksburg, Texas, 78624

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plan by **Friday May 29, 2026**.

This item will require Planning and Zoning review, the next P&Z meeting will be held on June 3, 2026.

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

Planning Comments:

1. Label the location and dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements on the site plan.
2. Provide the proposed exterior lighting, including fixture type.
3. Provide the exact location, size, and species of existing trees on site, square footage of existing and proposed landscape areas
4. Update the zoning summary to include percentages of impervious coverage and building coverage.
5. In the C-1 zoning district, you are only permitted one wall sign not to exceed 50 square feet.
6. Please provide exact dimensions of proposed signage.

For Entry Corridor:

1. Provide color palette of proposed exterior walls

Engineering Comments:

1. Need to show existing utilities and connections and show if anything is changing

The City of Fredericksburg

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2. Need to construct curbing and sidewalks on N Milam St
3. Coordinate with TxDOT on the access off N Milam St (RR 965)? Right now, it's open and I'd imagine they would want some sort of controlled access/improved driveway. Need to provide TxDOT approval of their proposed frontage improvements and access.

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.

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

Jan Musgrove, Planner 1

The City of Fredericksburg

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

SUNSET VILLAGE PLANS

Introduction

April 18th 2024

Scale: 1/8" = 1'-0" (Listed on the drawings)

North Point Title: Listed on the drawings.

Owner: Mehndi Ali and Moiz Charolia

Person Preparing Site Plan: Jason Moran (Collaborative Ventures LLC)

Contractor: Billy Scott (Home and Ranch Services)

Description of Proposed Use (Scope of Letter of Intent)

This letter of intent outlines the proposed expansion and site improvements to the existing building.

The current building size is approximately 1,800 square feet. We plan to extend the structure on the left side by approximately 450 square feet, resulting in a total building area of 2,250 square feet. This expansion will also accommodate the implementation of a deli and the addition of extra cooler units. The total square footage remains within the maximum permitted under current city regulations.

In addition to the building expansion, we propose the installation of fuel service facilities at the front of the property. Specifically, we plan to add three gas pumps, which is the maximum number allowed within city limits.

All proposed improvements will comply with applicable city codes and regulations.

Zoning Summary

Summary: This property is a nonconforming property

Zoning Type: C1 Zoning

Minimum Lot Size: 2250 SQFT

Actual Lot Size: 1800 SQFT

Maximum Building Height: 38 FT

Actual Building Height: 3

Building Coverage: Listed on plans

Impervious Coverage: Listed on plans

Property Details

Address: 816 N Milam St, Fredericksburg, TX 78624

Legal Description: SUNSET VILL LOT 7 & 8

Existing and Proposed Improvements

Including Parking: Included on the plan

Loading Areas: Included on the plan

Pedestrian and Vehicular Access: Included on the plan

Existing and Proposed Parking and Loading Spaces

Current Number: 6

Proposed Number: 12

Location of Signs

Sign is located on a floor sign on pages as a gas sign.

Three building signs

- TBHC Hunt Brothers Sign
- Krispy Krunchy Chicken Sign
- Go Time (Main Store Sign)

Photos of All Four Sides of The Property

This is drawn on the site plan.

Existing and Proposed Topography and Grading (5' minimum contour intervals), and Erosion Control Measures

Included on the property boundary survey

Solid Waste Container:

Service: Republic Service Garbage Disposable

Screening: Drawn on the site plan.

Provisions for Handicapped Access

This is displayed on the site plan.

Site Plan Notes
 Owner: Samad & Alimiyaz Investments Inc.
 Zoning: C1

Total Property Details

15,500 Sq. Ft.
 .36 Acres

Empty Lot

9,176 Sq. Ft.
 .21 Acres

Building Details

1,800 Sq. Ft.
 7' Side Setback
 9' Back Setback

Fenced Area

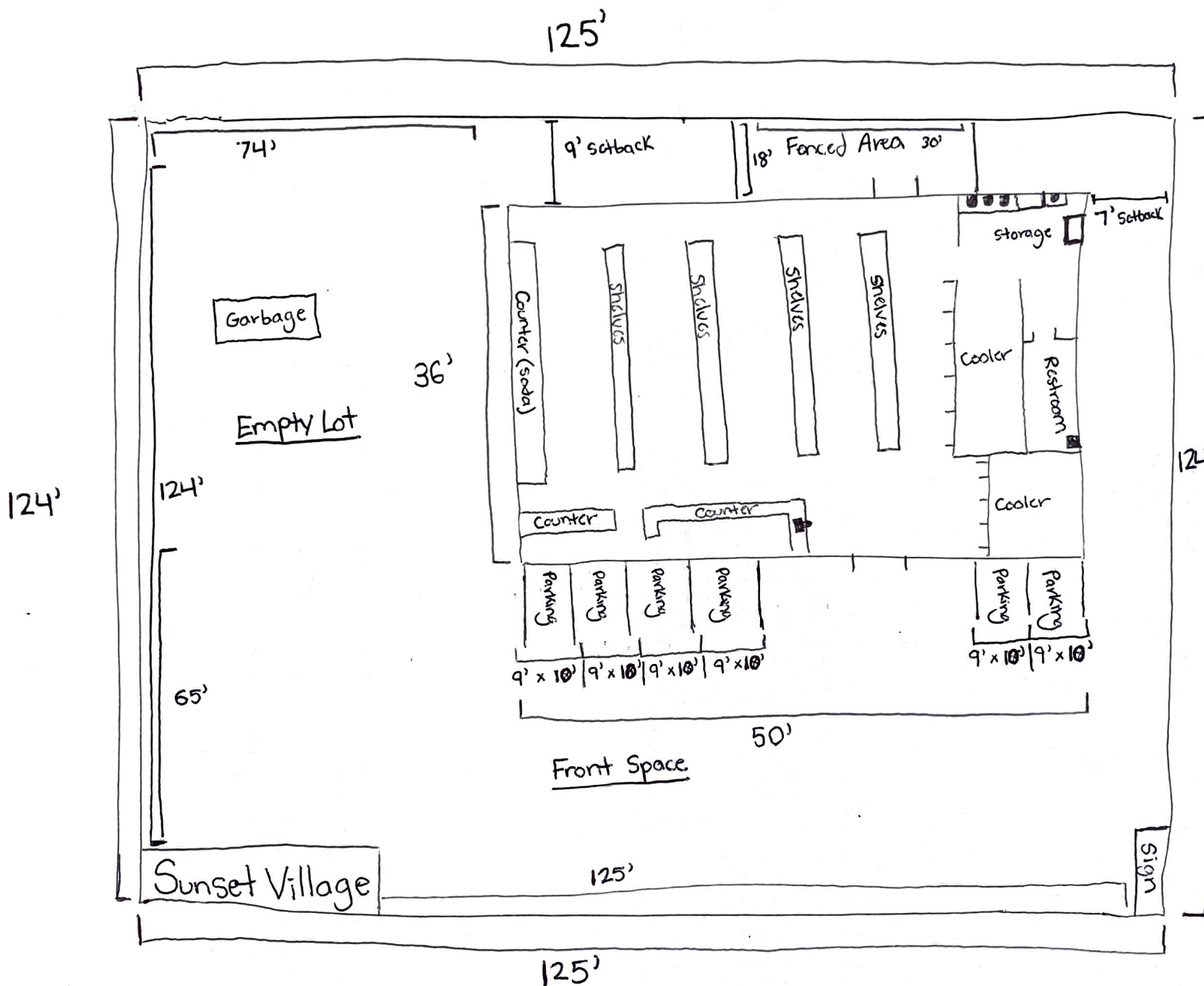
640 Sq. Ft.

Parking Space

1st space
 2nd space
 3rd space
 4th space
 5th space

Front Space

8,125 Sq. Ft.
 .19 Acres





PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Susana Huerta, Assistant Director of
Development Services
MEETING DATE: July 1, 2026

SECTION: PUBLIC HEARING **ITEM:** B.

CAPTION: Request DEV-2026-38-RP: By Sultemeir Surveying & Engineering to consider a Re-Plat per Section 3.05 to Re-Plat Townlot 457 into two lots, establishing Townlots 457R-1 and 457R-2 for the property commonly known as 501 W. Creek Street and referred to as Townlot 457.

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

SUMMARY:

An application has been submitted for the review of the Replat of Townlot 457 into two lots establishing Townlots 457R-1 and 457R-2. The subject property consists of an approximately 20,021 square foot lot with a single-family residential structure. The underlying zoning for the property is R-1, Single-Family Residential District.

Zoning: R-1, Single-Family Residential District

Tract Size: .26 Acres (10,021 sq. ft.)

Number of Lots: 2 Residential Lots

Minimum Lot Size: 10,000 sq ft

Minimum Lot Width: 70 ft

BACKGROUND:

4.07. Replat

A. Purpose and Applicability

1. A Replat of all or a portion of a recorded Plat may be approved in accordance with State law without vacation of the recorded Plat, if the Replat:
 - a. Is signed and acknowledged by only the owners of the property being replatted;
 - b. Is approved after a public hearing; and
 - c. Does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded Plat.
2. A Replat shall be subject to approval by the Commission.

B. General Notice and Public Hearing Requirements

1. Published notice of the public hearings on the Replat Application shall be given in accordance with 3.05 Public Hearings for Replat and Plat Vacation Applications, if applicable.
 - a. See specific notice and hearing requirements for Certain Replats in Section 4.07.F.2 Notice and Public Hearing Requirements for Certain Replats).
2. A public hearing shall be conducted by the Commission on all Replat Applications.

C. Application

The Application for a Replat of a Subdivision shall meet all Application requirements of a Final Plat. The Applicant shall acknowledge that the Replat will not amend or remove any covenants or restrictions previously incorporated in the recorded Plat.

D. Partial Replat Application

If a Replat is submitted for only a portion of a previously platted subdivision, the Replat must reference the previous Subdivision name and recording information, and must state on the Replat the specific lots which are being changed along with a detailed "Purpose for Replat" statement.

E. Criteria for Approval

1. The Replat of the Subdivision shall meet all review and approval criteria for a Final Plat.
2. The Replat document shall be prepared by a Texas Registered Professional Land Surveyor.

F. Additional Requirements for Certain Replats

1. Applicability of Certain Replats

Pursuant to Texas Local Government Code Chapter 212.015, a Replat without vacation of the preceding Plat must conform to the requirements of this Section 4.07.F Additional Requirements for Certain Replats if:

- a. During the preceding five (5) years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two (2) residential units per lot; or
- b. Any lot in the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

2. Notice and Public Hearing Requirements for Certain Replats

Notice of the required public hearing shall be given before the fifteenth (15th) calendar day before the date of the hearing by:

- a. Publication in an official newspaper or a newspaper of general circulation in the applicable City or unincorporated area (as applicable) in which the proposed Replat property is located; and
- b. Written notice, with a copy of Section 212.015(c) of the Texas Local Government Code (as amended) attached, forwarded by the City to the owners of lots that are in the original Subdivision and that are within two hundred feet (200') of the lots to be replatted, as indicated on the most recently approved municipal tax roll or in the case of a Subdivision within the ETJ, the most recently approved applicable county tax roll of the property upon which the Replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the City.

3. Protest

- a. If the Replat Application is accompanied by a waiver petition (per 7.01 Petition for Subdivision Waiver of Modification) and is protested in accordance with this Section 4.07.F.3 Protest), approval of the Replat shall require the affirmative vote of at least three-fourths of the voting members of the Commission present at the meeting.
- b. For a legal protest, written instruments signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the Replat Application and extending two hundred feet (200') from that area, but within the original Subdivision, must be filed with the Commission prior to the close of the public hearing.
- c. The area of streets and alleys shall be included in the area computations.

G. Replat Review and Approval

1. Replat

The review and approval processes for a Replat shall be the same as the review and approval processes for a Final Plat (except for the special public hearing and notice requirements described in Section 4.07.F.2 Notice and Public Hearing Requirements for Certain Replats).

2. Minor Replat

- a. Pursuant to Texas Local Government Code 212.0065, a Replat involving four (4) or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities may be approved by the Director of Development Services in accordance with this Section 4.07 Replat.
- b. Prior to the Director of Development Services taking action on a proposed Minor Replat, the Planning and Zoning Commission shall hold at least one public hearing thereon. Otherwise, the review and approval process shall be the same as 4.06 Minor Plat, including:
 - i. Deferral to the Commission of a Minor Replat Decision.

STAFF RECOMMENDATION:

The application was reviewed for conformity with all applicable regulations, including [Sec. 4.07](#). After review by the Development Review Committee (DRC), Staff recommends approval of the Re-Plat application.

ATTACHMENTS:

1. Plat
2. DEV-2026-38-RP_501 W Creek - REPLAT_ Review Comments
3. DEV-2026-38-RP response letter
4. s-25-7619 - replat - c3d - addressed

APPROVAL/REVIEW:

Approved this _____ day of _____, 20____, as a minor plat, by the Director of Planning and Building of the City of Fredericksburg, Texas as authorized by _____, Section 9.1100 of the City of Fredericksburg Subdivision Ordinance and Section 212.0065 of the Texas Local Government Code.

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

I, Dale Allen Sultemeier, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby certify that this _____ is prepared from an actual survey of the property made under my direction and supervision on the ground on _____ and that the corner monuments were properly placed under my supervision, and that all aspects of this plot are in accordance with the City of Fredericksburg's Subdivision Ordinance.

Registered Professional Land Surveyor No. 4542
SUTTEMER SURVEYING AND ENGINEERING
Dale M. Suttmer
(830) 990-1221

This instrument was acknowledged before me on this the ____ day of _____, 20____.

printed name of notary

Mr. March Vercority, LLC, owner of Townlot 457 as said Townlot is designated or shown on the map or plat of the City of Frederickburg and environs by the German Emigration Company, being conveyed to me by a Warranty Deed recorded under Registrar No. 20252927 of the Official Public Records of Glascock County, Texas, do hereby certify that no other agent or person has any dedication of or reservation with my free consent, establish the minimum building setbacks and open spaces, easements, open spaces and convey public right and of way as shown to public use forever and agree for myself and all my heirs and assigns, to abide forever by all lines, dedications and other restrictions shown hereon.

Managing Partner

THIS INCIDENT WAS ACKNOWLEDGED BEFORE THE COURT ON THE 22ND OF JULY, 2018.

printed name of notary

My commission expires:

Notary ID 133793411
6/2/2026
My Commission Expires
Nina Angelina Harte Gray

Notary Public in and for the State of Texas

[Signature]

My commission expires: March 15, 2024

Printed name of notary: Nina Gray

Notary Seal:

Notary Public for the State of Texas
Nina Gray
My Commission Expires 03/15/2024
Notary ID 133782451

Engineering Firm
F-10608

00-03600

F-10608

STLS

_____ was submitted and approved by the Director of Development Services on the ____ day of _____, 2026 as authorized in Section 4 of the City of Fredericksburg Subdivision Ordinance.

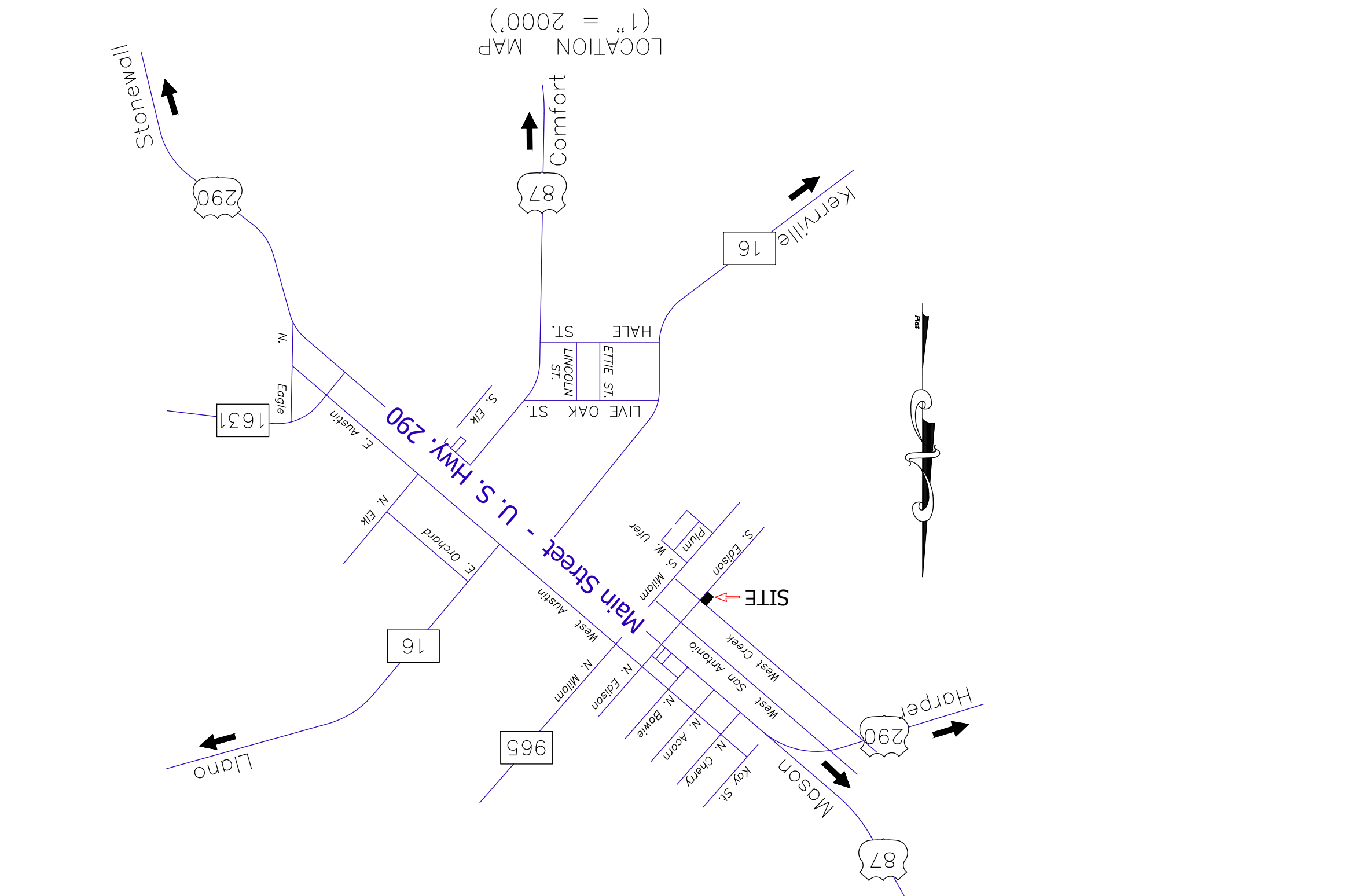
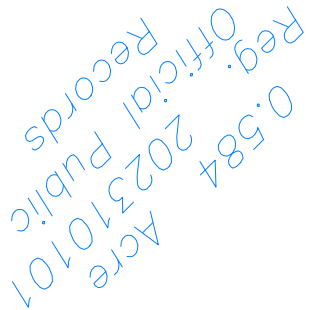
Director of Development Services

date

The undersigned, the City Secretary of the City of Frederickburg, hereby certifies that the foregoing plat of:

 1/2 inch dia. iron rod
 3/8 inch dia. iron rod
 set (RPLS 4542)
 as noted
 mag nail set
 (RPLS 4542)
 electric meter pod
 Verizon riser box
 Time Warner riser box
 gas meter
 water meter
 air conditioning unit
 utility pole
 [] address
 R-1 setback line: 25' front
 15' interior side
 10' rear

LEGEND



DATE:	d.o.s.	CREATED BY:	d.o.s.	JOB NO.: S-25-7618
25			DESIGNS NO.: replot	SHEET 1 OF 1



June 18, 2026

Dale Sultemeier
Sultemeier Surveying & Engineering, LLC
dale@sultemeiersurveying.com

RE: Dev-2026-38-RP, Review Comments for the Re-plat of 501 W Creek

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 **Friday, May 22, 2026**.

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

Planning Department Comments:

1. Change name of plat to The Replat of Townlot 457 establishing Lot 457R-1 and Lot 457R-2
2. Remove the existing residence from the lot
3. Update the lot labels
4. Add Project No. DEV-2026-38-RP
5. Label the setback measurements
6. Add addresses at the front of each lot

Engineering comments:

1. Triangular sight visibility triangle shown on the NE corner of lot 457-A and include sight visibility easement note.

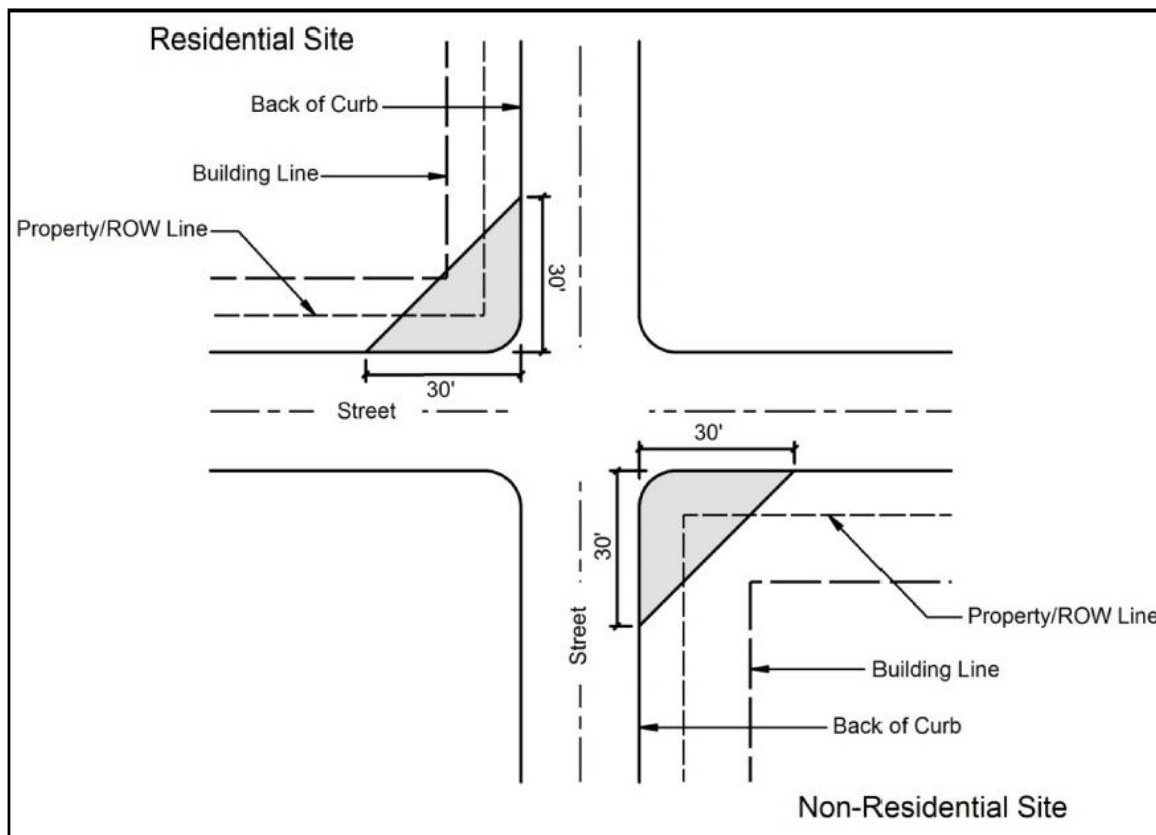


Figure 11: Visibility Triangles

“The following full statement of restrictions shall be placed in the dedication instrument or on the face of the Plat:

Sight Visibility Restriction: No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement as shown on the Plat.

These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replated.”

The City of Fredericksburg

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

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

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

Jan Musgrove, Planner I

SULTEMEIER

SURVEYING & ENGINEERING

501 West Main, Suite 109
Fredericksburg, TX 78624
Tel.: (830) 990-1221

TBPELS SURVEYING FIRM: 100930-00
TBPELS ENGINEERING FIRM: F-10608

June 19, 2026

Ms. Jan Musgrove
City of Fredericksburg
2818 E US Hwy. 290
Fredericksburg, TX 78624

RE: DEV-2026-38-RP

Dear Ms. Musgrove

The following is a written response regarding how we addressed your/staff comments:

1. The project name has been amended.
2. The existing residence has been removed.
3. Lot labels were updated.
4. The Project No. was added/
5. Setbacks have been labeled.
6. Please furnish our office with addresses to add to the plat.
7. The sight visibility detail and note have been added.

Please contact me if you/staff have any questions.

Thank you,


Dale Allen Sultemeier, P.E., R.P.L.S.

THE REPLAT OF TOWNLOT 457 ESTABLISHING LOT 457R-1 AND 457R-2.

Approved this ____ day of _____, 20____ as a minor plat, by the Director of Planning and Building of the City of Fredericksburg, Texas as authorized by Section 9.1100 of the City of Fredericksburg Subdivision Ordinance and Section 212.0065 of the Texas Local Government Code.

Date: _____
Chairperson, City Planning and Zoning Commission

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

Deputy
Clerk, County Court
Gillespie County, Texas

We, Marsh Vineyards, LLC, owner of Townlot 457 as said Townlot is designated or shown on the map or plat of the City of Fredericksburg and environs by the German Emigration Company, being conveyed to me by a Warranty Deed recorded under Register No. 20252972 of the Official Public Records of Gillespie County, Texas, do hereby certify that no other entity or person has any interest in the property either by lien, lease or other equitable interest and that I hereby adopt this plat of resubdivision with my free consent, establish the minimum building setback lines, and dedicate all alleys, parks, water courses, easements, open spaces and convey public right of way as shown to public use forever and agree for myself and my heirs and assigns to abide forever by all lines, dedications and other restrictions shown hereon.

Date: January 22nd 2026
THE STATE OF TEXAS:
COUNTY OF GILLESPIE:
MICHAEL CAMPBELL
Managing Partner

This instrument was acknowledged before me on this the 22 day of January, 2026.
by: _____



Nina Brau
Notary Public in and for the
State of Texas
My commission expires: 6/2/26
Nina Brau
printed name of notary

I, Dale Allen Sultemeier, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is prepared from an actual survey of the property made under my direction and supervision on the ground on _____, and that the corner monuments were properly placed under my supervision, and that all aspects of this plat are in accordance with the City of Fredericksburg's Subdivision Ordinance.

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.

Date: _____
Registered Professional Land Surveyor No. 4542
SULTEMEIER SURVEYING AND ENGINEERING
(830) 990-1221

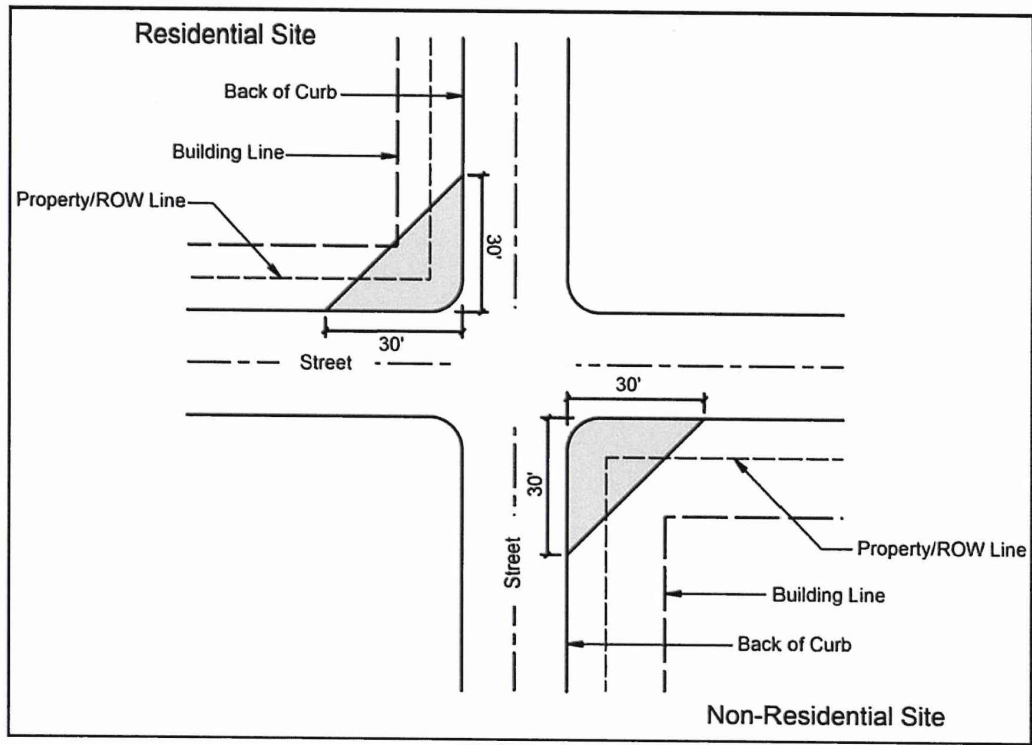
THE STATE OF TEXAS:
COUNTY OF GILLESPIE:
This instrument was acknowledged before me on this the ____ day of _____, 20____.
by: _____
Notary Public in and for the
State of Texas
My commission expires: _____
printed name of notary



LEGEND

- 1/2 inch dia. iron rod found (RPLS 6257)
- 3/8 inch dia. iron rod set (RPLS 4542)
- as noted
- mag nail set (RPLS 4542)
- electric meter pad
- Verizon riser box
- Time Warner riser box
- gas meter
- water meter
- air conditioning unit
- utility pole
- address

R-1 setback line: 25' front
15' street side
5' interior side
10' rear



Sight Visibility Restriction: No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement as shown on the Plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replated."

COF Project Number: DEV-2026-38-RP

Approved _____ date _____, 2025
Director of Development Services

The undersigned, the City Secretary of the City of Fredericksburg, hereby certifies that the foregoing plat of:

THE REPLAT OF TOWNLOT 457 ESTABLISHING LOT 457R-1 AND 457R-2.

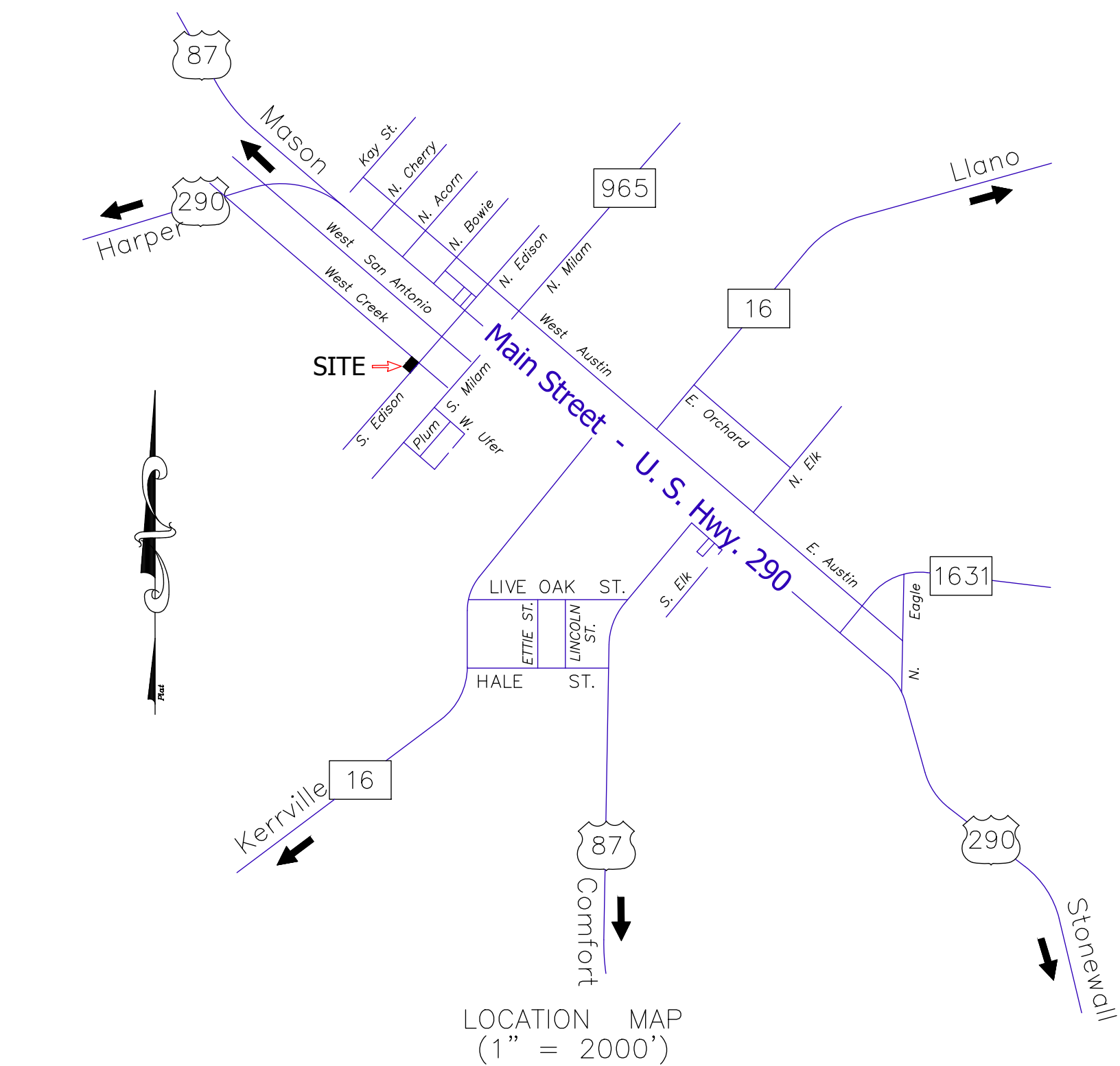
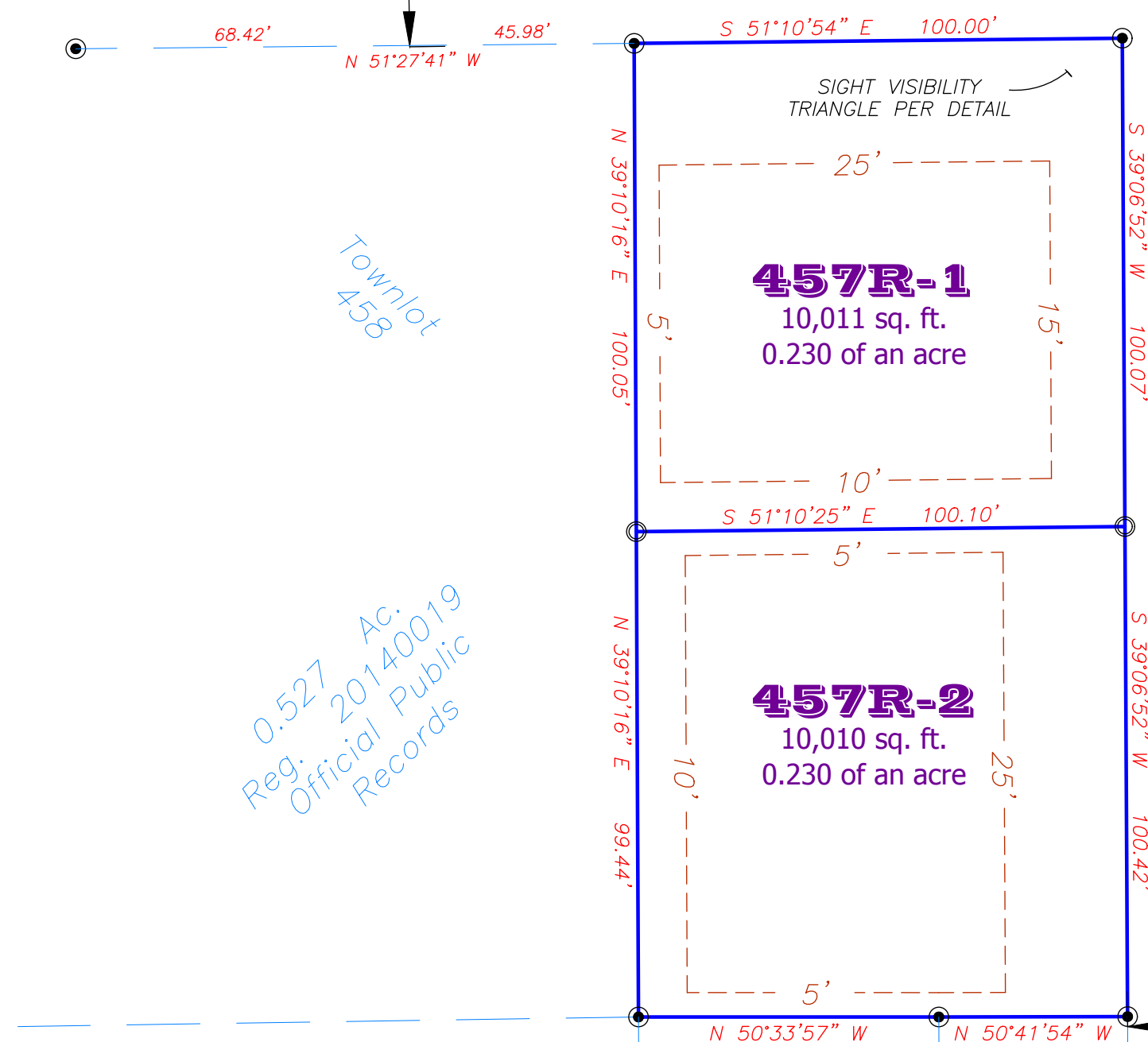
was submitted and approved by the Director of Development Services on the ____ day of _____, 2026 as authorized in Section 4 of the City of Fredericksburg Subdivision Ordinance.

Witness my hand this the ____ day of _____, 2026.

City Secretary

TBPELS Surveying Firm 100930-00	TBPELS Engineering Firm F-10608
---------------------------------------	---------------------------------------

West Creek Street



DRAWN BY: d.a.s.	DATE: 25
CHECKED BY: d.a.s.	DRAWING NO.: replat
JOB NO.: s-25-7818	SHEET 1 OF 1



PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services

MEETING DATE: July 1, 2026

SECTION: PUBLIC HEARING **ITEM:** C.

CAPTION: Request Dev-2026-37-ZC - By Grant Gold for the following:

A zoning change from Single Family Residential (R1) to Neighborhood Commercial (C1) for property legally described as Bonn Blk C Lot 26, 27-PT & 28-PT, includes BLK D Lot M- And commonly known as 207 East Mulberry Street, Fredericksburg, Texas.

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

SUMMARY:

The applicant has submitted a Zoning Change request for an approximate .78 acre (34,000 sq. ft) parcel containing two lots commonly known as 207 East Mulberry Street. The applicant is requesting a zoning change from R1, Single-Family Residential to C1, Neighborhood Commercial.

BACKGROUND: The surrounding properties include R1, Single Family Residential to the east and south and C1, Neighborhood Commercial to the west and north. There is unincorporated property and a mixture of R1, Single Family Residential and C1, Neighborhood 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

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 Mixed Density Residential District which is envisioned to provide a greater level of residential density in a variety of forms. In limited circumstances, commercial retail, office, restaurant (no drive-thru), and personal service uses may be considered in supporting the residential intent of the category.

Appropriate existing zoning districts would include R1-A, R2, R3, R5, NC

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 June 16 2026, no 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 Mixed Density Residential place type and, per the "Intent And Character section of the plan the following is identified:

The Mixed Density Residential category is envisioned to provide a greater level of residential density in a variety of forms. This category best accommodates residences built to meet the "missing middle" segment of the marketplace. This may include townhomes, attached dwellings, patio homes, apartments in the appropriate context, or a mix of several of these in a planned setting. Missing middle housing bridges the gap between single-family homes and mid-rise apartments. By integrating these housing types, communities can enhance affordability, create walkable neighborhoods, and modestly boost density.

In some instances, these areas may be designed in a more urban character in a walkable pedestrian environment. Buildings are intended to be street-oriented, with on-street parking or rear parking, pedestrian and bicycle facilities, short blocks with good street connectivity, and nearby goods and services.

Appropriate Land Use Types

In limited circumstances, commercial retail, office, restaurant (no drive-thru), and personal service uses may be considered if supporting the residential intent of the category.

Furthermore, the properties to the west, along N. Llano Street, are primarily located within the Mixed-Use Community Corridor place type which identifies the appropriate existing zoning districts as R2, R3, R5, NC, C, M3, MU1 and MU2. 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.

The surrounding neighborhood has a mixture of commercial and residential uses. 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. request summary
2. Notification Map 207 E. Mulberry St
3. 207 E. Mulberry St LandUse Map
4. 207 E. Mulberry St Place Type Map
5. 207 E. Mulberry St Zoning Map
6. 2024-Fredericksburg-Comprehensive-Plan MDR Info
7. DEV-2026-37-ZC-207 e mulberry - street view
8. Screenshot - 207 E Mulberry St
9. DEV-2026-37-ZC-IMG_4316 front 1a
10. DEV-2026-37-ZC-IMG_4317 front 1
11. DEV-2026-37-ZC-IMG_4321 Side
12. DEV-2026-37-ZC-IMG_4320 side 2
13. DEV-2026-37-ZC-IMG_4318 side 3
14. DEV-2026-37-ZC-IMG_4315 vacant lot a
15. DEV-2026-37-ZC-IMG_4313 lot 1

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: June 17, 2026

Zoning Change

207 E. Mulberry St, Fredericksburg, TX 78624

We're writing to formally express our interest in applying for a rezoning of our property located at (207 E. Mulberry St, Fredericksburg, TX 78624) from its current residential designation to a commercial classification of C1.

Our intent is to use this property as a short-term rental as well as a place for our families to stay while we visit Fredericksburg.

We have two lots.

Lot 1: 3-bedroom 2-bath home to be used as a short-term rental

Lot 2: currently vacant with the intention of adding a short-term rental or improvement that would comply with the C1 zoning.

As for the neighborhood, we currently border 2 commercial properties.

Property 1: 1007 N. Llano St, Fredericksburg, TX 78624

Property 2: 1003 N Llano St, Fredericksburg, TX 78624 (Time Rentals Business)

We also border 1 short-term rental property at 206 E. Burbank.



LEGEND

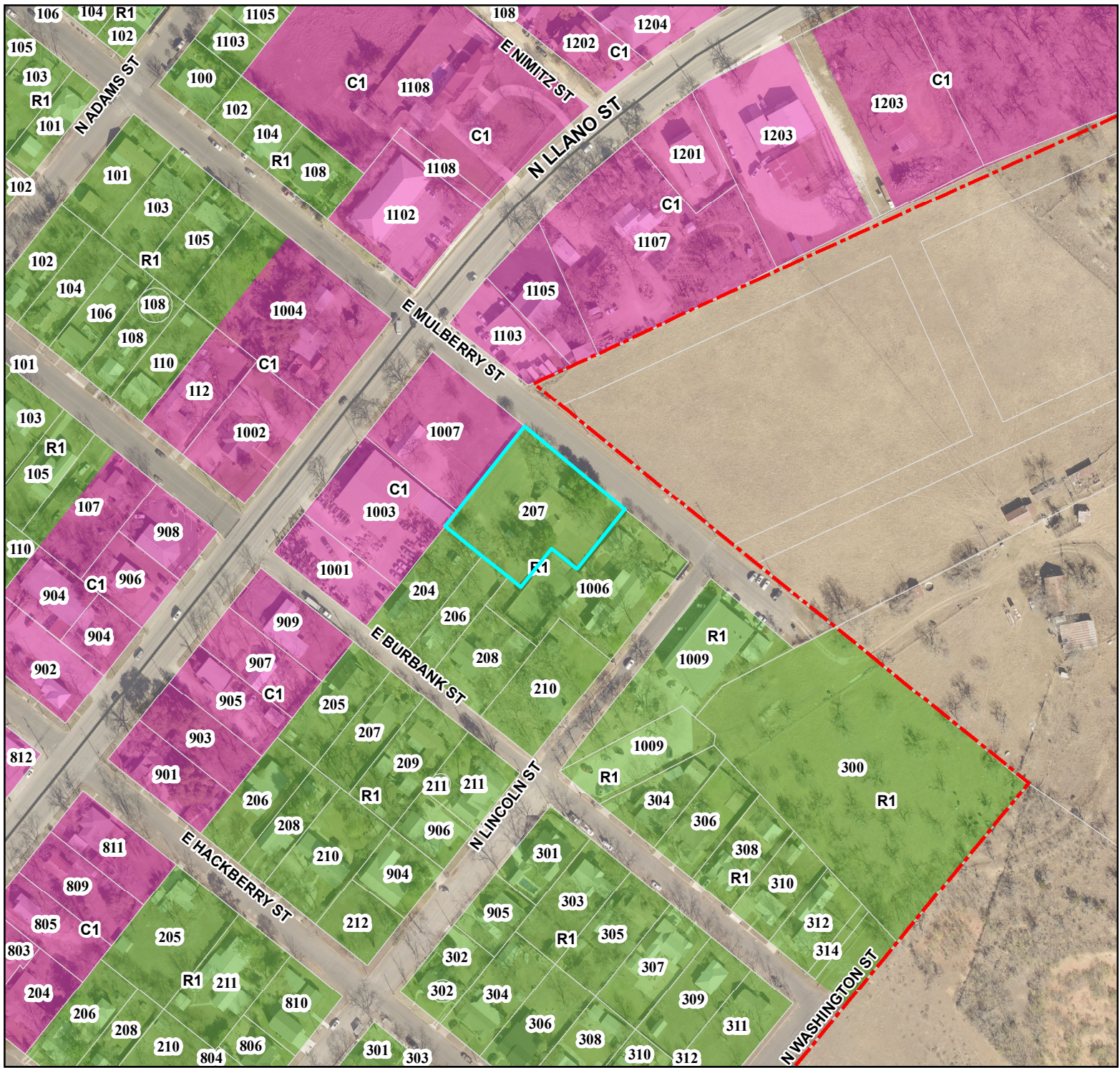
-  GCAD Parcels
  Parks & Open Space
- Landuse**
 Public / Semi-Public
- LANDUSE**
 Rural



- LEGEND**
- | | |
|--|------------------------------------|
| | Downtown Central Business District |
| | Uptown Central Business District |
| | Commercial Center |
| | Commercial |
| | Employment Center |
| | FUTURE ROW |
| | High Density Residential |
| | Industrial |
| | Low Density Residential |
| | Medium Density Residential |
| | Mixed Use Corridor |

City of Fredericksburg
DEV-2026-37-ZC - 207 E. Mulberry Street





LEGEND

GCAD Parcels

Zoning

ZONED

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

- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential



City of Fredericksburg
DEV-2026-37-ZC - 207 E. Mulberry Street



Mixed Density Residential

INTENT AND CHARACTER

The Mixed Density Residential category is envisioned to provide a greater level of residential density in a variety of forms. This category best accommodates residences built to meet the “missing middle” segment of the marketplace. This may include townhomes, attached dwellings, patio homes, apartments in the appropriate context, or a mix of several of these in a planned setting. Missing middle housing bridges the gap between single-family homes and mid-rise apartments. By integrating these housing types, communities can enhance affordability, create walkable neighborhoods, and modestly boost density.

In some instances, these areas may be designed in a more urban character in a walkable pedestrian environment. Buildings are intended to be street-oriented, with on-street parking or rear parking, pedestrian and bicycle facilities, short blocks with good street connectivity, and nearby goods and services.

Within the Historic District special care and review is required. The intent of this place type is not to change the character but allow for infill to create more housing where appropriate. This place type is found in both greenfield and infill situations, with seamless transition to nearby conventional residential neighborhoods.

APPROPRIATE LAND USE TYPES

Commercial

- In limited circumstances, commercial retail, office, restaurant (no drive-thru), and personal service uses may be considered if supporting the residential intent of the category.

Residential

- Single-family detached; single-family attached uses; cottage court/garden homes; townhouses (up to six attached units); low-rise multi-family (2 to 2.5 stories); garden-style apartments; and some contextual mixed-use urban lofts in places with more urban character.
- Within the Historic District, maintaining context with the existing character, single-family detached; single-family attached uses; duplex; triplex; townhouses (up to four attached units); single-family small lot; and some contextual mixed-use urban lofts in places with more urban character.

Industrial

- Not appropriate

Institutional

- Places of public assembly; utility and service use (e.g., electrical substations, fire stations, etc.).

Green Spaces

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

Development Intensity Target

Residential	80 - 100%
Commercial	0 - 20%



GUIDANCE AND INTERPRETATION

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

- New development shall be built with a more urban or semi-urban character, including larger sidewalks and street trees.
- This land use can be a good transitional use from lower density residential to higher density or nonresidential uses, including near downtown.
- Connectivity to adjacent developments through trails and sidewalks is critical to maintaining access for transportation and recreation.
- Vehicle access through rear alleys and side or rear parking is desired instead of a front-loaded product.
- Social gathering spaces should be prioritized, including either public parks, passive open space or active private spaces within a development.
- Regional stormwater retention facilities and infrastructure should be utilized to create greenways and pedestrian/bicycle paths.
- Infill and development within the Historic District is subject to the Historic Preservation Ordinance and review by the Historic Review Board.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts:

- R1-A, R2, R3, R5, NC

Implementation - Development Code Review:

- Review building height and setbacks for consistency
- Review buffers and screening to ensure compatibility (urban scale)
- Ensure street and pedestrian connectivity requirements to maintain connected street patterns
- Require sidewalks along all streets for development applications regardless of the Sidewalk and Trails Plan.
- Connectivity and efficient infrastructure requirements to add value
- Establish standards and requirements for alley facing garages, driveway requirements related to frontage on public streets versus alleys, garage door facing locations, and ensure front doors face the public street
- Maintain high standard of review from the Historic Review Board for development in the Historic District

REPRESENTATIVE IMAGERY







1006

1004

211

204

207

209

E Mulberry St

Sunbelt Rental

Google Maps



















PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Susana Huerta, Assistant Director of
Development Services
MEETING DATE: July 1, 2026

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

CAPTION: Request DEV-2026-39-FP: By Searchers Surveyors / Consultants to Consider and take action on the Final Plat approval for Trails of Windcrest Subdivision Phase 1 located at 256 Pyka Rd.

SUMMARY:

The applicant has submitted a Final Plat application for review of a new residential development located at 256 Pyka Rd. The subject property consists of an approximately 21.76 acre tract. It is proposed for 94 single-family residential lots and six (6) open space lots. The underlying zoning for the property is PUD, Planned Unit Development which was approved in 2025. The Preliminary Plat was approved in June 2025. The subdivision improvements are currently in the construction phase of development.

The Final Plat Application was reviewed for its conformity with the adopted PUD Zoning [Sec. 3.700](#) as well as its compliance with [Sec. 4.05 of the Subdivision Ordinance](#).

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

Tract Size: 21.76 Acres

Number of Lots: 94 Lots plus 6 Open Space Lots

Roadways: The Final Plat proposes the extension of Green Meadows Blvd and will provide connectivity to Pyka Road. The proposed design also includes multiple new streets to serve the development.

Easements: Standard easements such as Sight Visibility.

Utilities: Utilities are available to serve this site. However, the developer will be responsible for any utility improvements or extensions required by the City.

Park Dedication: The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500.00 per lot (94) for a total of \$47,000.00. Parkland fees shall be paid prior to the recording of the plat. Sec. 6.15

BACKGROUND:

When reviewing the Final Plat, the Commission shall reference [Sec. 4.05 of the Subdivision Ordinance](#). Staff's findings are below in **Red**.

1. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Section 4.04.K Amendments to Preliminary Plats Following Approval and that may be approved without the necessity of revising the approved Preliminary Plat; **Conforms, other than the site is a reduced size from Preliminary Plat.**
2. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied; **Yes**
3. The Construction Plans conform to the requirements of Section 5.01 Construction Plans and have been approved by the Director of Public Works and Utilities; **Yes**
4. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the Director of Public Works and Utilities; **Yes**
5. Where the Director of Public Works and Utilities has authorized Public Improvements to be deferred, a Performance Agreement has been executed and submitted by the property owner in conformance with Section 5 Construction Plans and Procedures; **N/A**
6. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance; **Yes**
7. The Plat conforms to design requirements and construction standards as set forth in the Standard Details and Specification for Public Infrastructure Construction Manual; and **Yes**
8. The plat conforms to Director of Development Services subdivision Application checklists and Subdivision Ordinance regulations. **Yes**

STAFF RECOMMENDATION:

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

1. Acceptance of the public improvements by the Engineering Department.
 2. Payment of Parkland Dedication Fees
-
-

ATTACHMENTS:

1. 26-7927 TRAILS FINAL PLAT 6-2-2026
2. DEV-2026-39-FP RESPONSE
3. DEV-2026-39-FP_Trails of Windcrest- Final Plat - Phase 1_ Review Comments Combined

APPROVAL/REVIEW:

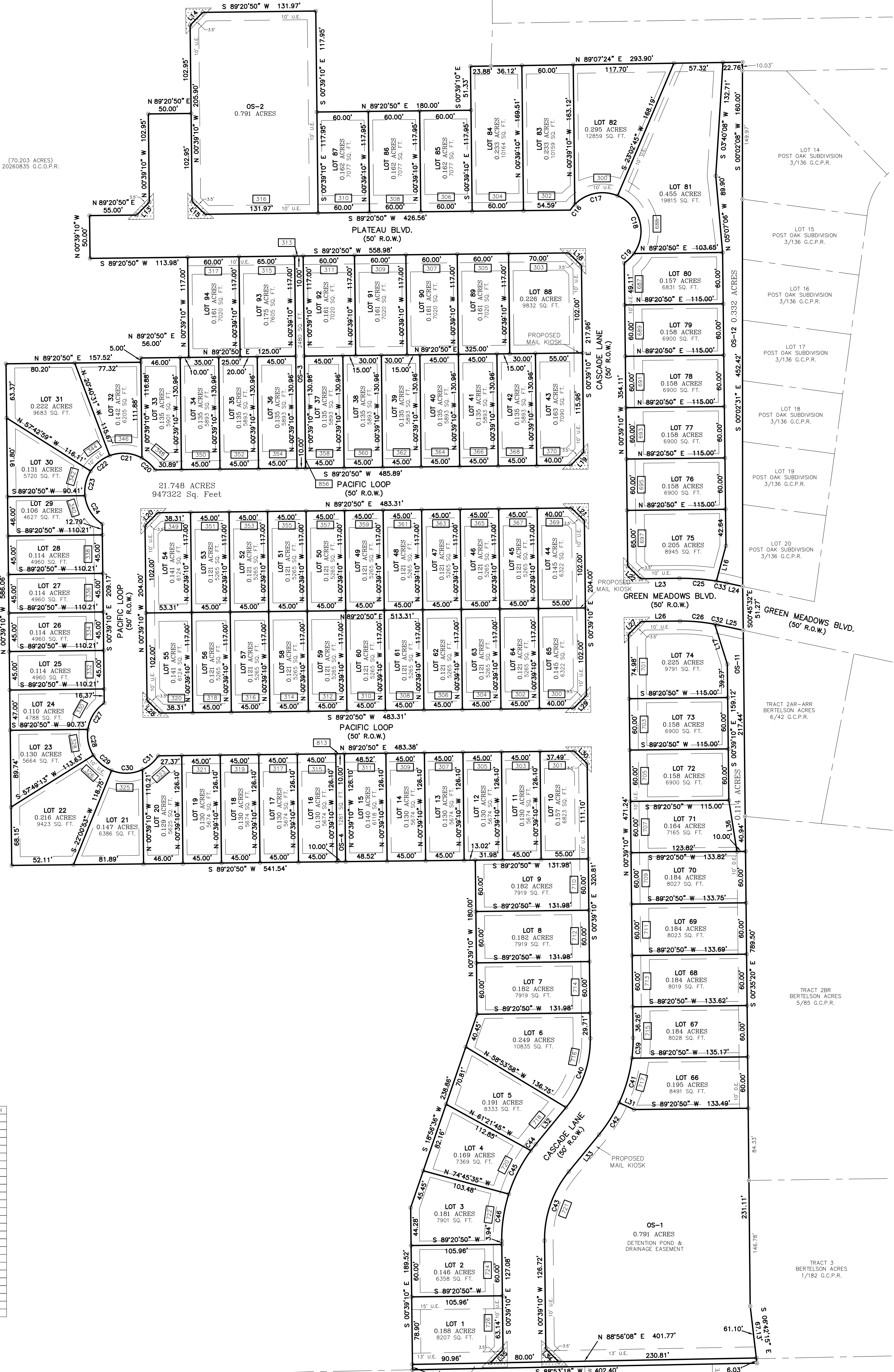
Cliff Cross, Director of Development Services

Date: June 19, 2026



(70.203 ACRES)
20260635 G.C.O.P.R.

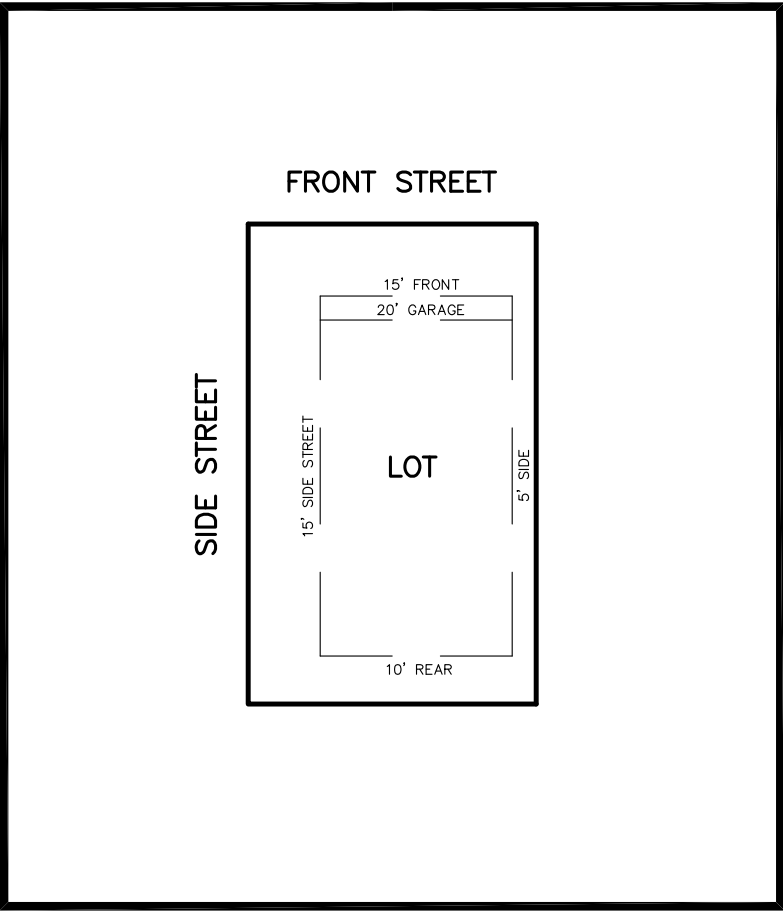
DETENTION AREA
OAKS OF WINDCREST
PHASE I
4/47 G.C.P.R.



LINE TABLE		
LINE	BEARING	DISTANCE
L13	N 44°20'50" E	21.21'
L14	N 44°20'50" E	21.21'
L15	N 45°39'10" W	21.21'
L16	S 15°08'21" W	42.71'
L17	S 17°27'22" E	48.79'
L18	N 45°39'10" W	21.21'
L19	N 44°20'50" E	21.21'
L20	N 44°20'50" E	21.21'
L21	S 45°39'10" E	21.21'
L22	S 45°39'10" E	21.21'
L23	N 89°20'50" E	45.34'
L24	S 77°58'11" E	19.26'
L25	N 77°58'11" W	30.61'
L26	S 89°20'50" W	45.34'
L27	S 44°20'50" W	21.21'
L28	N 45°39'10" W	21.21'
L29	S 44°20'50" W	21.21'
L30	N 45°39'10" W	21.21'
L31	S 85°04'50" E	19.00'
L32	N 39°21'27" E	55.86'
L33	S 39°21'27" W	55.86'
L34	S 45°51'31" E	21.14'
L35	N 44°08'29" E	21.29'
L36	S 09°00'57" E	60.64'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	45.00'	8.57'	S 38°32'56" W	8.55'
C17	45.00'	54.23'	S 78°31'26" W	51.01'
C18	45.00'	80.44'	N 15°44'29" W	70.15'
C19	45.00'	15.81'	N 45°32'05" E	15.73'
C20	45.00'	20.84'	N 47°40'10" W	20.66'
C21	45.00'	39.06'	N 85°48'23" W	37.85'
C22	45.00'	29.09'	S 50°48'15" W	28.59'
C23	45.00'	30.08'	S 13°07'53" W	29.53'
C24	45.00'	39.96'	S 31°27'44" E	38.66'
C25	250.00'	43.25'	N 85°41'46" W	43.20'
C26	200.26'	40.84'	S 84°48'09" E	40.77'
C27	45.00'	37.36'	S 31°48'44" W	36.30'
C28	45.00'	31.58'	S 12°04'37" E	30.93'
C29	45.00'	28.12'	S 50°04'57" E	27.67'
C30	45.00'	37.18'	N 88°20'54" E	36.13'
C31	45.00'	24.80'	N 48°53'01" E	24.49'
C32	200.00'	3.43'	N 78°27'40" W	3.43'
C33	250.00'	12.09'	N 79°21'17" W	12.08'
C39	175.00'	23.81'	N 03°14'45" E	23.80'
C40	125.00'	87.29'	S 19°21'09" W	85.53'
C41	175.00'	54.29'	N 18°01'54" E	54.07'
C42	175.00'	44.10'	N 32°08'18" E	43.98'
C43	125.00'	87.29'	N 19°21'09" E	85.53'
C44	175.00'	9.16'	S 37°51'30" W	9.16'
C45	175.00'	57.29'	S 26°58'53" W	57.03'
C46	175.00'	55.76'	S 08°28'51" W	55.53'

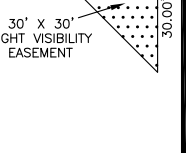
TYPICAL SETBACK LINES



SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4583 OLD PONTIAC ROAD, MASON, TEXAS 76856
2303 MURKINS STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F10193966 | SEARCHERS.NET

LEGEND:
— BOUNDARY LINE
— ADJACENT LINE
— UTILITY LINES
— PIPE FENCE CORNER POST FOUND
— WOOD FENCE CORNER POST FOUND
— ADDRESS

● POINT
○ 1/2" IRON ROD FOUND
○ 3/8" IRON ROD FOUND
○ IRON PIPE FOUND
○ WOOD PIPE FOUND
○ WAG NAIL FOUND
○ WAG NAIL SET
○ OS - OPEN SPACE
○ U - UTILITY EASEMENT
○ RL - RAILING REFERENCE LINE
○ BRG-DST - RECORD CALL
○ G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS
○ G.C.P.R. - GILLESPIE COUNTY DEED RECORDS
○ G.C.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
○ G.C.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS



0' 60' 120' 180'
SCALE: 1" = 60'

FINAL PLAT ESTABLISHING TRAILS OF WINDCREST PHASE 1

BEING A PORTION OF OUTLOTS 100, 101, 102, 103, 104, 111, & 112 AND AN UNNAMED STREET BETWEEN OUTLOTS 103, 104, 111 AND 112 AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS.

6/2/2026
SHEET 2 OF 2
DRAWN BY: JEL
JOB NO. 28-7927



June 2, 2026

Jan Musgrove
Development Review Committee
City of Fredericksburg, Texas

RE: DEV-2026-39FP for Trails of Windcrest

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

- Date of preparation is the date on the surveyor's signature block. Temporary date added at lower left side.
- Project number added
- Outlot lines and labels removed on Sheet 2. They will remain on the Sheet 1 overview to provide title examiners the relationship of the lots to each respective Outlot.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Josh W. Leamons", written over a horizontal line.

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



May 26, 2026

RE: Dev-2026-39-FP, Review Comments for the Final Plat, Phase 1 for the Trails of Windcrest located at 256 Pyka Road, Fredericksburg, Texas 78624

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 **Wednesday, June 3, 2026**.

This application will need to be reviewed by Planning and Zoning Commission. The next scheduled meeting is July 1, 2026

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

Planning Department Comments:

1. Add date of preparation
2. Add Project No. DEV-2026-39-FP
3. Remove Out lot labels and boundary lines within the new plat boundaries

Engineering comments:

The final plat shall not be recorded until the public improvements related to the subdivision have been constructed and are accepted by the City of Fredericksburg Engineering Dept.

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

J Musgrove

Jan Musgrove, Planner I



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Susana Huerta, Assistant Director of
Development Services
MEETING DATE: July 1, 2026

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

CAPTION: Request DEV-2026-58-SP: By VEI Consulting Engineers to Consider the Site Plan application for the proposed Thiele Condominiums Development located at 1112 Thiele Lane.

SUMMARY:

An application has been submitted for review of a Site Plan for the Thiele Condominiums, which are proposed for duplexes and a triplex. The property consists of a 1.26 acre tract and is proposed for 10 dwelling units including three (3) duplexes and one (1) triplex. The property is zoned R-2, Mixed Residential and R-3, Multi-Family Residential Districts. The property is platted as one lot, Lot 2R-B, Valley Grande Subdivision. Surrounding uses include single-family residential homes, vacant land and the Seventh Day Adventist Church.

BACKGROUND:

The Site Plan Application was reviewed for its conformity with [Sec. 3.110](#), [Sec. 3.120](#), [Sec. 7.131](#) and all other applicable codes and ordinances.

Site Area: Approximately 1.26 Acres

Zoning: R-2, Mixed Residential — [Sec.3.110](#) and R-3, Multi-Family Residential — [Sec. 3.120](#)

Building Coverage: 24% (55% Maximum) [Sec.3.110](#) / 39% (55% Maximum) [Sec. 3.120](#)

Impervious Coverage: 59% (65% Maximum) [Sec.3.110](#) / 61% (65% Maximum) [Sec. 3.120](#)

Height: 25 Ft (28 Ft Maximum) [Sec.3.110](#), [Sec. 3.120](#)

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

Access: Access to the site is proposed to be provided through one primary entrance, E. Highway St.

Parking: Parking is provided as two (2) covered spaces per unit in each individual garage and two (2) spaces per unit with each driveway. According to the site plan, the site provides 36 parking spaces. Per [Table 7.863](#) parking ratio are two (2) spaces per dwelling unit.

Utilities, grading, drainage, and stormwater facilities: Utility connections, grading, drainage, and stormwater facilities were planned in accordance with City requirements. Exterior lighting and signage will be designed to ensure safety and visibility without impacting adjacent properties. [Sec. 5-505](#).

Landscape, Open Space, and Screening: N/A

Refuse: The development will be requesting individual trash service for each unit from the City.

Sec. 7.131. Review and Evaluation Criteria.

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

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

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

Access and Circulation	Open Spaces
Adjacent street network	Planned or future development of the area
Buffers	Public facilities
Building height, bulk, scale and orientation	Setbacks
Landscaping	Utilities

Internal elements of the site plan including but not limited to the following:

Arrangements of Buildings, Usages and Access Management	Parking Areas
Drainage improvement/grading plan	Permanence of use and availability of alternate uses
Driveways	Provisions for handicapped access
Elevation of view of any required or proposed screening; including height, materials, percent of screening, and transitional elements	Refuse collection
Exterior lighting	Setback
Fire hydrant location and spacing	Sidewalks
Landscaping and open space plan, with a description of types and quantity of plant materials to be used	Sight clearance at intersections/driveways
Loading facilities	Size
Location height and design features on all signs	Vehicular and pedestrian circulation
Lot arrangements	

Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards.

STAFF RECOMMENDATION:

The 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. Approval of civil construction plans prior to permitting.
2. Provide a final exterior lighting plan at permitting.

ATTACHMENTS:

1. 2nd round - Revised Site Plan_2026-06-08
2. 2nd round- Response to SP Comments
3. dev-2026-23_SP_Engineering added - Review Comments

APPROVAL/REVIEW:



Date: June 19, 2026

Cliff Cross, Director of Development Services

NOTES:

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

R2 LOT SUMMARY TABLE

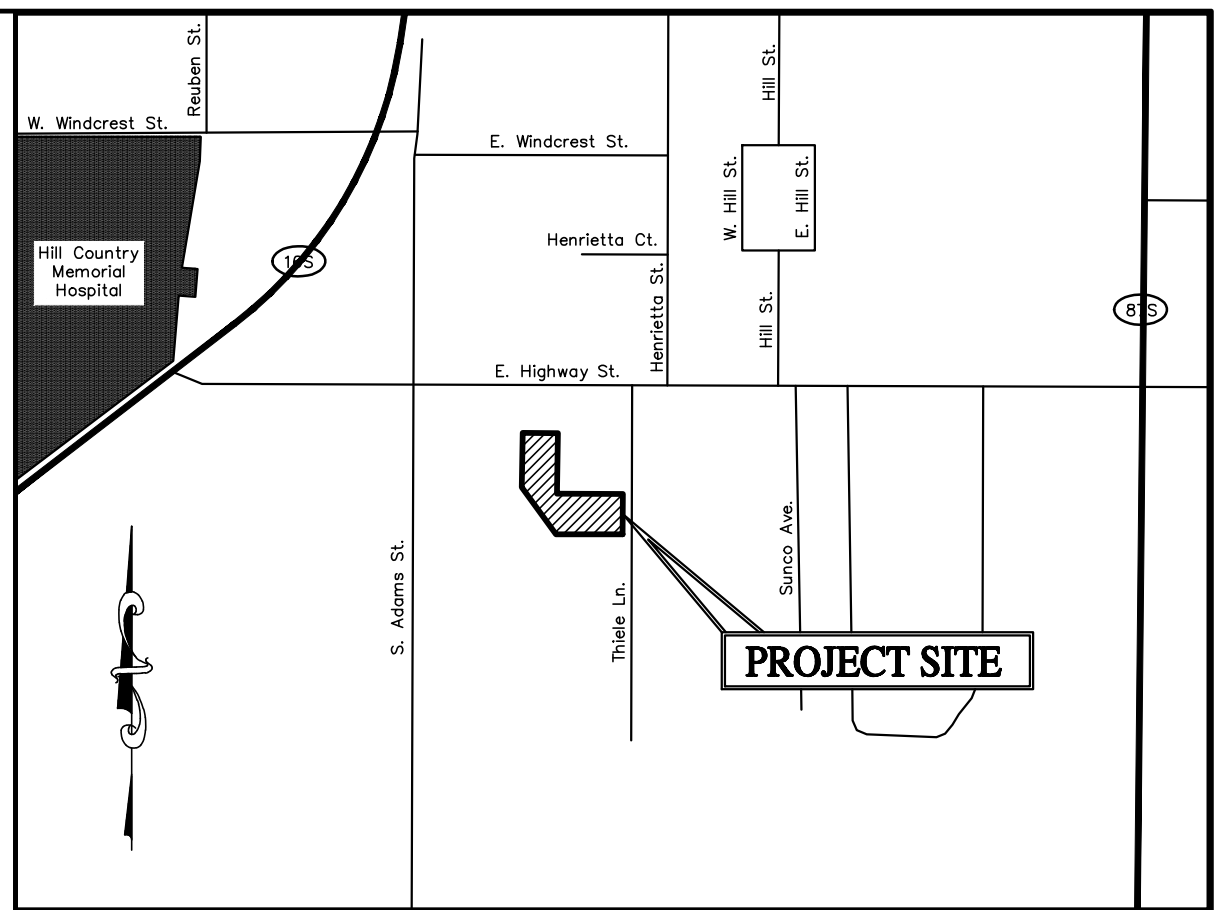
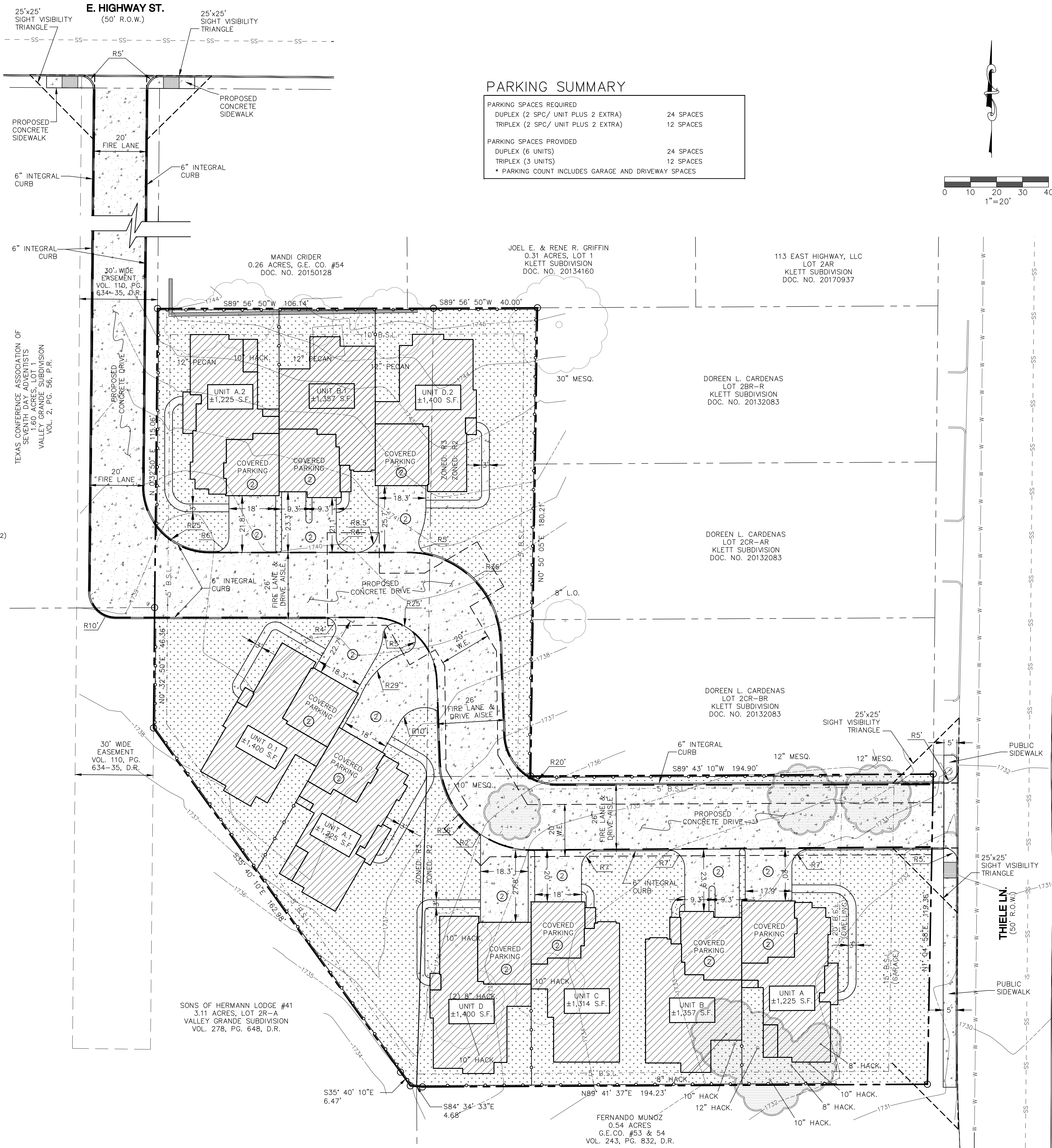
LOT AREA	30,570 sq. ft. / 0.70 Ac.
CURRENT ZONING	R2 - MIXED RESIDENTIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	5,000 sq. ft.
MINIMUM LOT WIDTH	50 ft.
RESIDENTIAL DENSITY (MIN. SITE AREA PER DWELLING)	
EFFICIENCY	2,500 sq. ft.
1 BEDROOM	3,000 sq. ft.
2 BEDROOM	3,500 sq. ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	15 ft. GARAGE / 20 ft. DWELLING (for R2)
MINIMUM STREET SIDE YARD SETBACK	15 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	5 ft.
MINIMUM REAR YARD SETBACK	10 ft.
MAXIMUM BUILDING HEIGHT	2-1/2 STORIES, 28 ft.
MAXIMUM BUILDING COVERAGE	55%
MAXIMUM IMPERVIOUS COVERAGE	65%
PROPOSED LOT COVERAGES	
REGULATION:	
2,400 s.f. / 2 BEDROOM UNIT	10 UNITS
PROPOSED:	
2 BEDROOMS PER UNIT (TRIPLEX AND DUPLEX HOMES)	5 UNITS
PROPOSED BUILDING HEIGHT (MAX.)	1 STORY, 25 ft.
PROPOSED BUILDING COVERAGE	24%
PROPOSED BUILDING AREA	7,545 sq. ft. / 0.17 Ac.
PROPOSED IMPERVIOUS PERCENTAGE	59%
IMPERVIOUS AREA	17,674 sq. ft. / 0.41 Ac.
PERVIOUS AREA	12,896 sq. ft. / 0.30 Ac.

R3 LOT SUMMARY TABLE

LOT AREA	24,505 sq. ft. / 0.56 Ac.
CURRENT ZONING	R3 - MULTIFAMILY RESIDENTIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	7,500 sq. ft.
MINIMUM LOT WIDTH	50 ft.
RESIDENTIAL DENSITY (MIN. SITE AREA PER DWELLING)	
EFFICIENCY	1,600 sq. ft.
1 BEDROOM	2,000 sq. ft.
2 BEDROOM	2,400 sq. ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	25 ft.
MINIMUM STREET SIDE YARD SETBACK	15 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	5 ft.
MINIMUM REAR YARD SETBACK	10 ft.
MAXIMUM BUILDING HEIGHT	3 STORIES, 38 ft.
MAXIMUM BUILDING COVERAGE	55%
MAXIMUM IMPERVIOUS COVERAGE	65%
RESIDENTIAL DENSITY	
REGULATION:	
2,400 s.f. / 2 BEDROOM UNIT	10 UNITS
PROPOSED:	
2 BEDROOMS PER UNIT (TRIPLEX AND DUPLEX HOMES)	5 UNITS
PROPOSED BUILDING HEIGHT (MAX.)	1 STORY, 25 ft.
PROPOSED BUILDING COVERAGE	39%
PROPOSED BUILDING AREA	9,526 sq. ft. / 0.218 Ac.
PROPOSED IMPERVIOUS PERCENTAGE	61%
IMPERVIOUS AREA	14,739 sq. ft. / 0.34 Ac.
PERVIOUS AREA	9,766 sq. ft. / 0.22 Ac.

PARKING SUMMARY

PARKING SPACES REQUIRED	
DUPLEX (2 SPC/ UNIT PLUS 2 EXTRA)	24 SPACES
TRIPLEX (2 SPC/ UNIT PLUS 2 EXTRA)	12 SPACES
PARKING SPACES PROVIDED	
DUPLEX (6 UNITS)	24 SPACES
TRIPLEX (3 UNITS)	12 SPACES
* PARKING COUNT INCLUDES GARAGE AND DRIVEWAY SPACES	



LOCATION MAP

NOT TO SCALE

LEGEND

EXISTING

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING CONCRETE CURB
- BUILDING SETBACK LINE
- EXISTING CONTOURS
- IRON ROD FOUND
- EXISTING UTILITY POLE
- B.S.L.
- BUILDING SETBACK LINE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

PROPOSED

- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED FIRE LANE
- PROPOSED EASEMENT
- PROPOSED CONCRETE CURB
- PROPOSED SIGHT VISIBILITY TRIANGLE
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED FIRE HYDRANT

A
SITE PLAN
FORTHIELE
CONDOMINIUMS

1.26 ACRES IN THE CITY OF FREDERICKSBURG, LOT 2R-B, VALLEY GRANDE SUBDIVISION RECORDED IN DOCUMENT NO. 20170439 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

MONASHEE CUSTOM HOMES

OWNER

WAYNE ANCHIKOSKI (214) 679-3105
1250 SH-16 wayne@monasheecustomhomes.com
FREDERICKSBURG, TEXAS 78624

VEI CONSULTING ENGINEERS

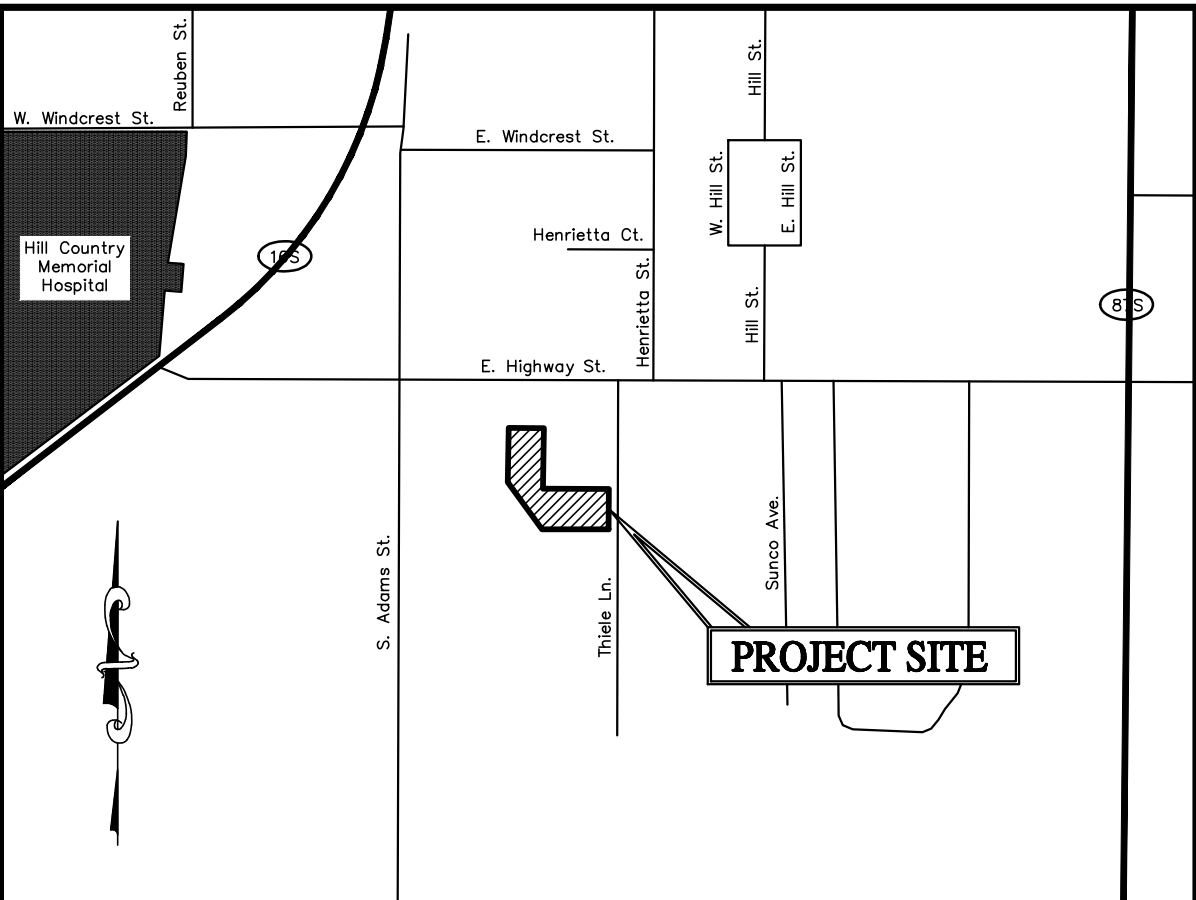
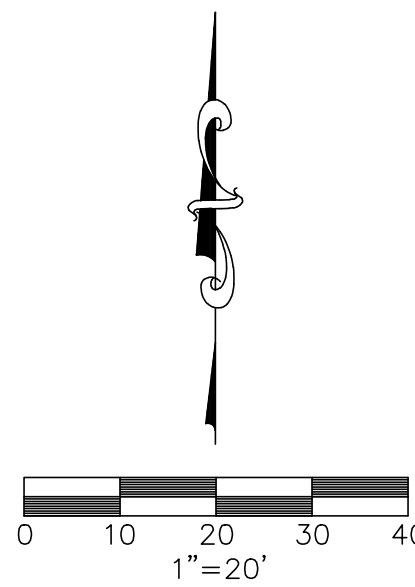
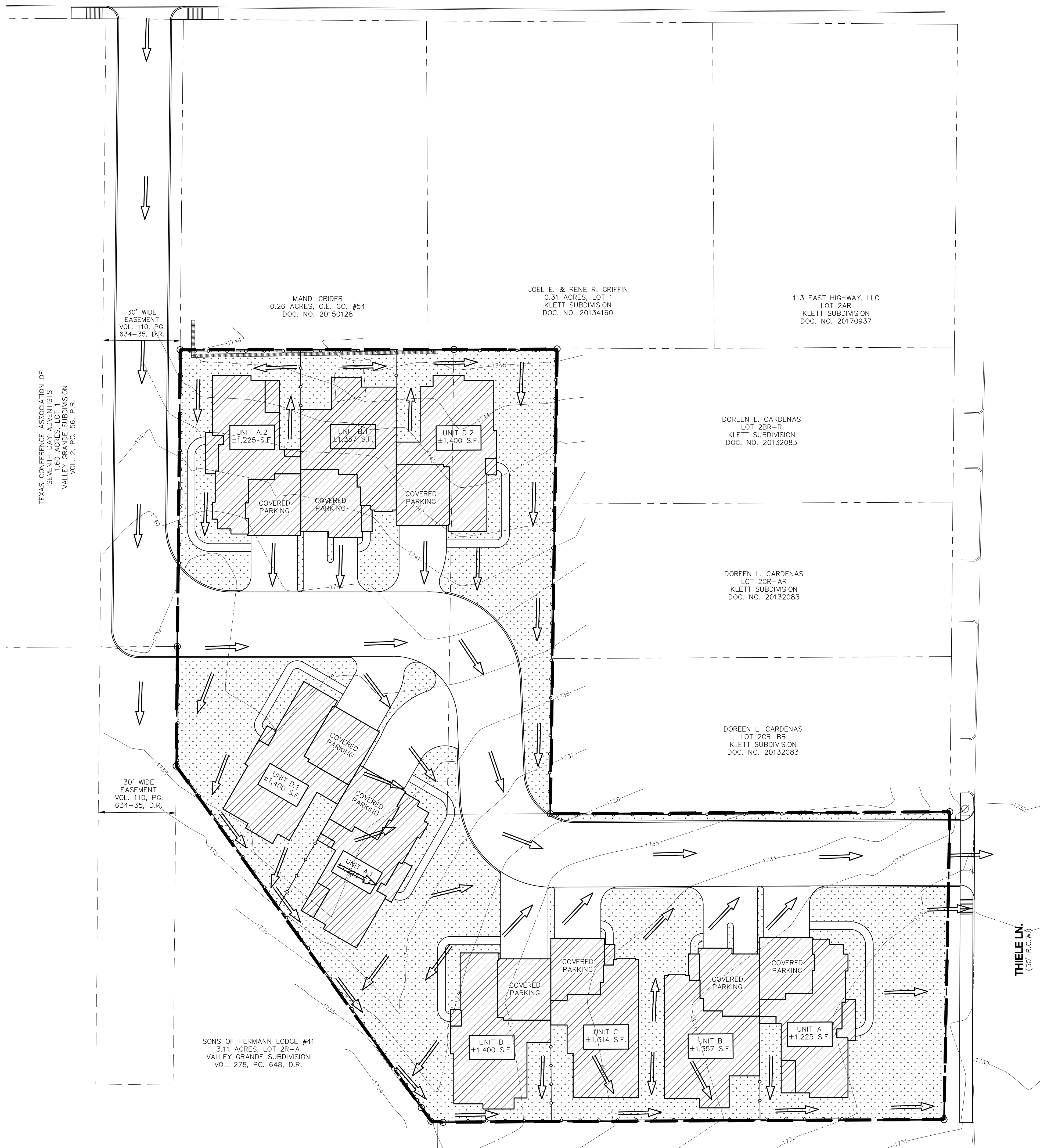
ENGINEER

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

FILE NO: 26039

DATE: 06/07/2026

SHEET: SP (1 OF 3)



LOCATION MAP
NOT TO SCALE

- LEGEND**
- PROPERTY BOUNDARY
 - - - ADJACENT PROPERTY BOUNDARY
 - - - EXISTING SANITARY SEWER
 - EXISTING CONCRETE CURB
 - /// PROPOSED BUILDING
 - PROPOSED CONCRETE CURB
 - - - DRAINAGE AREA BOUNDARY
 - PROPOSED DRAINAGE FLOW DIRECTION

- NOTES**
1. ONSITE STORM WATER DETENTION REQUIREMENTS WILL MEET THE FREDERICKSBURG STORM WATER DETENTION CRITERIA.
 2. THE EXISTING FRIENDSHIP LANE DETENTION FACILITY HAS SUFFICIENT VOLUME TO DETAIN PROJECT RUNOFF (PER DRAINAGE ANALYSIS - FRIENDSHIP LANE DETENTION POND REVISION #1, PROJECT NO. 14FREDE003, DATED DECEMBER 2015 BY M&S ENGINEERING).

**A
PRELIMINARY DRAINAGE PLAN
FOR**

**THIELE
CONDOMINIUMS**

1.26 ACRES IN THE CITY OF FREDERICKSBURG, LOT 2R-B, VALLEY GRANDE SUBDIVISION RECORDED IN DOCUMENT NO. 20170439 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

MONASHEE CUSTOM HOMES OWNER

WAYNE ANCHIKOSKI (214) 679-3105
1250 SH-16 wayne@monasheecustomhomes.com
FREDERICKSBURG, TEXAS 78624

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FILE NO: 26039
DATE: 06/07/2026 SHEET: DP (2 OF 3)

TEXAS CONFERENCE ASSOCIATION OF
SEVENTH DAY ADVENTISTS
VALLEY GRANDE SUBDIVISION
VOL. 2, PG. 56, P.R.

30' WIDE
EASEMENT
VOL. 110, PG.
634-35, D.R.

20' FIRE LANE

30' WIDE
EASEMENT
VOL. 110, PG.
634-35, D.R.

SONS OF HERMANN LODGE #41
3.11 ACRES, LOT 2R-A
VALLEY GRANDE SUBDIVISION
VOL. 278, PG. 648, D.R.

MANDI CRIDER
0.26 ACRES, G.E. CO. #54
DOC. NO. 20150128

JOEL E. & RENE R. GRIFFIN
0.31 ACRES, LOT 1
KLETT SUBDIVISION
DOC. NO. 20134160

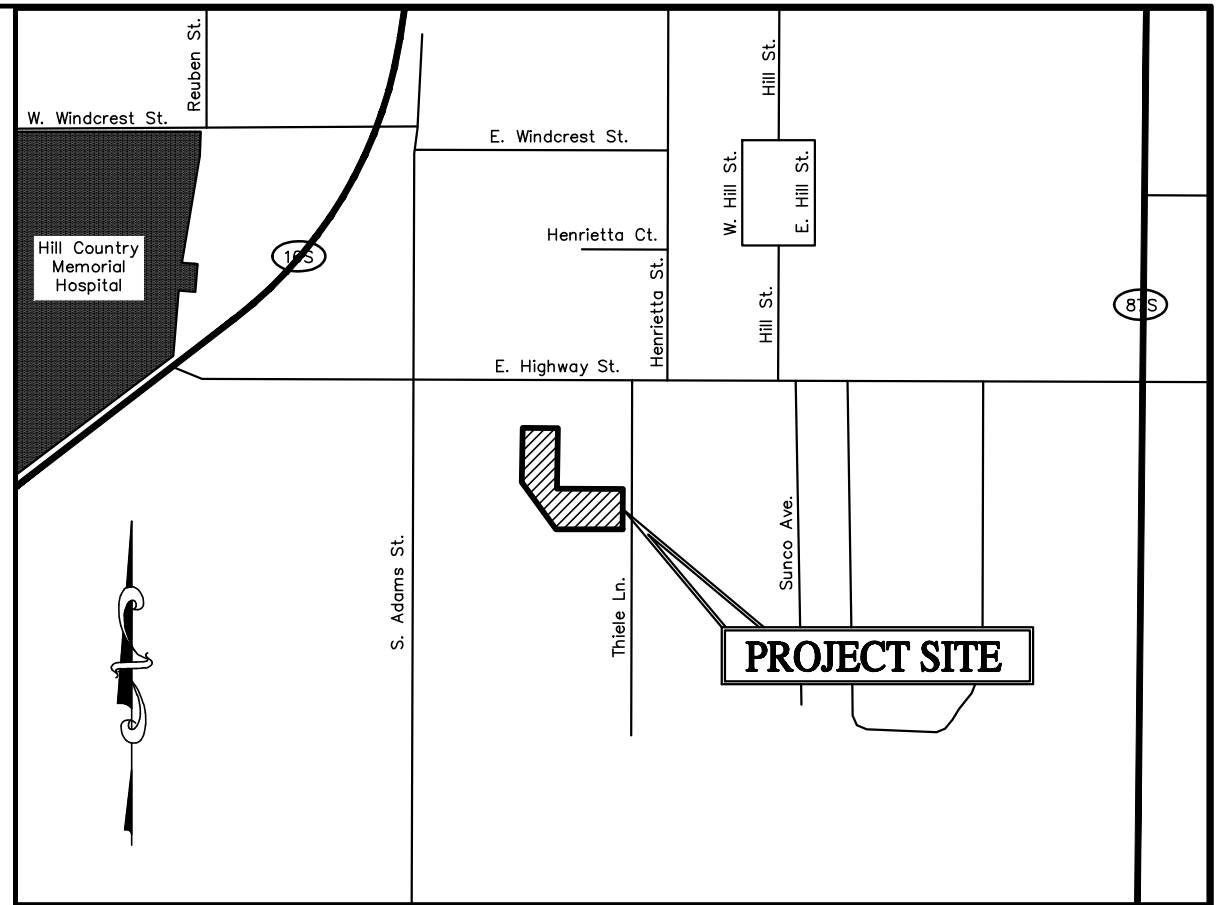
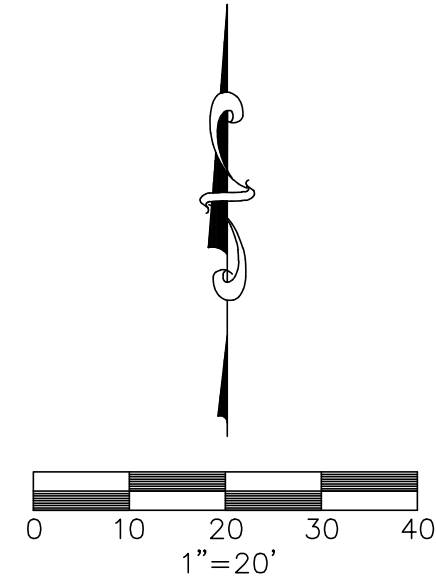
113 EAST HIGHWAY, LLC
LOT 2AR
KLETT SUBDIVISION
DOC. NO. 20170937

DOREEN L. CARDENAS
LOT 2BR-R
KLETT SUBDIVISION
DOC. NO. 20132083

DOREEN L. CARDENAS
LOT 2CR-AR
KLETT SUBDIVISION
DOC. NO. 20132083

DOREEN L. CARDENAS
LOT 2CR-BR
KLETT SUBDIVISION
DOC. NO. 20132083

FERNANDO MUNOZ
0.54 ACRES
G.E. CO. #53 & 54
VOL. 243, PG. 832, D.R.



LOCATION MAP

NOT TO SCALE

LEGEND

EXISTING

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- W W EXISTING WATER LINE
- SS SS EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING CONCRETE CURB
- Ø EXISTING UTILITY POLE

PROPOSED

- PROPOSED BUILDING
- PROPOSED FIRE LANE
- PROPOSED CONCRETE CURB
- PROPOSED EASEMENT
- W W PROPOSED WATER MAIN/SEWER LINE
- SS SS PROPOSED SANITARY SEWER LINE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- CO PROPOSED CLEANOUT

A PRELIMINARY UTILITY PLAN FOR

THIELE CONDOMINIUMS

1.26 ACRES IN THE CITY OF FREDERICKSBURG, LOT 2R-B, VALLEY
GRANDE SUBDIVISION RECORDED IN DOCUMENT NO. 20170439 OF THE
DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

MONASHEE CUSTOM HOMES

OWNER

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VEI CONSULTING ENGINEERS

ENGINEER

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(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

FILE NO: 26039

DATE: 06/07/2026

SHEET: SP (1 OF 3)



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

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

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

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

June 9, 2026

City of Fredericksburg, Planning & Zoning

Attn: Jan Musgrove, Planner 1

126 W Main St.

Fredericksburg, Texas 78624

Via email to JMusgrove@FBGTX.org

Re: Your letter dated June 2, 2026, Re: DEV-2026-58-SP, Review Comments for 1112 Thiele Lane, Fredericksburg, Texas 78624 (VEI No. 26039)

Dear Ms. Musgrove,

Below you will find our responses to your comments in the above-mentioned letter.

Planning Comments:

City Comment:

1. Add Project No. DEV-2026-58-SP.

VEI Response:

The project number has been added to the plans as requested.

City Comment:

2. Provide Proposed exterior lighting plan, including fixture details.

VEI Response:

A note has been added to the Site Plan that all exterior lighting will be Dark Sky Compliant. Examples are below of the type of lighting that will be placed on and around the buildings. Once a decision on the lighting is reached, it will be submitted to the City for approval.



City Comment:

3. *How will trash service be provided?*

VEI Response:

Trash collection is planned to be managed by the City's residential service, with each unit using individual green bins.

Engineering Comments

City Comment:

1. *Condition site plan approval on engineering dept approval of civil construction plans prior to a building permit.*

VEI Response:

Comment noted.

City Comment:

2. *Sight visibility easement triangles should be 30'x30'.*

VEI Response:

The sight visibility triangles have been corrected.

City Comment:

3. *Please dedicate a 20-ft wide public utility easement via separate instrument and provide the easement documents and proof of recordation.*

VEI Response:

A 20' wide public utility easement has been shown on the plans. Documentation and proof of recordation will be provided at completion.

Engineering Comments as of June 4, 2026

City Comment:

1. *Thiele Ln. is classified as a collector. Please construct sidewalk along Thiele.*

VEI Response:

A public sidewalk has been added along Thiele Lane.

City Comment:

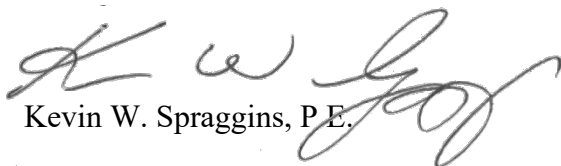
2. *Please provide the documentation showing that this property has the right to use the 30-ft wide ingress/egress easement that is on the Seventh Day Adventist Church property.*

VEI Response:

Warranty Deed from Melton Keller to Kasper Wilke, dated July 26, 1974, Volume 110, Pages 634-635, Deed Records of Gillespie County, Texas, is attached for your reference.

Should you have further questions or comments please do not hesitate to contact me at the information at the top of this letter or at kspraggins@vei-tx.com.

Sincerely,



Kevin W. Spraggins, P.E.

MELTON KELLER

TO

KASPER WILKE

WARRANTY DEED

THE STATE OF TEXAS X
COUNTY OF GILLESPIE X

KNOW ALL MEN BY THESE PRESENTS:

That I, Melton Keller, of the County of Gillespie, State of Texas, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to me in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED and by these presents to hereby GRANT, SELL AND CONVEY unto Kasper Wilke of the County of Gillespie, State of Texas, all that tract or parcel of land situated in Gillespie County, Texas, described as follows, to wit: .708 acres of land, being a part of Outlot No. 54 as said Outlot is designated on the map of Fredericksburg, Texas and environs by the German Emigration Company and described by metes and bounds as follows, to wit:

BEGINNING at a fence corner for the S. W. corner of that tract of 11,400 square feet of land out of the said Outlot No. 54 that was conveyed by Melton Keller, et ux, to Ada Wilke by deed appearing of record in Vol. 91, Page 647 of the Deed Records of Gillespie County, Texas; THENCE East 105 feet to an iron stake; THENCE South 293.875 feet to an iron stake for the S. E. corner of this tract; THENCE West 105 feet to an iron stake for the S. W. corner of this tract; THENCE North 293.875 feet to the place of beginning.

Grantor herein also grants to Grantee herein an easement for egress and ingress only to a strip of land 30 feet wide, being a part of Outlot No. 54 as it is designated on the map of Fredericksburg, Texas by the German Emigration Company. The said easement is described by metes and bounds as follows, to wit:

BEGINNING at an iron stake in the North line of Highway Street for the N. W. corner of that tract of 11,400 square feet of land that was conveyed by Melton Keller, et ux, to Ada Wilke by deed appearing of record in Vol. 91, Page 647 of the Deed Records of

VOL 110 PAGE 634

VOL 110 PAGE 635 -

Gillespie County, Texas; THENCE with the South line of Highway Street West 30 feet to a stake; THENCE South 413.375 feet to a stake; THENCE East 30 feet to the S. W. corner of a subdivision of .708 acre of land; THENCE North 413.875 feet to the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging to said Grantee, his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 26th day of July, 1974.

Melton Keller

THE STATE OF TEXAS :

COUNTY OF GILLESPIE :

Before me, the undersigned authority, on this day personally appeared Melton Keller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 26th day of July 1974.



Katherine M. Hall
Notary Public in and for
Gillespie County, Texas

Filed for record in my office the 9th. day of August A.D. 1974 at 11:10 o'clock A.M. and duly recorded the 15th. day of August A.D. 1974 at 9:45 o'clock A.M. in Volume 110, pages 634-635.

Felix Scherer, Clk. Co. Ct., Gillespie County, Texas.



June 4, 2026

Re: DEV-2026-58-SP, Review Comments for 1112 Thiele Lane, Fredericksburg, Texas, 78624

Dear Applicant,

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 **Tuesday, June 9, 2026**.

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

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

Planning Comments:

1. Add Project No. DEV-2026-58-SP
2. Provide proposed exterior lighting plan, including fixture details.
3. How will trash service be provided?

Engineering Comments: June 4, 2026

1. Thiele Ln is classified as a collector. Please construct sidewalk along Thiele.
2. Please provide the documentation showing that this property has the right to use the 30-ft wide ingress/egress easement that is on the Seventh Day Adventist Church property.

Previously sent June 2, 2026

1. Condition site plan approval on engineering dept approval of civil construction plans prior to a building permit
2. Sight visibility easement triangles should be 30'x30'
3. Please dedicate a 20-ft wide public utility easement via separate instrument and provide the easement documents and proof of recordation

The City of Fredericksburg

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

J Musgrove

Jan Musgrove, Planner 1

The City of Fredericksburg

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