



City of Fredericksburg

Planning and Zoning Commission Meeting Agenda
Wednesday, August 5, 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

Tyler Pansing, Member
Todd Peters, Member
Sondra Sultemeier, Member
Daryl Whitworth, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on Wednesday, August 5, 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 August 5, 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. 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. July 1, 2026, Regular Meeting Minutes

4. PUBLIC HEARING

- A. **REQUEST – DEV-2026-82-ZC:** BY Landmark Planning and Advisors To Consider a zoning change from Single Family Residential (R1) to Neighborhood Commercial (C1) for properties legally described as ITZ BLK A LOT 2-PT,3, ITZ BLK A LOT 2-PT & ITZ BLK A LOT 1-PT of the (FCNW) City Northwest Neighborhood and commonly known as 604, 608 AND 610 North Milan Street, Fredericksburg, Texas.

- i Presentation by the Applicant
ii Presentation by the Staff

- iii Hold Public Hearing
- iv Take Action on the Zoning Change
- B. **REQUEST – DEV-2026-83-ZC:** By Short Elliott Hendrickson, Inc to consider a zoning change for .90 acres from Commercial (C2) To Single Family Residential (R1) and a Zoning Change for 1.35 Acres from Single Family Residential (R1) to Commercial (C2) for property legally described as ABS A0298 and commonly known as 111 Owl Lane, 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. Election of New Chair and Vice Chair

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 July 29, 2026, on the bulletin board of the City of Fredericksburg, 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
July 1, 2026, 5:30 P.M.**

On the 1st day of July 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
EVAN WILLIAMSON– Assistant Director of Public
Works and Utilities
MARIA GARCIA – Legal Counsel

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

Public Hearing Items:

Tyler Pansing and Tim Dooley recused themselves 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 revised site plan with new positioning of the 3 gas pumps and mentioned that he and his team had responded to all of the concerns voiced at the June meeting.

Staff Summary: Cliff Cross

Mr. Cross explained that the item had been tabled for lack of information from the June meeting and that a revised site plan had been presented to staff the previous day.

Public Hearing:

Lindsay Pansing spoke about her concerns as to the quality of life and the effects of gas stations on children's health.

Mr. Bradley Bertram also spoke about the concerns he had about the health effects on children's health and spillage concerns.

Public Hearing Closed**Discussion:**

Discussion revolved around the Alley access to pick up trash, would there be fencing around the rear of the property and lighting on the canopy of the gas pumps. Parking concerns were raised by Sondra Sultemerier and whether or not street parking could be restricted. A suggestion was made that perhaps 2 pumps would be a solution to the parking.

Evan Williamson responded that Milam was a very broad street and that there are no parking restrictions.

Mr. Ali responded that he would be glad to reduce the number of pumps if that would be more acceptable.

Jim Jarreau made a motion to approve request Z-2610 as presented with staff recommendations and other conditions.

Staff recommendations and other conditions:

1. Reduce to 2 (two) pumps
2. Quiet no digital pumps
3. Hours of operation to 7am to 10pm
4. Non-Lighted Canopy
5. Screening between property and neighbors to the rear
6. Ensure that parking requirements are met, staff to verify

Goerge Hager seconded the motion passed 7-0.

Tim Dooley and Tyler Pansing returned to the Dais.

Request DEV-2026-38-RP: By Sultemeier 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.

Applicant's Presentation: Shelby Collier

Mrs. Collier explained she was there on Dale Sultemerier's behalf and that this was a simple replat of 1 lot in R1 to 2 lots.

Public Hearing: 6:15PM open – Closed at 6:15PM

Staff Summary: Susana Huerta

Susana explained that anytime a R1 lot replated it required a public hearing. This had not been done before but it was necessary.

Discussion:

Brief discussion on why now. Staff responded that it was State Law.

Tim Doooley made a motion to approve the application.

Jim Jarreau seconded the motion. All voted Aye and the motion carried. 9 to 0.

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.

Applicant Presentation: Grant Gold

Mr. Gold explained that he and his brother had grown up in this home and that they had recently lost both of their parents and that they wanted to keep the home in the family. A STR permit was no longer available by right as the home was zoned R1, so they chose to attempt to rezone to C1 so that they could apply for a STR permit. This would help them keep the home as there were expenses that a STR would cover.

Public hearing:

Brian Weiss, a neighbor, spoke to all the other uses that are available in the C1 zone and did not care for those potential options.

Mr. Graham Pearson spoke to the "zoning creep" and that maintaining Residential zones was essential.

Public Hearing Closed

Staff Review: Cliff Cross

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.

Discussion:

The board discussed the issue of families trying to maintain a family home but that changing a zone that incorporated so many other uses was too drastic. Mr. Gold responded that he and his brother only wanted to obtain a STR and there were no plans for anything else. Tom Musselman mentioned that it would be a better application if the entire block wanted to change from R1 to C1. Sondra Sultemeier was concerned about the impact on the rest of the homes in the neighborhood.

Tom Musselman made a motion to deny the request.

Jim Jarreau seconded the motion. All voted Aye and the motion carried 9 to 0.

Action Items:

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.

Applicant Presentation: Josh Leamons with Searchers Surveyors

Mr. Leamons presented the first Phase of the Trails of Windcrest Subdivision, with 94 lots and Amenity Space.

Staff Review: Susana Huerta

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 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.

Discussion:

As the Preliminary Plat had already been approved, there was no discussion.

Jim Jarreau made a motion to approve the application With Staff recommendations of:

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

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

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.

Applicant's Presentation: Brandon Crozier with Monashee Custom Homes

Mr. Crozier spoke about the desire to build 9 (nine) Condominiums at 1112 Thiele Lane. These would be owner-occupied and some would be long-term rentals.

Staff Review: Susana Huerta

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.

Discussion:

Tim Dooley asked about the drainage concerns. Evan Williamson said that that would be looked at during civil construction review and that the water did indeed drain to the South.

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

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

Tom Musselman 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. That the first public meeting would be held at the August 12, 2026, Coffee with the City Manager. The Consultant's Kimberly Horn would be there to help explain and answer any questions.

Jim Jarreau asked if there was any movement on the Ordinance amendments to protest Main Street. Mr. Cross explained that he was actively working on them.

Mr. Jarreau asked when re-appointments for the P&Z Board would be finalized. Mr. Cross mentioned that they were on the agenda for the July 21, 2026, meeting, along with new members for the Zoning Board of Adjustment.

Approval of Minutes:

The Commission unanimously approved June 3, 2026, meeting minutes.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 7:08PM.

PASSED AND APPROVED on the 4tht day of August 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: August 5, 2026

SECTION: PUBLIC HEARING ITEM: A.

CAPTION: REQUEST – DEV-2026-82-ZC: BY Landmark Planning and Advisors To Consider a zoning change from Single Family Residential (R1) to Neighborhood Commercial (C1) for properties legally described as ITZ BLK A LOT 2-PT,3, ITZ BLK A LOT 2-PT & ITZ BLK A LOT 1-PT of the (FCNW) City Northwest Neighborhood and commonly known as 604, 608 AND 610 North Milan 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 applicants have submitted a Zoning Change request for three individual lots totaling approximately 1.05 acres (45,600 sq. ft) and commonly known as 604, 608 & 610 N. Milam Street . The applicants are requesting a zoning change from R1, Single-Family Residential to C1, Neighborhood Commercial.

BACKGROUND:

The surrounding properties include R1- Single Family Residential to the north, south, east and west. There is also a mixture of C1 - Neighborhood Commercial and R2 - Mixed Residential throughout the area.

The properties are 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 applicants 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

* 10 feet when adjacent to R-1 or R-5

The 2024 Comprehensive Plan identifies the subject property as a future Place Type of Mixed-Use Community / Corridor which is envisioned to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses.

Appropriate existing zoning districts would include R2, R3, R5, NC, C, M3, MU1, MU2

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 July 28, 2026, staff have received one protest and one support letter.

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-Use Community / Corridor place type. Per the "Intent And Character" section of the plan, "Within a small geographic area, different land uses can be side by side or within the same building. These places tend to be bustling and diverse, with a sense of place. Mixed-Use Communities or Corridors can serve a large region, while others can serve local residents. The functions and characteristics of both concepts are generally the same, with variations in the size of their service areas and intensity of development".

This place type is envisioned to be a well-planned, walkable mixed-use area. A Mixed-Use Community or Corridor should be as the name suggests - with a strong and sustained "sense of place." The intent of this category is to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas include integrated residential, retail, and small-scale employment use.

Land uses are less distinguishable and less regulated in this more urban environment, where the focus is more on form than function. Important characteristics include building relationship with the street, pedestrian movement, signage, street design, and public gathering places.

Within a small geographic area, different land uses can be side by side or within the same building. These places tend to be bustling and diverse, with a sense of place. Mixed-Use Communities or Corridors can serve a large region, while others can serve local residents. The functions and characteristics of both concepts are generally the same, with variations in the size of their service areas and intensity of development.

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

ATTACHMENTS:

1. N Milam Rezoning Letter of Intent Signed - Redacted
2. 604-610 N Milam Notification Map
3. 604-610 N Milam Street Zoning
4. 604-610 N Milam Land Use
5. 604-610 N. Milam St Place Type
6. 2024-Fredericksburg-Comprehensive-Plan MU Place Type
7. APPROVAL - WAGNER_Redacted
8. PROTEST - DONALDSON_Redacted

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Barbara Quirk, City Attorney

Date: July 28, 2026

Date:

June 18, 2026

City of Fredericksburg
Development Services Dept
Fredericksburg, Texas 78624

RE: Letter of Intent – Rezoning Request from R1 (Single-Family Residential) to C1 (Neighborhood Commercial)

Properties: 604 N Milam, 608 N Milam, and 610 N Milam, Fredericksburg, Texas

Dear Mayor Briley, Members of City Council and Members of Planning & Zoning Commission,

We, the undersigned property owners of 604 N Milam, 608 N Milam, and 610 N Milam, Fredericksburg, Texas, respectfully submit this Letter of Intent to formally notify the City of Fredericksburg of our desire to pursue a rezoning of our respective properties from the current **R1 Single-Family Residential** zoning designation to **C1 Neighborhood Commercial** zoning. We believe this rezoning is consistent the 2024 Comprehensive Plan and with the evolving character of the surrounding area and will allow for compatible, neighborhood-scale commercial uses that serve the local community.

Property Information

The properties subject to this rezoning request are as follows:

Property 1: 604 N Milam, Fredericksburg, Texas

Owner: *Robert Riggle*

Current Zoning: R1 Single-Family Residential

Proposed Zoning: C1 Neighborhood Commercial

Property 2: 608 N Milam, Fredericksburg, Texas

Owner: *Cindy Spaeth*

Current Zoning: R1 Single-Family Residential

Proposed Zoning: C1 Neighborhood Commercial

Property 3: 610 N Milam, Fredericksburg, Texas

Owners: *Lori Bivens and Ryan Merlet*

Current Zoning: R1 Single-Family Residential

Proposed Zoning: C1 Neighborhood Commercial

Statement of Intent

It is the intent of the undersigned property owners to rezone the above-referenced properties from R1 Single-Family Residential to C1 Neighborhood Commercial in accordance with the City of Fredericksburg's zoning ordinance and applicable land use regulations. The owners believe that C1 Neighborhood Commercial zoning is the most appropriate designation for these properties given their location, proximity to existing

commercial corridors, and the potential to contribute positively to the neighborhood's economic vitality while maintaining compatibility with adjacent residential uses.

The property owners are committed to working cooperatively with the City of Fredericksburg Planning Department and all relevant municipal bodies throughout the rezoning process to ensure that the request is reviewed thoroughly and in accordance with all applicable procedures.

Designation of Authorized Agent

By executing this Letter of Intent, each of the undersigned property owners hereby authorizes and designates **Anna Hudson, AICP, of Landmark Planning and Development Advisors, LLC**, to act as the authorized agent on their behalf in connection with this rezoning application. Ms. Hudson is authorized to prepare, submit, and present all documents, applications, and materials required by the City of Fredericksburg in furtherance of the rezoning request from R1 to C1 Neighborhood Commercial zoning.

This authorization shall remain in effect for the duration of the rezoning process unless revoked in writing by the respective property owner. All correspondence, notices, and communications from the City of Fredericksburg regarding this rezoning request may be directed to the authorized agent at the contact information provided below.

Authorized Agent Contact Information:

Anna Hudson, AICP

Landmark Planning and Development Advisors, LLC

Address: 127 Emerald Loop, Fredericksburg, TX 78624

Phone: 210-860-0341

Email: Anna@landmarkpda.com

Closing Statement

We respectfully request that the City of Fredericksburg accept this Letter of Intent and initiate the formal rezoning review process for the above-referenced properties. We look forward to working with City staff, Mayor and Council, and the Planning Commission to advance this request in a timely and cooperative manner.

Thank you for your time and consideration of this request.

Respectfully submitted,

Property Owner – 604 N Milam

Name: Robert Riggle

Signature: _____

Date: 6/19/26

Property Owner – 608 N Milam

Name: Cindy Spaeth

Signature: _____

Date: 6/18/26

Property Owners – 610 N Milam

Name: *Lori Bivens*

Ryan Merlet

Signature: _____

Date: 6/18/2026

Signature: _____

Date: 6/21/2026

Agent Acknowledgment

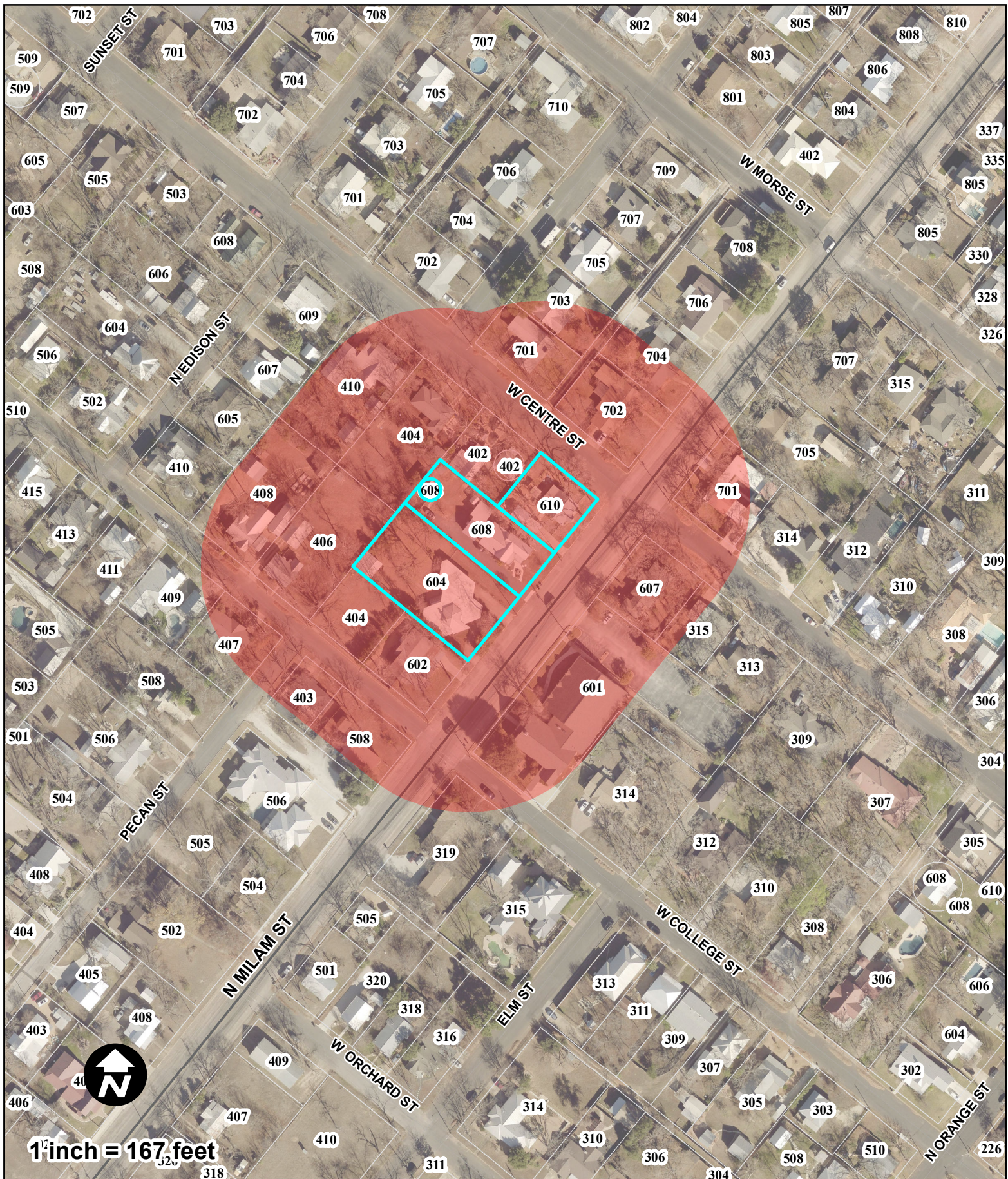
I, Anna Hudson, AICP, of Landmark Planning and Development Advisors, LLC, hereby acknowledge and accept the designation as authorized agent for the above-referenced property owners in connection with the rezoning request from R1 Single-Family Residential to C1 Neighborhood Commercial for the properties located at 604 N Milam, 608 N Milam, and 610 N Milam, Fredericksburg, Texas.

Anna Hudson, AICP

Landmark Planning and Development Advisors, LLC

Signature: _____

Date: 6-18-2026



City of Fredericksburg
DEV-2026-87-ZC

604, 608 & 610 N. Milam Street

LEGEND

- 200' Notification Buffer
- GCAD Parcels



LEGEND

Underlying Zoning

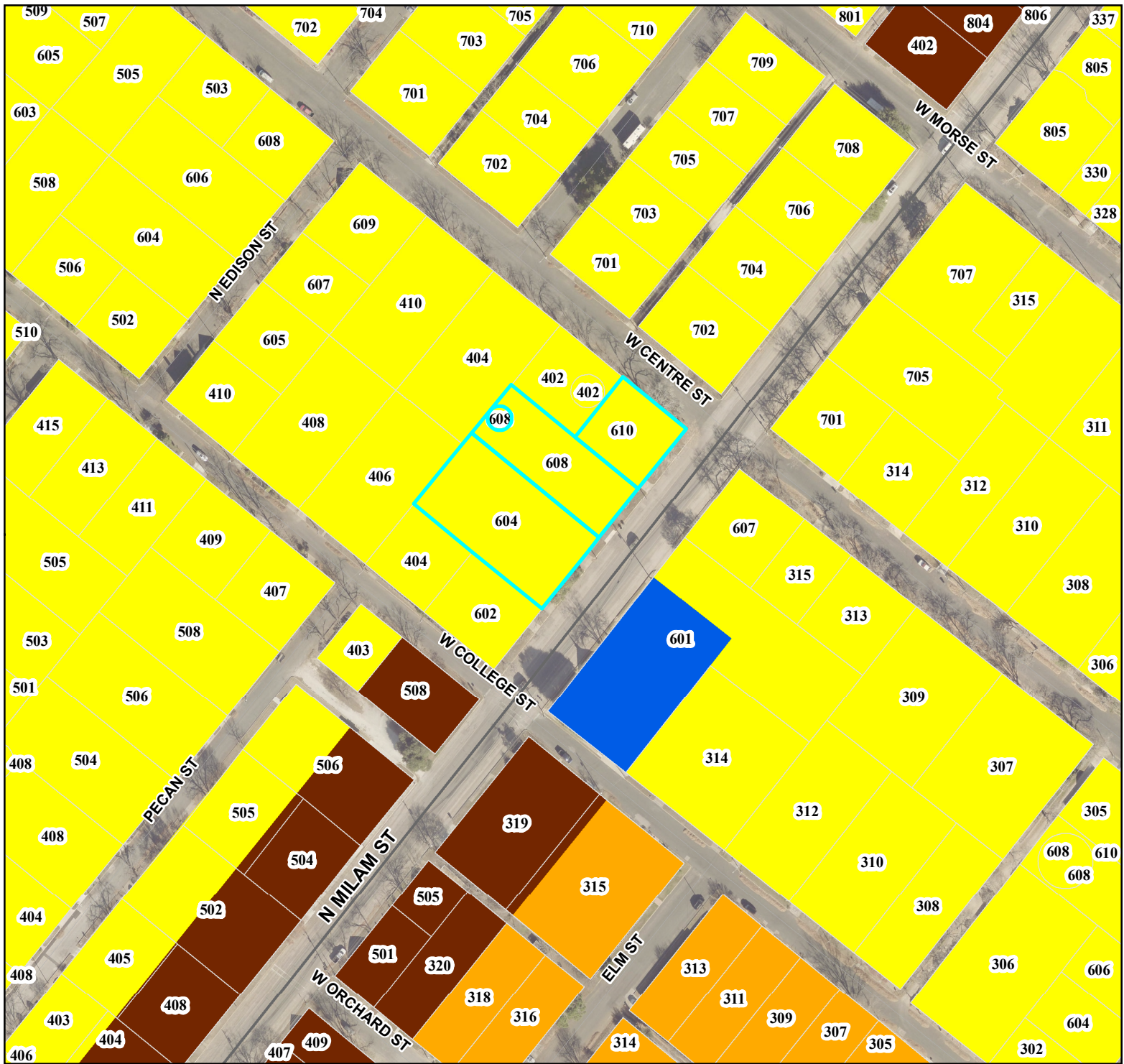
ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- 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
- GCAD Parcels



City of Fredericksburg
 DEV-2026-82-ZC
 604,608 & 610 N. Milam Street



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

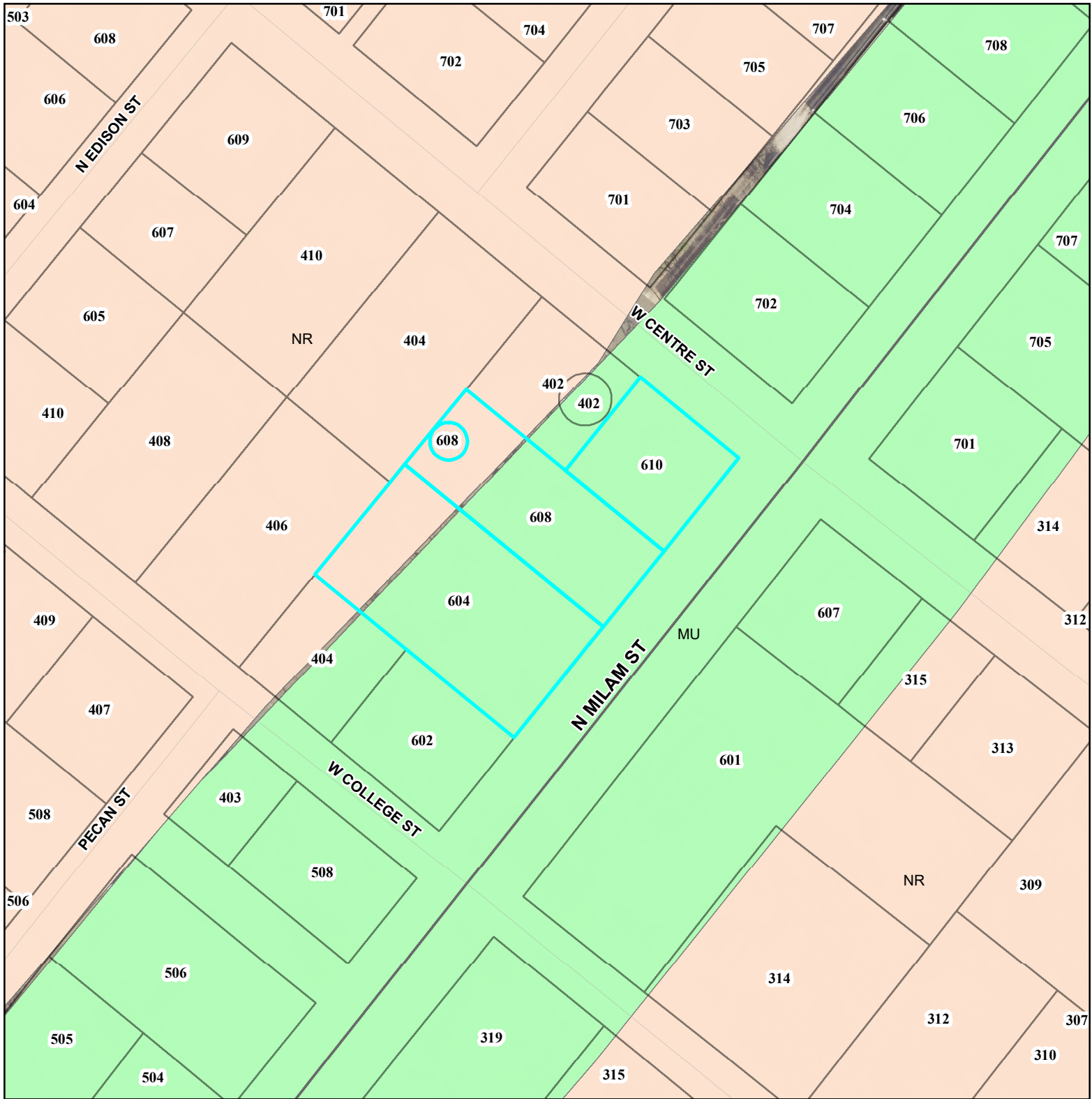
Parks & Open Space

Public / Semi-Public

Rural



City of Fredericksburg
DEV-2026-82-ZC
604, 608 & 610 N. Milam Street



LEGEND

GCAD Parcels

Place_Type

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



City of Fredericksburg
DEV-2026-82-ZC
604, 608 & 610 N. Milam Street



Mixed-Use Community / Corridor

INTENT AND CHARACTER

This place type is envisioned to be a well-planned, walkable mixed-use area. A Mixed-Use Community or Corridor should be as the name suggests - with a strong and sustained “sense of place.” The intent of this category is to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas include integrated residential, retail, and small-scale employment use.

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Within a small geographic area, different land uses can be side by side or within the same building. These places tend to be bustling and diverse, with a sense of place. Mixed-Use Communities or Corridors can serve a large region, while others can serve local residents. The functions and characteristics of both concepts are generally the same, with variations in the size of their service areas and intensity of development.

APPROPRIATE LAND USE TYPES

Commercial

- Contextual to location but intended to include neighborhood and regional-serving retail, personal service, hotel, restaurant (no drive-thru) and office use.

Residential

- Middle housing types such as townhouses, patio homes, cottage courts, urban lofts, and apartments in walkable environments near commercial and open space. Stand-alone apartments are not desirable.

Industrial

- Not appropriate

Institutional

- Education (e.g., elementary and secondary schools); institutional uses (e.g., places of public assembly); utility and service uses (e.g., electrical substations, fire stations, etc.). High schools may be permitted if they are located and take access from a collector or greater street classification.

Green Spaces

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

Development Intensity Target

Residential	40 - 80%
Commercial	20 - 60%



GUIDANCE AND INTERPRETATION

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

- Although not required, regional detention should be considered to serve all parcels within an activity center. This allows for greater intensity of use across the entire development.
- High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian.
- On-site parking should be first accommodated through reduced minimum parking requirements, followed by on-street parking, shared parking, and structured parking. Individual surface lots for each parcel should not be required.
- Outparcels located along arterial and collector roadways should be developed and connected to serve the internal streets.
- Building height and mass should be designed to be compatible with abutting uses, where the greatest intensity is located near the center of the development or adjacent to arterial streets.
- Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.
- Development quality (architecture and landscaping) should be of higher standard.
- In implementation, development code modifications could be needed to achieve the envisioned development character.
- Regional stormwater retention facilities and infrastructure should be utilized to create greenways and pedestrian/bicycle paths.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts:

- R2, R3, R5, NC, C, M3, MU1, MU2

Implementation - Development Code Review:

- Review buffers and screening to ensure compatibility (urban scale) externally
- Public space and shade considerations
- Urban street character elements to promote walkability and mix of use
- Urban mobility elements such as pedestrian/bike, on-street parking, transit
- Reduced parking requirements and alternatives to reduce on-site parking lots
- Connectivity and efficient infrastructure requirements to add value
- Establish standards for food truck parks

REPRESENTATIVE IMAGERY



Public Comment Form

Please return this form before 2PM on August 5, 2026

To

jmusgrove@fbgtx.org

OR

Development Services – Zoning
2818 East U.S. Highway 290
Fredericksburg, TX 78624
830-997-7521



REQUEST NO. DEV-2026-82-ZC – 604, 608 & 610 N. MILAM STREET

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

Milam street has become a highly trafficked cross connector street which is not safe for R-1 zoning. There are already a large number of offices along Milam.

Signature

Date

7/27/2026

Printed Name

Harry A. Wagner

Address

508 N. Milam St.

REQUEST NO. DEV-2026-82-ZC- 604, 608 & 610 N. MILAM STREET

As an interested property owner, I Protest the requested Land Use and Zoning Change, represented by the above file number because:

Our property value would decline due to a commercial property(s) being in such close proximity to our property at 404 West Centre as well as affect our long-term rental viability. We have been owners in the neighborhood for for nearly two decades and think the zoning change proposed is unnecessary at this time.



Signature

July 27, 2026

Date

John and Andrea Donaldson

403 East Travis Street, Fredericksburg, TX 78624



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

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

MEETING DATE: August 5, 2026

SECTION: PUBLIC HEARING ITEM: B.

CAPTION: REQUEST – DEV-2026-83-ZC: By Short Elliott Hendrickson, Inc to consider a zoning change for .90 acres from Commercial (C2) To Single Family Residential (R1) and a Zoning Change for 1.35 Acres from Single Family Residential (R1) to Commercial (C2) for property legally described as ABS A0298 and commonly known as 111 Owl Lane, 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 to rezone approximately 2.25 acres within an existing approximate 56.24 acre tract at the property commonly known as 111 Owl Lane. Specifically, the applicant is seeking to reconfigure and rezone approximately .90 acres from Commercial (C2) to Single Family Residential (R1) and further rezone 1.35 acres from Single Family Residential (R1) to Commercial (C2). The applicant is requesting to reconfigure the current underlying zoning to accommodate future development.

BACKGROUND:

The surrounding properties include Single Family Residential (R1) to the east and south and Commercial (C2) to the north and west. There is also a mixture of Public Facilities (PF) and Multi-Family Residential (R3) to the north and east. South of the total 56.24 acre site is unincorporated Gillespie County.

A significant portion of 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

Sec. 3.210 - C2: Commercial speaks to the development standards allowed in C2 and includes the following uses permitted by right:

This zone is intended to provide for businesses and services that serve persons throughout the city and the area. These uses generally require frontages on major cross street intersections of highways or other major arterial, given their high visibility and traffic generation ability.

Principal Permitted Uses

Administrative and Business Office
Agricultural Sales and Services
Arts and Crafts
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School
Business Support Services
Club or Lodge
Cocktail Lounge
Commercial Off-Street Parking

Communication Services
Construction Sales and Services
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Convenience Store/Self Serve Gas
Cultural Services
Custom Manufacturing
Day Care Services
Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Sales
Funeral Services
Group Residential

Single Family Residential (detached) if structure was not used as other than residential in its most recent use
General Retail Sales
Guidance Services
Hotel/Motel
Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Maintenance and Service Facilities
Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement
Multiple Family Residential

Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services
Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Research Services
Restaurant - Drive-In/Fast Food
Restaurant
Service Station
Veterinary Services
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 (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.

Camp Grounds
Condominiums (Section 7.610)
Convenience Storage
Drive through facilities associated with any use
Game of Skill Parlor
Single Family Residential (detached)- new construction or after cessation of use other than residential
Duplex Residential Condominium Residential(section 7.610)
Single Family Residential (Detached)
Tattoo Studio
Townhouse Residential (section 7.610)
Transportation Terminals

Property Development Regulations

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 following 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-2 District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 15 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 0 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, 0 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	80%
Maximum Building Coverage	Percent of Lot Area, 75%
Residential Density	Section 3.120
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 8.100
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 July 28, 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 north and south 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. Properties to the west are located within the Light Industrial place type. When considering any request the proximity and uses of those properties should also be considered. When evaluating this request, the place type designation traditionally would not accommodate the C2 underlying district in compliance with the Comprehensive Plan. However, when considering the request, staff believes that the reconfiguration of the current zoning would not impact the intent of the comprehensive plan, Based upon all factors such as traffic, surrounding uses, intensity, etc staff recommends approval of the request contingent upon a findings of fact supporting the request.

ATTACHMENTS:

1. 111 Owl Lane Notification Map
2. 111 Owl Lane Zoning Map
3. 111 Owl Lane Land Use
4. 111 Owl Lane Place Type
5. 2024-Fredericksburg-Comprehensive-Plan MDR Info
6. 2605-17_111 Owl Ln_Survey Map_20260703
7. REZONING FIGURE

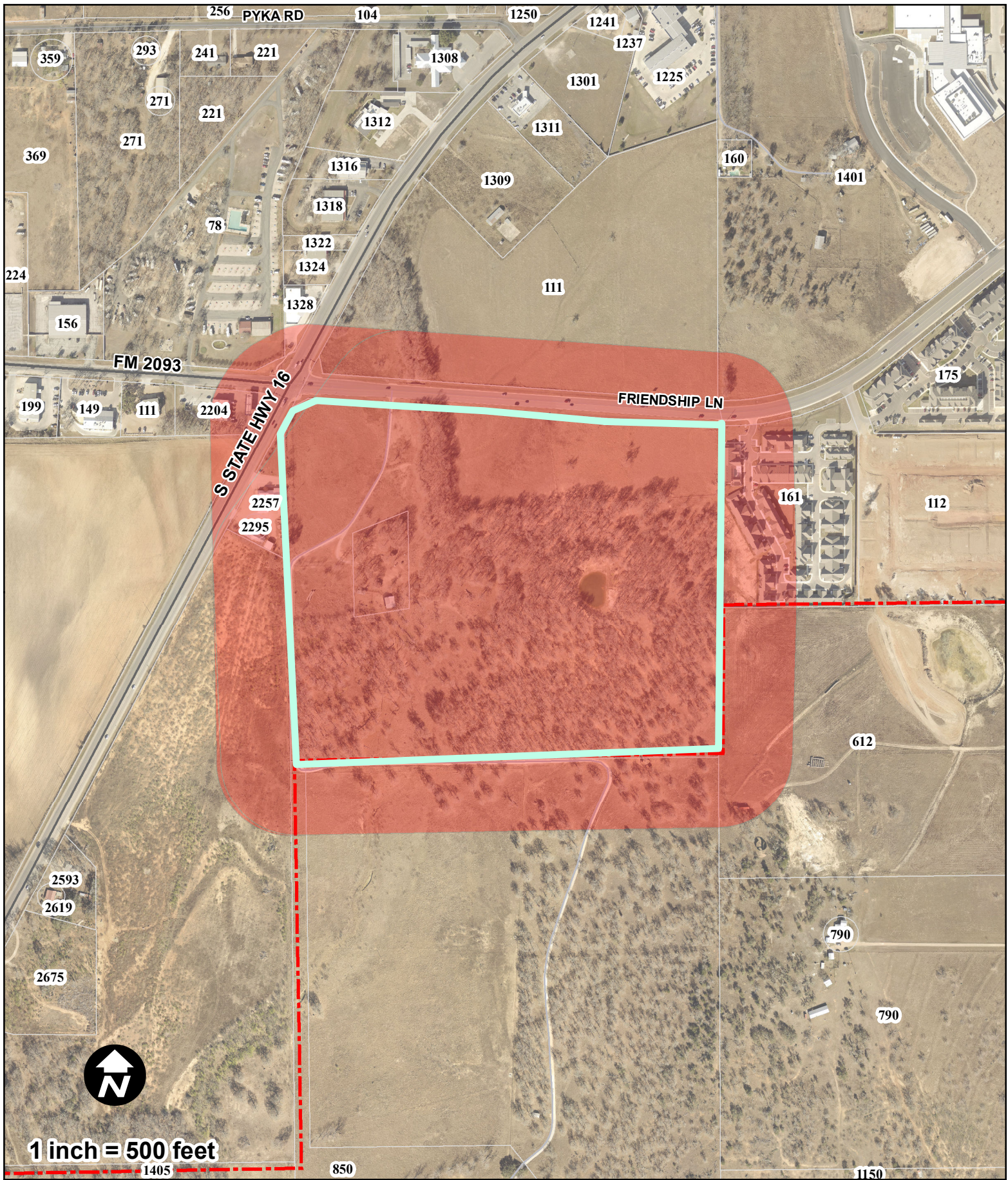
APPROVAL/REVIEW:

Cliff Cross, Director of Development Services

Barbara Quirk, City Attorney

Date: July 28, 2026

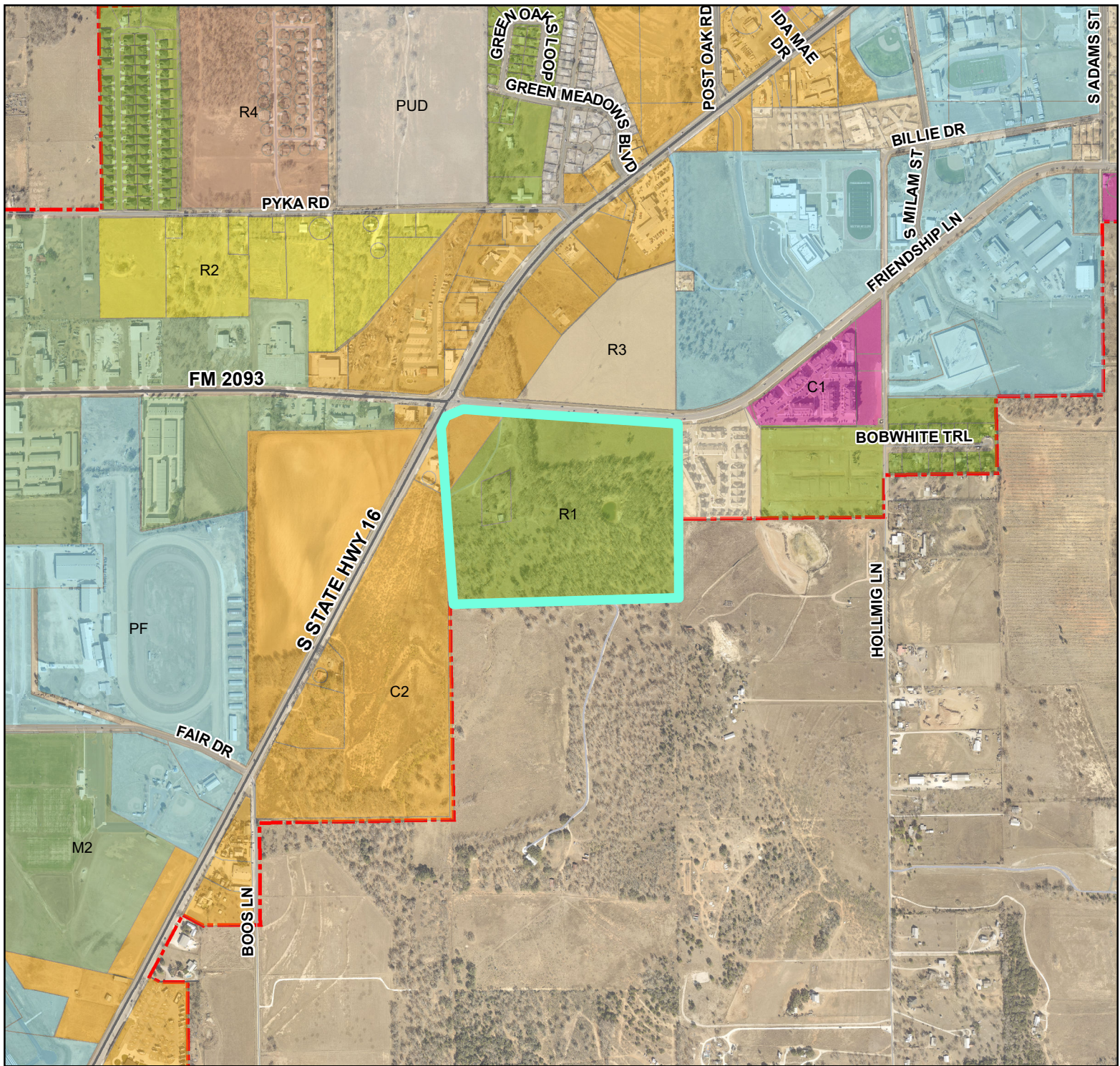
Date:



LEGEND

- 300' Buffer Notification
- GCAD Parcels

City of Fredericksburg
Dev-2026-87-ZC - 111 Owl Lane



LEGEND

Underlying Zoning

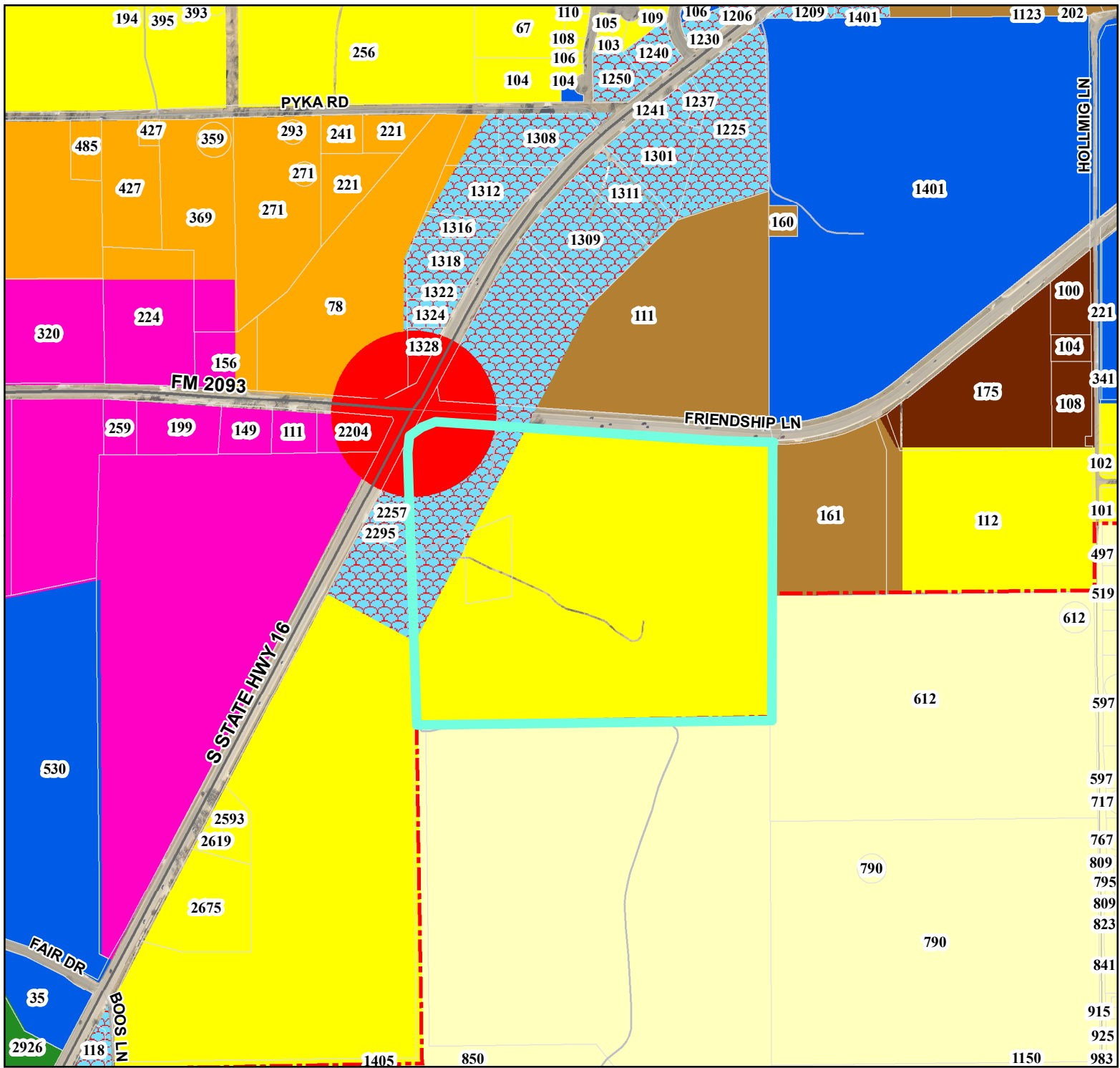
ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- 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-2026-83-ZC - 111 Owl Lane



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

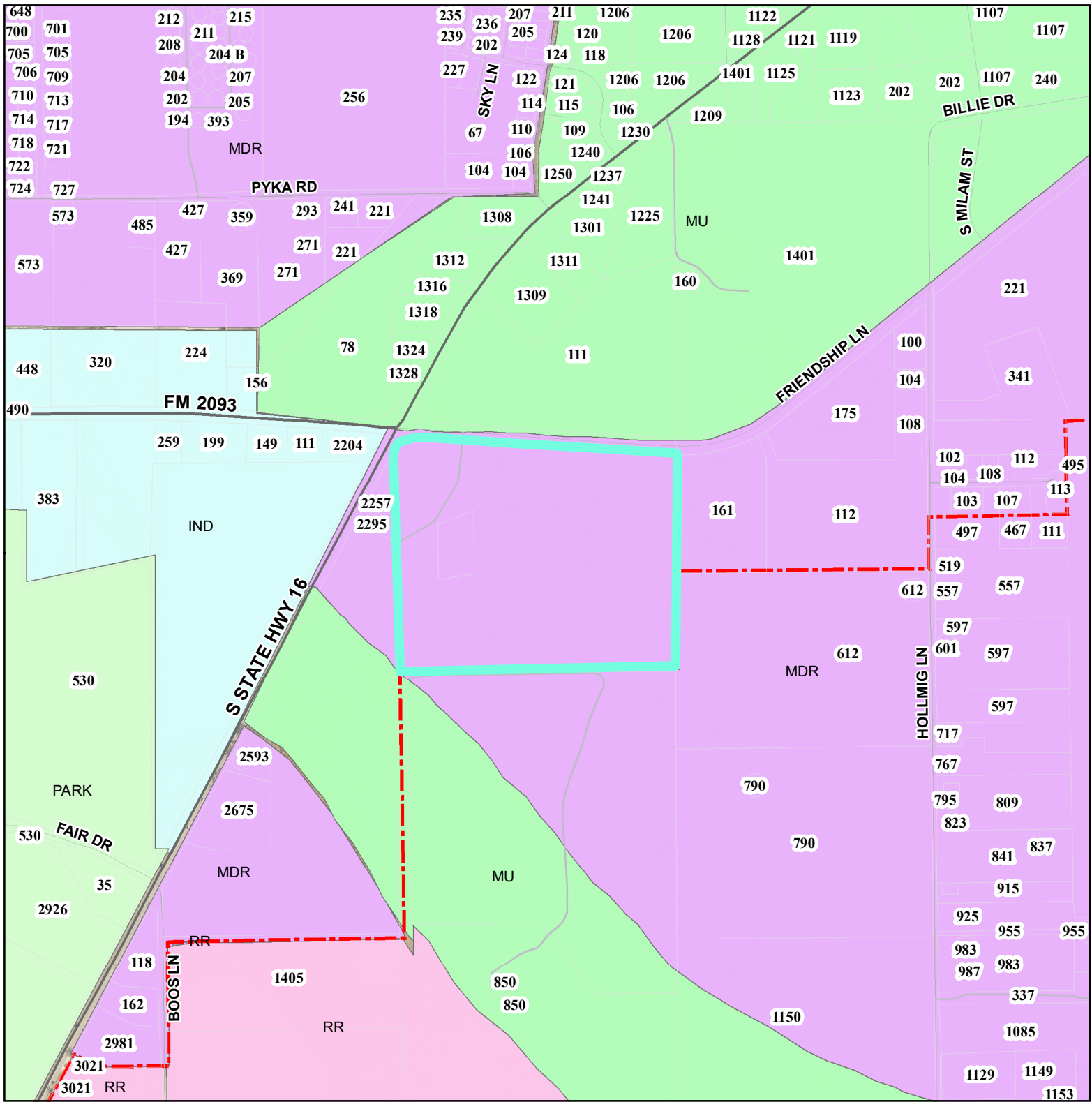
Parks & Open Space

Public / Semi-Public

Rural



City of Fredericksburg
DEV-2026-83-ZC - 111 Owl Lane



LEGEND

GCAD Parcels

Place_Type

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



City of Fredericksburg
DEV-2026-83-ZC - 111 Owl Lane



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

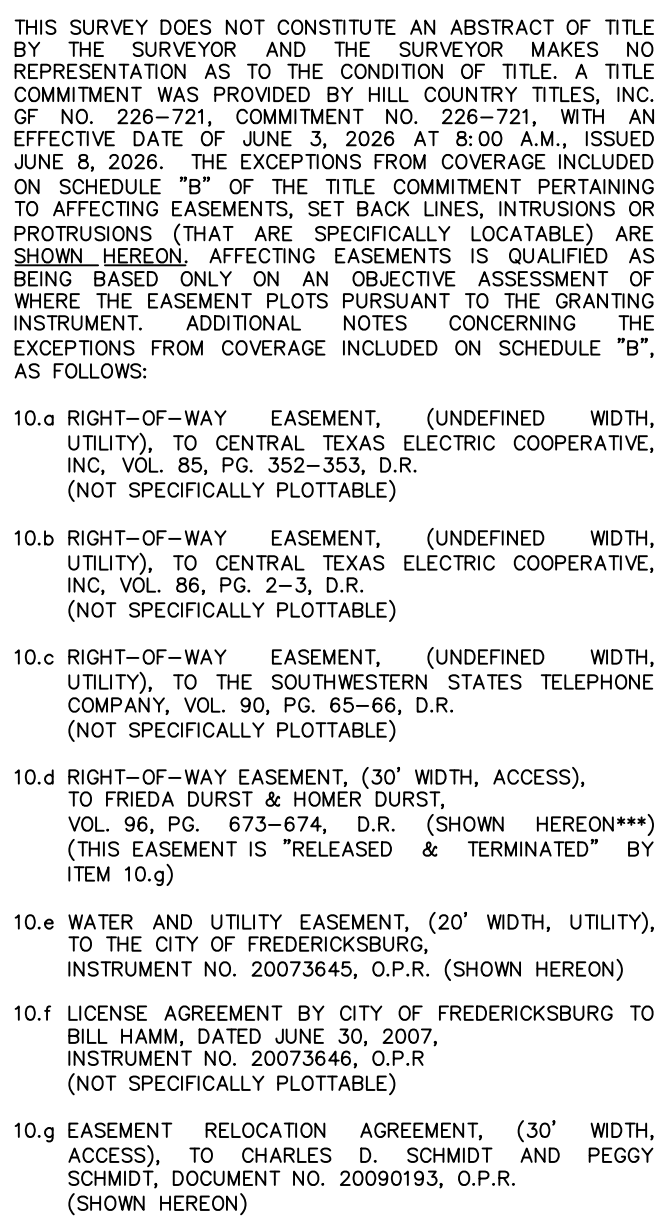
REPRESENTATIVE IMAGERY



BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,050.00'	54.07'	54.06'	S87°27'06"E	2°57'01"
C2	950.00'	46.83'	46.82'	N87°25'22"W	2°49'27"
C3	2,814.80'	388.52'	388.21'	N31°57'33"E	7°54'30"

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°59'29"E	54.48'
L2	N59°00'44"E	82.07'
L3	N10°06'21"W	75.85'
L4	S16°22'21"E	135.67'
L5	S06°31'10"W	44.75'
L6	S24°16'11"W	46.06'
L7	S07°10'41"W	21.71'
L8	S24°35'53"E	41.64'
L9	S11°26'35"E	40.01'
L10	N00°56'06"W	216.08'

SITE CONTROL POINT TABLE			
POINT	NORTHING	EASTING	ELEVATION
1001	10,058,065.740	2,752,227.045	1,703.46
1002	10,058,034.006	2,751,703.588	1,697.84
1003	10,058,024.343	2,752,735.215	1,709.35
1004	10,058,070.018	2,751,043.177	1,698.35
1005	10,057,578.123	2,750,592.766	1,697.53
1006	10,056,595.333	2,750,927.711	1,682.80
1007	10,056,688.464	2,752,634.786	1,707.76



1. CLIENT: SHORT-LEIGHT-HENDERSON KINCIN
SITE ADDRESS: 1111 OWL LANE,
FREDERICKSBURG, TEXAS 78624
JOB NO.: 28005

2. ONLY APPARENT, OBSERVED ABOVE-GROUND UTILITY AND ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE TO SHOW HEREON TO SHOW THE EXISTENCE, SIZE OR LOCATION OF ANY OF THE UTILITY OR INFORMATION REGARDING UNDERGROUND UTILITY. THE APPROPRIATE AGENCY/OPERATOR NO EXCAVATION, DRILLING, OR OTHER MEANS TO FIND THE UTILITY LOCATIONS. THE SURVEYOR MAKES NO WARRANTY AS TO THE EXACT LOCATION OF UNDERGROUND UTILITY.

3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48171C0269C, AND PANEL NO. 48171C04501, EFFECTIVE DATE OF OCTOBER 19, 2001, THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT INDICATE THE EXISTENCE OF ANY STRUCTURES OR PROPERTY OR THE STRUCTURES THEREON WAS OR WAS NOT FLOOD DAMAGED OR HEIGHTS MAN-MADE OR NATURAL CAUSES.

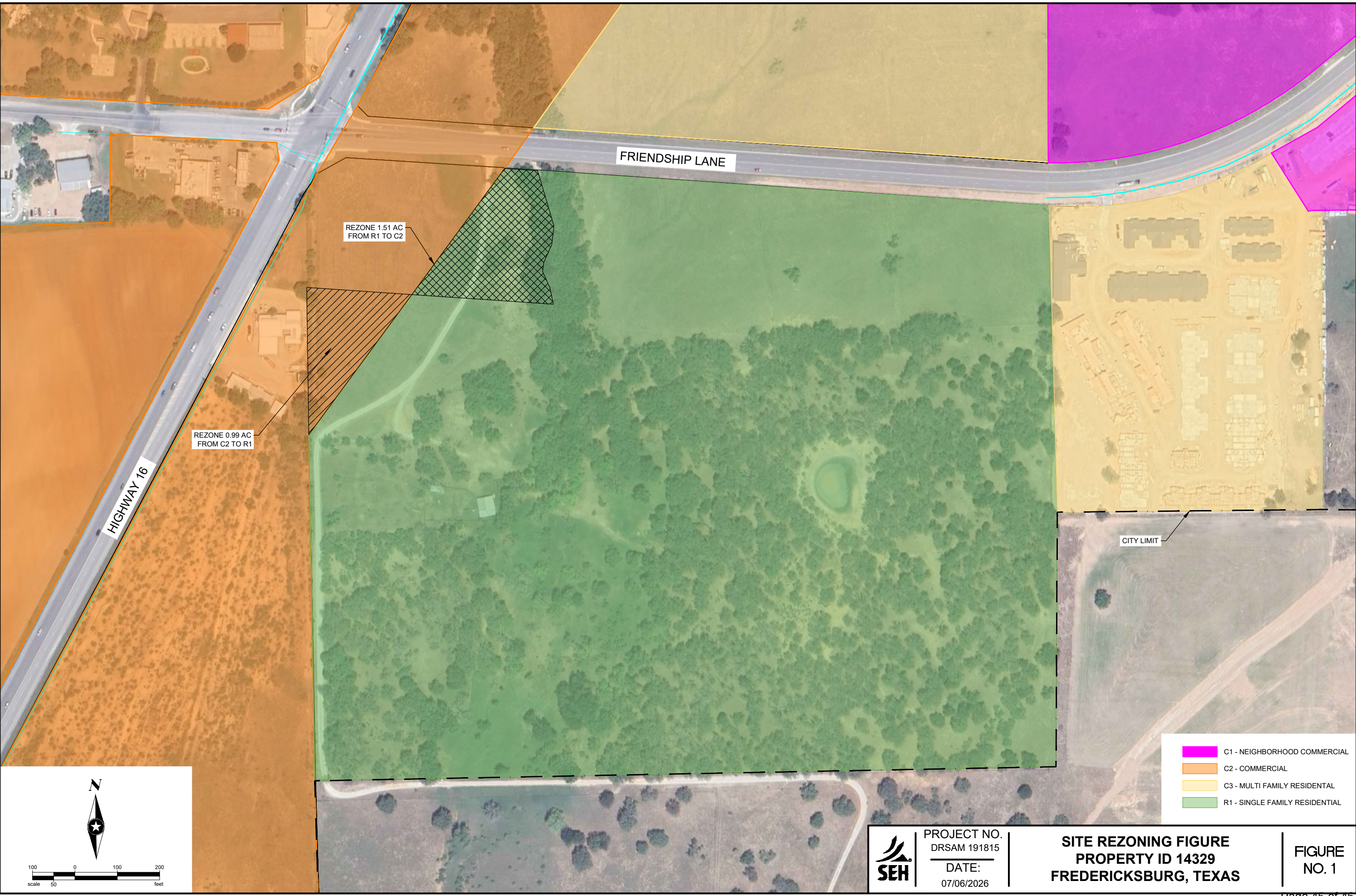
4. THE COORDINATES, BEARINGS, DISTANCES AND IMPROVEMENTS SHOWN HEREON ARE DERIVED FROM THE 1983 NAD83 COORDINATE SYSTEM, THE TEXAS STATE PLAN COORDINATE SYSTEM, CENT NORTH AMERICAN DATUM 1983 (NAD83) (24" X 36"). REFERENCE TO GRID COORDINATES AND ELEVATIONS SHOWN ARE REFERENCED TO THE GEOID108 MODEL, EXPRESSED IN U.S. SURVEY FEET.

5. A MINIMUM SETBACK OF 75 FEET IS REQUIRED FOR ANY BOUNDARY LINE FOR THE DRILLING/PLACEMENT OF ANY UTILITY BY THE TARRANT COUNTY CONSERVATION DISTRICT.

6. ORIGINAL MAP SHEET SIZE: 24" X 36".

- THIS SURVEY MAP IS THE COPYRIGHTED WORK OF WAYMAKER | LAND ADVISORS & SURVEYORS, PREPARED FOR THE REQUESTER, ISSUED ON THE DATE SHOWN HEREON, AND IS INTENDED FOR USE IN THIS TRANSACTION ONLY. UNAUTHORIZED USE, REPRODUCTION, OR DISTRIBUTION IS PROHIBITED WITHOUT WRITTEN CONSENT.

Save: 7/6/2026 1:33 PM rhaehn Plot: 7/6/2026 1:41 PM X:\VEID\DRSAM\191815\55-final-dgn\p51-drawings\10-Civil\cad\dwg\text\p51\Overall exhibit.dwg





PROJECT NO.
DRSAM 191815
DATE:
07/06/2026

SITE REZONING FIGURE
PROPERTY ID 14329
FREDERICKSBURG, TEXAS

FIGURE
NO. 1



PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: August 5, 2026

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

CAPTION: Election of New Chair and Vice Chair

SUMMARY:

BACKGROUND:

STAFF RECOMMENDATION:

ATTACHMENTS:

None

APPROVAL/REVIEW:

Cliff Cross, Director of Development Services

Date: July 28, 2026