



## CITY OF FREDERICKSBURG

### PLANNING AND ZONING MEETING AGENDA WEDNESDAY, JANUARY 4, 2023, ~ 5:30 P.M. LAW ENFORCEMENT CENTER – 1601 E. MAIN STREET

Janice Menking, Chair  
Jim Jarreau, Member  
Daryl Whitworth, Member  
Jeff Lawrence, Member  
Cindy Scroggins, Member

Tom Musselman, Member  
Polly Rickert, Member  
Tim Dooley, Vice Chair  
Steve Thomas, Member

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The City of Fredericksburg Planning and Zoning will meet in regular session on **Wednesday, January 4, 2023, at 5:30 p.m. The meeting will be in person at the Law Enforcement Center 1601 E. Main Street.** This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube  
<https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

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#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF THE MEETING MINUTES

##### A. DECEMBER REGULAR PLANNING AND ZONING MEETING

#### 4. PUBLIC COMMENTS

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Planning and Zoning Commission is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted:

1. Must be received by 2 p.m. on January 4, 2023.
2. Complete the Citizen Comment Form online at [www.fbgtx.org](http://www.fbgtx.org); or
3. Email your comments to [scollier@fbgtx.org](mailto:scollier@fbgtx.org)

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center to comment.

You will be limited to 3 minutes to speak.

The Planning and Zoning Commission (P&Z) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the P&Z regarding an item on this agenda is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda and shall be limited to 3-minutes in duration. At the discretion of the P&Z Chair, or upon an affirmative vote of the P&Z, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the P&Z to complete its legislative agenda. Persons addressing the P&Z are prohibited from trading time with other speakers or reserving of time.

## **5. PUBLIC HEARING**

- A REQUEST #Z-2230: BY JAMES REICHENAU TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROPERTY LOCATED AT 111 EAST SCHUBERT. (PAGES).

## **6. ACTION ITEMS**

- A DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2230: BY JAMES REICHENAU TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROPERTY LOCATED AT 111 EAST SCHUBERT. (PAGES).
- B REQUEST EC2022-06 BY WILLIAM MAJORS TO CONSIDER ENTRY CORRIDOR DESIGN STANDARDS FOR PROPERTY LOCATED AT 1455 EAST MAIN STREET (PAGES).

## **7. DISCUSSION ITEMS**

- A DIRECTORS UPDATE

## **8. ADJOURN**

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on Friday, December 30, 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas as well as the City of Fredericksburg's website fbgtx.org.

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Shelby Collier  
Associate Planner

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION  
DECEMBER 7, 2022  
5:30 P.M.

On this the 7<sup>TH</sup> day of DECEMBER 2022 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center located at 1601 E. Main Street with the following members present to constitute a quorum:

**PRESENT:**

JANICE MENKING  
POLLY RICKERT  
JEFF LAWRENCE  
JIM JARREAU  
TOM MUSSELMAN  
TIM DOOLEY  
CINDY SCROGGINS  
STEVE THOMAS

**ABSENT:**

DARYL WHITWORTH

**ALSO, PRESENT:**

GARRET BONN –  
DANIEL JONES – City Attorney  
SHELBY COLLIER – Associate Planner  
ANNA HUDSON - Interim Director of Development Services

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

**PUBLIC COMMENTS**

**MINUTES**

Jim Jarreau made a Motion to Approve the November 2022 Meeting Minutes including corrections to include updating the November 9<sup>th</sup> Meeting Date. Seconded by Tim Dooley. All voted in favor and the motion carried.

**PUBLIC HEARING**

**REQUEST #Z-2228: BY BETHANY MCCULLOUGH TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 6.110 TO EXPAND THE USE OF A STR-NONCONFORMING PROPERTY LOCATED AT 511 WEST SAN ANTONIO STREET.**

Jim Jarreau made a Motion to open the public hearing. Tim Dooley seconded the motion. All voted in favor and the motion carried.

Bethany McCullough presented the application and expressed her desire to expand the Occupancy of her 2 STR units located at 511 West San Antonio.

Tim Dooley made a Motion to close the public hearing. Steve Thomas seconded the motion. All voted in

favor and the motion carried.

**REQUEST #Z-2229: BY SCOTT HORTON TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.120 TO OPERATE A STR-CONDOMINIUM IN A R3 MULTI-FAMILY RESIDENTIAL ZONED AREA FOR PROPERTY LOCATED AT 510 MUELLER STREET UNIT # 23.**

Janice Menking recused herself and left the table.

Jim Jarreau made a Motion to open the public hearing. Jeff Lawrence seconded the motion. All voted in favor and the motion carried.

Tim Dooley stated the applicant is not available to present at the meeting and no action will be taken at the December 7, 2022 Planning and Zoning Meeting.

Jim Jarreau made a Motion to close the public hearing. Tom Musselman seconded the motion. All voted in favor and the motion carried.

**REQUEST #Z-2231 TO CONSIDER PROPOSED TEXT AMENDMENTS TO THE CITY'S ZONING CODE REGARDING SHORT-TERM RENTAL DEFINITIONS. THE PROPOSED TEXT AMENDMENTS ARE FOR THE FOLLOWING SECTIONS OF THE CITY'S ZONING CODE: SEC. 2.100. DEFINITIONS**

Janice Menking returned to the table.

Cindy Segner recused herself and left the table.

Jim Jarreau made a Motion to open the public hearing. Tom Musselman seconded the motion. All voted in favor and the motion carried.

Anna Hudson, Interim Director of Development Services, The U.S. Court of Appeals for the Fifth Circuit recently issued an opinion in the case of [Hignell-Stark v. City of New Orleans](#), striking down portions of the New Orleans short term rental (STR) ordinance as unconstitutional. Because Texas is one of three states included in the Fifth Circuit's jurisdiction, the Court's opinion is binding on Texas cities.

In 2019, the City of New Orleans city council adopted a residency requirement for STRs in residential neighborhoods. Under the ordinance, a person could only receive an STR license if the STR is located on the same lot as the owner's primary residence for which they claim a homestead property tax exemption. Following the ordinance revisions, a group of property owners sued the city, claiming that the STR residency requirement violated their constitutional rights.

One of the property owners' claims was that the city's residency requirement violated the "dormant" Commerce Clause by discriminating against interstate commerce. The Court agreed with the property owners' argument, holding that the ordinance precluded out-of-state property owners from participating in the STR market in New Orleans altogether. Further, the Court held that there are other nondiscriminatory alternatives the city could have used to achieve its policy goals of preventing nuisances, promoting affordable housing, and protecting neighborhoods' residential character. According to the Court, the same goals could be achieved by increased enforcement, increased local taxes on STRs, a requirement that STR owners have a non-resident operator stay on the property during the night, or by capping the number of STR licenses available for any given neighborhood. In the Court's words: "The City has many options to address the problems caused by STRs in residential

neighborhoods. But it chose the one the Constitution forbids.”

The April 1, 2022, STR Ordinance “Ordinance 2022-13” adopted by City Council has two STR definitions, STR-Accessory and STR B&B, that require Owner Occupancy.

The proposed text amendment modifies the residency requirement definitions of STR-B&B and STR-Accessory to allow for a second option, residency of the Local Contact, to conform with the Court’s opinion.

Staff recommend changes to the residency requirement that still ensure on-site management of STRs in residential districts. By having the 24-Hour Contact person reside on-site the intent of the 2022 ordinance to protect residential districts is preserved.

Christina spoke regarding properties owned by “ghost partner” owners claiming homestead exemption on Gillespie County CAD.

Matt Duerrte owner of Cozi Vacation Rentals spoke regarding his desire to slow this decision down as he believes it will negatively impact his business.

Belinda McDonald spoke regarding her desire for transparency that the STR Task Force had not reviewed or worked on these changes.

Mike Mahoney spoke regarding the need to close this loop hole given the recent court decisions.

Lupe Bravo asked about the ability to transfer permits.

Sally Clark spoke in favor of Short Term Rentals.

Jeff, a 5<sup>th</sup> generation resident, spoke regarding the need for long term housing

Jim Jarreau made a Motion to close the public hearing. Jeff Lawrence seconded the motion. All voted in favor and the motion carried.

### **ACTION ITEM**

#### **DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2228: BY BETHANY MCCULLOUGH TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 6.110 TO EXPAND THE USE OF A STR-NONCONFORMING PROPERTY LOCATED AT 511 WEST SAN ANTONIO STREET.**

Shelby Collier, Associate Planner, stated the Applicant is requesting a Conditional Use Permit per [Sec. 6.110](#) of the Zoning Ordinance to expand the use of STR-Nonconforming units (Ranch Haus and Stone Haus) located at 511 W. San Antonio St. The property currently has 3 units, Stone Haus, Ranch Haus and Cottage with a total combined occupancy of 10. The requested combined occupancy is 15.

When the applicant first submitted their STR Applications on 10/20/21 they requested an occupancy of 2 for Ranch Haus and an occupancy of 4 for Stone Haus. The applicant has now requested that they be allowed to entertain guests to the max allowable amount per Ordinance Number 28-001 (2018 STR Ordinance) which allowed for an occupancy of 1 guest per 200 sq ft of living space. Currently, Stone Haus (1881 sq ft) has an occupancy of 4 and the applicant is requesting an occupancy of 8 and Ranch Haus (668 sq ft) has an occupancy of 2 and the applicant is requesting an occupancy of 5 Cottage has an occupancy of 4 and the applicant is not

requesting a change of occupancy for this unit.

The subject tract is bordered by residences to the west and east with a 1 unit STR to the south that has an occupancy of 2. Across West San Antonio Street to the North is a mix of residential and STR properties. 514 W. San Antonio has 2 units that have a combined occupancy of 8 and 512 W. San Antonio is a 1 unit STR with an occupancy of 4.

Staff would like to point out that the applicant has submitted a revised site plan that addressed the parking concerns described in the packet, however, Staff has not had a chance to review the revisions.

As presented, the proposed expansion of the occupancy does not meet the requirements necessary to obtain a conditional use permit [Sec. 5.460](#). The subject property is located in a neighborhood that possesses an even mix of STR's and residences, however, this property is the only property on the block that is operating 3 STR Units which have a combined occupancy of 10 and to further increase that occupancy would create potentially unfavorable affects or impacts on other permitted uses in the neighborhood as the average occupancy per unit is 5. In addition, all but 1 property of the 16 properties in this neighborhood operate with fewer than 10 occupants. Furthermore, the property lacks adequate off-street parking and as proposed, is unable to comply with the Zoning regulations [Sec. 3.110](#) [Sec. 5.460](#) [Sec. 7.863](#)

Staff recommends denial.

Jim Jarreau made a Motion to recommend Denial of Z-2228 as presented. Tom Musselman seconded the motion. All voted in favor and the motion carried.

**DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2229: BY SCOTT HORTON TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.120 TO OPERATE A STR-CONDOMINIUM IN A R3 MULTI-FAMILY RESIDENTIAL ZONED AREA FOR PROPERTY LOCATED AT 510 MUELLER STREET UNIT # 23.**

Tom Musselman made a motion to take no action on the item. Seconded by Jim Jarreau. All voted in favor and the motion carried.

**DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2231 TO CONSIDER PROPOSED TEXT AMENDMENTS TO THE CITY'S ZONING CODE REGARDING SHORT-TERM RENTAL DEFINITIONS. THE PROPOSED TEXT AMENDMENTS ARE FOR THE FOLLOWING SECTIONS OF THE CITY'S ZONING CODE: SEC. 2.100. DEFINITIONS**

Polly Rickert made a motion to recommend Approval of Z-2231 as presented. Jim Seconded the motion. All voted in favor and the motion carried.

**DISCUSSION ITEM**

**Directors Update**

Daniel Jones last Planning and Zoning meeting.

Recent Planning and Zoning items – STR Conditional Use Permits approved by City Council.

Middle School Rezoning approved by City Council

**ADJOURN**

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Jeff Lawrence. All voted in favor and the meeting was adjourned at 6:32 p.m.

**PASSED AND APPROVED this 4<sup>th</sup> day of January 2022.**

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SHELBY COLLIER, Associate Planner

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JANICE MENKING, Chairman





## PLANNING & ZONING COMMISSION MEMO

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**DATE:** December 7, 2022

**TO:** Planning & Zoning Commission

**FROM:** Shelby Collier, Associate Planner

**SUBJECT:** REQUEST #Z-2230 by James Reichenau to Consider a Conditional Use Permit per Section. 3.110 to operate a STR-Unoccupied in a R2 Zoned area located in the Historic Shopping District Overlay District Located at 111 East Schubert.

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### Summary/Analysis:

The Applicant is requesting a Conditional Use Permit per [Sec. 3.110](#) of the Zoning Ordinance to operate the property as a STR-Unoccupied. The subject tract resides within an R2 zoned area within the Historic District and is located on the Southwest corner of the intersection of East Schubert and North Llano. The proposed development would include a 2 bedroom short term rental unit within the main structure. The existing guest house would not be used as a short term rental. The applicant is providing 3 parking spaces on site which complies with [Sec. 5.460 Item 8 – Adequate Off Street Parking](#) and [Sec. 7.863 – Off Street Parking](#).

The property is located in a neighborhood with a variety of uses including short term rentals, primary residences and commercial properties such as the Buc's Bar & Grill (**see page 12**). The property also abuts the creek with a shared rear property line with Hill Country Titles. The requested STR use is compatible with the varied neighborhood and its existing uses. [Sec. 5.460 item 2. – Compatibility with Existing Uses](#).

Public notification, including letters being sent to property owners within 200 feet resulting in 1 letter of support.

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**Recommendation:**

As presented, the requested STR-Unoccupied use meets the requirements of a Conditional Use Permit per [Sec. 5.460](#) and Staff recommends approval, conditioned upon review/inspection and approval of a STR-Unoccupied Permit Application and payment of applicable fees (\$250.00 for a 2 bedroom unit).

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**Attachments:**

1. Public Hearing Map
2. Surrounding Use Map
3. Neighborhood Images
4. Section 5.460 of the Zoning Ordinance and CUP Narrative
5. Project Application Including Site Plan
6. City Review Comments and Responses



W TRAVIS ST

E. TRAVIS

E TRAVIS ST

N. ADAMS



W SCHUBERT ST

E SCHUBERT ST

E. SCHUBERT

R - Residence  
 HS R - Homestead Residence  
 STR - Short Term Rental



N ADAMS ST

N LLANO ST



W AUSTIN ST

E. AUSTIN

E AUSTIN ST

E. AUSTIN









## **Sec. 5.460. Review and Evaluation Criteria.**

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:

- 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 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. 5.460 Review and Evaluation Criteria – Responses

1. Yes
2. See Site Plan
3. See police reports and letters from previous renters that were submitted on 11-14-22
4. N/A
5. Off street parking as indicated on Site Plan
6. N/A
7. Buc O'Briens is across the street
8. Driveway parking as indicated on Site Plan
9. R-2
10. R-2; there are several short term rental units on the street
11. Same as above; majority of properties are STR's
12. R-2; 112 E Schubert got approved recently
13. N/A





# Project Application

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

## A. Project Information (Please complete all items)

Project Name: N/A  
Project Address: 111 E. Schubert, Fredericksburg, TX 78624  
Tax ID Number (s): N/A

## Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat*       | <input type="checkbox"/> Plat Vacation |
| <input type="checkbox"/> Site Plan                         | <input type="checkbox"/> Replat*           | <input type="checkbox"/> Annexation*   |
| <input type="checkbox"/> Zoning Change                     | <input type="checkbox"/> Amending Plat*    | <input type="checkbox"/> Final Plat*   |
| <input type="checkbox"/> Land Use Plan Change              | <input type="checkbox"/> Preliminary Plat* |  |

Revision of Approved Plan / Plat?  Yes  No Name:

Jurisdiction:  City Limits  ETJ Total Acres: No. of Lots:

Original Survey & Abstract No:

Legal Description: ON Site plan

Current Land Use Plan: Rental property Proposed Land Use Plan: STR

Current Zoning: R-2 Proposed Zoning: N/A

Location: 111 E. Schubert, Fredericksburg, TX 78624

Proposed Use(s): STR

## Applicant's Signature

Applicant's Role:  Owner  Developer  Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: James Reichert

Printed Name: JAMES REICHERT Date: 11-11-22

Staff Use Only Application No.: Z-2230 Date: 11/11/22

\*Copy of current Title Search required with application.



# Project Application

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

## B. Contact Information (Please complete all items. Attach additional pages as necessary.)

### I. Property Owner(s)

Firm Name (if applicable):

Owner Name:

Address:

Phone: 830-456-2515 Fax:

Email: preichenau@hotmail.com

### II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

### III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

### IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone: Fax: Email:

This Lot is Zoned R-2: Mixed Residential

ACTUAL:		REQUIRED:	
Lot Area	26,224 s.f.	Min lot Area	5000 s.f.
Lot Width	138.21 +	Min. Lot Width	50'
Building Heights - As Indicated		Max. Bldg. Ht.	28'
Front Setback	22'-4"	Min. Front Setback	15'
Street Side Setback	95'-6"	Min. Street Side Setback	15'
Interior Side Setbacks	5'-4"	Min. Int. Side Setbacks	5'
Rear Setback	99'-6"	Min. Rear Setback	10'
Building Coverage	2045 s.f. = 8% Lot Area	Max. Building Coverage	55%
Impervious Cover	2981 s.f. = 11% Lot Area	Max. Impervious Cover	65%

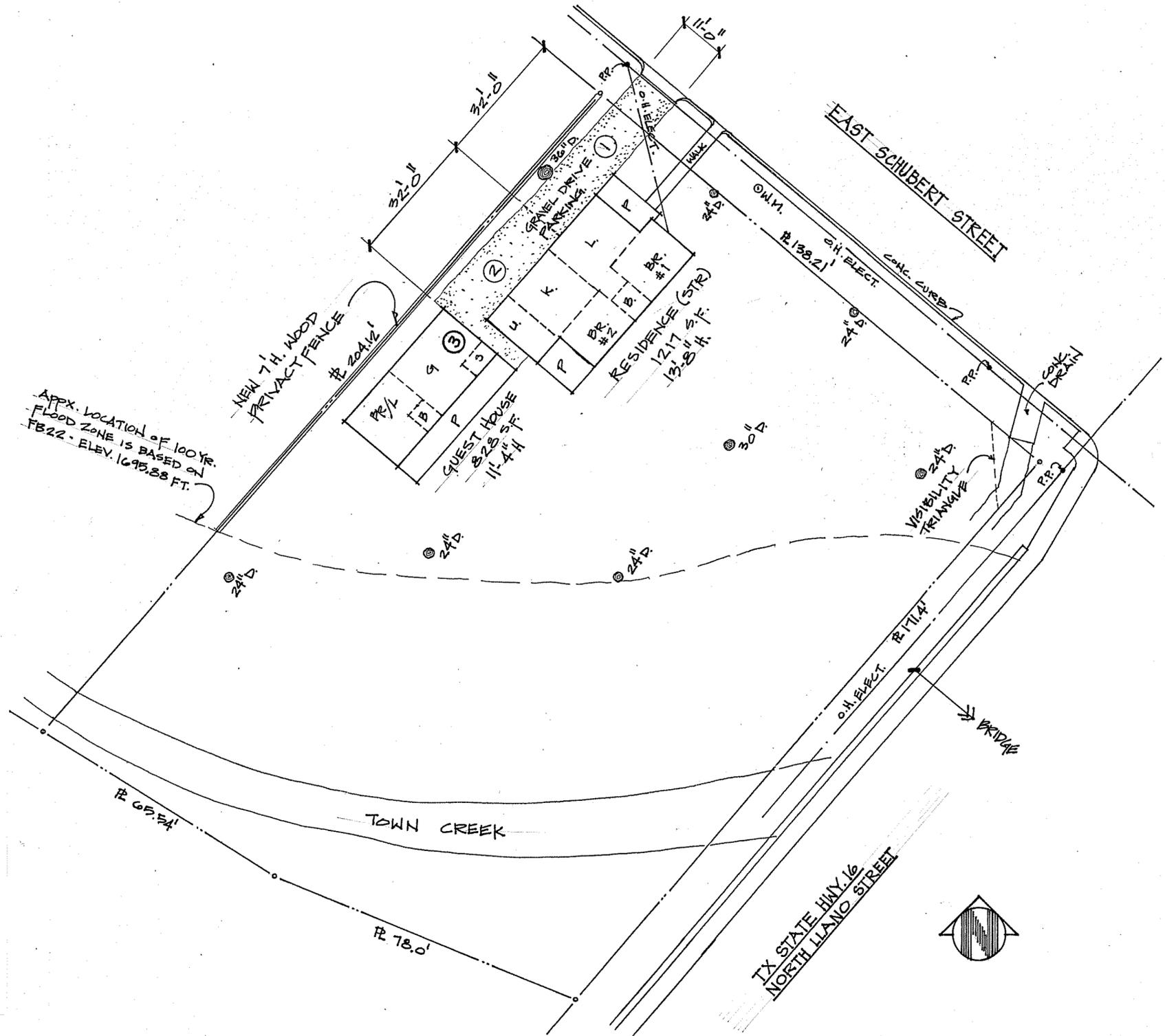
Parking Requirements:

- Residence (STR) ----- 2 spaces required  
2 spaces provided ① & ②
- Guest House ----- 1 space required  
1 space provided ③ (single car garage)

Residential Density:

- 1 ea. 2 Bedroom Unit, (Residence) @ Required 3,500 s.f. ----- 3,500 s.f
- 1 ea. 1 Bedroom Unit, (Guest House) @ Required 3,000 s.f ----- 3,000
- Total Square Footage Required ----- 6,000
- (6,000 s.f. is 25% of total Lot Area)

All exterior lighting shall be Night Sky compliant.



**SITE PLAN**

111 EAST SCHUBERT STREET -  
0.605 AC, TOWN LOT 504BR, CITY OF FREDERICKSBURG,  
GILLESPIE COUNTY, TEXAS

1" = 20'-0"

W. CASS PHILLIPS  
PLANNING & DESIGN  
1000 HILL ST. FREDERICKSBURG, TX 78624  
cphillips1000hill@gmail.com  
C. 830.987.0169 H. 830.987.6726

NOV. 2, 2022  
REVISED 12-8-2022

SITE PLAN OF 111 EAST SCHUBERT STREET FOR  
C.U.P. APPLICATION BY JIMMY REICHENAU

1 OF 1



December 8, 2022

James Reichenau

preichenau@hotmail.com

Shelby Collier

Development Review Committee

City of Fredericksburg

**RE: Z-2230 Review Comments for a CUP to consider an STR-Unoccupied property**

**located at 111 E Schubert Street**

In response to your letter dated November 29, 2022, please consider the following:

- I am requesting an STR-Unoccupied Permit for the "Residence" at 111 E Schubert Street, as labeled on the resubmitted Site Plan.
- Room arrangements have been indicated on the resubmitted Site Plan.
- Parking Calculations have been updated in the Zoning Summary and the parking spaces have been dimensioned on the resubmitted Site Plan.
- N/A
- A resubmitted CUP Narrative has been updated in accordance with Sec.5.460.
- The note, "All exterior lighting shall be Night Sky compliant", has been provided on the resubmitted Site Plan
- A 7' h. wood privacy fence on the West Property Line has been indicated on the resubmitted Site Plan.

- The existing landscaping satisfies Sec. 7.920 Landscaping requirements.
- The property currently does not, and will not have fire pits, hot tubs or a pool.

Sincerely,

A handwritten signature in black ink that reads "James Richenau". The signature is written in a cursive style with a large initial 'J'.

**James Richenau**



## PLANNING & ZONING COMMISSION MEMO

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**DATE:** January 4, 2023  
**TO:** Planning and Zoning Commission  
**FROM:** Anna Hudson, Interim Director of Development Services  
**SUBJECT:** EC-2022-06 Entry Corridor review for 1455 E. Main

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**Summary:** A Site Plan was approved by Planning & Zoning on November 9, 2022. Entry Corridor review covers 14 design considerations including: site plan; architectural style; landscaping; signage; and lighting.

This application was reviewed for its conformity with Design Guidelines and Standards found on pages 67-105 in the Fredericksburg Comprehensive Plan Issues Update 2015. Listed below are the 14 topics with the applicant's response to the requirements with staff's comments *italicized*.

### 1. Architectural Style:

The architectural style of the building is reflective of the Texas Hill Country aesthetic through the use of limestone, corrugated metal wall panels, gabled roofs with standing seam metal, and wood soffits.

*Staff find the architectural style to meet the intent and requirements.*

### 2. Architectural Materials:

The limestone and corrugated metal wall panels are authentic, textured materials compatible with the traditional Hill Country aesthetic. The proposed corrugated metal color is Zinc Grey with a Kynar 500 finish by Berridge Manufacturing, and it is not a reflective material.

*Staff find the architectural materials to meet intent and requirements.*

### 3. Architectural Colors

The proposed colors have tan in the limestone and stucco, and the proposed pre-finished metal colors are Zinc Grey and Charcoal Grey by Berridge Manufacturing.

The proposed colors of tan, grey, and black tie the building elements together and no bright colors are proposed for the building materials.

*Staff finds the architectural colors to meet intent and requirements.*

**4. Architectural Features:**

The North elevation facing the Entry Corridor is not black or featureless. It contains differing wall materials, glass, canopies, and awnings. The North elevation facing the Entry Corridor contains clearly defined customer entrances, canopies, overhangs, recesses, projections, distinctive roof forms, and display windows. This will be a multi-tenant commercial building and each storefront of the front façade has a structural canopy or awning that is at least 5 feet in width to provide covered areas for relief from the weather.

*Staff find the architectural features to meet intent and requirements.*

**5. Massing and Scale:**

The building has façade relief every 30 feet with canopies, awnings, recesses, and projections to provide visual architectural interest.

*Staff find the massing and scale to meet intent and requirements.*

**6. Signage:**

A landscaped base area will be provided for monument or ground signs appropriate to the mass and height of the sign. All areas within 5 feet of the base of any sign will be landscaped.

*Staff find the signage to meet intent and requirements.*

**7. Building Height:**

The building height along with the canopy and awning heights provide a human scale.

*Staff find the building height to meet intent and requirements.*

**SITE DESIGN**

**8. Frontage:**

The entry doors for all tenants will face the entry corridor. All tenant front doors will connect to the front sidewalk along the entry corridor.

*Staff find the site design to meet intent and requirements. The numerous site limitations including public infrastructure easements limited the ability to bring buildings closer to the street.*

**9. Landscaping:**

Landscaping will be provided as a buffer between the street and parking area.

*Staff find the landscaping to meet intent and requirements.*

**10. Lighting:**

Light fixtures will be selected from the International Dark-Sky Association Approved Fixtures. Light fixture style and location will be compatible with the building's architecture, site design and landscape design, and will be consistent.

*Staff find the lighting to meet intent and requirements.*

**11. Service Area:**

The loading area will be behind the Sherwin Williams tenant at the back of the building and will be clearly identified. Dumpster enclosures will have painted CMU walls on three sides, with solid metal gates. The dumpster enclosure walls will be 8'-4" tall, and the gates will be 7'-6" tall.

*Staff find the service area to meet intent and requirements.*

**12. Parking and Access:**

Continuous sidewalks at least 5' wide are provided along the full length of the front of the building featuring public entrances, and along the facades of the building that face public parking.

*Staff find the parking and access to meet intent and requirements.*

**13. Drainage and Stormwater:**

*Staff finds the drainage and stormwater to meet intent and requirements.*

**14. Streetscape:**

The intent of the Streetscape Standards is to: create a connected sidewalk system throughout the city to ensure safety and connectivity between destinations; increase the mobility of persons walking throughout the city into all areas.

*Staff finds the streetscape to meet most of the intent and requirements.*

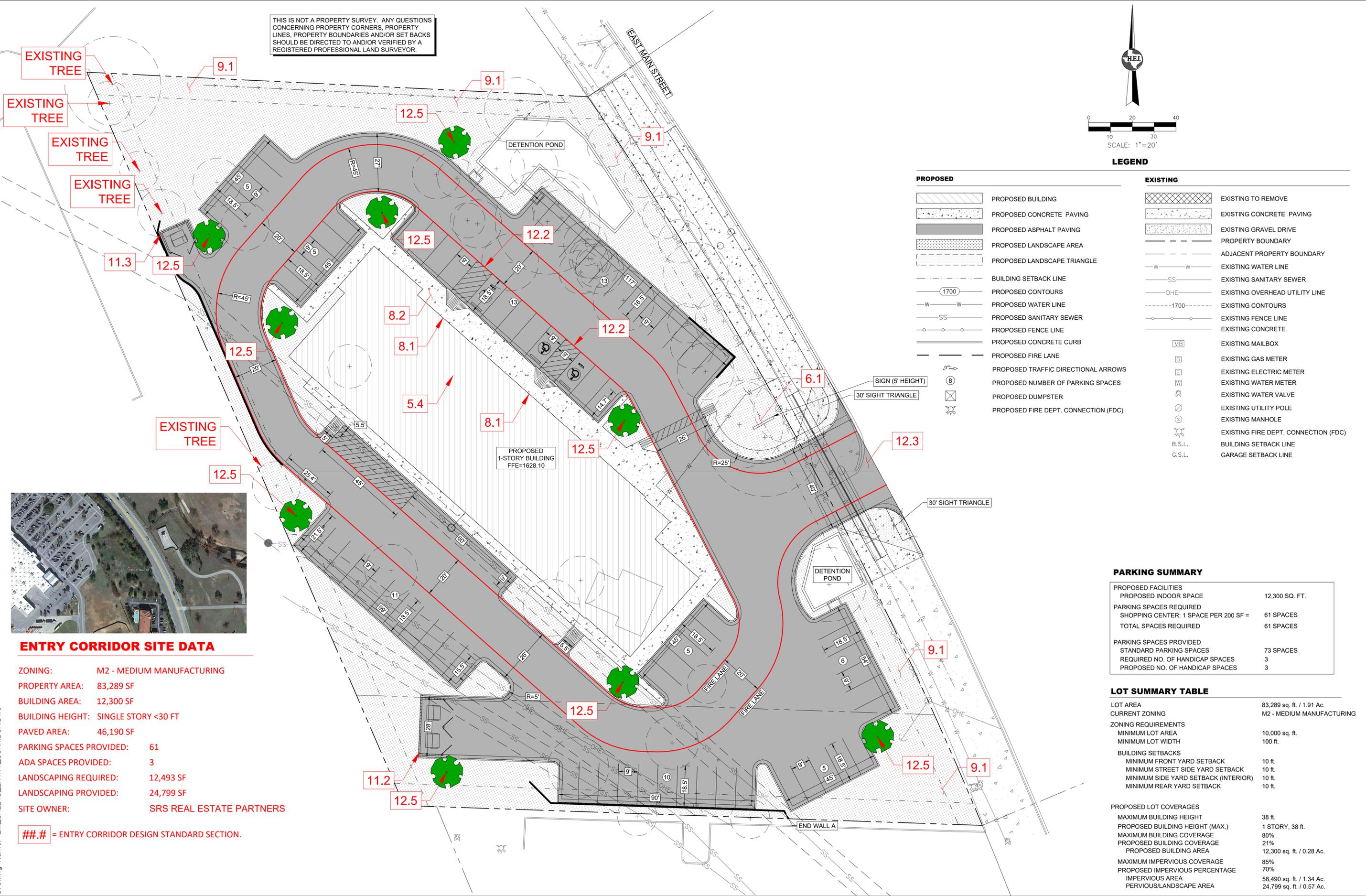
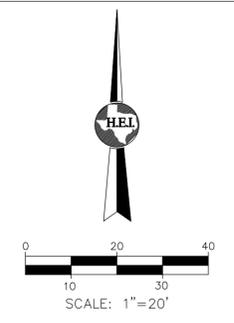
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**Attachments:**

1. Site Plan
  2. Color Renderings
  3. Applicant Narrative on project design
  4. Project Application
-



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.



PROPOSED		EXISTING	
[Symbol]	PROPOSED BUILDING	[Symbol]	EXISTING TO REMOVE
[Symbol]	PROPOSED CONCRETE PAVING	[Symbol]	EXISTING CONCRETE PAVING
[Symbol]	PROPOSED ASPHALT PAVING	[Symbol]	EXISTING GRAVEL DRIVE
[Symbol]	PROPOSED LANDSCAPE AREA	[Symbol]	PROPERTY BOUNDARY
[Symbol]	PROPOSED LANDSCAPE TRIANGLE	[Symbol]	ADJACENT PROPERTY BOUNDARY
[Symbol]	BUILDING SETBACK LINE	[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED CONTOURS	[Symbol]	EXISTING SANITARY SEWER
[Symbol]	PROPOSED WATER LINE	[Symbol]	EXISTING OVERHEAD UTILITY LINE
[Symbol]	PROPOSED SANITARY SEWER	[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED FENCE LINE	[Symbol]	EXISTING FENCE LINE
[Symbol]	PROPOSED CONCRETE CURB	[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED FIRE LANE	[Symbol]	EXISTING MAILBOX
[Symbol]	PROPOSED TRAFFIC DIRECTIONAL ARROWS	[Symbol]	EXISTING GAS METER
[Symbol]	PROPOSED NUMBER OF PARKING SPACES	[Symbol]	EXISTING ELECTRIC METER
[Symbol]	PROPOSED DUMPSTER	[Symbol]	EXISTING WATER METER
[Symbol]	PROPOSED FIRE DEPT. CONNECTION (FDC)	[Symbol]	EXISTING WATER VALVE
		[Symbol]	EXISTING UTILITY POLE
		[Symbol]	EXISTING MANHOLE
		[Symbol]	EXISTING FIRE DEPT. CONNECTION (FDC)
		[Symbol]	B.S.L. BUILDING SETBACK LINE
		[Symbol]	G.S.L. GARAGE SETBACK LINE



**ENTRY CORRIDOR SITE DATA**

ZONING:	M2 - MEDIUM MANUFACTURING
PROPERTY AREA:	83,289 SF
BUILDING AREA:	12,300 SF
BUILDING HEIGHT:	SINGLE STORY <30 FT
PAVED AREA:	46,190 SF
PARKING SPACES PROVIDED:	61
ADA SPACES PROVIDED:	3
LANDSCAPING REQUIRED:	12,493 SF
LANDSCAPING PROVIDED:	24,799 SF
SITE OWNER:	SRS REAL ESTATE PARTNERS

### = ENTRY CORRIDOR DESIGN STANDARD SECTION.

**PARKING SUMMARY**

PROPOSED FACILITIES	
PROPOSED INDOOR SPACE	12,300 SQ. FT.
PARKING SPACES REQUIRED	
SHOPPING CENTER: 1 SPACE PER 200 SF =	61 SPACES
TOTAL SPACES REQUIRED	61 SPACES
PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	73 SPACES
REQUIRED NO. OF HANDICAP SPACES	3
PROPOSED NO. OF HANDICAP SPACES	3

**LOT SUMMARY TABLE**

LOT AREA	83,289 sq. ft. / 1.91 Ac.
CURRENT ZONING	M2 - MEDIUM MANUFACTURING
ZONING REQUIREMENTS	
MINIMUM LOT AREA	10,000 sq. ft.
MINIMUM LOT WIDTH	100 ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	10 ft.
MINIMUM STREET SIDE YARD SETBACK	10 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	10 ft.
MINIMUM REAR YARD SETBACK	10 ft.
PROPOSED LOT COVERAGES	
MAXIMUM BUILDING HEIGHT	38 ft.
PROPOSED BUILDING HEIGHT (MAX.)	1 STORY, 38 ft.
MAXIMUM BUILDING COVERAGE	80%
PROPOSED BUILDING COVERAGE	21%
PROPOSED BUILDING AREA	12,300 sq. ft. / 0.28 Ac.
MAXIMUM IMPERVIOUS COVERAGE	85%
PROPOSED IMPERVIOUS PERCENTAGE	70%
IMPERVIOUS AREA	58,490 sq. ft. / 1.34 Ac.
PERVIOUS/LANDSCAPE AREA	24,799 sq. ft. / 0.57 Ac.

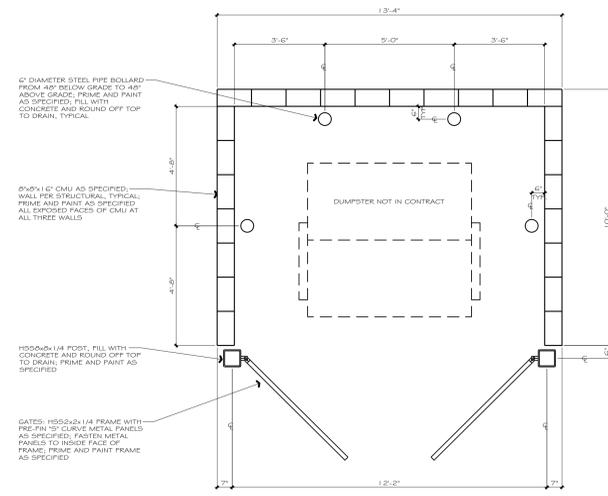
**1455 EAST MAIN STREET  
ENTRY CORRIDOR SITE PLAN**

**Hewitt Engineering Inc.**  
Consulting Engineering Services  
7116 Barnett Street • Kerrville, Texas 78028 • 830.315.8800  
TBPPE Registration No. F-10739 • www.hewitt-inc.com



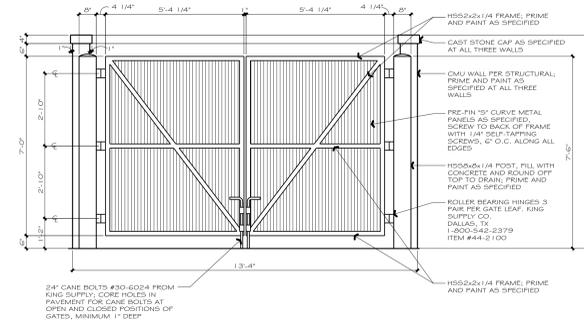
JOB NO.: 22128  
DATE: 12/09/2022  
DRAWN BY: CT

**SHEET  
ECSP-01**



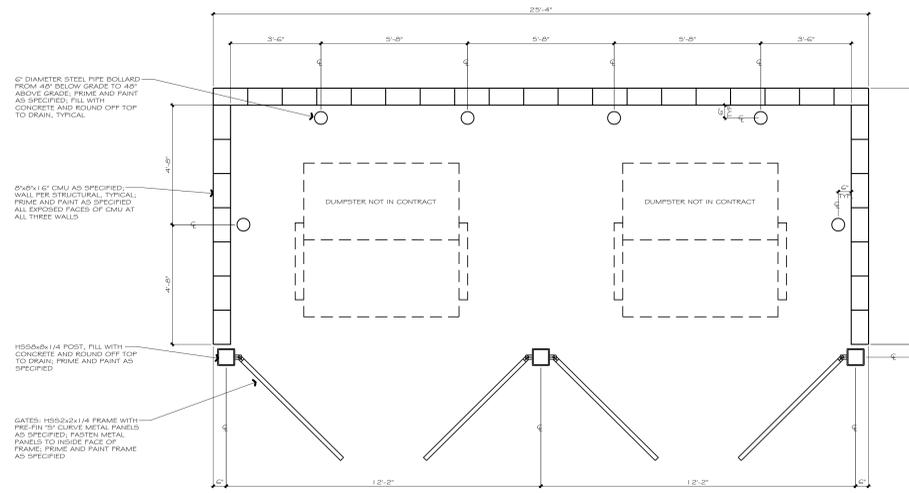
**1 DUMPSTER ENCLOSURE PLAN**

SCALE: 1/2" = 1'-0"



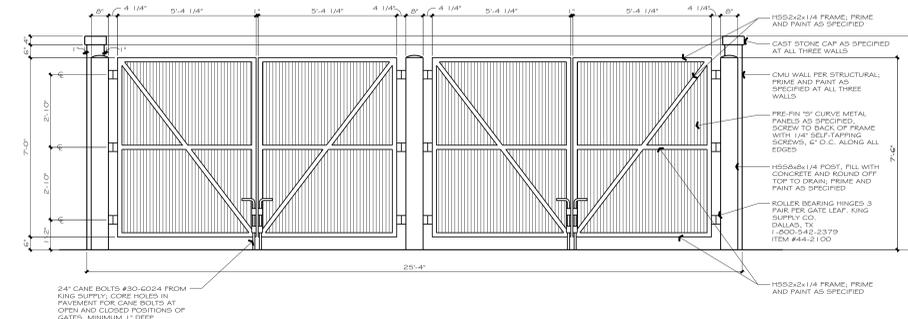
**2 DUMPSTER ENCLOSURE ELEVATION**

SCALE: 1/2" = 1'-0"



**1 DUMPSTER ENCLOSURE PLAN**

SCALE: 1/2" = 1'-0"



**2 DUMPSTER ENCLOSURE ELEVATION**

SCALE: 1/2" = 1'-0"



4942 HWY 290 W  
 AUSTIN, TEXAS  
 78735  
 (512) 476-0622

**1455 E. Main Street**  
 Fredericksburg, Texas 78624

PROJECT

**ENVIROPLAN**  
 ARCHITECTS PLANNERS

REVISIONS

9.21.22

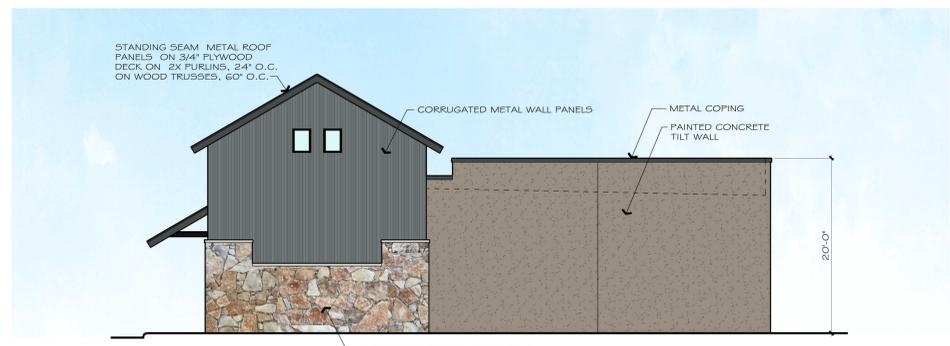
DATE

A1  
 EXTERIOR ELEVATIONS

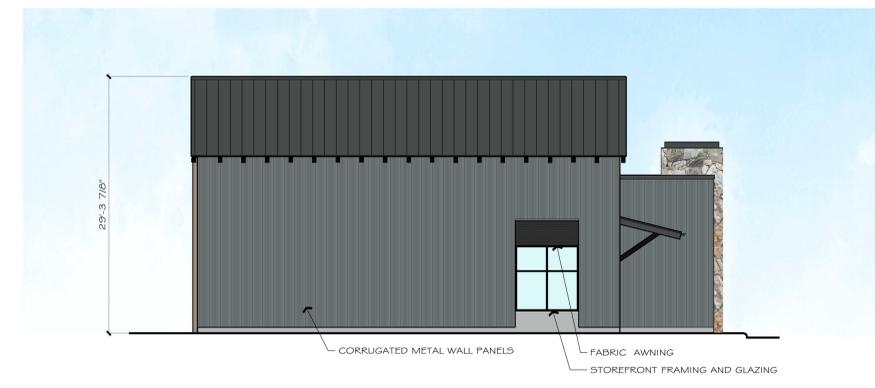


**1 NORTH ELEVATION**

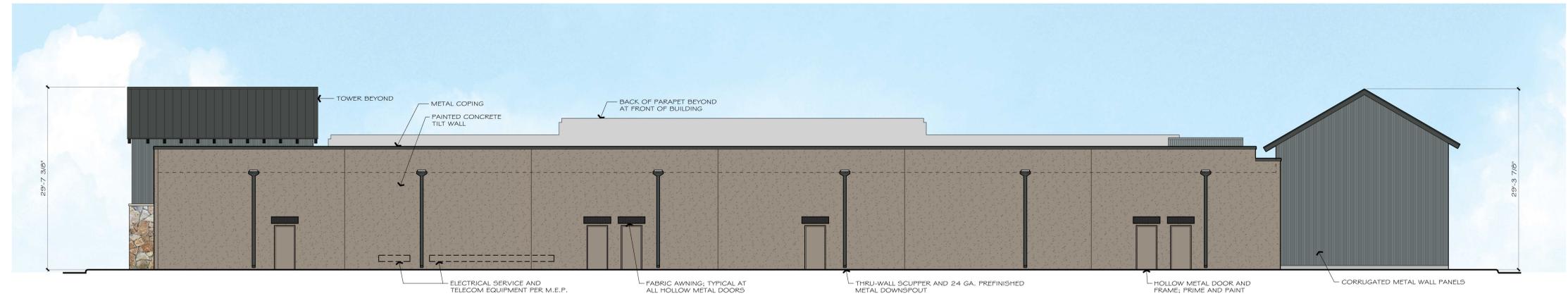
**54% GLASS ON NORTH ELEVATION FACING ENTRY CORRIDOR**  
**WALL-MOUNTED SIGNAGE SHALL CONTAIN A MINIMAL NUMBER OF COLORS, AND BRIGHT COLORS SHALL BE RESERVED FOR ACCENT ONLY**



**2 WEST ELEVATION**



**3 EAST ELEVATION**



**4 SOUTH ELEVATION**





# ENVIROPLAN

## ARCHITECTS PLANNERS

4942 Highway 290 West  
Austin, TX 78735  
Phone (512) 476-0622

December 1, 2022

## Narrative for Entry Corridor Design Standards for Building Design & Site Design

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Project: **1455 E. Main Street  
Fredericksburg, Texas 78624**

See responses in green for each Standard and Guideline.

### Sec 1 – Architectural Style

#### Standards

1.1 – Adhere to the Historic District Guidelines when rehabilitating designated historic landmark buildings or potential historic buildings.

**Not applicable. This building is new construction in the Entry Corridor.**

1.2 – The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic.

**The architectural style of the building is reflective of the Texas Hill Country aesthetic through the use of limestone, corrugated metal wall panels, gabled roofs with standing seam metal, and wood soffits.**

#### Guidelines

1.3 – New designs should be compatible with the design traditions of the established neighborhoods and regional Texas Hill Country aesthetic. It is not the intent of these guidelines

to require that new buildings copy older building styles. Therefore, use traditional building forms and broader similarities of design in order to be compatible with existing buildings in the area that reflect the traditional context.

**The building design combines wall parapets common in contemporary retail buildings with more traditional gable roofs, and uses stone and metal to create a Texas Hill Country aesthetic.**

1.4 – The use of standardized “corporate” architectural designs associated with chain or franchise buildings (prevalent with restaurants, service stations and retail stores) is strongly discouraged and alternative designs consistent with this design manual may be required.

**A standardized corporate architectural design is not used for this building.**

## **Sec 2 – Architectural Materials**

### **Standards**

2.1 – Buildings shall employ authentic, textured materials, compatible with the traditional Hill Country aesthetic. Highly reflective materials are unacceptable, because of their tendency to create uncomfortable glare conditions

**The limestone and corrugated metal wall panels are authentic, textured materials compatible with the traditional Hill Country aesthetic. The proposed corrugated metal color is Zinc Grey with a Kynar 500 finish by Berridge Manufacturing, and it is not a reflective material.**

2.2 – Abide by Historic District Guidelines for preserving historic buildings

**Not applicable. This building is new construction in the Entry Corridor.**

2.3 – Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building’s historical character. (per Historic Design Guidelines).

**Not applicable. This building is new construction in the Entry Corridor.**

2.4 – Do not create a false sense of era or appearance with replacement of metal details or features that are not based upon any historical evidence (per Historic Design Guidelines).

**Not applicable. This building is new construction in the Entry Corridor.**

### **Guidelines**

2.5 – Select materials native to the Hill Country, such as cedar, limestone and brown sandstone.

**The majority of the North elevation facing the entry corridor is limestone.**

2.6 – New developments should choose materials that offer texture and avoid monotonous faces to add visual interest and reduce its apparent scale.

**The use of limestone and corrugated metal wall panels combined with steel canopies and fabric awnings offers texture and avoids monotonous faces.**

### **Sec 3 – Architectural Colors**

#### **Standards**

3.1 – Choose colors used traditionally in Fredericksburg such as muted shades of greens, blues, and tans (Historic Design Guidelines).

**The proposed colors have tan in the limestone and stucco, and the proposed pre-finished metal colors are Zinc Grey and Charcoal Grey by Berridge Manufacturing.**

3.2 – Use color to coordinate façade elements in an overall composition and tie all of the building elements together.

**The proposed colors of tan, grey, and black tie the building elements together and no bright colors are proposed for the building materials.**

3.3 – Reserve bright colors for accents only. Limit the use of bright colors to no more than 15 percent of the overall exterior building façade.

**No building facades contain bright colors.**

#### **Guidelines**

3.4 – Predominate building colors should be of earth tones, but may be accented with brighter colors to provide color variation, punctuation, and eclecticism unique to Fredericksburg.

**The predominate building colors are earth tones.**

### **Sec 4 – Architectural Features**

#### **Standards**

4.1 – Blank or featureless walls will not be approved along parks, plazas, entry corridors or side streets.

**The North elevation facing the Entry Corridor is not blank or featureless. It contains differing wall materials, glass, canopies, and awnings.**

4.2 – Design buildings with a “human scale” by using architectural enhancements. The building facade facing the parks, plazas, entry corridors or side streets shall have visible, clearly defined customer entrances that include at least three of the following elements: canopies or porticos, overhangs, recesses or projections, arcades, raised cornice parapets over the entrance door, distinctive roof forms, arches, outdoor patios or plazas, display windows, or integral planters.

**The North elevation facing the Entry Corridor contains clearly defined customer entrances, canopies, overhangs, recesses, projections, distinctive roof forms, and display windows.**

4.3 – Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building’s historical character. (Historic Design Guidelines)

**Not applicable. This building is new construction in the Entry Corridor.**

4.4 – Windows and doors shall be equally spaced and provide rhythm along the façade of the building.

**The façade of the building contains equally spaced storefronts that provide a rhythm.**

4.5 – With exception of historic or potential historic landmarks, at least 40 percent of the ground floor façade facing parks, plazas, entry corridors or side streets shall be constructed of clear and non-tinted windows.

**The North elevation facing the Entry Corridor contains 54% clear and non-tinted glass.**

4.6 – For any multi-tenant commercial development, a covered arcade/structural canopy shall be provided along the front facade of the building. Arcades are covered walkways connected to the principal building. They should be a minimum of five feet in width and designed to provide covered areas for relief from the weather. Different arcade/structural canopy designs may be used for each individual tenant/business within a multi-tenant commercial development provided that they blend aesthetically with the front facade of the building.

**This will be a multi-tenant commercial building and each storefront of the front façade has a structural canopy or awning that is at least 5 feet in width to provide covered areas for relief from the weather.**

## **Guidelines**

4.7 – Choose features that fit the scale of the building and its surroundings.

**The features of the building are appropriate to fit the scale of the building and its surroundings.**

4.8 – If a shed roof or flat roof design is used, add a parapet wall to screen the roof.

**The portion of the roof that is flat has parapet walls to screen the rooftop equipment.**

## **Sec 5 – Massing and Scale**

### **Standards**

5.1 – Break up the front of large retail buildings by dividing it into individual bays 25 to 40 feet wide.

**The front of the building is divided into multiple bays that are all less than 40 feet wide.**

5.2 – Use variation in materials, textures, patterns, colors, and details to break down the mass and scale of a building

**The varied building materials and textures are limestone, corrugated metal, stucco, standing seam metal, wood rafters, wood soffits, fabric awnings, and glass.**

5.3 – Building mass shall be used that is appropriate to the site. Buildings of the greatest footprint shall be located towards the center of a development where the impact on adjacent uses is the least.

**The building area is 12,333 s.f. and the building mass is appropriate to the site.**

5.4 – Each building shall have sufficient facade relief and interruption every 30 feet so as to provide visual architectural interest.

**The building has façade relief every 30 feet with canopies, awnings, recesses, and projections to provide visual architectural interest.**

## **Guidelines**

5.5 – When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.

**The building is not adjacent to smaller buildings.**

5.6 – Faux windows and similar details are not appropriate articulation.

**The building contains no faux windows.**

5.7 – Buildings are encouraged to be contiguously arranged along the street face, and large breaks between buildings in identified development sites should be avoided.

**This site contains only this single building.**

## **Sec 6 – Signage**

### **Standards**

6.1 – A landscaped base area shall be provided for monument or ground signs appropriate to the mass and height of the sign. All areas within 5 feet of the base of any sign shall be landscaped. The landscaped area may include trees, shrubs, flowering perennials, ornamental tall grass, fountains, water features, decorative stonework, planters, sculpture and decorative paving.

**A landscaped base area will be provided for monument or ground signs appropriate to the mass and height of the sign. All areas within 5 feet of the base of any sign will be landscaped.**

### **Guidelines**

6.2 – A minimal number of colors should be used per sign where possible. Bright colors should be reserved for accent only.

**As noted on the colored elevations, a minimal number of colors will be used per sign, and bright colors will be reserved for accent only.**

6.3 – Integrate signs into building and site design so they do not appear as an afterthought.

**Signs will be integrated in the building and site design.**

6.4 – Attached signs should be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building

**Signs will be above the tenant entrances at the storefront openings and will be compatible with the architectural features of the building.**

## **Sec 7 – Building Height**

### **Standards**

7.1 – Use existing height standards from the Zoning Ordinance.

**The building height is less than 30 feet and complies with the Zoning Ordinance.**

### **Guidelines**

7.2 – Work with the existing streetscape and define heights that are appropriate to create a welcoming environment and consistency.

**The heights are appropriate for a welcoming environment and consistency.**

7.3 – Use building height to define neighborhood and district edges, and to provide a “human scale.”

**The building height along with the canopy and awning heights provide a human scale.**

7.4 – Floor to floor heights of a building can have an impact on the mass of the building. Typical ceilings in a residence are 8-9 feet. First floors of office buildings or retail shops can range from 10-15 feet. Upper floors that include residential or office are generally 8-12 feet in height. Actual or implied floor-to-floor heights above 15-20 feet on the exterior should be avoided, as a building may begin to lose its “human scale” appearance.

**The building is one story.**

## **Sec 8 – Setback & Frontage**

### **Standards**

8.1 – Doors and entryways shall be constructed facing the entry corridor and any side streets. Secondary entrances may be constructed to allow convenient access from secondary streets, adjacent buildings, sidewalks or parking.

**The entry doors for all tenants will face the entry corridor.**

### **Guidelines**

8.2 – The front door should connect to the sidewalk along the entry corridor.

**All tenant front doors will connect to the front sidewalk along the entry corridor.**

8.3 – In areas adjacent to or near the Historic District, new buildings should match adjacent building setback in order to preserve the Historic District character and to encourage walkability.

**This site is not in the Historic District.**

8.4 – A contiguous building arrangement without large breaks between buildings along the street face is encouraged.

**This project is only one building.**

## **Sec 9 – Landscaping**

### **Standards**

9.1 – Landscaping, including planting and trees, shall be provided as a buffer between the street and parking area.

**Landscaping will be provided as a buffer between the street and parking area.**

### **Guidelines**

9.2 – To create a cohesive tree canopy that provides for consistent shade, street trees should be planted a minimum of every 50 feet on center (centered between the curb and sidewalk). The same amount of trees may also be clustered in groups.

**Comment noted.**

9.3 – Native, drought tolerant and adapted landscape species should be used to the greatest extent possible.

**Comment noted.**

9.4 – A minimum of 50 percent of the plant species should be selected from the approved plant list.

**Comment noted.**

9.5 – Minimize impervious coverage to reduce the need for energy and water consumption.

**Impervious cover is minimized to reduce the need for energy and water consumption.**

9.6 – Utilize parks, open spaces and natural areas as buffers between incompatible uses or as a means of maintaining natural viewsheds.

**Comment noted.**

9.7 – Planting is preferable to turf within the right-of-way, including spaces between sidewalks and the street. Landscaping between the curb and sidewalk should be no taller than 24 inches tall and trees should be limbed up 7.5 feet above the sidewalk in the sight distance triangle.

**Comment noted.**

9.8 – Every effort should be made to protect underground utilities such as water, sewer, phone and cable from tree or plant roots.

**Comment noted.**

9.9 – Restoration of natural areas is strongly encouraged during new development and, to the extent possible, redevelopment.

**Comment noted.**

9.10 – Wherever possible, parks should take advantage of existing mature vegetation by preserving it and incorporating it as a feature of the park to maximize use of shaded areas.

**Comment noted.**

9.11 – Minimize grading and preserve existing vegetation whenever possible.

**Comment noted.**

9.12 – Landscapes should be irrigated to establish planting and provide the correct water levels to support the long term growth of landscape. Irrigation systems should use efficient water methods, group planting by similar watering needs, and use moisture sensors to control the use of water.

**Landscaping will be irrigated by efficient water methods.**

9.13 – Root barriers should be used in planting areas between the sidewalk and street which are less than 10 feet in width.

**Comment noted.**

## **Sec 10 – Lighting**

### **Standards**

10.1 – Lighting fixtures should be selected from the International Dark-Sky Association Approved Fixtures.

**Light fixtures will be selected from the International Dark-Sky Association Approved Fixtures.**

### **Guidelines**

10.2 – Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixtures is prohibited.

**Lighting will provide illumination for security and safety but will not be excessive.**

10.3 – Fixture style and location should be compatible with the building’s architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style should be consistent throughout the project.

**Light fixture style and location will be compatible with the building’s architecture, site design and landscape design, and will be consistent.**

10.4 – Light fixtures should be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures should be cut-off luminaries that have less than 90 degree cut-off so that the light is not emitted horizontally or upward.

**Comment noted.**

10.5 – Projects located near residential or open space areas should use low intensity/wattage lights and all lighting is to be extinguished or reduced in intensity 30 minutes after the close of business.

**Comment noted.**

10.6 – Off-site street lighting may be required over driveways to provide safe entrances and exits.

**Comment noted.**

10.7 – Decorative seasonal lighting encouraged.

**Comment noted.**

## **Sec 11 – Service Areas**

### **Standards**

11.1 – Loading/unloading areas shall be clearly identified by installing no parking signs and/ or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. The size and number of the loading/unloading areas must be consistent with the requirements of the Zoning Ordinance.

**The loading area will be behind the Sherwin Williams tenant at the back of the building and will be clearly identified.**

### **Guidelines**

11.2 – All trash, recycling and utilities facilities should be visually and acoustically screened from pedestrian rights of way.

**Dumpster enclosures will have painted CMU walls on three sides, with solid metal gates.**

11.3 – Screening should be achieved through the installation of a wall or fence six foot in height or a height sufficient to obscure the area or equipment, whichever is less.

**The dumpster enclosure walls will be 8'-4" tall, and the gates will be 7'-6" tall.**

11.4 – Screening may be provided by using a semi-opaque fence, solid vegetative surface or combination of both.

**Comment noted.**

11.5 – The height of screening plants should be based on typical plant size within five growing seasons.

**Comment noted.**

11.6 – All roof-top equipment should be screened from entry corridors, side streets, plazas and parks.

**Rooftop equipment will be screened on all sides of the building by parapet walls and an equipment screen.**

11.7 – It is encouraged to provide a separate waste and recycling unit to encourage environmental sustainability and support efforts to reduce, reuse, and recycle in Fredericksburg. The City of Fredericksburg Recycling Center provides recycling and safe disposal options. Fredericksburg Shines has compiled a list of items that can be recycled along with the location where that recycling occurs.

**Comment noted.**

## **Sec 12 – Parking & Access**

### **Standards**

12.1 – When a property abuts a creek, a 10 foot landscaped buffer shall be provided between the parking lot and the creek, where applicable. Utilize rain gardens and/or plant species that filter toxins between the parking lot and the creek.

**This property does not abut a creek.**

12.2 – All parking shall comply with the most current American with Disabilities Act (ADA) standards and regulations.

**Parking will comply with the 2012 Texas Accessibility Standards which is the current ADA code for the State of Texas.**

12.3 – Whenever parking areas/drive aisles are connected to adjacent sites, the circulation must provide for similar direction of travel (both vehicular and pedestrian) and parking stalls to reduce conflict at points of connection.

**Comment noted.**

12.4 – Pedestrian walkways connecting to adjacent development shall be provided.

**Comment noted.**

12.5 – A minimum of a 4” diameter tree per 8 parking spaces shall be planted in planting beds located in the corners of parking lots and ‘islands.’

**Comment noted.**

12.6 – Continuous, 5’ sidewalks must be provided along the full length of the building featuring customer entrances and along any façade facing public parking areas.

**Continuous sidewalks at least 5’ wide are provided along the full length of the front of the building featuring public entrances, and along the facades of the building that face public parking.**

#### **Guidelines**

12.7 – Parking should be located behind buildings or on the side.

**Comment noted.**

12.8 – Bicycle parking facilities should be provided at all new development that occurs on any street intersection. The design, color, and materials must coordinate with other site elements and must be well-lit for night time uses.

**Comment noted.**

12.9 – Parking areas abutting properties residentially used or designated should be separated by a landscape buffer a minimum of 10 feet in width. In addition to landscaping, perimeter earth berms are recommended as an effective way to reduce the visual impact of surface parking lots.

**Comment noted.**

12.10 – At least one drive aisle should be designed to provide sufficient emergency vehicle access and maneuverability.

**All drive aisles around the building are a fire lane.**

12.11 – Establishments that typically require or generate frequent passenger loading and unloading should provide specifically designated loading/unloading stopping bays. Direct ingress and egress should be provided so that vehicles are not directed into the on-site drive aisles.

**Comment noted.**

12.12 – Parking lots should be located and designed with stormwater Best Management Practices to capture, treat and infiltrate storm water.

**Comment noted.**

12.13 – The on-site circulation should be logical and provide convenient, safe and direct flow of pedestrians and vehicles.

**The circulation is logical, convenient, safe, and direct for pedestrians and vehicles.**

12.14 – New surface parking areas are discouraged within view of US 290, US 87, SH 16, and FM 965. New parking areas should be situated behind buildings and screened from street views.

**Comment noted.**

12.15 – Parking aisles should be arranged to direct pedestrians parallel to moving cars thereby minimizing the need for pedestrians to cross parking aisles and landscape areas. As an alternative, separated pedestrian walkways should be incorporated in the parking lot design.

**Comment noted.**

12.16 – Detached parking structures should be architecturally compatible with their setting or be screened by other buildings or by landscaping. If a detached parking structure abuts a street or major pedestrian path, ground floor design should incorporate a façade with storefronts, display windows, bay divisions, and other pedestrian oriented features.

**This project does not have a detached parking structure.**

12.17 – Shared driveways are encouraged.

**Comment noted.**

## **Sec 13 – Drainage and Stormwater**

### **Standards**

Not applicable.

### **Guidelines**

13.1 – LID techniques such as rain barrels, cisterns, rain gardens, naturalized landscaping, porous pavement and roof gardens are encouraged.

**Comment noted.**

13.2 – When possible, site stormwater management facilities in parks and open space if there is a benefit to the surrounding area and/or water quality is demonstrated.

**Comment noted.**

13.3 – Existing drainage patterns and flows on site should be preserved to the greatest extent possible.

**Existing drainage patterns and flows on site are preserved to the greatest extent possible.**

13.4 – Decorative or aesthetically pleasing stormwater mechanisms should be incorporated into stormwater designs to the greatest extent possible.

**Comment noted.**

## **Sec 14 – Streetscape**

### **Standards**

14.1 – Sidewalks along the street right of way must be a minimum of 5 feet wide.

**Comment noted.**

### **Guidelines**

14.2 – Sidewalks and pedestrian pathways should safely connect from the street to commercial buildings, surrounding residential areas, and parks and open spaces.

**Comment noted.**

14.3 – Seating is encouraged in front of businesses, in public spaces and other instances where appropriate.

**Comment noted.**

14.4 – All pedestrian areas should comply with the most current American with Disabilities Act (ADA) standards and regulations. Particular attention should be given to ramps, accessible paths of travel, level landings and handrails.

**All pedestrian areas will comply with the 2012 Texas Accessibility Standards for handicapped accessibility.**

14.5 – Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, art works, and water features to enhance the places that people will walk, gather, or recreate.

**Comment noted.**

14.6 – Developments adjacent to multi-use trails should provide a direct connection from the trail to the development’s internal pedestrian circulation system.

**Comment noted.**

14.7 – Streetscape furnishing should be made of high quality materials and be coordinated with the architecture of the building.

**Comment noted.**

14.8 – To create a cohesive tree canopy for consistent shade, street trees should be planted a minimum of every 50 feet on center (centered between the curb and sidewalk).The same amount of trees may also be clustered in groups.

**Comment noted.**



# Project Application

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

## A. Project Information (Please complete all items)

Project Name: *Fredericksburg Retail*  
Project Address: *1455 East Main Street, Fredericksburg, TX 78624*  
Tax ID Number (s): *84-3032034*

## Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat*       | <input type="checkbox"/> Plat Vacation |
| <input checked="" type="checkbox"/> Site Plan   | <input type="checkbox"/> Replat*           | <input type="checkbox"/> Annexation*   |
| <input type="checkbox"/> Zoning Change          | <input type="checkbox"/> Amending Plat*    | <input type="checkbox"/> Final Plat*   |
| <input type="checkbox"/> Land Use Plan Change   | <input type="checkbox"/> Preliminary Plat* |  |

Revision of Approved Plan / Plat?  Yes  No Name:

Jurisdiction:  City Limits  ETJ Total Acres: *1.912* No. of Lots: *1*

Original Survey & Abstract No:

Legal Description: *ABS A0002 W H ANDERSON #197, 1.912 ACRES*

Current Land Use Plan: Proposed Land Use Plan:

Current Zoning: *Medium Manufacturing* Proposed Zoning:

Location: *1455 E. Main Street, Fredericksburg, TX 78624*

Proposed Use(s): *Retail Building*

## Applicant's Signature

Applicant's Role:  Owner  Developer  Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: *[Handwritten Signature]*

Printed Name: *William Majors* Date: *8/15/2022*

Staff Use Only Application No.: \_\_\_\_\_ Date: \_\_\_\_\_

\*Copy of current Title Search required with application.



# Project Application

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

## B. Contact Information (Please complete all items. Attach additional pages as necessary.)

### I. Property Owner(s)

Firm Name (if applicable): *FTX Retail Ventures, LLC*  
Owner Name: *William Majors and Mark Franklin*  
Address: *2407 Indian Trail, Austin, TX 78703*  
Phone: *(512)431-0786* Fax: Email: *Will.Majors@srslr.com*

### II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): *Hewitt Engineering, Inc.*  
Address: *716 Barnett Street, Kerrville, TX 78028*  
Primary Contact Name: *John Hewitt*  
Phone: *(830)315-8800* Fax: Email: *jmhewitt@hewitt-inc.com*  
Secondary Contact Name:  
Phone: Fax: Email:

### III. Applicant

Firm Name (if applicable): *FTX Retail Ventures, LLC*  
Applicant Name (s): *William Majors*  
Address: *2407 Indian Trail, Austin, TX 78703*  
Phone: *(512)431-0786* Fax: Email: *Will.Majors@srslr.com*

### IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): *Hewitt Engineering, Inc.*  
Address: *716 Barnett Street, Kerrville, TX 78028*  
Primary Contact Name: *John Hewitt*  
Phone: Fax: Email:  
*(830)315-8800* *jmhewitt@hewitt-inc.com*