

**AGENDA**  
**CITY OF FREDERICKSBURG**  
**PLANNING & ZONING COMMISSION**

Wednesday, July 9, 2014

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the June 2014 Regular Meeting *To be delivered*

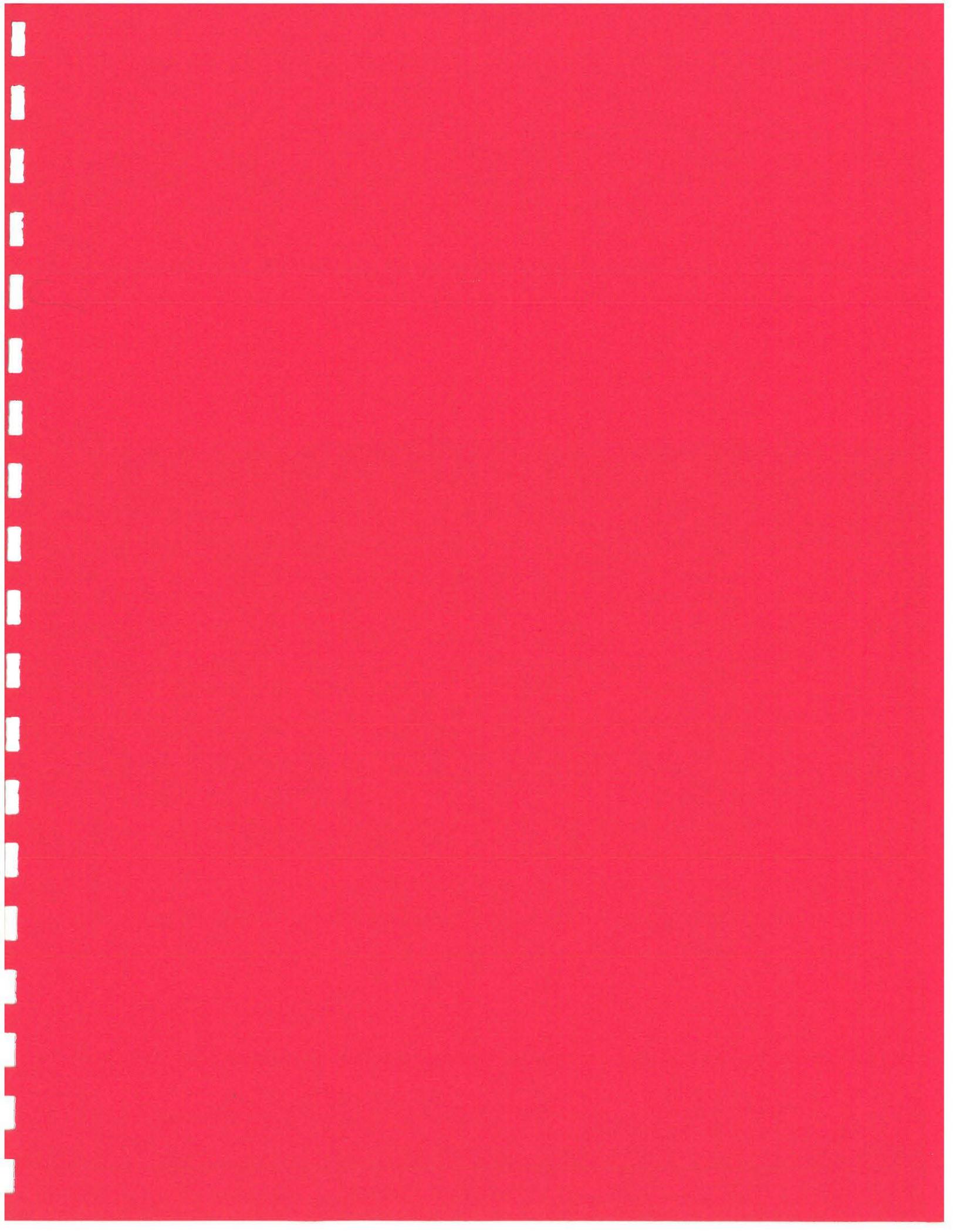
**SITE PLANS**

3. SP-1415 - Consider a site plan for Pedernales Business Center at 565 FM 2093 *Pp 1 - 6*

**DISCUSSIONS**

4. Possible amendment to Conditional Use Permit granted for 406 and 412 E. Main St. *Handout*
5. Joint Meeting with City Council on Comprehensive Plan Issues Update *Pg 7*

**ADJOURN**



**SITE PLAN**  
**BACKGROUND INFORMATION**  
July, 2014

**File Number:** SP 1415.

**Address/Location:** 565 FM 2093

**Applicant:** Hewitt Engineering Inc.

**Owner:** Marty Vaughn

**Proposed Use:** Multi-use warehouse/office space.

**Site Area:** Approximately 2.0 acres (87,120 square feet)

**Zoning:** M-2, Medium Manufacturing

**Adjacent Land Uses/Zoning:**

North:	Commercial, zoned M-2
South:	Office/warehouse, zoned M-2
East:	Vacant land, zoned M-2
West:	Vacant land, zoned M-2

**Building:** Single building with approximately 24,000 square feet

**Building Coverage:** 28% (80% maximum permitted)

**Impervious Coverage:** 73% (85% maximum permitted)

**Building Height:** Single-story.

**Site Access:** Single drive on FM 2093 located near the center of the property.

**Parking Required:** Basing the parking on the office ratio, 60 spaces are required.

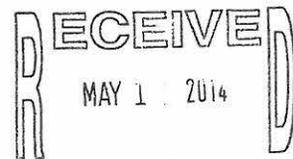
**Parking Provided:** 61 spaces are provided, including the appropriate handicap spaces.

**Sidewalk:** A sidewalk is proposed along Friendship Lane within a pedestrian easement.

**Screening Required:** Around the Trash Dumpster (noted on the plan).

**Tree Preservation:** No trees on site.

<b>Lighting:</b>	Exterior lighting will be shielded from adjoining properties.
<b>Drainage/Detention:</b>	A detention pond is proposed on the south side of the building. Final design will be subject to construction plan approval.
<b>P&amp;Z Action:</b>	Final approval
<b>Recommendation:</b>	Approval
<b>Conditions:</b>	<ol style="list-style-type: none"><li>1) Landscape plan be approved by staff before issuance of a building permit.</li><li>2) Site lighting being shielded and screened from adjoining properties.</li><li>3) Approval of Construction Plans for grading, drainage and utilities prior to issuance of a Building Permit.</li></ol>



**APPLICATION FOR SITE PLAN REVIEW**  
**Prior to submittal a pre-application meeting must be held with the  
 Planning and Engineering Depts**

APPLICATION IS HEREBY MADE TO THE PLANNING AND ZONING COMMISSION FOR SITE PLAN REVIEW IN THE CITY OF FREDERICKSBURG HEREINAFTER SET FORTH:

SITE PLAN APPLICATION FEE - \$200.00

1. **APPLICANT:** HEWITT ENGINEERING INC.
2. **ADDRESS:** 716 BARNETT STREET, KERRVILLE TX 78028
3. **APPLICANT TELEPHONE NUMBER:** 830-315-8800
4. **APPLICANT FAX NUMBER:** 830-315-8801
5. **APPLICANT EMAIL ADDRESS:** jmhewitt@hewitt-inc.com
6. **OWNER (if different from applicant):** MARTY VAUGHN
7. **ADDRESS:** 6048 N. US HIGHWAY 87, FREDERICKSBURG TX 78624
8. **OWNER TELEPHONE NUMBER:** 830-889-0000
9. **OWNER EMAIL ADDRESS:** texassteel04@gmail.com
10. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**  
**ADDRESS:** 565 FM 2093  
**LEGAL DESCRIPTION:** TRACT 3CR - JENKINS SUBDIVISION  
**LOT SIZE:** 2 ACRES      **LOT AREA:** \_\_\_\_\_  
**PROPOSED USE:** MULT-USE WAREHOUSE OFFICE SPACE  
**USE CLASSIFICATION:** \_\_\_\_\_

11. **EXISTING ZONING:** MEDIUM MANUFACTURING DISTRICT

12. **INFORMATION TO BE PROVIDED BY THE APPLICANT:** Seven (7) copies of a site plan at least 24 x 36 inches, and 1 copy of a reduced 11 x 17 site plan, drawn to scale and sufficiently dimensioned as necessary to show the following:

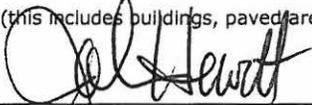
- A. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.
- B. The location and dimensions of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements.
- C. The location, height, and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting site within 50 feet.
- D. The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access, utility or service areas, fencing and screening, and lighting.
- E. The center line of existing water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100-year flood plain.
- F. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.

G. For sites with an average slope greater than 10%, a plan showing existing and proposed topography and grading and proposed erosion control measures.

H. The location and size of proposed signs, if known.

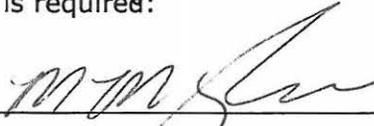
I. The location and size of the existing and proposed landscaped areas.

J. A calculation of the impervious area (this includes buildings, paved areas, etc. other than natural ground or landscaped areas) of the site.

13. **SIGNATURE OF APPLICANT:** 

**PRINTED NAME OF ABOVE:** JOHN HEWITT

NOTE: If the applicant is not the legal owner of the property, a signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner, is required:

14. **SIGNATURE OF OWNER:** 

**PRINTED NAME OF ABOVE:** MARTY VAUGHN

**DATE:** 5-15-14

**TITLE SEARCH:** \_\_\_\_\_

Date

15. **CONSENT OF LIEN HOLDER:** \_\_\_\_\_

Signature

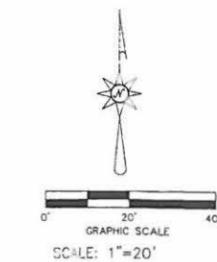
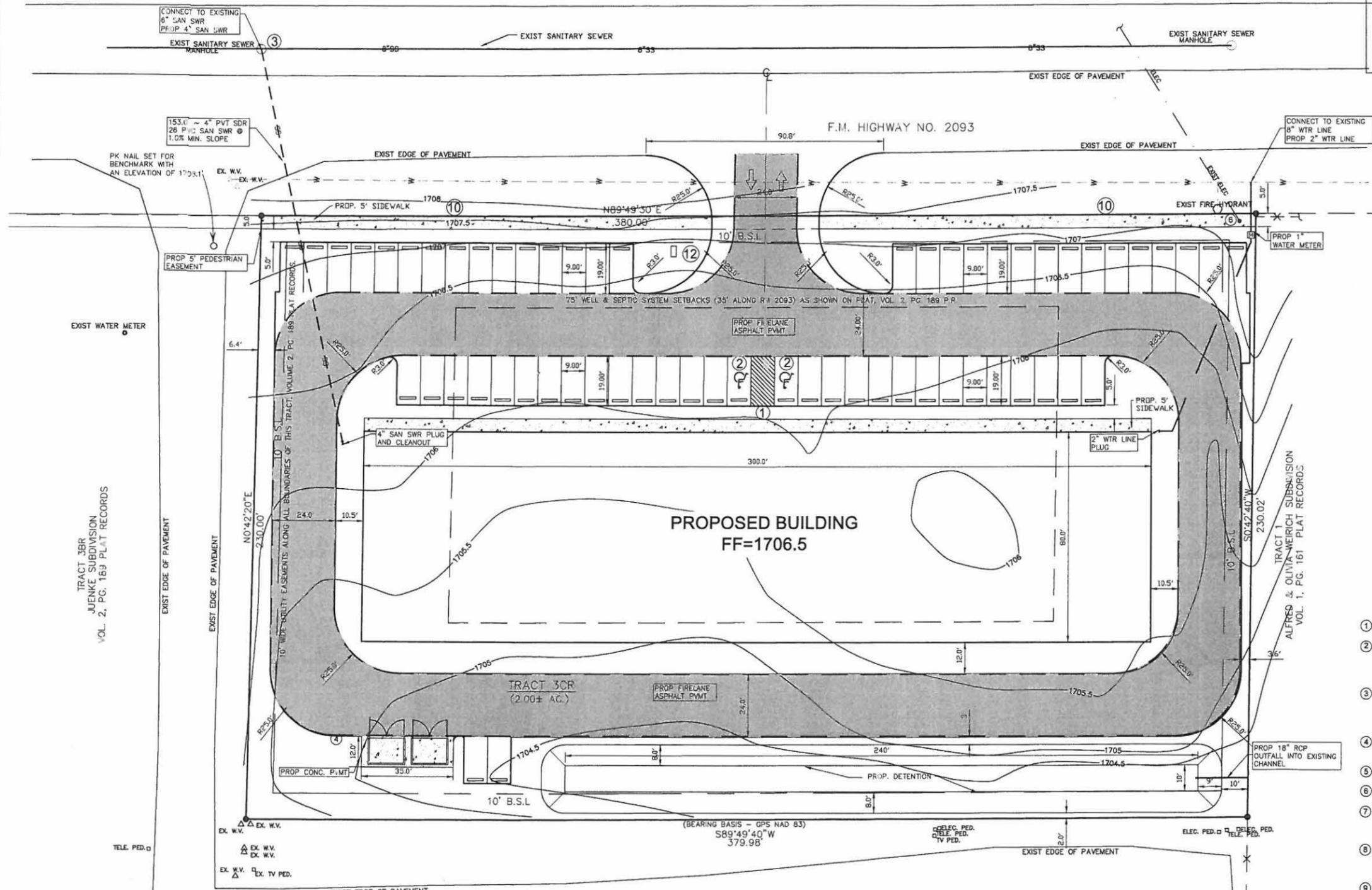
**PRINTED NAME OF ABOVE:** \_\_\_\_\_

NOTE: If this property is encumbered by lien, consent of the lien holder **is required**.

16. **RETURN COMPLETED APPLICATION TO:** Tammie Loth, City of Fredericksburg, 126 West Main St., Fredericksburg, Texas 78624.

# PEDERNALES BUSINESS CENTER

## 565 FM 2093



THE SUBJECT TRACT LIES IN UNSHADED "X" (DELI-MINATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR GILLESPIE COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 47171-2000C DATED OCTOBER 19, 2001 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

### LEGEND

- = PROP. EDGE OF PAVEMENT
- = DIRECTION OF SURFACE RUNOFF
- ▭ = PROP. FIRE LANE
- ▭ = PROP. 4" CONC. PAVEMENT
- ⊠ = PROP. 1" WATER METER
- +— = PROP. WATER LINE
- +— = PROP. SAN SWR
- +— = PROP. STM SWR

### GENERAL NOTES

1. PROPOSED WHEEL CHAIR RAMP.
2. PROPOSED HANDICAP PARKING SPACES WITH WHEEL STOPS. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES AND PUBLIC SIDEWALKS MUST COMPLY WITH ALL ADA GUIDELINES.
3. CONTRACTOR SHALL VERIFY INVERT ELEVATION OF EXISTING SANITARY SEWER LINE PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY HEWITT ENGINEERING, INC. OF ANY DISCREPANCIES.
4. PROPOSED REFUSE STORAGE AREA. PROPOSED TRASH CANS WILL BE SHIELDED.
5. CONSTRUCT DETENTION BASIN.
6. EXISTING POWER POLE TO BE RELOCATED.
7. PROPOSED PLANTING BEDS. REFER TO LANDSCAPE PLANS. PROPOSED LANDSCAPE PLAN WILL BE IN ACCORDANCE TO ZONING ORDINANCE SECTION 7.900-7.980.
8. REFER TO ELECTRICAL PLANS FOR PROPOSED LIGHTING DESIGN. ALL LIGHTING SHALL BE SHIELDED AND SHALL NOT EXTEND BEYOND THE PROPERTY LINE.
9. PROPOSED FIRE LANE PER CITY OF FREDERICKSBURG.
10. PROPOSED 5' CONCRETE SIDEWALK PER CITY OF FREDERICKSBURG. A 5' PEDESTRIAN EASEMENT WILL BE RECORDED FOR PROPOSED PUBLIC SIDEWALK.
11. PROPOSED 4' HIGH CEDAR FENCING ALONG SIDE PROPERTY LINE. PROPOSED 6.5' HIGH CEDAR FENCING ALONG BACK PROPERTY LINE.
12. PROPOSED PROPERTY SIGN.

ZONING		
ZONING:	M-2 MEDIUM MANUFACTURING	
PROPOSED USE:	MULTI-USE WAREHOUSE OFFICE SPACE 21'-3"	
TOTAL LOT AREA:	87,120 SQUARE FEET (1.9 ACRES)	
BUILDING AREA:	24,000 SQUARE FEET	
COVERAGES		
IMPERVIOUS AREA (BUILDING, PAVING, ETC.)	MAXIMUM 60%	ACTUAL 73%
BUILDING COVERAGE	50%	38%
BUILDING HEIGHT:	3 STOREYS, 38'	18'
BUILDING SETBACKS		
FRONT YARD	10'	
STREET SIDE YARD	10'	
SIDE YARD	10'	
REAR YARD	10'	
PARKING REQUIREMENTS		
OFFICE (4,800 S.F. (1 SPACE PER 400 S.F.))	REQUIRED 60	PROVIDED 61

THE EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED UPON RECORD INFORMATION ONLY AND ARE APPROXIMATE. THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL ALSO CONTACT THE UTILITY PURVEYORS BEFORE BEGINNING WORK. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL AND ANY DAMAGES THAT MIGHT OCCUR BY HIS FAILURE TO ACCURATELY LOCATE ALL EXISTING UNDERGROUND UTILITIES AND PRESERVE EXISTING CONDITIONS.

TRACT 3BR  
JUENKE SUBDIVISION  
VOL. 2, PG. 189 PLAT RECORDS

OWNER: MARTY VAUGHN  
FREDERICKSBURG, TEXAS 78624

SP 1415  
RECEIVED  
JUN 27 2014  
Rouka 7/1/14  
ARC 7/2/14  
PZ 7/9/14

SITE DEVELOPMENT PLAN  
PEDERNALES BUSINESS CENTER  
GILLESPIE COUNTY

Hewitt Engineering Inc.  
Consulting Engineering Services  
716 Barnett Street • Kerrville, Texas 78028 • 830.315.8800  
TDPB Registration No. F-10799 • www.hewitt-inc.com



Job No.: 14104  
Date: 6/27/14  
Drawn by: CG  
Sheet: C1  
Of 1



SP-1415

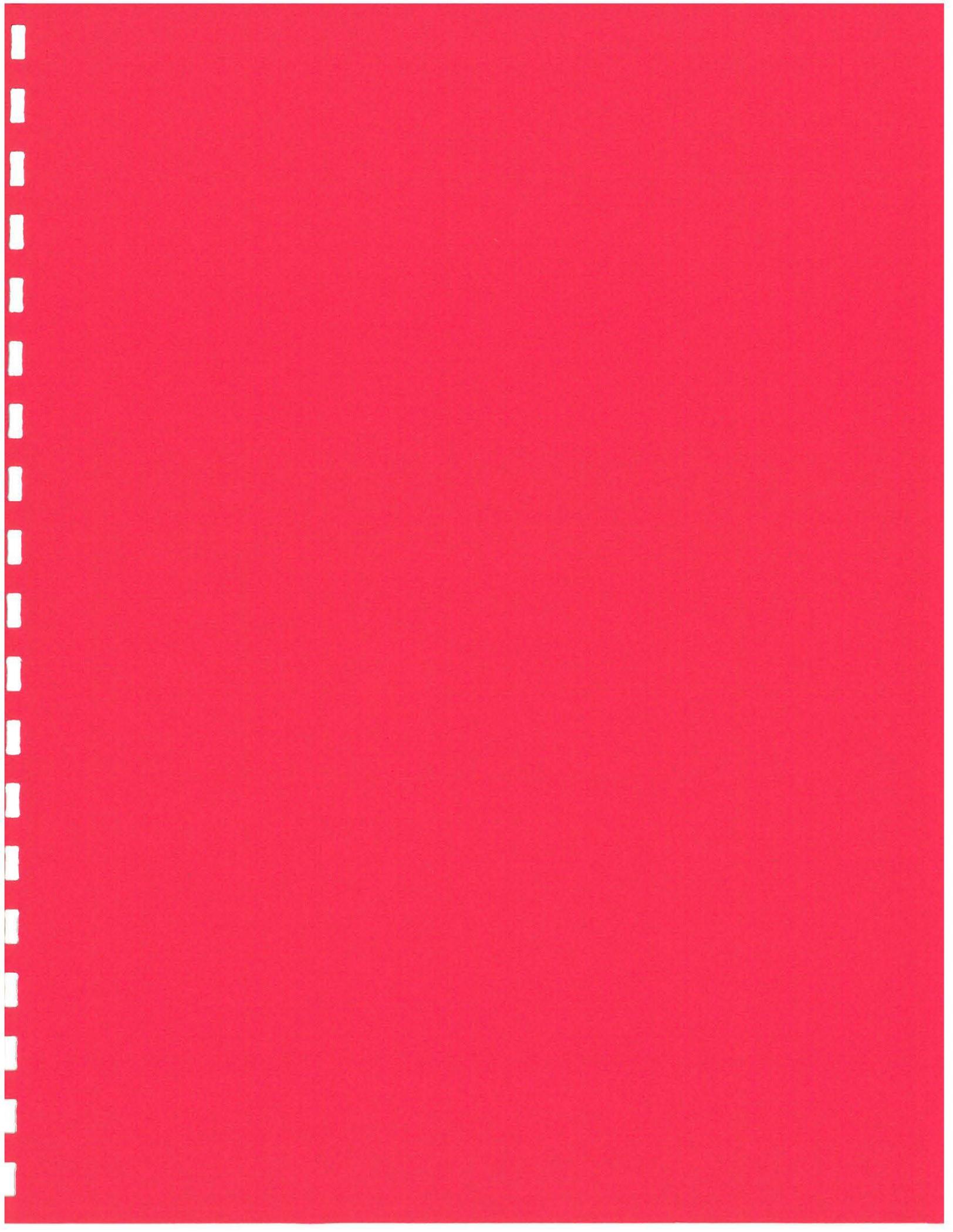
TIVYDALE RD. (FM 2688)

KEAR RD

BUSINESS CT

FAIR DR

AIRPORT RD



# Memorandum

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**To:** Planning and Zoning Commission

**From:** Brian Jordan, AICP

**Date:** 7/3/2014

**Re:** Joint Planning and Zoning Commission and City Council Meeting

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There will be a joint meeting of the Planning and Zoning Commission and City Council on Monday July 21, 2014 at 5:00 pm at the Law Enforcement Center. The purpose of this meeting will be to receive a presentation from Design Workshop on the draft of the Comprehensive Plan Issues Update. We hope you will be able to attend.