

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, March 4, 2015

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the February 2015 Regular Meeting *Pp 1 -5*

PUBLIC HEARINGS

3. Public Hearing (Z-1416) by Connie Reeh Maidhof and Paul Maidhof to: *Pg 6 - 18*
 - A) Consider a change in the Land Use Plan from Low Density Residential to Medium Density Residential on property located at 302 E. Travis
 - B) Consider a change in zoning from R-1, Single Family Residential to R-2, Mixed Residential on said property
4. Consider making a recommendation on Z-1416

DISCUSSIONS

5. Update on Relief Route
6. Update on various Public Works Projects

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
February 4, 2015
5:30 P.M.

On this the 4th day of February, 2015 the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

JANICE MENKING - Chair
TODD WILLINGHAM
STEVE THOMAS
JOE CLOUD
BILL PIPKIN
CHARLIE KIEHNE
DARYL WHITWORTH
CHRIS KAISER

ABSENT: BRENDA SEGNER

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
PAT MCGOWAN - City Attorney
TAMMIE LOTH - Development Coordinator

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

PUBLIC HEARINGS

Janice Menking, Planning and Zoning Chair, noted the applicant will not be able to attend the meeting due to health reasons and the Commission will hear any comments the public wishes to make, but they will not take action on the item until the applicant is able to be at the meeting.

PUBLIC HEARING (Z-1416) BY CONNIE REEH MAIDHOF AND PAUL MAIDHOF TO A) CONSIDER A CHANGE IN THE LAND USE PLAN FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL ON PROPERTY LOCATED AT 302 E. TRAVIS B) CONSIDER A CHANGE IN ZONING FROM R-1, SINGLE FAMILY RESIDENTIAL TO R-2, MIXED RESIDENTIAL ON SAID PROPERTY

- It was moved by Charlie Kiehne and seconded by Todd Willingham to open Public Hearing Z-1416 by Connie Reeh Maidhof and Paul Maidhof to A) Consider a change in the land use plan from low density residential to medium density residential on property located at 302 E. Travis B) Consider a change in zoning from R-1, Single Family Residential to R-2, Mixed Residential on said property. Bobby Watson, from 402 Sycamore, stated he lives behind the subject house and he is opposed to the rezoning because it would take away from the feel of the neighborhood and the property values in the neighborhood. Mr. Watson noted there is not much parking on the property in question and that will cause extra parking on the street, close to the corner, and could present a safety concern.

Joyce Richey from 403 N. Lincoln noted she is a previous owner of the property in question and stated her parents bought the property in 1948 and spent five years remodeling it to what it is now. Ms. Richey noted it was originally built with an interior staircase to the second floor, an exterior exit from the second floor, and a kitchen on the second floor so it could be used it as a multi family residence. Ms. Richey noted during the 1950s and 1960s the upstairs was used as an apartment and from the 1960s to approximately 1992 the house was used as a single family residence. Ms. Richey noted in 1993 she moved in with her mother who lived downstairs and she lived upstairs. Ms. Richey noted when her mother passed away in 2000 the downstairs was converted to a B&B and it was used as two residences until 2010. Ms. Richey stated she sees no reason they couldn't use the structure as a multi family residence.

STAFF COMMENTS

Brian Jordan, Director of Development Services, distributed a copy of the letters received in regard to the application and noted six letters were received noting opposition to the application and one from Ms. Richey which notes her support of the application.

The public hearing was left open until the applicant makes further contact with City Staff.

PUBLIC HEARING (P-1429) BY TIM SAWTELLE FOR A REPLAT ON LOTS 4, 5, 6 OF THE FRED KOENNECKE ADDITION - It was moved by Joe Cloud and seconded by Todd Willingham to open public hearing P-1429 by Tim Sawtelle for a replat on Lots 4, 5, 6 of the Fred Koennecke Addition. Tim Sawtelle presented the application and noted the property was originally 3 lots and they would like to resubdivide it into to four lots and build some garden style homes designed by Tony Martin. Mr. Sawtelle noted they would only be adding one additional drive off Mistletoe if the property is replatted. Mr. Sawtelle added the existing home will be moved off the lot.

PUBLIC COMMENTS

Jonathon Ruesbahr, son of the owners at 301 N. Orange, noted he is not aware when the zoning was changed to R-2, but they have learned in that zoning district the owner has the right to build duplexes and quadplexes and higher type density residences. Mr. Ruesbahr noted that will decrease the property values in the neighborhood and traffic will be increased on the one way street, which could increase safety issues. Mr. Ruesbahr noted his family's opposition to the plat and added the two properties owned by his family are historical landmarks and as such are not allowed to do all the things these new lots will allow and they would like their property protected.

Bill Pipkin moved to close Public Hearing P-1429. Todd Willingham seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the properties in question have been zoned R-2 since at least 1986 and the properties that are owned by Mr. Ruesbahr are zoned the same way and are all located in the Historic District. Mr. Jordan explained the property has zoning restrictions but they are not as restricted as an R-1 zoned lot. Mr. Jordan explained the request is to take three lots that front east to west and plat them into four lots. Mr. Jordan noted these three lots could also be platted into one large single tract and the owners could build as many bed and breakfast units on the lot that are allowed without having a public hearing. Mr. Jordan confirmed Mistletoe Street is very narrow and stated the City has turned that into a one way street and restricted parking to the south side of the street only. Mr. Jordan noted off street parking will be required for any development that is done. Mr. Jordan noted while Staff recognizes there will be an impact to the area by what is being proposed, the impact is minimal.

Mr. Jordan noted Staff recommendation of approval with the conditions a curbing deposit be provided

for curbing along W. Schubert Street and deposits for three water and three sewer taps be provided.

Charlie Kiehne stated he grew up on Mistletoe Street and with the amount of traffic there his concern is where the driveways will be located and asked who will determine that. Mr. Jordan noted the only limitation to the location of a drive is the proximity to the corner. Mr. Kiehne asked the applicant if the structures that are built will be single family residences and if they will be sold or rented. Mr. Sawtelle noted they are going to build single family residences on the lots and the homes will be sold. Mr. Ruesbalm asked if the homes could be built so the back will not be facing their house. Mr. Jordan noted the City cannot dictate the orientation of the structures and the lot setbacks will remain the same whether the lots are replatted or not. Mr. Kiehne noted all the properties on Mistletoe are single family residences but this discussion opens a real concern on R-2 zoning where R-1 structures prevail. Mr. Kiehne commented the situation could be much worse if multi-family structures or some type of higher density residence is built in a residential area close to the center of town.

Charlie Kiehne moved to approve Application #P-1429 and Todd Willingham seconded the motion. All voted in favor, with the exception of Chris Kaiser who abstained, and the motion carried.

PLATS

Steve Thomas stepped down from the Commission for the consideration of P-1501 stating a conflict of interest.

P-1501 - CONSIDER FINAL PLAT FOR ESTENSON SUBDIVISION, APPROXIMATELY 2.56 ACRES LOCATED ON MORNING GLORY DRIVE - Dale Sultemeier presented the application and noted he has received the comments from the City which he will meet. Mr. Sultemeier also noted the City is requiring acknowledgment from the adjoining property owner regarding the release of drainage from the proposed detention basin prior to recording the plat and stated he has tried to contact her several times to no avail and he will continue to do so.

STAFF COMMENTS

Brian Jordan, Director of Development Services, commented this final plat is essentially identical to the preliminary plat. Mr. Jordan noted if the applicants are not able to get the acknowledgment required from the adjoining neighbor some revisions will have to be made to the drainage and that will be examined by City Staff.

Mr. Jordan noted Staff recommendation of approval with the following conditions:

- 1) Installation of public improvements approved as part of Construction Plans
- 2) Acknowledgment from the adjoining property owner regarding the release of drainage from the proposed detention basin, prior to recording the plat.

John Klein asked if the developer could request the City to install the taps when the deposits are paid instead of requiring them to be installed before the plat is recorded. Mr. Jordan verified the request with the Public Works department and they were in agreement. There followed discussion about the drainage and discharge and Joe Cloud noted he is concerned that one non-responsive property owner could cause the project to stand still. Mr. Jordan noted that is a concern, but the City is charged with the responsibility of the neighbor's acknowledgment in the subdivision ordinance.

Charlie Kiehne moved to approve P-1501 with the conditions noted by Staff as well as the condition the

developer can deposit the required fees for water and sewer taps and the city will install those as able, according to their schedule, and the recording of the final plat will not be delayed due to installation of the taps. Joe Cloud seconded the motion. All voted in favor and the motion carried.

Steve Thomas returned to the Commission.

P-1502 - CONSIDER PRELIMINARY PLAT AND SUBDIVISION WAIVER FOR ADMIRAL HEIGHTS SUBDIVISION APPROXIMATELY 231.11 ACRES OF LAND LOCATED ON LOWER CRABAPPLE RD

- Dale Sultemeier presented the application and noted the subject property is located in the City's ETJ and each tract averages 13.9 acres. Mr. Sultemeier gave a brief history of the property and noted in 2007 they came with essentially the same layout and a variance for the cul-de-sac length and the variance was denied at that time. Mr. Sultemeier noted their other option was to put in a boulevard or divided roadway from Lower Crabapple to a point on the cul-de-sac road, but that was not economically feasible, so the project has been in limbo until the subdivision ordinance was recently updated and a longer cul-de-sac allowed. Mr. Sultemeier noted they are asking for a waiver from the City's required ETJ road standards to the County's specs because the county will be maintaining the road. Mr. Sultemeier stated he has a letter from the County Commissioner asking the Commission to grant the requested variance. Mr. Sultemeier added there was a water availability study completed in 2008 and that study has been re-checked and there is ample water for the subdivision.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the allowable cul-de-sac length was extended in the new subdivision ordinance with some conditions, which are met with the proposed plat. Mr. Jordan commented the length is quite long so the Fire Marshall has requested two additional turn around areas for fire trucks and Mr. Jordan note those have been provided. Mr. Jordan explained the cul-de-sac does not require a waiver, but the pavement width of the street does. Mr. Jordan noted the City's standards are a 24' section and an extension of the shoulder on each side. Mr. Jordan stated the County will be maintaining the road and their standard is 20'. Mr. Jordan noted the City has agreed to the 20' width if a shoulder is provided. Mr. Sultemeier stated the county's standard is 3' on each side as opposed to the city's standard of 4'. Mr. Jordan commented it is unlikely the City will annex the property because it would be difficult to serve with city water and that is the reason they believe using county roadway standards is adequate. Mr. Jordan stated City Staff's recommendation that the shoulder be 4' and he will have to get direction from the Director of Public Works to reduce the shoulder width. Kris Kneese, Assistant City Engineer, asked if that detail could be worked out during review of the construction plans and it was agreed it could.

Mr. Jordan noted Staff recommendation of approval with the following conditions:

- 1) 20' street section be allowed with 4' shoulders on either side of the roadway
- 2) Extended cul-de-sac length as proposed with two additional turn-arounds provide.
- 3) Park Dedication Fees of \$500 per lot be paid.

Joe Cloud moved to approve P-1502 with the conditions noted by Staff. Steve Thomas seconded the motion. All voted in favor and the motion carried.

P-1503 - CONSIDER PRELIMINARY PLAT FOR SUNRISE FIELDS, APPROXIMATELY 5.9 ACRES OF LAND LOCATED ON SUNRISE STREET

- Dale Sultemeier presented the application and noted the property is located at the extension of Sunrise Street and is currently three lots. Mr.

Sultemeier noted the proposed drainage discharge point is at the northeast corner.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the property is zoned R-2 and the lots are smaller in nature ranging from 5000 - 6800 square feet. Mr. Jordan noted the property to the west is proposed as an assisted living facility and they will be required to extend Sunrise Street to the southwest corner of this property. Mr. Jordan noted this plat will give the City the right of way needed to get another connection between Highway Street and Friendship Lane because with this plat a 30' strip of land, which was intended to be a roadway, will be vacated on the north side and property on the south side of the property will be dedicated as right-of-way. Mr. Jordan commented there are 36 lots proposed for smaller, more affordable homes and the total acreage is a little under 6 acres. Mr. Jordan added the developer will make a request to the City to join in on some of the development costs, but nothing has been granted yet.

Mr. Jordan noted Staff recommendation of approval with the condition of the Engineering department's approval of preliminary Construction Plans as part of the Preliminary Plat and Final Construction Plans prior to approval of the Final Plat.

Charlie Kiehne asked if sidewalks will be required and Mr. Jordan noted they are not in this location on the proposed sidewalk plan.

Todd Willingham moved to approve P-1502 with the condition set forth by Staff. Joe Cloud seconded the motion. All voted in favor and the motion carried.

MINUTES

Charlie Kiehne moved to approve the minutes of the January 2015 meeting. Joe Cloud seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Todd Willingham moved to adjourn. Joe Cloud seconded the motion. All voted in favor and the meeting was adjourned at 6:50 p.m.

PASSED AND APPROVED this 4th day of February, 2015.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

LAND USE PLAN AND ZONING CHANGE BRIEF
Rezoning Request # Z-1416

- OWNER/APPLICANT:** Connie and Paul Maidhof
- LOCATION:** 302 E. Travis (northeast corner of Travis and Lincoln Street).
- SIZE:** Approximately 11,554 square feet
- EXISTING ZONING:** R-1, Single Family Residential
- PROPOSED CHANGE:**
1. Change in the Land Use Plan from Low Density Residential to Medium Density Residential
 2. Change in Zoning from R-1 Single Family Residential to R-2 Mixed Residential

FINDINGS:

- The property is a single lot located at 302 E. Travis, the northeast corner of Travis and Lincoln Street.
- The property consists of a two story residential structure.
- Utilities are currently available to serve the properties.
- The subject property is zoned R-1, Single Family Residential, as is the property to the west, north and east. Property across Travis Street to the south is zoned R-2, Mixed Residential.
- The Land Use Plan identifies the subject property, as well as the property to the west, north and east as Low Density Residential and property across Travis Street to the South as Medium Density Residential.
- The owners have provided a history of the property indicating it's previous use as multiple dwelling units.

LAND USE PLAN: The Land Use Plan basically calls for everything north of Travis Street and east of the lots fronting on N. Llano as Low Density Residential. In addition, the blocks to the east between Lincoln Street and Elk Street, Travis Street and Austin Street as Low Density Residential. This land use is representative of traditional, single-family detached dwelling units (see attached).

In staff's opinion, a change in the land use plan for a single lot would not be appropriate. In order to avoid treating this property differently from the surrounding properties, changing the land use plan on a larger area or district would be necessary.

ZONING: The zoning of the subject property and adjoining property on the north side of Travis Street is R-1 Single Family Residential. While the owner has indicated in her

letter that the property has been used previously as multiple dwellings, the zoning since the 1980's has been R-1. Prior to this, the zoning appears to have been a General Residence District which would have allowed multiple dwellings. As such, the multiple dwelling use would have been considered a non-conforming or "grandfathered" use.

In staff's opinion, a change in the zoning for a single lot would not be appropriate and be a form of "spot zoning". In order to avoid treating this property differently from the surrounding properties, an appropriately sized zoning district would need to be created (see the attached zoning map).

OPPOSITION/SUPPORT OF REQUEST: We have one letter in opposition to this request.

STAFF RECOMMENDATION: In staff's opinion, a change in the Land Use Plan and Zoning for a single lot would be inappropriate and represent spot zoning. We do not recommend a change in the Land Use Plan or Zoning for this property.

LAND USE - ZONING

APPLICATION FOR RE-ZONING- \$200.00

APPLICATION IS HEREBY MADE TO THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION TO AMEND THE ZONING ORDINANCE AND THE ZONING DISTRICT MAP OF THE CITY OF FREDERICKSBURG AS HEREINAFTER SET FORTH

- 1. APPLICANT: Connie Reeh Maidhof + Paul Maidhof
- 2. ADDRESS: 3456 Ingraham St. San Diego CA 92109
PHONE NUMBER: 858-272-9614 FAX NUMBER: 858-272-4369
- 3. APPLICANT EMAIL ADDRESS: cmaidhof@cs.com
- 4. OWNER (IF DIFFERENT FROM APPLICANT) Same
- 5. ADDRESS: —
- 6. PHONE NUMBER: — FAX NUMBER: —
- 7. OWNER EMAIL ADDRESS: —
- 8. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:
ADDRESS: 302 E Travis St.
50620-0010-000100
LEGAL DESCRIPTION: Grove BIK 1 Lot 1-PT + 2-PT
LOT SIZE: 11,554 sq
- 9. ZONING CHANGE REQUESTED FROM R1 ZONING DISTRICT TO R2 ZONING DISTRICT
- 10. JUSTIFICATION FOR REQUEST: See attached

- 11. ARE THERE ANY DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY FROM BEING USED IN THE MANNER HEREIN PROPOSED? NONE KNOWN
- 12. EXISTING IMPROVEMENTS ON PROPERTY: If there are any structures on the property, attach a plot plan, drawn to scale (to fit on an 11 x 17" paper, if possible) showing the location and size of all existing structures and their distance from the lot lines, plus proposed development plans if any.
- 13. CONFORMANCE WITH LAND USE PLAN: YES NO
An application for re-zoning will not be accepted unless the requested zoning classification conforms to the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan concurrently with a re-zoning application. However, the Planning & Zoning Commission and the City Council shall consider and make its recommendation or decision on the Comprehensive Land Use Plan change prior to the re-zoning.

APPLICATION FOR LAND USE PLAN CHANGE-\$200.00

APPLICATION IS HEREBY MADE TO THE CITY COUNCIL AND THE PLANNING & ZONING COMMISSION TO AMEND THE LAND USE PLAN MAP OF THE CITY OF FREDERICKSBURG AS HEREIN SET FORTH:

- 14. CHANGE REQUESTED FROM: single family LAND USE TO multiple family LAND USE.
- 15. SIGNATURE OF APPLICANT: [Signature]
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:
SIGNATURE OF OWNER: [Signature]

DATE: _____

FEE PAID: _____ Re-zoning Land Use Plan Change

TITLE SEARCH: _____

Note: A current title search must be submitted with the application

16. CONSENT OF LIEN HOLDER: *Note: If this property is encumbered by Lien, consent of the Lien holder is required.*

SIGNATURE OF LIEN HOLDER: _____

17. LIST OF PROPERTY OWNERS WITHIN 200 FT. (Provided by City)

Justification for Zoning/Land Use Request
302 E Travis St., Fredericksburg, TX

Multiple Family Dwelling:

On December 15, 1919, Gustave Gold purchased a piece of land along with the original Grobe homestead. On July 7, 1944 his heirs sold that land along with the structure now located at 302 E. Travis (including the very old structure in the rear) to Dora and Pryor Mogford. Joyce Richie inherited the property from her parents (Mogford) and subsequently sold it to us, Connie and Paul Maidhof. After some research into this chain of deeds and my family tree I have found that Gustave Gold was my great, great, great uncle. Since Gustave Gold purchased the land with only the Grobe homestead on it, which I am assuming is the small structure behind the house, I believe he must have been the one to build the existing structure.

Joyce Richie, the previous owner, has told me that the property was a multiple family dwelling when her parents purchased it. They appear to have added on the large downstairs living room, rear garage add-on, and clad the home in stone.

This would indicate that Gustave Gold built this house as units. The original floor plans of the upstairs and downstairs are mirror images. Each had a living room, kitchen, bedroom and bath. All the plumbing and windows line up perfectly. (ie. small window above kitchen sinks and bathroom area with larger windows in living areas) The stairs that are there now would have exited the rear of the house before the garage add-on. I am guessing that the original L-shaped property would most likely have had a front porch with a balcony above and stairs to the balcony thereby giving the upstairs living room an entry. There is really no reasonable way to replace the existing stairwell with anything that would flow normally into the house, as it would have if it had actually been built as a two story single family house. There is evidence of two gas meters having been at the property as well.

This property is located within the boundaries of the historic district. I believe it was built as a multiple family dwelling, and using it as such would not be out of character for the area. I have replaced the comp shingle roof with more period metal roofing. I would like to continue to update this property while keeping its heritage in tact. I would also like to water proof and preserve the original structure in the rear yard.

Traffic Impact:

The traffic patterns in Fredericksburg have certainly changed over the years. I hope you can take the traffic count at the intersection of Travis and Lincoln into consideration for this request of zoning/land use changes. The high count of vehicles on Main Street, along with the resulting congestion, has led to the area of E. Travis St (as well as N. Lincoln St.) becoming an alternate route. This area is very busy all through the day with heavy increases in traffic during the morning and evening commute hours.

302 E Travis St., Fredericksburg, TX

This property has a history of having been a multiple family dwelling. There is evidence of two gas meters having existed here. The previous owner claims the property was being used as multiple units when it was purchased by her family. When I was investigating into the previous ownership of this home I met a lady who recognized the address and told me she had often visited a childhood friend at that home and there were two families living there at that time.

The home has undergone changes over the years, but the age and existing floor plan still appear to support the use as a multiple family dwelling. The original upstairs floor plan was a mirror image of the downstairs; kitchens, bathrooms and living rooms lining up exactly.

I noticed the "Gold" residence across the street from this home and decided to look into the previous ownerships since my mother's mother was a Gold. To my great surprise this property was owned and built by my great great great uncle Gustav Gold.

I feel very fortunate to have stumbled into owning a property built by a family member. This house has fallen into a state of disrepair. I have already replaced the composition shingle roof with a new metal roof more in keeping with the area and age of the home. I would like to continue to bring this home back to a useful state, as well as upkeeping the original Grobe family homestead in the back yard.

I would like very much to continue with the original use as multiple units. The zoning changes that occurred during the life of this home have taken the original and ongoing use as multiple units and changed it to single family.

I can make this property available for inspection if that would be helpful.

Sincerely,

A handwritten signature in black ink, appearing to read 'Connie Reeh Maidhof', with a long horizontal flourish extending to the right.

Connie Reeh Maidhof

858-272-9614

A little background:

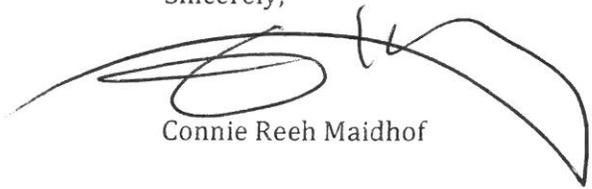
My mother and father, Clifford and Dorthy Reeh (nee Koennecke) were born and raised near Fredericksburg. (Spring creek and Cave Creek) They met in Luckenbach and lived out by Spring Creek during the early years of their marriage. My father's job moved him out of state, but his heart always remained in Fredericksburg. He inherited his father's ranch in Spring Creek and finished his days happily on the land he was born on. My mother enjoyed the days on the ranch with him until his death and now lives in California. My brothers and I have inherited the ranch and enjoy our time there as much as possible.

I visited Grandparents and many aunts and uncles in Fredericksburg nearly every year of my life. I have very close ties and great love for this beautiful area. My husband and I had always wanted to purchase a property there and decided to buy the house on Travis. It was a wonderful surprise that it was owned and built by my great, great, great uncle Gustave Gold.

The property at 302 E. Travis has come full circle, back to the descendants of the original builder. I hope the use can come full circle as well. It was originally built as a multiple family dwelling and deserves to be restored and used as such.

I would be more than happy to make the house available for inspection.

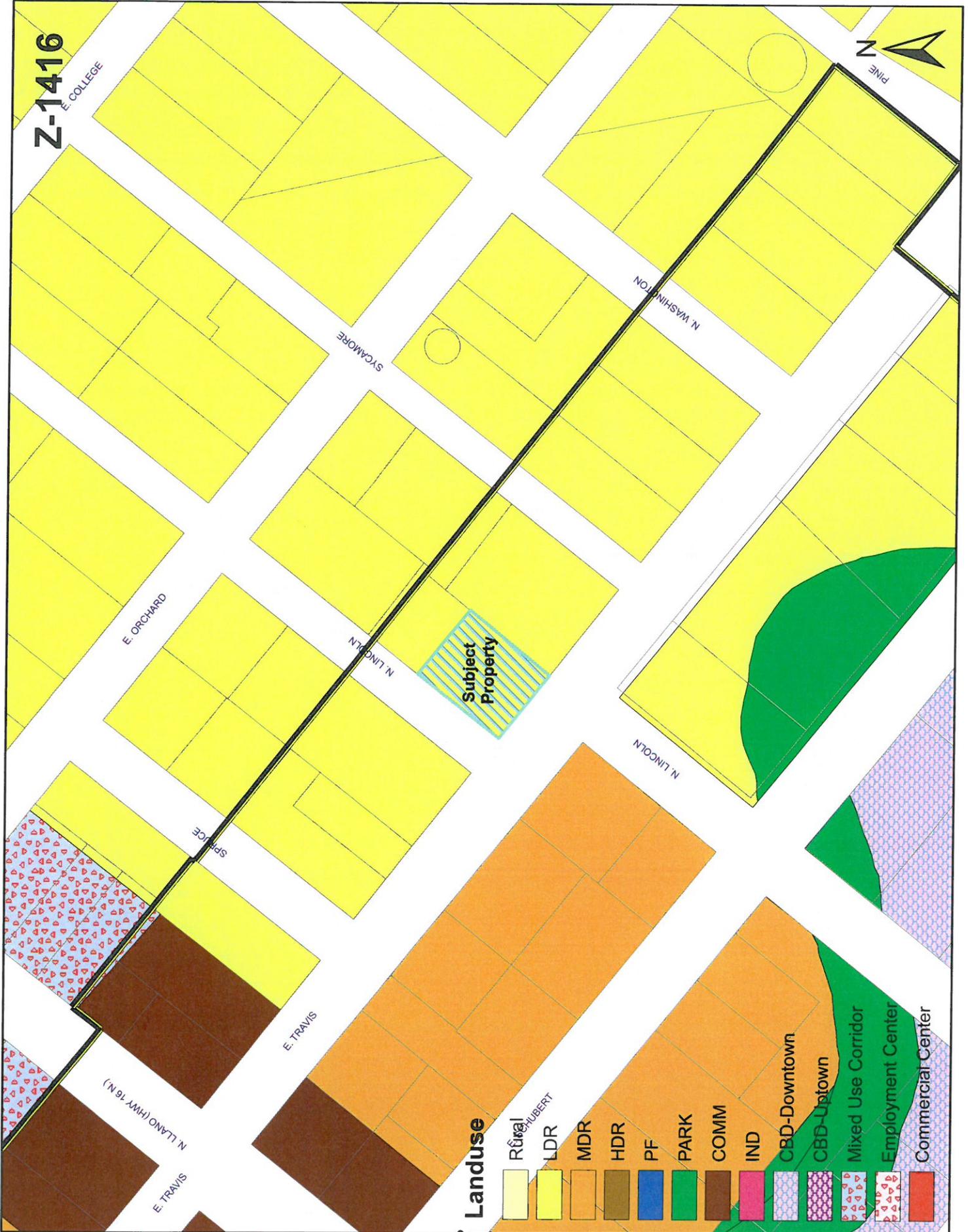
Sincerely,



Connie Reeh Maidhof



Z-1416



Landuse

-  Rural
-  LDR
-  MDR
-  HDR
-  PF
-  PARK
-  COMM
-  IND
-  CBD-Downtown
-  CBD-Uptown
-  Mixed Use Corridor
-  Employment Center
-  Commercial Center

14



Z-1416

Letter	Owner	
A	Joyce R. Richey	403 N. Lincoln
B	Joy Beth Kolmeier	301 E. Orchard
C	Paul E. & Victoria Chamberlain	408 Sycamore St.
D	Henry H. & Charlsie K. Haynes	406 Sycamore St.
E	Robert L. & Linda Watson	402 Sycamore St.
F	Cay Meadows & Meadows Family Trust	405 Sycamore St.
G	Tim T. & Pamela Taylor	308 E. Travis
H	Eleanor Brodie Durst	305 E. Travis
I	Philip Austin Clark	301 E. Travis
J	William M. Sutherland	212 E. Schubert
K	Clint & De Brown	215 E. Travis
L	Hartley Michelle & Acero Newell	210 E. Schubert
M	Hartley Michelle & Acero Newell	213 E. Travis
N	E C Coker Family Partnership	208 E. Travis
O	David & Deborah Hedgpeth	210 E. Travis
P	William J. & Jean Renfro	212 E. Travis
Q	Thomas & Patricia K. Sigg	406 N. Lincoln
R	E C Coker Family Partnership	0 Spruce St.
S	Marvin F. & Vivian L. Schroeder	211 E. Orchard
T	Paul & Connie Reeh Maidhof	302 E. Travis

Z-1416

Z-1416

E. COLLEGE



PINE

N WASHINGTON

SYCAMORE

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200' Notification Area

V

Y

V

V

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A

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Subject Property

H

E ORCHARD

N LINCOLN

N LINCOLN

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SPRUCE

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K

N. LAMONT (HWY 16 N.)

E TRAVIS

E SCHUBERT



**NOTICE OF PUBLIC HEARING FOR
A CHANGE IN LAND USE PLAN AND A CHANGE IN ZONING**

HEARING

DATE: FEBRUARY 4, 2015

TIME: 5:30 PM

REQUEST

NUMBER: Z-1416

The **PLANNING & ZONING COMMISSION** of the City of Fredericksburg will hold a public hearing at the above stated time and date in the conference room of the Law Enforcement Center, 1601 E. Main St., to consider a request for a change in the Land Use Plan and Zoning.

According to City Tax Records, you are the owner of real property within 200' of the proposed change. You are **not** required to attend the meeting, but if you care to attend, you will be given full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

The decision of the **PLANNING & ZONING COMMISSION** is a recommendation only. Final approval must be by action of the **CITY COUNCIL**. The public hearing by the **CITY COUNCIL** is scheduled as follows:

HEARING

DATE: FEBRUARY 16, 2015

TIME: 6:00 PM

REQUEST

NUMBER: Z-1416

For additional information, contact Director of Development Services, Brian Jordan at 830-997-7521.

APPLICANT: Connie Reeh Maidhof and Paul Maidhof

LOCATION: 302 E. Travis
(see accompanying map)

REQUEST: Change in the land use plan from Low Density Residential to Medium Density Residential and a change in zoning from R-1, Single Family Residential to R-2, Mixed Residential

(DETACH HERE)

REQUEST NO. Z-1416

As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____

Date _____

Printed Name _____

Address _____