AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, July 8, 2015
5:30 P.M.
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order

2. Approve minutes from the June 2015 Regular Meeting *Pp 1 - 5*

PUBLIC HEARINGS

3. Public Hearing (Z-1511) by the City of Fredericksburg for: *Pp 6 - 16*

   A) A change in the land use plan from High Density Residential to Public / Semi Public Facilities on a 2.08 acre tract of land located at 295 Friendship

   B) A change in zoning from R-3, Multi-Family residential to PF, Public Facilities on said property

4. Consider making a recommendation on Z-1511

5. Public Hearing (P-1509) for a replat of Lot 1, Alton Immel Subdivision and a 5.0 acre tract of land lying south of the Alton Immel Subdivision into Lot 1AR and Lot 1BR, Alton Immel Subdivision (located at the intersection of Friendship Lane and Highway 87 South) *Pp 17 - 26*

6. Consider P-1509

7. Public Hearing (Z-1510) by Jaret Muraglia for a Conditional Use Permit to allow a drive through facility associated with a fast food restaurant on property located at 606 E. Main Street *Pp 27 - 40*

8. Consider making a recommendation on Z-1510

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
June 3, 2015
5:30 P.M.

On this the 3rd day of June, 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
BILL PIPKIN
CHARLIE KIEHNE
BRENDA SEGNER
JOE CLOUD
STEVE THOMAS
DARYL WHITWORTH
CHRIS KAISER

ABSENT: TODD WILLINGHAM

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

PUBLIC HEARING (Z-1506) BY RAY HERRERA TO CONSIDER: A) A CHANGE IN THE LAND USE PLAN FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL ON PROPERTIES LOCATED AT 1403 E. MAIN STREET AND 101 CRISTOL DRIVE B) A CHANGE IN ZONING FROM R-1, SINGLE FAMILY RESIDENTIAL TO C-1, NEIGHBORHOOD COMMERCIAL ON PROPERTY LOCATED AT 101 CRISTOL DRIVE

- It was moved by Charlie Kiehne and seconded by Daryl Whitworth to open public hearing Z-1506 by Ray Herrera to consider: A) A change in the land use plan from Low Density Residential to Commercial on properties located at 1403 E. Main Street and 101 Cristol Drive B) A change in zoning from R-1, Single Family Residential to C-1, Neighborhood Commercial on property located at 101 Cristol Drive. Ray Herrera presented the application and noted he realized what the city was in need of when he started looking for property for his business and that initiated his desire to apply for a zoning change. Mr. Herrera commented the property zoned C-1 doesn't have much parking available and the home that sits on the R-1 lot is in need of repairs and he would like to make the repairs for a business office instead of a residence. Mr. Herrera noted from city limit line to city limit line along Main Street there are four properties that remain as R-1. Mr. Herrera added there are 18 homes on Cristol Drive and he does not believe his home would be an encroachment into the neighborhood if the zoning was changed to C-1.

Mr. Herrera continued there is a lot of C-1 zoned property along Llano between Mulberry and College that backs up to R-1 properties and also along Main Street at Bowie, Acorn, Cherry and Kay there is commercial property backed up to residential properties. Mr. Herrera also commented there is a medical building on Broadmoor Dr. adjacent to a residential neighborhood. Mr. Herrera noted Cristol Drive has become a thoroughfare from Eagle to Main and having a commercial property at the intersection would be appropriate. Mr. Herrera stated he would never have requested a zoning change if he thought it would have a negative impact on his neighbors.

PUBLIC COMMENT

Jessamym Putnum at 102 Cristol Drive stated the residential neighborhoods in town are diminishing and if this property is turned into commercial the residential area will be more limited than it is now. Ms. Putnum noted a business at this location would take up the street parking intended for the neighborhood. Ms. Putnum added a commercial business shows disrespect for the residential neighborhoods and more traffic will come into the neighborhood. Ms. Putnum asked the Commission to listen to the neighbors and maintain the residential area by not allowing the zoning change.

Chris Schoessow at 1331 E. Main Street stated his grandparents established the neighborhood as a residential area and it wasn't intended for commercial use. Mr. Schoessow noted he was opposed to the zoning and land use change.

Bill Pipkin moved to close Public Hearing Z-1506 and Brenda Segner seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted aside from the neighbors who spoke tonight, four additional letters have been received in opposition and two letters in support of the proposed change. Mr. Jordan noted Staff understands the area is unique in that there is a small commercial tract of land adjacent to a neighborhood established along a major highway. Mr. Jordan stated Staff believes a zoning change would set a negative precedence because the residential area was never intended to be used for commercial use. Mr. Jordan noted Staff does not support the request to change the land use and zoning. Charlie Kiehne asked what the allowed uses are in C-1 zoning and Mr. Jordan listed the uses and noted Staff does not have an issue with the uses allowed, but does have a concern about commercial uses encroaching into a neighborhood.

Charlie Kiehne moved to deny request #Z-1506 and Bill Pipkin seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING (Z-1507) BY KEVIN SPRAGGINS ON BEHALF OF WINDCREST DEVELOPMENT GROUP FOR A CONDITIONAL USE PERMIT TO ALLOW A CONVALESCENT SERVICE USE IN THE R-2, MIXED RESIDENTIAL ZONING DISTRICT ON A 4.38 ACRE TRACT OF LAND LOCATED AT THE INTERSECTION OF WINDCREST DRIVE AND POST OAK RD - It was moved by Charlie Kiehne and seconded by Bill Pipkin to open Public Hearing Z-1507 by Kevin Spraggins on behalf of Windcrest Development Group for a Conditional Use Permit to allow a Convalescent Service use in the R-2, Mixed Residential Zoning District on a 4.38 acre tract of land located at the intersection of Windcrest Drive and Post Oak Rd. Kevin Spraggins presented the application and introduced John Lanier, developer of the project who introduced his design team which consisted of Kevin Brose, Director of Development Services, David Daniel, Director of Construction, Jo, Architect from Reese Associates, and Travis Watkins, CFO of the

operating partner. Mr. Lanier noted his company specializes in small private pay assisted living centers and they are very passionate about what they do. Mr. Lanier commented they develop in secondary and small markets. Mr. Lanier continued they have created a split level design for the assisted living center and a single level for the memory care center. Mr. Lanier added the age restricted apartments will be one or two bedrooms with a social director to keep the residents busy and involved. Jo, architect from Reese, explained the exterior of the property will face the intersection of Post Oak Rd and Windcrest and will have a large percentage of stone, a small percentage of stucco and the roof will be red roof tile, shingle or a metal that appears to be clay. Jo added the topography of the property has a lot of slope and the design allows for two entrances. Mr. Lanier noted the size of the rooms is 15% larger than the national average.

Mr. Spraggins stated Windcrest Drive will be extended to the end of phase one and Post Oak Rd will be extended to the end of the property during phase one construction. Mr. Spraggins stated the main entrance will be off Windcrest. Mr. Spraggins added the building coverage and impervious coverage is under the allowable percentages.

John Starnes, owner and developer of Oaks of Windcrest, stated a similar project was presented two years ago but it fell through and he has been looking for the full lifestyle living this company is proposing to develop. Mr. Starnes noted he fully supports the project.

Daryl Whitworth moved to close Public Hearing Z-1507 and Joe Cloud seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the applicants are selling a first class project with continuum of care and Staff supports the project. Mr. Jordan added a presentation was made to the residents of Windcrest and it was well received. Mr. Jordan stated they have also been working with the hospital and Staff believes this is an ideal project for this location and noted recommendation of approval.

Mr. Whitworth asked who will be constructing the road extensions and Mr. Spraggins noted that will be the responsibility of the developer.

Charlie Kiehne moved to approve application Z-1507 and Brenda Segner seconded the motion. All voted in favor and the motion carried.

PLATS

CONSIDER (P-1508) PRELIMINARY PLAT FOR THE VILLAGES OF WINDCREST, A 13.7 ACRE TRACT OF LAND LOCATED AT THE INTERSECTION OF WINDCREST DRIVE AND POST OAK RD - Kevin Spraggins of VEI Engineering presented the application and noted they will abandon a portion of right of way and construct the extension of Post Oak Road to align with the same on the opposite side of Windcrest. Mr. Spraggins noted a detention area has been built by John Starnes and will be utilized by the proposed project. Mr. Spraggins added water is already located in Windcrest and sewer will have to be put in.

STAFF COMMENTS

Brian Jordan, Director of Development Services, stated the project is pretty straight forward, existing streets will be extended and tied into the thoroughfare. Mr. Jordan commented a sidewalk is no longer a requirement based on the subdivision ordinance and sidewalk plan that was recently adopted. Mr. Jordan noted Staff recommendation of approval.

Daryl Whitworth moved to approve application P-1508 and Joe Cloud seconded the motion. All voted in favor and the motion carried.

SITE PLANS

CONSIDER (SP-1505) SITE PLAN FOR PACIFIC COMBAT ZONE AT 502-508 E. AUSTIN

- Joe Cavanaugh, Director of the National Museum of the Pacific War, and Kevin Spraggins of VEI Engineering, presented the application and noted the project will be developed in three phases in rapid succession. Mr. Cavanaugh noted phase one is critical to the site and has been in the planning stage for three years. Mr. Cavanaugh commented the site could originally only offer guided tours because of safety issues and with the proposed plans they can allow self guided tours, which will increase the number of visitors. Mr. Cavanaugh noted the first phase will include demolition and dirt work and noted work has already begun on the slab. Mr. Cavanaugh stated the remainder of phase one will include a visitor entry portal, an orientation station, gift shop and restrooms. Mr. Cavanaugh continued phase two will consist of flipping the battlefield 180 degrees, constructing an open area with an arched roof, reminiscent of a quonset hut, and a 12' high hill for the attack re-enactment. Mr. Cavanaugh added there will be sixteen WWII vehicles and vessels stored in the vehicle building planned for this phase. Phase three consists of living quarters, or barracks, for the volunteers that come in for the re-enactments and will be constructed with containers that were intended for living quarters for troops in Afghanistan. Mr. Cavanaugh commented the time frame is to finish phase one by October and have exhibits in the building by Thanksgiving. Phase two will begin immediately with the amphitheater and they hope to have the total project finished by late 2016 or early 2017.

Mr. Spraggins noted the site will have it's own parking on the street that the city has abandoned to the Admiral Nimitz Foundation.

Janice Menking asked if there will be any effect on the neighborhood and Mr. Cavanaugh stated there will not be because they do not plan to change the schedule of re-enactments and the new building will actually serve as a sound barrier.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted Staff recommendation of approval.

Joe Cloud moved to approve Application SP-1505 and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

MINUTES

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

DISCUSSIONS

UPDATE ON ADOPTION OF A SIDEWALK PLAN FOR THE CITY OF FREDERICKSBURG - Brian Jordan, Director of Development Services, noted the City Council adopted the amended sidewalk plan, which was significantly changed from what the Commission recommended. Mr. Jordan stated most of the changes are on the perimeter of town and any money that has been held in escrow for sidewalks which have been eliminated from the plan will be refunded.

BOARD APPOINTMENTS

Brian Jordan, Director of Development Services, reminded the Commission the City Council will be appointing members to the different boards and asked the individuals whose terms are expiring to provide a letter stating their desire to be re-appointed or to step down from the Board.

ADJOURN

With nothing further to come before the Commission, Charlie Kiehne moved to adjourn. Daryl Whitworth seconded the motion. All voted in favor and the meeting was adjourned at 7:47 p.m.

PASSED AND APPROVED this 8th day of July, 2015.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1511

OWNER/APPLICANT: City of Fredericksburg

LOCATION: 295 Friendship Lane

SIZE: 2.08 acres

EXISTING ZONING: R-3 Multi-Family Residential

PROPOSED CHANGE:
1. Change in the Land Use Plan from High Density Residential to Public/Semi Public, and
2. Change in Zoning from R-3 Multi-Family Residential to PF Public facilities.

FINDINGS:

- The property is currently undeveloped and adjoins the City's Consolidated Warehouse Complex on Friendship Lane. A concrete drainage channel runs along the east side of the property.
- Access to the property will be provided from an existing driveway on Friendship Lane.
- Utilities are available to serve the property
- The City intends to purchase the property with the intent of leasing the front portion to the Appraisal District for their offices and utilize the rear portion for eventually expanding the warehouse property.
- Adjoining property to the west and south is zoned PF, to the north across Friendship Lane is zoned R-3, and to the east is zoned C-1.
- The Land Use Plan identifies the subject property and property to the north as High Density Residential, the property to the east as Low Density Residential, and property to the south as Public/Semi Public.
- Land uses surrounding this property include the City's warehouse facility to the west and south, apartments to the north and a single family home to the east.

LAND USE PLAN: The Land Use Plan identifies the subject property as High Density Residential, with the surrounding property to the west as Public/Semi Public (see attached Land Use Plan). The proposed change would basically extend the existing Public/Semi Public land use eastward to the existing drainage channel.

ZONING: The zoning of the subject property is R-3, Multi-Family Residential, and is the only property zoned as such on the south side of Friendship Lane in this vicinity (see the attached zoning map). Since the property is contiguous to the consolidated

warehouse facility, extending the existing PF – Public Facilities zoning is a reasonable change.

OPPOSITION/SUPPORT OF REQUEST: None to date.

STAFF RECOMMENDATION: Since the property is contiguous to the warehouse property, an extension of the Public Facilities zoning is reasonable and recommended.

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: Rezone and Land Use Plan Change on Lot 8, Franklin Oaks

Project Address: 295 Friendship Lane

Tax ID Number (s):

Application Type (Check all items that apply.)

- ☐ Conditional Use Permit
- ☐ Site Plan*
- ☒ Zoning Change
- ☒ Land Use Plan Change
- ☐ Variance Request
- ☐ Minor Plat*
- ☐ Replat*
- ☐ Amending Plat*
- ☐ Preliminary Plat*
- ☐ Final Plat*
- ☐ Development Plat
- ☐ Plat Vacation
- ☐ Annexation*
- ☐ Other
- ☐ Waiver of Right to 30-day action

Revision of Approved Plan / Plat? ☐Yes ☒No Name:

Jurisdiction: ☒City Limits ☐ETJ Total Acres: 2.08 No. of Lots:

Original Survey & Abstract No:

Legal Description: Lot 8, Franklin Oaks Addition

Current Land Use Plan: High Density Resid. Proposed Land Use Plan: Public Facilities

Current Zoning: R-3, Multi-Fam. Resid. Proposed Zoning: Public Facilities

Location: 295 Friendship Lane

Proposed Use(s): Offices for GCAD and expansion

Applicant's Signature

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

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: _____

Printed Name: Kent Myers, City Manager Date: June 8, 2015

Staff Use Only Application No.: Z-1511 Date: 6-8-15

*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: Mitchell Family Realty Inc.

Address: 144 Sundown Ln. Fredericksburg TX. 78624

Phone: Fax: Email:

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:

Project Application

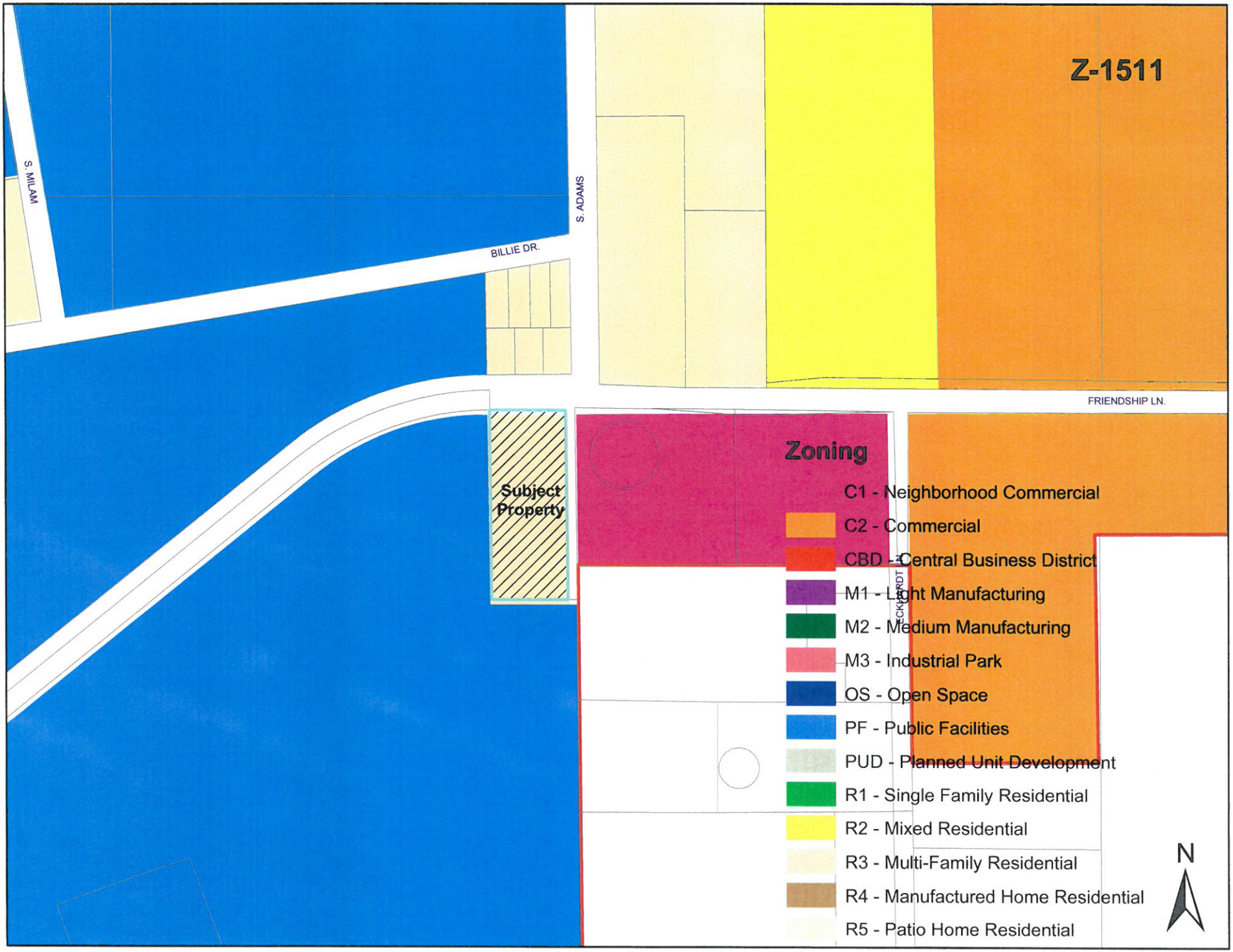
City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

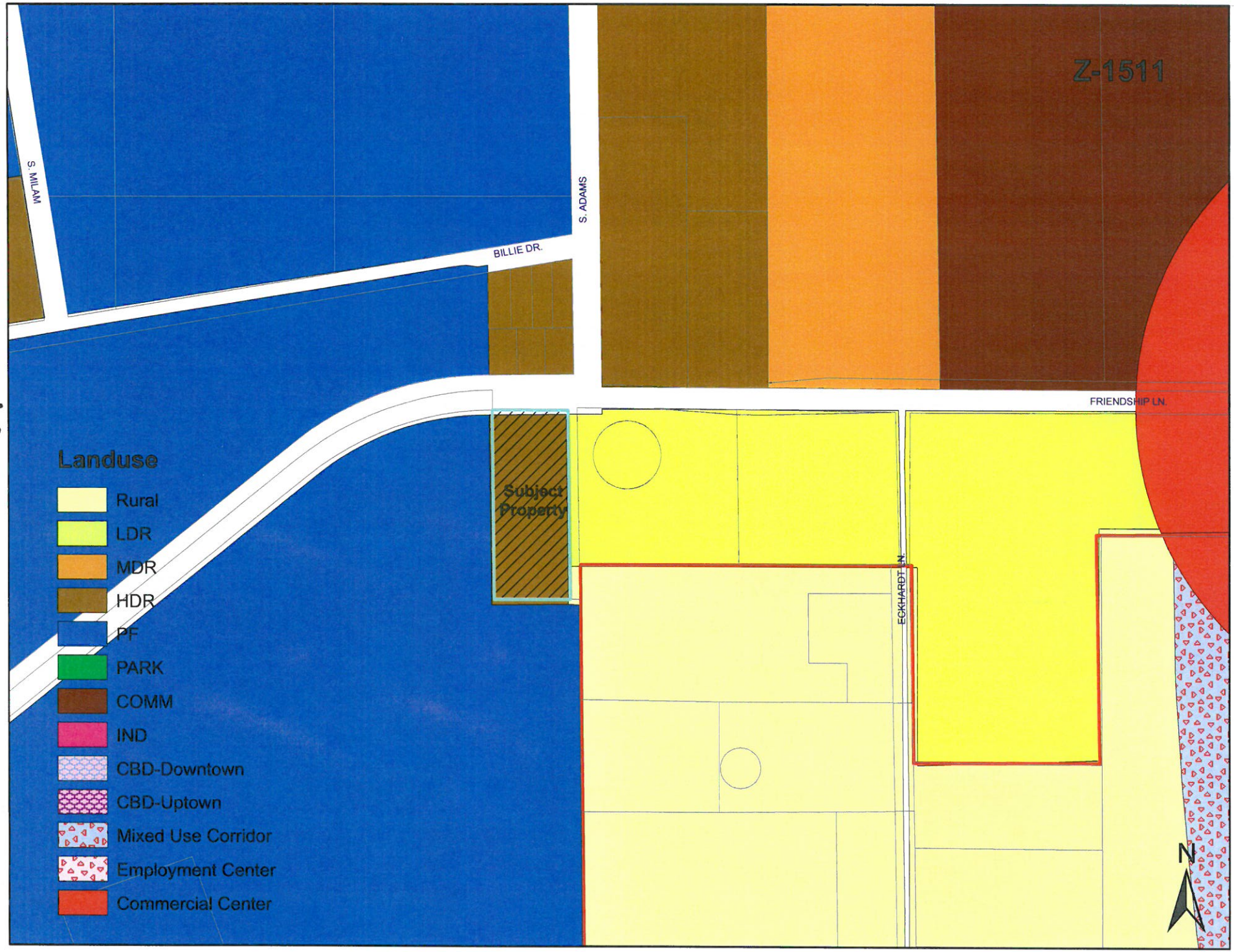
C. Fee Schedule (Please attach appropriate fee to application.)

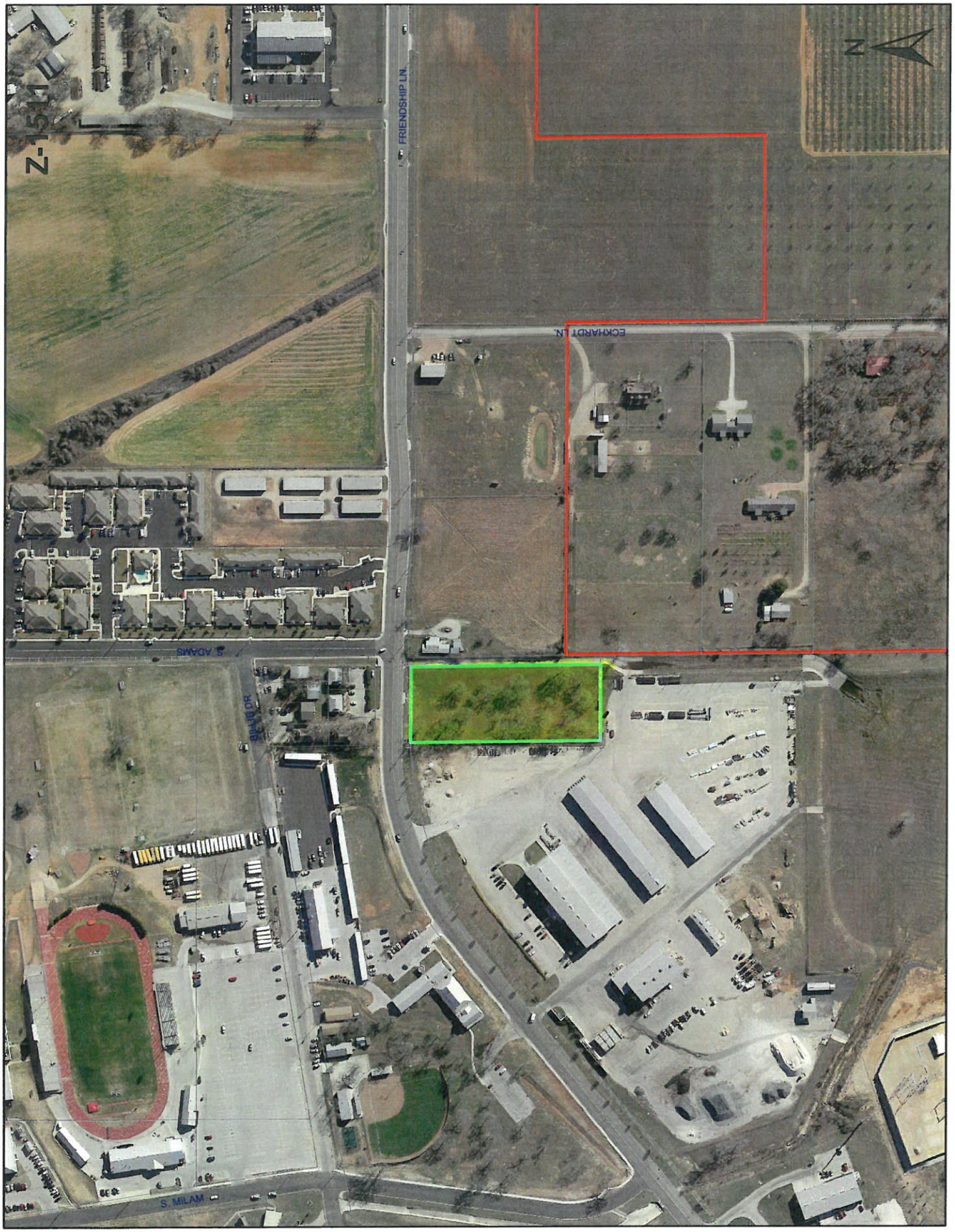
- ☐ Conditional Use Permit Application - $200
- ☐ Site Plan Application - $200
- ☐ Application for Zoning Change - $200
- ☐ Application for Land Use Change - $200
- ☐ Variance Request - $100
- ☐ Minor Plat - $200
- ☐ Replat - $200
- ☐ Amending Plat - $200
- ☐ Preliminary Plat - $200 plus $20 per lot
- ☐ Final Plat - $500 plus $10 per lot

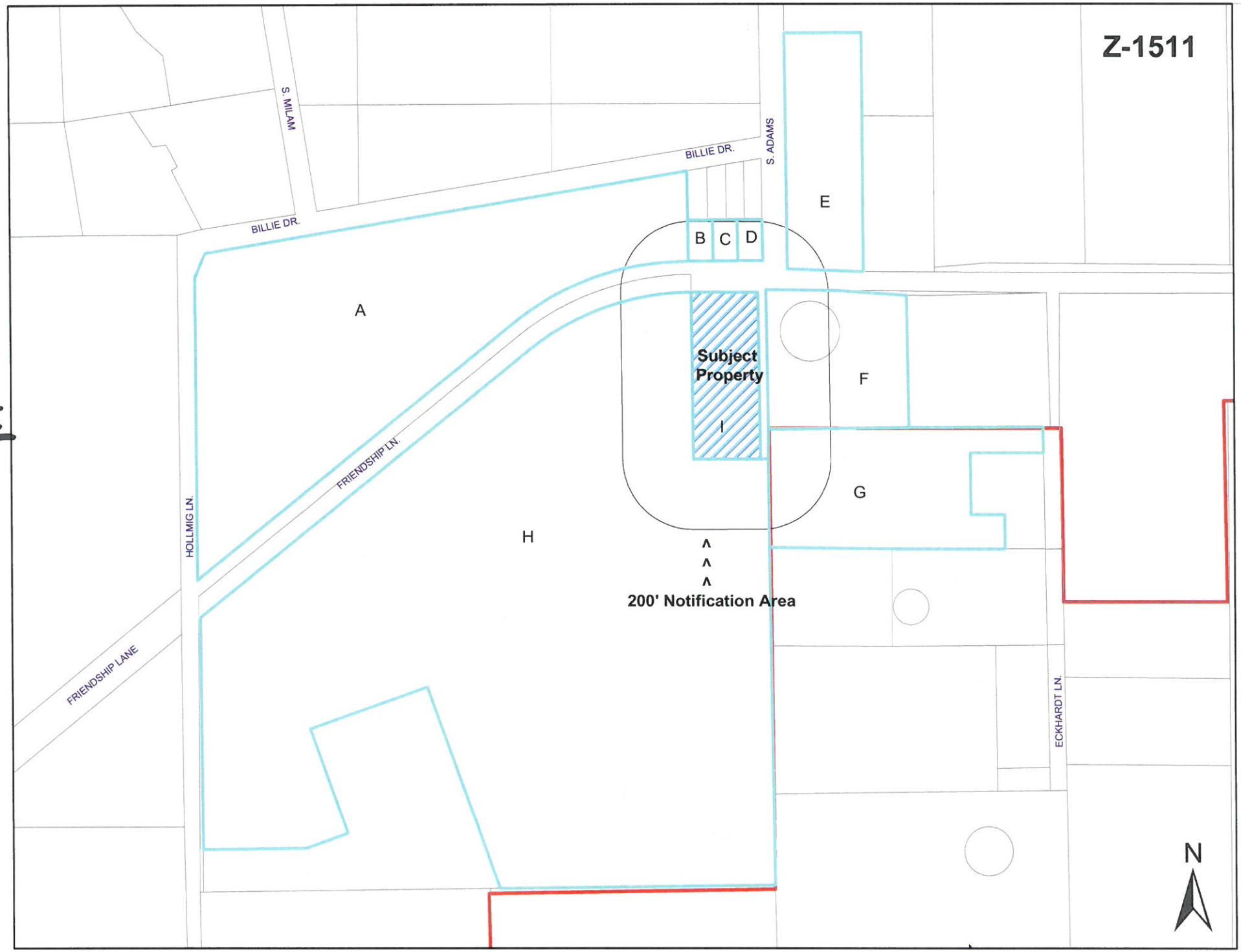
D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are $121.00 for a single lot plat. Each additional lot will increase the recording fee by $10.00.


Z-1511
S. MILAM
S. ADAMS
BILLIE DR.
FRIENDSHIP LN.
Subject Property
Zoning
C1 - Neighborhood Commercial
C2 - Commercial
CBD - Central Business District
M1 - Light Manufacturing
M2 - Medium Manufacturing
M3 - Industrial Park
OS - Open Space
PF - Public Facilities
PUD - Planned Unit Development
R1 - Single Family Residential
R2 - Mixed Residential
R3 - Multi-Family Residential
R4 - Manufactured Home Residential
R5 - Patio Home Residential
N


Z-1511
S. MILAM
S. ADAMS
BILLIE DR.
FRIENDSHIP LN.
ECKHARDT LN.
Subject Property
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center
N


Z-1511E
FRIENDSHIP LN
ECKHARDT LN
S ADAMS
BLUE DR
S MILAM
N


Z-1511
S. MILAM
BILLIE DR.
BILLIE DR.
S. ADAMS
E
B
C
D
A
Subject Property
I
F
G
H
FRIENDSHIP LN.
HOLLMIG LN.
200' Notification Area
FRIENDSHIP LANE
ECKHARDT LN.
N

Letter	Owner	
A	Fredericksburg Ind. School District	227 Billie Dr.
B	D & S Interest, Ltd.	294 Friendship Ln
C	D & S Interest, Ltd.	296 Friendship Ln
D	D & S Interest, Ltd.	298 Friendship Ln
E	Townepark Fredericksburg II, LP	0 Friendship Ln
F	Lucille Rochs	301 Friendship Ln
G	Robert L. & Abban L. Lastovica	110 Eckhardt Ln
H	City of Fredericksburg	233 Friendship Ln
I	Mitchell Family Realty, Inc.	295 Friendship Ln

Z-1511

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

HEARING DATE: **JULY 8, 2015** TIME: **5:30 PM** REQUEST NUMBER: **Z-1511**

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: **JULY 8, 2015** TIME: 6:**00 PM** REQUEST NUMBER: **Z-1511**

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

APPLICANT: City of Fredericksburg

LOCATION: 295 Friendship Lane
(see accompanying map)

REQUEST: Change in the Land Use Plan from High Density Residential to Public Facilities and a change in Zoning from R-3, Multi-Family Residential to Public Facilities

(DETACH HERE)

REQUEST NO. Z-1511
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____

REPLAT
BACKGROUND INFORMATION
July, 2015

File Number:	P-1509
Subdivision Name:	Replat of Lot 1, Alton Immel Subdivision and a 5 acre tract lying south of the Alton Immel Subdivision
Location:	Southeast of the intersection of Friendship Lane and US Highway 87 South (see attached map).
Tract Size:	Total - 12.628 acres Lot 1AR – 6.569 acres Lot 1BR – 6.059 acres
Proposed Replat:	The property at the corner of S. Washington Street and Friendship Lane is platted, including the location of the used car sales lot. The property where the current dealership is located is not platted. The dealership has been sold, and the intent of this replat is to combine the dealership property with the used car portion and leave the remaining vacant property as a separate tract.
Zoning:	C-2, Commercial
Roadways:	Lot 1AR has frontage on Friendship Lane and S. Washington Street, while Lot 1BR has frontage on S. Washington Street only.
Right-of-way:	Friendship Lane – varies between 80' and 88' S. Washington Street – 100'
Utilities:	Water and Sewer lines are available in Friendship Lane. In addition, water and sewer have been extended to the south property line of the Fairfield Inn Hotel tract to serve the dealership property.
Easements:	A 20' utility easement Will be required along the east property line of Lot 1BR to allow for the extension of services to the property to the south. A 24' access and utility easement is provided along Friendship Lane to allow shared access to the existing driveways.
Easements Abandoned:	NA
Stormwater Detention:	Detention will be evaluated when the property is developed.
Drainage:	NA

Opposition/Support:	No letters have been received.
P&Z Action:	Final approval
Staff Recommendation:	Approval
Conditions:	Dedication of a 20' utility easement along the east side of Lot 1BR.

Project Application (Page 1 of 3)

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: Alton Immel - Immel Motors Plat 889.8502

Project Address: 1279 US Hwy 87 South

Tax ID Number (s): 74-1829390

Application Type (Check all items that apply.)

- ☐ Conditional Use Permit
- ☐ Site Plan*
- ☐ Zoning Change
- ☐ Land Use Plan Change
- ☐ Variance Request
- ☐ Minor Plat*
- ☐ Replat*
- ☐ Amending Plat*
- ☐ Preliminary Plat*
- ☒ Final Plat*
- ☐ Development Plat
- ☐ Plat Vacation
- ☐ Annexation*
- ☐ Other
- ☐ Waiver of Right to 30-day action

Revision of Aproved Plan/Plat? ____ Yes X No Name: _____

Jurisdiction: X City Limits ____ ETJ Total Acres: 6 No. of Lots 1

Original Survey & Abstract No.: _____

Legal Description: _____

Current Land Use Plan: _____ Proposed Land Use Plan: _____

Current Zoning: C-2 Proposed Zoning: _____

Location: 1279 US Hwy 87 S.

Proposed Use(s): _____

Applicant's Signature

Applicant's Role: X 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: _____

Printed Name: Alton Immel Date: _____

Staff Use Only Application No.: P-1509 Date: 6-8-15

*Copy of current Title Search required with application

Project Application (Page 2 of 3)

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): Immel Motors

Owner Name: Alton Immel

Address: 1279 US Hwy 87 South

Phone: 830-997-2129 Fax: 830-997-7416 Email: alton@beecreek.net

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

Role: _____ Agent _____ Engineer X Surveyor _____ Other (note role)

Firm Name (if applicable): Bonn Surveying

Address: _____

Primary Contact Name: Carey Bonn

Phone: 830-997-3884 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 _____ (note role)

Firm Name (if applicable): _____

Address: _____

Primary Contact Name: _____

Phone: _____ Fax: _____ Email: _____

Project Application (Page 3 of 3)

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

C. Fee Schedule (please attach appropriate fee to application)

_____ Conditional Use Permit Application - $200

_____ Site Plan Application - $200

_____ Application for Zoning Change - $200

_____ Application for Land Use Change - $200

_____ Variance Request - $100

_____ Minor Plat - $200

_____ Replat - $200

_____ Amending Plat - $200

_____ Preliminary Plat - $200 plus $20 per lot

_____ Final Plat - $500 plus $10 per lot

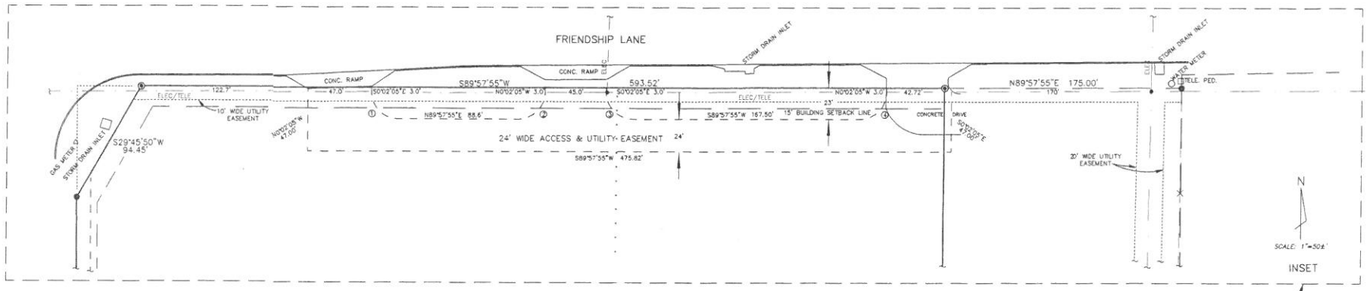
D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are $121.00 for a single lot plat. Each additional lot will increase the recording fee by $10.00.

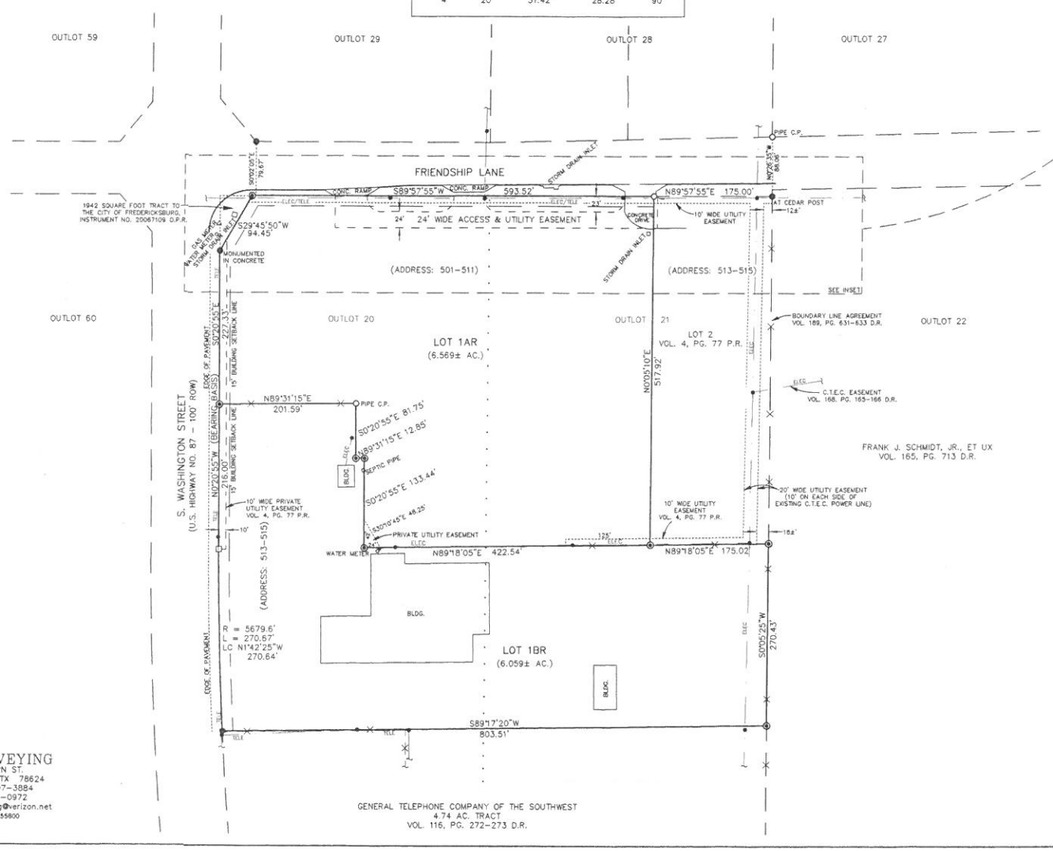
NOTES:
1. BUILDING SETBACK LINES SHOWN HEREON REFLECT CURRENT C-2 (COMMERCIAL) ZONING FOR THIS PROPERTY AS OF THE DATE OF THIS PLAT, UNLESS OTHERWISE NOTED. BUILDING SETBACK LINES ARE SUBJECT TO CHANGES IN PROPERTY ZONING.
2. ANY PRIVATELY OWNED WATER WELLS MAY NOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.

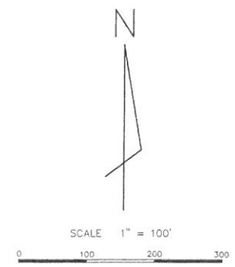
REPLAT
OF LOT 1, ALTON IMMEL SUBDIVISION AND A 5.0 ACRE TRACT OF LAND LYING SOUTH OF THE ALTON IMMEL SUBDIVISION INTO INTO LOT 1AR AND LOT 1BR, ALTON IMMEL SUBDIVISION

SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PARTS OF OUTLOTS NO. 20 & 21, AS SAID OUTLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG TEXAS, AND ENVIRONS, BY THE GERMAN EMIGRATION COMPANY. SAID LOT 1 BEING AS SHOWN ON THE ORIGINAL PLAT OF ALTON IMMEL SUBDIVISION FOUND OF RECORD IN VOLUME 4, PAGE 77 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS, AND SAID 5.0 ACRE TRACT BEING THAT TRACT OF LAND DESCRIBED IN A CONVEYANCE TO ALTON IMMEL BY HEROLD C. HANNEMANN, ET UX, FOUND OF RECORD IN VOLUME 192, PAGES 553-554 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.



CURVE TABLE				
CURVE	RADIUS	LENGTH	LONG CHORD	DELTA
1	20'	31.42'	28.28'	90°
2	20'	31.42'	28.28'	90°
3	20'	31.42'	28.28'	90°
4	20'	31.42'	28.28'	90°





LEGEND:
- ● 1/2" DIA. STEEL BAR FOUND
- ⊛ 1/2" DIA. STEEL BAR SET
- ○ AS NOTED
- □ CONCRETE R.O.W. MONUMENT
- · · · · · APPROX. ORIGINAL OUTLOT LINES
- • UTILITY POLE
- × FENCE

PRELIMINARY

THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW ONLY AND SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DATE: 6-8-15

P-1509
RECEIVED
JUN 08 2015
Routed 6/9/15
DRC 6/11/15 & 6/18/15
Comments Due 6/22/15
P&Z 7/8/15

THE STATE OF TEXAS*
COUNTY OF GILLESPIE*

I (We) hereby certify, that I am (We are) the owner(s) of the property shown and described hereon, that no other person or entity has any interest in the property by, lien, lease, or other equitable interest, unless otherwise noted hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building set-back lines, and dedicate all alleys, walks, parks, watercourses, easements and other open space to public use forever and hereby convey, by fee simple title, all public road right-of-way, as shown hereon, to the City of Fredericksburg for public road right-of-way purposes forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, conveyances for public road right-of-way purposes, and other restrictions shown hereon.

Owner: _____ Date: _____

THE STATE OF TEXAS*
COUNTY OF GILLESPIE*

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public in and for The State of Texas — Printed Name of Notary

My commission expires: _____

THE STATE OF TEXAS*
COUNTY OF GILLESPIE*

Whereas, _____, acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____ Date: _____

THE STATE OF TEXAS*
COUNTY OF GILLESPIE*

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public in and for The State of Texas — Printed Name of Notary

My commission expires: _____

Approved

Chairman, Planning and Zoning Commission, City of Fredericksburg, Texas — Date

The undersigned, the City Secretary and the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the _____ Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____ _____ and the Commission, by formal action, then and there accepted the dedications, conveyances of land, improvements, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Gillespie County and said Commission futher authorized the Chairman of the Planning and Zoning Commission to note the acceptance on behalf of the City thereof by signing his/her name as hereinabove subscribed.

Witness by hand on this _____ day of _____, 20____

City Secretary, City of Fredericksburg, Texas

THE STATE OF TEXAS*
COUNTY OF GILLESPIE*

I, the undersigned, a Registered Professional Land Surveyor No. 4447 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground on _____

Date: _____

Corey Bonn
Registered Professional Land Surveyor No. 4447
BONN SURVEYING 830-997-3884

THE STATE OF TEXAS*
COUNTY OF GILLESPIE*

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therin stated.

Given under my hand and seal of office this _____ day of _____, 20____

Notary Public in and for The State of Texas. — Printed Name of Notary

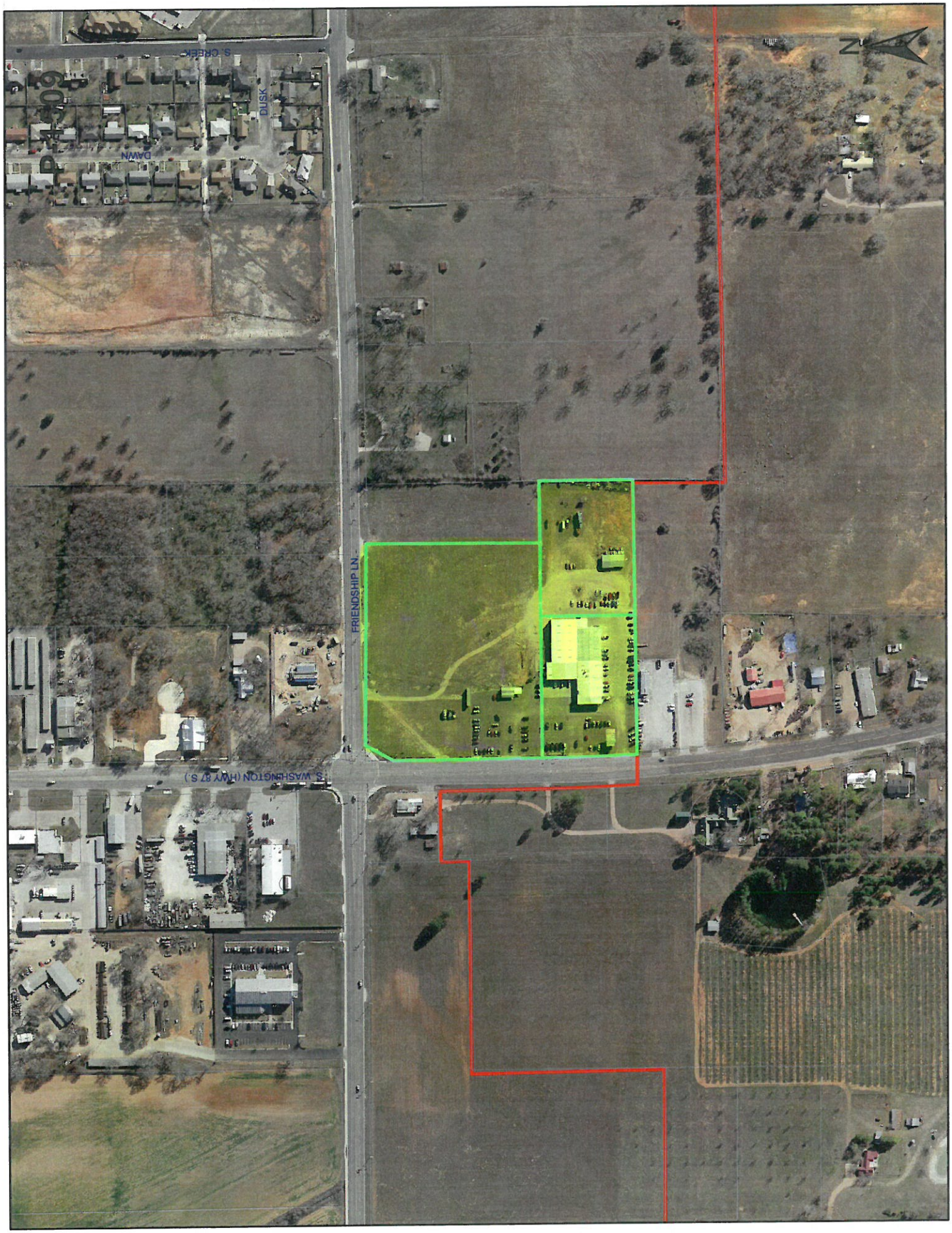
My commission expires: _____

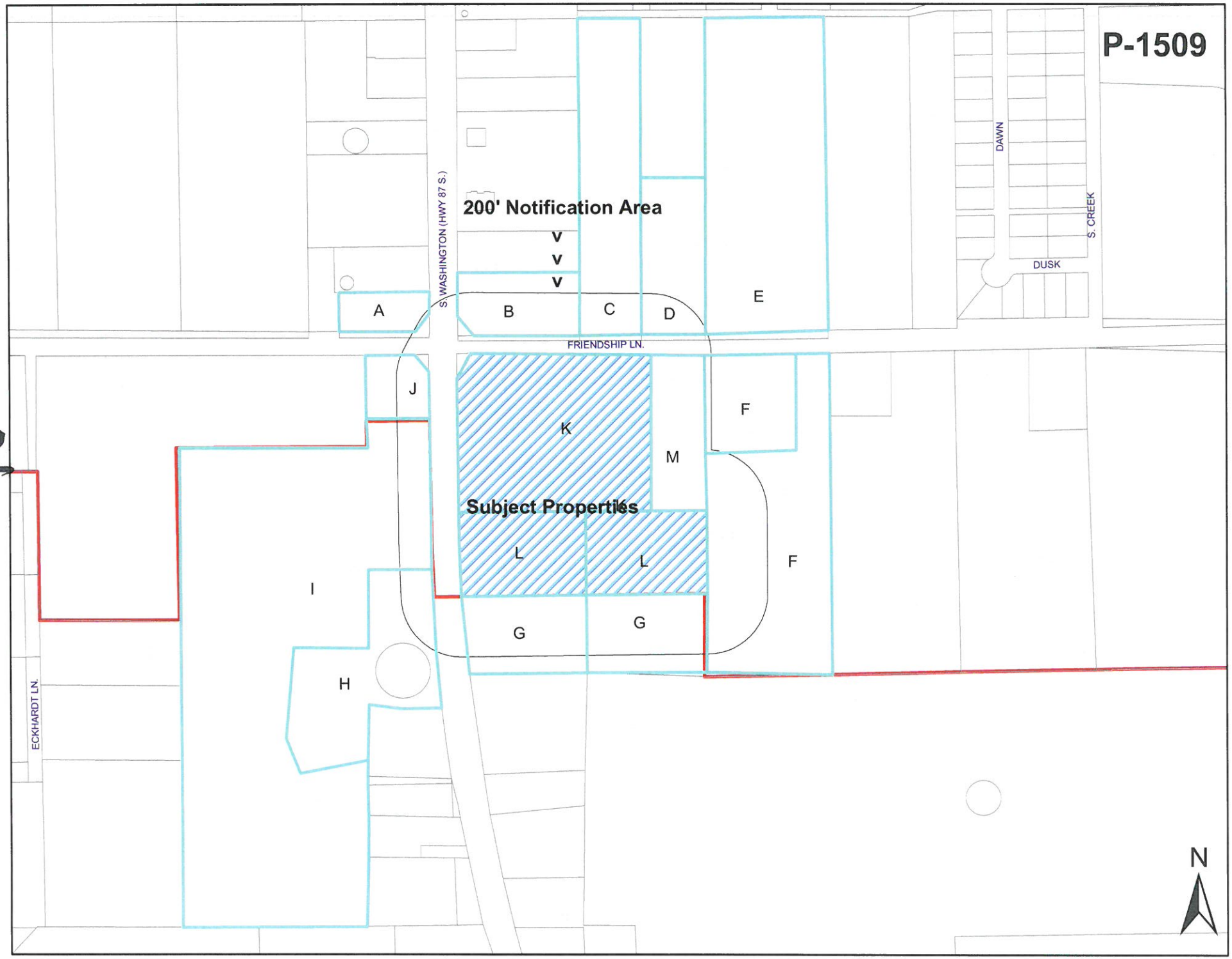
Filed for record at _____ o'clock _____ M., this the _____ day of _____, 20____, A.D., on Page _____, Volume _____ of the Plat Records of Gillespie County, Texas

County Clerk, Gillespie County, Texas — Deputy Clerk

BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
EMAIL: bonnsurveying@verizon.net
FIRM REG. NO. 10055800

22


S. CREEK
DUSK
DAWN
FRIENDSHIP LN.
S. WASHINGTON (HWY 87 S.)
N


P-1509
200' Notification Area
Subject Properties
S. WASHINGTON (HWY 87 S.)
FRIENDSHIP LN.
ECKHARDT LN.
DAWN
DUSK
S. CREEK
A
B
C
D
E
F
F
G
G
H
I
J
K
L
L
M
N

24

Letter	Owner	
A	Stroeher & Son, Inc.	392 Friendship Ln
B	Fbg Investco, LLC	516 Friendship Ln
C	Penjay Properties, Inc.	0 Friendship Ln
D	Judy G. Vordenbaum	0 Friendship Ln
E	City of Fredericskburg	0 Friendship Ln
F	Frances L. Schmidt	521 Friendship Ln
G	General Electric Telephone SW, Inc.	1323 S. US Hwy 87
H	Mark B. Wieser	1364 S. US Hwy 87
I	Fischer & Wieser Specialty Foods, Inc.	1406 S. US Hwy 87
J	Fischer & Wieser Specialty Foods, Inc.	1180 S. US Hwy 87
K	Alton Immel	1239 S. US Hwy 87
L	Alton Immel	1279 S. US Hwy 87
M	New Fredericskburg Properties, Inc.	513 Friendship Ln

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P-1509

NOTICE OF PUBLIC HEARING FOR REPLAT

HEARING DATE: **JULY 8, 2015** TIME: **5:30 PM** REQUEST NUMBER: **P-1509**

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 FINAL

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

APPLICANT: Alton Immel, Immel Motors

LOCATION: 1279 US Hwy 87 South
(see accompanying map)

REQUEST: Replat property into two lots, a 6.05 acre tract and a 6.57 acre tract

(DETACH BELOW)

REQUEST NO. P-1509
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____

CONDITIONAL USE PERMIT BRIEF

Request Z-1510

Project: Commercial Project for Jaret Muraglia

Applicant: Jaret Muraglia

Location: 600 Block of E. Main Street

Existing Zoning: C-2, Commercial

Request: Conditional Use Permit to allow a Drive-through facility associated with a fast food restaurant and Site Plan for additional Commercial Development

Site Plan Overview:

- The subject project will consist of two drive-in/fast food restaurants (one with a drive-through and one without), one restaurant and general retail sales. Corresponding square footages are noted on the plan.
- The site area is approximately 2.6 acres.
- The plan provides parking for 131 parking spaces, including 109 required spaces located outside the flood plain and 22 spaces within the flood plain.
- A single site access is proposed on E. Main Street. The drive is designed to allow entering traffic from either direction on Main Street and exiting traffic to only go in a westerly direction.
- Building coverage is estimated to be approximately 17% (75% maximum allowed in the C-2 District), based on area outside the flood plain.
- Impervious coverage is estimated to be approximately 79% (80% maximum allowed in the R-2 District), based on area outside the flood plain.
- Restaurants will be one-story and the retail building will be two-stories with parking beneath the building.
- The site is currently surrounded by the Christian Methodist Episcopal Church to the west, vacant land to the north and east, and commercial development to the south.
- Adjacent zoning is C-2.

Review and Evaluation Criteria:

A. **CONFORMANCE WITH APPLICABLE REGULATIONS:**

- The site complies with applicable regulations, including parking, impervious coverage, building coverage and setbacks.

B. **COMPATIBILITY WITH EXISTING OR PERMITTED USES IN ABUTTING SITES:**

- The proposed restaurants and retail uses are compatible with surrounding uses.

C. **POTENTIALLY UNFAVORABLE EFFECTS OR IMPACTS ON OTHER EXISTING OR PERMITTED USES ON ABUTTING PROPERTY:**

- The traffic generated from the development could have unfavorable effects on abutting property. In addition, given the number of lanes, including the existing turn lane configuration and striping of Main Street, the turning movements into and out of the site are not ideal.

D. MODIFICATIONS TO THE SITE PLAN WHICH WOULD RESULT IN INCREASED COMPATIBILITY AND WOULD MITIGATE POTENTIALLY UNFAVORABLE IMPACTS:

- A request has been made of the applicant to provide a traffic Impact Analysis that would determine the impact of the proposed development on the adjoining roadway and may yield some recommendations on how to better design the entrance/exit drive. While the applicant has apparently discussed this matter with two Engineering firms, no study has been provided. Another option would be to discuss the current lane configuration with TXDOT to see if any modifications could be made, specifically to the turn lane.

E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:

- We do not anticipate any major problems with traffic circulation on the interior of the site. The main concern is the entering and exiting traffic, particularly during peak times. There is no turn lane provided into this site for eastbound traffic. The entrance drive is located where the current turn lane is provided for vehicles going west and turning on Lee Street. The configuration of the turning island at the entrance/exit is intended to force vehicles exiting to go in a westerly direction only. Our experience with these islands is that they do not always accomplish the intended purpose.

  In addition, the design of the island is to allow east bound traffic to turn into the entrance. Vehicles making this movement will either need to pull into the turn lane intended for the opposite direction, or turn from the inside travel lane.

F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:

- Approximately 25,531 square feet, or 0.6 acres of land is within the 100-year flood plain. No structures will be allowed within the flood plain.

G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:

- A note has been included on the plan stating that all pole lighting and exterior lighting on buildings to be shielded and shall conform to outdoor lighting ordinance.

H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:

- Because the tenants and final building layout are not known, the applicant is proposing a maximum building area for each use. This limitation will establish the maximum size of square footage allowed for each of the proposed uses. The restaurant use is based on the maximum occupancy, the drive-in/fast food restaurants are based in the size of the customer seating/service area and the retail is based on the gross square footage.

I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:

- Affirmative.

J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:

- Affirmative.

K. 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:

- There are no objections to the proposed use, and we believe the development would contribute to the commercial activities within the Main Street corridor. However, we believe the circulation revolving around the entrance/exit drive and Main Street warrants additional evaluation. See the discussion in items D and E above.

L. 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:

- See Items D and E above.

M. DETERMINATION THAT THE PROPOSED USE TOGETHER WITH THE CONDITIONS APPLICABLE THERETO, WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MATERALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY:

- See Items D and E above.

OPPOSITION/SUPPORT OF REQUEST: None to date.

STAFF RECOMMENDATION: We would expect the proposed project to be compatible with the area and believe it will be a compliment to other existing and proposed uses nearby. However, we believe the traffic and circulation in the vicinity of the entrance and exit drive warrants additional study to ensure that the safest design is provided. We recommend that a Traffic Impact Analysis be performed to evaluate all options for the design of the entrance/exit prior to approval.

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: Commercial Development for Jaret Muraglia

Project Address: Located on 600 Block of East Main Street

Tax ID Number (s):

Application Type (Check all items that apply.)

- ☒ Conditional Use Permit
- ☒ Site Plan*
- ☐ Zoning Change
- ☐ Land Use Plan Change
- ☐ Variance Request
- ☐ Minor Plat*
- ☐ Replat*
- ☐ Amending Plat*
- ☐ Preliminary Plat*
- ☐ Final Plat*
- ☐ Development Plat
- ☐ Plat Vacation
- ☐ Annexation*
- ☐ Other
- ☐ Waiver of Right to 30-day action

Revision of Approved Plan / Plat? ☐Yes ☒No Name:

Jurisdiction: ☒City Limits ☐ETJ Total Acres: 2.6 No. of Lots: 5

Original Survey & Abstract No: Manuel Cabazos Survey No. 127, Abstract No. 117

Legal Description: All of Townlots No. 199 & 200 / 3 unnumbered Townlots Lying NE of 199 & 200

Current Land Use Plan: Undeveloped Proposed Land Use Plan:

Current Zoning: C-2 Proposed Zoning: C-2

Location: Between Town Creek and East Main St. / NE of S. Lee and Main Street Intersection.

Proposed Use(s): Admin./Business Offices, Restaurant, Drive-In/Fast Food, Retail

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: Jaret Muraglia

Printed Name: Jaret Muraglia Date: 6/8/15

Staff Use Only Application No.: Z-1510 Date: 6-8-15

*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: Mahesh Patel

Address: 27710 Myrtle Lake Ln., Katy, Texas 77494

Phone: 830-992-0097 Fax: Email: mikepatel91@gmail.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): Jaret Muraglia

Address: 716 West Creek Street, Fredericksburg Texas 78624

Phone: 512-906-9317 Fax: Email: jaret@jonesranches.com

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

Role: ☐ Agent ☐ Engineer ☐ Surveyor ☒Other (note role): Architect

Firm Name (if applicable): Stehling Klein Thomas Architects

Address: 300 C West Main, Fredericksburg, Texas 78624

Primary Contact Name: Brandon Weinheimer

Phone: 830-456-9623 Fax: Email: brandon@sktarchitects.com

Project Application

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

C. Fee Schedule (Please attach appropriate fee to application.)

- ☒ Conditional Use Permit Application - $200
- ☐ Site Plan Application - $200
- ☐ Application for Zoning Change - $200
- ☐ Application for Land Use Change - $200
- ☐ Variance Request - $100
- ☐ Minor Plat - $200
- ☐ Replat - $200
- ☐ Amending Plat - $200
- ☐ Preliminary Plat - $200 plus $20 per lot
- ☐ Final Plat - $500 plus $10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are $121.00 for a single lot plat. Each additional lot will increase the recording fee by $10.00.

Commercial Development for Jaret Muraglia

Description of Proposed Use

The property is 2.6 acres and is currently undeveloped. Located just outside of the Historic Shopping District, the site offers a unique opportunity for standardized businesses or "Chains" to be on Main Street near tourist areas. Proposed uses are intended to appeal to both tourists and locals and will include a coffee shop (Building "A" approx. 1850 sf) with drive-thru, a fast food restaurant (Building "B" approx. 2900 sf) with drive-thru, a boutique restaurant that seats less than 100 customers (Building "C" approx.. 4000 sf), and a 3 story retail/office building with parking level on first floor, retail on second floor, and offices on third floor (Building "D" approx. 11,800 occupiable sf).

The developer intends to acquire a fast food restaurant for Building "B" that does not serve breakfast in order to alleviate congestion at peak serving time of the coffee shop. However, no tenant can be confirmed until site plan and conditional uses are approved by Planning and Zoning and City Council.

All buildings will conform to design standards and guidelines adopted by the City of Fredericksburg.

DEVELOPMENT NOTES:

OWNER OF PROPERTY

CONTACT: MAHESH PATEL
27710 MYRTLE LAKE LANE
KATY, TX 77494
P: 830-992-0097
mikepatel91@gmail.com

DEVELOPER

CONTACT: JARET MURAGLIA
716 WEST CREEK STREET
FREDERICKSBURG, TX 78624
P: 512-906-9317
jaret@jonesranches.com

LEGAL DESCRIPTION OF PROPERTY

PLAT SHOWING 2.60 ACRES OUT OF THE MANUEL CABAZOS SURVEY NO. 127, ABSTRACT NO. 117 AND BEING ALL OF UNNUMBERED TOWNLOTS LYING NORTHEAST OF TOWNLOTS NO. 199 AND 200 AND A PORTION OF AN UNNUMBERED TOWNLOT LYING NORTHEAST OF TOWNLOT NO. 201 AND ALL OF TOWNLOTS NO. 199 AND 200 OF THE GERMAN EMIGRATION MAP OF FREDERICKSBURG AND ENVIRONS

ZONING

ZONING DISTRICT: C-2 COMMERCIAL
PROPOSED USES: RESTAURANT, DRIVE-IN / FAST FOOD
GENERAL RETAIL SALES

BUILDING SET BACKS AS FOLLOWS:

15' MIN. FRONT YARD SETBACK
15' MIN. STREET SIDE YARD SETBACK
0' MIN. INTERIOR SIDE YARD SETBACK
0' MIN. REAR YARD SETBACK

PROPOSED IMPERVIOUS COVERAGE

TOTAL SITE AREA =	113,340 S.F. (2.6 ACRES)
TOTAL AREA ABOVE 100 YEAR FLOOD =	87,809 SF (2.0 ACRES)
IMPERVIOUS COVER ABOVE 100 YEAR FLOOD =	69,440 S.F (79%)*
MAX ALLOWED =	80%.
BUILDING COVERAGE=	14,748 S.F. (17%)
MAX ALLOWED=	75%

* IMPERVIOUS COVERAGE INCLUDES 625 SF OF PERMEABLE PAVERS WHICH ARE CONSIDERED TO BE 90% PERMEABLE.

PROPOSED ON-SITE PARKING

DRIVE-IN / FAST FOOD
3 SPACES PER 100 S.F. CUSTOMER SEATING/SERVICE AREA
2400 S.F.* / 100 S.F. = 24X 3 = 72 SPACES

RESTAURANT
1 SPACE PER 4 SEATS
88 SEATS* / 4 = 22 SPACES

GENERAL RETAIL SALES
1 SPACE PER 400 S.F.
5,900 S.F. / 400 S.F. = 14.25 (15) SPACES

TOTAL SPACES REQUIRED:	109 SPACES
SPACES PROVIDED ABOVE 100 YEAR FLOOD PLAIN:	109 SPACES
TOTAL SPACES PROVIDED:	131 SPACES**

* CUSTOMER SEATING/SERVICE AREA ASSUMED UNTIL FINAL FLOOR PLANS ARE DETERMINED.

** 22 SPACES (NOT PART OF REQUIRED PARKING) ARE WITHIN THE 100 YEAR FLOOD PLAIN.
CONSULTING CIVIL ENGINEER WILL CONDUCT A FLOOD STUDY TO VERIFY THAT PARKING WITHIN THE FLOOD PLAIN WILL NOT AFFECT THE BASE FLOOD ELEVATION OF ADJACENT PROPERTIES.

GRADING AND DRAINAGE

APPROXIMATE EXISTING CONTOURS SHOWN ON SITE PLAN AT 2 FOOT INTERVALS. MAJORITY OF DRAINAGE FLOWS TO EAST INTO TOWN CREEK / BARONS CREEK, SOUTHWEST PORTION OF PROPERTY DRAINS SOUTHEAST ONTO ADJACENT PROPERTY AND HIGHWAY 290.

PROPOSED SITE DEVELOPMENT WILL ALLOW WATER TO IMMEDIATELY DRAIN INTO ADJACENT CREEKS WITH NO DETENTION. CURRENT AMOUNT OF RUNOFF ONTO SE PROPERTY WILL NOT INCREASE. CIVIL ENGINEER TO COORDINATE WITH TXDOT TO DETERMINE ACCEPTABLE AMOUNT OF RUNOFF ONTO HIGHWAY 290.

FINAL GRADING/DRAINAGE PLANS AND CALCULATIONS WILL BE SUBMITTED BY CIVIL ENGINEER WITH FINAL CONSTRUCTION SET.

ALL BUILDINGS ARE LOCATED ABOVE THE BASE FLOOD ELEVATION.

UTILITIES

EXISTING WATER , SEWER AND OVERHEAD ELECTRICAL LINES (3 PHASE) LOCATED ALONG HIGHWAY 290 (SHOWN ON SITE PLAN). PROPOSED DEVELOPMENT WILL TIE INTO EXISTING CITY UTILITIES. EXACT LOCATIONS TO BE COORDINATED WITH CITY OF FREDERICKSBURG. PROPOSED ELECTRICAL TO BE UNDERGROUND.

EXTERIOR LIGHTING AND SIGNAGE

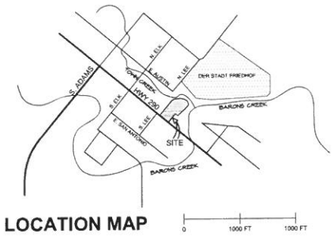
POLE MOUNTED LIGHTING WILL ILLUMINATE PARKING AREAS NOT IMMEDIATELY ADJACENT TO PROPOSED BUILDINGS. POLE LIGHTING AND EXTERIOR LIGHTING ON ALL BUILDINGS TO BE SHIELDED AND SHALL CONFORM TO OUTDOOR LIGHTING ORDINANCE.

PROPOSED MULTI-TENANT GROUND SIGN AT ENTRY OF PROPERTY TO BE INTERNALLY ILLUMINATED.

LANDSCAPING / TREES

SITE PLAN INDICATES APPROXIMATE LOCATION OF EXISTING TREES TO REMAIN AND TREES TO BE REMOVED. DESIGN EFFORTS TO PROTECT 46" OAK TREE NEAR BUILDING "A" INCLUDE MODIFYING THE SHAPE OF BUILDING "A" TO REDUCE AMOUNT OF BUILDING FOOTPRINT UNDER TREE CANOPY AND USING PERMEABLE PAVERS IN THE COURTYARD.

PROPOSED TREES TO BE SHOWN ON FINAL LANDSCAPE PLAN. LANDSCAPING TO BE INSTALLED PER CITY ORDINANCE.



LOCATION MAP

COMMERCIAL DEVELOPMENT FOR

JARET MURAGLIA

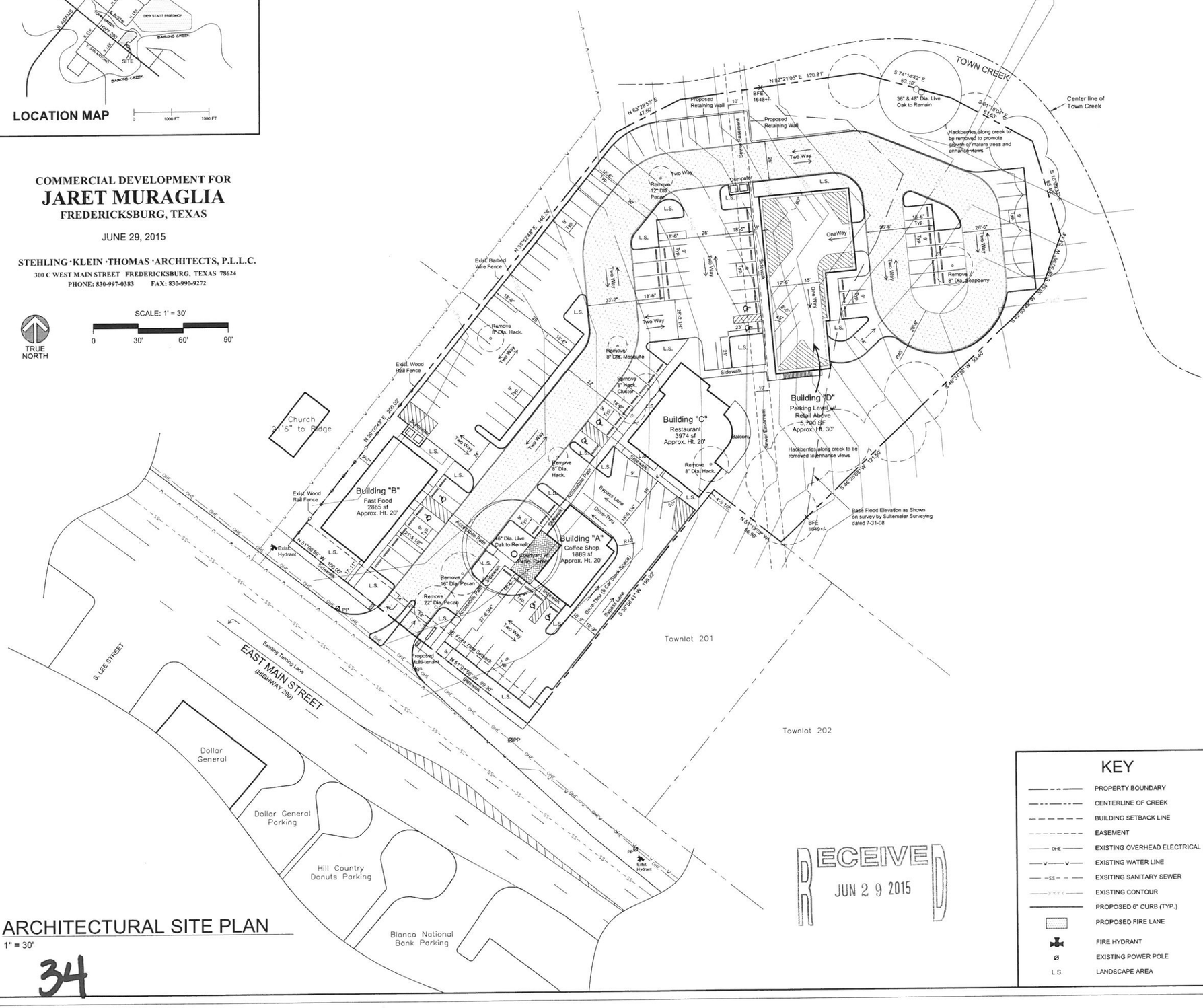
FREDERICKSBURG, TEXAS

JUNE 29, 2015

STEHLING ·KLEIN ·THOMAS ·ARCHITECTS, P.L.L.C.
300 C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 FAX: 830-990-9272

TRUE NORTH

SCALE: 1' = 30'
0 30' 60' 90'



ARCHITECTURAL SITE PLAN

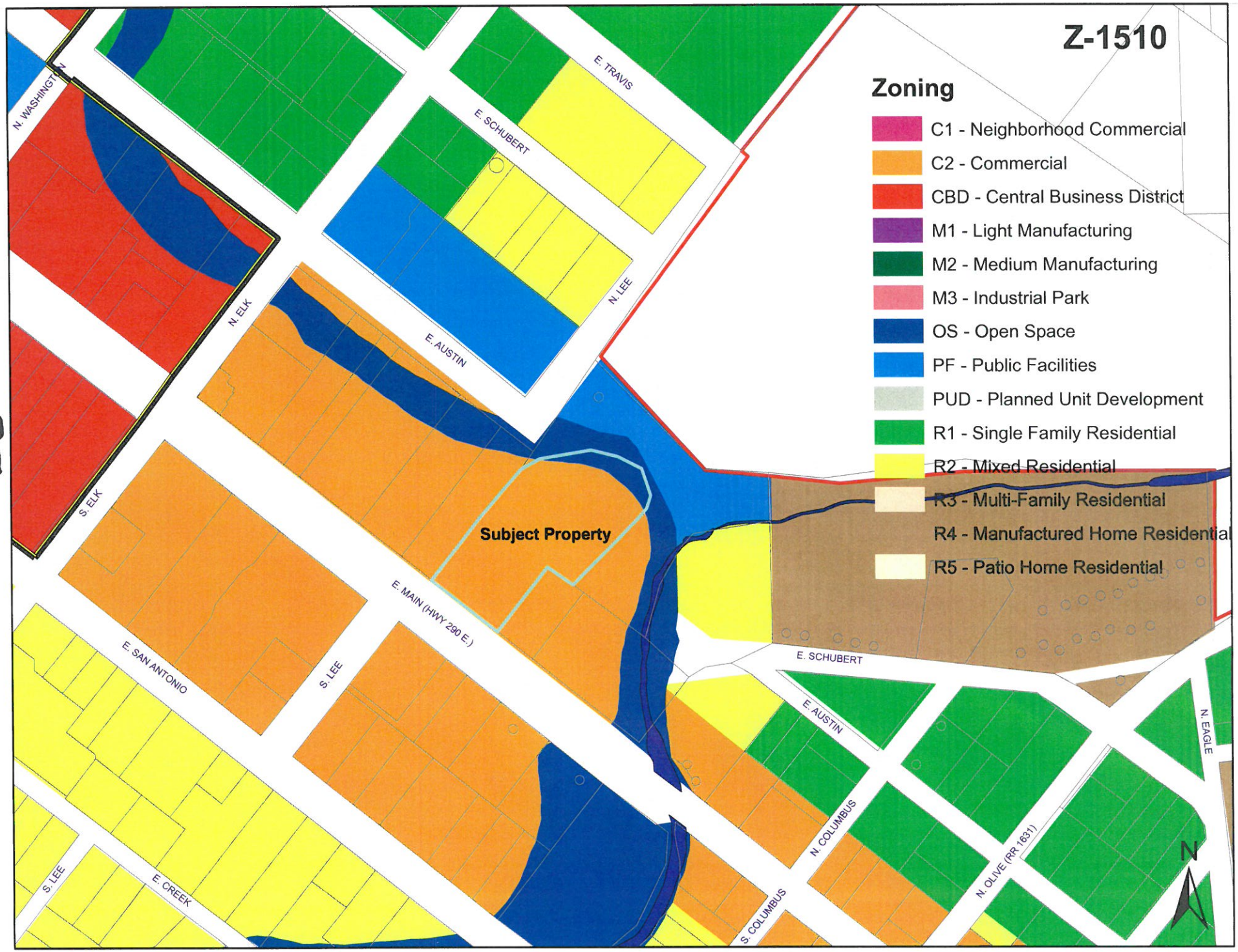
1" = 30'

34

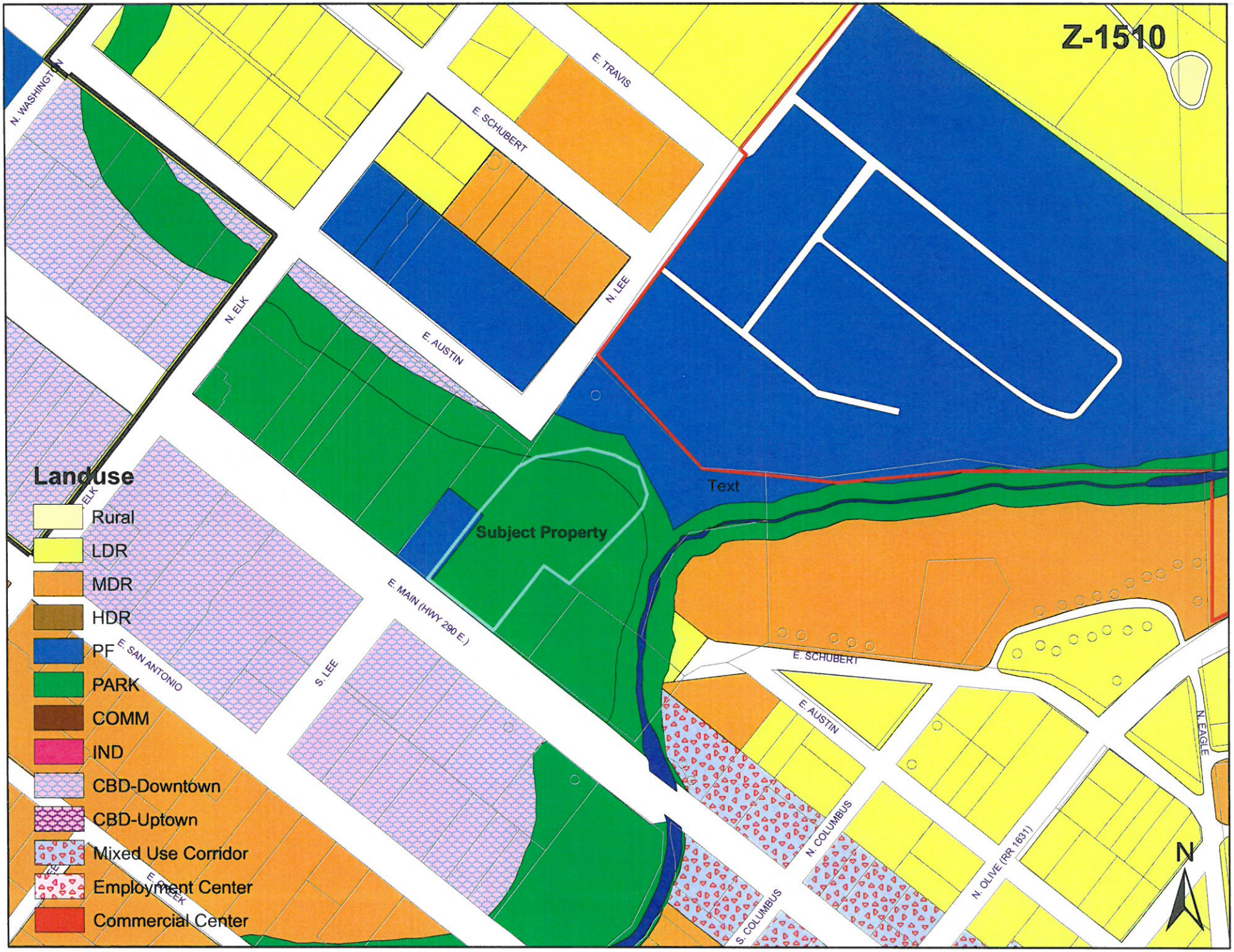
RECEIVED
JUN 29 2015

KEY

	PROPERTY BOUNDARY
	CENTERLINE OF CREEK
	BUILDING SETBACK LINE
	EASEMENT
OHE	EXISTING OVERHEAD ELECTRICAL
V	EXISTING WATER LINE
SS	EXSITING SANITARY SEWER
	EXISTING CONTOUR
	PROPOSED 6" CURB (TYP.)
	PROPOSED FIRE LANE
	FIRE HYDRANT
Ø	EXISTING POWER POLE
L.S.	LANDSCAPE AREA

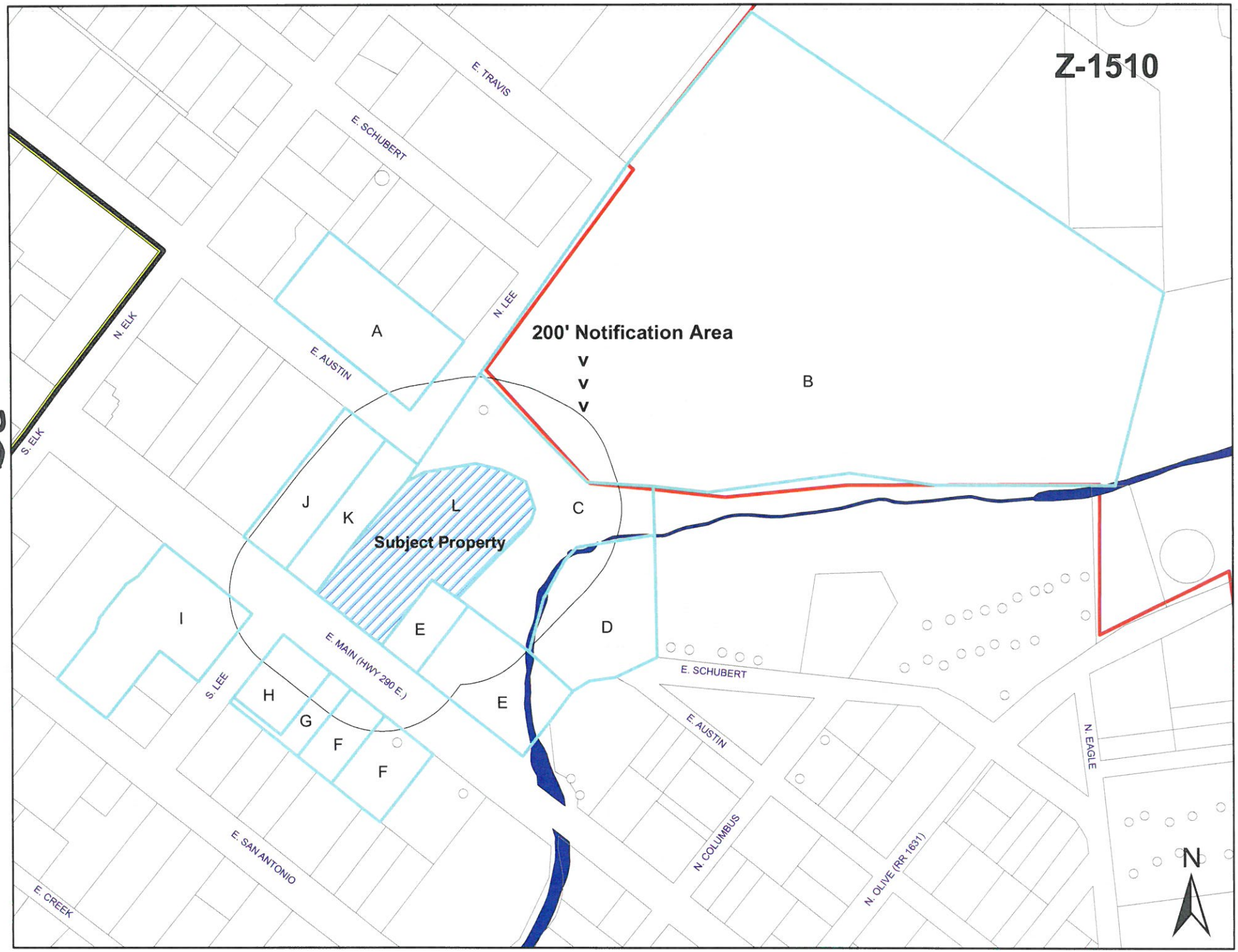

Z-1510
Zoning
C1 - Neighborhood Commercial
C2 - Commercial
CBD - Central Business District
M1 - Light Manufacturing
M2 - Medium Manufacturing
M3 - Industrial Park
OS - Open Space
PF - Public Facilities
PUD - Planned Unit Development
R1 - Single Family Residential
R2 - Mixed Residential
R3 - Multi-Family Residential
R4 - Manufactured Home Residential
R5 - Patio Home Residential
Subject Property
N. WASHINGTON
N. ELK
S. ELK
E. TRAVIS
E. SCHUBERT
N. LEE
E. AUSTIN
E. MAIN (HWY 290 E.)
E. SAN ANTONIO
S. LEE
E. CREEK
E. SCHUBERT
E. AUSTIN
N. COLUMBUS
S. COLUMBUS
N. OLIVE (RR 1631)
N. EAGLE
N

35


Z-1510
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center
Subject Property
Text
N. WASHINGTON
N. ELK
E. TRAVIS
E. SCHUBERT
N. LEE
E. AUSTIN
E. MAIN (HWY 290 E.)
E. SAN ANTONIO
S. LEE
E. SCHUBERT
E. AUSTIN
N. COLUMBUS
S. COLUMBUS
N. OLIVE (RR 1631)
N. EAGLE
N

36


Z-1510
N
E. SCHUBERT
E. AUSTIN
N. COLUMBUS
N. LEE
E. AUSTIN
E. MAIN (HWY 290 E.)
E. SAN ANTONIO
S. LEE
N. ELK
S. ELK
E. CREEK
S. LEE


Z-1510
200' Notification Area
Subject Property
A
B
C
D
E
E
F
F
G
H
I
J
K
L
E. TRAVIS
E. SCHUBERT
N. LEE
N. ELK
S. ELK
E. AUSTIN
E. MAIN (HWY 290 E.)
S. LEE
E. SCHUBERT
E. AUSTIN
N. COLUMBUS
N. OLIVE (RR 1631)
N. EAGLE
E. SAN ANTONIO
E. CREEK
N

Letter	Owner	
A	Texas Historical Commission	508 E. Austin
B	Der Stadt Friedhof	0 N. Lee St.
C	Admiral Nimitz Foundation	204 N. Lee St.
D	Clara Mae Knopp	612 E. Austin
E	Mary Katherine Dooley Penick	610 E. Main
F	Moellendorf Martial Deduction Trust (% Blanco Nat. Bank)	607 E. Main
G	Hanyou Gau	605 E. Main
H	Cathy L. Tatsch	101 S. Lee
I	Kenneth K. & Joann Kothe	515 E. Main
J	Cole CH Fredericksburg TX, LLC	518 E. Main
K	Colored Methodist Episcopal Church	520 E. Main
L	Mahesh G. Patel etal	606 E. Main

Z-1510

NOTICE OF PUBLIC HEARING FOR A CONDITIONAL USE PERMIT

HEARING DATE: **JULY 8, 2015** TIME: **5:30 PM** REQUEST NUMBER: **Z-1510**

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: **JULY 20, 2015** TIME: **6:00 PM** REQUEST NUMBER: **Z-1510**

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

APPLICANT: Jaret Muraglia

LOCATION: 606 E. Main
(see accompanying map)

REQUEST: Conditional Use Permit for two drive through facilities associated with fast food restaurants

(DETACH HERE)

REQUEST NO. Z-1510
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____