

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, February 3, 2016

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the January 2016 Regular Meeting

Pp 1 - 2

SITE PLANS

3. Consider (SP-1517) Site Plan for Additions and Renovations to Fredericksburg Independent School District Primary School campus located at 110 S. Adams Street and High School Campus located at 1107 S. State Highway 16

Pp 3 - 11

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
January 6, 2016
5:30 P.M.

On this the 6th day of January, 2016 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
STEVE THOMAS
BRENDA SEGNER
DARYL WHITWORTH
BILL PIPKIN
CHARLIE KIEHNE

ABSENT: CHRIS KAISER
JOE CLOUD
CARL MONEY

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 (P-1522) BY USIEL AGUILAR FOR A REPLAT OF LOT NO. 15, BLOCK C, HENRY C. MAIER ADDITION NO. 2, A .40 ACRE TRACT OF LAND LOCATED AT THE INTERSECTION OF E. WALNUT STREET AND ETTIE STREET - It was moved by Daryl Whitworth and seconded by Charlie Kiehne to open public hearing P-1522 by Uziel Aguilar for a replat of Lot No., 15, Block C, Henry C. Maier Addition No. 2, a .40 acre tract of land located at the intersection of E. Walnut Street and Ettie Street. Uziel Aguilar, owner of the property, presented the application and stated he would like to divide it into two tracts and later build a house on the vacant lot.

There was no public comment. Brenda Segner moved to close public hearing P-1522 and Charlie Kiehne seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted this plat is very straightforward. Mr. Jordan commented there is a large property at the corner of Walnut and Ettie that meets the requirements of the R-2 zoning district for subdivision. Mr. Jordan noted the applicant has met the condition of a deposit for a water and sewer tap and is ready to pay the curbing deposit that is required. Mr. Jordan noted City

Staff recommends anyone can subdivide their property if the requirements are met and noted a public hearing for the subdivision is a statutory requirement.

Brian Jordan noted Staff recommendation of approval with the conditions that have been mentioned and met by the applicant.

Charlie Kiehne moved to approve Public Hearing P-1522 and Steve Thomas seconded the motion. All voted in favor and the motion carried.

MINUTES

Brenda Segner moved to approve the minutes of the December, 2015 meeting and Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

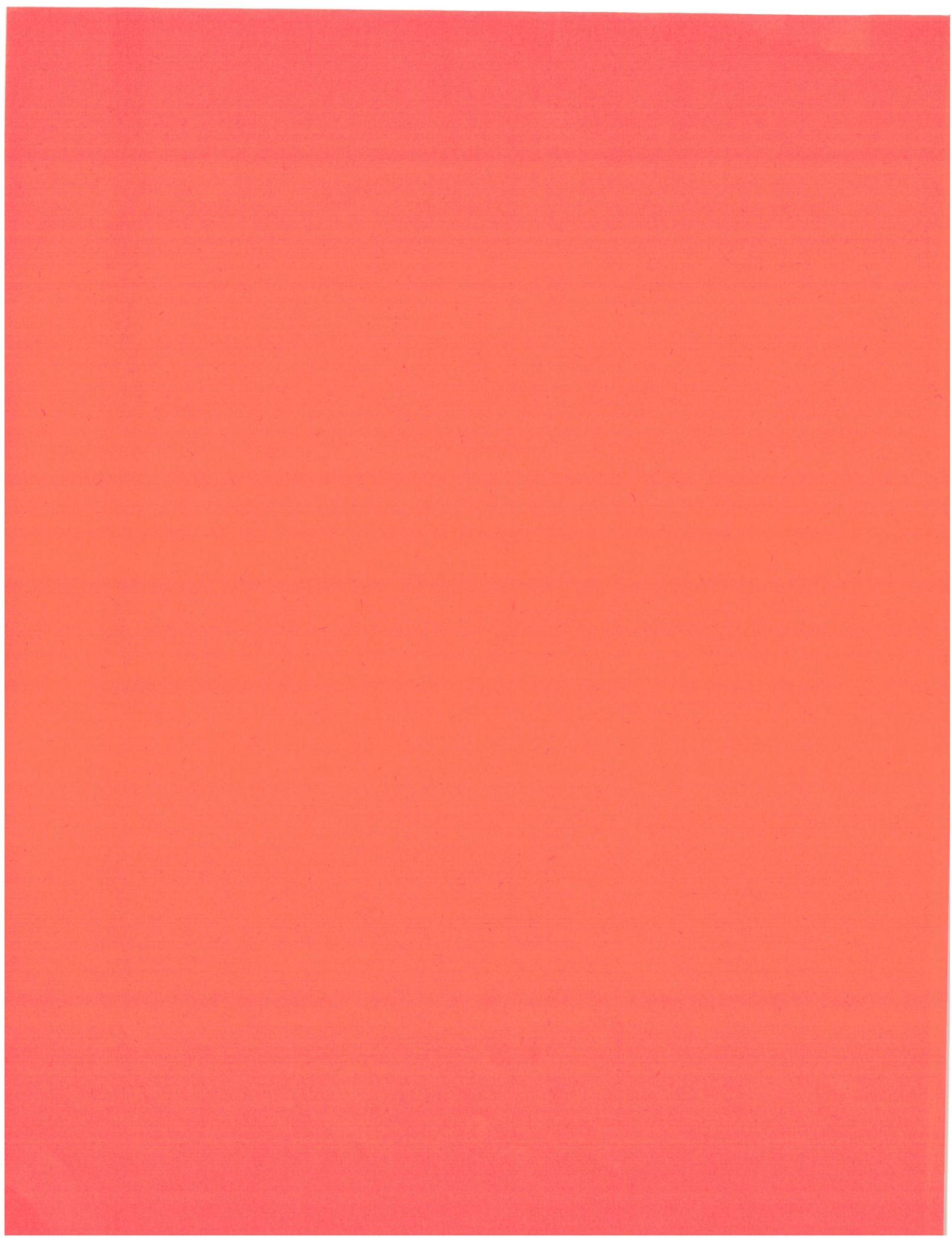
ADJOURN

With nothing further to come before the Commission, Brenda Segner moved to adjourn. Charlie Kiehne seconded the motion. All voted in favor and the meeting was adjourned at 5:52 p.m.

PASSED AND APPROVED this 3rd day of February, 2016.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman



SITE PLAN
BACKGROUND INFORMATION
January, 2016

File Number: SP 1517
Address/Location: Primary School – 110 S. Adams Street
High School – 1107 S. State Highway 16
Applicant: VEI Consulting Engineers, Kevin Spraggins
Owner: Fredericksburg Independent School District
Project Description: Additions and renovations to the Primary School and High School.
Site Area: Total Campus Area – 50.19 acres (2,186,409 square feet)
Zoning: PF – Public Facilities

Adjacent Land Uses/Zoning:
North: Hospital and commercial/retail uses zoned PF and C-2
West: Various campus activities, nursing center, zoned PF and R-3.
East: Nursing center and senior apartments, zoned R-3
South: Campus activities, zoned PF

Building Breakdown: High School – additional classrooms, administration space, band hall space and gymnasium space.
Primary School – additional classroom building, gymnasium and portable buildings.

Building Height: Maximum Building Height allowed – 4 stories, 50'
All existing and proposed buildings will comply with the building height limitation.

Building Coverage: 14% (75% maximum)

Impervious Coverage: 49% (85% maximum permitted)

Site Access: The main access changes on site will occur around the Primary School building. This will consist of a modified two-way drive configuration on the north side of the building and a new drive, drop-off and parking area on the south side of the Primary School.

Parking Required: High School – 197 spaces required (1.5 spaces per classroom plus 1 space per 3 students enrolled in 11th and 12th grades).
Primary School – 76 spaces required (2 spaces per classroom plus 1 space per teacher).

Parking Provided:

High School - 426 spaces provided, including 11 handicap spaces
Primary School – 88 spaces provided, including 4 handicap spaces.
These calculations do not include stadium parking counts.

Landscaping:

A Landscape Plan is required for the new drive and parking area for the Primary School addition adjacent to Adams Street, prior to issuance of a Building Permit. There are no significant existing landscape elements being preserved.

Lighting:

The Site Plan notes that all exterior lighting to be ordinance compliant.

Detention:

NA

P&Z Action:

Final approval

Recommendation:

Approval

Conditions:

- 1) Landscape plan be approved by staff before issuance of a building permit.
- 2) Final approval of Civil Construction Plans prior to issuance of a building permit.



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: F.I.S.D. Primary & High School Addition & Renovation

Project Address: State Highway 16S and S. Adams St.

Tax ID Number (s):

Application Type (Check all items that apply.)

- | | | |
|---|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat* | <input type="checkbox"/> Plat Vacation |
| <input checked="" type="checkbox"/> Site Plan* | <input type="checkbox"/> Replat* | <input type="checkbox"/> Annexation* |
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> Amending Plat* | <input type="checkbox"/> Other |
| <input type="checkbox"/> Land Use Plan Change | <input type="checkbox"/> Preliminary Plat* | <input type="checkbox"/> Waiver of Right to
30-day action |
| <input type="checkbox"/> Variance Request | <input type="checkbox"/> Final Plat* | |
| | <input type="checkbox"/> Development Plat | |

Revision of Approved Plan / Plat? Yes No Name:

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

Original Survey & Abstract No: German Emigration Outlot Map

Legal Description: All of G E Co. #'s 76 & 77, and parts of #68, 69, 70, 75, 79, 80, 81, 82 & 700 (High School)
Part of G E Co. #78 (Primary School)

Current Land Use Plan: Public / Semi Public Proposed Land Use Plan:

Current Zoning: PF – Public Facilities Proposed Zoning:

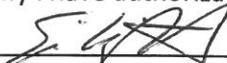
Location: 1107 S. State Highway 16 (High School) and 110 S. Adams St,(Primary School)

Proposed Use(s): Additions and renovations to existing public schools

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: 

Printed Name: Eric Wright Date: 12-17-15

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): Fredericksburg Independent School District

Owner Name: Myron Jost

Address: 234 Friendship Lane, Fredericksburg, TX 78624

Phone: 830-997-9551

Fax: 830-997-6164

Email:

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

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): VEI Consulting Engineers

Address: 507-D East Highway St., Fredericksburg, TX 78624

Primary Contact Name: Kevin SPRAGGINS, P.E.

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): VEI Consulting Engineers

Applicant Name (s): Kevin Spraggins, P.E.

Address: 507-D East Highway St., Fredericksburg, TX 78624

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

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:

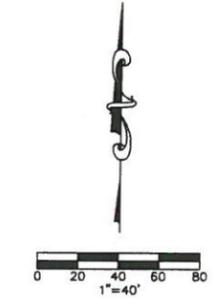
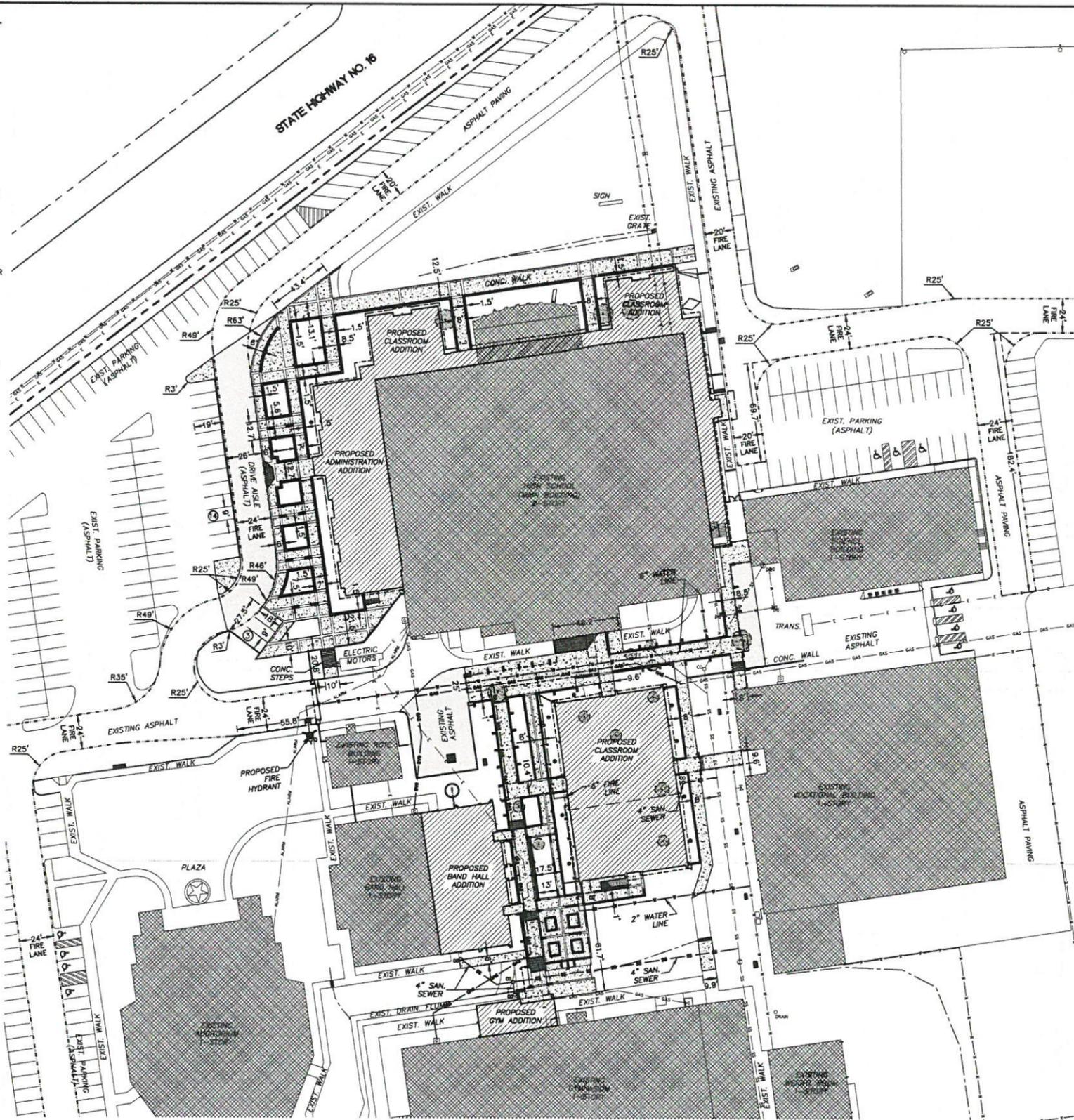
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NOTES:

- THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
- SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
- THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
- ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
- REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
- FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
- THIS SITE PLAN ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODES ORDINANCES.
- THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH CITY OF FREDERICKSBURG ORDINANCE 24-014.
- ALL EXTERIOR LIGHTING WILL BE WALL-MOUNTED ON THE PROPOSED BUILDING, UNLESS OTHERWISE SHOWN ON THIS PLAN.

SUMMARY TABLE

LANDUSE ZONED	PUBLIC / SEMI PUBLIC
TOTAL SITE AREA	PF - PUBLIC FACILITIES
MINIMUM LOT AREA	2,186,409 sq. ft. / 50.19 Ac.
MINIMUM LOT WIDTH	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT	NO REQUIREMENT
MAXIMUM BUILDING COVERAGE ALLOWED	4 STORIES (50 FL.)
TOTAL PROPOSED BUILDINGS AREA	75%
SETBACKS:	14X (313,810 sq. ft. / 7.20 Ac.)
FRONT YARD	25 FEET
INTERIOR SIDE YARD	0 FEET
STREET SIDE YARD	15 FEET
REAR YARD	0 FEET
PERVIOUS AREA	1,107,955 sq. ft. / 25.43 Ac.
IMPERVIOUS AREA	1,078,454 sq. ft. / 24.78 Ac.
MAXIMUM IMPERVIOUS PERCENTAGE ALLOWED	85%
PROPOSED IMPERVIOUS PERCENTAGE	49%
FREDERICKSBURG HIGH SCHOOL	
PROPOSED NO. OF CLASSROOMS	91 CLASSROOMS
ANTICIPATED 11th-12th GRADE ENROLLMENT	480 STUDENTS
PARKING SPACES REQUIRED (1.5 SP/ CLASSROOM PLUS 1 SP/ 3 STUDENTS ENROLLED IN 11th-12th GRADES)	197 SPACES (DOES NOT INCLUDE STADIUM PARKING COUNTS)
EXISTING NO. OF PARKING SPACES	
ON-SITE PARKING SPACES	354 SPACES
OFF-SITE PARKING SPACES	103 SPACES
TOTAL EXISTING PARKING SPACES	457 SPACES
EXISTING SPACES TO BE REMOVED	34 SPACES
PROPOSED PARKING SPACES	3 SPACES
TOTAL PARKING SPACES PROVIDED (BY THIS PLAN)	426 SPACES
HANDICAP PARKING SPACES REQUIRED (2% OF TOTAL SPACES)	
HANDICAP PARKING SPACES PROVIDED	9 SPACES
	11 SPACES



LEGEND

EXISTING	PROPOSED		
[Symbol]	EXISTING CONCRETE	[Symbol]	PROPOSED BUILDING
[Symbol]	PROPERTY BOUNDARY	[Symbol]	PROPOSED ASPHALT PAVING
[Symbol]	ADJACENT PROPERTY BOUNDARY	[Symbol]	PROPOSED CONCRETE PAVING
[Symbol]	EXISTING WATER LINE	[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	EXISTING SANITARY SEWER LINE	[Symbol]	PROPOSED PARKING STRIPING
[Symbol]	EXISTING ALARM LINE	[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	EXISTING ELECTRIC LINE	[Symbol]	PROPOSED DECORATIVE FINISH (REF. ARCH.)
[Symbol]	EXISTING GAS LINE	[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	EXISTING FIBER OPTIC CABLE	[Symbol]	PROPOSED WATER LINE
[Symbol]	EXISTING FLOWLINE	[Symbol]	PROPOSED GAS LINE
[Symbol]	EXISTING WALL	[Symbol]	PROPOSED FIRE LINE
[Symbol]	EXISTING FENCE LINE	[Symbol]	PROPOSED HANDICAP SPACE
[Symbol]	EXISTING CONCRETE CURB	[Symbol]	PROPOSED NUMBER OF PARKING SPACES
[Symbol]	EXISTING WATER VALVE	[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING WATER METER	[Symbol]	PROPOSED GATE VALVE
[Symbol]	EXISTING SANITARY SEWER MANHOLE	[Symbol]	PROPOSED CLEANOUT
[Symbol]	EXISTING SANITARY SEWER CLEANOUT	[Symbol]	
[Symbol]	EXISTING UTILITY POLE	[Symbol]	
[Symbol]	EXISTING LIGHT POLE	[Symbol]	
[Symbol]	EXISTING GUY WIRE	[Symbol]	
[Symbol]	EXISTING GAS VALVE	[Symbol]	
[Symbol]	EXISTING GAS METER	[Symbol]	
[Symbol]	EXISTING TELEPHONE PEDESTAL	[Symbol]	
[Symbol]	EXISTING TREES TO REMAIN	[Symbol]	
[Symbol]	EXISTING TREES TO BE REMOVED	[Symbol]	

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**HIGH SCHOOL
SITE PLAN
FOR
FREDERICKSBURG
I.S.D.
PRIMARY & HIGH SCHOOL ADDITION & RENNOVATION**

PRIMARY SCHOOL - 110 S. ADAMS ST., FREDERICKSBURG, GILLESPIE CO., TX
HIGH SCHOOL - 1107 S. STATE HIGHWAY 16, FREDERICKSBURG, GILLESPIE CO., TX

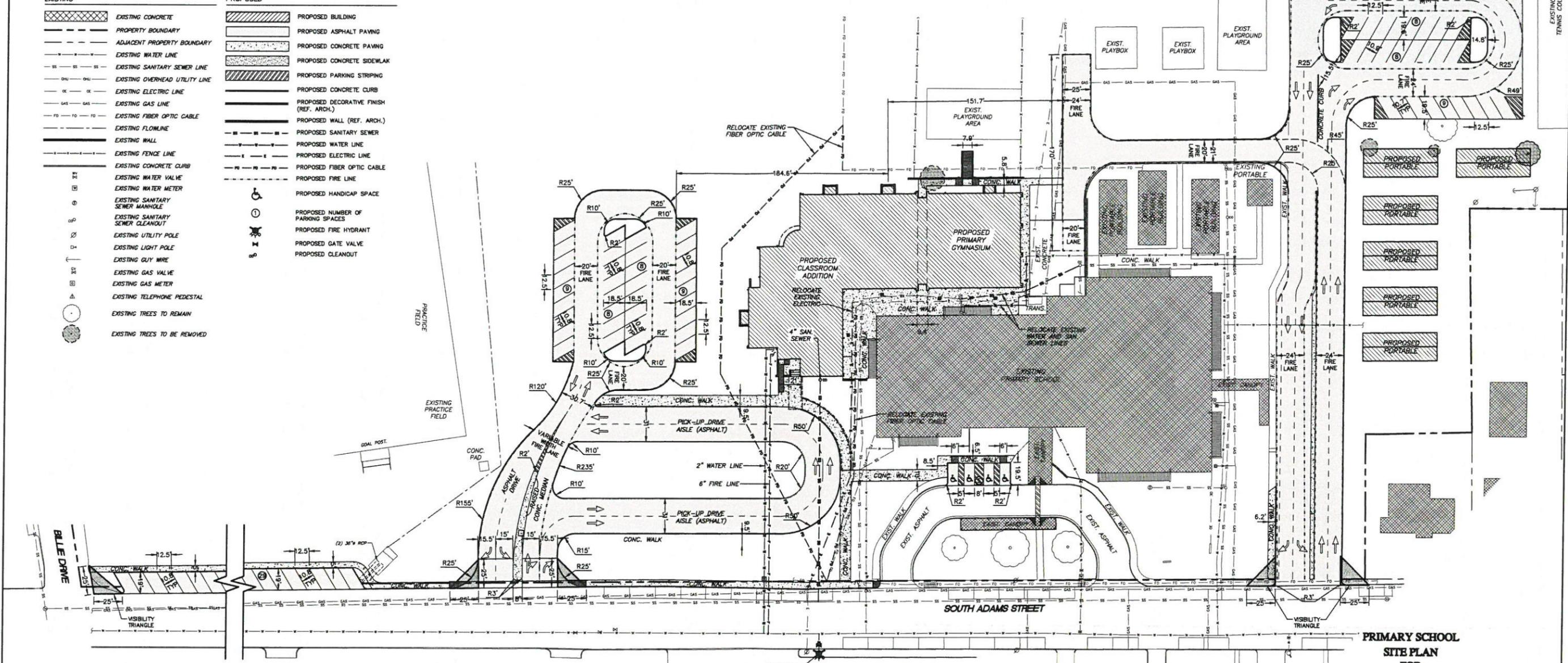
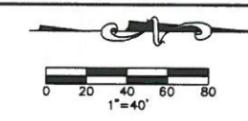
**FREDERICKSBURG
INDEP. SCHOOL DISTRICT** **OWNER**
CONTACT: MYRON JOST (830) 997-9551
234 FRIENDSHIP LANE FREDERICKSBURG, TX 78624 FAX: (830) 997-6164

VEI CONSULTING ENGINEERS **ENGINEER**
CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507-D E. HIGHWAY ST. FREDERICKSBURG, TX 78624 FAX: (830) 997-6967
Texas Registration # F-165

DATE: 01/25/2016 FILE NO: 15080
SHEET: SP3 OF 4

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LEGEND	
EXISTING	PROPOSED



- NOTES:**
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SUMMARY TABLE

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PUBLIC / SEMI PUBLIC	PUBLIC / SEMI PUBLIC
PUBLIC FACILITIES	PUBLIC FACILITIES
2,186,409 sq. ft. / 50.19 Ac.	2,186,409 sq. ft. / 50.19 Ac.
NO REQUIREMENT	NO REQUIREMENT
NO REQUIREMENT	NO REQUIREMENT
4 STORIES (50 ft.)	4 STORIES (50 ft.)
75%	75%
14% (313,810 sq. ft. / 7.20 Ac.)	14% (313,810 sq. ft. / 7.20 Ac.)
SETBACKS:	
FRONT YARD	25 FEET
INTERIOR SIDE YARD	0 FEET
STREET SIDE YARD	15 FEET
REAR YARD	0 FEET
PERVIOUS AREA	1,107,955 sq. ft. / 25.43 Ac.
IMPERVIOUS AREA	1,078,454 sq. ft. / 24.76 Ac.
MAXIMUM IMPERVIOUS PERCENTAGE ALLOWED	85%
PROPOSED IMPERVIOUS PERCENTAGE	49%
FREDERICKSBURG PRIMARY SCHOOL	
PROPOSED NO. OF TEACHERS	38 TEACHERS
PROPOSED NO. OF CLASSROOMS	19 CLASSROOMS
PARKING SPACES REQUIRED (2 SP/ CLASSROOM, 1 SP/TEACHER)	76 SPACES
EXISTING NO. OF PARKING SPACES	29 SPACES
EXISTING SPACES TO BE REMOVED	28 SPACES
PROPOSED PARKING SPACES	88 SPACES
HANDICAP PARKING SPACES REQUIRED	4 SPACES
HANDICAP PARKING SPACES PROVIDED	4 SPACES

FREDERICKSBURG I.S.D.
PRIMARY & HIGH SCHOOL ADDITION & RENNOVATION

PRIMARY SCHOOL - 110 S. ADAMS ST., FREDERICKSBURG, GILLESPIE CO., TX
HIGH SCHOOL - 1107 S. STATE HIGHWAY 16, FREDERICKSBURG, GILLESPIE CO., TX

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FREDERICKSBURG, TX 78624 Texas Registration # F-165

FILE NO: 15080
DATE: 01/25/2016 **SHEET: SP4 (4 OF 4)**

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S. MILAM

HWY 16 SOUTH

S. MILAM

S. ADAMS

DRIVE DR.

16141 44

DRIVE DR.