

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, March 9, 2016

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the February 2016 Regular Meeting *Pp 1 - 3*

SITE PLANS

3. Consider (SP-1602) Site Plan for an Operations Center and Mechanics Building for Central Texas Electric Co-Op on a 9.75 acre tract of land located at 386 Friendship Lane *Pp 4 - 10*
4. Consider (SP-1603) Site Plan for Fredericksburg Animal Shelter on approximately 2.5 acres out of a 42.6 acre tract of land located on Hollmig Lane south of the EMS building *Pp 11 - 17*
5. Consider (SP-1604) Site Plan for Orchard Grove Apartments located at the southeast corner of N. Adams Street and Lower Crabapple Road *Pp 18 - 23*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
February 3, 2016
5:30 P.M.

On this the 3rd day of February, 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
BRENDA SEGNER
DARYL WHITWORTH
BILL PIPKIN
CHARLIE KIEHNE
CHRIS KAISER
CARL MONEY

ABSENT: STEVE THOMAS
JOE CLOUD

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 (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 - Kevin Spraggins of VEI Engineering presented the application. Mr. Spraggins noted the applicant is requesting approval for renovations at the high school and primary school. Mr. Spraggins noted the renovations at the high school include 22 new classrooms, some administrative space, a new band hall and a new gym. Mr. Spraggins noted they are also proposing improvements to the pedestrian areas and additional sidewalks to connect all areas of the campus as well as some covered areas. Mr. Spraggins noted the renovations at the primary school will include 15 classrooms, a new gym, and additional parking. Mr. Spraggins stated the first grade will be moving to this site. Mr. Spraggins commented the plans have been reviewed with the police department, staff and parents.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted there are some traffic issues at the school during peak time now and the first grade is not yet housed there. Mr. Jordan noted this is not the first edition

of the site plan and stated the applicant has tried to accommodate the City's concerns and the concerns of those people that are on site every day. Mr. Jordan commented, in the city's opinion, the proposed plan is a reasonable solution. Mr. Jordan added the city, and not the school, controls the parking on the street, and they have always tried to allow as much parking as possible. Mr. Jordan noted a parking area has been proposed on the far south end of the site which gives them some flexibility with the parking on the street. Mr. Jordan noted City Staff will have to determine if there is adequate visibility and some parking could be allowed on the street but how much will have to be determined.

Brian Jordan noted Staff recommendation of approval with the following 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.

Mr. Jordan added there was a comment noting all the existing drives don't have ADA accessible ramps and the applicant has acknowledged that in his response letter and City Staff will make sure that is addressed when the project is done.

Charlie Kiehne asked how people are trained to go into the correct lane for pick up and drop off. Myron Jost, FISD employee, noted a letter will be sent to parents and it will take some training, but after a couple weeks it normally works smoothly.

Daryl Whitworth commented even though the school district does a good job of sending informational letters there are violators every day. Mr. Whitworth asked if the parking spaces on the street could be designated for use only between the hours of 9:00 a.m. and 3:00 p.m. Clinton Bailey, Director of Public Works and Utilities, stated they could look at that and they will also look at site distance and may take a couple spaces out to make better visibility. Mr. Jordan noted it would be appropriate to make a serious analysis of the visibility and noted City Staff could look at reality of limiting parking times on the street.

Brenda Segner asked if S. Adams could be made a one way street. Mr. Jordan stated that has been discussed but no determination made. Mr. Jordan added if that is done, the one way criteria would probably only be enforced during a certain time frame.

Janice Menking asked why there are portable buildings being added and Mr. Jost stated they are just being moved from another location on site and are not new.

Carl Money asked if the drop off locations are based on proximity and Mr. Jost stated that is part of it, but the size of the class is also a determining factor.

Daryl Whitworth moved to approve SP-1517 with the conditions set forth by Staff and the recommendation that City Staff investigate site line distances or conversion of existing street parking spaces to timed parking in the interest of safety. Brenda Segner seconded the motion. All voted in favor and the motion carried.

MINUTES

Brenda Segner moved to approve the minutes of the January, 2016 meeting and Bill Pipkin seconded the motion. All voted in favor and the motion carried.

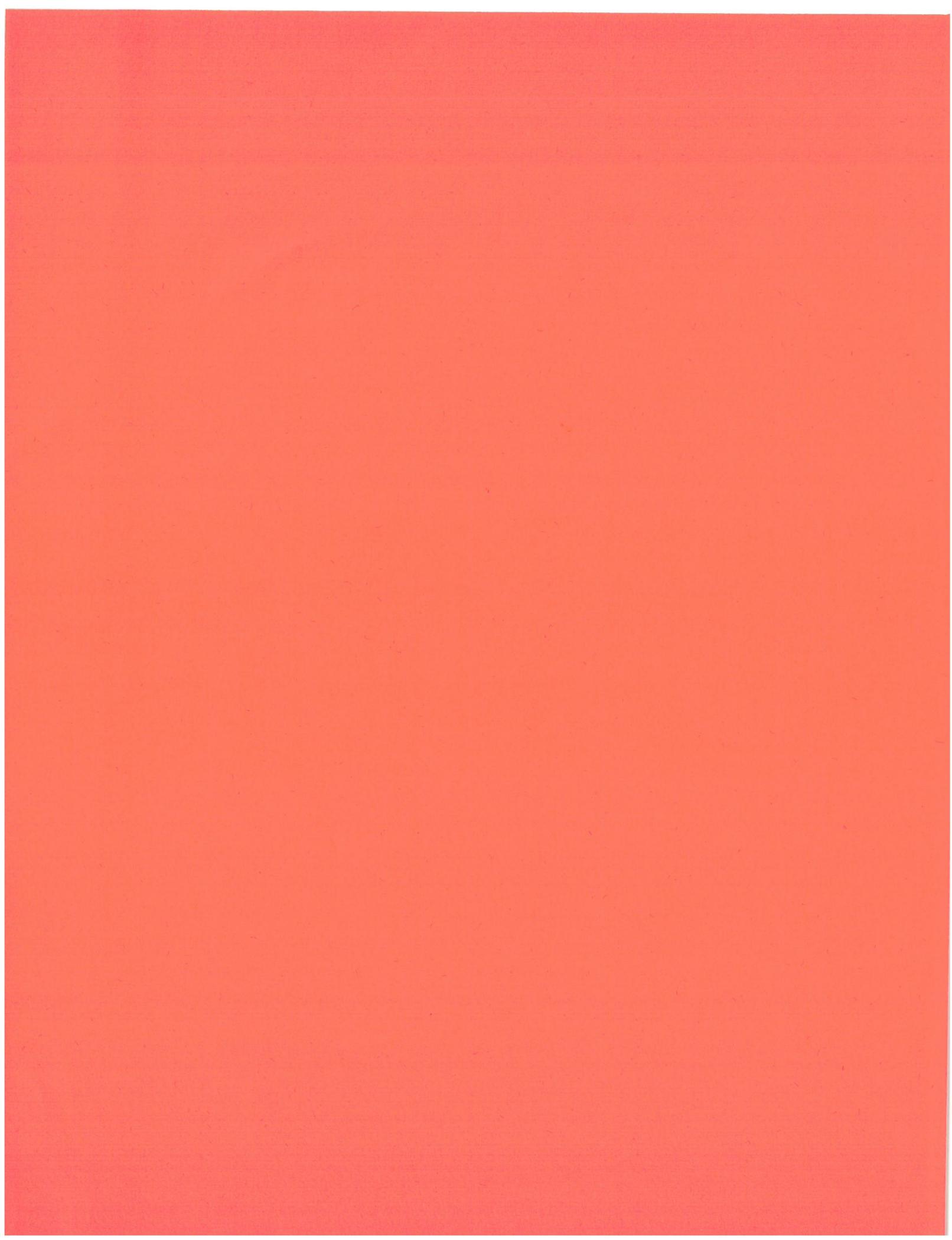
ADJOURN

With nothing further to come before the Commission, Daryl Whitworth moved to adjourn. Brenda Segner seconded the motion. All voted in favor and the meeting was adjourned at 6:10 p.m.

PASSED AND APPROVED this 9th day of March, 2016.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman



**SITE PLAN
BACKGROUND INFORMATION
March, 2016**

File Number: SP 1602

Address/Location: Friendship Lane, immediately west of CTEC Administrative Offices

Owner/Applicant: Central Texas Electric Cooperative

Project Description: Operations Center and Mechanics Building for CTEC.

Site Area: Approximately 9.75 acres

Zoning: C-2 – Commercial

Adjacent Land Uses/Zoning:

- North: Seitz Distribution facility, zoned M-2
- West: Vacant land and senior housing, zoned R-2.
- East: LCRA Administration Building, zoned C-2
- South: Vacant land, zoned C-2

Building Breakdown: Operations Building – 40,738 Square feet, including 5,514 square feet of office space
Mechanics Building – 6,464 square feet
Total Building area – 47,202 square feet

Building Height: Maximum Building Height allowed – 3 stories, 38’
Actual Building height – 1 story, 28’ to roof ridge.

Building Coverage: 11% (75% maximum)

Impervious Coverage: 54% (80% maximum permitted)

Site Access: Access will be provided from the existing drive serving the Administration Building on the east side of the property, along with a proposed private drive from Friendship Lane along the western side of the property.

Fire access will be provided around the proposed building. Since the area will be secured by a perimeter fence, a knock locking system will be provided for Fire Department access.

Parking Required: Office – 1 space per 400 square feet – 14 spaces required.

Operations/Mechanics Building – 1 space per 1000 square feet or 1 space per employee on the maximum working shift.

Parking Provided:

54 spaces provided, including appropriate handicap spaces.

Landscaping:

No significant landscaping exists on the site. A Landscape Plan will be required prior to issuance of a building permit.

Screening:

Screening is required adjacent to the west property line where the property is zoned R-2. Screening will be provided in accordance with Section 7.940 of the Zoning ordinance.

Lighting:

Exterior lighting to be ordinance compliant.

Detention:

The detention pond in front of the existing Administration Building was sized to accommodate this site.

P&Z Action:

Final approval

Recommendation:

Approval, conditioned upon:

- 1) Approval of construction plans prior to issuance of a building permit, and
- 2) Approval of a Landscape Plan 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: Central Texas Electric Co-op Operations Center

Project Address: 386 Friendship Lane, Fredericksburg, Texas 78624-0553

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: 9.75+/- No. of Lots: 1

Original Survey & Abstract No:

Legal Description: Outlot No. 57, Vol. 92, Pg. 398-399 D.R.

Current Land Use Plan: Proposed Land Use Plan: N/A

Current Zoning: C-1 Proposed Zoning: N/A

Location: 0.2-miles west of S. Washington St. and Friendship Ln.

Proposed Use(s): New Operations building and truck maintenance facility for CTEC

Applicant's Signature

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

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: Timothy E. Masa

Printed Name: TIMOTHY E. MASA Date: 1/25/16

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.

6



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): Central Texas Electric Co-op

Owner Name: Bob Loth

Address: 386 S. Friendship Ln., Fredericksburg, TX 78624-0553

Phone: 830.997.2126

Fax: 830.997.9034

Email: bob.loth@ctec.coop

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

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): Paric Corporation

Address: 77 Westport Plaza, Suite 250

Primary Contact Name: Tim Masa

Phone: 636.561.9500

Fax:

Email: temasasa@paric.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Paric Corporation

Applicant Name (s): Tim Masa

Address: 77 Westport Plaza, Suite 250 *St. Louis MO 63146*

Phone: 636.561.9500

Fax: n/a

Email: temasasa@paric.com

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

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): C.H. Guernsey & Company

Address: 5555 N. Grand Blvd., Oklahoma City, OK 73112-5507

Primary Contact Name: Clint Morris

Phone: 405.416.8244

Fax:

Email: clint.morris@guernsey.us

Project Description

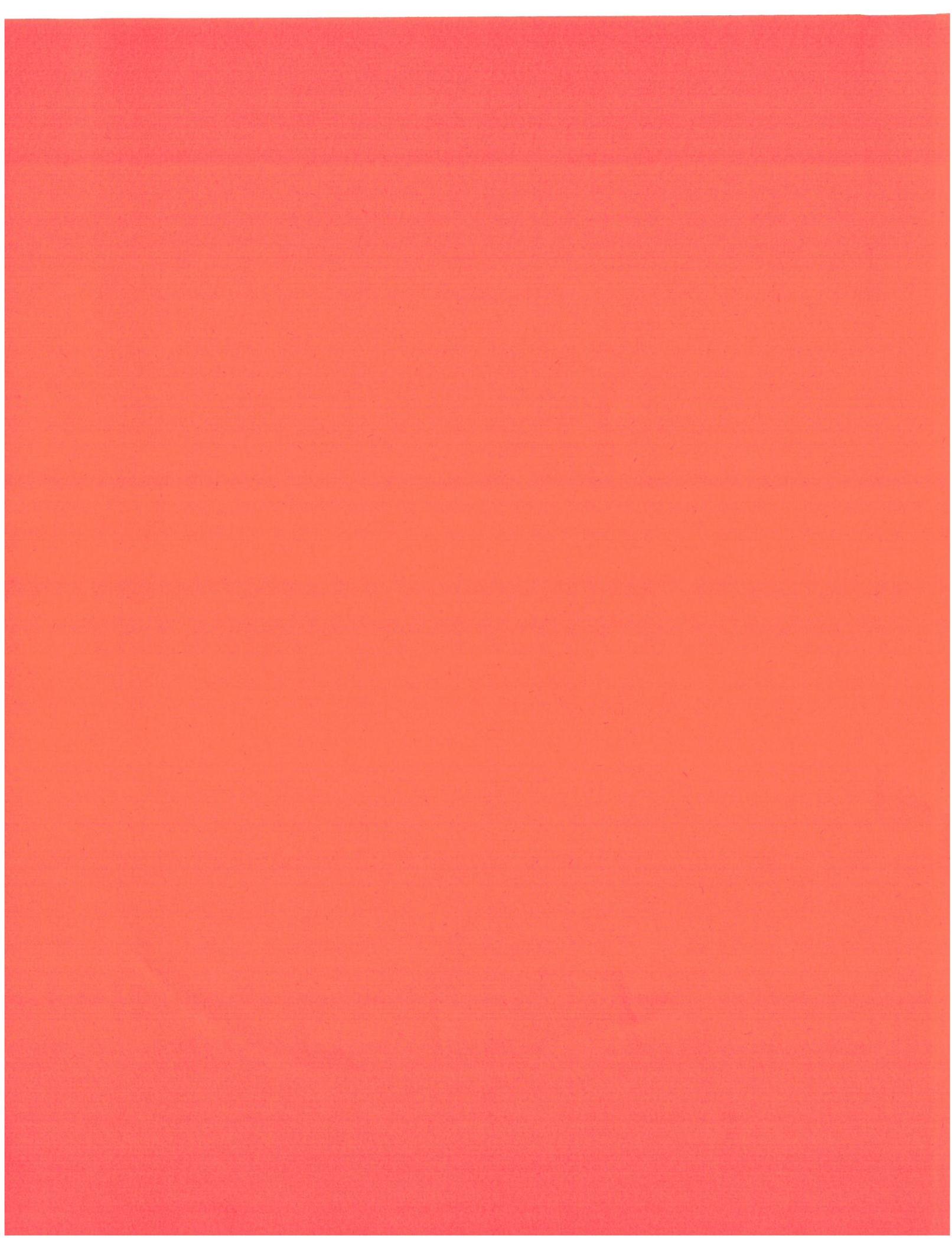
This project is to construct a new administration and warehouse building of 40,738 square feet and detached maintenance bay of 6,464 square feet for the Central Texas Electrical Cooperative (CTEC) on approximately 9.75 acres of land currently owned by CTEC. The administration and warehouse building will be a pre-manufactured metal building having a height from ground to roof ridge line of 28-ft., Interior is a standard office build-out with an attached truck bay and warehouse. The occupancy is mixed use non-separated business, storage S-2, and storage S-1 with an accessory linemen room. The AHJ is the City of Fredericksburg. The front of the building will face south, and will be located approximately 540-ft. from the north curb of Friendship Lane.

The site is adjacent to the north side of Friendship Lane, approximately 0.2-miles west of the intersection of Friendship Lane and S. Washington Street. Access will be given from two points; the existing driveway for the existing CTEC headquarters and via a new driveway to be installed approximately 305-ft. west thereof. The building will be surrounded by an 8-ft. chain link security fence with gated entry. CTEC employees are expected to be the only users of the building. Parking along the front of the building is based on the office portion of the building. The proposed parking along the east side of the project, which is to be covered parking, is anticipated to be used for non-office or field employees.

The site is zoned C-1 with 0-ft. setbacks for interior and rear lot side, and 15-ft. setbacks for front and street side yard. No street side yard setback is required.

The new facility will be served by electric service and City water and sewer. A private sewer line will be constructed from Friendship Lane to the building(s). A new 6-in. waterline, to be dedicated to the City, shall be constructed along the new west driveway to provide potable water and fire protection.





**SITE PLAN
BACKGROUND INFORMATION
March, 2016**

File Number: SP 1603

Address/Location: Hollmig Lane, south of the EMS building

Owner/Applicant: City of Fredericksburg

Project Description: Animal Shelter.

Site Area: Approximately 2.5 acres out of the 42.6 acre, Tract 2AR of the Usener Acres Addition (Consolidated Warehouse)

Zoning: PF – Public Facilities

Adjacent Land Uses/Zoning:

- North: EMS Building, zoned PF
- West: Vacant land, zoned C-1.
- East: LCRA Substation, zoned PF
- South: Vacant land and residential neighborhood , zoned R-1

Building Breakdown: Main Building – 4,235 square feet.

Building Height: Maximum Building Height allowed – 4 stories, 50’
Actual Building height – 1 story.

Building Coverage: 4% (75% maximum)

Impervious Coverage: 22% (85% maximum permitted)

Site Access: Access will be provided from Hollmig Lane.

Parking Required: One space per 750 square feet of building area – 6 spaces required.

Parking Provided: 11 spaces provided, including appropriate handicap spaces.

Landscaping: Trees were installed as part of the construction of the utility substation. Supplemental landscaping will be provided to meet current requirements.

Lighting: Exterior lighting to be ordinance compliant.

Detention: NA

P&Z Action: Final approval

Recommendation: 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: City of Fbg Animal Shelter

Project Address: 233 Friendship Lane

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:

Legal Description: 2.54 acres out of Userer Acres, a 42.65 acre tract, lot 2AR

Current Land Use Plan: Public Facilities Proposed Land Use Plan: Public Facilities

Current Zoning: Public Facilities Proposed Zoning: Public Facilities

Location: 233 Friendship Lane (Hollmig Lane)

Proposed Use(s): Animal Shelter

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: _____ Date: _____

Staff Use Only Application No.: SP-1603 Date: 2-8-16

*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): City of Fbg

Owner Name: City of Fbg

Address: 126 W. Main Fbg

Phone: 997-7521

Fax: 997-1861

Email: kmyers@fbgtx.org

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

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): VEL Consulting Engineers

Address: 507 D. E. Highway

Primary Contact Name: Kevin Spraggins

Phone: 997-4744

Fax: 997-6967

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): City of Fbg

Applicant Name (s): Kent Myers

Address: 126 W. Main, Fbg

Phone: 997-7521

Fax: 997-1861

Email: kmyers@fbgtx.org

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

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): VEL Consulting Engineers

Address: 507 D E. Highway, Fbg

Primary Contact Name: Kevin Spraggins

Phone:

Fax:

Email:

SUMMARY TABLE

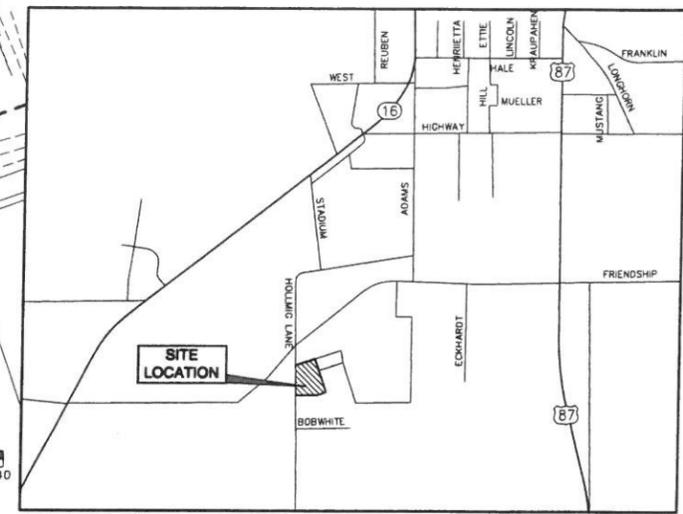
LOT AREA	110,670 sq. ft. / 2.54 Ac.
ZONING	PF - PUBLIC FACILITY
MINIMUM LOT AREA	NO REQUIREMENT
MINIMUM LOT WIDTH	NO REQUIREMENT
MINIMUM FRONT YARD SETBACK	25 ft.
MINIMUM STREET SIDE YARD SETBACK	5 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	0 ft.
MINIMUM REAR YARD SETBACK	0 ft.
MAXIMUM STRUCTURAL HEIGHT	4 STORIES, 50 ft.
MAXIMUM LOT BUILDING COVERAGE	75%
LOT BUILDING COVERAGE PROVIDED	4%
PROPOSED BUILDINGS AREA	4,235 sq. ft. / 0.10 Ac.
MAXIMUM LOT IMPERVIOUS COVERAGE	85%
PROPOSED IMPERVIOUS PERCENTAGE	22%
PERVIOUS AREA	86,825 sq. ft. / 1.99 Ac.
IMPERVIOUS AREA	23,845 sq. ft. / 0.55 Ac.
PARKING SPACES REQUIRED (1 PER 750 sq. ft.)	6
PARKING SPACES PROVIDED	11
HANDICAP PARKING SPACES REQUIRED	1 VAN
HANDICAP PARKING SPACES PROVIDED	1 VAN

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 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.

TRACT 2AR
42.648 ACRES
VOLUME 5 PAGE 21 P.R.
ZONED PF

SSSMH RIM = 1634.58
INV. (IN)(W) = 1630.36
INV. (IN)(S) = 1630.28
INV. (OUT)(N) = 1630.34



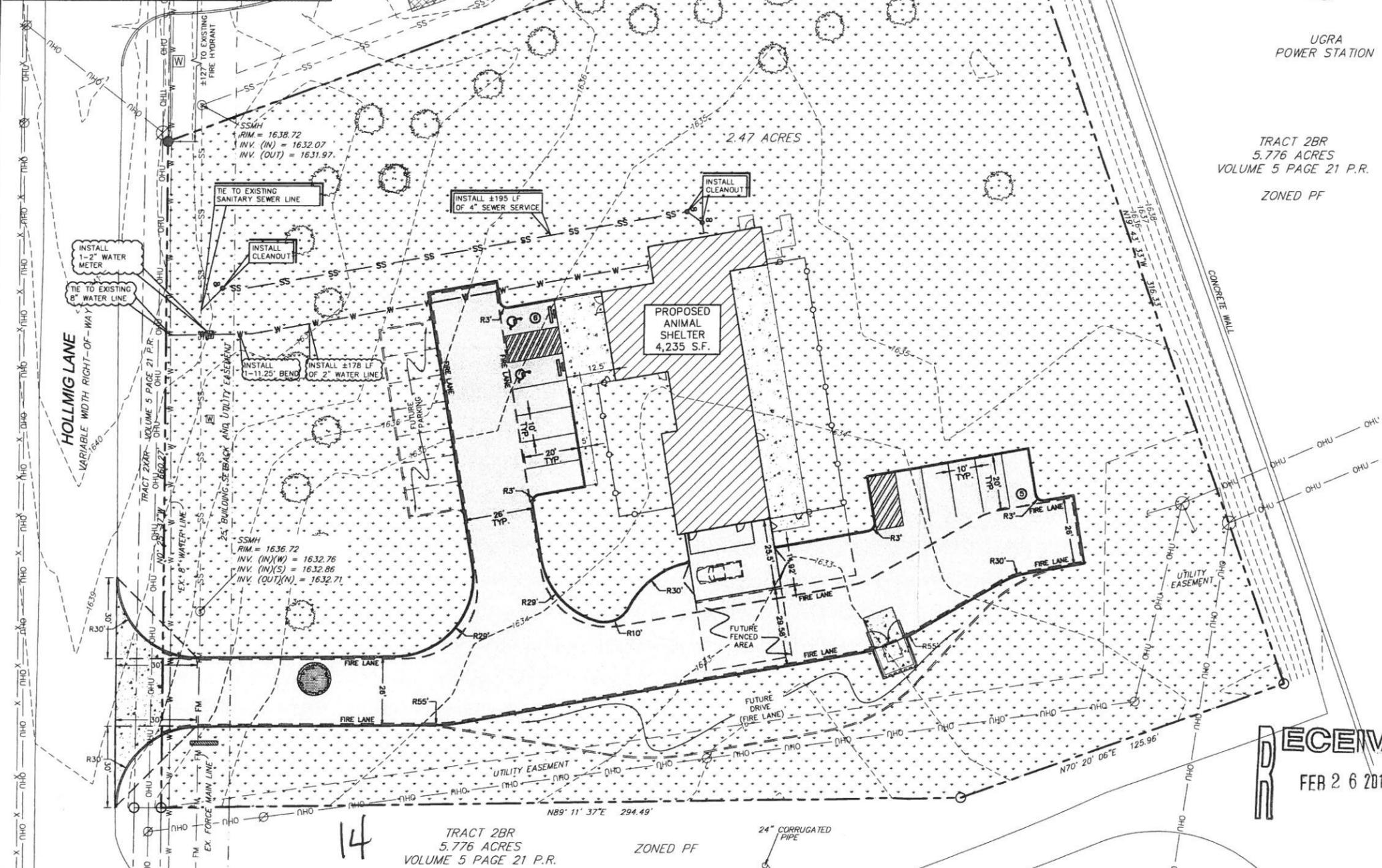
LOCATION MAP
NOT TO SCALE

UGRA
POWER STATION

LEGEND

EXISTING	PROPOSED

TRACT 2BR
5.776 ACRES
VOLUME 5 PAGE 21 P.R.
ZONED PF



A SITE PLAN FOR
CITY OF FREDERICKSBURG
ANIMAL SHELTER

A 2.54 ACRE TRACT OF LAND OUT THE USBERN ACRES,
OUT OF A 42.65 AC., LOT 2AR, RECORDED IN VOL. 5, PG. 21, DROCT,
GILLESPIE COUNTY, TEXAS

CITY OF FREDERICKSBURG **OWNER**
CONTACT: KENT MYERS (830) 997-7521
126 W. MAIN ST. FREDERICKSBURG, TX 78624 FAX: (830) 997-1861

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: 02/26/16 FILE NO: 15156
SHEET: SP (1 OF 1)

RECEIVED
FEB 26 2016

14
TRACT 2BR
5.776 ACRES
VOLUME 5 PAGE 21 P.R.

ZONED PF

24" CORRUGATED PIPE







SP-160

BULLIE DR

FRIENDSHIP LN

S. MIAMI

HOELMIG LN

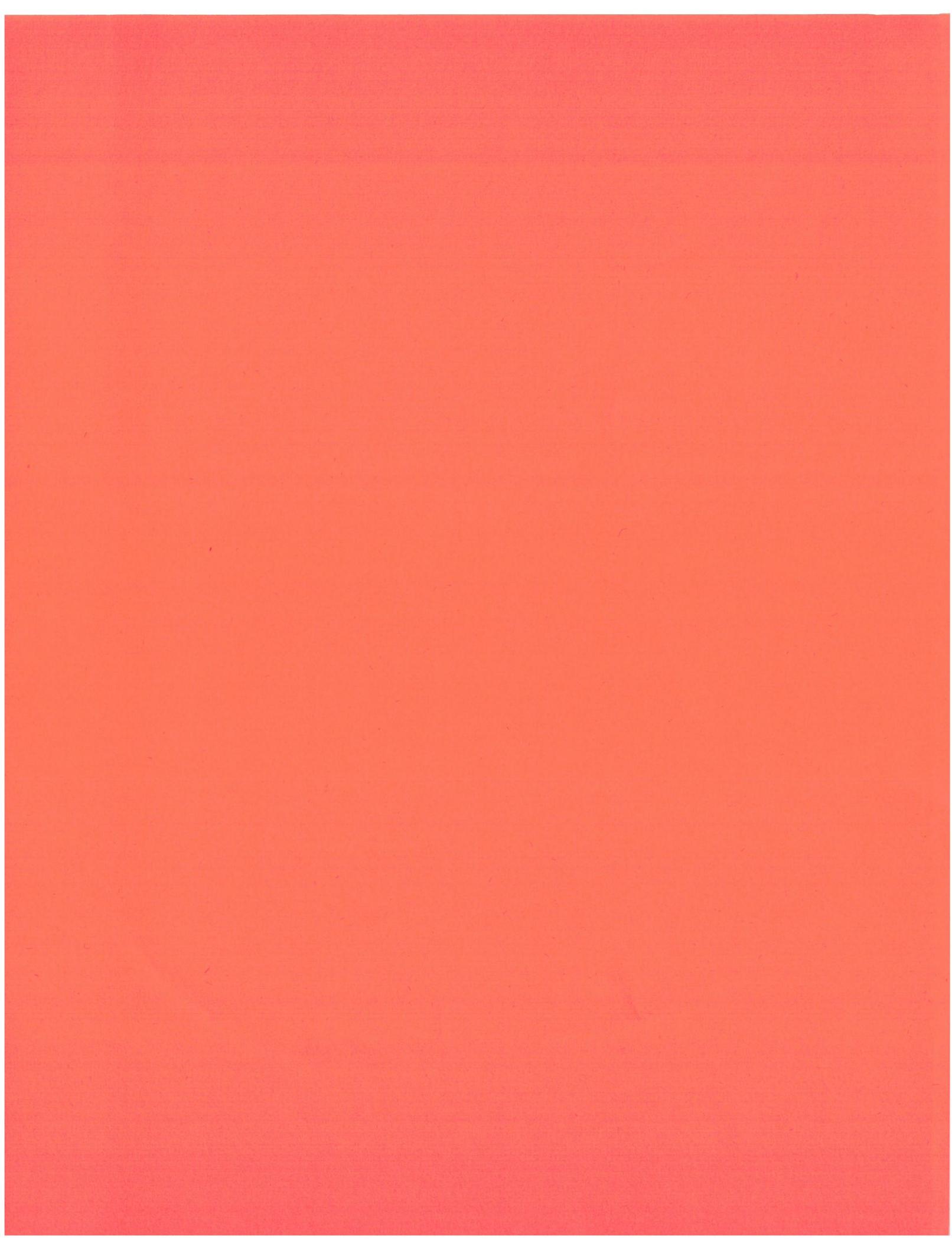
JOB WILEY TR

FRIENDSHIP LN

HWY 16 SOUTH



14



SITE PLAN
BACKGROUND INFORMATION
March, 2016

File Number: SP 1604

Address/Location: Southeast corner of N. Adams Street and Lower Crabapple Road

Owner/Applicant: T. Justin MacDonald, MacDonald and Associates, Inc.

Project Description: 96 Apartments

Site Area: Approximately 8.25 acres

Zoning: R-3, Multi-family Residential and C-2 – Commercial

Adjacent Land Uses/Zoning:

- North: Fredericksburg Elementary School, zoned PF
- West: Church and Vacant land, zoned R-1.
- East: Vacant land, zoned R-3 and C-2
- South: Vacant land, zoned C-2

Building Breakdown: Total of 9 buildings, including the Clubhouse and Leasing office.
1 bedroom units – 24
2 bedroom units – 48
3 bedroom units – 24

Building Height: Maximum Building Height allowed – 3 stories, 38’
All buildings except the Clubhouse will be 2-story.

Building Coverage: 23% (75% maximum)

Impervious Coverage: 51% (80% maximum permitted)

Site Access: A single divided ingress/egress will be provided on Lower Crabapple Road. A circular internal drive will serve the apartments.

Fire access will be provided within the interior drive serving the property.

Parking Required: 1.5 spaces per unit for 1 bedroom units – 36 spaces.
2 spaces per unit for 2/3 bedroom units – 144 spaces
Clubhouse – 1 space per 400 square feet – 12 spaces
Total spaces required – 192 spaces

Parking Provided: 192 spaces provided, including 8 handicap spaces.

Landscaping:	The applicant has prepared a detailed tree inventory on the property. The most significant tree on site is to be preserved near the clubhouse. A Landscape Plan will be required prior to issuance of a building permit.
Screening:	No perimeter screening is required. Interior screening will include around trash dumpsters.
Lighting:	Exterior lighting to be ordinance compliant.
Detention:	A detention pond is proposed near the corner of Lower Crabapple Road and N. Llano Street. Final design will be subject to approval of the Civil Construction Plans.
P&Z Action:	Final approval
Recommendation:	Approval, conditioned upon: <ol style="list-style-type: none">1) Approval of construction plans prior to issuance of a building permit, and2) Approval of a Landscape Plan 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: **Orchard Grove Apartments**

Project Address: **108 E. Lower Crabapple Road, Fredericksburg, TX 78624**

Tax ID Number (s): **33554**

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: **11.58** No. of Lots: **2**

Original Survey & Abstract No: **Nagel Subdivision**

Legal Description: **An 11.58 acre tract being Tract 2 of the Nagel Subdivision as recorded in Vol 3, Pg 70 of the Gillespie County Plat Records, Gillespie County, Texas**

Current Land Use Plan: **Medium Density Residential / Mixed Use Corridor**

Proposed Land Use Plan: **Medium Density Residential**

Current Zoning: **R-3 Multi-Family Residential / C2 - Commercial** Proposed

Zoning: **R-3 Multi-Family Residential**

Location: **108 E. Lower Crabapple Road (north half of Tract 2 – to be replatted by surveyor via a separate amending plat application)**

Proposed Use(s): **Multi-Family**

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: Justin McDonald

Date: 1/22/16



Project Application

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

Staff Use Only

Application No.: SP-1604 Date: 2-8-16

*Copy of current Title Search required with application.

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

I. Property Owner(s)

Firm Name (if applicable): **MacDonald and Associates, Inc.**

Owner Name: **T. Justin MacDonald, President**

Address: **2951 Fall Creek Road, Kerrville, TX 78028**

Phone: **830.257.5323**

Fax: **830.257.3168**

Email: **tjmacdonald@macdonald-companies.com**

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

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): **DAVCAR Engineering**

Address: **1010 Land Creek Cove, Suite 200, Austin, TX 78746**

Primary Contact Name: **Thomas Duvall, PE, LEED AP**

Phone: **512.328.4428**

Fax: **512.306.8330**

Email: **thomas@davcar.com**

Secondary Contact Name:

Phone: **512.328.4428**

Fax: **512.306.8330**

Email: **david@davcar.com**

III. Applicant

Firm Name (if applicable): **MacDonald and Associates, Inc.**

Applicant Name (s): **T. Justin MacDonald, President**

Address: **2951 Fall Creek Road, Kerrville, TX 78028**

Phone: **830.257.5323**

Fax: **830.257.3168**

Email: **tjmacdonald@macdonald-companies.com**

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

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): **DAVCAR Engineering**

OVERALL SITE SUMMARY

ENTIRE SITE AREA (OVERALL PARCEL) =	359,458 SF (8.25 AC.)
ENTIRE SITE AREA (EXCL. FLOODPLAIN) =	321,707 SF (7.39 AC.)
TOTAL EXISTING IMPERVIOUS COVER =	6,008 SF (0.14 AC.) 1.6%
(TO BE DEMOLISHED)	
TOTAL PROP. IMPERVIOUS COVER =	164,539 SF (3.78 AC.) 51.2%
PROP. BUILDINGS =	74,322 SF (1.71 AC.) 23.1%
PROP. SIDEWALKS =	18,389 SF (0.42 AC.) 5.7%
PROP. PAVEMENT =	71,828 SF (1.65 AC.) 22.3%
TOTAL OVERALL IMPERVIOUS COVER =	164,539 SF (3.78 AC.) 51.2%
TOTAL EXIST. BUILDING COVERAGE =	0 SF (0.00 AC.) 0.0%
TOTAL PROP. BUILDING COVERAGE =	74,322 SF (1.71 AC.) 23.1%
TOTAL OVERALL BUILDING COVERAGE =	74,322 SF (1.71 AC.) 23.1%

BUILDING SUMMARY TABLE

UNIT DATA	
TOTAL NUMBER OF 1 BEDROOM UNITS=	24
TOTAL NUMBER OF 2 BEDROOM UNITS=	48
TOTAL NUMBER OF 3 BEDROOM UNITS=	24
TOTAL NUMBER OF UNITS=	96

BUILDING SQUARE FOOTAGE TABLE

BLDG 1 (TYPE I)	20,425 SF
BLDG 2 (TYPE I)	20,425 SF
BLDG 3 (TYPE I)	20,425 SF
BLDG 4 (TYPE III)	12,181 SF
BLDG 5 (TYPE III)	12,181 SF
BLDG 6 (TYPE III)	12,181 SF
BLDG 7 (TYPE I)	11,364 SF
BLDG 8 (TYPE I)	11,364 SF
BLDG 9 (CLUBHOUSE / LEASING OFFICE)	3,438 SF
TOTAL BUILDING AREA =	123,984 SF

BUILDING HEIGHT TABLE

BLDG 1 (TYPE I)	2 STORIES 36'-4"
BLDG 2 (TYPE I)	2 STORIES 36'-4"
BLDG 3 (TYPE I)	2 STORIES 36'-4"
BLDG 4 (TYPE III)	2 STORIES 36'-6"
BLDG 5 (TYPE III)	2 STORIES 36'-6"
BLDG 6 (TYPE III)	2 STORIES 36'-6"
BLDG 7 (TYPE I)	2 STORIES 36'-6"
BLDG 8 (TYPE I)	2 STORIES 36'-9"
BLDG 9 (CLUBHOUSE / LEASING OFFICE)	1 STORY 27'-7"

SITE PARKING SUMMARY TABLE

PARKING REQUIREMENTS	
1.5 SPACES REQUIRED PER 1 BEDROOM UNIT =	36
2.0 SPACES REQUIRED PER 2 BEDROOM UNIT =	96
2.0 SPACES REQUIRED PER 3 BEDROOM UNIT =	48
SPACES REQUIRED FOR CLUBHOUSE =	12
TOTAL PARKING REQUIRED	192
PROPOSED PARKING	
TOTAL PROPOSED STANDARD PARKING PROVIDED=	184
TOTAL PROPOSED ADA PARKING PROVIDED=	8
TOTAL PROPOSED PARKING PROVIDED =	192

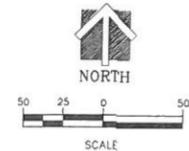
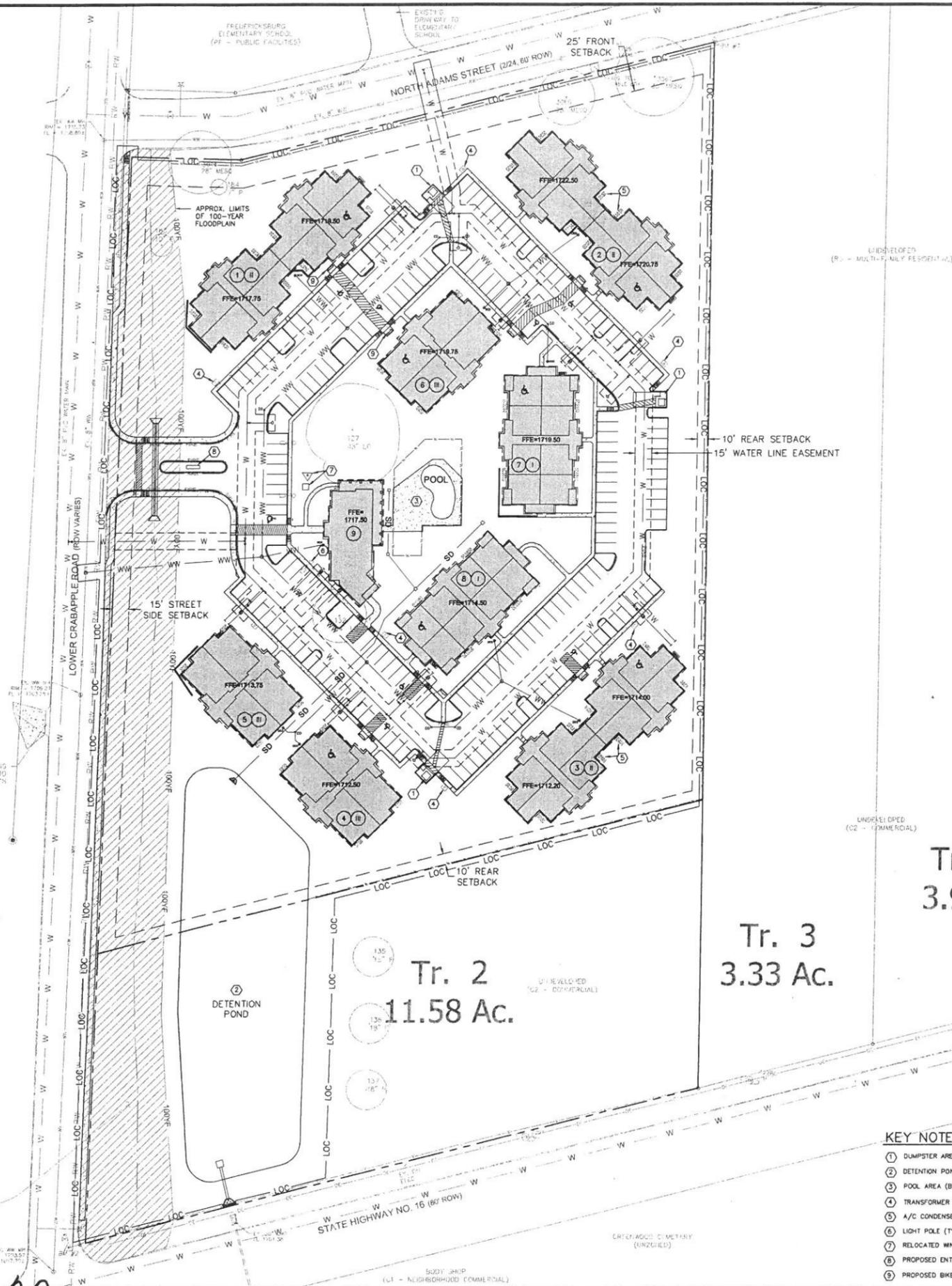
SURVEY LEGEND

- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ELECTRIC METER PAD
- VERIZON RISER BOX
- TIME WARNER RISER BOX
- GAS METER
- WATER VALVE
- AIR CONDITIONING UNIT
- UTILITY POLE
- SEWER MANHOLE
- FIRE HYDRANT

HILL COUNTY ELECTRICAL CODE (R) - SINGLE-FAMILY RESIDENTIAL

SPY-ROCK™ SEALED LIMITS OF ZONE A FROM FLOOD INSURANCE RATE MAP, MAP 43171C022R, C. COV. 9/01, 16, 2001.

NOTE: AS STATED THE LIMITS OF ZONE A DERIVED HEREON ARE APPROXIMATE AND ARE NOT INTENDED TO DEFINE THE LIMITS OF ANY SPECIAL FLOOD HAZARD AREA, BUT TO INDICATE, PER THE RETROACTIVE FLOOD INSURANCE RATE MAP, A PORTION OF THE PROPERTY MAY BE SUBJECT TO A SPECIAL FLOOD HAZARD AREA.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	FENCE LINE
---	---	LIMITS OF CONSTRUCTION
---	---	FIRE LANE STRIPING
---	---	WATER LINE
---	---	WASTEWATER LINE
---	---	RECLAIMED WATER LINE
---	---	STORM DRAIN LINE
---	---	OVERHEAD ELECTRIC LINE
---	---	TREE (TO REMAIN)

GENERAL NOTES:

- THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE, AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "TEXAS 811" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, IN THE R.O.W. AND ON PRIVATE PROPERTY, AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.
 - CONTRACTOR SHALL CONTACT DAVCAR ENGINEERING WITH ANY ITEMS ON THESE PLANS THAT NEED CLARIFICATION OR ANY ITEMS FOUND IN THE FIELD THAT ARE NOT CONSISTENT WITH THESE PLANS.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL POINTS OF CONNECTION TO THE EXISTING WATER AND WASTEWATER SYSTEM IN ADVANCE OF THE CONSTRUCTION.
 - EXISTING WATER, WASTEWATER, ELECTRICAL AND TELECOMMUNICATION SERVICES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- SURVEY NOTES:**
- THIS PLAN IS BASED ON A SIGNED & SEALED SURVEY BY SULTMEIER SURVEYING & ENGINEERING (SEE SHEET 3).
 - FOR BENCHMARK AND SURVEY INFORMATION CONTACT SULTMEIER SURVEYING & ENGINEERING AT (830) 990-1221.
 - FLOODPLAIN: A PORTION OF THIS SITE APPEARS TO BE WITHIN ZONE A OF THE 100-YEAR FLOODPLAIN, AND PARTIALLY WITHIN ZONE X OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEMA FIRM PANEL NO. 48171C022R, EFFECTIVE DATE OCTOBER 19, 2001, FOR GILLESPIE COUNTY, TEXAS.

SITE PLAN NOTES:

- THE SITE PERIMETER FENCING SHOWN ON THIS PLAN IS APPROXIMATE. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC FENCING LAYOUT AND DESIGN.
- PRIMARY DRIVEWAY WILL NOT HAVE A VEHICULAR ACCESS GATE.
- PROPOSED TRANSFORMER PAD LOCATIONS, SITE LIGHTING LOCATIONS, AND A/C CONDENSER PAD LOCATIONS ARE SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO MEP FOR SPECIFIC LOCATIONS.
- REFER TO DIMENSIONAL CONTROL PLAN (SHEET 6) FOR ALL SITE DIMENSIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.

Tr. 4AR
3.977 Ac.

Tr. 3
3.33 Ac.

Tr. 2
11.58 Ac.

PROPOSED PROJECT NAME:
ORCHARD GROVE APARTMENTS

PROPOSED LAND USE:
MULTI-FAMILY

ZONING:
R3 (MULTI-FAMILY RESIDENTIAL)

TABLE OF TREES TO REMAIN

TREE NUMBER	DESCRIPTION
3011	18" MESQUITE
3066	17" MESQUITE
3067	25" MESQUITE
127	43" LIVE OAK
132	24" LIVE OAK
135	18" PECAN
136	18" PECAN
137	18" PECAN
183	10" PECAN
184	7" PECAN

KEY NOTES

- DUMPSTER AREA (SCREENED). SEE ARCHITECTURAL PLAN SET
- DETENTION POND, SEE SHEET 20
- POOL AREA (BY CONTRACTOR)
- TRANSFORMER PAD (TYP). SEE MEP PLAN SET
- A/C CONDENSER PAD (TYP). SEE MEP PLAN SET
- LIGHT POLE (TYP). SEE MEP PLAN SET
- RELOCATED WINDOW & WELL, SEE ARCHITECTURAL PLAN SET
- PROPOSED ENTRY SIGN, SEE ARCHITECTURAL PLAN SET
- PROPOSED BIKE RACK (5 BIKES). SEE DETAIL ON SHEET 25



DAVCAR ENGINEERING
1010 Land Creek Cove, Ste 200
Austin, Texas 78746
P: (512) 328-4428
F: (512) 306-8330



NO.	BY	DATE	REVISION

ORCHARD GROVE APARTMENTS
108 E. LOWER CRABAPPLE RD, FREDERICKSBURG, TX 78624

OVERALL SITE PLAN

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER APPROVING THESE PLANS. THE CITY OF FREDERICKSBURG, TEXAS MUST RELY UPON THE DESIGN ENGINEER.

DESIGNED BY: T. DUVALL
DRAWN BY: M. SILVA
CHECKED BY: D. CARROLL
REVISED BY:

