

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

Wednesday, July 6, 2016

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

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

PUBLIC HEARING

3. Public Hearing (Z-1606) by Billy & Sharon Grona at 341 E. Main Street for a Conditional Use Permit for a ten unit hotel / bed and breakfast project in the CBD, Central Business District *Pp 4 - 15*
4. Consider making a recommendation on Z-1606
5. Public Hearing (Z-1607) by James Fonder, Scott Immel and Quint Kunz on property located at 107, 109 and 111 E. Grothe Street for: *Pp 16 - 29*
 - A) A change in land use from Low Density Residential to Commercial
 - B) A change in zoning from R-1, Single Family Residential to C-1, Neighborhood Commercial
6. Consider making a recommendation on Z-1607
7. Public Hearing (P-1614) by Curtis A. Cameron and Catherine C. Sledge for a plat vacation on Lots 1 & 2, Curtis A. Cameron subdivision, a 145.8 acre tract of land located on east US Hwy 290 *Pp 30 - 35*
8. Consider making a recommendation on P-1614

SITE PLANS

9. Consider (SP-1609) Site Plan for Pyka Road Business Center located at 761 Pyka Road *Pp 36 - 41*
10. Consider (SP-1610) Site Plan for Tivydale Business Park located at 603 FM 2093 *Pp 42 - 46*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
June 8, 2016
5:30 P.M.

On this the 8th day of June, 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
STEVE THOMAS

ABSENT: CHARLIE KIEHNE
CHRIS KAISER
CARL MONEY

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
CLINTON BAILEY - Director of Public Works & Utilities
KRIS KNEESE - Assistant Director of Public Works & Utilities
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-1605) BY KEVIN SPRAGGINS OF VEI ENGINEERING ON BEHALF OF ST. JUSTE MANAGEMENT FOR A CONDITIONAL USE PERMIT TO ALLOW A DRIVE THROUGH FACILITY ASSOCIATED WITH A FAST FOOD RESTAURANT ON A 1.88 ACRE TRACT OF LAND LOCATED AT THE INTERSECTION OF S. HWY 16 AND S. MILAM STREET - Daryl Whitworth moved to open Public Hearing Z-1605 by Kevin Spraggins of VEI Engineering on behalf of St. Juste Management for a Conditional Use Permit to allow a drive through facility associated with a fast food restaurant on a 1.88 acre tract of land located at the intersection of S. Hwy 16 and S. Milam Street. Brenda Segner seconded the motion and the motion carried. Kevin Spraggins of VEI Engineering, and Phil Shoop, architect, presented the application. Mr. Spraggins noted the owner would like to buy the property to develop a Burger King restaurant and four to five office spaces. Mr. Spraggins noted all the allowable coverages have been met with the plan. Mr. Spraggins commented the existing curb cut on Hwy 16 has been approved by TXDOT for a drive. Mr. Spraggins noted water is located across Hwy 16 and sewer is located in front of the tract. Mr. Spraggins noted they have followed the design guidelines for entry corridors. Janice Menking asked for clarification on the traffic flow and Mr. Spraggins explained cars will be able to turn into the site off Hwy 16 at two different drive locations, and the drive on S. Milam will be a right-in, right-out only. Brenda Segner asked if there would be any turn-arounds on site and Mr. Spraggins noted there would not be. There were questions on the right-in, right-out drive on S. Milam and Mr. Spraggins noted that would be regulated

to ensure the final design will function as planned. Brian Jordan, Director of Development Services, noted there are details to work out before the drive is approved, but the engineering department will be looking at that during the construction plan review to further design something that will force vehicles to only use the drive as it is intended.

Brenda Segner moved to close Public Hearing Z-1605 and Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted this development will be a good transition between the C-1 and C-2 zoning districts. Mr. Jordan commented City Staff suggested an interior roadway for the benefit of the remaining property and the corner property and that has been included. Mr. Jordan stated the stacking in the drive through lane for the restaurant is more than adequate. Mr. Jordan noted the Staff voiced concerns about the drives and the applicant has addressed those concerns. Mr. Jordan noted the Fire Marshal is comfortable with the layout of the fire lane as well as the cross access easement, which will be recorded as a provision of the plan. Mr. Jordan stated the design guidelines have been addressed and the utility details will be worked out.

Phil Shoop, architect, commented the corporate office will not allow certain parts of the building to be changed due to their image standard. Mr. Shoop noted their buildings are normally brick but they can change that to stone. Mr. Shoop commented Burger King is trying to change their image to a warmer, homey, backyard type look which they believe will work well in Fredericksburg. Mr. Shoop stated the greatest deviation from their standard building is the front entrance tower and also the interior, which is entirely new. Mr. Shoop noted they have eliminated the hard look of the entrance tower by adding two stone walls capped off with a metal roof, which gives it a little more German flavor.

Brenda Segner asked if the hamburger display on the window will truly be shown. Mr. Shoop stated there are three graphics on the building and that photograph is one of them. Ms. Segner asked if all the signs meet the requirements of the sign ordinance and Mr. Jordan stated signage will be a separate review. Janice Menking asked about a pedestrian crosswalk from the high school at the intersection and it was noted that is in place. Mr. Jordan stated Staff will verify all the safety standards are in place concerning a pedestrian crosswalk across Highway 16.

Brian Jordan noted Staff recommendation of approval with the condition that construction plans be approved by staff prior to issuance of a building permit.

Daryl Whitworth stated he is very concerned about the safety of the students crossing Highway 16. Mr. Whitworth also asked if the entire interior street will be constructed at one time and Mr. Spraggins stated it would be. Mr. Jordan noted that is a recommendation of the plat. Mr. Whitworth asked how the water will be moved to the regional detention pond and Mr. Spraggins commented there will be inlets to carry the water. Kris Kneese, Assistant Director of Public Works and Utilities, noted that will be reviewed extensively during the construction plan review.

Clinton Bailey, Director of Public Works and Utilities commented there is a 30 mph speed limit in the school zone during designated times and that will help the pedestrian crossing situation a little. Ms. Menking asked if there is any control over the timing of the lights for crossing and Mr. Jordan noted they will have to rely on the expertise of the engineering department and TXDOT, but that will be addressed.

Brenda Segner moved to approve Z-1605 with the condition construction plans be approved by Staff prior to issuance of a building permit. Bill Pipkin seconded the motion. All voted in favor with the

exception of Daryl Whitworth who voted in opposition. The motion carried.

PLATS

CONSIDER (P-1610) PRELIMINARY PLAT FOR KELLER SUBDIVISION, APPROXIMATELY 18.47 ACRES OF LAND LOCATED AT THE INTERSECTION OF S. HWY 16 AND S. MILAM STREET - Kevin Spraggins of VEI Engineering presented the application and noted the property is being divided into four tracts and lots 3 and 4 are the properties involved in the conditional use permit request. Mr. Spraggins noted tract 2 is a little further out Highway 16 and they are proposing a right-of-way dissecting that tract so access is provided to the thoroughfare through the remainder of the site.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted this is a preliminary plat and the exact details of the plat will be determined with the final plat, which will have to come to the Commission for approval. Mr. Jordan stated the applicant has met the conditions of a plat submittal and noted Staff recommendation of approval with the condition the final plat and construction plans be approved prior to release for construction.

Daryl Whitworth asked if the ROWs will be built to the public road requirements and Mr. Jordan noted they would be. Mr. Jordan noted there will not be any driveways between Milam and the drive shown on the plat, which Staff believes is a positive way to serve the site.

Daryl Whitworth moved to approve P-1609 with the condition the developer work with the City engineer to implement a barrier system that ensures right-in, right-out only turns onto Milam. Steve Thomas seconded the motion. All voted in favor and the motion carried.

MINUTES

Daryl Whitworth moved to approve the minutes of the May, 2016 meeting and Steve Thomas seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

BOARD APPOINTMENTS

Brian Jordan, Director of Development Services, noted the City Council will be making appointments to the Commission and asked those whose terms are expiring to draft a letter stating their desire to be re-appointed if they so wish.

ADJOURN

With nothing further to come before the Commission, Daryl Whitworth moved to adjourn. Bill Pipkin seconded the motion. All voted in favor and the meeting was adjourned at 6:36 p.m.

PASSED AND APPROVED this 6th day of July, 2016.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

CONDITIONAL USE PERMIT BRIEF

Request Z-1606

- Owner/Applicant:** Sharon Grona
- Location:** 341E. Main Street (southwest corner of S. Washington Street and E. Main Street)
- Existing Zoning:** CBD, Central Business District
- Request:** Conditional Use Permit to allow a Hotel/Bed & Breakfast Lodging facility in CBD, Central Business District.

Site Plan Overview:

- A Conditional Use Permit for this project was approved in 2013. The approval expired after two years.
- The property currently contains a single building being utilized as a restaurant (Mahaley's). This building will be removed to accommodate the proposed development.
- The applicant intends to construct a 10-unit, three-story Hotel/Bed and Breakfast Lodging facility on the property.
- The site area is approximately 0.29 acres (12,430 square feet).
- In addition to the proposed B&B lodging building, the site will include a new concrete parking lot with 10 parking spaces, one of which will be handicap accessible.
- Proposed access will be provided to the site by a single, newly constructed driveway on S. Washington Street. Other drives on E. Main Street and Washington Street will be closed.
- Building coverage is estimated to be approximately 40% (no maximum in the CBD - District)
- Impervious coverage is estimated to be approximately 87% (90% maximum allowed in the CBD District).
- The site is bordered by B&B's to the south, retail and B&B's to the west, restaurant to the east and the Nimitz Museum to the north.
- Adjacent zoning is CBD to the west, south and east, and PF to the north.

Review and Evaluation Criteria:

A. **CONFORMANCE WITH APPLICABLE REGULATIONS:**

- As designed, the site is compliant regarding applicable zoning regulations, including building height, setbacks, building coverage, impervious coverage and parking.

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

- Presently, there is a mix of lodging, commercial and museum uses in the vicinity. This mix of uses along Main Street seems to work quite well, and is compatible with the abutting properties.

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

- We do not anticipate unfavorable effects from the proposed use on abutting properties.

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

- No changes recommended.

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

- The applicant has proposed a single driveway into the proposed parking area located to the south of the new building. All other drives and curb openings will be removed and curbing installed. This will greatly enhance the safety of circulation in the area.

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

- We do not anticipate problems with erosion, flooding, water damage, fire, noise or glare.

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

- All exterior lighting shall utilize fixtures that screen the source of illumination. A note has been placed on the plan to address this matter. All signage will require a permit and shall comply with the Sign Ordinance.

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

- The applicant is proposing 10 parking spaces, including 1 handicap accessible space. Section 7.825 of the Zoning Ordinance actually only requires 6 spaces because of the location of the property and the limited space in the downtown area. Staff suggested that they have a minimum of one on-site space per unit and the applicant agreed.
- A handicap accessible route has been provided from the parking space to the building and public sidewalk.

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:

- While the zoning of the property is CBD, a lodging facility will serve to support the commercial activities in the area.

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:

- The applicant has addressed the site issues required by the Development Review Committee. Final details will be addressed as part of the Construction Plans required prior to issuance of a building permit.

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:

- Affirmative. Building elevations have been provided. Since the property is located within the Historic District, final building design will be subject to Historic Review Board approval.

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

- Affirmative

OPPOSITION/SUPPORT OF REQUEST: Two letters in support and none in opposition.

STAFF RECOMMENDATION: Approval, conditioned upon the following:

1. TXDOT approval of the drive on S. Washington Street.
2. Approval of a Landscape Plan prior to issuance of a Building Permit.
3. All external lighting being shielded.
4. All utility, sidewalk, grading and drainage construction subject Civil Construction Plan approval.
5. Approval of Building Plans by the Historic Review Board prior to issuance of a building permit.

turn in Mon June 4



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: Lodging?
Project Address: 341 E. Main
Tax ID Number (s): 74 2620176

Application Type (Check all items that apply.)

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat* | <input type="checkbox"/> Plat Vacation |
| <input 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: FBG ADD BLK 52 Lot 223 - PT

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

Current Zoning: CBO Proposed Zoning: _____

Location: 341 E. Main

Proposed Use(s): BaB - 10 units

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: Sharon Grona

Printed Name: Sharon Grona Date: 6/6/16

Staff Use Only Application No.: _____ Date: _____

*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): _____
Owner Name: Sharon & Billy Grona
Address: 341 E. Main
Phone: 830 889 9276 Fax: _____ Email: _____

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

Role: _____ Agent _____ Engineer _____ Surveyor DESIGNER Other (note role)
Firm Name (if applicable): A. CASS PHILLIPS PLANNING & DESIGN
Address: 1000 HILL ST, FBC, TX 78624
Primary Contact Name: CASS PHILLIP
Phone: _____ Fax: _____ Email: cphillips9@austin.rr.com
Secondary Contact Name: _____
Phone: _____ Fax: _____ Email: _____

III. Applicant

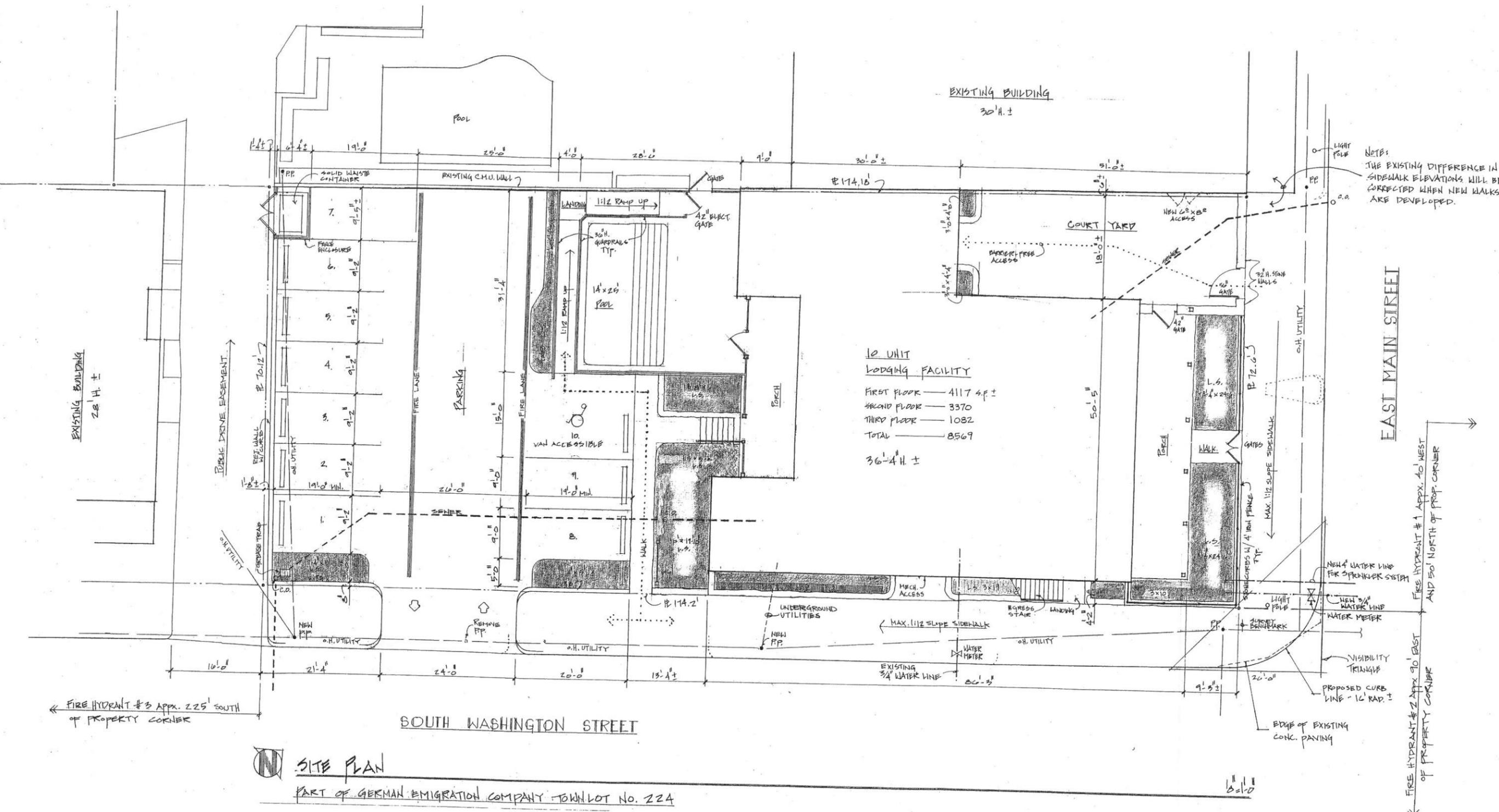
Firm Name (if applicable): _____
Applicant Name (s): _____
Address: _____
Phone: _____ Fax: _____ Email: _____

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: _____

JULY 5, 2013

A LODGING FACILITY AT 341 EAST MAIN, FREDERICKSBURG, TEXAS
 FOR BILLY & SHARON GRONA



NOTES:
 THE EXISTING DIFFERENCE IN
 SIDEWALK ELEVATIONS WILL BE
 CORRECTED WHEN NEW WALKS
 ARE DEVELOPED.

**10 UNIT
 LODGING FACILITY**
 FIRST FLOOR — 4117 S.F. ±
 SECOND FLOOR — 3370
 THIRD FLOOR — 1082
 TOTAL — 8569
 36'-4\"/>

SITE PLAN
 PART OF GERMAN EMIGRATION COMPANY TOWN LOT NO. 224

- Lot is Zoned CBD:**
- Minimum Required Lot Area — 5000 s.f.
 - Lot Area — 12430 s.f.
 - Maximum Allowable Impervious Coverage — 90%
 - Impervious Coverage — 10814 s.f. or 87% of Lot Area
 - Pervious Area — 1616 s.f. or 13% of Lot Area
 - Maximum Allowable Building Height — 38'-0"
 - Building Height — 36'-4"
 - Building Coverage — 4920 s.f. or 40% of Lot Area
 - Required Building Setbacks — All 0'-0"

- Parking Requirements:**
- Calculation: 1.1 Spaces Required Per Unit
 - 10 Units @ 1.1 = 11 Spaces
 - 50% of Calculated Required Spaces Applies Per Section 7.825 of the Fredericksburg Municipal Code
 - Therefore 6 Spaces are Required
 - 10 Spaces are Provided

RECEIVED
 JUN 24 2016
 Routed 6/28/16
 DCL 6/30/16 + 7/7/16
 PRZ 7/6/16
 CC 7/18/16

Revised June 23, 2016
 Revised June 3, 2016
 Revised July 26, 2013

All Exterior Lighting to be Shielded and Ordinance Compliant.

Z-1606

N. WASHINGTON

E. MAIN (HWY 290 E.)

S. WASHINGTON (HWY 87 S.)

S. LINCOLN

Zoning ZONED

- 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
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential

Z-1606



E. MAIN (HWY 290 E.)

N. WASHINGTON
E. AUSTIN

N. ELK

S. ELK

S. WASHINGTON
(HWY 87 S.)

N. LINCOLN

N. LINCOLN

Landuse

Downtown Central Business District

Uptown Central Business District

Commercial Center

Commercial

Employment Center

FUTURE ROW ANTONIO

High Density Residential

Industrial

Low Density Residential

Medium Density Residential

Mixed Use Corridor

Parks & Open Space

Public / Semi-Public

Rural

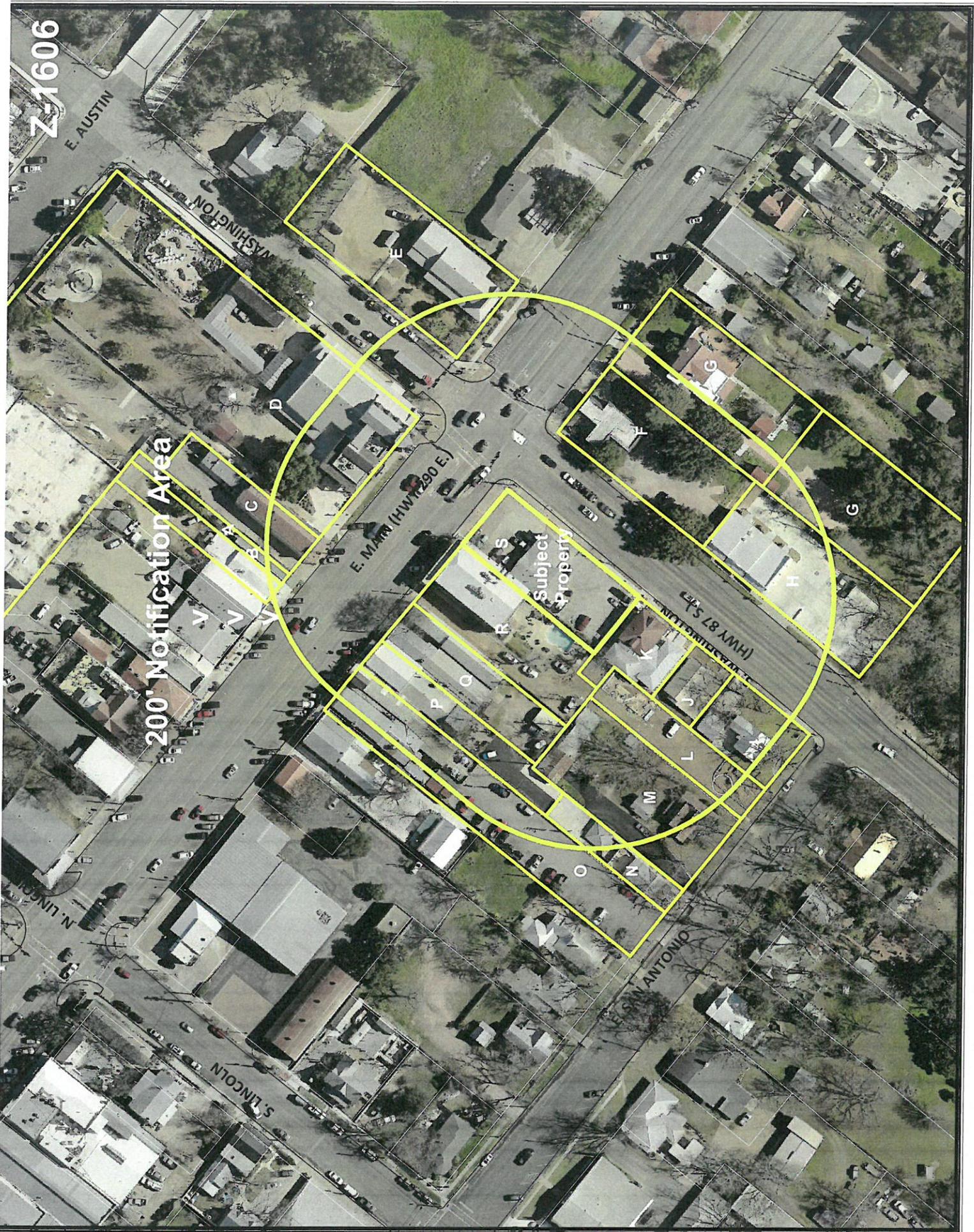
Subject Property



Z-1606



Z-1606



200' Notification Area

Subject Property



**NOTICE OF PUBLIC HEARING FOR A
CONDITIONAL USE PERMIT**

HEARING

DATE: JULY 6, 2016

TIME: 5:30 PM

REQUEST

NUMBER: Z-1606

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 Land Use and a change in Zoning with a Conditional Use Permit.

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 18, 2016

TIME: 6:00 PM

REQUEST

NUMBER: Z-1606

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

APPLICANT: Billy & Sharon Grona

LOCATION: 341 E. Main Street
(see accompanying map)

REQUEST: Conditional Use Permit for a 10 unit Hotel / Bed and Breakfast project in the CBD, Central Business District

(DETACH HERE)

REQUEST NO. Z-1606

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

Signed _____

Date _____

Printed Name _____

Address _____

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1607

- OWNER/APPLICANT:** James Fonder, Scott Immel and Quint Kunz
- LOCATION:** 107, 109 and 111 E. Grothe Street (see attached map)
- SIZE:** 3 lots totaling approximately 36,550 square feet.
- EXISTING ZONING:** R-1 Single Family Residential
- PROPOSED CHANGE:**
1. Change in the Land Use Plan from Low Density Residential to Commercial, and
 2. Change in Zoning from R-1 Single Family Residential to C-1 Neighborhood Commercial.

FINDINGS:

- The property consists of 3 individual lots, each of which is approximately 75' x 162', or 12,150 square feet.
- The lots run between Trailmoor Drive and Grothe Street (see attached plat)
- Property to the north and east is single family residential, to the south is office and to the west is nursing/assisted living.
- Access to the property is available from Grothe Street and Trailmoor Drive.
- Water and Sanitary Sewer Utilities are currently located in both Grothe Street and Trailmoor Drive.
- The zoning of surrounding property is R-1 to the north and east, C-1 to the south and R-2 to the west (see attached exhibit).
- The Land Use Plan identifies the subject property as Low Density Residential, property to the north and east as Low Density Residential, property to the south as Mixed-Use and property to the west as Medium Density Residential.

LAND USE PLAN: The properties fronting along N. Llano were given a designation of Mixed Use when the Land Use Plan was adopted in 2006. Within the vicinity of the subject property, the Fonder Chiropractic office is designated as Mixed Use while the subject three lots were designated as residential. Generally speaking, the lots fronting on N. Llano are designated as Mixed Use, and lots that are not are designated differently. As you can see on the attached Land Use Map, designations within this area vary from Low Density Residential to Mixed Use. In this request, the applicant intends to utilize the subject property for neighborhood oriented non-residential use such as office. In order to do so, the Land Use Plan and Zoning will need to be changed.

ZONING: Currently, the C-1, Neighborhood Commercial zoning ends at Fonder's Chiropractic Office. Changing the zoning on these three lots would represent a change in the original residential intent for this property. In order to accommodate the proposed change, the C-1 Neighborhood zoning would need to be viewed as an extension of the existing C-1 zoning already existing. A copy of the C-1 District regulations and uses is attached for your consideration.

OPPOSITION/SUPPORT OF REQUEST: None to date.

STAFF RECOMMENDATION: In evaluating a request to change the Land Use designation and zoning on property, the Commission must determine that the property is adequate in size and shape to facilitate the uses within the proposed designation, that the property does not exceed the capabilities of the infrastructure, that the request will have no adverse effect on property within 600', that the proposed change is to accommodate an appropriate land use and is consistent with other elements of the comprehensive plan, and that the proposed change will not be detrimental to the public health, safety and welfare of properties within the vicinity.

Given the limiting nature of the C-1 District and the mix of uses in the vicinity of this site, this would seem to be a reasonable request. Approval is 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: Rezoning from R-1 to C-1 for Professional Office Complex and Future Business Use

Project Address: 107, 109, 111 East Grothe

Tax ID Number (s): 11840, 11839, 11838

Application Type (Check all items that apply.)

- | | | |
|--|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat* | <input type="checkbox"/> Plat Vacation |
| <input type="checkbox"/> Site Plan* | <input type="checkbox"/> Replat* | <input type="checkbox"/> Annexation* |
| <input checked="" type="checkbox"/> Zoning Change | <input type="checkbox"/> Amending Plat* | <input type="checkbox"/> Other |
| <input checked="" 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: 3

Original Survey & Abstract No:

Legal Description: Klaehn Lot 2,3, & 4

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: R1

Proposed Zoning: C1

Location: 100 East Block of Grothe

Proposed Use(s): Professional Office

Applicant's Signature

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

Prospective Buyer- Immel

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: *James P. Fonder* *SI*

Printed Name: James P. Fonder Date: 6/2/16

Staff Use Only Application No.: E-1607 Date: _____

*Copy of current Title Search required with application.

Sec. 3.200. - C-1: NEIGHBORHOOD COMMERCIAL. Modified

Intent

This zone is intended to provide for the establishment of restricted commercial facilities, to serve the conveniences and needs of the immediate neighborhood and must be compatible with the residential character and environment of the neighborhood. These uses generally result in limited traffic generation.

Principal Permitted Uses

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Convalescent Services
Cultural Services
Day Care Services
Group Residential
Local Utility Services
Medical Services
Multiple Family Residential
Personal Services
Private Primary Educational Services
Private Secondary Educational Facilities
Professional Office
Religious Assembly
Single Family Residential (detached) if structure was not used as other than residential in its most recent use

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Arts and Crafts
Automotive Washing
Building Maintenance Services
Business School
Business Support Services
Club or Lodge
Communication Services
Condominium Residential (section <u>7.610</u>)
Consumer Repair Services
Convenience Storage
Convenience Store/Self Serve Gasoline
Duplex Residential
Food Sales
Guidance Services
Laundry Services
Limited Retail Sales
Liquor Sales
Personal Improvement Services
Pet Services
Restaurant - Limited
Single Family Residential (detached)- new construction or after cessation of use other than residential
Townhouse Residential Drive through Facilities Associated with any use

Uses permitted with a Bed and Breakfast Compliance Use Permit:
Bed and Breakfast

Conditions under which a permit will be issued:

- Compliance with provisions of section 5.401, and
- Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and
- Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of C-1
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Lots may not be combined to permit more than eight separate lodging units on contiguous property regardless of density regulations
- Compliance with other C-1 regulations.

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the C-1 District shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 25 feet
Interior Side Yard	Minimum Required Setback, 5 feet*
Rear Yard	Minimum Required Setback, 10 feet
Maximum Impervious Coverage	70%
Maximum Building Coverage	Percent of Lot Area, 50%

Residential Density	<u>Section 3.120</u>
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Building	<u>Section 8.000</u>
Signs	Sign Ordinance
*10 feet when adjacent to R-1 or R-5	

(Ord. No. 23-007, 5-20-2013; Ord. No. 23-014, 9-16-2013)

Z-1607

E. LOWER CRABAPPLE RD.

BROADMOOR DR.

W. GROTHE

E. GROTHE

CROSS ST.

N. LANG (HWY 169 N.)

E. TRAILMOOR DR.

TRAILMOOR DR.

N. ADAMS

SEAMOOR DR.

GLENMOOR DR.

N. CROCKETT

E. NIMITZ

Zoning

ZONED

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

R1A - Single Family Residential - Small Lot

R2 - Mixed Residential

R3 - Multi-Family Residential

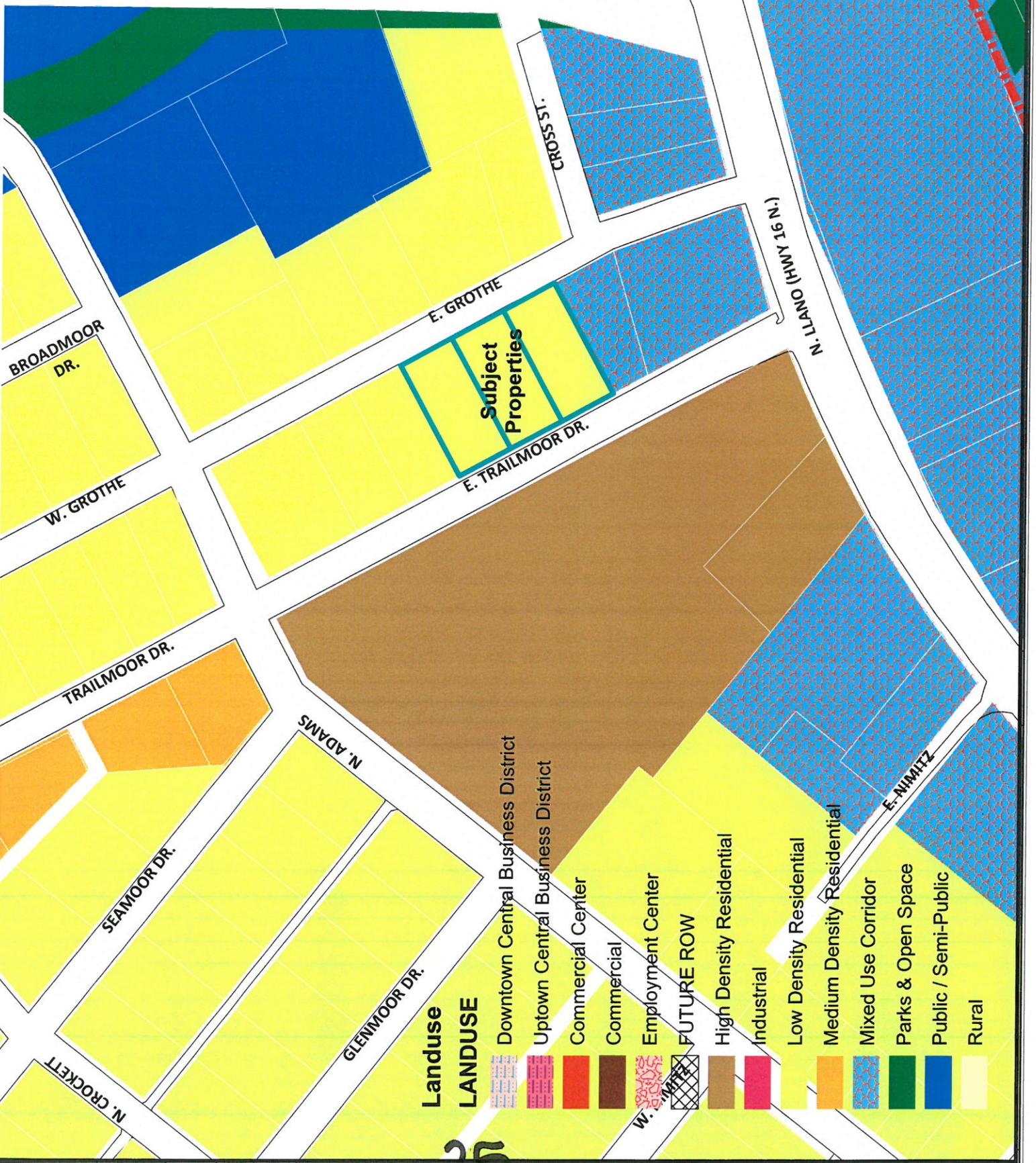
R4 - Manufactured Home Residential

R5 - Patio Home Residential

[Handwritten signature]

Z-1607

E. LOWER CRABAPPLE RD.



**Landuse
LANDUSE**

-  Downtown Central Business District
-  Uptown Central Business District
-  Commercial Center
-  Commercial
-  Employment Center
-  FUTURE ROW
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use Corridor
-  Parks & Open Space
-  Public / Semi-Public
-  Rural

25



Z-1607

E. LOWER CRABAPPLE RD.

CROSS ST.

E. GROTHE

E. TRAILMOOR DR.

N. LANG (HWY 16 N)

SEAMOOR DR.

N. ADAMS

GREENMOOR DR.

26

Z-1607

200' Notification Area





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

HEARING
DATE: JULY 6, 2016

TIME: 5:30 PM

REQUEST
NUMBER: Z-1607

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 Land Use and a change in Zoning with a Conditional Use Permit.

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 18, 2016

TIME: 6:00 PM

REQUEST
NUMBER: Z-1607

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

APPLICANT: Scott Immel, Quint Kunz, James Fonder

LOCATION: 107, 109, 111 E. Grothe
(see accompanying map)

REQUEST: Land Use Change from Low Density Residential to Commercial and Zoning Change from R-1, Single Family Residential to C-1, Neighborhood Commercial

(DETACH HERE)

REQUEST NO. Z-1607

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

Signed

Date

Printed Name

Address



Date: July 1, 2016

To: Planning and Zoning Commission

From: Brian Jordan, AICP, Director of Development Services

Subject: Vacation of the Curtis A. Cameron Subdivision Plat (P-1614).

A plat for the Curtis A. Cameron subdivision was approved and recorded in June of 1996. The property is located on US Highway 290 East, just outside the city limits and within the ETJ. The purpose of the plat was that Mr. Cameron was deeding over property to his daughter. At the time, the City did not recognize an exemption in the subdivision regulations allowing the division of land without a plat as long as all remaining tracts within a subdivision had a certain size and had frontage on a public roadway.

Mr. Cameron approached the City and requested that the plat be vacated. The current subdivision ordinance provides specific requirements for a plat to be vacated. The appropriate application has been filed. The Current subdivision ordinance allows a property to be divided without the need for a plat, as long as each tract within the subdivision contains a minimum of 5 acres and has frontage on a public roadway. Therefore, the platting of this property would not be required under the current regulations. If the vacation of the plat is approved, the property will remain as two separate tracts and any future division of the land will be subject to our subdivision regulations.

Recommendation: Approval of the vacation of the plat.

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



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: CURTIS A. CAMERON SUBDIVISION

Project Address: 111 CAMERON RD FREDERICKSBURG, TX 78624

Tax ID Number (s): LOT #1 67374, 69680
LOT #2 33127, 13727

Application Type (Check all items that apply.)

- | | | |
|---|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat* | <input checked="" type="checkbox"/> Plat Vacation |
| <input 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: CURTIS A. CAMERON SUBDIVISION

Jurisdiction: City Limits ETJ Total Acres: 145.8 No. of Lots: 2

Original Survey & Abstract No:

Legal Description: lots 1 & 2 CURTIS A. CAMERON SUBDIVISION

Current Land Use Plan: Proposed Land Use Plan:

Current Zoning: Proposed Zoning:

Location:

Proposed Use(s):

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: SEE PAGE 4

Printed Name: _____ Date: JUNE 8, 2016

Staff Use Only Application No.: P-11614 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)

SEE PAGE 4

Firm Name (if applicable):

Owner Name: CURTIS A. CAMERON ET AL CATHARINE C. SLEDGE

Address: 111 CAMERON RD FREDERICKSBURG, TX 78624

Phone: 830-997-4625

Fax:

Email: CCAMERON@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): CURTIS CAMERON

Address: (see above)

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:

Signature Page

Owner of Lot #1 Curtis Cameron Subdivision

Catharine Cameron Sledge

JUNE 8, 2016

Owner of Lot # 2 Curtis Cameron Subdivision

Curtis Cameron

~~Katharine R. Cameron~~

Catharine Cameron Sledge

Catharine Cameron Sledge Trustee for Ellen Spies, Allie Spies

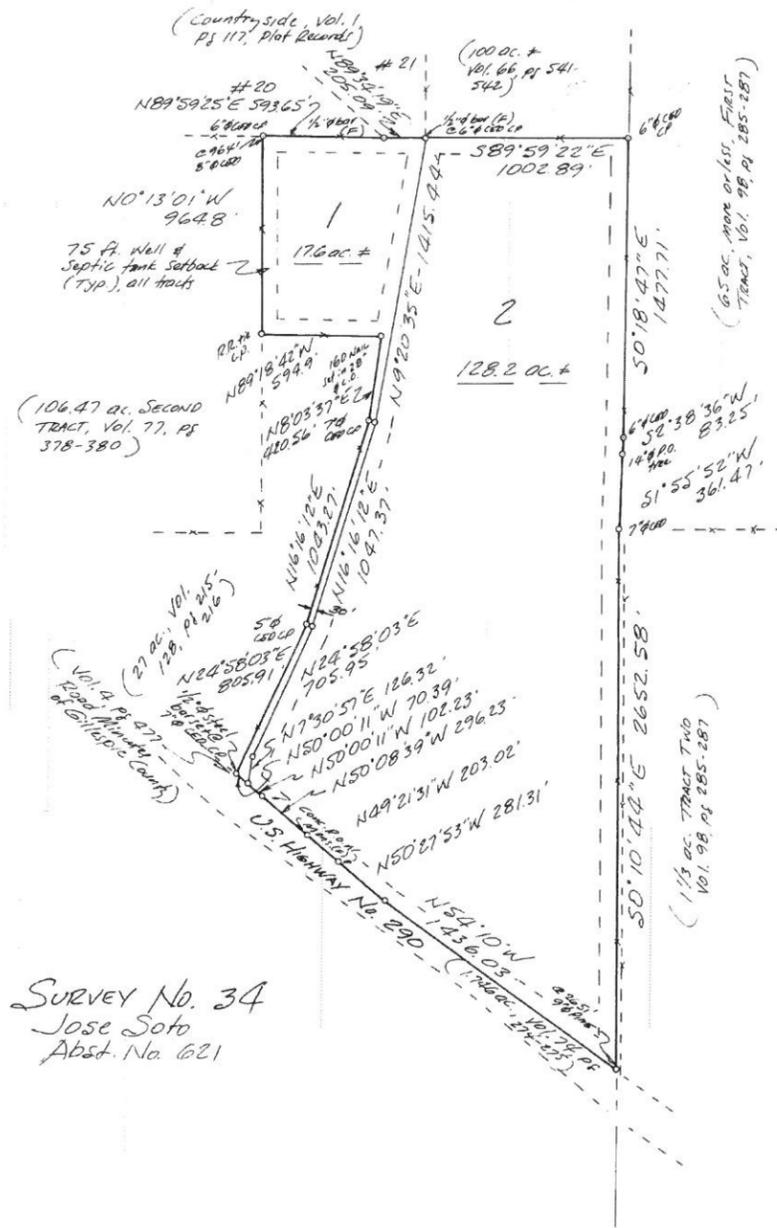
Cyrene Cameron Benson Emmakate Spies

Cyrene Cameron Benson Trustee for Claire Benson, Curtis Benson and Kathleen Benson

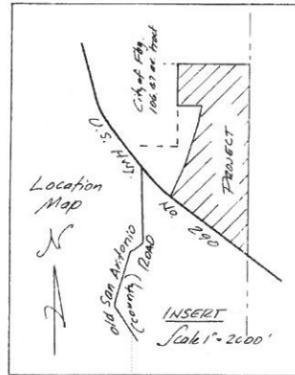
CURTIS A. CAMERON SUBDIVISION

Being part of that 149 acre, more or less tract described in a conveyance to A.L. Cameron, et ux by Alex R. Frantzen, et ux, dated April 29, 1954, Volume 72, pg 133-134, Deed Records of Gillespie County, Texas

Scale 1" = 400'



SURVEY No. 32
Juana Isidora Leal
Abst. No 387



Grantors hereby retain perpetual easements for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten feet (10') of the rear, front and side lines of all lots and/or tracts and in the street, alleys, boulevards, lanes, and roads of the subdivision, and ten feet (10') along the other boundaries of all streets, boulevards, lanes, drives and roads, where property line of individual lots and/or tracts are deemed to be the center line of said avenues and twenty feet (20') along the entire perimeter (boundary) of said subdivision and with the authority to place, construct, operate, maintain, relocate and replace thereon an electric distribution line or system. The easement rights herein reserved - include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings placed or permitted to remain within the easement areas which may damage or interfere with installation and maintenance of utilities. The easement area of each lot and/or tracts and all improvements within it shall be maintained by the owner of the lot except for those improvements for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary and convenient for the full enjoyment of the rights herein granted, including but not limited to the free right to ingress to, and to egress from said right-of-way easement, and the right from time to time to cut and trim all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility installation; the developer and/or landowner shall be responsible for removal of any or all limbs, debris, branches or brush that must be cut in order to clear the right-of-way for new construction, or maintenance of any lines constructed on the property.

Any deviation to the above policy will be at the discretion of the Manager or in the absence of the Manager, then the Cooperative Engineer.

[Signature]
GENERAL MANAGER
CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.
Date: 6/7/96



I (we) hereby certify that, I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision, with my (our) free consent, establish the minimum building restriction lines, and dedicate all public streets, alleys, walks, parks, water courses, easements and other open space to public use forever.

June 6, 1996
Curtis A. Cameron
Owner

THE STATE OF TEXAS,
COUNTY OF GILLESPIE
This instrument was acknowledged before me on this the 6th day of June, 1996, by Curtis A. Cameron.



[Signature]
Laura Bingham
Notary Public in and for the State of Texas.
My Commission expires: 3-10-97
Laura Bingham
Printed Name of Notary

THE STATE OF TEXAS,
COUNTY OF GILLESPIE
This instrument was acknowledged before me on this the day of 19 by

Notary Public in and for the State of Texas.
My commission expires:
Printed Name of Notary

I, hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Fredericksburg, Texas, with the exception of such variances, if any, as are noted in the minutes of the City Council and that it has been approved for recording in the office of the County Clerk.

6/6/96
[Signature]
Chairman, City Planning & Zoning Commission

I, the undersigned, a Registered Professional Land Surveyor, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

January 1996
[Signature]
Registered Professional Land Surveyor No. 1818

THE STATE OF TEXAS,
COUNTY OF GILLESPIE
The attached plat, after having been duly presented to the Commissioners Court of Gillespie County, Texas, and by said Court duly considered and found to comply with the Statutes and Laws of the State of Texas, and was approved for filing in the Plat Records of Gillespie County, Texas. To certify with the undersigned, as County Judge of Gillespie County, Texas, hereby affixes his hand, attested by the Seal of the County Clerk of Gillespie County, Texas, this 10th day of June, 1996, A.D.

[Signature]
County Judge
Gillespie County, Texas

Attest: *[Signature]*
County Clerk, Gillespie County, Texas

Filed for record at 10:23 o'clock A.M., this the 11th day of June, 1996, A.D., on Page 91, Volume 2 of the Plat Records of Gillespie County, Texas

Deputy
[Signature]
Clerk, County Court
Gillespie County, Texas

P-1614



OLD SAN ANTONIO ROAD

EAST U.S. HWY 290

EAST U.S. HWY 290

MAMPOSA DR

INDUSTRIAL LOOP

OAKS TRAIL

1/4 inch = 670 feet

SITE PLAN
BACKGROUND INFORMATION
July, 2016

File Number: SP-1609

Address/Location: 700 Block of Pyka Road

Owner/Applicant: Lee Harbin, Harbin Development Corp.

Project Description: Indoor Storage Facility

Site Area: Approximately 4.74 acres

Zoning: M2 – Medium Manufacturing

Adjacent Land Uses/Zoning:

North:	Vacant land, outside the city limits
West:	Commercial, zoned M2
East:	Vacant land and a residence, zoned M2
South:	Commercial, zoned M2

Building Breakdown: Total Building area – 48,800 square feet.

Building Height: One story.

Building Coverage: 24% (80% maximum)

Impervious Coverage: 81% (85% maximum permitted)

Site Access: Access will be provided from a proposed two-way drive on Pyka Road. The entrance will be gated, with a Fire Marshal approved locking mechanism.

Parking Required: One space per 1000 square feet of building area for indoor storage – 49 spaces required.

Parking Provided: 42 regular spaces and 21 oversized parking spaces provided. Appropriate handicap spaces shall be provided.

Landscaping: A landscape Plan will be required prior to issuance of a building permit.

Lighting: Exterior lighting to be ordinance compliant.

Detention: An area near the northeast corner of the property has been reserved for detention.

P&Z Action: Final approval

Recommendation: Approval, conditioned upon approval of civil construction plans, including drainage, prior to issuance of a permit.

SITE PLAN
BACKGROUND INFORMATION
July, 2016

File Number: SP-1610

Address/Location: 600 Block of FM 2093

Owner/Applicant: Lee Harbin, Tivydale Business Park, LLC

Project Description: Office/warehouse space

Site Area: Approximately 1.46 acres (in front of existing business)

Zoning: M2 – Medium Manufacturing

Adjacent Land Uses/Zoning:

- North: Commercial businesses, zoned M2
- West: Private Warehouse Storage, zoned M2
- East: Vacant tract, zoned M2
- South: Office/warehouse, zoned M2

Building Breakdown: Building – 21,133 square feet.

Building Height: One story.

Building Coverage: 33% (80% maximum)

Impervious Coverage: 85% (85% maximum permitted)

Site Access: Access will be provided from the existing drive serving the other part of the Tivydale Business Park.

Parking Required: One space per 400 square feet of building area for the office portion of the building – 20 spaces required, and 1 space per 1000 square feet for the warehouse space – 14 spaces.

Parking Provided: 44 spaces provided, including appropriate handicap spaces.

Landscaping: A landscape Plan will be required prior to issuance of a building permit.

Lighting: Exterior lighting to be ordinance compliant.

Detention: NA

P&Z Action: Final approval

Recommendation: Approval, conditioned upon approval of civil construction plans, including drainage, prior to issuance of a 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: Pyka Road Storage Center

Project Address: 761 Pyka Road, Fredericksburg, Gillespie County, Texas

Tax ID Number (s): 52377

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: 7.29 No. of Lots: 1

Original Survey & Abstract No: S0860

Legal Description: Kerr Road Comm Ctr II, Lot 5

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning:

Proposed Zoning:

Location:

Proposed Use(s):

Applicant's Signature

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

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: Kevin Spraggins Date: 6/6/16

Staff Use Only Application No.: SP-1609 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): Harbin Development Corp.

Owner Name: Mr. Lee Harbin

Address: P.O. Box 928, Fredericksburg, TX 78624

Phone: 325-456-2750

Fax: none

Email: lcharbin3@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): VEI Consulting Engineers

Address: 507-D E. Highway Street, Fredericksburg, TX 78624

Primary Contact Name: Kevin Spraggins, PE

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): Harbin Development Corp.

Applicant Name (s): see above

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): VEI Consulting Engineers

Address: see above

Primary Contact Name:

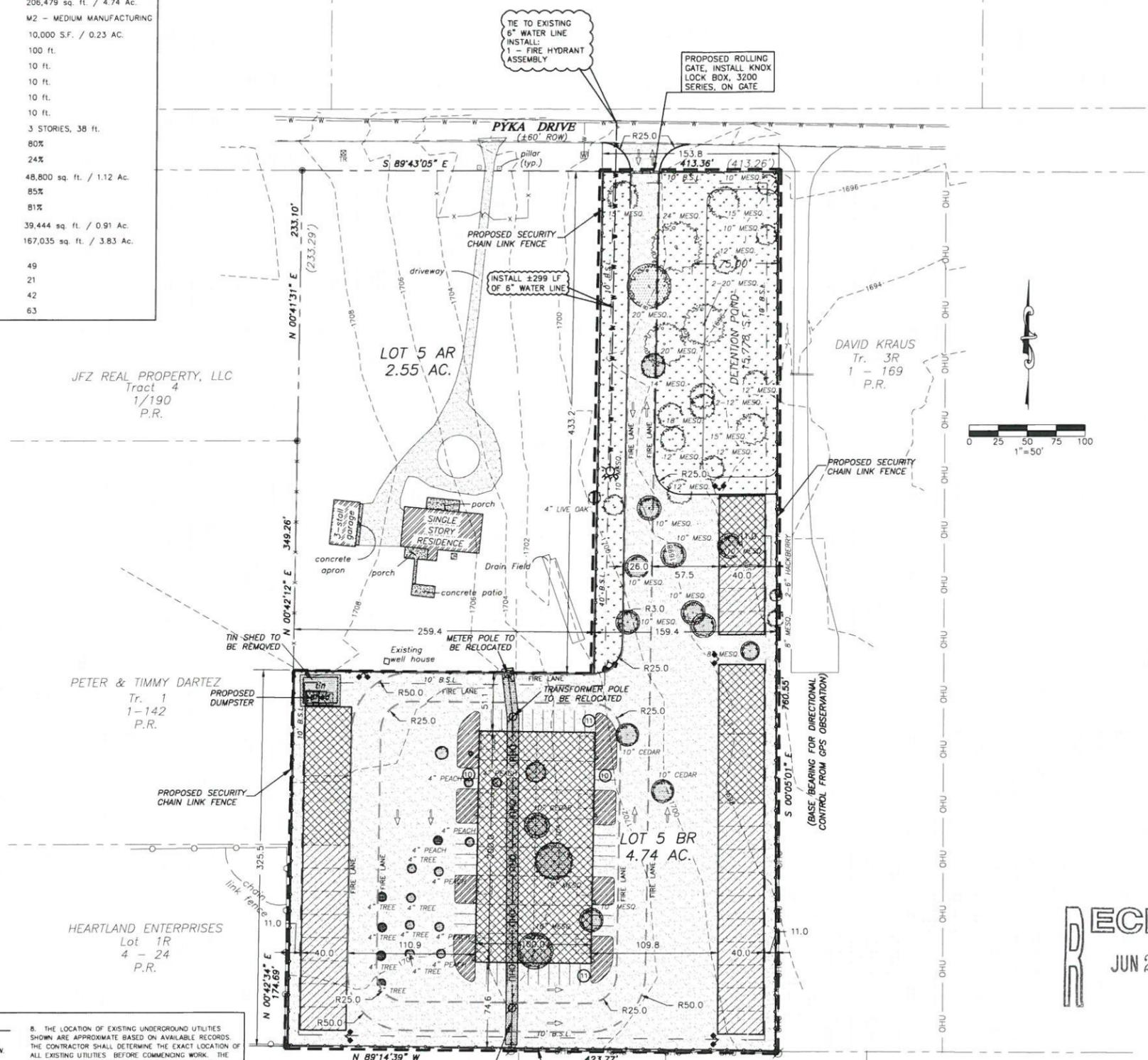
Phone:

Fax:

Email:

SUMMARY TABLE

LOT AREA	206,479 sq. ft. / 4.74 Ac.
ZONING	M2 - MEDIUM MANUFACTURING
MINIMUM LOT AREA	10,000 S.F. / 0.23 AC.
MINIMUM LOT WIDTH	100 ft.
MINIMUM FRONT YARD SETBACK	10 ft.
MINIMUM STREET SIDE YARD SETBACK	10 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	10 ft.
MINIMUM REAR YARD SETBACK	10 ft.
MAXIMUM STRUCTURAL HEIGHT	3 STORIES, 38 ft.
MAXIMUM LOT BUILDING COVERAGE	80%
LOT BUILDING COVERAGE PROVIDED	24%
PROPOSED TOTAL BUILDINGS AREA	48,800 sq. ft. / 1.12 Ac.
MAXIMUM LOT IMPERVIOUS COVERAGE	85%
PROPOSED IMPERVIOUS PERCENTAGE	81%
PERVIOUS AREA	39,444 sq. ft. / 0.91 Ac.
IMPERVIOUS AREA	167,035 sq. ft. / 3.83 Ac.
INDOOR STORAGE PARKING REQUIRED (1 SPACE PER 1,000 S.F.)	49
OVERSIZED COVERED PARKING AREAS	21
REGULAR PARKING SPACES PROVIDED	42
TOTAL PARKING SPACES PROVIDED	63



LOCATION MAP
SCALE: 1" = 2000'

LEGEND

EXISTING	PROPOSED
EXISTING STRUCTURES	PROPOSED OVERSIZED COVERED PARKING AREAS
LIMITS OF CONSTRUCTION	PROPOSED ENCLOSED STORAGE UNITS
ADJACENT PROPERTY BOUNDARY	PROPOSED ASPHALT PAVING
BUILDING SETBACK LINE	PROPOSED CONCRETE
EXISTING WATER LINE	PROPOSED EASEMENT
EXISTING SANITARY SEWER	PROPOSED FIRE LANE
EXISTING OVERHEAD UTILITY LINE	PROPOSED CONCRETE CURB
EXISTING CONTOURS	PROPOSED WATER LINE
EXISTING FENCE LINE	PROPOSED SANITARY SEWER
IRON ROD FOUND	TRIANGULAR VISIBILITY
IRON ROD SET	PROPOSED CHAIN LINK SECURITY FENCE LINE
EXISTING FIRE HYDRANT	PROPOSED HANDICAP SPACE
EXISTING WATER METER	PROPOSED NUMBER OF PARKING SPACES
EXISTING WATER VALVE	PROPOSED DUMPSTER
EXISTING IRRIGATION CONTROL VALVE	PROPOSED MONUMENT SIGN
EXISTING TELEPHONE PEDESTAL	PROPOSED LIGHT POLE
EXISTING MANHOLE	PROPOSED CLEANOUT
EXISTING UTILITY POLE	LANDSCAPE AREAS
EXISTING CLEANOUT	PROPOSED SECURITY LIGHTS
EXISTING TREE	
EXISTING TREE TO BE REMOVED	
EXISTING IMPROVEMENTS TO BE REMOVED	
MESQ	
MESQUITE	

- 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.
 - ADDITIONAL SECURITY LIGHTING WILL BE PROVIDED ON BUILDINGS. (SEE OWNER).
 - PROPOSED USE: INDOOR STORAGE FACILITY.
 - ELECTRICAL SERVICE SHALL BE PROVIDED TO BOTH LOTS (LOT 5AR AND LOT 5BR) AS A PART OF THIS DEVELOPMENT.

RECEIVED
JUN 27 2016

A SITE PLAN FOR
PYKA RD. BUSINESS CENTER

PHASE II, VOL. 1, PG.190,
GILLESPIE COUNTY PLAT RECORDS,
GILLESPIE COUNTY, TEXAS

HARBIN DEVELOPMENT CORP. OWNER
CONTACT: LEE HARBIN (325) 456-2750
P.O. BOX 928
FREDERICKSBURG, TX 78624

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

FILE NO: 16043
DATE: 06/27/16 SHEET: SP (1 OF 1)

40

Plot Date: Jun 27, 2016 11:46am
File Name: V:\Job Files 2016\16043\Drawings\Site Plans\16043_SitePlan_01.dwg

SP-1609

WINDMILL OAKS DR. (PVT)

PYKA RD

TIVYDALE RD. (EM 2093)

KERR RD

KERR RD

TAIN DR.

BUSINESS CT.



1 inch = 338 feet

4

SITE PLAN
BACKGROUND INFORMATION
July, 2016

File Number: SP-1610

Address/Location: 600 Block of FM 2093

Owner/Applicant: Lee Harbin, Tivydale Business Park, LLC

Project Description: Office/warehouse space

Site Area: Approximately 1.46 acres (in front of existing business)

Zoning: M2 – Medium Manufacturing

Adjacent Land Uses/Zoning:

North:	Commercial businesses, zoned M2
West:	Private Warehouse Storage, zoned M2
East:	Vacant tract, zoned M2
South:	Office/warehouse, zoned M2

Building Breakdown: Building – 21,133 square feet.

Building Height: One story.

Building Coverage: 33% (80% maximum)

Impervious Coverage: 85% (85% maximum permitted)

Site Access: Access will be provided from the existing drive serving the other part of the Tivydale Business Park.

Parking Required: One space per 400 square feet of building area for the office portion of the building – 20 spaces required, and 1 space per 1000 square feet for the warehouse space – 14 spaces.

Parking Provided: 44 spaces provided, including appropriate handicap spaces.

Landscaping: A landscape Plan will be required prior to issuance of a building permit.

Lighting: Exterior lighting to be ordinance compliant.

Detention: NA

P&Z Action: Final approval

Recommendation: Approval, conditioned upon approval of civil construction plans, including drainage, prior to issuance of a 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: Tivydale Business Park
Project Address: 603 FM 2093, Fredericksburg, Gillespie County, Texas
Tax ID Number (s): 19390 (Part of Tract 3BR)

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: Part of 8.52 No. of Lots: 1

Original Survey & Abstract No: S0848

Legal Description: Juenke Lot 3BR

Current Land Use Plan: Warehouse, Office, Storage Proposed Land Use
Plan: Warehouse, Office

Current Zoning: Proposed Zoning:

Location:

Proposed Use(s): Warehouse & Office Space

Applicant's Signature

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

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: Kevin Spraggins Date: 6/16/16

Staff Use Only Application No.: SP-1610 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): Harbin Development Corp.

Owner Name: Mr. Lee Harbin

Address: P.O. Box 928, Fredericksburg, TX 78624

Phone: 325-456-2750

Fax: none

Email: lcharbin3@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): VEI Consulting Engineers

Address: 507-D E. Highway Street, Fredericksburg, TX 78624

Primary Contact Name: Kevin Spraggins, PE

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): Harbin Development Corp.

Applicant Name (s): see above

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): VEI Consulting Engineers

Address: see above

Primary Contact Name:

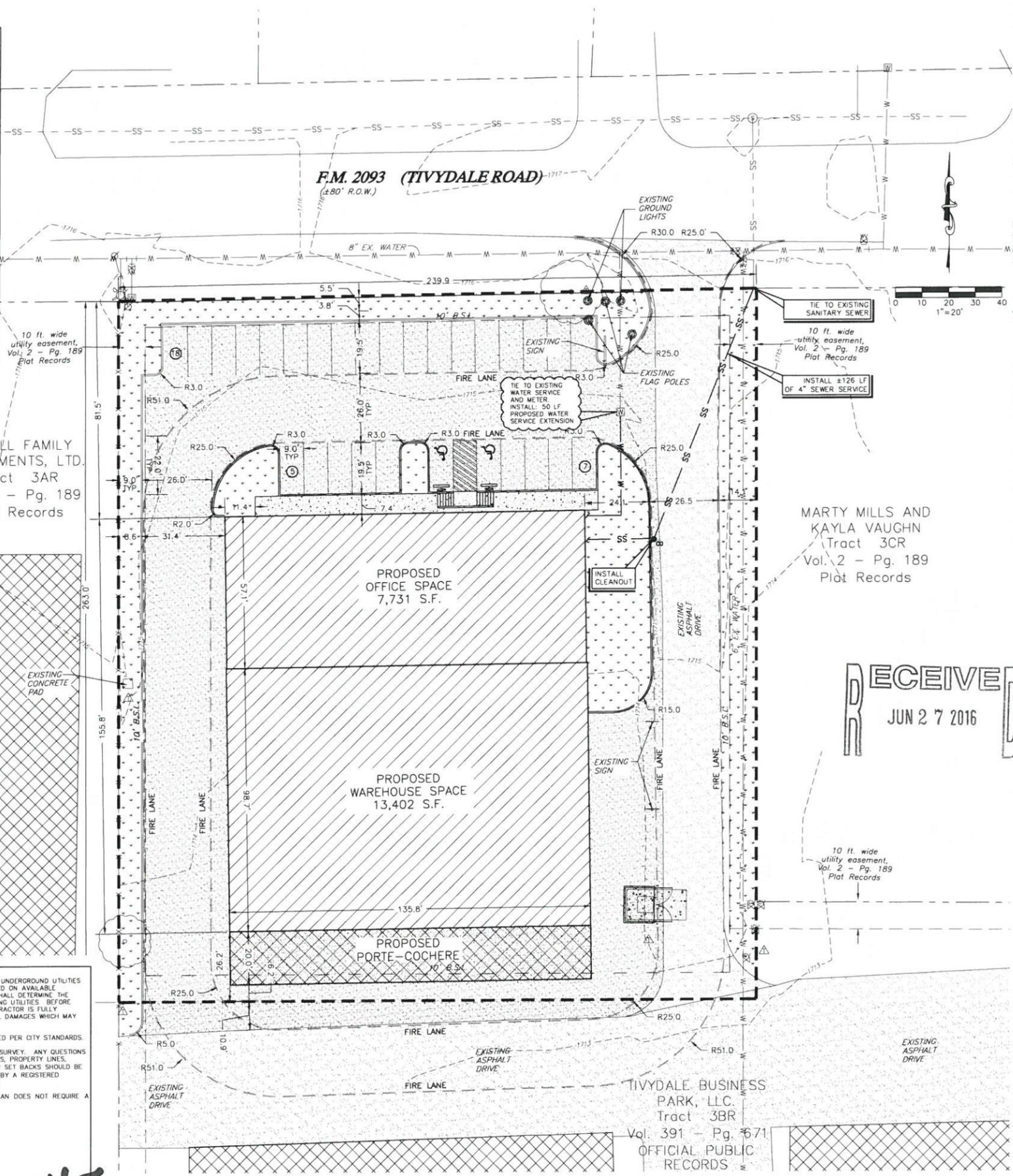
Phone:

Fax:

Email:

SUMMARY TABLE

LOT AREA	63,493 sq. ft. / 1.46 Ac.
ZONING	M2 - MEDIUM MANUFACTURING
MINIMUM LOT AREA	10,000 S.F. / 0.23 AC.
MINIMUM LOT WIDTH	100 FT.
MINIMUM FRONT YARD SETBACK	10 FT.
MINIMUM STREET SIDE YARD SETBACK	10 FT.
MINIMUM SIDE YARD SETBACK (INTERIOR)	10 FT.
MINIMUM REAR YARD SETBACK	10 FT.
MAXIMUM STRUCTURAL HEIGHT	3 STORIES, 38 FT.
MAXIMUM LOT BUILDING COVERAGE	80%
LOT BUILDING COVERAGE PROVIDED	4%
PROPOSED TOTAL BUILDINGS AREA	21,133 sq. ft. / 0.49 Ac.
MAXIMUM LOT IMPERVIOUS COVERAGE	85%
PROPOSED IMPERVIOUS PERCENTAGE	85%
PERVIOUS AREA	9,493 sq. ft. / 0.22 Ac.
IMPERVIOUS AREA	54,000 sq. ft. / 1.24 Ac.
OFFICE SPACES REQUIRED (1 PER 400 S.F.)	20
WAREHOUSE SPACES REQUIRED (ADDITIONAL 10 SPACES)	10
TOTAL PARKING SPACES REQUIRED	30
PARKING SPACES PROVIDED	31
HANDICAP PARKING SPACES REQUIRED	2
HANDICAP PARKING SPACES PROVIDED	2



LEGEND

EXISTING	PROPOSED
[Symbol]	[Symbol] PROPOSED BUILDING
[Symbol]	[Symbol] PROPOSED ASPHALT PAVING
[Symbol]	[Symbol] PROPOSED PARKING STRIPE
[Symbol]	[Symbol] PROPOSED CONCRETE
[Symbol]	[Symbol] PROPOSED EASEMENT
[Symbol]	[Symbol] PROPOSED FIRE LANE
[Symbol]	[Symbol] PROPOSED CONCRETE CURB
[Symbol]	[Symbol] PROPOSED WATER LINE
[Symbol]	[Symbol] PROPOSED SANITARY SEWER
[Symbol]	[Symbol] TRIANGULAR VISIBILITY
[Symbol]	[Symbol] PROPOSED FENCE LINE
[Symbol]	[Symbol] PROPOSED HANDICAP SPACE
[Symbol]	[Symbol] PROPOSED NUMBER OF PARKING SPACES
[Symbol]	[Symbol] PROPOSED DUMPSTER
[Symbol]	[Symbol] PROPOSED MONUMENT SIGN
[Symbol]	[Symbol] PROPOSED LIGHT POLE
[Symbol]	[Symbol] PROPOSED CLEANOUT
[Symbol]	[Symbol] PROPOSED WATER METER
[Symbol]	[Symbol] PROPOSED LANDSCAPE AREAS
[Symbol]	[Symbol] EXISTING IMPROVEMENTS TO BE REMOVED

- 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.
 - THE ADOPTED SIDEWALK PLAN DOES NOT REQUIRE A SIDEWALK ALONG FM 2093.

**A
SITE PLAN
FOR**

TIVYDALE BUSINESS PARK

603 FM 2093, TRACT 3BR, JUENKE SUBDIVISION
VOL. 2, PG. 189 GILLESPIE COUNTY PLAT RECORDS,
GILLESPIE COUNTY, TEXAS

TIVYDALE BUSINESS PARK, LLC. OWNER

CONTACT: LEE HARBIN (325) 456-2750
P.O. BOX 928
FREDERICKSBURG, TX 78624

VEI CONSULTING ENGINEERS ENGINEER

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

FILE NO: 16044

DATE: 06/27/16 SHEET: SP (1 OF 1)

Plot Date: Jun 27, 2016 11:52am
File Name: V:\Job Files 2016\16044\dwg\Siteplans\16044_Siteplan_01.dwg

45

SP-1610



TIVYDALE RD. (FM 2093)

KERR RD.

BUSINESS CT.

FAIR DR.

AIRPORT RD.

ROSWIND N

1 inch = 413 feet

