AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, June 8, 2011
5:30 P.M.
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order

2. Approve minutes from the May 2011 Regular Meeting *Pp 1 - 2*

PUBLIC HEARINGS

3. PUBLIC HEARING (Z-1102) by Bury & Partners on behalf of HEB Grocery Company at 407 S. Adams to amend PUD (Planned Unit Development) to allow a permanent shade canopy within the front sidewalk and the addition of a single diesel fuel dispenser island with canopy cover. *Pp 3 - 21*

4. Consider making a recommendation on Z-1102

5. PUBLIC HEARING (Z-1103) by The City of Fredericksburg to: *Pp 22 - 32*

   A) Consider a change in the land use plan from Public/Semi-Public to CBD (Central Business District) - Uptown on property located at 610 W. Main St.

   B) Consider a change in zoning from PF, Public Facilities, to C-2, Commercial, on subject property.

6. Consider making a recommendation on Z-1103

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
May 4, 2011
5:30 PM

On this the 4th day of May, 2011, the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

BRENDA SEGNER - Vice-Chair
STEVE THOMAS
CHARLIE KIEHNE
CHRIS KAISER
FRITZ METZGER
GUENTHER MAENIUS
RON WOELLHOF

ABSENT: JANICE MENKING
JASON HELFRICH

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

Brenda Segner called the meeting to order at 5:30 PM.

MINUTES

Fritz Metzger moved to approve the minutes from the February 2011 meeting as presented. Ron Woellhof seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

RECEIVE AN UPDATE AND INFORMATION ON THE PUBLIC WORKS AND ENGINEERING DEPARTMENTS AND ON VARIOUS PUBLIC WORKS PROJECTS THROUGHOUT THE CITY (CRAIG WALLENDORF, PE., DIRECTOR OF PUBLIC WORKS AND UTILITIES - Craig Wallendorf gave an overview of each department under his supervision which includes the street, water, electric, solid waste and engineering departments. Mr. Wallendorf had a powerpoint presentation which showed each department's budget, the number of employees and the responsibilities of each department. Mr. Wallendorf also showed photos of the new landfill cell, from the very first step of construction to the finished project. Mr. Wallendorf then had a comparison of Fredericksburg's utility rates to several surrounding cities which showed our rates are very low.

RECEIVE AN UPDATE ON THE STATUS OF THE WAYFINDING AND GUIDING SIGNAGE PROJECT - Brian Jordan, Director of Development Services, explained the consultant and

staff are still working with Texas Department of Transportation regarding placement of signs. Mr. Jordan noted they are trying to explain the proposal has merit because Fredericksburg is a unique community and the committee doesn't want to have standard issue signage. Mr. Jordan stated he believes they will come to an agreement, but it is just taking a lot more time than was anticipated. Mr. Jordan also noted the signs on the city's right of way can be put in place, but the majority of the signs are in TXDOT's right of way.

REVIEW POSSIBLE ZONING AMENDMENTS (S. ADAMS/UFER ST., N. ADAMS & TRAVIS, 600 BLK OF W. MAIN ST., AND E. AUSTIN & ELK ST.) - Brian Jordan, Director of Development Services, informed the Commission of forthcoming applications they will have to consider. The first one Mr. Jordan spoke about was at HEB Grocery. Mr. Jordan noted they are going to propose a 1500 square foot addition to the east side of the building and a diesel fueling station. Mr. Jordan stated one more proposal they will make is to add a shade canopy to the front of the store where plants and outdoor goods are located.

Mr. Jordan then spoke about the piece of property located at the corner of W. Travis and N. Adams. Mr. Jordan stated this property is zoned R-2 and there was previously a business located inside the building, but the building has now been vacant for more than six months and because of that, a business will not be allowed to be put back into the building. Mr. Jordan commented the property will be almost unusable because it is located in the Historic District and the building is rated as such that it can not be torn down, but the structure is not suitable for a residence.

Mr. Jordan stated there is a property on W. Main St. that is still zoned Public Facilities, because it used to belong to the City, among several blocks of C-2 zoning, and that property needs to be changed to C-2. Mr. Jordan noted the property currently has a credit union on site and that use is allowed in a C-2 zoning district.

Mr. Jordan told the Commission the Admiral Nimitz Foundation purchased a piece of property on the corner of E. Austin and Elk and they would like to extend their Public Facilities zoning to that lot. Mr. Jordan commented he told the foundation that was a possibility if the house on the property is operated and made available for rent by the Admiral Nimitz Foundation.

ADJOURN

With nothing further to come before the Commission, Fritz Metzger moved to adjourn. Charlie Kiehne seconded the motion and the meeting was adjourned at 6:59 p.m.

PASSED AND APPROVED this the 8th day of June, 2011.

SHELLEY BRITTON, City Secretary

JANICE MENKING, Chairman

ZONING AMENDMENT BRIEF

Request # Z-1102

OWNER: HEB Grocery Company, L.P.

APPLICANT: Mark R. Johnson, PE , Bury+Partners

SIZE: 10.3 acres

LOCATION: 407 S. Adams Street

EXISTING ZONING: PUD, Planned Unit Development

PROPOSED CHANGE: Amend the PUD Plan to allow:

1. Shade canopy cover along store front sidewalk,
2. Installation of a single diesel fuel dispenser island with canopy cover and underground storage tank.

FINDINGS:

- The existing store is located on approximately 10.3 acres.
- The existing store is approximately 78,000 square feet in size, with an addition of 1,500 square feet planned, for a total building area of 79,500 square feet.
- Approximately 476 parking spaces are provided.
- The applicant is proposing to add a shade canopy over the sidewalk in front of the building, between the two entrances, and add a single diesel fueling dispenser island under a canopy cover near the fueling area (see attached PUD Site Plan).
- The purpose for the request is that the original PUD did not specify any provisions for the canopy cover or the additional fueling dispenser.

HEB PUD Zoning Summary:

12/3/2001 - Original PUD and Conditional Use Permit approved

9/6/2002 - Administrative Approval of an amendment to the circulation around the pharmacy

10/25/2002 - Administrative approval of an amendment to the parking and drive located on the eastern portion of the site near Ufer Street.

12/18/2008 - City Council approval of an amendment to the PUD allowing for an outdoor sales area in the parking lot.

4/15/2011 - Administrative approval of a building addition on the east side of the existing building near the pharmacy drive-through.

STAFF COMMENTS: The permanent shade canopy proposed in front of the store is intended to cover merchandise and plant material, and be located between the two entrances. Canopies of this type are common in our climate and are typical in the grocery and home improvement industries. No color has been specified, so staff would recommend that the canopy be limited to an earth tone type color so as not to distract from the front façade of the building.

The additional diesel fueling island is proposed to be located to the north of the existing fueling island, in the lawn area that currently contains two large pecan trees. They are proposing to remove one tree and reconfigure the drive area to accommodate the proposed fueling island. The tree proposed to be removed is the smaller of the two and does not appear to be in good health. The City's Zoning Ordinance currently limits Convenient Stores/Self Service Gasoline establishments to 3 multiple dispensers or pump units within 1 service island, with 1 canopy cover. As such, the HEB facility currently contains the maximum number of dispensers under a single canopy. In April, 2009, the Planning and Zoning Commission and City Council considered an amendment to the ordinance to change the limitation on the number of dispensers/canopies. While staff did not have an objection to the change, both the Planning and Zoning Commission and the City Council voted to keep the limitation in place.

OPPOSITION/SUPPORT OF REQUEST: Staff has received 1 letter in support and no letters in opposition to this request.

STAFF RECOMMENDATION: Staff recommends approval of the PUD amendment to allow the canopy cover in the front of the store, with a condition that the color be limited to an earth tone type color. With regard to the additional diesel fueling island, we would consider this an exception or deviation from the current ordinance limitations. And, while staff does not object to additional fueling dispensers, it would be staff's recommendation that HEB not be allowed to construct the additional dispenser/island until the ordinance is amended, to afford other businesses the same opportunity.

LAND USE - ZONING

☐ ***APPLICATION FOR RE-ZONING- $100.00***

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

1. APPLICANT: Mark R. Johnson, Bury+Partners

2. ADDRESS: 922 Isom Road, Suite 100, San Antonio Texas 78216

PHONE NUMBER: (210) 525-9090 FAX NUMBER: (210) 525-0529

3. OWNER (IF DIFFERENT FROM APPLICANT) HEB Grocery Company, LP

4. ADDRESS: 646 South Main Street, San Antonio, Texas 78204

5. PHONE NUMBER: (210) 938-8238 FAX NUMBER: (210) 938-7788

6. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:

ADDRESS: 407 South Adam Street, Fredericksburg, Texas 78624

LEGAL DESCRIPTION: Lot 1 - H.E.B. Fredericksburg Subdivision

LOT SIZE: +/- 595' x 764' ; Approximately 10.323 Acres

7. ZONING CHANGE REQUESTED FROM n/a ZONING DISTRICT TO n/a ZONING DISTRICT REQUEST TO AMEND EXISTING PUD AS DESCRIBED BELOW:

8. JUSTIFICATION FOR REQUEST: The proposed site improvements include the addition of a shade canopy cover along the store front sidewalk and installation of a single diesel fuel dispenser island with canopy cover and a single underground fuel storage tank (UST).

9. ARE THERE ANY DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY FROM BEING USED IN THE MANNER HEREIN PROPOSED? n/a

10. EXISTING IMPROVEMENTS ON PROPERTY: If there are any structures on the property, attach a plot plan, drawn to scale (to fit on an 11 x 17" paper, if possible) showing the location and size of all existing structures and their distance from the lot lines, plus proposed development plans if any.

11. CONFORMANCE WITH LAND USE PLAN: ☒ YES ☐ NO

An application for re-zoning will not be accepted unless the requested zoning classification conforms to the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan concurrently with a re-zoning application . However, the Planning & Zoning Commission and the City Council shall consider and make its recommendation or decision on the Comprehensive Land Use Plan change prior to the re-zoning.

☐ ***APPLICATION FOR LAND USE PLAN CHANGE-$200.00***

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

12. CHANGE REQUESTED FROM: _____ LAND USE TO _____ LAND USE.

13. SIGNATURE OF APPLICANT: Mark R. Johnson, Bury+Partners

Note: If the applicant is not the legal owner of the property, A signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner is required.

SIGNATURE OF OWNER: Todd A. Piland, Executive Vice President, HEB Grocery Company, LP

DATE: _____

FEE PAID: _____ ☐ Re-zoning ☐ Land Use Plan Change

TITLE SEARCH: _____

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

ATTACHMENT "A"

HEB
ZONING NOTES
(Approval Date)
Planned Unit Development (PUD)

1) No building shall be erected at any location in the PUD other than the building locations shown on the PUD Plan.

2) Access from the PUD to Adams Street, E. Ufer Street, and E. Park Street shall be at the locations and widths as shown on the PUD Plan.

3) Trees shown to be saved on the PUD Plan shall not be removed unless diseased or dead.

4) Fire hydrants shall meet N.F.P.A. requirements.

5) No use shall be allowed within the PUD other than those uses listed on the PUD Plan or on the attachment hereto entitled Permitted Uses.

6) Drive-thru facilities (other than those shown on the PUD Plan) associated with any permitted use shall require a Conditional Use Permit or site plan review.

7) Building heights shall not exceed 35 feet above the finished floor slab.

8) All utility lines within the PUD site shall be installed underground, except those installed by the utility company.

9) Parking spaces shall be provided as shown on the PUD Plan.

10) All City codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the PUD Plan or in these and other notes to the plat.

11) Off-site drainage improvements along E. Ufer Street and along S. Llano were provided by the first and second PUD applications to accommodate the run-off from the PUD to the Barons Creek. These improvements mitigated the need for on-site detention.

12) All grounds within the PUD shall be maintained as to collection of trash, debris, litter and weeds.

13) All landscaped areas shall provide curbing or other protection from vehicular encroachment.

14) The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. All landscaping areas shall be provided with underground or drip irrigation systems.

15) All businesses shall provide suitable trash and refuse storage areas which are designed and constructed to prevent direct view from the street or parking lot and to prevent refuse from being displaced about the site onto adjacent properties or public right-of-way and to permit safe, easy removal of refuse by truck or hand.

16) Entry ramps and curbing was provided by the first and second PUD applications along Adams Street (SH 16) and Ufer Street. Additional sidewalk, entry ramps and curbing shall be provided along E. Park Street to City and Texas Accessibility Standard specifications.

17) Landscaping provided in the PUD shall meet the minimum requirements as to size and species as outlined in the City of Fredericksburg Zoning Ordinances unless otherwise noted on the PUD Plan. The landscape ordinance requires 34 additional trees for the parking area interior landscaping section of the ordinance. These 34 trees will be 4" caliper in size. Additional trees will be provided for the areas adjacent to public Right-of-Ways and for perimeter areas related to abutting property. These trees will be a minimum of 1.5" caliper in size.

18) Signs shall be allowed in the PUD as specified in the attachment hereto entitled "Permitted Signs".

19) The Contractor shall be responsible for protecting all trees which are to remain during construction per City guidelines.

20) Paving under existing tree driplines shall be aerated.

21) Proposed uses to include those commercial uses permitted by Section 3.700 of the Zoning Ordinance.

22) Hwy 16 S. turn lane per site plan was provided as part of the first and second PUD applications.

23) Hwy 16 S. and E. Ufer Street traffic signal was provided as part of the first and second PUD applications..

24) No exterior lighting (pole or wall mounted) shall produce intense glare, or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source/reflector so selected that acting together the light beam is controlled and not directed across any bounding property line.

25) A supplemental landscape plan which specifically addresses the landscape treatment of the area on the Adams Street side of the building is attached hereto and labeled "Supplemental Landscape Plan". In considering this area, a mixture of evergreen canopy and ornamental trees and shrubs shall be utilized to enhance the visual appearance of the building wall from the street. This will be done in combination of plantings in two (2) locations between Adams and the internal drive and between the internal drive and the building.

26) Outdoor Sales shall be permitted in the area cross-hatched and marked "Outdoor Sales Area" on the Site Plan Exhibit B, dated November 8, 2006. The sales area, which is approximately 2500 square fee in size shall be enclosed by moveable CMU block and/or landscape timbers or better, and shall be limited to the display of seasonal sales merchandise. Additionally, no boxed items will be permitted in such area.

27) A permanent shade canopy shall be permitted within the front sidewalk specifically in the location shown on the site plan. The posts will be located within the sidewalk, not in the vehicle drive.

28) Fuel station facilities are allowed only as shown in plan and elevation on the PUD Plan. The maximum number of dispenser islands allowed for the site is four (4). The maximum number of dispenser islands allowed under one canopy is three (3).

ATTACHMENT "B"

SIGNS
H.E.B. PUD
FREDERICKSBURG, TEXAS
(Approval Date)

BUILDING SIGNS

- All sign letters shall be individual as noted above.
- "H.E.B." sign shall be letters 84" high as shown on the submitted exterior elevation study.
- "Fresh Foods" shall be upper and lower case letter size of 24" with appropriate lower case lettering as per the submitted exterior elevations study.
- "Drug Store" shall be upper and lower case letter size of 48" plus 36" H. x 9' L. oval.

SITE SIGNS

Monument Sign

- Sign face shall be back lit with internal fluorescent lighting. Faces shall be formed and embossed plastic.
- Sign shall be of size and height as indicated on the attached drawing.

Pharmacy Drive-Thru

- Wall mounted sign shall be 3'-6" x 3'-6" "Rx" logo with 2 rows of 12" upper and lower case internally illuminated.
- Faces shall be translucent acrylic.
- Ground mounted signs shall be 6'-0" x 2'-3" with 1'-8" H. base as detailed on attached site plan.
- Sign faces shall be back lit with internal fluorescent lighting. Faces shall be formed and embossed plastic.

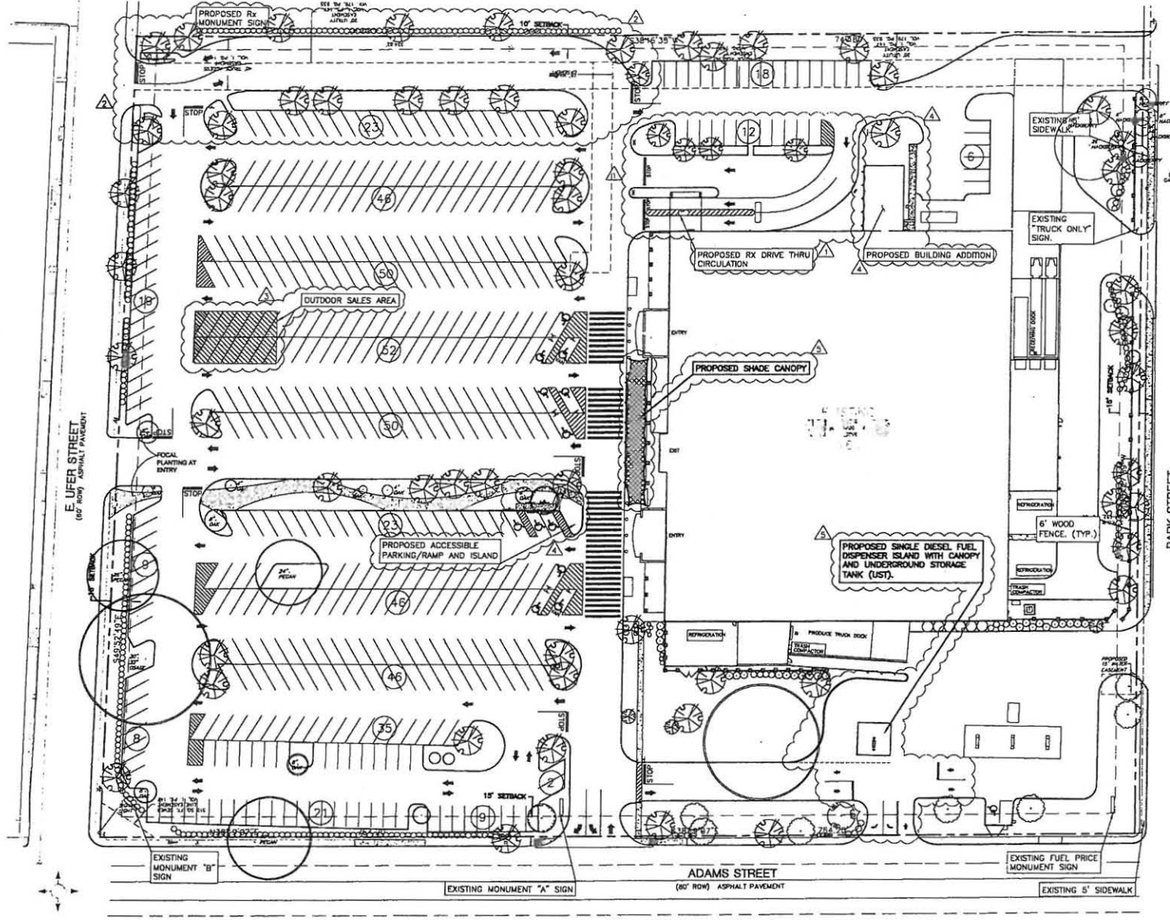
Monument Sign A:

- 8'H. x 12' W. with 24" H. base. "HEB" Logo, internally illuminated.
- Stone base to match store.

Monument Sign B:

- Relocate existing 4'H. x 12' W. with 12" H. base.

I:\100010\50083\PUD 050911.doc.mjm.mm



PLAN VIEW
1" = 40'

LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING SHRUBS TO BE PRESERVED
- EXISTING SHADE TREE
- EXISTING SHRUB SCREEN

FREDERICKSBURG LANDSCAPE ORDINANCE COMPLIANCE

1. REQUIRED LANDSCAPING ADJACENT TO PUBLIC R.O.W.:
   1 TREE / 50 LF OF R.O.W.
   E. UFER STREET = 14 REQUIRED TREES / 5 ARE EXISTING
   ADAMS STREET = 16 REQUIRED TREES / 9 ARE EXISTING
   PARK STREET = 14 REQUIRED TREES / 2 ARE EXISTING
   PLANTING SCREEN GREATER THAN OR EQUAL TO 2'-0" HT.
2. PERIMETER LANDSCAPING RELATED TO ABUTTING PROPERTIES
   1 TREE / 75 LF OF PROPERTY LINE = 10 TREES REQUIRED
   PLANTING SCREEN LESS THAN OR EQUAL TO 8'-0" HT.
3. PARKING AREA INTERIOR LANDSCAPING:
   MINIMUM OF 10 SF OF INTERIOR LANDSCAPING FOR EACH PARKING SPACE
   39H INTERIOR PARKING SPACES = 3,940 SF LANDSCAPED AREA REQUIRED / IN EXCESS OF 14,000 SF PROPOSED
   1 TREE / 100 SF OF LANDSCAPED AREA = 39 TREES REQUIRED / 10 ARE EXISTING
   29 ARE NEW 4" CALIPER SHADE TREES
4. LANDSCAPED PRESERVATION:
   NUMBER OF EXISTING TREES TO BE PRESERVED ON SITE - 26

0 20 40 60 80
1"=40'

SITE SUMMARY

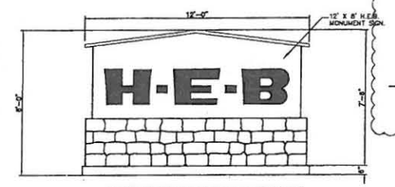
LAND AREA:	10.323 ACRES
TOTAL H.E.B. BUILDING AREA:	78,000 S.F.
BUILDING EXPANSION:	1,500 S.F.
TOTAL BUILDING AREA:	79,500 S.F.
SECURED PARTNER PARKING	NO
DRIVE THRU PHARMACY	YES (2 LANE)

PARKING SUMMARY

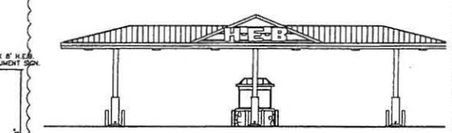
PARKING RATIO REQUIRED:	200:1
PARKING REQUIRED:	398 SPACES
PARKING PROVIDED:	476 SPACES
HANDICAP PARKING REQUIRED:	8 SPACES
HANDICAP PARKING PROVIDED:	11 SPACES
PARTNER PARKING:	N/A
PARKING RATIO:	167:1

(TOTAL BUILDING AREA/TOTAL SPACES)

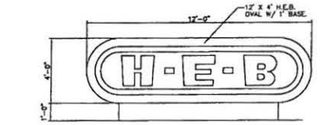
RX MONUMENT SIGN ELEVATION – TYPE C
N.T.S.



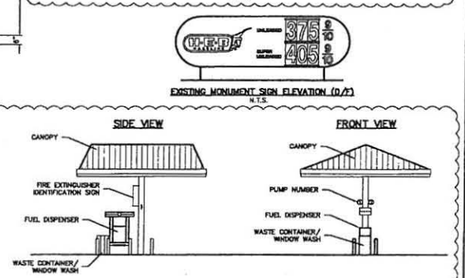
8' HEB MONUMENT SIGN ELEVATION (D/F)–"A"
N.T.S.



EXISTING FUEL STATION CANOPY ELEVATION
N.T.S.

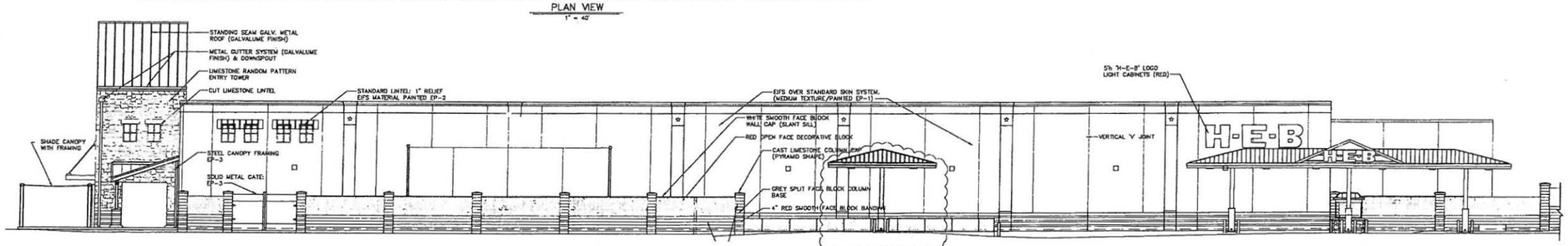


MONUMENT SIGN ELEVATION (D/F)–"B"
N.T.S.

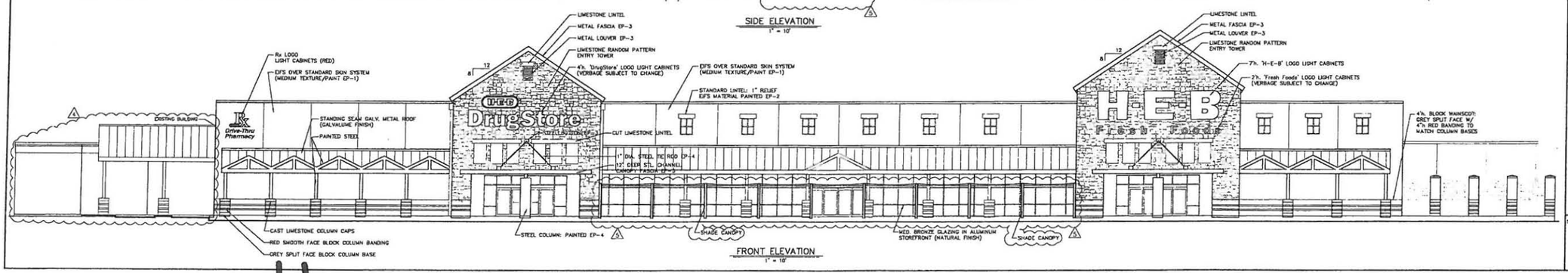


PROPOSED DIESEL DISPENSER STATION CANOPY ELEVATION
N.T.S.
THE PROPOSED DIESEL FUEL DISPENSER ISLAND CANOPY STRUCTURE WILL MATCH EXISTING FUEL STATION FOR THIS STORE SITE. ELEVATION AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.

EXISTING MONUMENT SIGN ELEVATION (D/F)
N.T.S.



SIDE ELEVATION
1" = 10'



FRONT ELEVATION
1" = 10'

05/16/11	A	PROPOSED DIESEL ADDITION AND SHADE CANOPY
04/15/11	A	ADMINISTRATIVE APPROVAL – BUILDING ADDITION
12/18/06	A	COUNCIL APPROVAL/(ORD. 16-014) OUTDOOR SALES
10/25/02	A	ADMINISTRATIVE APPROVAL – PARKING/DRIVE ON EAST BOUNDARY
09/06/02	A	ADMINISTRATIVE APPROVAL – RX DRIVE THRU CIRCULATION
12/03/01		ORIGINAL PUD/CUP APPROVAL

STATE OF TEXAS
MARK ROBERT JOHNSON
52680
LICENSED
PROFESSIONAL ENGINEER
5/26/11

PLANNED UNIT DEVELOPMENT

H.E.B. GROCERY STORE

FREDERICKSBURG

FREDERICKSBURG, TEXAS

Bury+Partners
ENGINEERING SOLUTIONS
912 Iron Road, Suite 100
San Antonio, TX 78258
Tel: 210.829.9009 Fax: (210)829-7629
TBPE Registration No. F-11245
TBPLS Registration No. LP-10194
Bury+Partners-SA, Inc. Copyright 2011

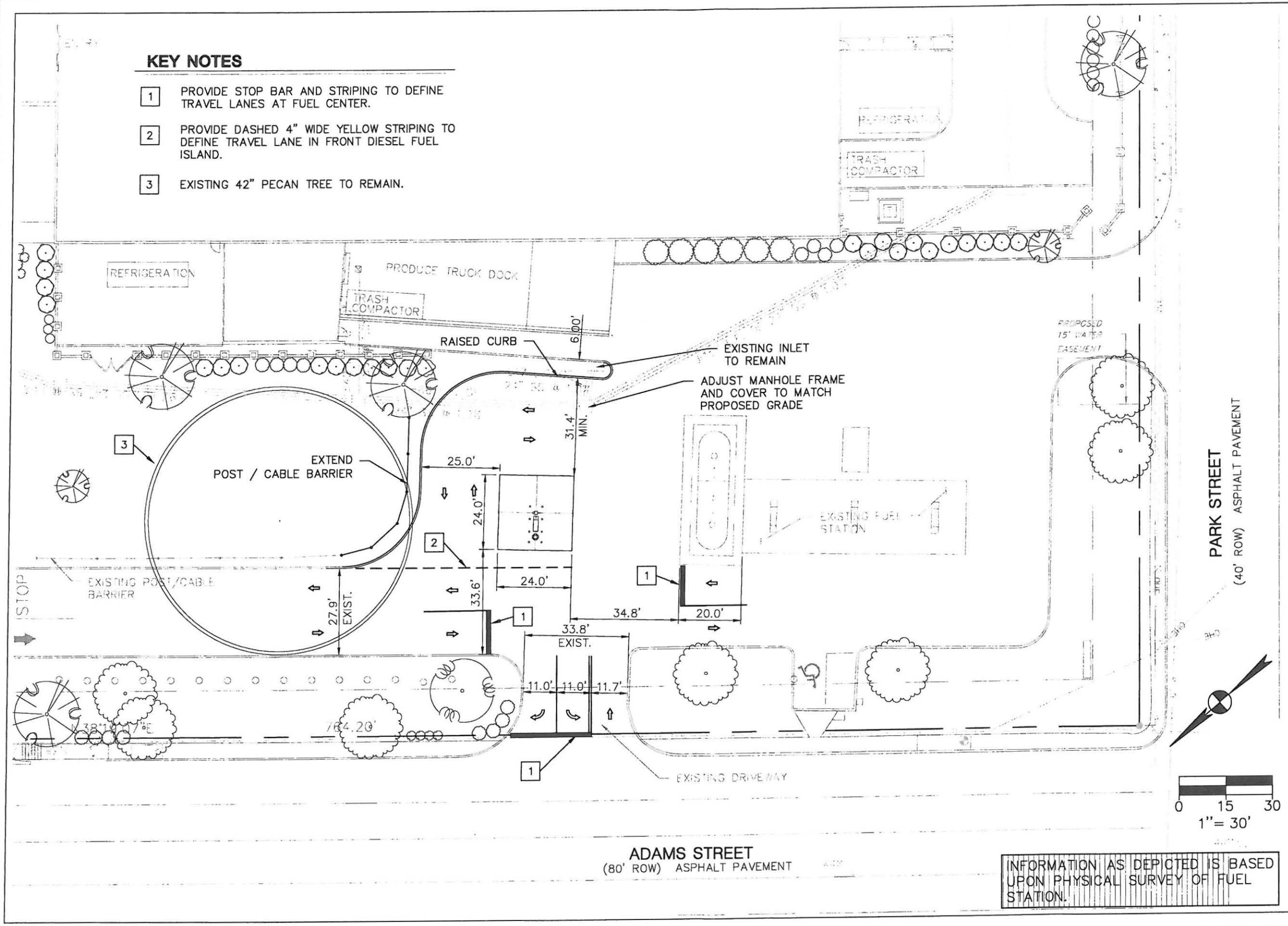
HEB GROCERY COMPANY

PLOTTING SCALE: 1" = 1'
DATE REVISED: 2011-05-10
FILE: F:\100010\50083\PUD\140PUD02.DWG
DRAWN BY: MC
DESIGNED BY: MS
REVIEWED BY: MJ
PROJECT NO: 100010-50083

SHEET NO. 1 OF 1

KEY NOTES

1. PROVIDE STOP BAR AND STRIPING TO DEFINE TRAVEL LANES AT FUEL CENTER.
2. PROVIDE DASHED 4" WIDE YELLOW STRIPING TO DEFINE TRAVEL LANE IN FRONT DIESEL FUEL ISLAND.
3. EXISTING 42" PECAN TREE TO REMAIN.



INFORMATION AS DEPICTED IS BASED UPON PHYSICAL SURVEY OF FUEL STATION.

HEB GROCERY COMPANY

H-E-B

DIESEL FUEL PUMP ADDITION PROJECT
407 SOUTH ADAMS STREET
FREDERICKSBURG, TEXAS

SITE PLAN EXHIBIT

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
TBPE Registration Number F-1046

DATE: May-26-2011 | SCALE: 1" = 30' | DRAWN BY: MNC | FILE: G:\100010\50083\EXH\SITE\100010083EXH01.dwg | PROJECT No.: 100010-50083

Date: May 27, 2011, 12:57pm User ID: msharp
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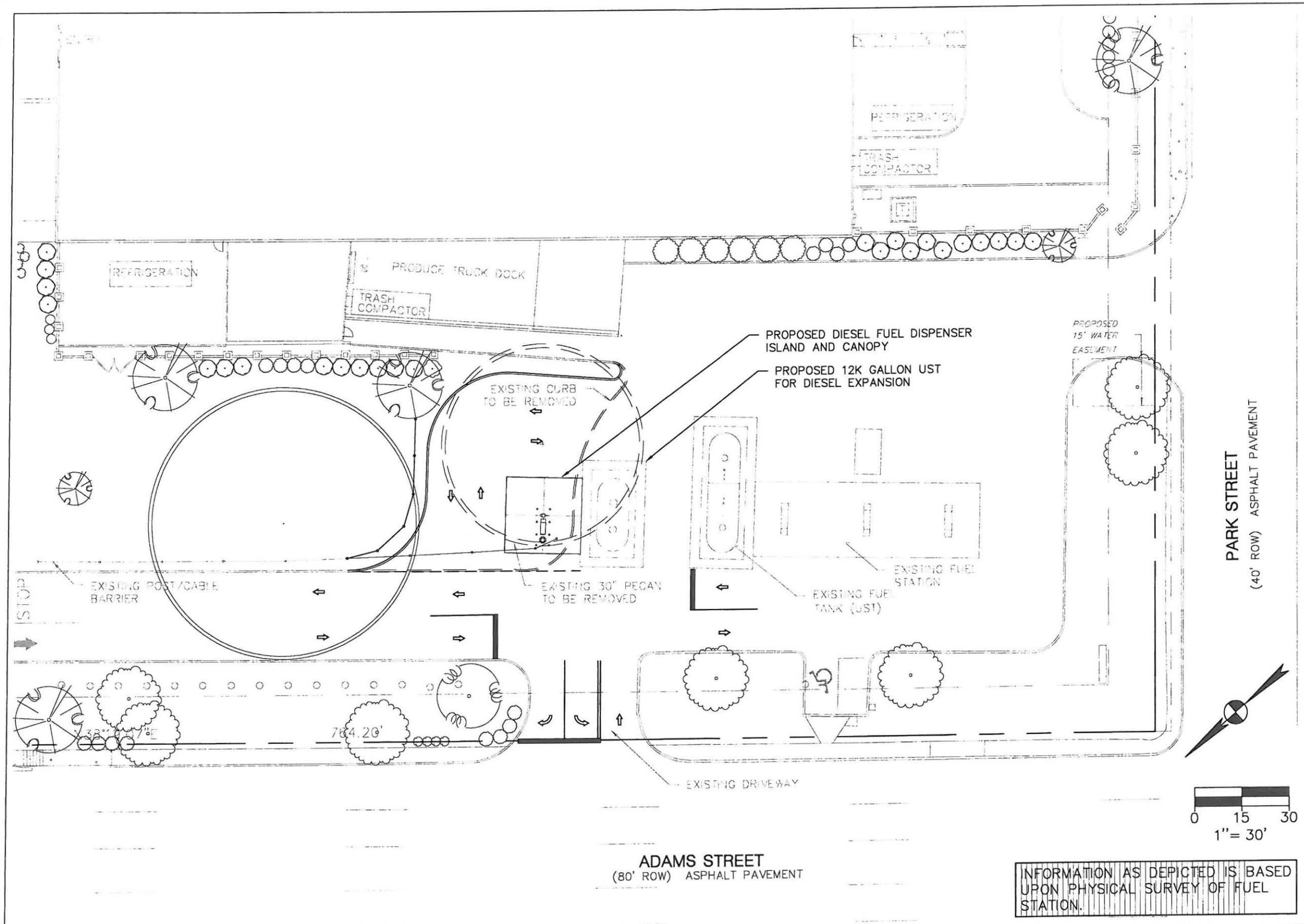


INFORMATION AS DEPICTED IS BASED UPON PHYSICAL SURVEY OF FUEL STATION.

HEB GROCERY COMPANY

H-E-B

DIESEL FUEL PUMP ADDITION PROJECT
407 SOUTH ADAMS STREET
FREDERICKSBURG, TEXAS

SITE SURVEY EXHIBIT

PROJECT No.: 100010-50083

FILE: G:\100010\50083\EXH\SITE\100010083EXH03.dwg

DRAWN BY: MNC

SCALE: 1" = 30'

DATE: May-26-2011

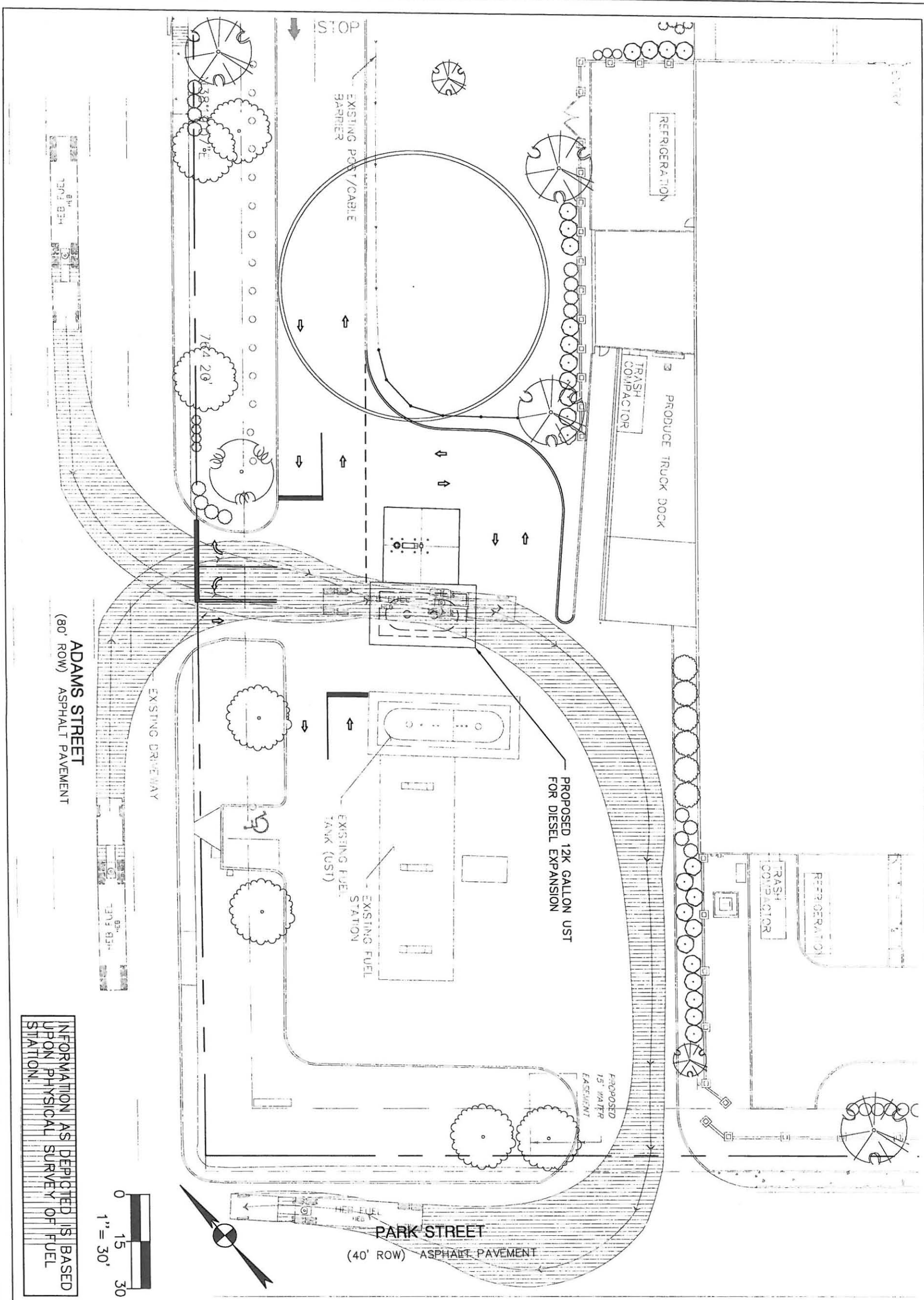
Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
TBPE Registration Number F-1048

Date: May 26, 2011, 5:05pm User ID: mshorp
File: G:\100010\50083\EXHIBITS\SITE PLANS 2011-05-25\100010083EXH03.dwg

13

Date: May 27, 2011, 12:58pm User ID: msharp
File: G:\100010\50083\EXHIBITS\SITE PLANS 2011-05-25\100010083EXH02.dwg

14



Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
TBPE Registration Number F-1048

DIESEL FUEL PUMP ADDITION PROJECT
407 SOUTH ADAMS STREET
FREDERICKSBURG, TEXAS

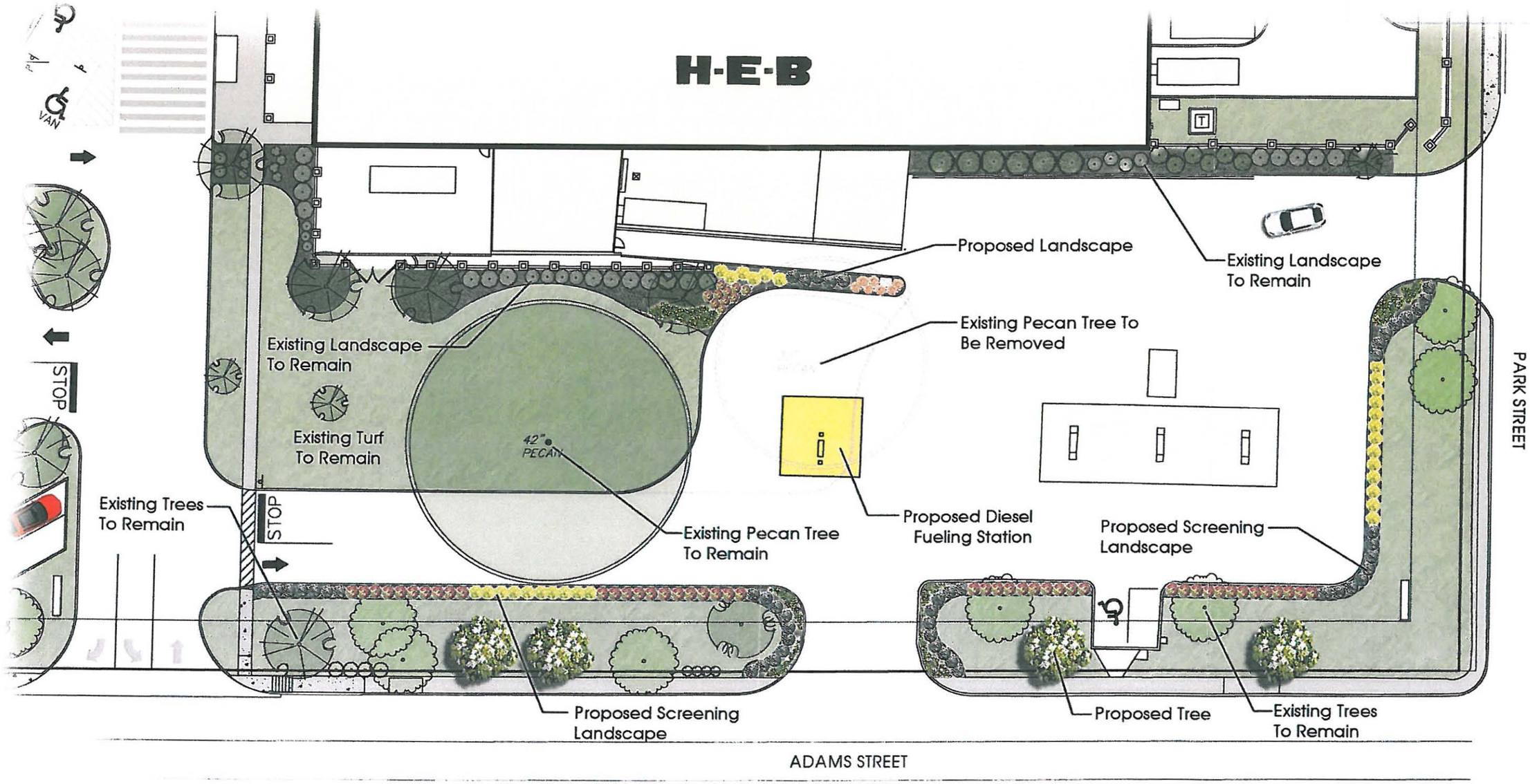
FUEL TRUCK ACCESS EXHIBIT

HEB GROCERY COMPANY

H-E-B

DATE: May-27-2011	SCALE: 1" = 30'	DRAWN BY: MNC	FILE: G:\100010\50083\EXH\SITE\100010083EXH02.dwg	PROJECT No.: 100010-50083

MAY 16 2011



LAND DESIGN PARTNERS

HEB Fredericksburg

fuel station renovations

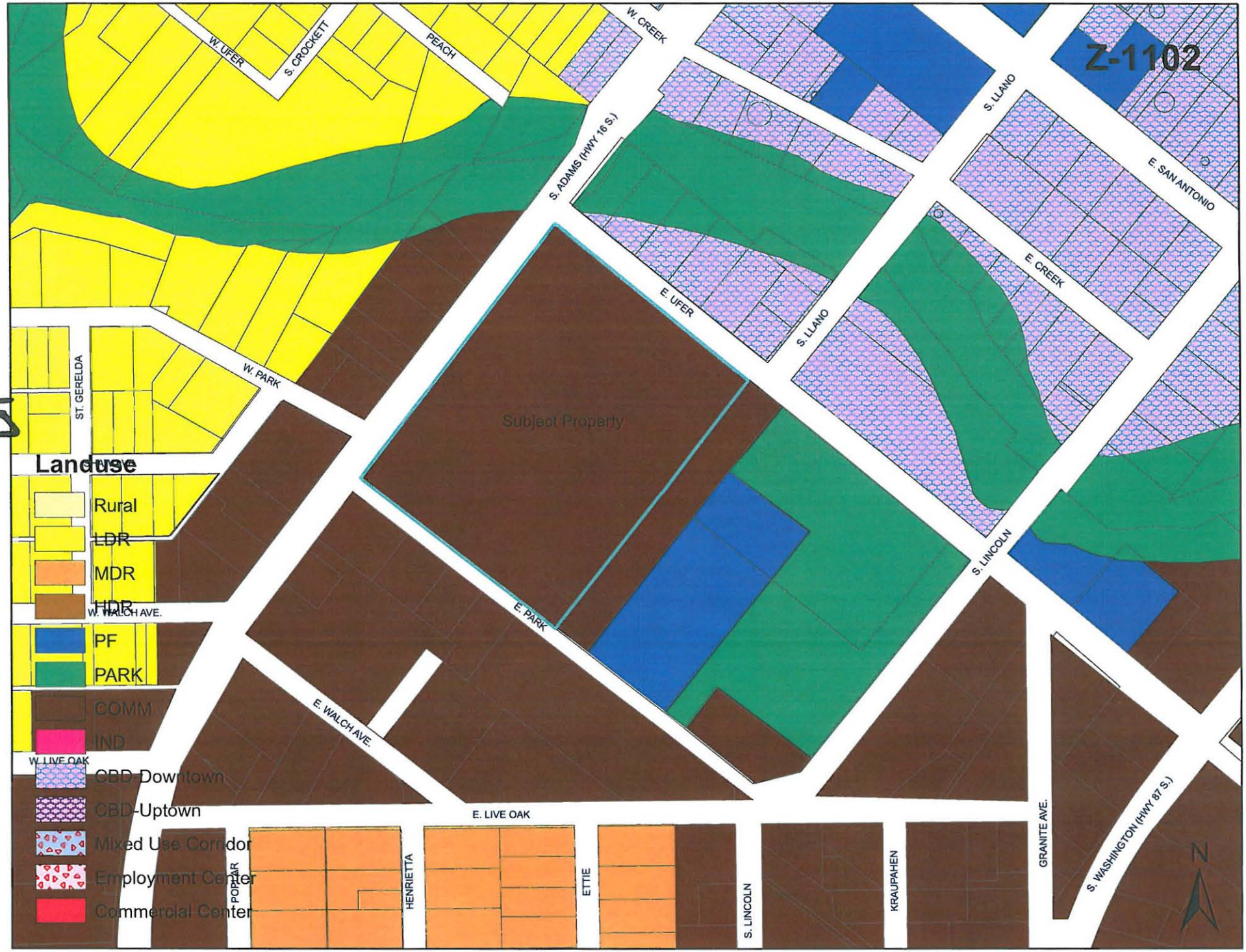
010-083

05.10.2011

0 15 30 60

15


Z-1102
Subject Property
Zoning
C1
C2
CBD
M1
M2
M3
OS
PF
PUD
R1
R2
R3
R4
W. UFER
S. CROCKETT
PEACH
W. CREEK
S. ADAMS (HWY 16 S.)
S. LLANO
E. SAN ANTONIO
E. CREEK
E. UFER
S. LLANO
W. PARK
ST. GERELDA
W. WALCH AVE.
E. PARK
S. LINCOLN
E. WALCH AVE.
E. LIVE OAK
POPLAR
HENRIETTA
ETTIE
S. LINCOLN
KRAUPAHEN
GRANITE AVE.
S. WASHINGTON (HWY 87 S.)
N


Z-1102
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center
Subject Property
W. UFER
S. CROCKETT
PEACH
W. CREEK
S. ADAMS (HWY 16 S.)
S. LLANO
E. SAN ANTONIO
E. CREEK
E. UFER
S. LLANO
W. PARK
ST. GERELDA
W. WALCH AVE.
E. PARK
S. LINCOLN
E. WALCH AVE.
W. LIVE OAK
E. LIVE OAK
POPLAR
HENRIETTA
ETTIE
S. LINCOLN
KRAUPAHEN
GRANITE AVE.
S. WASHINGTON (HWY 87 S.)
N

Z-1102
N
S. WASHINGTON (HWY 67 S)
GRANITE AVE
KRAUPAHEN
S. LINCOLN
ETTIE
E. LIVE OAK
HENRIETTA
POPLAR
E. WALCH AVE
E. PARK
E. UFER
E. CREEK
S. ADAMS (HWY 16 S)
S. LLANO
E. ANTONIO
PEACH
S. CROCKETT
W. UFER
W. PARK
SHAW AVE
ST. GERELDA
W. WALCH AVE
W. LIVE OAK

18

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

NOTICE OF PUBLIC HEARING FOR AN AMENDMENT TO PUD (PLANNED UNIT DEVELOPMENT)

HEARING DATE: **JUNE 8, 2011**	TIME: **5:30 PM**	REQUEST NUMBER: **Z-1102**

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 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: **JUNE 20, 2011**	TIME: **7:00 PM**	REQUEST NUMBER: **Z-1102**

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

APPLICANT: Bury & Partners on behalf of HEB Grocery Co.

LOCATION: 407 S. Adams
(see accompanying map)

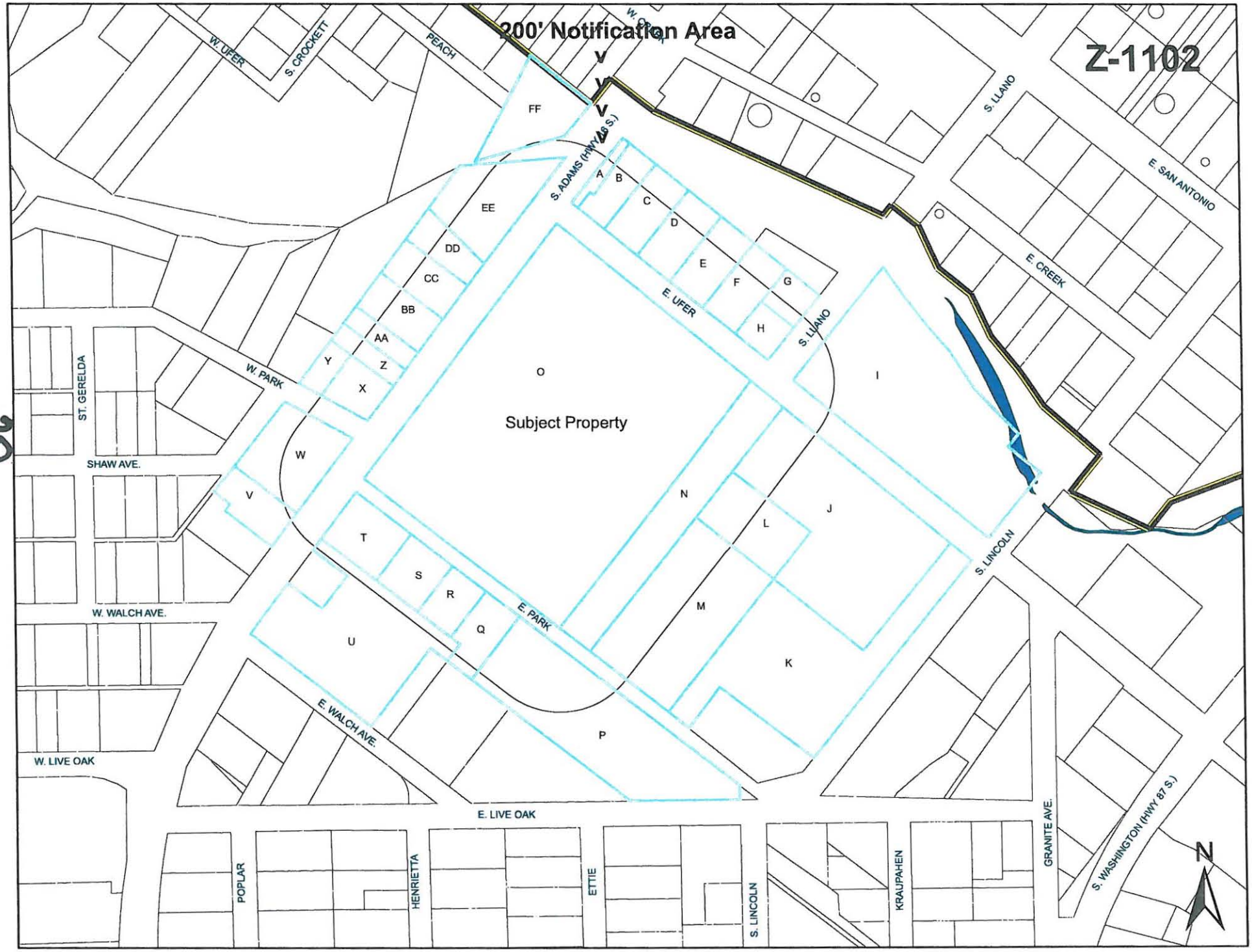
REQUEST: Amend PUD (Planned Unit Development) to allow a permanent shade canopy within the front sidewalk and the addition of a single diesel fuel dispenser island with canopy cover

(DETACH BELOW)

REQUEST NO. Z-1102
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____


200' Notification Area
Z-1102
Subject Property
W. UFER
S. CROCKETT
PEACH
W. CREEK
S. LLANO
E. SAN ANTONIO
E. CREEK
S. ADAMS (HWY 16 S.)
E. UFER
S. LLANO
W. PARK
ST. GERELDA
SHAW AVE.
W. WALCH AVE.
W. LIVE OAK
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POPLAR
HENRIETTA
ETTIE
S. LINCOLN
KRAUPAHEN
GRANITE AVE.
S. WASHINGTON (HWY 87 S.)
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CC
DD
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FF

Letter	Owner	
A	State of Texas	
B	Paul & Dorothy Panaceck	
C	Paul & Dorothy Panaceck	
D	Johnny wright	
E	Pauline L. Roberson etal	
F	Adela Wunderlich	
G	Adela Wunderlich	
H	Alfred E. Wunderlich Estate	
I	CMC Baron's Creek, Ltd.	
J	City of Fredericksburg	
K	City of Fredericksburg	
L	City of Fredericksburg	
M	City of Fredericksburg	
N	Knopp & Metzger, Inc.	
O	H E Butt Grocery Co. #561	
P	Del O. Amy c/o Michelle Griffith	
Q	Stroeher & Son, Inc.	
R	Troy Ottmers	
S	Troy Ottmers	
T	Alex Newton Duderstadt	
U	Stroeher & Son, Inc.	
V	Brandon & Shelly Blaker	
W	Arrowhead Bank	
X	Margaret M. Cervantes Life Estate	
Y	Penick R & C, LP c/o Jimmy Penick	
Z	Stephen Karl Feller	
AA	David Tran	
BB	David H. & Hiep Thi Pham Tran	
CC	Clemens Pehl	
DD	Karla Burg	
EE	Irene Keller Life Estate c/o Kenneth K & Jodie	
FF	William E. Bohnert	

LAND USE PLAN AND ZONING CHANGE BRIEF
Rezoning Request # Z-1103

OWNER:	St. Joseph's Credit Union
APPLICANT:	City of Fredericksburg
SIZE:	Total Site Area - Approximately 0.92 acres (40,000 Square feet) Area to be rezoned – Approx. 0.7 acres (30,000 square feet)
LOCATION:	610 W. Main Street (See attached map).
EXISTING ZONING:	PF, Public Facilities
PROPOSED CHANGE:	1. Change in Land Use Plan from Public/Semi-Public to Uptown CBD (Central Business District); and 2) Change in Zoning from PF Public Facilities to C-2, Commercial District.

FINDINGS:

- The property contains the Hill Country Credit Union, a branch of the St. Joseph's Credit Union.
- The property is basically square, with approximately 200' of frontage on Main Street, and a depth of 200'. The area to be rezoned is 150' by 200'.
- A Conditional Use Permit for the drive-through component of the Credit Union was approved by the Planning and Zoning Commission, and the City Council in April, 2001.
- This property was formerly owned by the City of Fredericksburg, and was home to the Water Department. This site was part of a land swap between the Credit Union, the Historical Society and the City.
- At the time the credit union was considered, it was presumed that the property was zoned Commercial. After reviewing the zoning maps (old and current) we have determined that the zoning was never changed.
- The property is bordered by single family homes to the north, Main Street on the south, commercial business to the west and a home/guest home complex to the east.
- Water and Sanitary sewer are available to serve this property.
- Adjacent zoning is R-1 Single Family Residential to the north, and C-2 Commercial to the east, west and south (see attached zoning map).

- The Land Use Plan identifies the adjoining property to the west, east and south as Uptown CBD, and north as Low-Density Residential (see attached Land Use Map).

LAND USE PLAN CHANGE: In considering a Land Use Plan change, the Planning and Zoning Commission shall make the following determinations prior to forwarding a recommendation to the Council.

A. The property affected by the request is adequate in size and shape to facilitate those uses normally associated with the requested designation. **Affirmative.**

B. The property affected by the request does not exceed the capabilities of the infrastructure. **Affirmative.**

C. The request will have no adverse affect on any property within 600 feet of the affected property. **While the property abuts R-1, Single-family Residential zoning and land uses to the north, this zoning will be a continuation of the current zoning and land use on the west, east and south sides. In other words, this zoning change is not intending to allow uses that are not currently permitted on the adjoining commercial property.**

D. The requested change is to accommodate an appropriate land use and is consistent with other elements of the Comprehensive Plan. **Affirmative.**

E. The request, together with the applicable conditions, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. **Affirmative.**

ZONING: This property should have been rezoned concurrently with the land swap changing it from public use/ownership to private ownership. Nonetheless, the proposed zoning and land use plan change will make this property the same as the adjoining properties. All properties fronting Main Street from Bowie Street west are zoned C-2

OPPOSITION/SUPPORT OF REQUEST: One letter in support, none in opposition.

STAFF RECOMMENDATION: The proposed change in the Land Use Plan and Zoning are consistent with the Comprehensive Plan and are intended to correct changes that should have occurred previously. Approval is recommended.

LAND USE - ZONING

☒ **APPLICATION FOR RE-ZONING- $100.00** No change - City initiated

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

1. APPLICANT: City of Fredericksburg - contact Brian Jordan
2. ADDRESS: 126 W. Main St.
   PHONE NUMBER: 830-997-7521 FAX NUMBER: 830-997-1861
3. OWNER (IF DIFFERENT FROM APPLICANT) St. Joseph's Credit Union - Darrell Lynch
4. ADDRESS: 610 W. Main St. Fredericksburg, TX. 78624
5. PHONE NUMBER: _____ FAX NUMBER: 210-227-2147
6. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:
   ADDRESS: 610 W. Main St.
   LEGAL DESCRIPTION: Fbg. Add. Blk. 10, lots 142 and 143
   LOT SIZE: Approx. 40,000 SF, (0.92 acres).
7. ZONING CHANGE REQUESTED FROM PF ZONING DISTRICT TO C-2 ZONING DISTRICT
8. JUSTIFICATION FOR REQUEST: Properties zoning was never changed when ownership changed from City to Credit Union.
9. ARE THERE ANY DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY FROM BEING USED IN THE MANNER HEREIN PROPOSED? _____
10. EXISTING IMPROVEMENTS ON PROPERTY: If there are any structures on the property, attach a plot plan, drawn to scale (to fit on an 11 x 17" paper, if possible) showing the location and size of all existing structures and their distance from the lot lines, plus proposed development plans if any.
11. CONFORMANCE WITH LAND USE PLAN: ☒ YES ☐ NO
    An application for re-zoning will not be accepted unless the requested zoning classification conforms to the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan concurrently with a re-zoning application . However, the Planning & Zoning Commission and the City Council shall consider and make its recommendation or decision on the Comprehensive Land Use Plan change prior to the re-zoning.

☒ **APPLICATION FOR LAND USE PLAN CHANGE-$200.00** No change - city initiated

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

12. CHANGE REQUESTED FROM: Public/Semi-Public LAND USE TO Uptown CBD LAND USE.
13. SIGNATURE OF APPLICANT: _____

Note: If the applicant is not the legal owner of the property, A signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner is required:

SIGNATURE OF OWNER: see attached letter.

DATE: _____

FEE PAID: _____ ☐ Re-zoning ☐ Land Use Plan Change

TITLE SEARCH: _____

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

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

SIGNATURE OF LIEN HOLDER:_____

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

St. Joseph's Credit Union

May 17, 2011

City of Fredericksburg
Director of Developmental Services
126 W. Main Street
Fredericksburg, TX 78624

Attn: Brian Jordan, AICP

Re: **Rezoning of property at 610 W. Main Street, owned by St. Joseph's Credit Union**

Dear Mr. Jordan,

This letter is being written to acknowledge that the City of Fredericksburg intends to rezone the aforementioned property from **PF**/Public Facilities District, to **C-2**/Commercial District. Your efforts will also include changing the **Land Use Plan** from **Public/Semi-Public**, to **Uptown CBD** (Central Business District). This change is proposed to make the zoning of the subject property consistent with the adjoining properties, and the Future Land Use Plan of the City of Fredericksburg, Texas.

Sincerely,

Richard D. Lynch
President/CEO

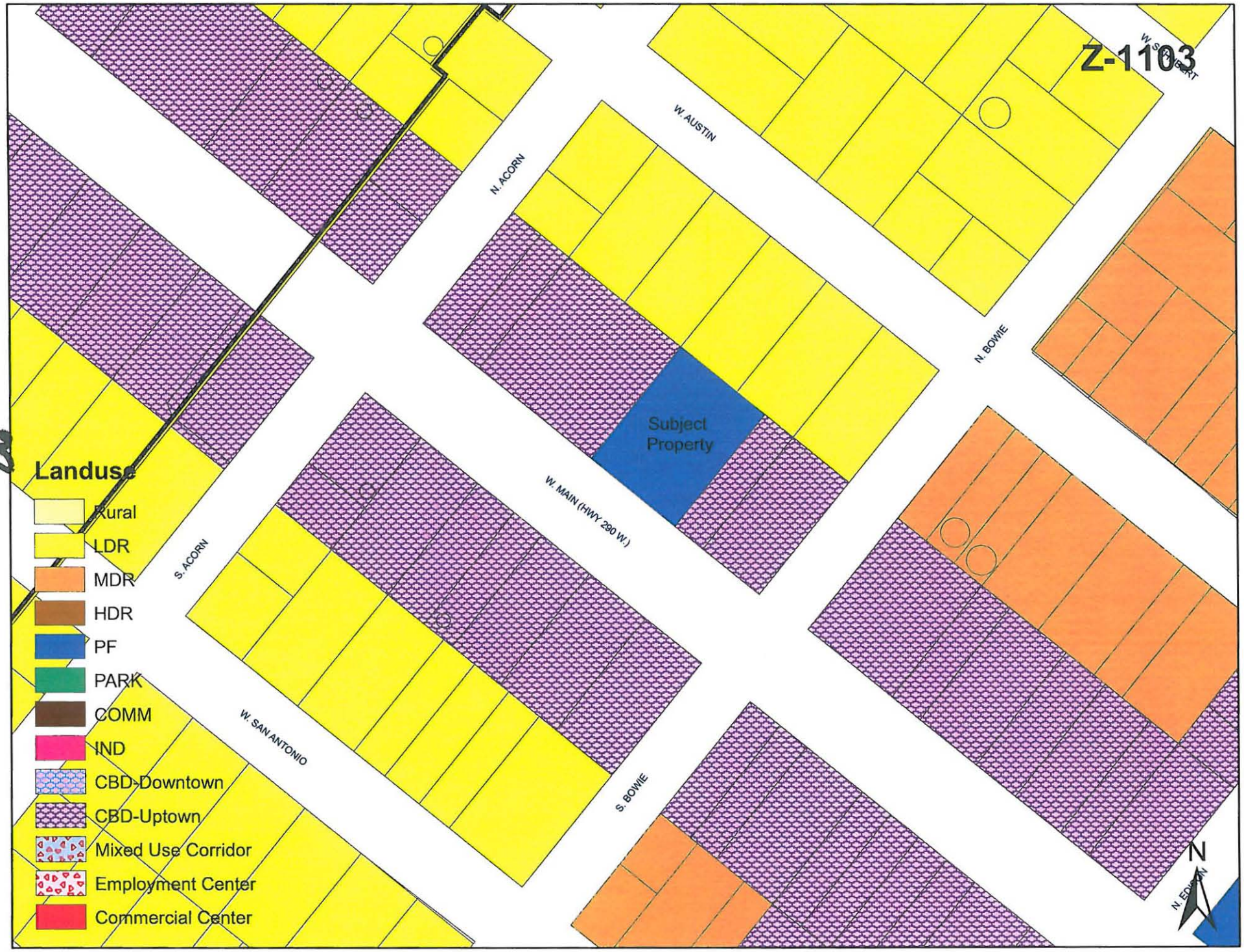
Main Office
802 Brooklyn Ave., San Antonio, TX 78215
210/225-6126 • Fax 210/227-2147
Mailing Address:
P.O. Box 15650, San Antonio, TX 78212-8850

Wurzbach Branch
3539 Oakgate
San Antonio, TX 78230
210/696-1226
Fax 210/696-4401

Fredericksburg Branch
Hill Country Credit Union
610 West Main St.
Fredericksburg, TX 78624
830/997-2557 • Fax 830/997-9822


Z-1103
W. AUSTIN
N. ACORN
N. BOWIE
Subject Property
W. MAIN (HWY 290 W.)
S. ACORN
W. SAN ANTONIO
S. BOWIE
N. EDWARD
Zoning
C1
C2
CBD
M1
M2
M3
OS
PF
PUD
R1
R2
R3
R4
N

12


Z-1103
W. AUSTIN
N. ACORN
N. BOWIE
Subject Property
W. MAIN (HWY 290 W.)
S. ACORN
W. SAN ANTONIO
S. BOWIE
N. EDISON
N
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center


Z-1103
N. BOWIE
W. AUSTIN
N. ACORN
W. MAIN (HWY 290 W.)
S. BOWIE
S. ACORN
W. SAN ANTONIO
N

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

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

HEARING DATE: **JUNE 8, 2011**	TIME: **5:30 PM**	REQUEST NUMBER: **Z-1103**

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 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: **JUNE 20, 2011**	TIME: **7:00 PM**	REQUEST NUMBER: **Z-1103**

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

APPLICANT: City of Fredericksburg

LOCATION: 610 W. Main
(see accompanying map)

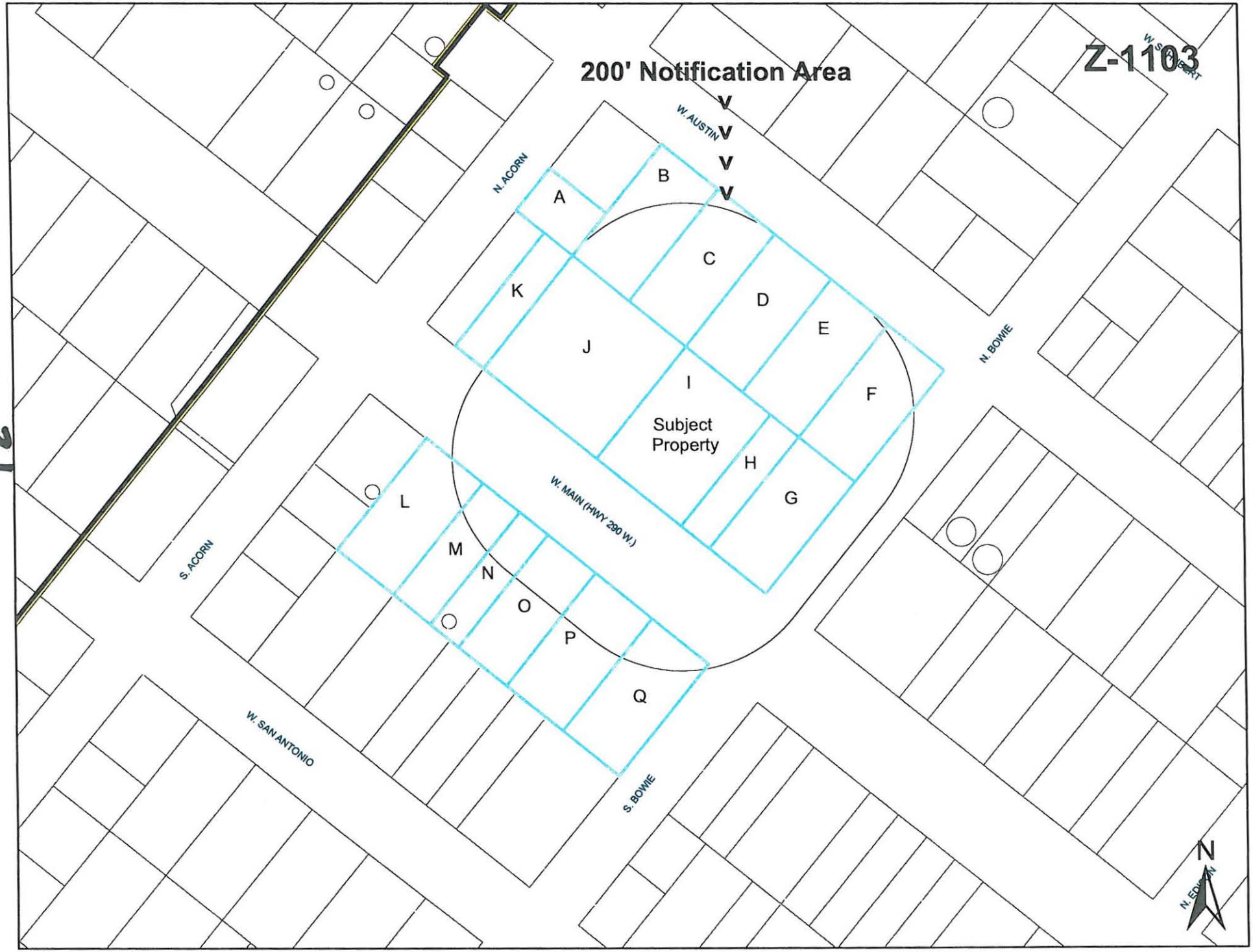
REQUEST: Change in Land Use Plan from Public/Semi-Public to CBD- Uptown and a change in zoning from PF, Public Facilities, to C-2, Commercial

(DETACH BELOW)

REQUEST NO. Z-1103
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____


Z-1103
200' Notification Area
W. AUSTIN
N. ACORN
N. BOWIE
S. ACORN
W. SAN ANTONIO
S. BOWIE
W. MAIN (HWY 290 W.)
Subject Property
A
B
C
D
E
F
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H
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J
K
L
M
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P
Q
N

Letter	Owner	
A	Gordon D. & Rita A. Travis	
B	David Blaine & Paige Conn	
C	Larry E. & Kathleen M. Burson	
D	Elizabeth N. Miller	
E	Thomas Wayne & michael E. Reeh	
F	Foutch Family Living Trust	
G	Carl D. Newton III	
H	St. Joseph's Credit Union	
I	St. Joseph's Credit Union	
J	August & Elizabeth Behrend	
K	Richardl Laughlin	
L	Barry D. & tammy Sikes	
M	Roger Crenwelge	
N	robert R. & Wendy Shelton	
O	Jim C. Garner	
P	Friedhelm C. Bopp	
Q	Johnnie Q. & eleaine H. Ward	

32

Z-1103