

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, January 4, 2012
5:30 P.M.
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the December 2011 Regular Meeting *Pp 1 - 6*

PUBLIC HEARINGS

3. PUBLIC HEARING (Z-1109) by Joseph R. McSparin for a Conditional Use Permit to allow Consumer Repair Services in a C-1, Neighborhood Commercial Zoning District located at 904 N. Milam *Pp 7 - 21*
4. Consider making a recommendation on Z-1106

DISCUSSIONS

5. Discuss County property at 1601 E. Main and consider initiating a public hearing to change the zoning on said property *Pp 22 - 24*
6. Discuss properties at 603 and 605 S. Washington St., and 508 Longhorn St., and consider initiating a public hearing to change the land use and zoning on said properties *Pp 25 -26*

ADMINISTRATIVE APPROVALS

7. P-1104 - Replat - Smokehouse Ranch Subdivision (Elliott) *Pp 27*
8. P-1106 - St. Mary's Addition (St. Mary's) *Pp 28*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
December 7, 2011
5:30 P.M.

On this the 7th day of December, 2011, the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

JANICE MENKING - Chair
CHARLIE KIEHNE
CHRIS KAISER
STEVE THOMAS
RON WOELLHOF
JASON HELFRICH
MATT LINES
BJORN KIRCHDORFER

ABSENT: BRENDA SEGNER

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

Janice Menking called the meeting to order at 5:30 P.M.

PUBLIC HEARINGS

PUBLIC HEARING (Z-1106A) BY THE CITY OF FREDERICKSBURG TO:

A) CONSIDER A CHANGE IN THE LAND USE PLAN FROM PUBLIC/SEMI-PUBLIC AND MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL ON PROPERTY LOCATED AT 103 W. TRAVIS; AND

B) CONSIDER A CHANGE IN ZONING FROM R-2, MIXED RESIDENTIAL, TO C-1, NEIGHBORHOOD COMMERCIAL, ON SAID PROPERTY - It was moved by Ron Woellhof and seconded by Bjorn Kirchdorfer to open public hearing Z-1106A by The City of Fredericksburg to A) Consider a change in the Land Use Plan from Public/Semi-Public and Medium Density Residential to Commercial on property located at 103 W. Travis; and B) Consider a change in zoning from R-2, Mixed Residential to C-1, Neighborhood Commercial on said property. Brian Jordan, Director of Development Services for the City of Fredericksburg, presented the application and gave the background of how the zoning of this property came into question. Mr. Jordan noted the owner of the adjacent property filed an application for re-zoning last month and the Commission decided to table their recommendation because they were not comfortable re-zoning a single property. At the same time, the Commission made a recommendation that the City initiate a zoning change on the subject property. Mr. Jordan noted the boundary of the Historic District goes through the subject property and the surrounding zoning districts and land use plans are varied. Mr. Jordan also commented the zoning change would be more appropriate if both this property and the property at 304 N. Adams were changed. Mr. Jordan commented the requirement that there would be no adverse effects on the neighborhood can get tricky because all the uses that are allowed in a C-1 zoning district need to be considered, but also noted Turner Hall has been in that location for a very long time and that use has not had any negative impact. Mr.

Jordan noted Staff believes this is an appropriate location for C-1 zoning. Mr. Jordan noted one letter was received but it only addressed the owner's concerns and did not note whether she was opposed or in favor of the request. Mr. Jordan also stated City Staff received a phone call from Turner Hall asking what needed to be done to have the zoning changed on their property because they were in favor of doing so. Mr. Jordan stated he researched land use maps and found all maps prior to 1986 or 1987 had this property and the corner property designated for retail or business uses. Mr. Jordan stated at some point after that the City decided to change the zoning on the property to residential. Mr. Jordan noted Staff recommends not acting on either property individually, 103 W. Travis or 304 N. Adams, and noted at a minimum both properties should be zoned the same. Mr. Jordan noted Staff recommendation of approval on both applications Z-1106 at 304 N. Adams and Z-1106A at 103 W. Travis.

Marlene Pylate at 408 N. Adams asked if a notification would be sent to the neighbors if an application came in for a Conditional Use Permit for either property and Mr. Jordan noted the notification process would be the same as it was for this request and so the neighbors within 200' of the property would be notified and given a chance to voice their opinion.

Ron Woellhof moved to close Public Hearing Z-1106 and Jason Helfrich seconded the motion. All voted in favor and the motion carried.

Bjorn Kirchdorfer asked if a zoning change would impact the traffic flow and Mr. Jordan noted not as the building is being used now, but if the use is changed it could possibly be impacted, but he also stated he does not believe it would be dramatically changed. Mr. Woellhof noted the pool property creates a good buffer between the different zoning districts should the two properties be changed.

Ron Woellhof moved to approve applications Z-1106 and Z-1106A. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING (Z-1108) BY FREDERICK PETMECKY AND WILLIAM PETMECKY TO:

A) CONSIDER A CHANGE IN THE LAND USE PLAN FROM HIGH DENSITY RESIDENTIAL TO COMMERCIAL ON A 0.141 ACRE PORTION OF THE PROPERTY LOCATED AT 504 LONGHORN STREET; AND

B) CONSIDER A CHANGE IN ZONING FROM R-3, MULTI-FAMILY RESIDENTIAL, TO C-2, COMMERCIAL, ON SAID PROPERTY - It was moved by Jason

Helfrich and seconded by Bjorn Kirchdorfer to open Public Hearing Z-1108 by Frederick Petmecky and William Petmecky to: A) Consider a change in the land use plan from High Density Residential to Commercial on a 0.141 acre portion of the property located at 504 Longhorn Street; and B) Consider a change in zoning from R-3, Multi-Family Residential, to C-2, Commercial, on said property. William Petmecky presented the application. Mr. Petmecky noted the property is a 0.141 acre piece of a larger 0.854 acre tract and it is a triangular shaped, small lot. Mr. Petmecky noted the lot is an inadequate size to be used for anything because it is only about 6000 square feet and the minimum required size lot in an R-3 zoning district is 7500 square feet. Mr. Petmecky stated the remainder of the lot has been zoned C-2 for many years and he noted this portion was also zoned C-2 until an arbitrary line was drawn through the zoning district. Mr. Petmecky noted the size and zoning of the lot has prohibited them from using the property for anything and the tenant on the remainder of the lot wishes to expand his business onto this property. Mr. Petmecky noted the tenant will continue to use the lot in the same manner it has been for many years without any objection from the neighbors.

Ron Woellhof moved to close Public Hearing Z-1108 and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the property was zoned commercial prior to 1998, which is when there was a zoning line created along many thoroughfares 200 feet deep because many of the lots were that depth. Mr. Jordan explained the line was run parallel to the corresponding thoroughfare, but in this particular case it created an irregular shaped lot which makes it difficult for the owner to do anything with the property. Mr. Jordan noted this is not a case of spot zoning, but instead a continuation of a zoning district. Mr. Jordan noted there was one letter received in support of the request. Mr. Jordan noted the zoning and land use change request is reasonable and noted Staff recommendation of approval.

Mr. Kirchdorfer asked if the owners were anticipating another entrance off Longhorn Street and Mr. Jordan stated there is an existing entrance and it could possibly be enlarged, but there is not enough frontage for a second entrance.

Bjorn Kirchdorfer moved to approve Z-1108 and Matt Lines seconded the motion. All voted in favor and the motion carried.

SITE PLANS

SP-1101 - CONSIDER SITE PLAN FOR MR. GATTI'S AT 134 BOOS LANE - Andy Bray of Mustard Design presented the application. Mr. Bray noted the property is 1.7 acres in size and they are proposing a restaurant with 304 seats. Mr. Bray noted the existing B & Bs on the property and the existing warehouse will all remain. Mr. Bray commented the building will be single story and there is access from both Highway 16 and Boos Lane. Mr. Bray stated the parking area will be granite base, which has been approved by the fire marshall, and will allow for vehicle circulation.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted this property was previously approved for an event hall but that project has fallen through and the property has been sold. Mr. Jordan noted the adjoining property uses are varied. Mr. Jordan noted the restaurant will consist of approximately 10,700 square feet, the retail area will be 2300 square feet, the warehousing and storage facility is 4000 square feet a there are also a few existing B&Bs and a single apartment on the property. Mr. Jordan noted several of the uses were existing before the property was annexed into the city and designated with a specific zoning classification. Mr. Jordan noted the building and impervious coverage are within the requirements. Mr. Jordan stated there is not curbing on Boos Lane and explained that the property has been used as one open area for a long time. Mr. Jordan noted the owners are going to establish a driveway for each business location and create a fire lane. Mr. Jordan noted the owners are required to have 92 parking spaces and they have designated those spaces on the site, but also noted when there is not striped parking and curb stops are used, some spaces will inevitably be lost. Mr. Jordan noted there is no screening required but the owners have shown some landscaping on the site. Mr. Jordan noted landscaping will be required along both Highway 16 and Boos Lane. Mr. Jordan noted Staff recommendation of approval with the following conditions:

- 1) Approval of the Landscape Plan prior to issuance of a building permit
- 2) Lighting to be shielded and approved by Staff
- 3) Addressing Engineering Department comments prior to issuance of a building permit.

Bjorn Kirchdorfer asked what the proposed completion date is and Mr. Bray stated they hope to be operational by February, 2013. Mr. Kirchdorfer asked if there would be any cost to the city for infrastructure and Mr. Jordan noted there would not be. Mr. Kirchdorfer asked how much larger this restaurant will be than the existing one and Mr. Bray noted it is approximately 3000 square feet larger. Charlie Kiehne asked if there will be a drive up at the restaurant and Mr. Bray stated there will not be which is due to site restrictions and Mr. Gatti's requirements. Steve Thomas asked how the storm water will be handled and Mr. Bray stated nothing is really changing as far as how much run off there will be, so they are only adding curbs along Boos Lane and that may entail a lot of grading. Mr. Bray noted money may be put into escrow in lieu of installing the curbs now. Mr. Jordan commented the final engineering plans are not complete so they really don't know how the storm water will have to be handled. Craig Wallendorf, Director of Public Works, stated the property is very flat and has essentially no fall so when the area gets improved the roadway may get cut down to facilitate drainage and escrowing money is the best way to handle the situation now.

Ron Woellhof moved to approve SP-1101 with the conditions set forth by Staff. Bjorn Kirchdorfer seconded the motion. All voted in favor and the motion carried.

Steve Thomas stepped down from the Commission for the consideration of SP-1102.

SP-1102 - CONSIDER A SITE PLAN FOR ONE FREDERICKSBURG MEDICAL CENTER SUBDIVISION AT 1312 S. STATE HWY 16 - Randy Stehling presented the application and represented the current owners, Jimmy Raymond and Raymond Bros, Ltd. Mr. Stehling noted the site plan was originally approved in 2006, encompasses 2.7 acres and is bordered by Fredericksburg Clinic and SMPT. Mr. Stehling stated the site will consist of 6 individual buildings to be used as medical offices, ranging in size from 3500 to 4000 square feet. Mr. Stehling noted each building will be privately owned and the area outside the building lines, including the parking and landscape areas, will be common areas to be shared and maintained by the owners association. Mr. Stehling noted access to the site will be from Highway 16 South and a shared access from Fredericksburg Clinic. Mr. Stehling noted parking is ample and there is on-site storm water detention planned. Mr. Stehling noted the property will be fully landscaped, the building exterior will be stone and masonry, and roofs will be standing seam metal. Mr. Stehling noted the architectural style will complement the buildings to the north and south.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the site plan is essentially identical to the original submittal. Mr. Jordan noted one thing that was brought up by Craig Wallendorf, Director of Public Works, is that there is a drive connection to the clinic that the city felt was very important the last time the site plan was reviewed, but a connection that wasn't pursued last time was one to SMPT. Mr. Jordan asked Mr. Stehling what the realistic possibility would be to have them agree to extend the driveway to the south. Mr. Stehling noted in 2006, during the initial submittal process, the sports medicine clinic was very open to doing that and stated he believes it is very likely that could happen. Mr. Jordan asked what the timing for the initial phase is and Mr. Stehling noted it depends on the sale of pad sites, but they have had a lot of interest and some pending offers so as soon as they start selling, they want to move forward. Mr. Jordan noted Staff recommendation of approval with the following conditions:

- 1) Landscape plan be approved by Staff before issuance of a building permit
- 2) Site lighting being shielded and screened from adjoining properties
- 3) Addressing Engineering Department comments prior to issuance of a building permit.

Mr. Wallendorf noted there are some utility issues but they will work through that with the applicant.

Matt Lines stated there was no reference to curbs on site and Mr. Stehling noted the plan is to curb the entire site. Mr. Jordan commented sidewalks are proposed but there has been no resolution to the sidewalk situation along a state highway, so the applicant is looking at their options. Mr. Jordan noted there is a bar ditch along the highway so the applicant may choose to build the sidewalk on their own property, or possibly put money into escrow for a sidewalk to be built in the future.

Ron Woellhof moved to approve SP-1102 with the conditions set forth by Staff. Jason Helfrich seconded the motion. All voted in favor and the motion carried.

Steve Thomas returned to the Commission.

Janice Menking stepped down from the Board for the consideration of P-1111. Ron Woellhof acted as Chair because Brenda Segner, Vice-Chair, was not present.

PLATS

P-1111 - CONSIDER VACATING PAGES 2 AND 3 OF THE CARRIAGE PARK SUBDIVISION PLAT - Robert Menking presented the application. Mr. Menking noted this is a necessary step because the Commission approved an amended Conditional Use Permit for Carriage Park Subdivision at their last meeting which made pages 2 and 3 of the plat no longer applicable.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted when the original plat was approved the City of Fredericksburg filed the first page of the plat, which designated the layout of each lot, but the applicant filed two additional pages which were basically conveyance documents. Mr. Jordan stated since the project is condominiums the buyer will not buy an individual lot, but only the boundaries within the walls of the condominium and so the second page designated the limitations of each unit and the third page showed exterior elevations of units that were being proposed at the time. Mr. Jordan noted page 1, which dedicated the appropriate easements and boundaries of the property, was the only page that was applicable to the amended Conditional Use Permit.

Mr. Jordan noted Staff recommendation to take action to vacate pages 2 and 3 of the Carriage Park Subdivision Plat.

Charlie Kiehne moved to vacate pages 2 and 3 of the Carriage Park Subdivision plat. Bjorn Kirchdorfer seconded the motion. All voted in favor and the motion carried.

Janice Menking returned as Chair to the Commission.

MINUTES

Charlie Kiehne moved to approve the minutes from the November 2011 meeting as presented. Jason Helfrich seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

UPDATE ON NON-CONFORMING CONVENIENCE STORE/SELF-SERVE GASOLINE

USES - Brian Jordan, Director of Development Services, noted the Commission discussed the definition of Convenience Store / Self-Serve Gasoline, specifically how many pumps are allowed and if that number should be changed, and the Commission decided to leave the definition as it was. Mr. Jordan noted he inventoried all the fueling facilities in town and found three to be non-compliant and those three facility owners received a letter asking them to present a proposal to City Staff to bring their station into compliance within 90 days of the letter. Mr. Jordan noted all three property owners responded within the 90 day time frame. Mr. Jordan noted one property owner proposed a change to their canopy to bring it into compliance, another owner presented proof that the pumps had been in place prior to 1998, the date the definition was adopted, and the other owner sent a letter saying their canopy was changed in 2001 and at that time they were compliant and they feel they should be able to continue the use as it is. Mr. Jordan noted he was open to the Commission's thoughts and comments. Mr. Jordan also added the city attorney noted it is up to the City to prove the property owner is not compliant in a court of law. Mr. Jordan suggested the Commission accept the information and proposal from the two owners and respectfully disagree, in the form of another letter, with the owner who claims he was in compliance in 2001. There followed some discussion and Mr. Jordan asked the Commission to consider what they believe should be done.

ADJOURN

With nothing further to come before the Commission, Ron Woellhof moved to adjourn. Chris Kaiser seconded the motion and the meeting was adjourned at 7:00 p.m.

PASSED AND APPROVED this the 4th day of January, 2012.

SHELLEY BRITTON, City Secretary

JANICE MENKING, Chairman

CONDITIONAL USE PERMIT BRIEF

Request # Z 1109

OWNER: Stephen Feller

APPLICANT: Fredericksburg Computer Services, Joseph & Jennifer Mcsparin

LOCATION: 904 N. Milam

DATE: January, 2012

REQUEST: Conditional Use Permit to allow Consumer Repair Services in a C-1 Neighborhood Commercial District.

Site Plan Overview:

- The property is located basically at the northwest corner of N. Milam and Hackberry Street, consisting of a residential structure and 2 commercial type buildings.
- The applicant intends to occupy the southern portion (approximately 700 square feet) of the center building.
- The applicant intends to lease the space for a Computer Repair Services business (see attached business description).
- The property has approximately 160' of frontage along N. Milam Street, with the portion of the building in question having approximately 43' of frontage.
- Water and sanitary sewer are available to serve this tract.
- Surrounding zoning is C-1, Neighborhood Commercial to the west, north and south, and R-1 Single Family Residential to the east across N. Milam St. (see attached zoning map).
- Adjacent land uses include a salon and an office use to the north (Gillespie County Board of Realtors), light commercial uses to the south across Hackberry St., a vacant tract and residential homes to the west and residential uses to the east across N. Milam St.
- Over the years, this property has been used for a variety of light commercial activities. Most recently, the space in question was the location of Fly Boyz Tattoos.
- The portion of the property in question has 4 parking spaces in front of the building.
- The site has one existing driveway on N. Milam Street which will remain.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- A detailed survey of the site conditions was not provided. There are no exterior changes are proposed to the building.

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

- Surrounding uses are a mix of residential and light commercial. We would expect the proposed use to be compatible with surrounding uses.

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

- Based on the information provided on the proposed use, we do not expect unfavorable effects on nearby properties.

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

- None recommended.

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

- Parking for the existing site is “head-in” off of Milam Street. Since we do not anticipate significant traffic from the proposed use, we would not anticipate circulation issues.

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

- NA.

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

- No detailed information has been provided on signage or lighting. No problems are anticipated.

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

- Parking (4 spaces) is limited but is adequate for the limited amount of space (700 SF) being occupied.

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:

- Consumer Repair Services are defined as establishments primarily engaged in the provisions of repair services to individuals and households rather than firms, but excluding Automotive and Equipment Service use types. Typical uses include appliance repair shops, watch or jewelry repair shops or musical instrument repair shops. While not mentioned, we would include computer repair services within this category.

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:

- Affirmative.

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

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

- Affirmative.

OPPOSITION/SUPPORT OF REQUEST: No comments or letters received.

STAFF RECOMMENDATION: Approval.

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION IS HEREBY MADE TO THE PLANNING & ZONING COMMISSION AND THE CITY COUNCIL TO GRANT A CONDITIONAL USE PERMIT IN THE ZONING DISTRICT OF THE CITY OF FREDERICKSBURG AS HEREIN SET FORTH:

CONDITIONAL USE PERMIT -\$100.00

1. APPLICANT: Fredericksburg Computer Services
2. ADDRESS: 120 East Main Street, Suite A
3. PHONE NUMBER: 830 992 1142 FAX NUMBER: _____
4. OWNER (if different from applicant): Joseph R. McSparin
5. ADDRESS: _____
6. PHONE NUMBER: 830 992-1777 FAX NUMBER: _____
7. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:
 ADDRESS: 904 N. Milam St (South end of bldg where tattoo place was)
 LEGAL DESCRIPTION: Sunset Village Lot 84R-PT- Business
 LOT SIZE: .1712 acre LOT AREA: 7456 sq ft total
8. EXISTING ZONING: _____ DISTRICT
9. CONDITIONAL USE PERMIT: _____ USE CLASSIFICATION IN
 THE _____ ZONING DISTRICT.

10. INFORMATION TO BE PROVIDED BY THE APPLICANT:

A. A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application. For uses involving public assembly or industrial processing, or uses potentially generating high volumes of vehicular traffic, the Director of Development Services may require specific information relative to the anticipated peak loads and peak use periods, relative to industrial standards, or substantiating the adequacy of proposed parking, loading, and circulation facilities.

Computer Repair Shop- most customers need onsite service, but occasionally they drop off their laptop or pc.

(attach additional sheet if necessary)

see attached

B. Seven (7) copies of a site plan (24 x 36 inches) and 3 copies of a reduced site plan (11 x 17 inches) showing preliminary building elevations, preliminary improvement plans, and such additional maps and drawings all sufficiently dimensioned as required to illustrate the following:

1. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.
2. The location and dimensions of boundary lines, with distances and bearings, easements, and required yards and setbacks, water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100 year flood plain.
3. The location, height, bulk, general appearance, and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within 50 feet.
4. The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaped areas, utility or service areas, fencing and screening, signs and lighting.

5. The location of water courses and drainage features.
6. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.
7. For sites with an average slope greater than ten (10%) percent, a plan showing existing and proposed topography and grading and proposed erosion control measures.
8. The relationship of the site and the proposed use to surrounding uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.

11. SIGNATURE OF APPLICANT: Joseph R. M. Sp...
NOTE: If the applicant is not the legal owner of the property, signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner below, is required.

SIGNATURE OF OWNER: [Signature]

DATE: _____

FEE PAID: _____

TITLE SEARCH: _____
(Date)

12. CONSENT OF LIENHOLDER: _____
(SIGNATURE)

NOTE: If this property is encumbered by lien, consent of the lienholder is required.

13. List of property owners within 200 feet. (provided by City)

Fredericksburg Computer Services is an office/computer repair shop, and we desire to relocate to 904 N. Milam St. due to a very small office area that we currently have 120 E. Main St., Suite A. We currently have 2 desk spaces and no break room or bathroom that is convenient to use. Relocating to 904 N. Milam would give us a break room, a bathroom, a storage room & a private office for repair work, as well as a large area to do bookkeeping & do web design.

At 810 N. Milam, MSW Computer Svc is located, which is also a computer repair shop. They have settled into the area with no negative impact or high traffic levels that we are aware of. The owners of FBG Computer Services' private residence backs up to MSW Computer Repair & have never noticed it to be a negative impact on the residential neighborhood.

We expect that our traffic levels would be much less than a personal service, since our work is done out of the office 95% of the time.

We have 2 employees, one office manager & one technician.

The location at 904 N. Milam, previously Fly Boyz Tattoos, would be used for a home base of our repair shop, and a place for administrative duties such as bookkeeping and client consultation. The parking at 904 N. Milam is plentiful for our use, since we will have 3 to 4 spots for our use & require only 1 spot for employee parking.

Our hours of operation are Monday through Friday, 9 AM – 5 PM.

We troubleshoot & repair or replace personal computers & laptops.

Our day to day traffic consists of our technician coming in & out of the office between service calls. The office manager is there doing bookkeeping & answering calls part time.

We service both residences and business, and the majority of our work is done at client site. Periodically, maybe once or twice a week, we may have a customer drop off their pc or laptop, or come in for a design consultation regarding website. Most of our customers prefer on-site service, or we pick up & drop off their equipment for them.

The majority of our repair work is software related, but occasionally we replace a fan or a power supply on customer machines, but this consists of tiny parts, and does not result in any obnoxious waste or trash disposal.

We currently reside at 120 East Main Street, Suite A in the Kowert Real Estate Bldg, and are a tenant of Kowert Rental Management. Please contact Romney Kowert at 830.889.3199 as a reference regarding our traffic, noise & customer levels.

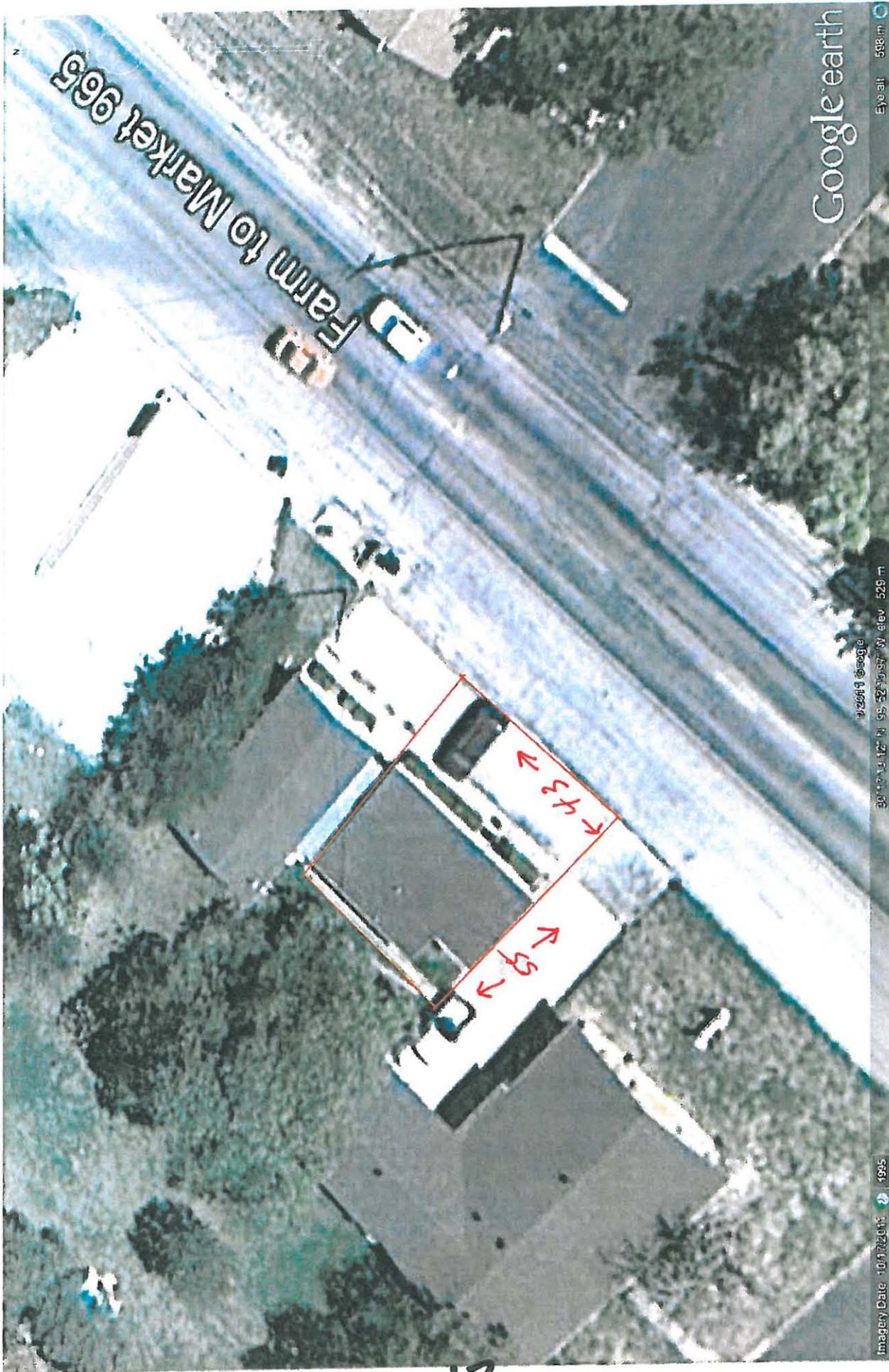
We are very excited about this new location, and hope that the City of Fredericksburg can allow a change of use for 904 N. Milam Street. We are devoted to providing excellent service to Fredericksburg and value our reputation for honest, affordable computer help. We also feel that we would be an asset & pleasant neighbor to the community, regardless of our location.

Thank you for considering our application.

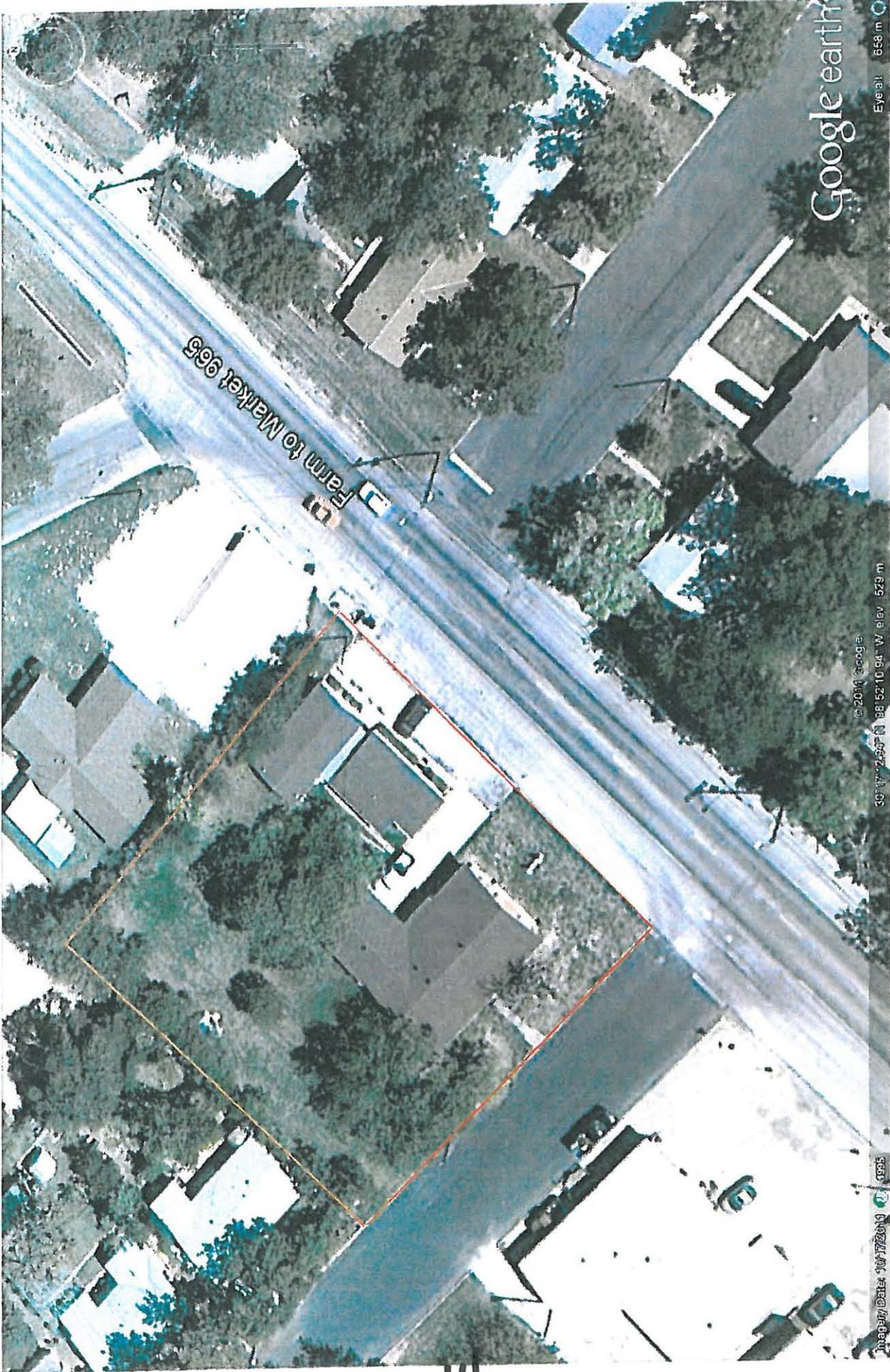
Fredericksburg Computer Services
Joseph & Jennifer Mcsparin

For some Customer References if required please feel free to contact:

Real Estate Advisory Team
Kingwood Fine Cabinetry
Clone Cubicles
Eve Couture
William Chris Winery
Tony Martin Builders



Space is Approx. 700 sq-ft.
Approx 43' X 55' with 4 parking spaces
904 N. Milan



Steve Feller Property N. Milan @ W. Hackberry
Approx. 162 x 162

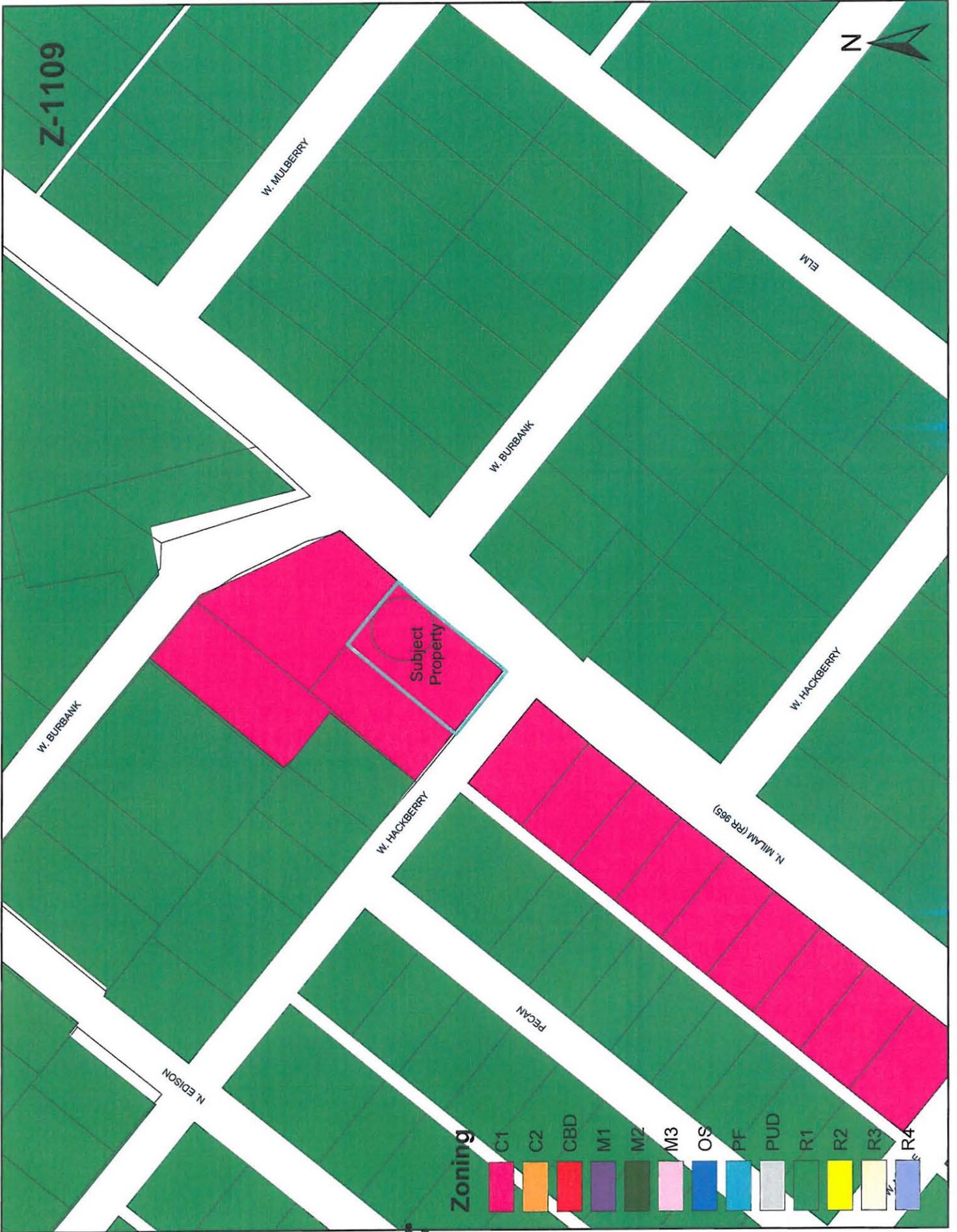


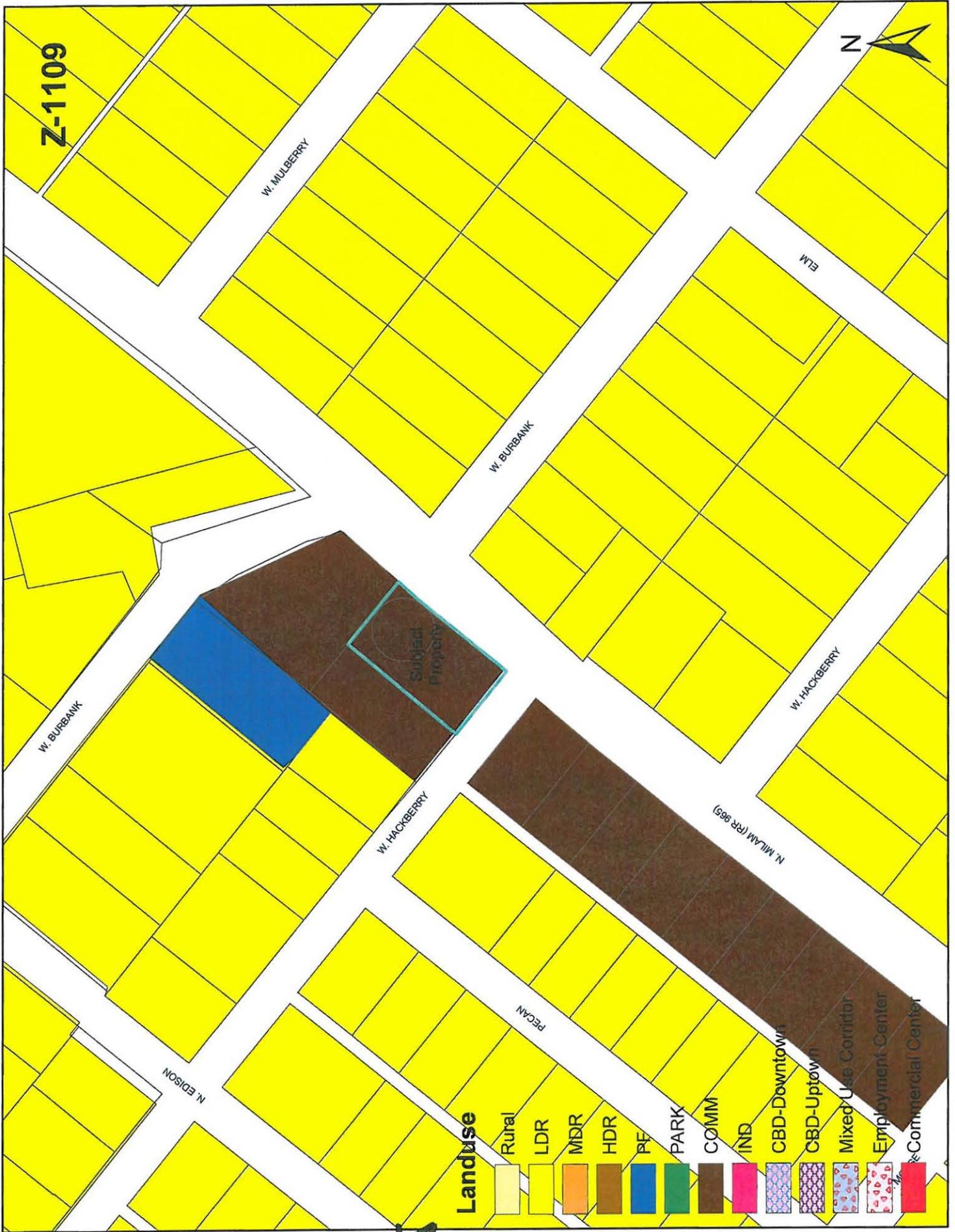
CREATIVE TOUCH SALON
830-990-1422

VIA PINS
WELCOME

BARBANT

12/28/2011





17



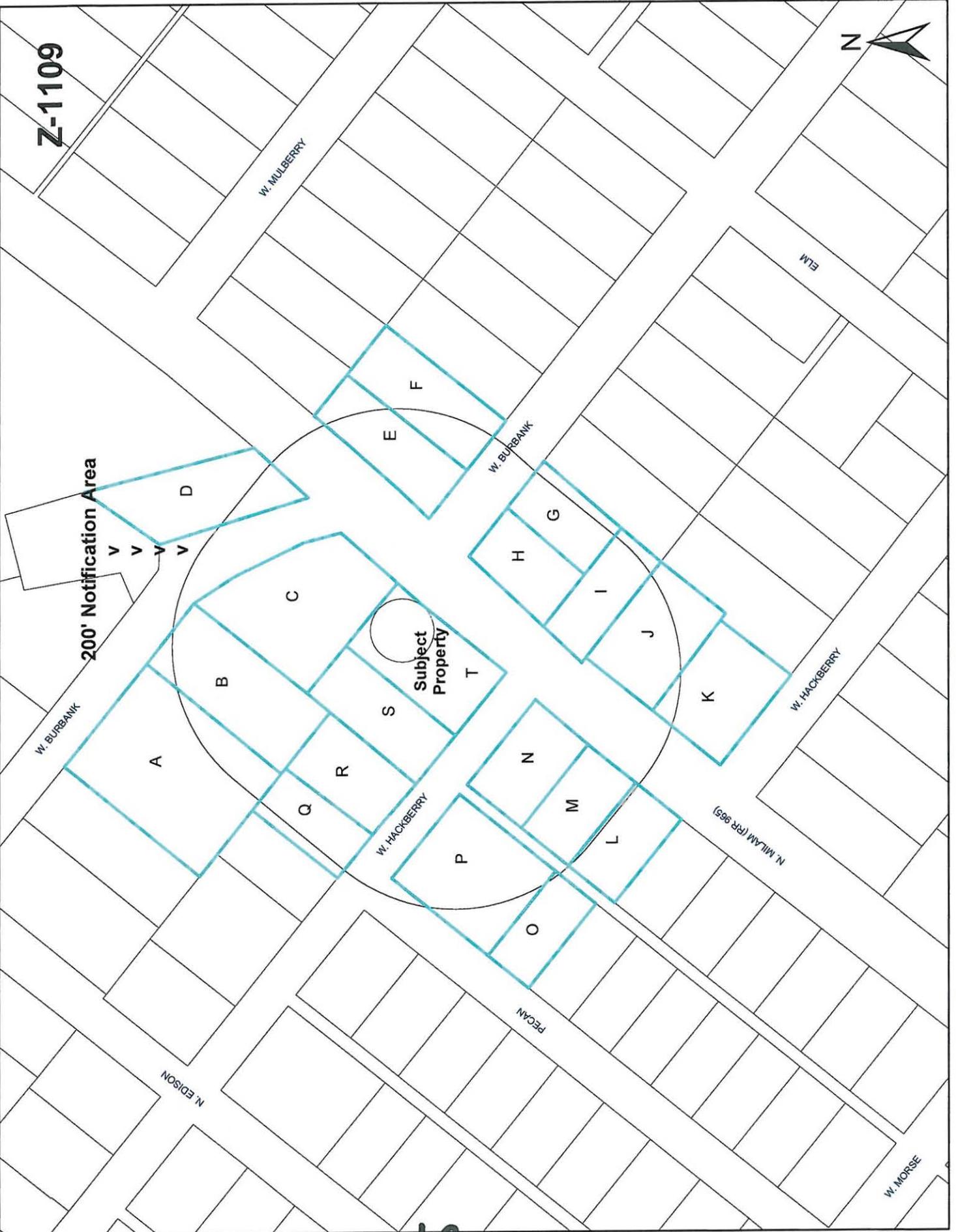
Z-1109

18

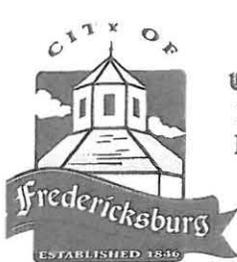
Z-1109



200' Notification Area



19



City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

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

HEARING

DATE: **JANUARY 4, 2012**

TIME: **5:30 PM**

REQUEST

NUMBER: **Z-1109**

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: **JANUARY 16, 2012**

TIME: **7:00 PM**

REQUEST

NUMBER: **Z-1109**

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

APPLICANT: Fredericksburg Computer Services, Joseph R. McSparin

LOCATION: 904 N. Milam St.
(see accompanying map)

REQUEST: Conditional Use Permit to allow Consumer Repair Services in a C-1 zoning district

(DETACH BELOW)

REQUEST NO. Z-1109

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

Signed

Date

Printed Name

Address

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Letter	Owner	
A	Russ & Cecilia Thayer	
B	New Hope Primitive Baptist Church	
C	Gillespie County Board of Realtors	
D	Louis F. Roos	
E	JoAnn Voisinet & Jerry Martino	
F	Anne Michelle Segner	
G	James Brian & Tabitha Ann Reeh	
H	Harriet Minier Whitehead	
I	Carinthia M. Ramirez	
J	Karla V. Aranda	Jesus S. Echartea
K	Curtis W. & Dianne Staudt	
L	Roger R. Zenner	
M	Roger R. Zenner	
N	Vaughn Usener	
O	Kenneth F. Gold Irrevocable Trust	
P	Pat Dooley Family Trust	c/o Patrick Michael Dooley
Q	Tracy Michelle Roberts	
R	Franklin J. & Patricia E. Becker Trust	
S	Stephen Karl Feller	
T	Stephen Karl Feller	

Z-1109

Memo

To: Planning and Zoning Commission
From: Brian Jordan, AICP
Date: December 30, 2011
Re: Consider calling a public hearing to consider changing the zoning and land use on County property located at Industrial Loop and E. Highway 290 (LEC) and two tracts on Longhorn St.

Staff would like to discuss changing the zoning on the county property where the Law Enforcement Center (LEC) is located, along with the adjoining vacant property, as well as two tracts fronting on Longhorn Street. The LEC property is still zoned M-2, Medium Manufacturing District while the Land Use Plan reflects the property being Public/Semi Public. Regarding the two tracts on Longhorn Street, it was suggested during the public hearing recently on the adjoining property (Petmecky), that the subject property be considered for commercial zoning as well.

Attached are maps showing the properties in question.



CREEK

HWY 290 E

INDUSTRIAL LOOP

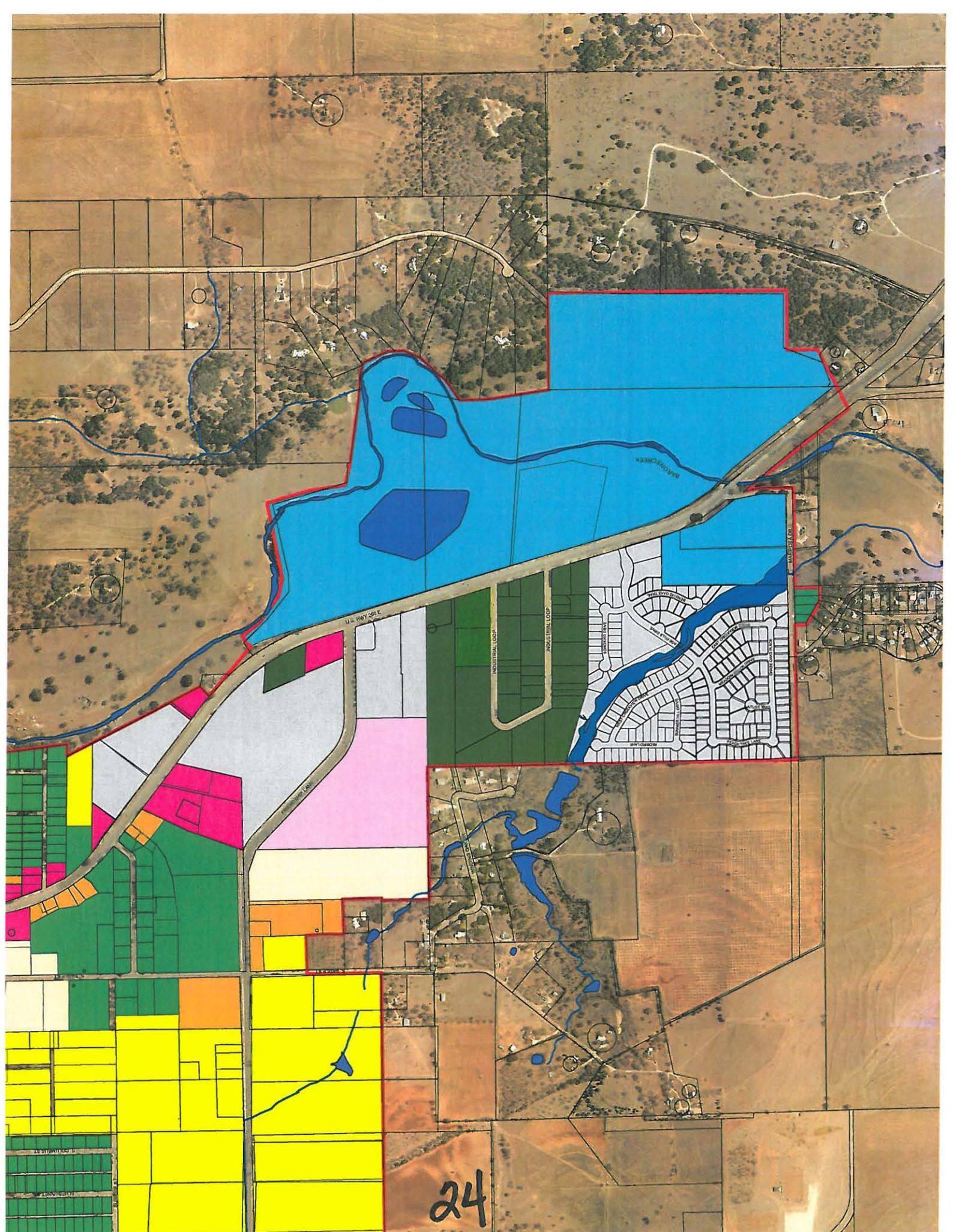
INDUSTRIAL LOOP

STANGARD DRIVE

WELLS FORD DRIVE

REDBIRD LANE

23



24



E. UFER ST.

WALNUT ST.

WALNUT ST.

WALNUT ST.

LONGHORN ST.

S. UFER ST.

MUSTANG ST.

MUELLER ST.

U.S. HWY 87 S.

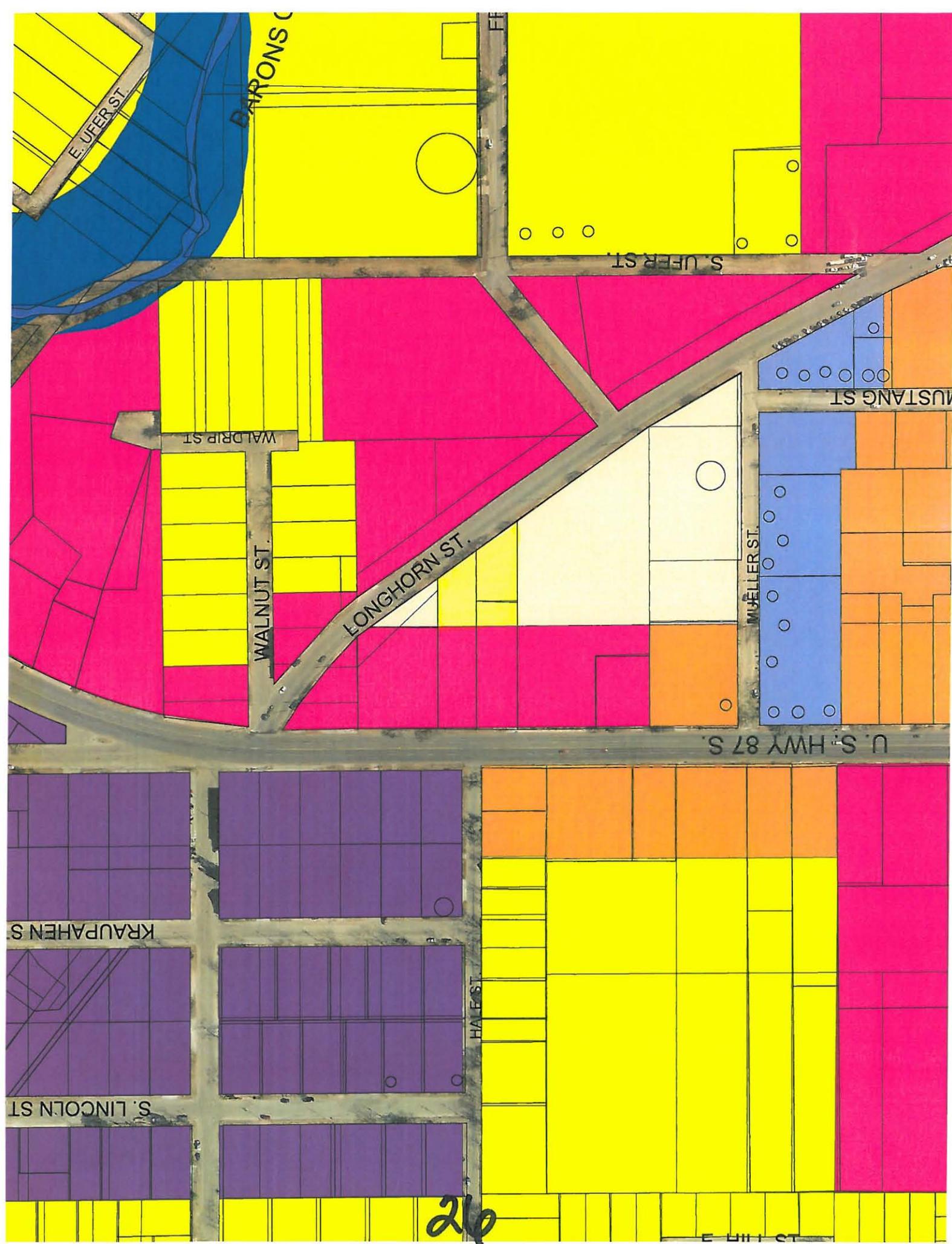
KRAUPAHEN S.

S. LINCOLN ST.

HALE ST.

25

E. HILL ST.



E. UFER ST.

BARRONS C.

WALNUT ST.

WALNUT ST.

LONGHORN ST.

S. UFER ST.

MUSTANG ST.

MUELLER ST.

U.S. HWY 87 S.

KRAUPAHEN S.

S. LINCOLN ST.

26

E. HILL ST.

P-1106

