

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, February 8, 2012

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the January 2012 Regular Meeting

Pp 1 - 3

PUBLIC HEARINGS

3. PUBLIC HEARING (Z-1201) by The City of Fredericksburg for a change in zoning from M-2, Medium Manufacturing to PF, Public Facilities, on approximately 4.0 acres of land located at 1601 E. Main

Pp 4 - 14

4. Consider making a recommendation on Z-1201

5. PUBLIC HEARING (Z-1202) by Judy Boatwright for a Conditional Use Permit to allow Limited Retail Sales and Limited Restaurant Use in the C-1, Neighborhood Commercial zoning district located at 619 S. Washington

Pp 15 - 30

6. Consider making a recommendation on Z-1202

DISCUSSIONS

7. Discuss properties at 603 and 605 S. Washington St., and 508 Longhorn St., and consider initiating a public hearing to change the landuse and zoning on said properties

8. Discuss properties at 1906 N. Llano and 95 Frederick and consider initiating public hearing to change the landuse and zoning on said properties

Pp 31 - 33

9. Wayfinding Signage Update

ADMINISTRATIVE APPROVALS

10. P-1101 - Resub - Portion of Townlot 518 & an unnumbered townlot

Pg 34

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
January 4, 2012
5:30 P.M.

On this the 4th day of January, 2012, 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
BRENDA SEGNER
MATT LINES
BJORN KIRCHDORFER

ABSENT: JASON HELFRICH

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

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

PUBLIC HEARINGS

PUBLIC HEARING (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 - It was moved by Ron Woellhof and seconded by Bjorn Kirchdorfer to open 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. Joseph McSparin presented the application and noted he would like to put a computer repair business in this location because he is currently located on Main Street, which is a tourist location and not convenient for local residents. Mr. McSparin stated he has two employees and usually one car parked at the business. Mr. McSparin noted the location will mainly be a place to meet with customers and occasionally they will drop off a computer for repair, but most of their work is done off site at the business or home of the customer. Mr. McSparin stated he would like an easier access for his customers and would also like to get in the view of local residents.

PUBLIC COMMENTS

Pat Becker at 404 W. Hackberry stated she has no objection to the computer business going into the property but had questions why she had not received a notice before when other businesses went into the property. Brian Jordan, Director of Development Services, explained the reason for the letter and the requirements in the City's ordinance when an application for a Conditional Use Permit is received.

Ron Woellhof moved to close Public Hearing Z-1109. Chris Kaiser seconded the motion. All voted in

favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, explained some of the uses that have been allowed in the building and explained why the nature of the proposed business requires a Conditional Use Permit. Mr. Jordan noted the applicant does not have a clean site to work with, but has to work with what is already in place and noted parking is limited, but appropriate. Mr. Jordan commented City Staff does not normally like to see parking heading in off the highway, but that is what is there. Mr. Jordan stated the nature of the activity proposed is appropriate and noted Staff recommendation of approval.

Charlie Kiehne moved to approve application Z-1109. Matt Lines seconded the motion. All voted in favor and the motion carried.

MINUTES

Bjorn Kirchdorfer moved to approve the minutes from the December 2011 meeting as presented. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

DISCUSS COUNTY PROPERTY AT 1601 E. MAIN AND CONSIDER INITIATING A PUBLIC HEARING TO CHANGE THE ZONING ON SAID PROPERTY - Brian Jordan, Director of Development Services, noted there are two combinations of properties Staff would like the Commission to look at to see if they believe a public hearing should be initiated to change the zoning. The first property Mr. Jordan spoke about it where the law enforcement center is located and explained the only zoning the city has in place that allows a detention center is Public Facilities. Mr. Jordan noted the subject property is currently zoned M-2, Medium Manufacturing, and there is a possibility a new jail facility could be built on-site and at that time the County would have to go through a zoning change request.

Charlie Kiehne asked why this would not be considered spot zoning and Mr. Jordan explained there are small areas around town that are zoned Public Facilities because that zoning is put in place to identify what the use is. Bjorn Kirchdorfer stated he was in favor of being pro-active and initiating the zoning change now.

Bjorn Kirchdorfer moved to direct City Staff to initiate a zoning change at 1601 E. Main Street. Brenda Segner seconded the motion. All voted in favor and the motion carried.

DISCUSS PROPERTIES AT 603 AND 605 S. WASHINGTON STREET, AND 508 LONGHORN STREET, AND CONSIDER INITIATING A PUBLIC HEARING TO CHANGE THE LAND USE AND ZONING ON SAID PROPERTIES - Brian Jordan, Director of Development Services, noted this comes from a public hearing that was held last month when a property in this vicinity was re-zoned at the owner's request. Mr. Jordan stated one of the councilmen suggested the city rezone the two adjoining tracts as well. Mr. Jordan noted he has not contacted the property owners yet but he believes it may be beneficial to them to have it re-zoned to Commercial. Mr. Jordan stated it would probably be best to contact the owners before a zoning change is initiated to get their input. Mr. Jordan also noted he believes either all the tracts should be re-zoned or none of them so as to keep the zoning districts in line. The Commission agreed with Mr. Jordan and directed City Staff to contact the owners about re-zoning their property.

ADJOURN

With nothing further to come before the Commission, Bjorn Kirchdorfer moved to adjourn. Brenda Segner seconded the motion and the meeting was adjourned at 6:17 p.m.

PASSED AND APPROVED this the 8th day of February, 2012.

SHELLEY BRITTON, City Secretary

JANICE MENKING, Chairman

ZONING CHANGE BRIEF

Rezoning Request # Z-1201

- OWNER:** Gillespie County and City of Fredericksburg
- APPLICANT:** City of Fredericksburg
- SIZE:** Approximately 4 acres (174,240 Square feet)
- LOCATION:** 1601 E. Main Street (See attached map).
- EXISTING ZONING:** M2 – Medium Manufacturing
- PROPOSED CHANGE:** Change in Zoning from M2, Medium Manufacturing to PF Public Facilities District.

FINDINGS:

- The property consists of 2 tracts, each approximately 2 acres in size. The Law Enforcement Center (LEC) is located on the easternmost tract and is owned jointly by the City and County. The westernmost tract is currently undeveloped with a small parking area and is owned by the County.
- The property is bordered by an RV Park and a retail center to the north, the wastewater treatment plant to the east and commercial and manufacturing uses to the south and west.
- Water and Sanitary sewer are available to serve this property.
- Adjacent zoning is M2, Medium Manufacturing to the north, west and south, and PF Public Facilities to the east (see attached zoning map).
- The Land Use Plan identifies the adjoining property to the west and south as Industrial, to the east as Public/Semi-Public and to the north as Mixed Use Corridor (see attached Land Use Map). The subject property is identified as Public/Semi-Public, reflecting the current use and ownership.

LAND USE PLAN CHANGE: The current Land Use Plan identifies the subject property as Public/Semi-Public, which is depicting the current use and ownership. In accordance with the requirements of the Zoning Ordinance, the proposed change will conform to the Land Use Plan.

ZONING: The proposed zoning of Public Facilities would be appropriate given the use and ownership of the subject property. The zoning will be consistent with zoning throughout the city where public/semi-public activities (schools, airport, fair grounds, treatment plant, parks, hospital, etc.) are zoned PF- Public Facilities District.

OPPOSITION/SUPPORT OF REQUEST: To date, we have received no letters for or against this request.

STAFF RECOMMENDATION: The proposed change in the Zoning is being initiated by the City to accurately reflect the use and ownership of the subject property and to make the zoning consistent with the Comprehensive Plan. Approval is recommended.

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: City of Fredericksburg

2. ADDRESS: 126 W. Main St Fbg. TX. 78624

PHONE NUMBER: 830-997-7521 FAX NUMBER: 830-997-1861

3. OWNER (IF DIFFERENT FROM APPLICANT) County of Gillespie

4. ADDRESS: 101 W. Main, Unit #9, Fbg. TX 78624

5. PHONE NUMBER: 830-997-7502 FAX NUMBER: 830-992-2608

6. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:

ADDRESS: 1601 E. Main St. Fbg. TX. 78624 (LEC)

LEGAL DESCRIPTION: ABS A0488, w/o Merriwether #36

LOT SIZE: 4.0 ac.

7. ZONING CHANGE REQUESTED FROM M-2 ZONING DISTRICT TO P-F ZONING DISTRICT

8. JUSTIFICATION FOR REQUEST: Zoning to reflect public use and ownership of property.

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

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: [Signature]

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: [Signature] (LEC BUILDING SITE)

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)

COUNTY OF GILLESPIE

COMMISSIONERS:

MARK STROEHER
County Judge



CURTIS CAMERON
Precinct No. 1

CALVIN RANSLEBEN
Precinct No. 3

MARY LYNN RUSCHE
County Clerk

W.A. (BILLY) ROEDER
Precinct No. 2

DONNIE SCHUCH
Precinct No. 4

FREDERICKSBURG, TEXAS 78624
101 W. Main, Unit #9
830-997-7502
Fax: 830-992-2608
January 11, 2012

City of Fredericksburg
Planning & Zoning Commission
126 W. Main
Fredericksburg, Texas 78624

Dear Members of the Planning & Zoning Commission:

As you are probably aware, Gillespie County is in the early stages of planning for a proposed new jail facility. Our initial thought concerning location of this proposed facility, and what would make the most sense to those who work in law enforcement, would be to build a new jail in close proximity to where law enforcement personnel have their offices. Therefore, the first choice for the location of a new jail would be on the approximate two (2) acre tract of land that the County owns which is adjacent to and behind the Law Enforcement Center (LEC) at 1601 E. Main Street in Fredericksburg. As you may know, the LEC is jointly owned by Gillespie County and the City of Fredericksburg.

In a telephone conversation this morning, Brian Jordan, Director of Development Services for the City of Fredericksburg, informed me that the current zoning for the above-referenced property does not provide for use of the property as a jail. Mr. Jordan's recommendation, with which I am in complete agreement, is that the property should be re-zoned with the Public Facilities designation, and that this would then be appropriate to accommodate a proposed jail facility. It is my understanding from Mr. Jordan that most, if not all, other property owned and used by the City of Fredericksburg and Gillespie County is already zoned for Public Facilities use.

Mr. Jordan was kind enough to offer to initiate the re-zoning proposal on behalf of the City of Fredericksburg and Gillespie County on the above-referenced property. This letter is written to evidence my support of this proposal. On behalf of the County, I respectfully request your favorable consideration of this re-zoning proposal.

Sincerely,

Mark Stroehler
County Judge

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Z-1201

FRIENDSHIP LN.

E. MAIN (HWY 290 E.)

WINDING OAK DR.

Subject Property

INDUSTRIAL LOOP

EAST U.S. HWY 290

Zoning

- 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
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential

SONGBIRD DR.

REDBIRD LN.

SUMMER HILL DR.

W. CREEKVIEW DR.

HILLS DR.

HERT

E. CREEKVIEW DR.

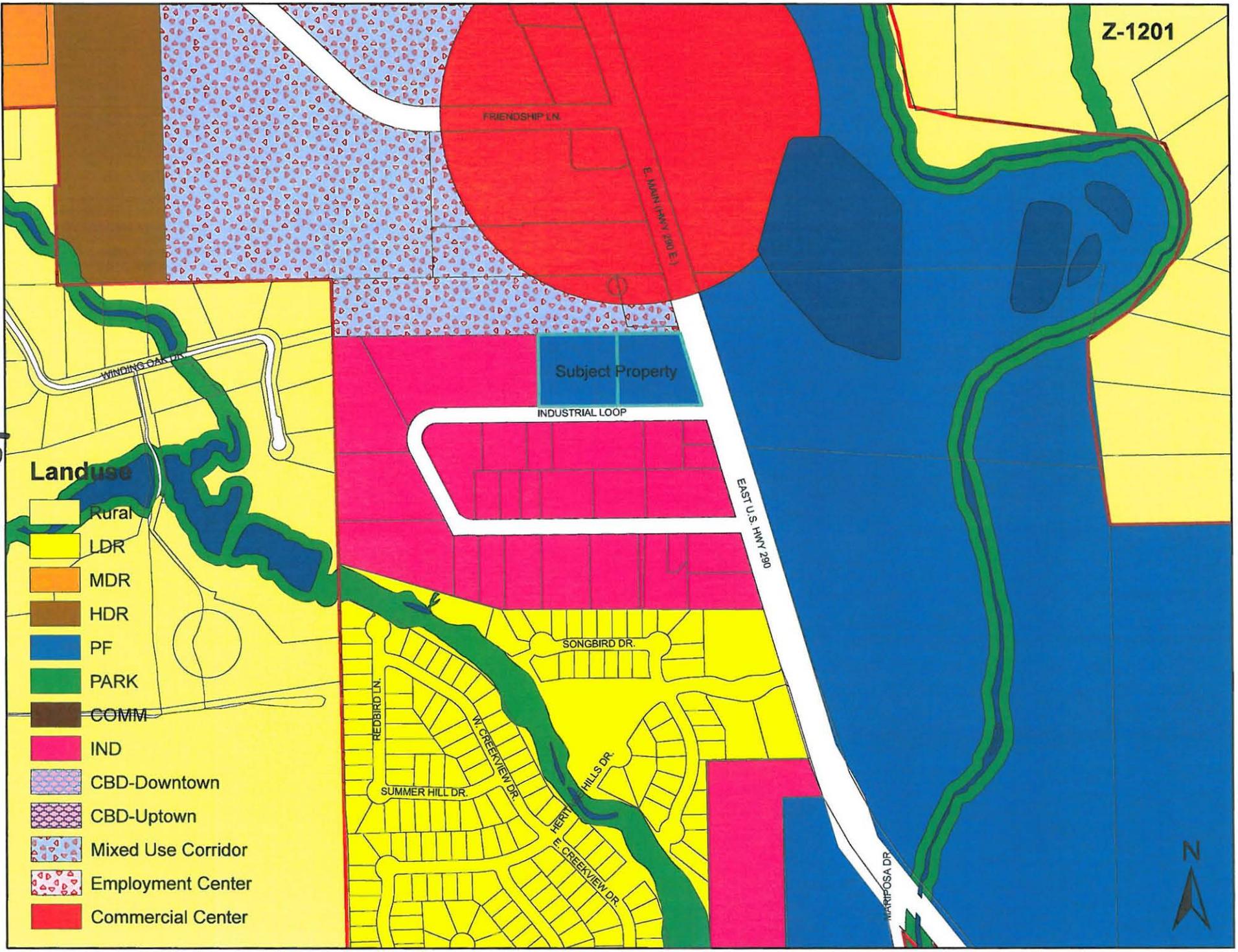
MARIPOSA DR.



01

Landuse

-  Rural
-  LDR
-  MDR
-  HDR
-  PF
-  PARK
-  COMM
-  IND
-  CBD-Downtown
-  CBD-Uptown
-  Mixed Use Corridor
-  Employment Center
-  Commercial Center



Z-1201







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City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

**NOTICE OF PUBLIC HEARING FOR
A CHANGE IN ZONING**

HEARING

DATE: **FEBRUARY 8, 2012**

TIME: **5:30 PM**

REQUEST

NUMBER: **Z-1201**

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: **FEBRUARY 20, 2012**

TIME: **7:00 PM**

REQUEST

NUMBER: **Z-1201**

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

APPLICANT: City of Fredericksburg

LOCATION: 1603 E. Main St.
(see accompanying map)

REQUEST: Change in zoning from M-2, Medium Manufacturing, to PF, Public Facilities, on approximately 4 acres

(DETACH BELOW)

REQUEST NO. Z-1201

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

Signed _____

Date _____

Printed Name _____

Address _____

CONDITIONAL USE PERMIT BRIEF

Request Z-1202

Owner: Grady George
Applicant: Judy Boatwright
Location: 619 S. Washington
Existing Zoning: C-1, Neighborhood Commercial
Request: Conditional Use Permit to allow Limited Retail Sales and Limited Restaurant in a C-1 Neighborhood Commercial Zoning district.

Site Plan Overview:

- The property has approximately 73.6' of frontage on Washington Street, and a depth of over 269'.
- The site area is approximately 0.455 acres or 19,828 square feet.
- The property currently contains a two-story residential building located in the front half of the property and a detached shed/garage.
- The house contains approximately 3,140 square feet.
- Currently, the site has access from S. Washington via a single driveway.
- Parking is available in front of the building, and is proposed to the rear of the building.
- The applicant proposes to use the site for limited retail sales and limited restaurant (see attached description).
- Impervious coverage is estimated to be approximately 50% (70% maximum allowed in the C-1 District).
- Building coverage is approximately 10% (max. 40%).
- The building has been used most recently as a residential dwelling.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- Affirmative.

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

- Given the type of items sold and the limited space, the proposed use would seem compatible with surrounding properties.

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

- We do not expect the proposed use to have a negative affect on adjacent properties.

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

- The site has adequate space available for patron and employee parking.

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

- Circulation into and within the site is adequate for this type of use.

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 information has been provided concerning lighting. Signage will be required to meet the requirements of the sign ordinance, and lighting shall be shielded from adjoining property.

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

- Parking proposed is adequate.

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:

- The Council changed the C-1 district in February, 2002, to include "Limited Retail Sales" and "Limited Restaurant" by Conditional Use Permit. Limited Retail Sales is defined as the sale of goods and merchandise which are typically bought in limited quantities and are of a personal nature. Uses within this category are characterized by limited traffic, noise, lighting, parking and hours of operation. Typical uses include an antique shop, bakery, book or stationary store, camera shop, candy, cigar and tobacco shop, florist, jewelry, optical goods, toys and hand crafted items.
- Limited Restaurant is defined as those restaurants which typically involve the custom preparation of food in limited quantities and of a personal nature. Restaurants within this category are characterized by limited traffic, noise and parking that is similar in nature to an office use of a similar size, limited hours of operation typically not later than 10:00 pm, no drive-thru's, and lighting which is shielded from and directed away from adjacent neighborhoods and is dimmed to a minimal level after hours.
- It would seem that the proposed business would fit within these descriptions.

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 proposed use would seem consistent with the C-1 regulations.

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: To date, we have received two letters in support and no letters in opposition to this request.

STAFF RECOMMENDATION: Approval, conditioned upon the applicant providing the required 5' landscape buffer between the parking in front of the building and the street, and the hours of operation be limited to 10 am to 6 pm Monday thru Thursday, Friday and Saturday 10:00 am to 7:00 pm and Noon to 5 pm on Sunday.

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: Judy Boatwright
- 2. ADDRESS: 1207 E MAIN, Fredericksburg, TX 78624
- 3. PHONE NUMBER: (830) 997-1466 FAX NUMBER: _____
- 4. OWNER (if different from applicant): Grady George
- 5. ADDRESS: 12612 Maha Loop Rd, Austin, TX 78719
- 6. PHONE NUMBER: (830) 456-3853 FAX NUMBER: _____
- 7. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:
 ADDRESS: 619 S. Washington St, Fredericksburg, TX 78624
 LEGAL DESCRIPTION: CECO # 591, 615 + 560 BIK III. 455
 LOT SIZE: 73.6' X 269.4' LOT AREA: 19827 sq - 0.45 acres
- 8. EXISTING ZONING: C-1 DISTRICT
- 9. CONDITIONAL USE PERMIT: Limited Retail & Restaurant Sales USE CLASSIFICATION IN THE C-1 ZONING DISTRICT.

10. INFORMATION TO BE PROVIDED BY THE APPLICANT:

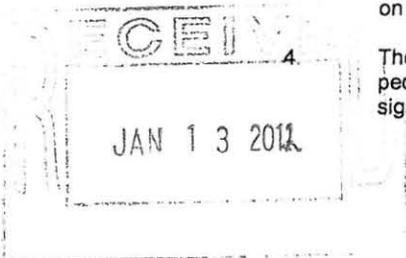
A. A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application. For uses involving public assembly or industrial processing, or uses potentially generating high volumes of vehicular traffic, 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.

See Attachment

(attach additional sheet if necessary)

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: Judy Bostwick
 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: Grady J. Gault

DATE: _____

FEE PAID: _____

TITLE SEARCH: _____
 (Date)

12. CONSENT OF LIENHOLDER: W/A GJG
 (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)

10 A. Statement of proposed use:

More Than Antiques will be a fun place to spend time antiquing, decorating on a budget or just a stress reliever by just browsing.

More Than Antiques will draw into this beautiful early 1900's dwelling. You will be able to stroll thru the rooms looking and buying from an assortment of home accessories, linens, glassware, previous owned furniture, and antiques throughout. You will be able to get ideas from clever ways of accessorizing from the unexpected or what you can do with things that you might have thrown away.

Coming in mid Summer to early Fall when **Sweet Jade's** opens you can drop by for a some tea room favorites such as soups, sandwiches, and desserts or just a cup of tea.

The hours for **More Than Antiques** will be:

Monday – Thursday - 10am till 6pm.

Friday and Saturday – 10am till 7pm - To delight our out of town visitors that want to shop after downtown has closed.

Sunday – Noon till 5pm

10. B Site plans

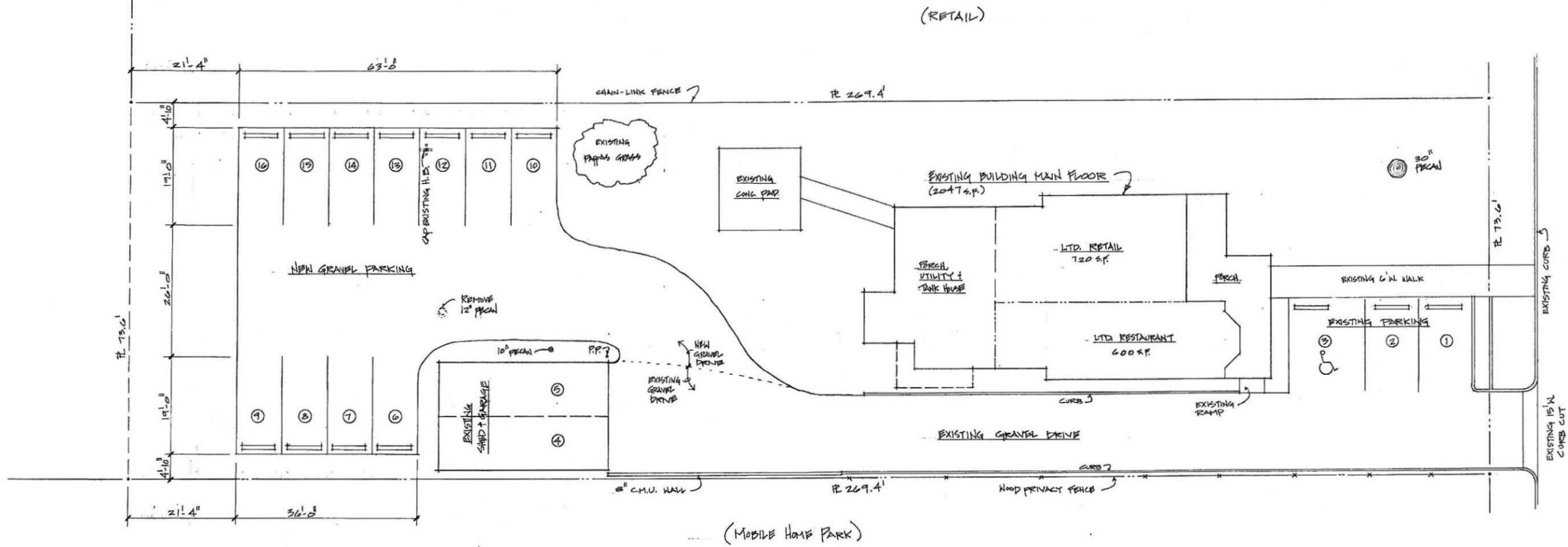
Attached is a plan to accommodate parking for both the limited retail and limited restaurant.

Photo copies of the front and back area of the house to use for proposed parking.









SITE PLAN

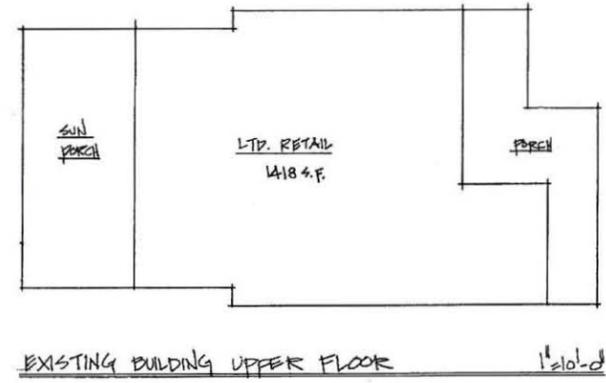
619 SOUTH WASHINGTON STREET, FREDERICKSBURG, TEXAS

APPX. AREAS:

- PERVIOUS ————— 9,728 s.f.
- IMPERVIOUS ————— 10,100
- TOTAL AREA ————— 19,828 s.f.

PARKING:

- LIMITED RETAIL:
2138 s.f. @ 1 space/400 s.f. = 6 SPACES
- LIMITED RESTAURANT:
600 s.f. ÷ 15 = 40 OCCUPANCY ÷ 4 = 10 SPACES
- TOTAL PARKING SPACES REQUIRED — 16



SOUTH WASHINGTON STREET

Prepared by
W. CASS PHILLIPS
PLANNING & DESIGN
1000 W. STATE ST. #100
FREDERICKSBURG, TX 77801

JAN. 10, 2012

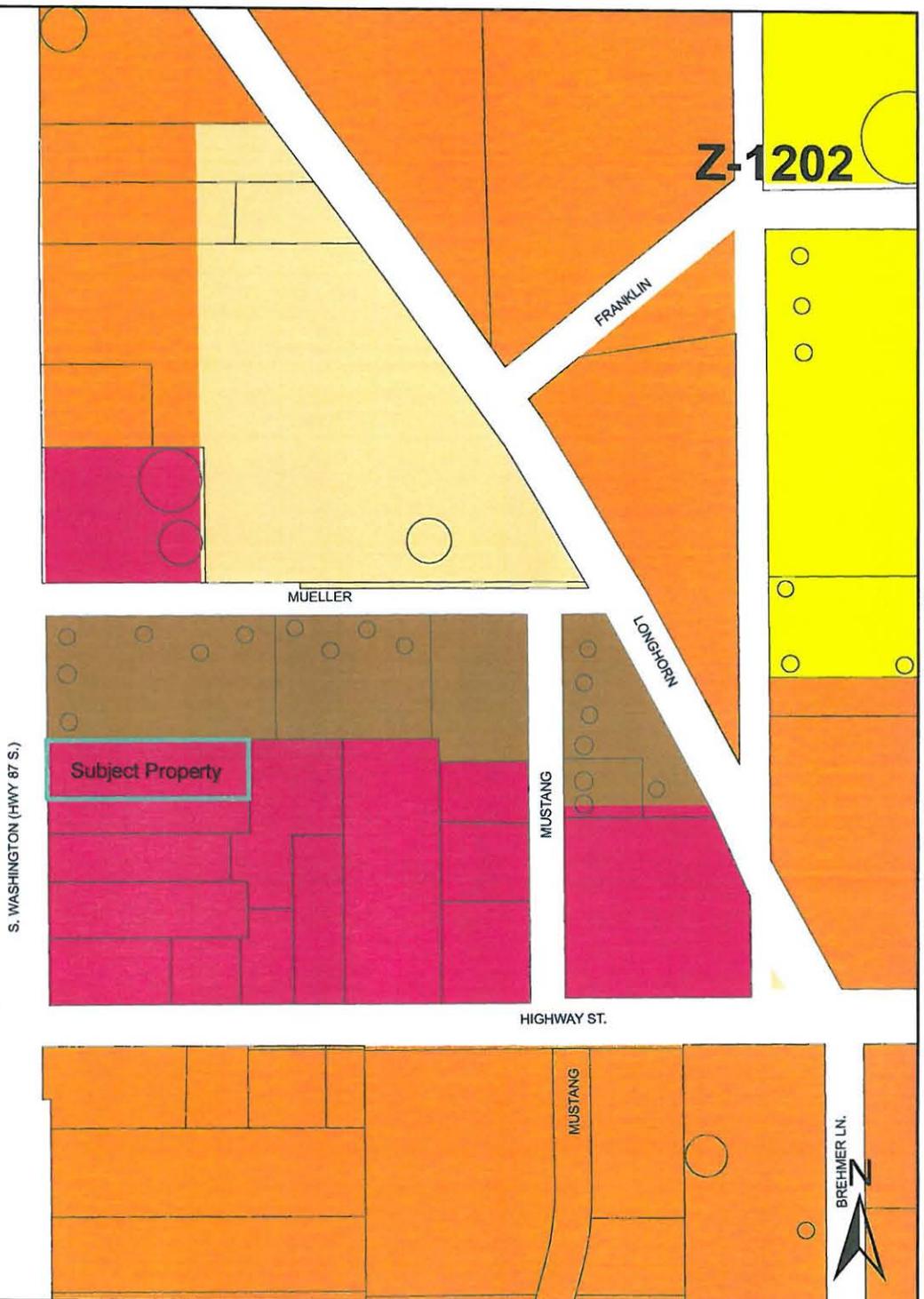
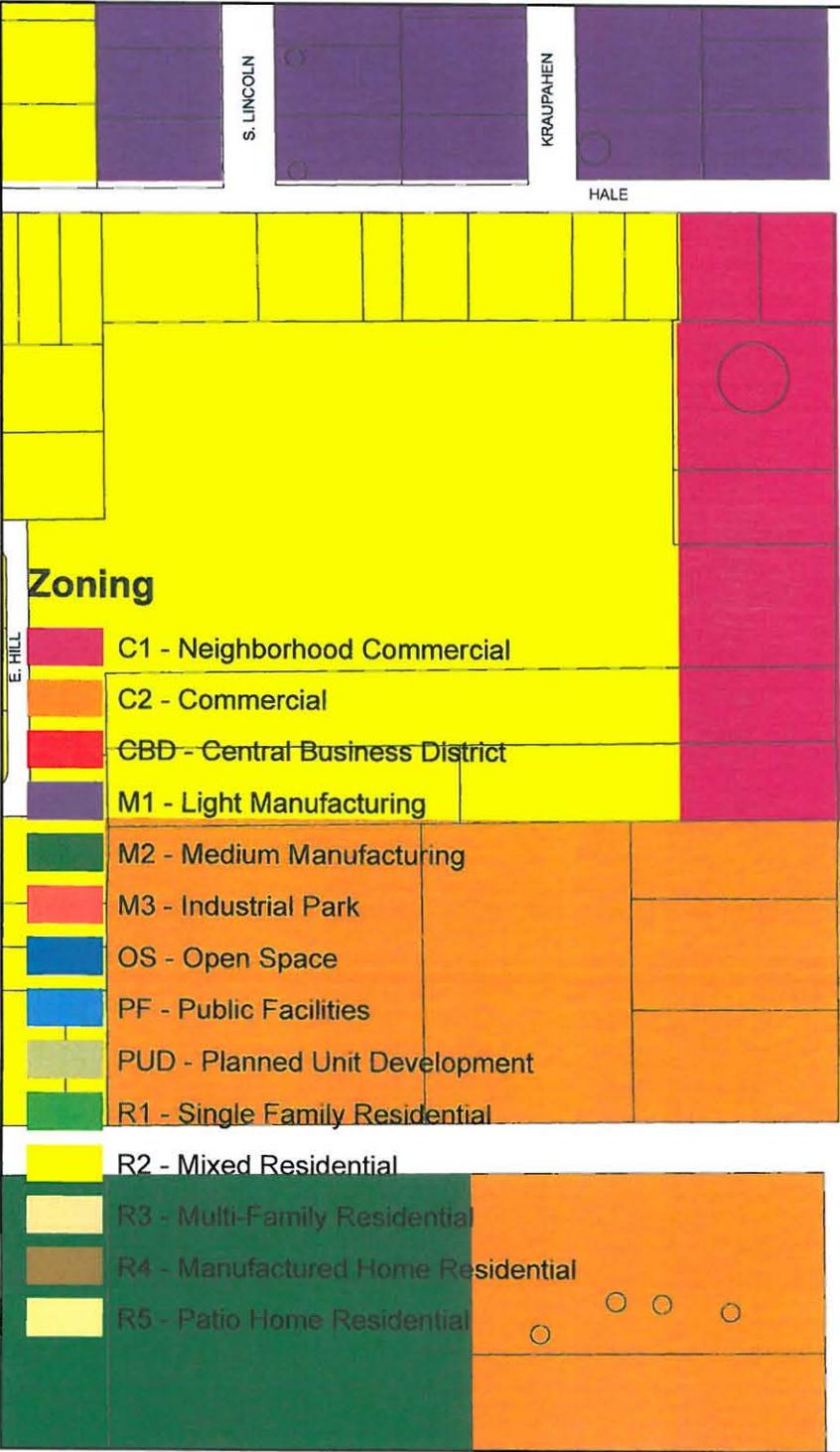
SITE PLAN - APPLICATION FOR CONDITIONAL USE PERMIT FOR LIMITED RETAIL / LIMITED RESTAURANT BY JUDY BOATWRIGHT

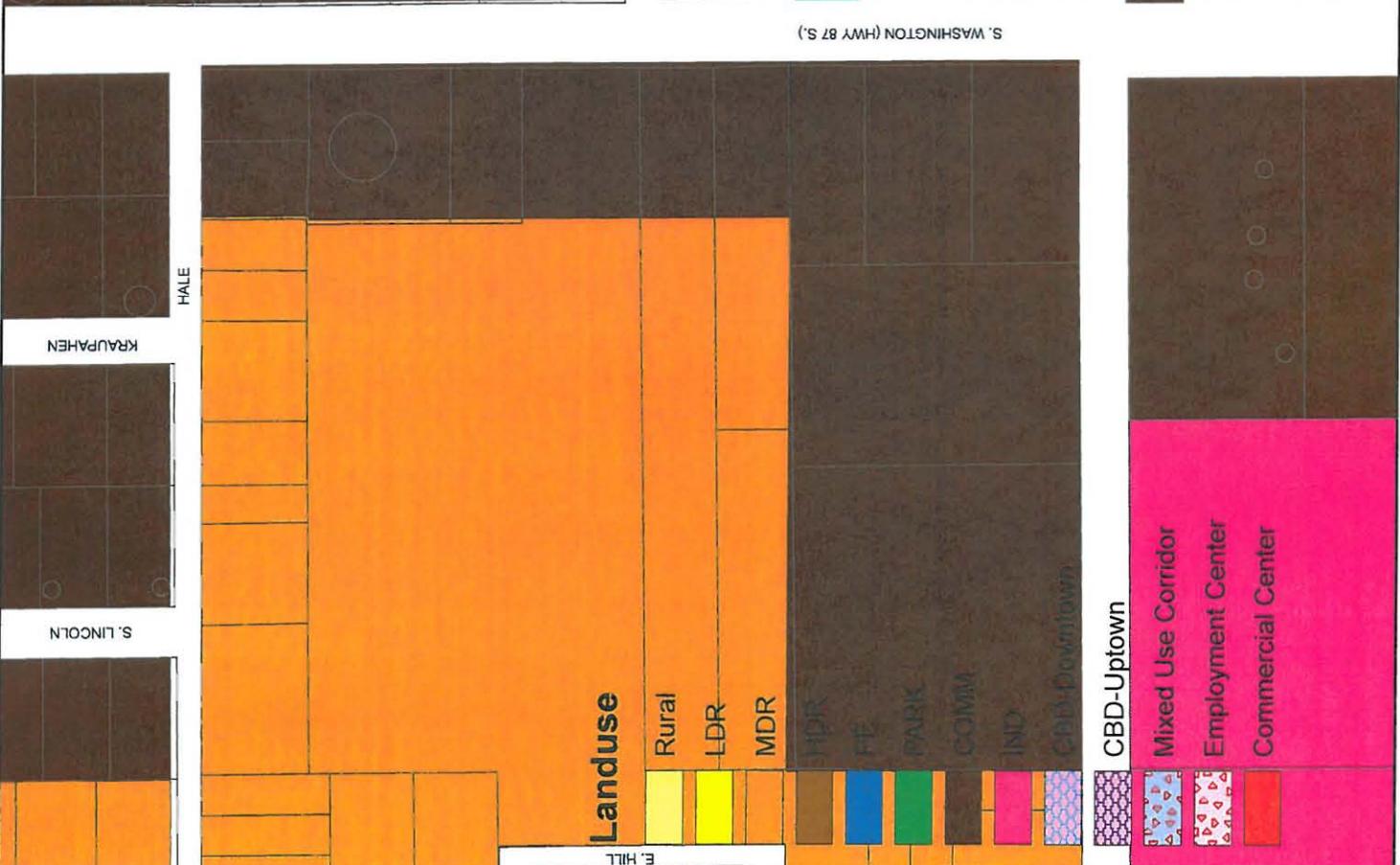
1 of 1



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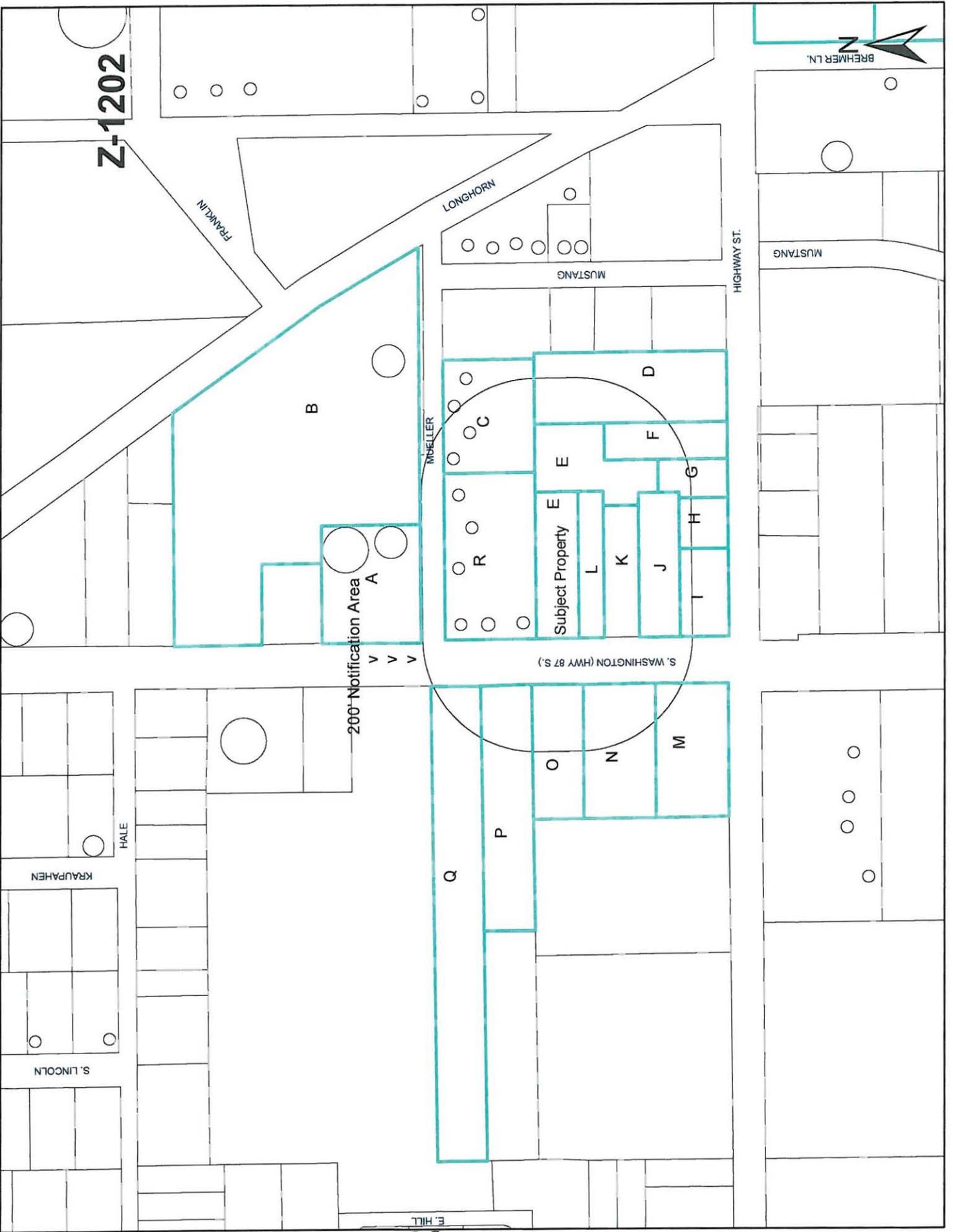
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Z-1202



200' Notification Area

Subject Property

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City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

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

HEARING

DATE: **FEBRUARY 8, 2012**

TIME: **5:30 PM**

REQUEST

NUMBER: **Z-1202**

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: **FEBRUARY 20, 2012**

TIME: **7:00 PM**

REQUEST

NUMBER: **Z-1202**

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

APPLICANT: Judy Boatwright

LOCATION: 619 S. Washington
(see accompanying map)

REQUEST: Conditional Use Permit to allow Limited Retail Sales and Limited Restaurant Use in a C-1, Neighborhood Commercial zoning district

(DETACH BELOW)

REQUEST NO. Z-1202

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

Signed

Date

Printed Name

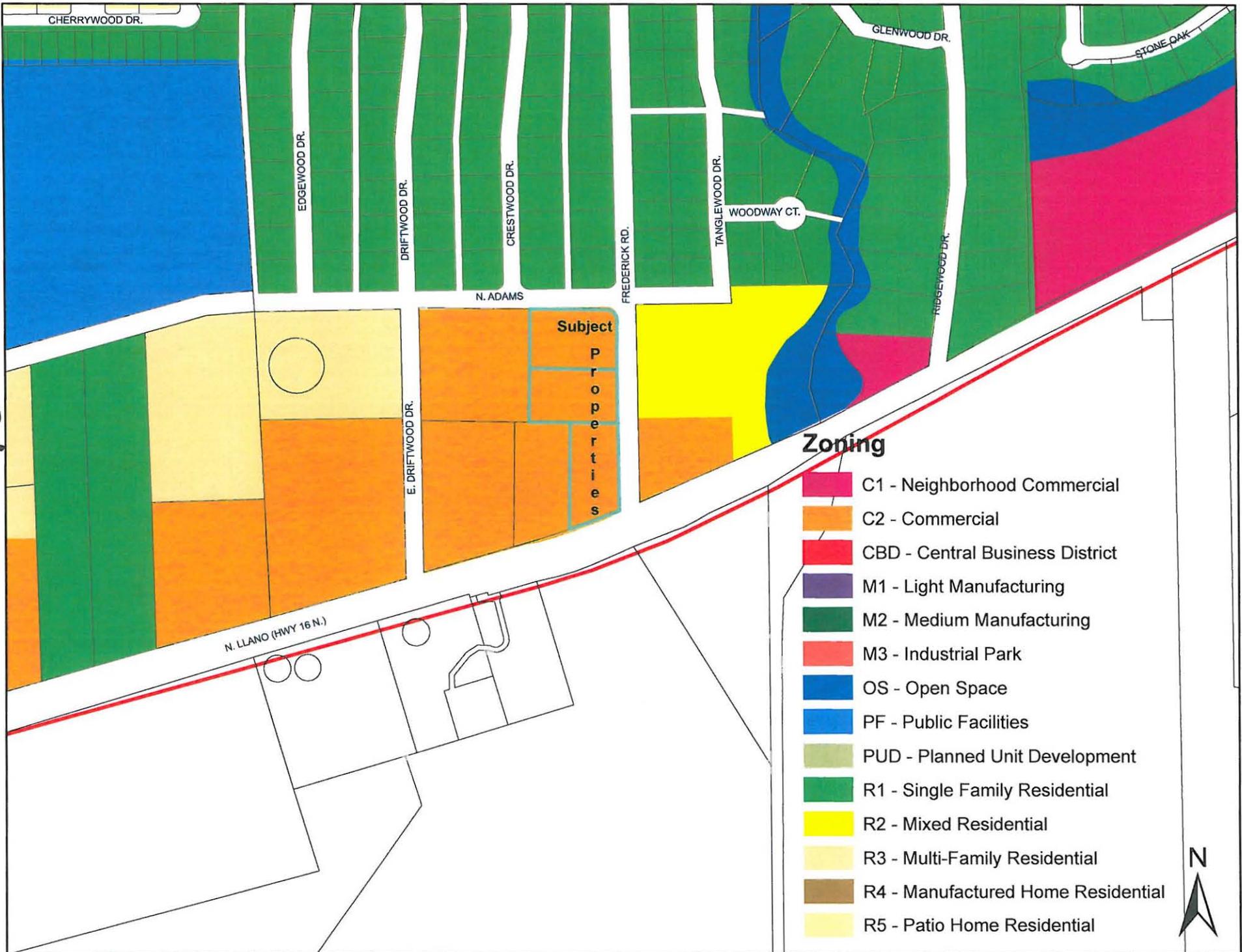
Address

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Letter	Owner	
A	Melaine J. Edgecombe	
B	Skicat, LLC	
C	Milton W. & Regina Carlene Grobe Living Trust	
D	Robert J. & Carol J. Machicek	
E	Grady James George etal	
F	Stuart W. & Gloria Vordenbaum	
G	Spraggins Properties, LLC	
H	Roy Stroehler etal	
I	Roy Stroehler etal	
J	Kent R. & Krista A. Stehling	
K	Carolyn Strickland	
L	Katie Taylor & Nancy Lopez	
M	Janine Stroehler Engel etal	
N	Edward Stroehler & Suzanne Stroehler Smith	
O	Nannette Dicker Easterling	
P	Jonathan Morse & Mary Kay Sawyer-Morse	
Q	Jimmie R. & Linda Langerhans	
R	Jeanette Lopez	

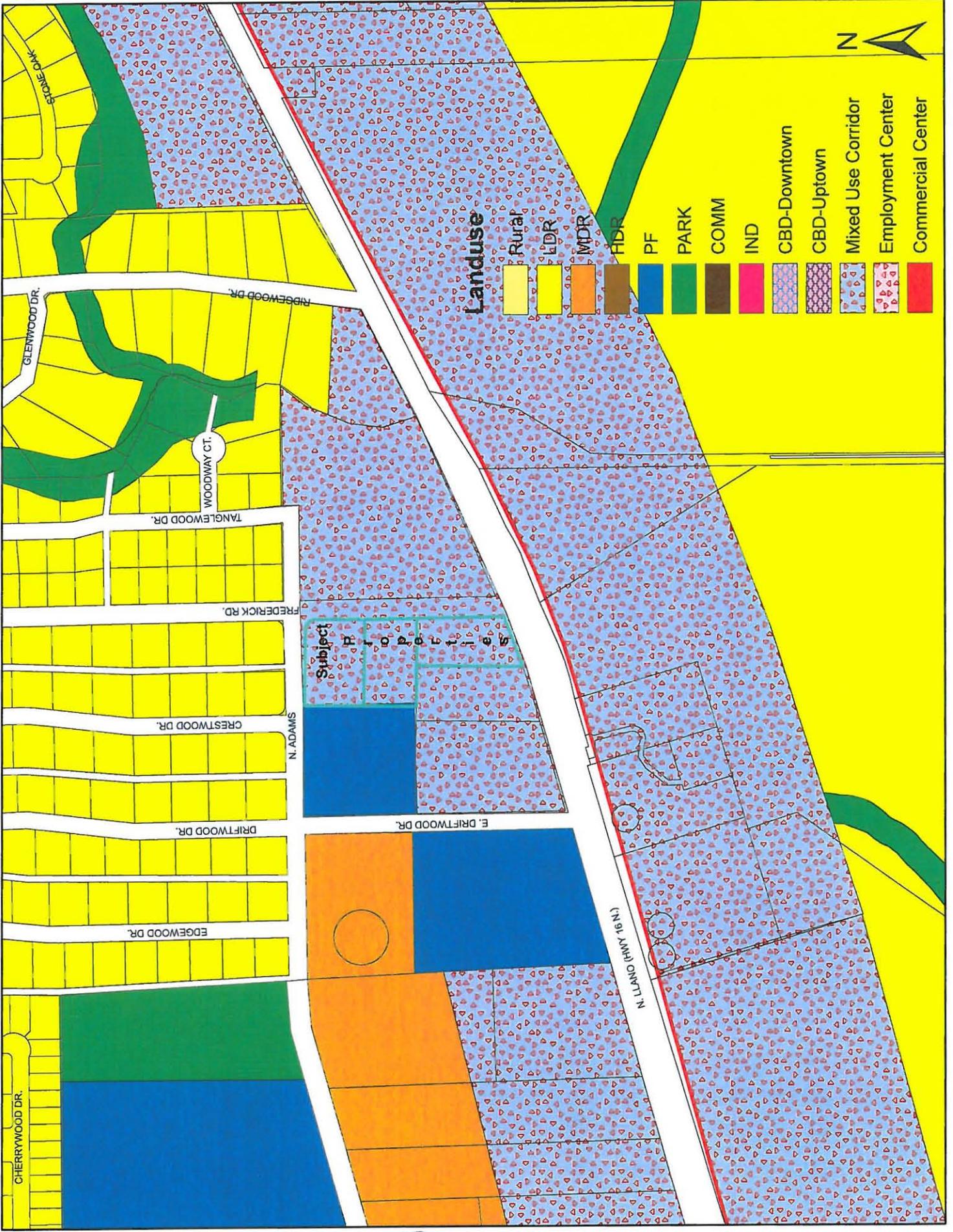
Z-1202

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Zoning

- 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
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential







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