AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, March 7, 2012
5:30 P.M.
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order

2. Approve minutes from the February 2012 Regular Meeting *Pp 1 - 4*

PUBLIC HEARINGS

3. PUBLIC HEARING (Z-1203) by The City of Fredericksburg to: *Pp 5 - 14*

   A) Consider a change in the Land Use Plan from High Density Residential to Commercial on properties located at 603 S. Washington, 605 S. Washington and 508 Longhorn Street

   B) Consider a change in zoning from R-3, Multi-Family Residential, to C-2, Commercial, on said properties

4. Consider making a recommendation on Z-1203

5 PUBLIC HEARING (Z-1204) by The City of Fredericksburg to:

   A) Consider a change in the Land Use Plan from Mixed Use Corridor to Public/Semi-Public on property located at 1906 N. Llano, 95 Frederick Rd and 99 Frederick Rd *Pp 15 - 24*

   B) Consider a change in zoning from C-2, Commercial, to PF, Public Facilities, on said properties

6. Consider making a recommendation on Z-1204

DISCUSSIONS

7. Discuss adding a Comment section to agenda to discuss items not on agenda

8. Discuss changing the April 4, 2012 meeting date

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
February 8, 2012
5:30 P.M.

On this the 8th day of February, 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
JASON HELFRICH

ABSENT:

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-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 - It was moved by Ron Woellhof and seconded by Chris Kaiser to open 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. Brian Jordan, Director of Development Services, presented the application and stated he received an inquiry from the consultants for the county who are investigating the need for a new jail site and the subject of zoning came up during that discussion. Mr. Jordan noted the proposed zoning is intended to reflect the ownership and the nature of the uses that are currently in place. Mr. Jordan noted the total area of the property is approximately four acres, a two acre tract that is owned jointly by the city and the county, and an adjacent two acre tract that is owned exclusively by the county. Mr. Jordan noted the land use plan already designates the properties with a Public Facilities use and the change in zoning would reflect what the land use plan already does. Mr. Jordan noted there is a letter from the County Judge stating his support of the zoning change. Mr. Jordan noted no letters were received in support or opposition of the request. Ron Woellhof moved to close Public Hearing Z-1201 and Brenda Segner seconded the motion. All voted in favor and the motion carried.

Brenda Segner moved to approve application Z-1201. Matt Lines seconded the motion. All voted in favor and the motion carried.

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 - It was moved by Ron Woellhof and seconded by Bjorn Kirchdorfer to open 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. Judy Boatwright presented the application and noted she had previously been granted a Conditional Use Permit for this use at a site on Main Street, but she never opened the business and has been looking for a different location since then. Ms. Boatwright noted the house has 6 bedrooms, 4 downstairs and 2 upstairs, that they would like to fill with antiques for sale as well as provide a place local residents can bring their goods to sell. Ms. Boatwright commented they will possibly make the living room and dining room into a tea room at a later date to serve limited food items during lunch hours only. Ms. Boatwright stated the hours of operation will be 10:00 a.m. to 6:00 p.m. during the week and 10:00 a.m. to 7:00 p.m. on Fridays and Saturdays. Ms. Boatwright also noted hours of operation on Sundays will be 12:00 p.m. to 5:00 p.m.. Ms. Boatwright stated these hours will be the maximum amount of time they will stay open and during slow seasons, the hours may be reduced. Ms. Boatwright noted there is currently parking in the front of the building and they have planned out the back area to allow for 16 total parking spaces. Ms. Boatwright stated they would like to open March 12, 2012, which is 98 years since the house was built and purchased.

Ron Woellhof moved to close Public Hearing Z-1202 and Jason Helfrich seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, commented there is a similar type business a few properties to the south of this location and that owner has submitted a letter in support of the request. Mr. Jordan commented the area that is included in this application is only a portion of the property that Mr. George owns. Mr. Jordan stated the lot depth is approximately 270 feet and 73 feet in width. Mr. Jordan commented there needs to be some clean up work on the back portion of the property but there is ample room for parking, and also noted the parking area is proposed to be an all weather parking surface. Mr. Jordan stated the critical thing for the Commission to consider is if what is proposed meets the definition of limited retail and limited restaurant. Mr. Jordan commented even though the property is large, Staff expects the retail business to be small and limited with limited traffic, signs and lights. Mr. Jordan commented Staff believes the business falls into the criteria of limited retail and stated two letters were receive in favor of the application. Mr. Jordan noted Staff recommendation of approval with the following conditions:

1) Limited hours of operation not to exceed
   10:00 a.m. - 6:00 p.m Monday through Thursday
   10:00 a.m. - 7:00 p.m Friday and Saturday
   12:00 p.m. - 5:00 p.m. Sunday
2) A 5 foot landscape buffer be provided between the parking in front of the building and the street.
3) Any modifications to the building must meet building and health code requirements.

Mr. Jordan also noted a requirement to provide a sidewalk could be made part of the recommendation if the Commission is inclined to do so because the proposal is for a commercial business located on a major thoroughfare. Mr. Jordan stated if a new building was being constructed a sidewalk would be required and since the use of the existing building is changing, a sidewalk could be required. Charlie Kiehne asked if the sidewalk could be constructed with some material other than concrete and Mr. Jordan

stated it would have to be concrete. Bjorn Kirchdorfer asked about parking and suggested the front area be for handicapped parking only. Mr. Kirchdorfer also asked if deliveries and pick ups would be relegated to the back parking area so as not to block entrance to the property. Mr. Jordan noted the code only requires one handicap parking space so the entire front parking area does not need to be handicapped spaces. Mr. Jordan also noted he expects a limited flow of traffic in and out of the property, so he does not feel it is necessary to put requirements on the parking lot use. Charlie Kiehne asked if the driveway is wide enough for one lane in and one lane out and Mr. Jordan stated it is really only wide enough for a single vehicle. Mr. Kiehne also added a sidewalk is important and believes that should be a requirement on the recommendation and then left up to the Council to decide if it should be required for approval. Mr. Kirchdorfer asked if there are any other sidewalks in the block and Mr. Jordan stated there was not and the closest one is in the adjacent block. Mr. Kirchdorfer stated he is against requiring a sidewalk. Charlie Kiehne moved to approve Application Z-1202 with the requirements set forth by Staff as well as the condition a sidewalk be provided. Ron Woellhof seconded the motion. All voted in favor with the exception of Bjorn Kirchdorfer who opposed due to the sidewalk requirement. The motion carried.

DISCUSSIONS

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. - Brian Jordan, Director of Development Services, noted this request came about when an adjoining piece of property was re-zoned, and the Commission suggested the remainder of the properties in the area also be re-zoned. Mr. Jordan stated a letter was sent to two of the three property owners and the other owner was contacted by phone. Mr. Jordan stated the owner he spoke to has no problem with the zoning being changed and there has been no response from the other two owners. Mr. Jordan commented he takes that as an understanding there is not a strong objection to the zoning being changed. Mr. Jordan stated if the Commission believes anything else should be done before the zoning change is initiated, that should be stated, otherwise he noted Staff recommendation to move forward with the zoning change request. The Commission directed City Staff to move forward with the re-zoning application.

DISCUSS PROPERTIES AT 1906 N. LLANO AND 95 FREDERICK AND CONSIDER INITIATING PUBLIC HEARING TO CHANGE THE LAND USE AND ZONING ON SAID PROPERTIES. - Brian Jordan, Director of Development Services, noted the uses on these properties are county facilities and the fire department sub-station. Mr. Jordan commented he will contact the County Judge to let him know the City is wanting to initiate the change and recommended the zoning change be initiated. The Commission directed City Staff to move forward with an application for a land use and zoning change.

MINUTES

Ron Woellhof moved to approve the minutes from the January 2012 meeting as presented. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

WAYFINDING SIGNAGE UPDATE

Brian Jordan, Director of Development Services, stated it is finally time for the signs to start going up.

Mr. Jordan noted the contractors are mobilizing on February 20th and plan to have phase 1 of the project substantially complete by March 9th, the Friday before Spring Break, which was a requirement of the City Council. Mr. Jordan stated approximately 50 signs will be put in place during phase 1. Mr. Jordan commented they continue to have problems with TXDOT approving signs in their right-of-way so they have decided to back those signs out of phase 1 and put signs in place that are within the purview of the City. Mr. Jordan then presented a powerpoint presentation of mock ups of signs in different areas of town.

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 6:38 p.m.

PASSED AND APPROVED this the 7th day of March, 2012.

SHELLEY BRITTON, City Secretary

JANICE MENKING, Chairman

ZONING CHANGE BRIEF
Rezoning Request # Z-1203

OWNERS:	603 S. Washington St. – Rebertha Duecker 605 S. Washington St. – Kerry Kordzik 508 Longhorn St. – Mildred Solbrig
SIZE:	Approximately 0.541 acres
APPLICANT:	City of Fredericksburg
LOCATION:	Portions of 603 and 605 S. Washington St. and all of 508 Longhorn Street, (See attached map).
EXISTING ZONING:	R-3, Multi-family Residential
PROPOSED CHANGE:	1. Change in Land Use Plan from High Density Residential to Commercial, and 2. Change in the Zoning from R-3, Multi-Family Residential to C-2, Commercial

FINDINGS:

- The property consists of the rear portions of 603 and 605 S. Washington St. and all of 508 Longhorn Street.
- There are no buildings on the portion of 603 and 605 S. Washington Street proposed for rezoning and there is a residential structure on the 508 Longhorn Street property.
- The property is bordered by a commercial business to the north, Longhorn Street and Lochte's to the east, a proposed condominium project to the south and Washington Street to the west.
- Water and Sanitary sewer are available to serve this property.
- Adjacent zoning is C-2, Commercial to the north, west and east, and R-3, Multi-family Residential to the south (see attached zoning map).
- The Land Use Plan identifies the adjoining property to the west, north and east as commercial, and to the south as High 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. **We do not anticipate the proposed change to have an adverse affect on properties in the vicinity.**

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: The proposed zoning of Commercial would be appropriate given the configuration of the properties in the area and the surrounding zoning.

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

STAFF RECOMMENDATION: The proposed change in the Land Use Plan and the Zoning is being initiated by the City to create a more appropriate zoning configuration for the area. 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) Rebertha Duecker, Mildred Solbrig, Kerry Kardzik
4. ADDRESS: 603 S. Washington, 605 S. Washington & 508 Longhorn.
5. PHONE NUMBER: _____ FAX NUMBER: _____
6. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:
   ADDRESS: 603 S. Washington, 605 S. Washington & 508 Longhorn
   LEGAL DESCRIPTION: _____
   LOT SIZE: _____
7. ZONING CHANGE REQUESTED FROM R-3 ZONING DISTRICT TO C-2 ZONING DISTRICT
8. JUSTIFICATION FOR REQUEST: more appropriate zoning configuration given the surrounding Land Uses and characteristics
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: High Density Residential LAND USE TO Commercial. 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: _____

DATE: 2/13/12

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

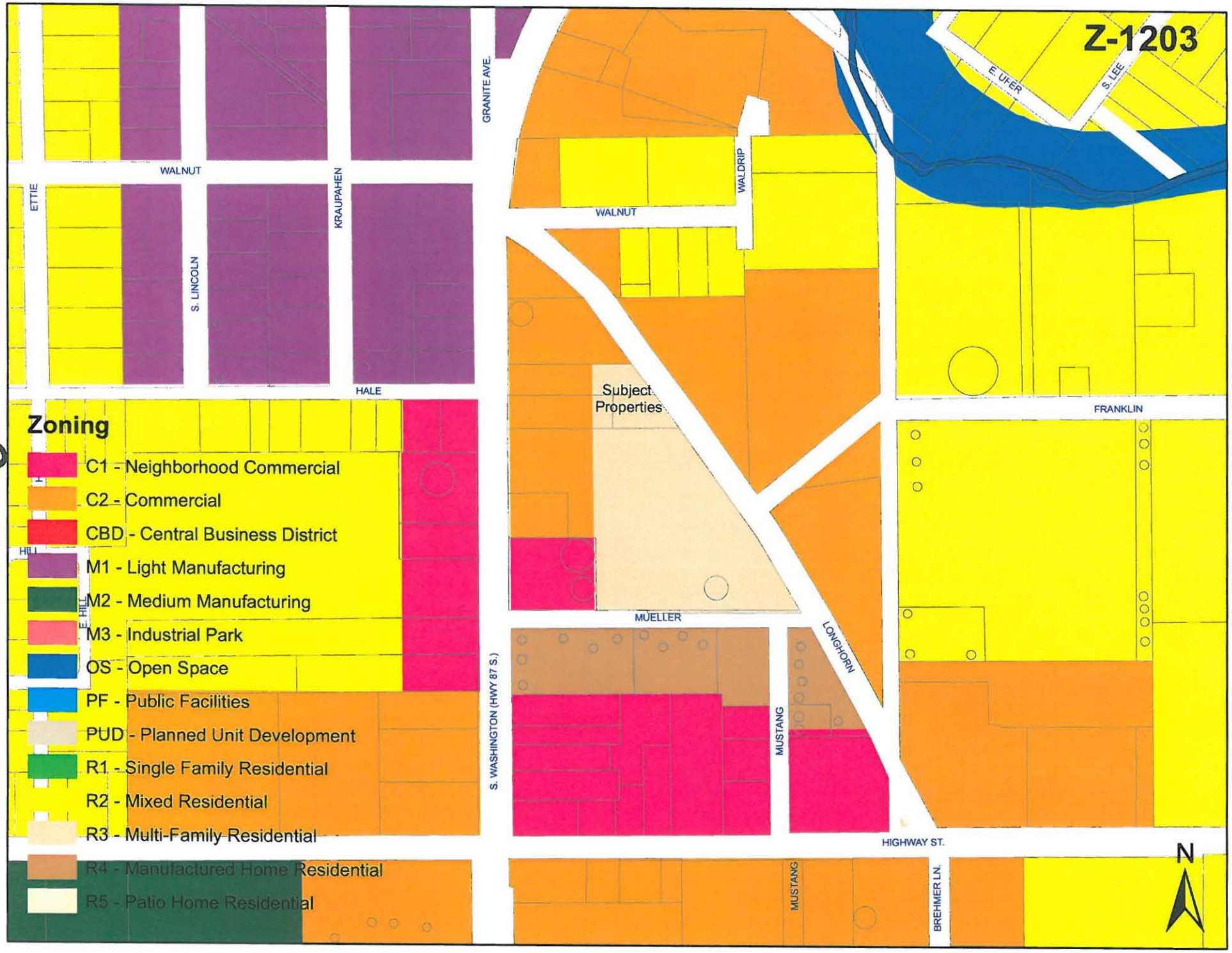
TITLE SEARCH: NA

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

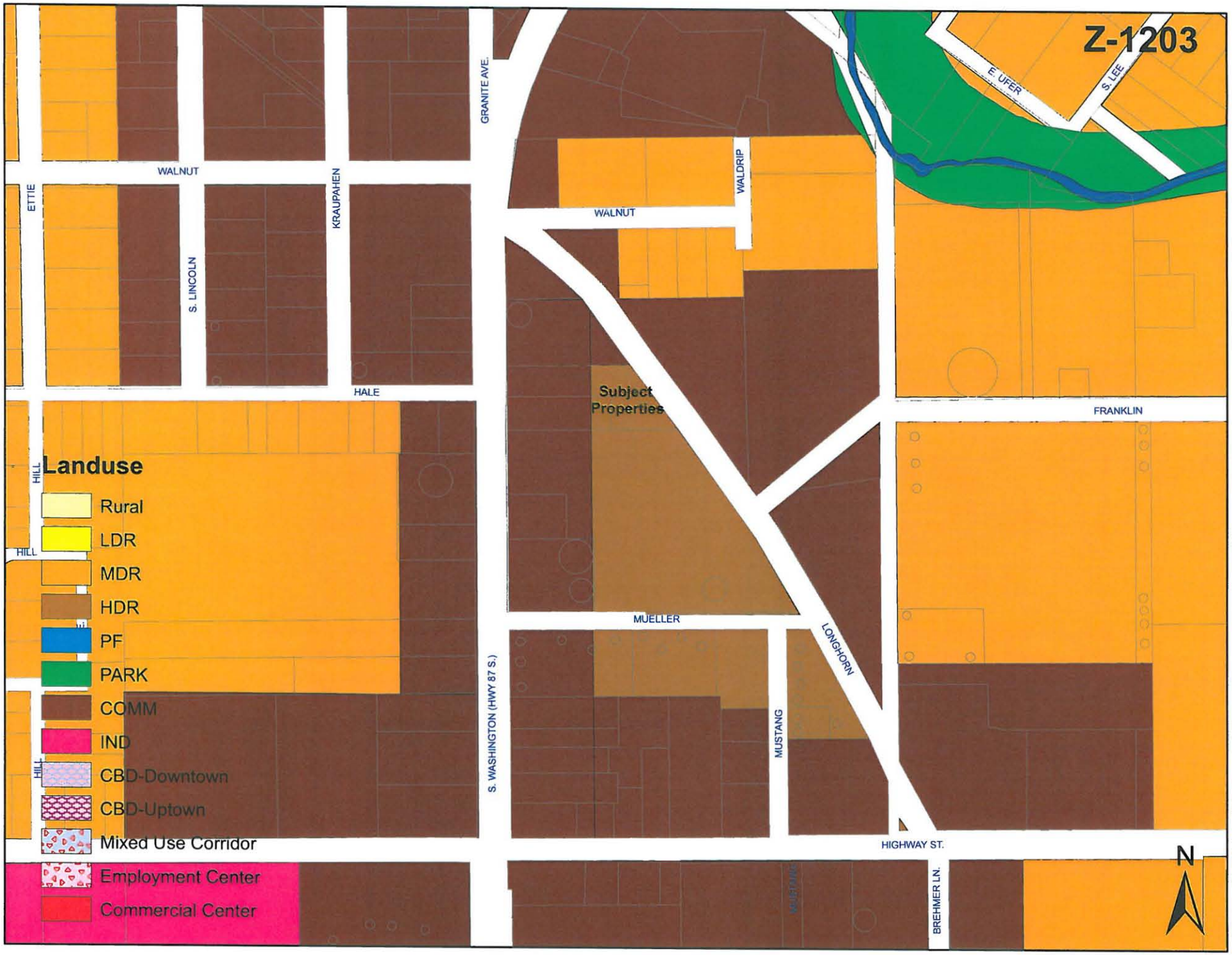
14. CONSENT OF LIEN HOLDER: *Note: If this property is encumbered by Lien, consent of the Lien holder is required.*

SIGNATURE OF LIEN HOLDER: NA

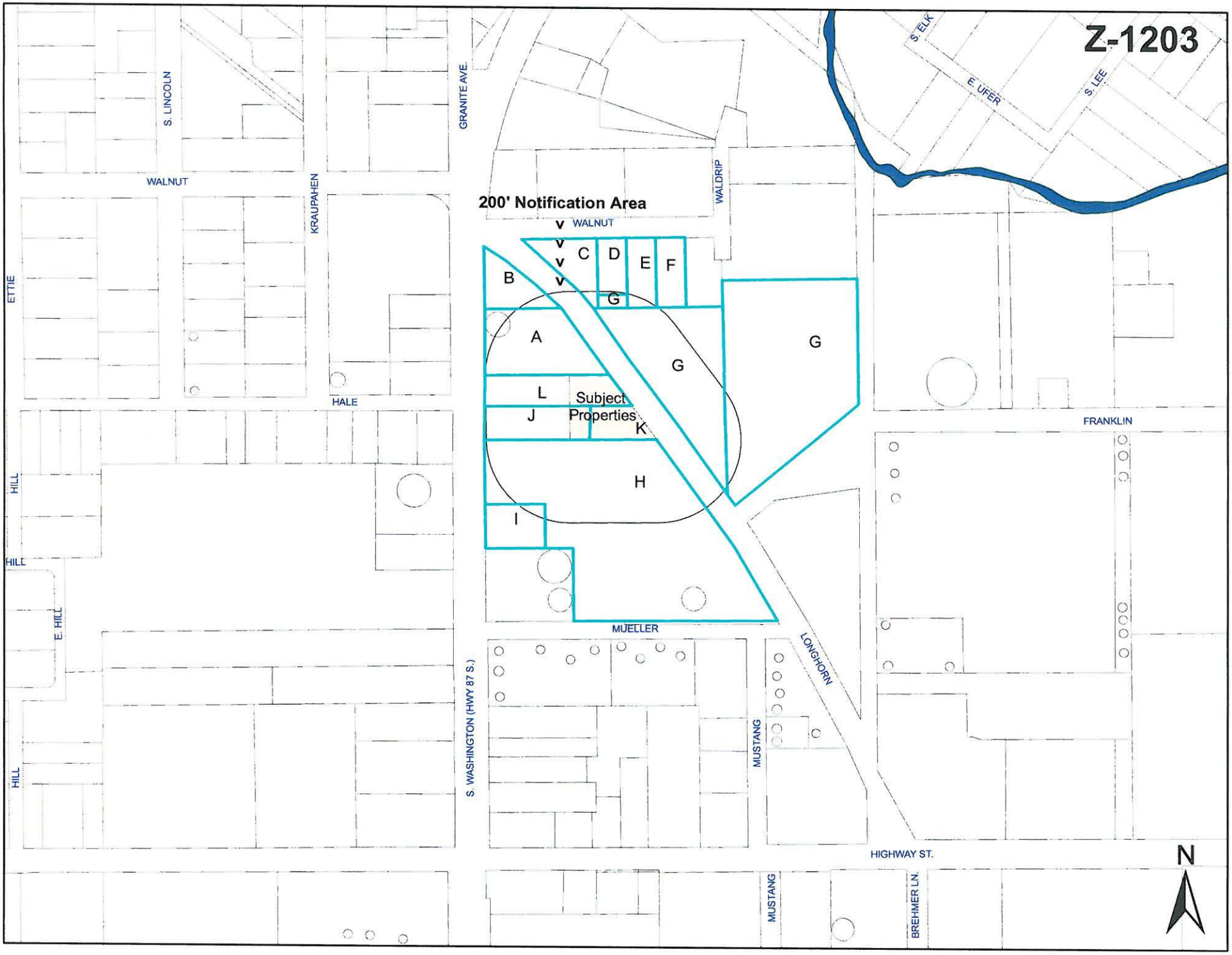
15. LIST OF PROPERTY OWNERS WITHIN 200 FT. (Provided by City)


Z-1203
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
Subject Properties
WALNUT
ETTIE
S. LINCOLN
KRAUPAHEN
HALE
GRANITE AVE.
WALDRIP
E. UFER
S. LEE
FRANKLIN
MUELLER
LONGHORN
S. WASHINGTON (HWY 87 S.)
MUSTANG
HIGHWAY ST.
BREHMER LN.
E. HILL
N

6


Z-1203
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center
Subject Properties
WALNUT
ETTIE
S. LINCOLN
KRAUPAHEN
HALE
GRANITE AVE.
WALDRIP
E. UFER
S. LEE
FRANKLIN
HILL
MUELLER
LONGHORN
S. WASHINGTON (HWY 87 S.)
MUSTANG
HIGHWAY ST.
BREHMER LN.
N

Z-1203
LONGHORN
FRANKLIN
MUSTANG
WALDRIP
WALNUT
MUELLER
S WASHINGTON (HWY 87 S)
GRANITE AVE
HALE
KRAUPAHEN
WALNUT
S LINCOLN


Z-1203
200' Notification Area
Subject Properties
A
B
C
D
E
F
G
G
G
H
I
J
K
L
WALNUT
S. LINCOLN
GRANITE AVE.
KRAUPAHEN
WALDRIP
S. ELK
E. UFER
S. LEE
ETTIE
HALE
FRANKLIN
HILL
HILL
E. HILL
HILL
MUELLER
S. WASHINGTON (HWY 87 S.)
MUSTANG
LONGHORN
HIGHWAY ST.
MUSTANG
BREHMER LN.
N

Letter	Owner	
A	Frederick & William Petmecky	
B	W & E Partners, LLC	
C	Carey C. & Rhonda Bonn	
D	Sharon Buford	
E	Herold & Beverly Treibs Living Trust	
F	Roaelie Helen Miiler	
G	Lochte Storage & Commission Co.	
H	Skicat, LLC	
I	John Wilkinson	
J	Kerry Kordzik	
K	Mildred Solbrig	
L	Rebertha Duecker	

Z-1203

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

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

HEARING DATE: **MARCH 7, 2012**	TIME: **5:30 PM**	REQUEST NUMBER: **Z-1203**

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: **MARCH 19, 2012**	TIME: **7:00 PM**	REQUEST NUMBER: **Z-1203**

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

APPLICANT: City of Fredericksburg

LOCATION: Portions of 603 S. Washington, 605 S. Washington and 508 Longhorn Streets. (see accompanying map)

REQUEST: Change in the Land Use Plan from HDR, High Density Residential to Commercial and a change in Zoning from R-3, Multi-Family Residential to C-2, Commercial

(DETACH BELOW)

REQUEST NO. Z-1203
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____

ZONING CHANGE BRIEF
Rezoning Request # Z-1204

OWNER:	Gillespie County
APPLICANT:	City of Fredericksburg
SIZE:	Approximately 2.87 acres (125,017 Square feet)
LOCATION:	Northwest corner of N. Llano Street and Frederick Rd. (See attached map).
EXISTING ZONING:	C-2, Commercial
PROPOSED CHANGE:	1. Change in Land Use Plan from Mixed Use Corridor to Public/Semi Public, and 2. Change in Zoning from C-2 Commercial to PF Public Facilities.

FINDINGS:

- The property consists of 3 tracts, each approximately 1 acre in size. 1906 N. Llano Street is the Gillespie County Agriculture Building (USDA Service Center), 95 Frederick Road is the Gillespie County Agriculture Extension Building (County related offices) and 99 Frederick Road is the Fredericksburg Fire Department Building.
- The property is bordered by Single family homes to the north, an assisted living center to the east, undeveloped land to the south across Llano St., and a church and commercial to the west.
- Water and Sanitary sewer are available to serve this property.
- Adjacent zoning is R-1, Single Family Residential to the north, C-2 Commercial to the west, R-2 Mixed Residential and C-2 Commercial to the east and unincorporated land to the south across Llano Street (see attached zoning map).
- The Land Use Plan identifies the adjoining property to the west, south and east as Mixed Use Corridor and to the 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. **The uses have been in place several years and have not been an adverse affect on nearby properties.**

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: 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 Land Use Plan and 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) Gillespie County
4. ADDRESS: 101 W. Main
5. PHONE NUMBER: _____ FAX NUMBER: _____
6. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:
   ADDRESS: 1906 N. Llano St., 95 Frederick Rd., 99 Frederick Rd
   LEGAL DESCRIPTION: Lot 3B-R (1.0ac), Lot 3C-R (0.91ac) & Lot 3-B (0.96ac) of a Resub. of Lot 3, Carriage Hills Addn., Unit #7.
   LOT SIZE: 2.87 total acres.
7. ZONING CHANGE REQUESTED FROM C-2 ZONING DISTRICT TO PF ZONING DISTRICT
8. JUSTIFICATION FOR REQUEST: Reflect current use and ownership.
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: Mixed Use Corridor LAND USE TO Public / Semi Public 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: _____

DATE: 2/13/2012

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

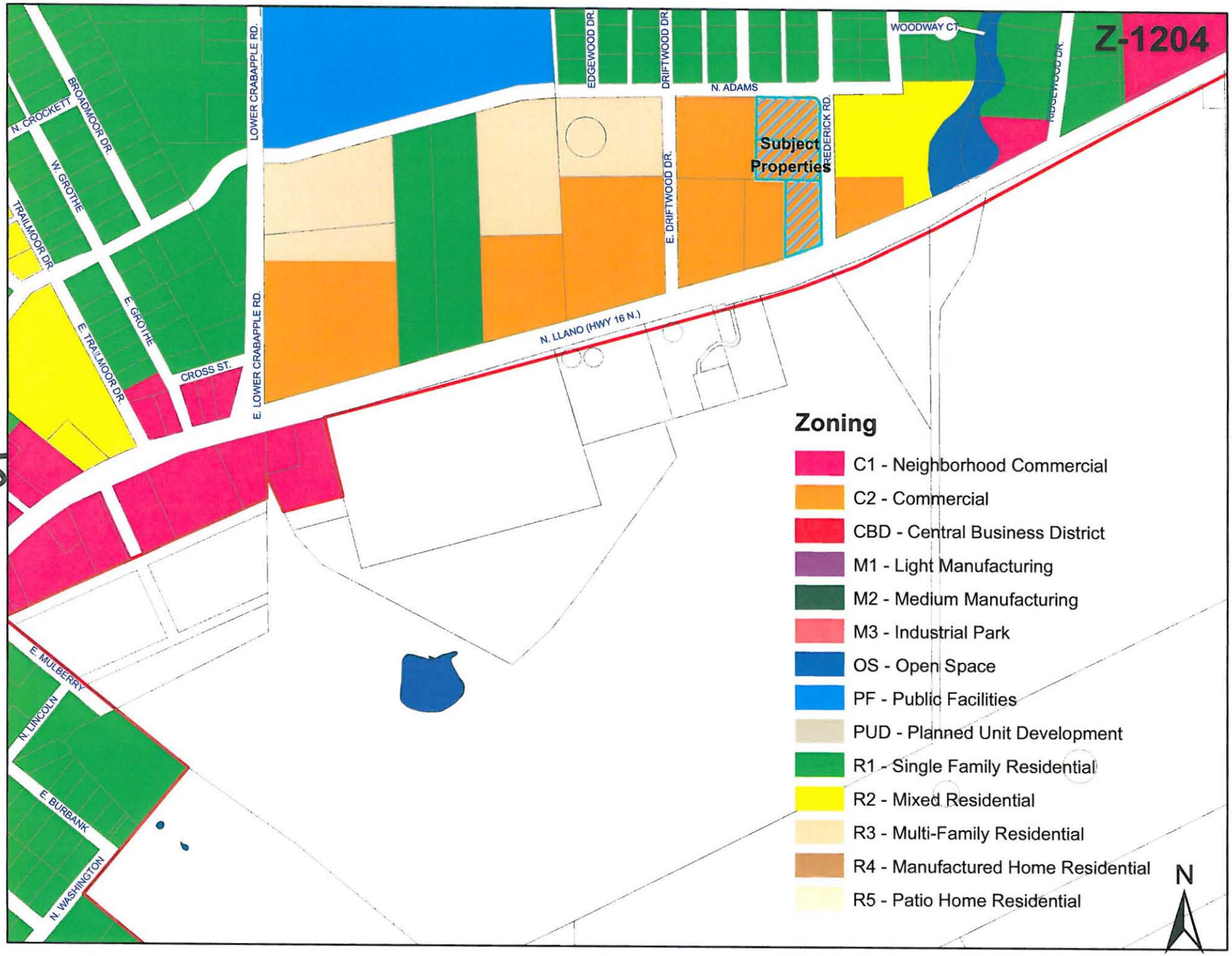
TITLE SEARCH: NA

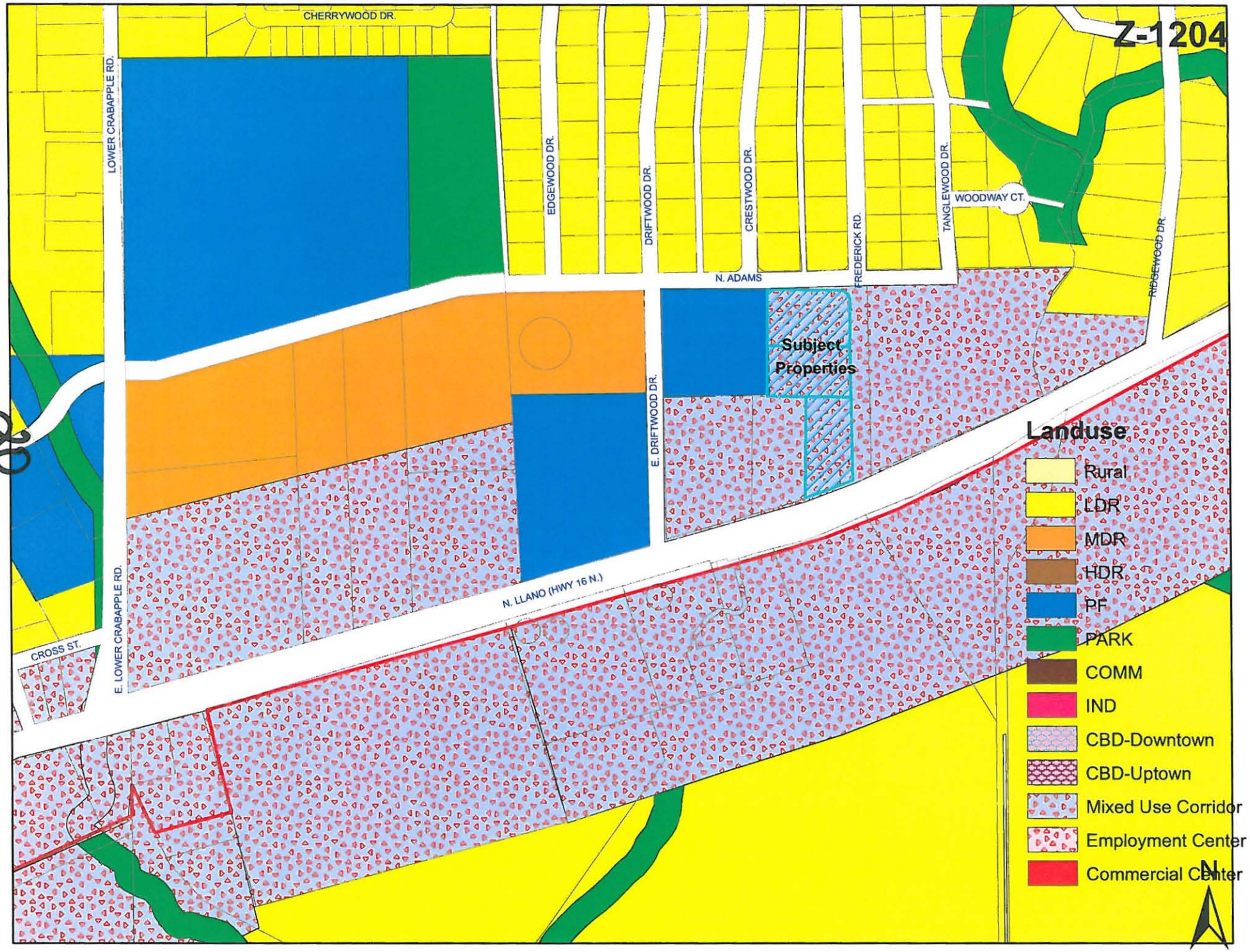
Note: A current title search must be submitted with the application

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

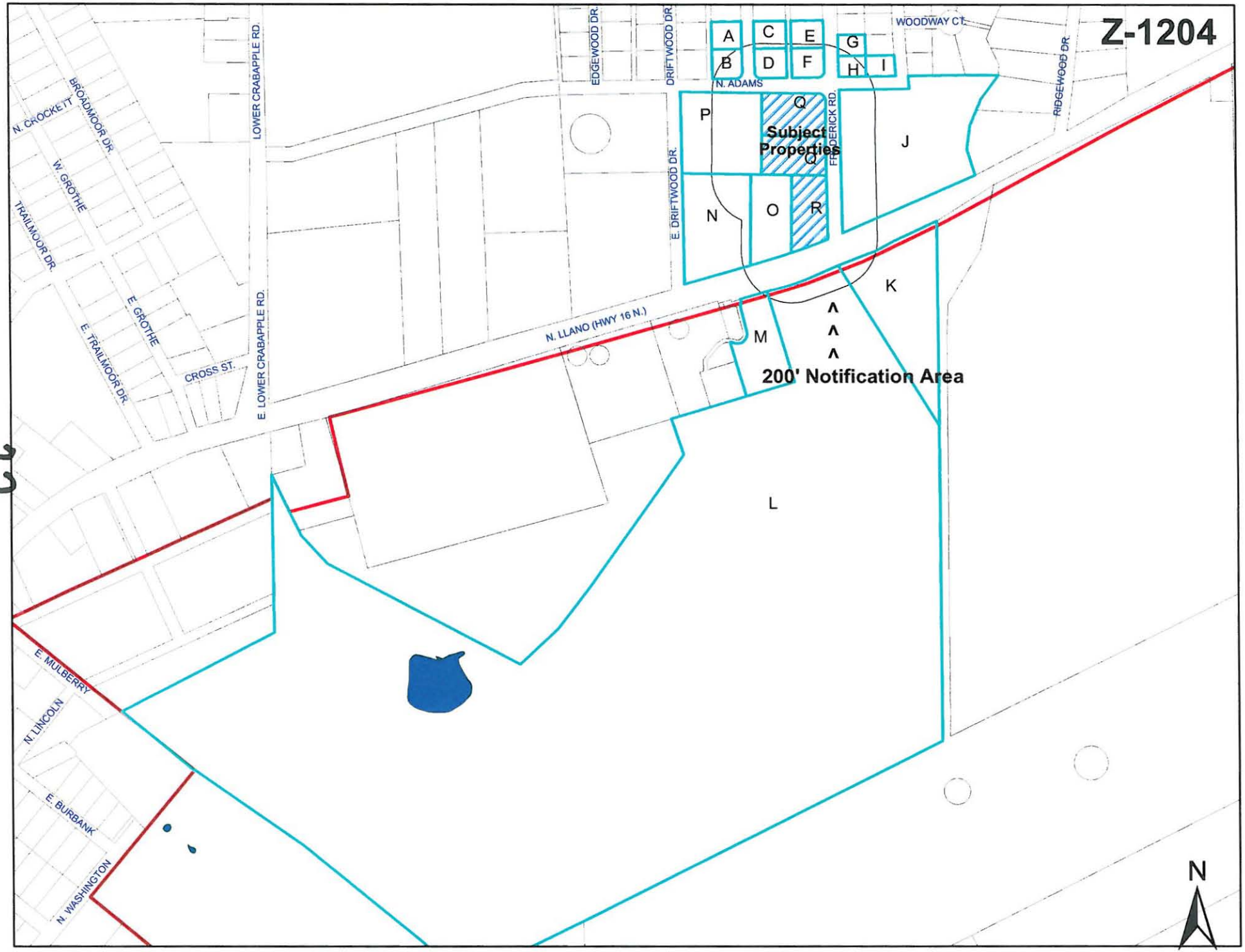
SIGNATURE OF LIEN HOLDER: NA

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


Z-1204
Subject Properties
N. ADAMS
EDGEWOOD DR.
DRIFTWOOD DR.
WOODWAY CT.
RIDGEWOOD DR.
FREDERICK RD.
E. DRIFTWOOD DR.
N. LLANO (HWY 16 N.)
LOWER CRABAPPLE RD.
E. LOWER CRABAPPLE RD.
N. CROCKETT
BROADMOOR DR.
W. GROTHE
TRAILMOOR DR.
E. GROTHE
E. TRAILMOOR DR.
CROSS ST.
E. MULBERRY
N. LINCOLN
E. BURBANK
N. WASHINGTON
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
N


Z-1204
CHERRYWOOD DR.
LOWER CRABAPPLE RD.
EDGEWOOD DR.
DRIFTWOOD DR.
CRESTWOOD DR.
FREDERICK RD.
TANGLEWOOD DR.
WOODWAY CT.
RIDGEWOOD DR.
N. ADAMS
Subject Properties
E. DRIFTWOOD DR.
N. LLANO (HWY 16 N.)
E. LOWER CRABAPPLE RD.
CROSS ST.
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center
N

N 120
N
RIDGEWOOD DR
WOODWAY CT
TANGLEWOOD DR
FREDERICK RD
CRESTWOOD DR
N. ADAMS
DRIFTWOOD DR
E DRIFTWOOD DR
EDGEWOOD DR
N LEWIS (HWY 16 N)


Z-1204
A
B
C
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J
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M
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O
P
Q
Q
R
Subject Properties
200' Notification Area
WOODWAY CT.
N. ADAMS
EDGEWOOD DR.
DRIFTWOOD DR.
E. DRIFTWOOD DR.
FREDERICK RD.
RIDGEWOOD DR.
LOWER CRABAPPLE RD.
E. LOWER CRABAPPLE RD.
N. LLANO (HWY 16 N.)
N. CROCKETT
BROADMOOR DR.
W. GROTHE
TRAILMOOR DR.
E. GROTHE
E. TRAILMOOR DR.
CROSS ST.
E. MULBERRY
N. LINCOLN
E. BURBANK
N. WASHINGTON
N

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

NOTICE OF PUBLIC HEARING FOR LAND USE PLAN AND ZONING CHANGE

HEARING DATE: **MARCH 7, 2012**	TIME: **5:30 PM**	REQUEST NUMBER: **Z-1204**

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: **MARCH 19, 2012**	TIME: **7:00 PM**	REQUEST NUMBER: **Z-1204**

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

APPLICANT: City of Fredericksburg

LOCATION: 95 Frederick and 1906 N. Llano
(see accompanying map)

REQUEST: Change in the Land Use Plan from Mixed Use Corridor to Public/Semi-Public and a change in Zoning from C-2, Commercial, to PF, Public Facilities

(DETACH BELOW)

REQUEST NO. Z-1204
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____

Letter	Owner	
A	Mary Ruth Blackmon Family Trust	
B	Troy W. & Carlene Ottmers	
C	Matthew Aaron & Laura Agnew Bonser	
D	Patricia L. Scott	
E	Orvil S. & Ruth L. Mitchell Revocable Living Trust	
F	Wilbert P. & Frances M. Huebner	
G	Michael S. & Lisa G. Walter	
H	Timothy Steven Husmann	
I	Gerald E. & Betty Howard	
J	SNH / LTA Properties Trust	
K	Curtis Eckhardt	
L	Curtis Eckhardt	
M	Cliff & Patsy Hahne etal	
N	Fritz Family Enterprizes Limited Partnership	
0	Lupine Commercial Company	
P	Church of Jesus Christ of Latter Day Saints	
Q	County of Gillespie	
R	County of Gillespie	

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Z-1204