AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, June 6, 2012
5:30 P.M.
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order

2. Approve minutes from the May 2012 Regular Meeting *Pp 1 - 3*

PUBLIC HEARINGS

3. PUBLIC HEARING (Z-1207) by Todd and Jodie Kneese to: *Pp 4 - 13*

   A) Consider a change in the Land Use Plan from Medium Density Residential to Commercial on property located at 901 S. Adams St.

   B) Consider a change in Zoning from R-2, Mixed Residential, to C-1, Neighborhood Commercial on said property

4. Consider making a recommendation on Z-1207

SITE PLANS

5. SP-1202 - Consider a Site Plan for St. Joseph's Halle at 212 W. San Antonio *Pp 14 - 25*

DISCUSSIONS

6. Sidewalk Master Plan *Pp 26 - 28*

ADMINISTRATIVE APPROVALS

7. P-1201 - Resub - Townlot 538AR & part of Townlot 537 (JML, No. Sixteen, LP)
8. P-1202 - Resub - Townlots 553AR & 553BR (Cox)

ADJOURN

TATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
May 9, 2012
5:30 P.M.

On this the 9th day of May, 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
STEVE THOMAS
BJORN KIRCHDORFER
BRENDA SEGNER
JASON HELFRICH
CHRIS KAISER

ABSENT: MATT LINES
RON WOELLHOF

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

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

PUBLIC HEARING (Z-1205) BY MICHAEL G. PAINTER TO CONSIDER A CHANGE IN ZONING FROM R-1, SINGLE FAMILY RESIDENTIAL, TO C-2, COMMERCIAL, ON A 0.376 ACRE TRACT OF LAND BEING A PORTION OF LOT A4, BLOCK 2 AND LOT 15, BLOCK 2 OF THE LOUIS PREISS ADDITION TO THE TOWN OF FREDERICKSBURG, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF KAY STREET AND AUSTIN STREET. - It was moved by Brenda Segner and seconded by Bjorn Kirchdorfer to open Public Hearing Z-1205 by Michael G. Painter to consider a change in zoning from R-1, Single Family Residential, to C-2, Commercial, on a 0.376 acre tract of land being a portion of Lot A4, Block 2 and Lot 15, Block 2 of the Louis Preiss Addition to the town of Fredericksburg, generally located at the southwest corner of Kay Street and Austin Street. Michael Painter presented the application and stated he is subdividing the property and would like to zone the strip of land that is adjacent to the C-2 zoning district C-2 and leave the remainder R-1. Mr. Painted noted the 80 foot strip of land he is subdividing out of the whole tract is not suited for residential use.

Matt Lines moved to close Public Hearing Z-1205. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the property is currently platted as two large lots that front on Austin Street and the house that sits in the corner encroachs over an original lot line, which was not unusual when an owner owned two adjacent lots. Mr. Jordan noted the applicant would like to

resubdivide the property into three lots, two residential and one commercial, and that proposed plat has been received at City Hall and is currently under review. Mr. Jordan noted the adjoining land uses include the post office detention pond to the west, a woodworking shop to the south, residential homes to the north, and a mix of uses, both residential and commercial, to the east. Mr. Jordan explained the property is currently located in a general land use concept and is defined as a Commercial Center. Mr. Jordan commented evaluating the proposed 80 foot strip is difficult, but in his opinion it does indicate a general trend toward a commercial type zone since it is essentially an extension of an existing commercial zone. Mr. Jordan noted Staff recommendation of approval based on the fact the applicant is maintaining the R-1 zoning to the north by the existing residential areas. Mr. Jordan commented the Commission has several options which include to concur with Staff recommendation, recommend denial, or recommend a lesser commercial zoning, such as C-1.

Bjorn Kirchdorfer asked if any fencing would be required and Mr. Jordan noted if a commercial business is put on the lot, they will be responsible for fencing between the commercial and residential zoning. Mr. Kirchdorfer then asked if there was any thought to the traffic impact if commercial zoning is allowed. Mr. Jordan stated the traffic could potentially increase, but the advantage is that the property is a small tract of land and the increase would be minimal. Mr. Jordan also noted there are different routes to take off the property, which would help the circulation of any increase in traffic.

Janice Menking asked if anyone has any concerns with a C-2 zoning being allowed over a C-1. Charlie Kiehne noted he does not if none of the owners voiced any concerns.

Charlie Kiehne moved to recommend approval of Z-1205. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

MINUTES

Ron Woellhof moved to approve the minutes from the March, 2012 meeting as presented. Steve Thomas seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

DISCUSS THE SIDEWALK MASTER PLAN - Brian Jordan, Director of Development Services, distributed a map to the Commission that depicted where sidewalks are currently installed within the Historic District of town and explained to the Commission this discussion has come about from a workshop City Staff held with the City Council in March. Mr. Jordan commented the Council would like to take the sidewalk requirement out of the subdivision process and tie it to development of land instead. Mr. Jordan noted the current method is linked to subdivision of land, but there is not a designation as to a certain number of lots and so individuals that are only doing a minor subdivision of one or two lots are required to either install or put up money for sidewalks. Mr. Jordan stated the idea that came out of the workshop was to put together a master plan that lists everywhere sidewalks should be installed and if a new development is proposed in one of those areas, the developer be required to put sidewalks in. Mr. Jordan noted he has tried to come up with an inventory of where sidewalks should be required, and an inventory that shows where there are existing sidewalks. Mr. Jordan also noted there are many obstacles that come into play in different areas of town, such as drainage ditches, slopes, bridges, utility poles, and fire hydrants. Mr. Jordan commented there are gaps in sidewalks everywhere around town, with the exception of the majority of Main Street. Mr. Jordan also noted the sidewalks are different widths, some meet ADA requirements and some don't, some have curbs or steps and some don't, so there is a great mix of what is in place. Mr. Jordan noted with the 2004 bond the City allocated some money for sidewalks on west Main, but some of that money was put into the Friendship Lane sidewalk project, and

that is why there are some gaps on the west end of Main Street. Mr. Jordan commented he doesn't feel sidewalks are as critical where the properties turn residential. Mr. Jordan noted he believes the most important areas are from San Antonio Street, Main Street., and Austin Street from some distance on the west side to some distance on the east side and then the streets that run between them. Mr. Jordan stated that area is somewhat manageable. Mr. Jordan asked the Commission if they were in agreement that they should look at the downtown shopping area first or if they believe they should look at streets all the way down to the post office or Frederick Road, as an example. Steve Thomas asked if Staff has coordinated with TXDOT and Mr. Jordan stated the project is only in a conceptual stage and there will have to be much more work and solid numbers before anything goes to Council or TXDOT for approval. Mr. Jordan noted he is just now starting the process and looking for suggestions, thoughts or comments. Mr. Jordan then mentioned what projects the City has completed which include extending the sidewalk west on Main Street, installed sidewalks on the east side of S. Adams from Stroeher & Olfers south to Highway Street, and added sidewalks on Washington Street on the east side from Subway to the 400 block. Mr. Jordan also noted that was done before the two new hotels were on the west side of Washington. Bjorn Kirchdorfer noted foot traffic will increase on the west side of Washington whether there is a sidewalk or not.

Bjorn Kirchdorfer commented he likes the idea of starting in the middle of town and feathering out to other areas as needed. Mr. Jordan commented he believes they should look at putting in sidewalks on both sides of Austin Street from Edison to Elk and on Main Street from city limit to city limit. Mr. Jordan noted commercial zoning starts at Milam on San Antonio Street and then there is residential on the south and commercial on the north, but there is an existing sidewalk by St. Mary's so he believes the sidewalk should be extended to the next block and taken down to Washington St and then all streets, both north and south, between these borders should be included. Mr. Jordan stated these areas seem logical to be included in a plan, but they will have to look at it to see if it is reasonable given the obstacles in the streets. Mr. Jordan then noted there was a sidewalk put in from Marketplatz to the school with a grant given to the parks department and that connection has to be maintained because of the grant.
Charlie Kiehne commented the Commission needs to prioritize where pedestrian traffic is and where sidewalks are needed. Janice Menking asked what the time frame is for getting the master plan together and Mr. Jordan noted he hasn't been given a specific time frame, but he doesn't want it to linger too long. Mr. Jordan asked the Commission to put some thought into the master plan and look around town to see where they believe there should be sidewalks from both a regional standpoint and from the downtown area so they can present a plan to Council and from that point, prioritize the areas. Mr. Jordan then noted the Council will have to ultimately make the decision and direct the Commission to take action on the next step. Mr. Jordan noted the discussion will continue at the next meeting.

ADJOURN

With nothing further to come before the Commission, Jason Helfrich moved to adjourn. Brenda Segner seconded the motion. All voted in favor and the meeting was adjourned at 6:50 p.m.

PASSED AND APPROVED this the 6th day of June, 2012.

SHELLEY BRITTON, City Secretary

JANICE MENKING, Chairman

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1207

OWNER: James and Linda Shaw

APPLICANT: Todd and Jodie Kneese

LOCATION: 901 S. Adams Street, East side of Adams St. between Hale St. and Windcrest Street (See attached map).

SIZE: Approximately 0.29 acres (12,600 Square feet)

EXISTING ZONING: R-2, Single-Family Residential

PROPOSED CHANGE: 1. Change in Land Use Plan from Medium-Density Residential to Commercial; and

2) Change in Zoning from R-2 Mixed Residential to C-1, Neighborhood Commercial.

FINDINGS:

- The property is presently undeveloped, platted as Lot 2 of the Usener Addition.
- The property is rectangular in shape, with approximately 90' of frontage on Adams Street, and a depth of 140'.
- The property has frontage on the "stub" section of Adams Street that parallels the main lanes, with street access extending from Windcrest Drive.
- Water and Sanitary sewer are available to serve this property. The water line is located in Adams Street. The sewer line is located at the rear of the property in an easement extending from Hale Street.
- Adjacent zoning is R-2 Mixed Residential to the east and south, and C-2 to the north across Hale Street and to the west across Adams Street (see attached zoning map).
- The Land Use Plan identifies the adjoining property to the west and north as Public Facilities and Commercial, and property to the east and south as Medium Density Residential (see attached Land Use Map).
- Adjacent land uses include Single-family residences to the immediate north, east and south, and commercial (hotels) to the west.

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. **The subject property is large enough to facilitate smaller commercial activities. However, in staff's opinion, a district larger in size would be more appropriate to accommodate commercial activities. The Land Use Plan does not distinguish between neighborhood and general commercial land uses.**

B. The property affected by the request does not exceed the capabilities of the infrastructure. **Infrastructure serving this area is adequate to support light commercial activities.**

C. The request will have no adverse affect on any property within 600 feet of the affected property. **As the applicant intends to utilize the site with an office use, we would not anticipate any negative affects on adjoining property. However, in considering this change, all possible uses allowed in the commercial designation need to be considered.**

D. The requested change is to accommodate an appropriate land use and is consistent with other elements of the Comprehensive Plan. **As a stand-alone property, we would not consider the proposed commercial designation appropriate. If it is determined that commercial uses are appropriate in this area, we would recommend the creation of a zoning district, or an extension of an existing district, rather than "spot zoning" a particular tract or parcel.**

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. **If an appropriate district can be created wherein land uses are compatible with the surrounding area, we would not expect the proposed change to have a negative affect on properties within the vicinity.**

ZONING: While the Land Use Plan does not distinguish between levels of commercial, the type of zoning is more specific. In particular, the applicant is requesting a change to C-1, Neighborhood Commercial. The proposed zoning is intended to provide for the establishment of restricted commercial facilities, to serve the conveniences and needs of the immediate neighborhood and must be compatible with the residential character and environment of the neighborhood. These uses generally result in limited traffic generation.

OPPOSITION/SUPPORT OF REQUEST: Staff has received 2 letters in support and no letters in opposition to this request.

STAFF RECOMMENDATION: As suggested in the discussion above, staff does not recommend changing the zoning on the subject property as a stand-alone tract. However, if the Commission is inclined to consider a change of zoning in this area, we would recommend that a larger area be considered and a zoning district be created. To do so, the Commission would need to direct staff to call a Public Hearing on the specific area to be considered. If directed by the Commission, we would recommend including all 4 lots fronting on Adams Street within this Block, to be considered.

There are several options for the Commission to consider. First, the Commission may recommend approval of the change requested. Second, the Commission may recommend denying the request, or third, the Commission may recommend that we consider changing the zoning on all or a portion of the remaining property within the block. I this option is selected, a subsequent public hearing will be required before making a final recommendation.

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: Todd & Jodie Kneese
2. ADDRESS: 109 Bobwhite Trail
   PHONE NUMBER: 830-285-1501 FAX NUMBER:
3. OWNER (IF DIFFERENT FROM APPLICANT) James & Linda Shaw
4. ADDRESS: ~~3612 101st Street, Lubbock, TX 79413~~ 4620 118th Lubbock TX 79412
5. PHONE NUMBER: 806.787.5436 FAX NUMBER. 806.793.2046
6. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:
   ADDRESS: 901 S. Adams St., Fredericksburg, TX
   LEGAL DESCRIPTION Lot #2; Mrs. Lillie Usener Subdivision
   LOT SIZE: 12,600 SqFt
7. ZONING CHANGE REQUESTED FROM R-2 ZONING DISTRICT TO C-1 ZONING DISTRICT
8. JUSTIFICATION FOR REQUEST. To allow desired use of lot for potential Buyer, ABPT, LLC.
9. ARE THERE ANY DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY FROM BEING USED IN THE MANNER HEREIN PROPOSED? Yes - See Attached
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: Residential LAND USE TO Commercial LAND USE.
13. SIGNATURE OF APPLICANT. Todd Kneese Jodie Kneese

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:

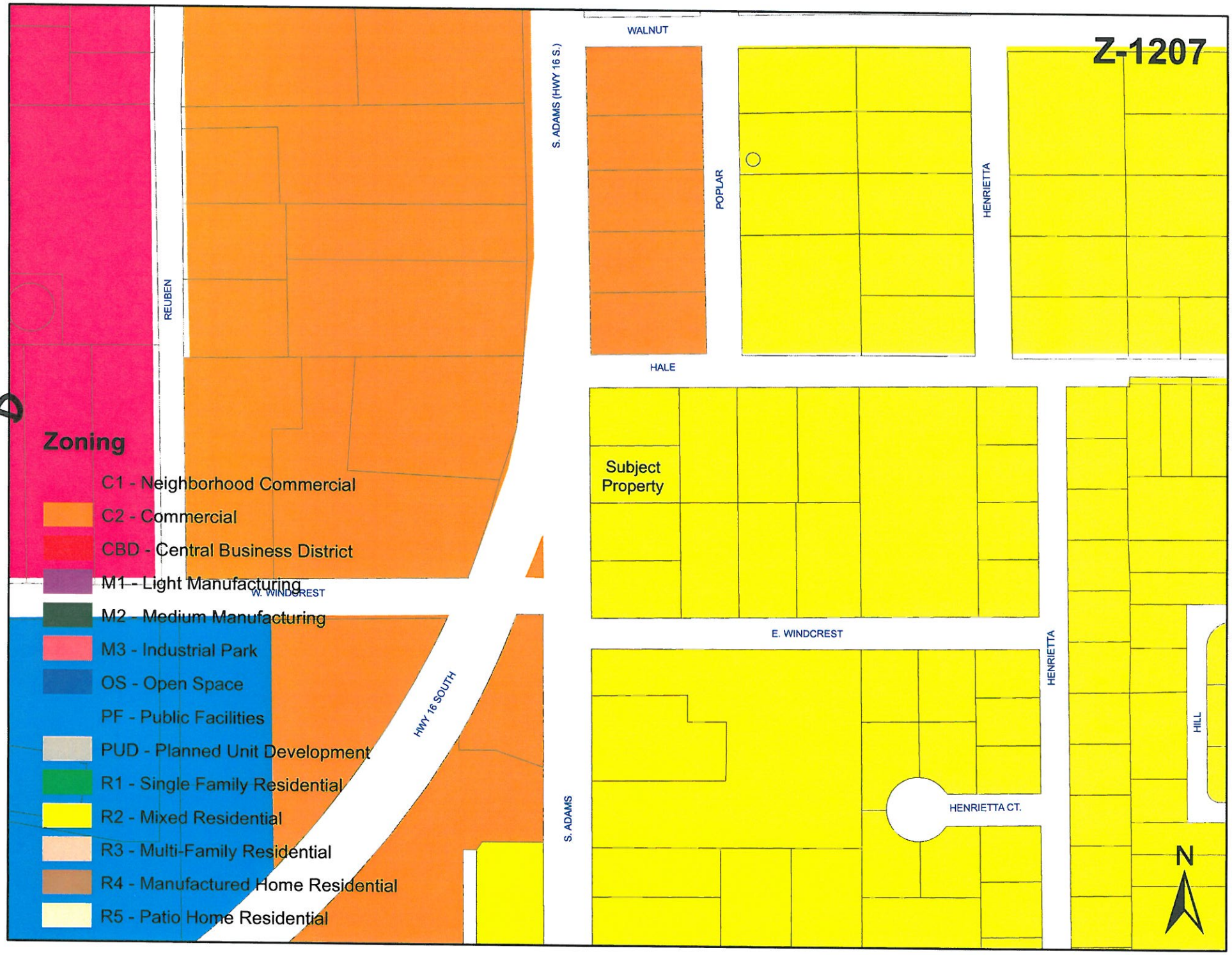
SIGNATURE OF OWNER: X James Shaw Linda Shaw

DATE:

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

TITLE SEARCH:

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


Z-1207
WALNUT
S. ADAMS (HWY 16 S.)
POPLAR
HENRIETTA
HALE
REUBEN
Subject Property
E. WINDCREST
W. WINDCREST
HENRIETTA
HILL
HENRIETTA CT.
HWY 16 SOUTH
S. ADAMS
N
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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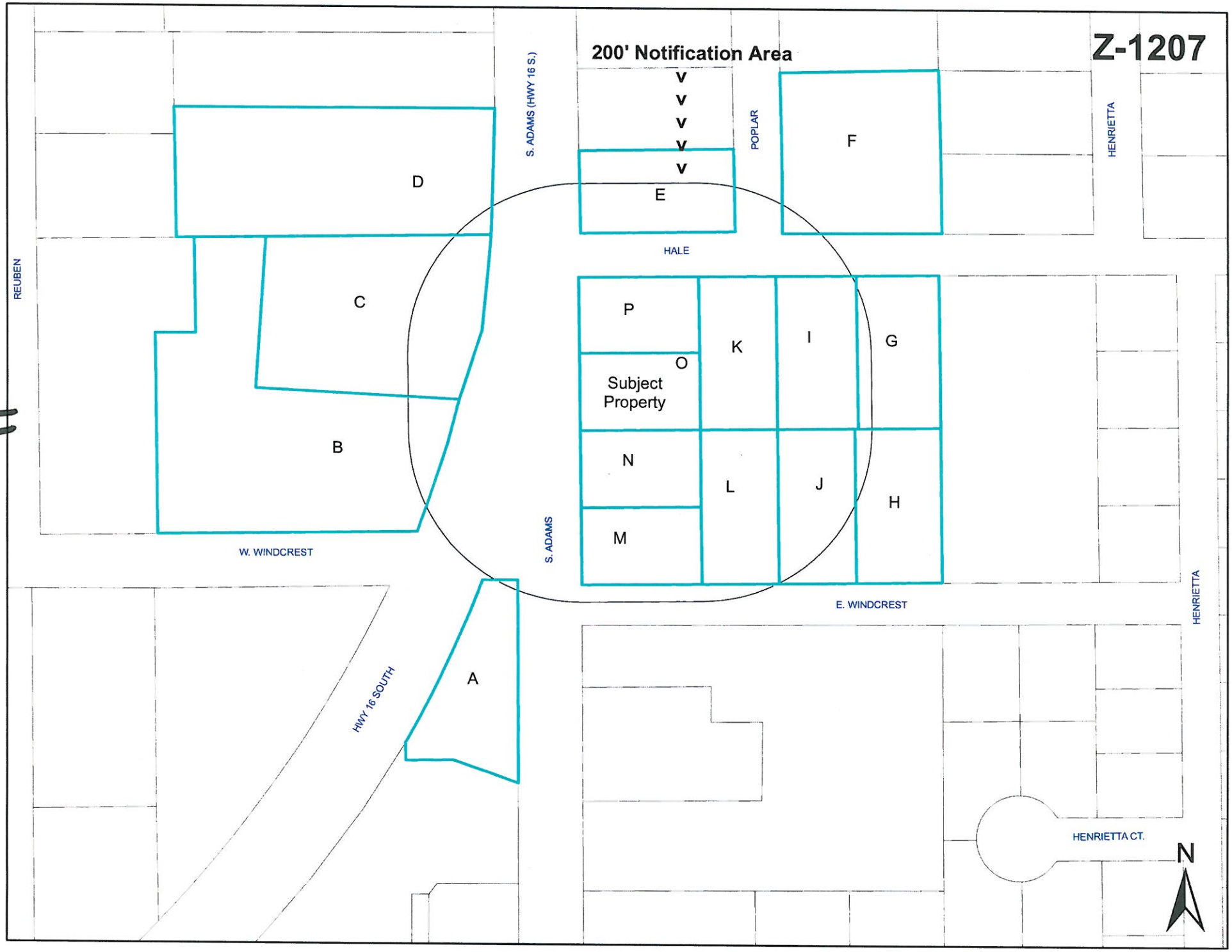
Z-1207
WALNUT
S. ADAMS (HWY 16 S.)
POPLAR
HENRIETTA
HALE
REUBEN
Subject Property
W. WINDCREST
E. WINDCREST
HENRIETTA
HILL
HENRIETTA CT.
HWY 16 SOUTH
S. ADAMS
N
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center

9

Z-1207
HENRIETTA
HENRIETTA
HENRIETTA CT
E. WINDCREST
POPLAR
HAVE
S. ADAMS
S. ADAMS (HWY 16 S.)
W. WINDCREST
REUBEN

10


200' Notification Area
Z-1207
S. ADAMS (HWY 16 S.)
POPLAR
HENRIETTA
HALE
REUBEN
W. WINDCREST
S. ADAMS
E. WINDCREST
HENRIETTA
HWY 16 SOUTH
HENRIETTA CT.
N
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Subject Property

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

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

HEARING DATE: **JUNE 6, 2012** TIME: **5:30 PM** REQUEST NUMBER: **Z-1207**

The **PLANNING & ZONING COMMISSION** of the City of Fredericksburg will hold a public hearing at the above stated time and date in the conference room of the Law Enforcement Center, 1601 E. Main St., to consider a request for a change in the Land Use Plan and Zoning.

According to City Tax Records, you are the owner of real property within 200' of the proposed change. You are **not** required to attend the meeting, but if you care to attend, you will be given full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

The decision of the PLANNING & ZONING COMMISSION is a recommendation only. Final approval must be by action of the **CITY COUNCIL**. The public hearing by the CITY COUNCIL is scheduled as follows:

HEARING DATE: **JUNE 18, 2012** TIME: **7:00 PM** REQUEST NUMBER: **Z-1207**

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

APPLICANT: Todd & Jodie Kneese

LOCATION: 901 S. Adams
(see accompanying map)

REQUEST: Change in the Land Use Plan from Medium Density Residential to Commercial and a change in Zoning from R-2, Mixed Residential, to C-1, Neighborhood Commercial

(DETACH BELOW)

REQUEST NO. Z-1207
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 Katherine Dooley Penick	
B	Das Hotel Management, Inc.	
C	Drew Lambright	
D	Ed L. & Sharon Laughlin	
E	Fredbg Lodge #794	
F	Raymond Timothy Nolin	
G	Harvey & Vernell Ellebracht	
H	Sidney Ellebracht	
I	Peter F. DelForge	
J	JoAnn Krauskopf	
K	Clarence Zatopek	
L	Albert Allen & Dorothy Mauldin	
M	Mary Kelone Turney	
N	Wilbur Pressler	
O	James P. & Linda J. Shaw	
P	William M. & Faye B. Petmecky	

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Z-1207

SITE PLAN
BACKGROUND INFORMATION

File Number:	SP 1202
Address/Location:	212 W. San Antonio Street
Applicant:	Randy Stehling, AIA
Owner:	St. Joseph's Society
Project Description:	Restoration of St. Joseph's Halle, with minor building additions and site modifications.
Site Area:	0.46 acres (approximately 20,118 square feet)
Zoning:	CBD, Central Business District
Adjacent Land Uses/Zoning:	
North:	Commercial/retail uses zoned CBD.
West:	St. Mary's School zoned CBD.
East:	Parking lot and Funeral Home zoned CBD
South:	Residential, zoned R-2
Building Breakdown:	Existing building – 4,298 square feet Proposed addition – 4,025 square feet Total building area – 8,323 square feet
Building Height:	Existing Building - 32'-5" to parapet Proposed addition - height varies from 14'-2" to approximately 22'
Building Coverage:	41% (no maximum)
Impervious Coverage:	80.5% (90% maximum permitted)
Site Access:	Single one-way drive (13.5') from the rear of the building to the front and onto San Antonio Street. This drive originates at Orange Street, and serves the parking area to the rear of the school building as well. Indirect access (meaning there is no curbing) is also provided through the adjoining parking lot to the east owned by St. Mary's Church.
Parking Required:	Existing Building - Exempt per Section 7.820.L of the Zoning Ordinance pertaining to historic structures. Proposed additions - 1 space per 40 square feet of meeting space (320 square feet), divided by 2 per Section 7.825.B of the Zoning Ordinance or 4 spaces, and 1 space per 1,000 square feet for storage space (290 square feet), divided by 2 or 1 space, for a total of 5 spaces.

Other functions within the addition include restrooms, kitchen, janitorial/mechanical area, service entrance and backstage area. Such areas do not require parking since they are included in the overall requirement for the building.

Approximately 36 spaces are available in the adjoining lot. While these spaces do not count for the required parking, they are typically available during events at the St. Joseph's Hall.

Parking Provided: 7 Spaces provided, including 2 handicap spaces

Screening Required: Around trash dumpster.

Landscaping: A Landscape Plan is required prior to be approved prior to issuance of a Building Permit. There are no significant existing landscape elements being preserved.

Lighting: No information provided. Exterior lighting shall be shielded from adjoining properties.

Detention: NA

P&Z Action: Final approval

Recommendation: Approval

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.

APR 2 6 2012

APPLICATION FOR SITE PLAN REVIEW SP-1202

APPLICATION IS HEREBY MADE TO THE PLANNING AND ZONING COMMISSION FOR SITE PLAN REVIEW IN THE CITY OF FREDERICKSBURG HEREINAFTER SET FORTH:

1. **APPLICANT:** Randy Stehling, AIA - Project Architect
2. **ADDRESS:** 300C West Main, Fredericksburg, Texas
3. **APPLICANT TELEPHONE NUMBER:** 830-997-0383
4. **APPLICANT FAX NUMBER:** 830-990-9272
5. **OWNER (if different from applicant):** St. Joseph's Society
6. **ADDRESS:** (Postal) 707 S. Adams, Fredericksburg, Texas
7. **OWNER TELEPHONE NUMBER:** 830-669-2360
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

   ADDRESS: 212 W. San Antonio St., Fredericksburg, Texas

   LEGAL DESCRIPTION: Townlot No. 308

   LOT SIZE: 100.22' x 201.33' **LOT AREA:** .46 acres

   PROPOSED USE: Same as existing use; assembly functions

   USE CLASSIFICATION: A-3 Assembly
9. **EXISTING ZONING:** Central Business DISTRICT
10. **INFORMATION TO BE PROVIDED BY THE APPLICANT**: Seven (7) copies of a site plan at least 24 x 36 inches, drawn to scale and sufficiently dimensioned as necessary to show the following:

    A. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.

    B. The location and dimensions of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements.

    C. The location, height, and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting site within 50 feet.

    D. The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access, utility or service areas, fencing and screening, and lighting.

    E. The center line of existing water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100-year flood plain.

    F. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.

    G. For sites with an average slope greater than 10%, a plan showing existing and proposed topography and grading and proposed erosion control measures.

    H. The location and size of proposed signs, if known.

    I. The location and size of the existing and proposed landscaped areas.

    J. A calculation of the impervious area (this includes buildings, paved areas, etc. other than natural ground or landscaped areas) of the site.

10. **SIGNATURE OF APPLICANT:** Randy Stehling

PRINTED NAME OF ABOVE: Randy Stehling

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:

11. **SIGNATURE OF OWNER:** Carlos Juenke

PRINTED NAME OF ABOVE: CARLOS JUENKE

DATE: 4-25-2012

TITLE SEARCH: _____
Date

12. **CONSENT OF LIEN HOLDER:** _____
Signature

PRINTED NAME OF ABOVE: _____

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

13. **RETURN COMPLETED APPLICATION TO**: Brian Jordan or Tammie Loth, City of Fredericksburg, 126 West Main St., Fredericksburg, Texas 78624.

RESTORATION OF

ST. JOSEPH'S HALLE

FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN
APRIL 2012

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.
RANDY R. STEHLING, AIA - PROJECT ARCHITECT
300 C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 FAX:830-990-9272

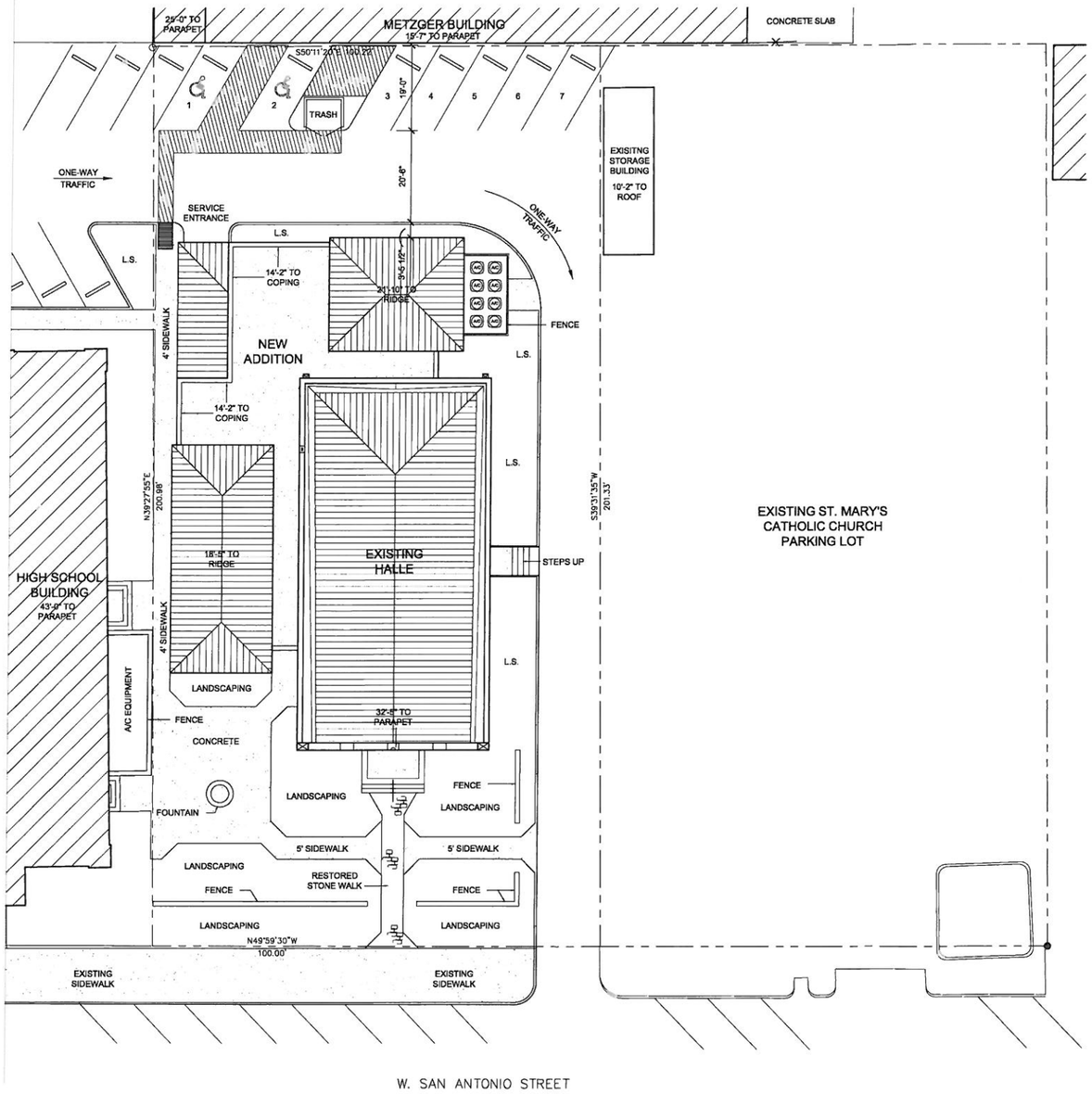
RESTORATION OF

ST. JOSEPH'S HALLE

FREDERICKSBURG, TEXAS

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.
RANDY R. STEHLING, AIA - PROJECT ARCHITECT
300 C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 FAX:830-990-9272

CONCEPTUAL DESIGN
APRIL 2012



PROPERTY DEVELOPMENT DATA

ZONED:	CBD: CENTRAL BUSINESS DISTRICT
LOT SIZE:	20,118 SQUARE FEET (.46 ACRES)
IMPERVIOUS COVERAGE:	80.5% (MAX. ALLOWED - 90%)

PARKING REQUIREMENTS:

EXISITNG BUILDING:

EXEMPT PER SEC. 7.820.L OF THE CITY OF FREDERICKSBURG ZONING ORDINANCE

NEW ADDITION:

MEETING SPACE:

$\frac{320 \text{ S.F.}}{1 \text{ SPACE PER } 40 \text{ S.F.}} = \frac{8 \text{ SPACES}}{2 \text{ (PER SEC. 7.825.B OF THE CITY OF FREDERICKSBURG ZONING ORDINACE)}} = 4 \text{ SPACES}$

STORAGE SPACE:

$\frac{290 \text{ S.F.}}{1 \text{ SPACE PER } 1000 \text{ S.F.}} = \frac{1 \text{ SPACES}}{2 \text{ (PER SEC. 7.825.B OF THE CITY OF FREDERICKSBURG ZONING ORDINACE)}} = 1 \text{ SPACES}$

TOTAL SPACES REQUIRED: 5 SPACES

TOTAL SPACES PROVIDED: 7 SPACES

RESTORATION OF

ST. JOSEPH'S HALLE

212 WEST SAN ANTONIO STREET, FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN

JUNE 6, 2012

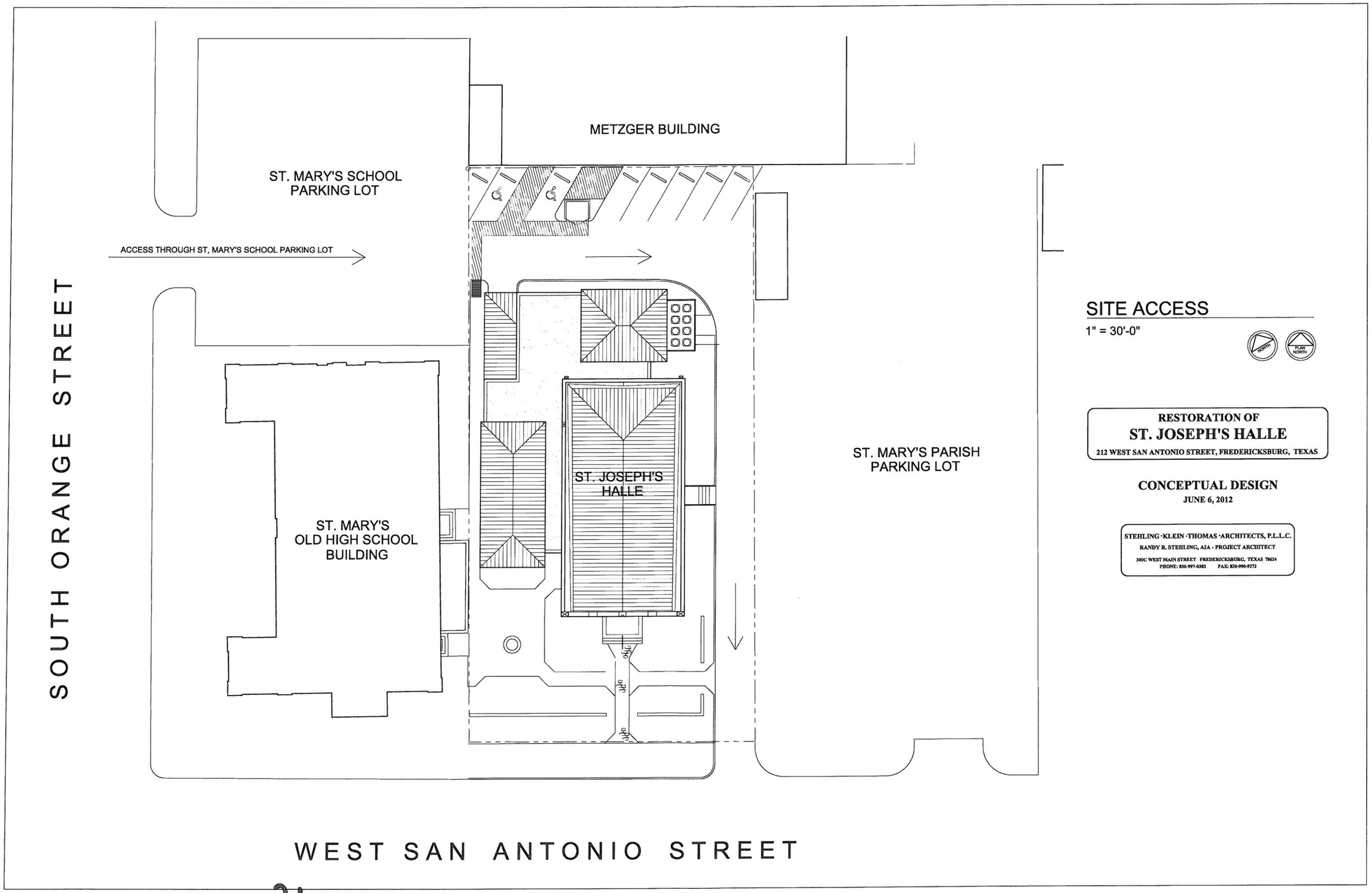
STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.
RANDY R. STEHLING, AIA - PROJECT ARCHITECT
300C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 FAX: 830-990-9272

SITE PLAN

1" = 30'-0"

NORTH

PLAN NORTH


METZGER BUILDING
ST. MARY'S SCHOOL PARKING LOT
ACCESS THROUGH ST, MARY'S SCHOOL PARKING LOT
SOUTH ORANGE STREET
ST. MARY'S OLD HIGH SCHOOL BUILDING
ST. JOSEPH'S HALLE
ST. MARY'S PARISH PARKING LOT
WEST SAN ANTONIO STREET
SITE ACCESS
1" = 30'-0"
NORTH
PLAN NORTH
RESTORATION OF
ST. JOSEPH'S HALLE
212 WEST SAN ANTONIO STREET, FREDERICKSBURG, TEXAS
CONCEPTUAL DESIGN
JUNE 6, 2012
STEHLING ·KLEIN ·THOMAS ·ARCHITECTS, P.L.L.C.
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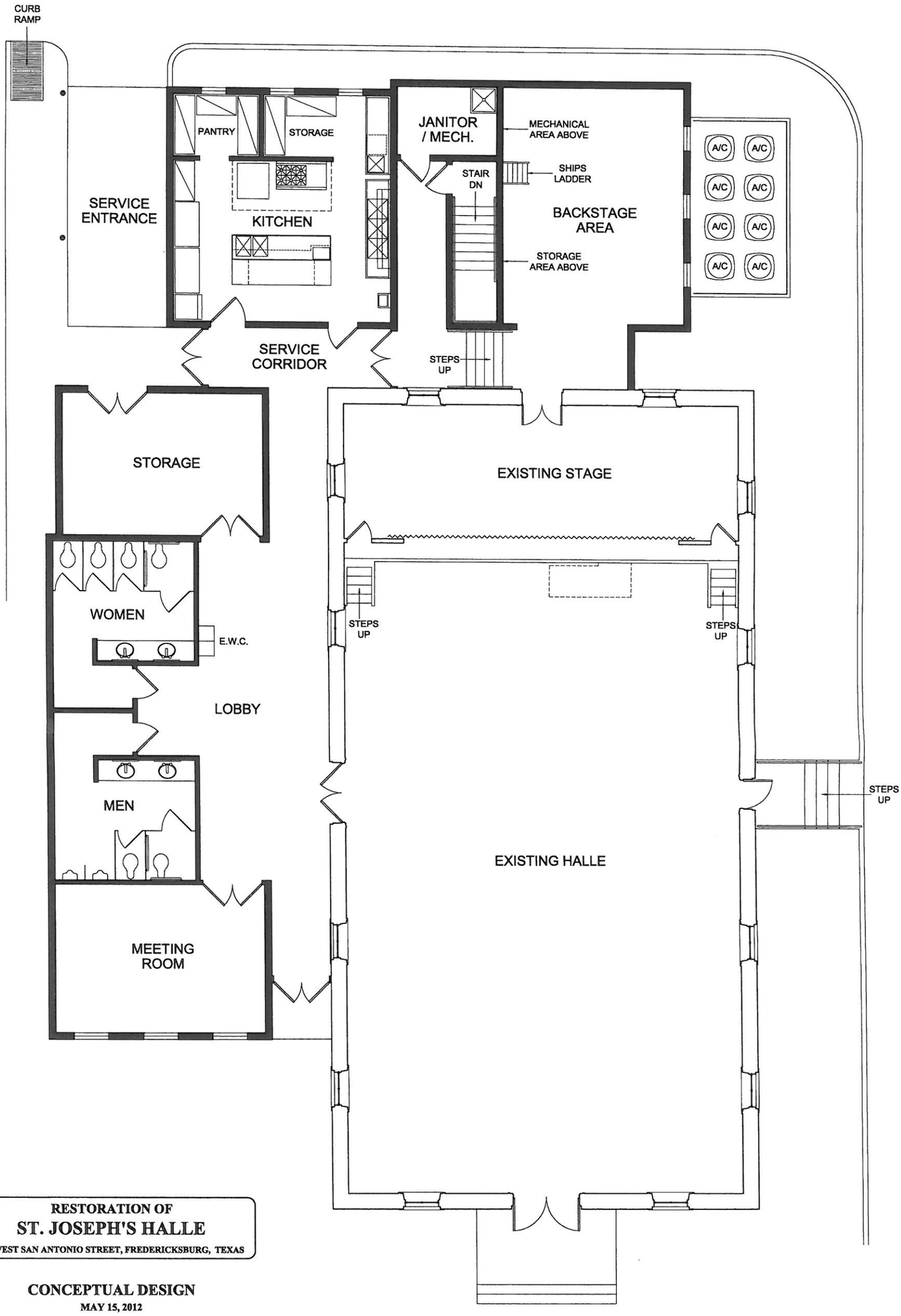
22



RESTORATION OF
ST. JOSEPH'S HALLE
212 WEST SAN ANTONIO STREET, FREDERICKSBURG, TEXAS

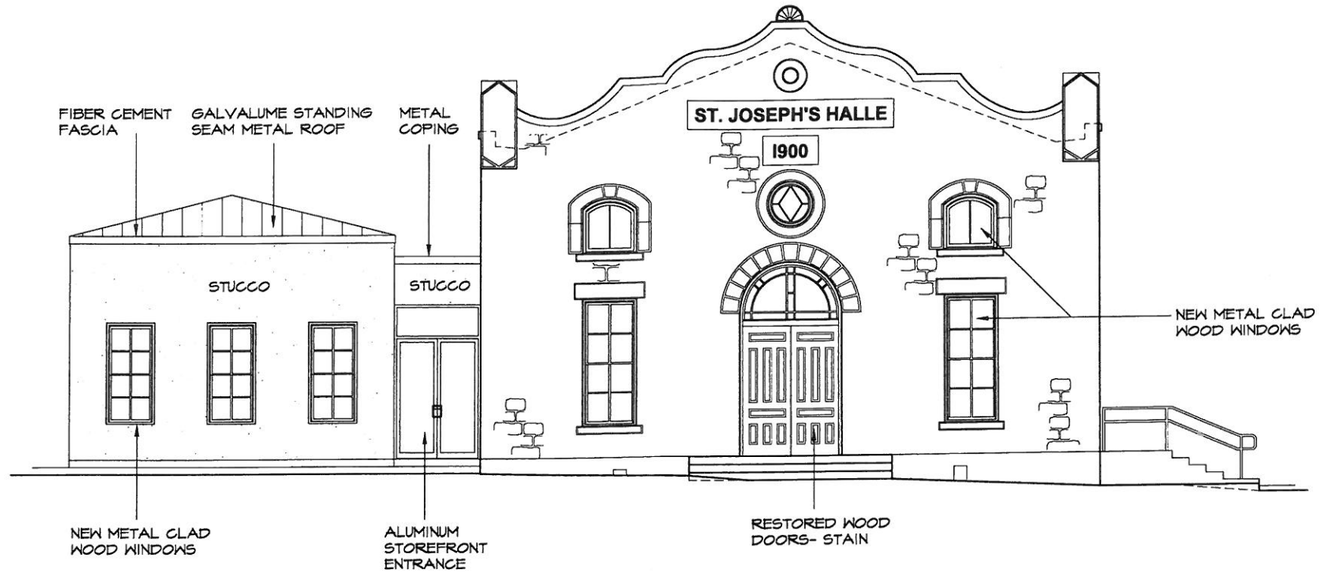
CONCEPTUAL DESIGN
MAY 15, 2012

STEHLING ·KLEIN ·THOMAS ·ARCHITECTS, P.L.L.C.
RANDY R. STEHLING, AIA - PROJECT ARCHITECT
300C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 FAX: 830-990-9272

PROPOSED FIRST FLOOR PLAN

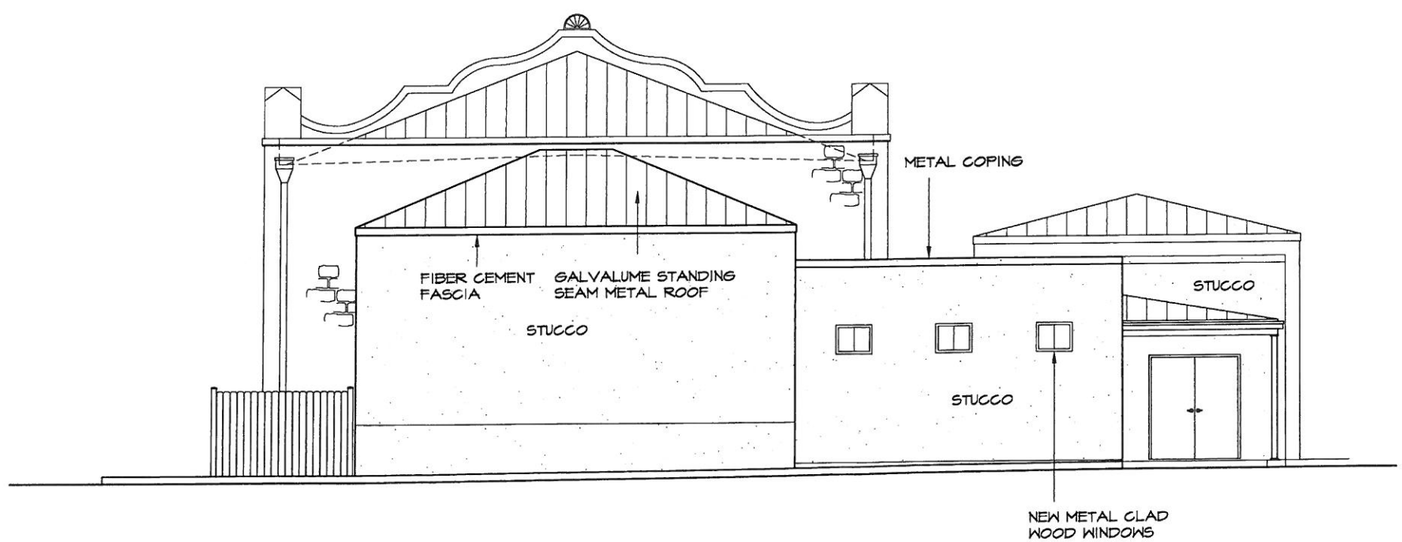
1" = 10'-0"

NORTH PLAN NORTH



PROPOSED SOUTH ELEVATION

1" = 10'-0"



PROPOSED NORTH ELEVATION

1" = 10'-0"

RESTORATION OF

ST. JOSEPH'S HALLE

212 WEST SAN ANTONIO STREET, FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN

MAY 15, 2012

STEHLING ·KLEIN ·THOMAS ·ARCHITECTS, P.L.L.C.
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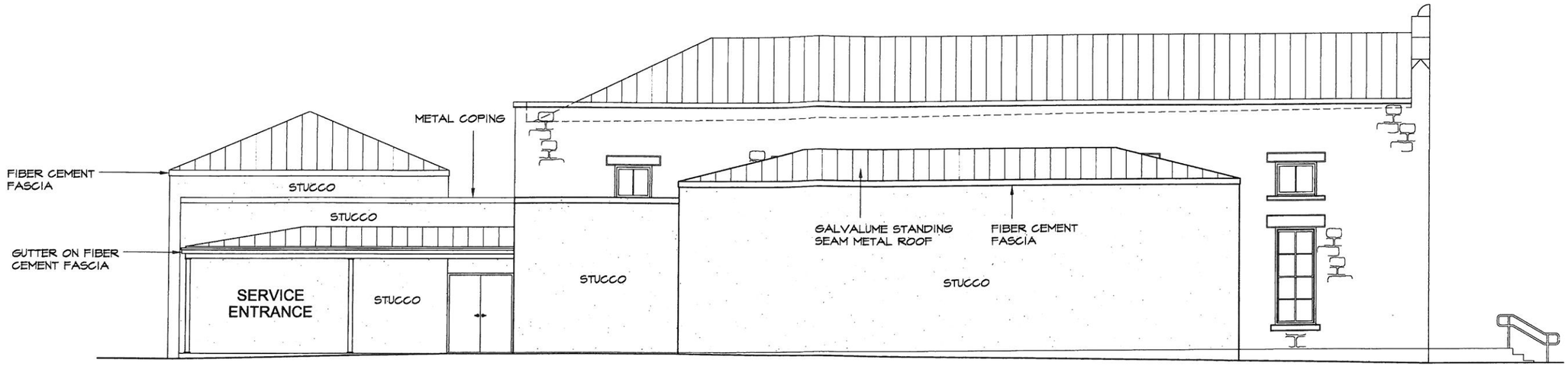


PROPOSED WEST ELEVATION

1" = 10'-0"

RESTORATION OF
ST. JOSEPH'S HALLE
212 WEST SAN ANTONIO STREET, FREDERICKSBURG, TEXAS

CONCEPTUAL DESIGN
MAY 15, 2012

STEHLING ·KLEIN ·THOMAS ·ARCHITECTS, P.L.L.C.
RANDY R. STEHLING, AIA - PROJECT ARCHITECT
306C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-8383 FAX: 830-990-9272

PROPOSED EAST ELEVATION

1" = 10'-0"


SP-1202
W MAIN HWY 290 W
S ORANGE
W SAN ANTONIO
N

Development Services

Memo

To: Planning and Zoning Commission

From: Brian Jordan, AICP

Date: June 1, 2012

Re: Sidewalk Discussion

We will be continuing the discussion of sidewalks at Wednesday's meeting. I recently provided each of you with a copy of a City Map showing all streets and major points of interest in the community, along with a copy of the Zoning map at the same scale.

I have also prepared a map showing an inventory of sidewalk locations in the Historic Shopping Overlay District. In addition, I have prepared a listing of the sidewalk locations along major thoroughfares and streets around town. Both of these items are attached.

On Wednesday, we will be going over the information provided, and will be continuing the discussion on sidewalk locations, including infill as well as future development. While no action will be taken at this meeting, we would expect to make a recommendation at the next meeting.

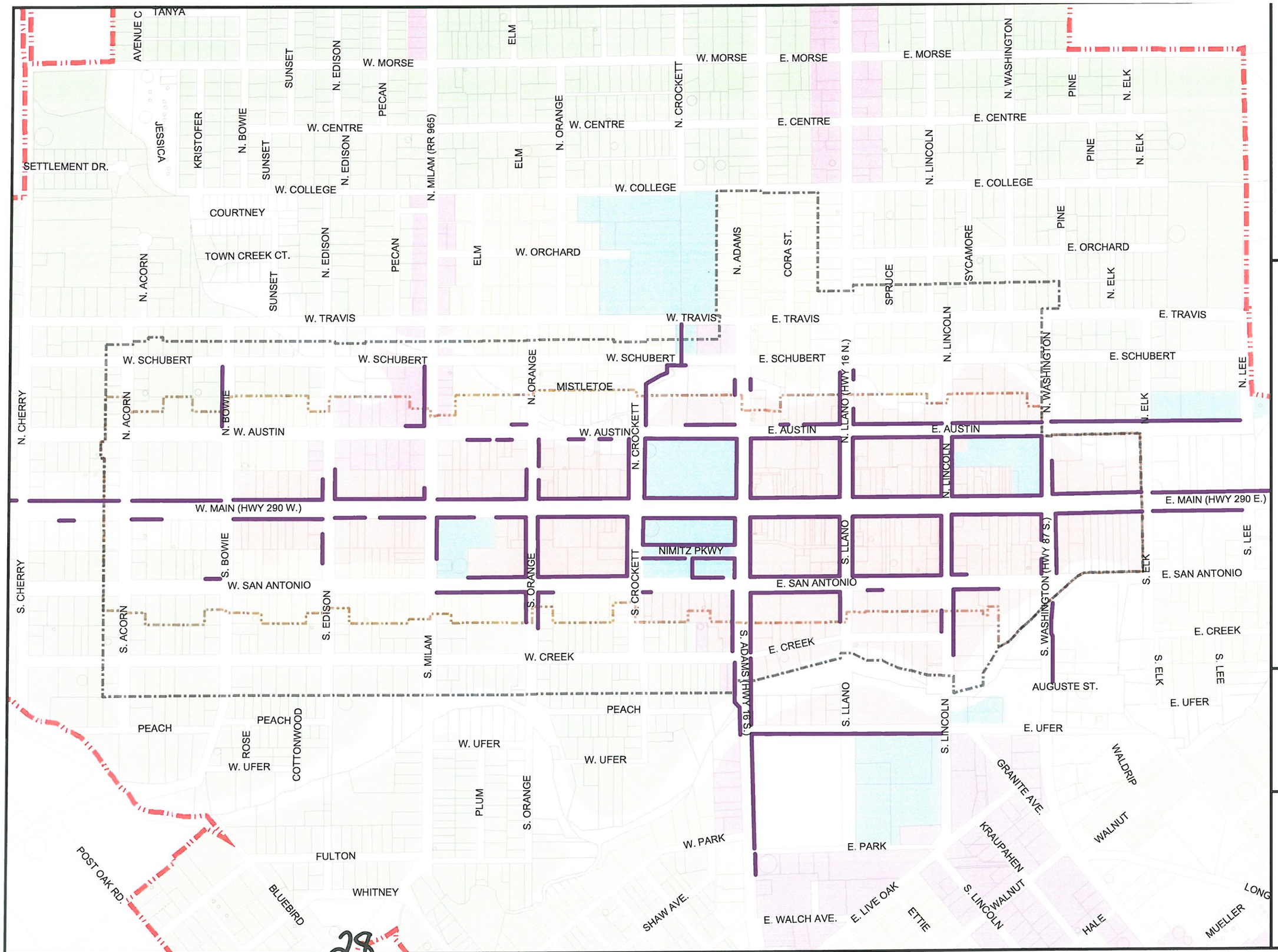
Sidewalk Inventory

	West Side	East Side
S. Washington St.	318 E. San Antonio Inn on Barons Creek Holiday Inn Express (under construction)	Main to 401 S. Washington Carriage Park Condos Motel 6
S. Milam Street	Lindsay-Schmidt Office Oman Addition (HCMH) HS Baseball Field	Baron's Creek Bridge Winfred Creek Bridge 324 W. Live Oak HS Football Stadium
N. Milam Street (FM 965)	Madlyn's (202 N. Milam) Old Super S	Memorial Presbyterian Church
Highway 16 South	Main to Baron's Creek Dr. Barsch's Office Sears Walgreens HCSB	Main to Highway St. Laird Laurence (Escrow/Dep.)
S. Adams Street	Primary School Franklin Oaks Apartments	TowneCreek Senior Apartments
N. Llano Street	Main to Town Creek Bridge Mini Mart - 1902 N. Llano (part)	Main to Austin St. Church of Christ - 507 N. Llano
Lower Crabapple Road		Elementary School
S. Creek St.	Whistle Pik	Hoffman House (Escrow/Dep.) Terraces at Creek St. Apartments

	North Side	South Side
E. Main Street	Down to K-Bobs Restaurant Bike Shop Western Beverage Sprint Store Itz Electric Dairy Queen Jek's Baron's Creek Shopping Center (Escrow/Dep.)	Down to Bridge of Baron's Creek Ranch Road Roasters Security State Bank Hominick Homes LaQuinta (partial) Walmart (partial)
Friendship Lane/FM 2093	E. Main St. to Adams St. FISD Administration Office (Bond)	Hilda's (Escrow/Dep.)
Highway Street	Dr. Bourquein's Office H&R Block	

The City of Fredericksburg, Texas

Historic Shopping District & Historic District Existing Sidewalk Locations



Legend

- Existing Sidewalks
- City Limit Boundary
- Historic Shopping District
- Historic District
- ROW / Property Line

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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(830) 997-7521
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N

1 inch = 600 feet