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

		PAGE REF.
1.	Call to Order	
2.	Approve minutes from the July 2012 Regular Meeting	*Pp 1 - 4*
3.	Elect Chair and Vice-Chair	

PUBLIC HEARINGS

4.	PUBLIC HEARING (Z-1211) by Frank Harris, dba Kustom Klean Car Wash, for a Conditional Use Permit to allow a drive through facility associated with a car wash in the C-2, Commercial Zoning District located at the northeast corner of Friendship Lane and Hwy 87 South	*Pp 5 - 18*
5.	Consider making a recommendation on Z-1211	
6.	PUBLIC HEARING (Z-1212) by VEI Consultants on behalf of Creekside Commercial, LLC for a Conditional Use Permit to allow a drive through facility associated with a dry cleaning business in the CBD, Central Business District Zoning District located at 108 & 110 E. Ufer St.	*Pp 19 -20*
7.	Consider making a recommendation on Z-1212	

SITE PLAN

8.	P-1206 - Consider a site plan for Oosterbaan Optometric Clinic at the corner of E. Mulberry and N. Llano	*Pp 21 - 26*

DISCUSSIONS

9.	October Meeting Date	*Pg 27*
10.	Town Pool Site Plan - Informational only	
11.	Update of the Subdivision Ordinance	

ADMINISTRATIVE APPROVALS

12. P-1204 - Resub - Lots 1 & 2, Block 5, West End Addition (R & D Real Estate)
13. P-1208 - Resub of Lots 7 & 3, G.A. Pfeil Addition (Busby)
14. P-1209 - Resub of Lot 8, Wehmeyer & Saenger Add & Pt Outlot 583 (MJTJ Investments)
15. P-1210 - Replat of Townlots 37 & 38, German Emigration Co (Geistweidt)

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

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

On this the 5th day of July, 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
RON WOELLHOF

ABSENT: MATT LINES

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.

Jason Helfrich stepped down from the Commission for the consideration of Z-1207A.

PUBLIC HEARINGS

PUBLIC HEARING (Z-1207A) BY THE CITY OF FREDERICKSBURG TO: A) CONSIDER A CHANGE IN THE LAND USE PLAN FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL ON PROPERTY LOCATED AT 101 HALE STREET, 905 S. ADAMS STREET AND 907 S. ADAMS STREET AND B) CONSIDER A CHANGE IN ZONING FROM R-2, MIXED RESIDENTIAL, TO C-1, NEIGHBORHOOD COMMERCIAL ON SAID PROPERTIES. - It was moved by Ron Woellhof and seconded by Bjorn Kirchdorfer to open Public Hearing Z-1207A by The City of Fredericksburg to A) Consider a change in the Land Use Plan from Medium Density Residential to Commercial on property located at 101 Hale Street, 905 S. Adams Street and 907 S. Adams Street and B) Consider a change in zoning from R-2, Mixed Residential, to C-1, Neighborhood Commercial on said properties. Brian Jordan, Director of Development Services, noted this public hearing is a followup from a prior public hearing initiated by an individual applicant on a single piece of property. Mr. Jordan stated there are three remaining lots in the block between Hale Street and E. Windcrest, which is the location of the individual application. Mr. Jordan noted all three lots have structures on them and they are currentely zoned R-2, Mixed Residential, and oriented towards S. Adams Street. Mr. Jordan commented each lot has 90 feet of frontage and is 120 feet in depth. Mr. Jordan stated

the lots have access to utilities and the adjoining land use is Medium Density Residential to the south and Commercial to the north and west. Mr. Jordan explained the land use designation does not distinguish among different types of commercial uses, but the zoning designation does and commented the properties to the east and south are zoned R-2, Mixed Residential, and the properties to the north and west across Highway 16 are zoned C-2, Commercial. Mr. Jordan stated the lots are relatively small for a commercial use and if the zoning change is made someone could combine all four of the lots into one large commercial lot.

Mr. Jordan noted one letter was received in opposition and passed that around for the Commission to review. Mr. Jordan also noted that was the only negative feedback Staff has received and they also received three letters in support of the request. Mr. Jordan noted Staff recommendation of approval of both Z-1207 and Z-1207A, not independant of one another.

Todd Kneese, the applicant who submitted a zoning change application for an individual property in this block, stated the reason for their request was to buy the lot to build a CPA office. Mr. Kneese noted they were somewhat hesitant to request that in a residential neighborhood, but noted they have been working with the ten neighbors in the subject block to amend the current deed restrictions to only allow a single family residence or an office use in the block. Mr. Kneese stated the property owners unanimously agreed and they will file an amendment to the deed restrictions. Mr. Kneese also stated they are trying to be considerate to the area and believe it will be more restricted because of the amendment, which will not allow all R-2 or C-1 uses.

Mr. Jordan noted while the filing of the amendment is true, the City can only enforce the zoning ordinance and not the deed restrictions, so it will be up to the neighbors to control what uses go into the block. Mr. Jordan also noted he believes the request has been viewed as more favorable because the applicant contacted the owners in the block about the request. Mr. Jordan noted the City has not received any negative comments from surrounding neighbors.

Ron Woellhof moved to close Public Hearing Z-1207A. Christ Kaiser seconded the motion. All voted in favor and the motion carried.

Ron Woellhof moved to approve applications Z-1207 and Z-1207A, jointly and not independent of one another. Charlie Kiehne seconded the motion. All voted in favor and the motion carried.

Jason Helfrich returned to the Commission.

PUBLIC HEARING (Z-1208) BY THE CITY OF FREDERICKSBURG TO CONSIDER EXPANDING THE HISTORIC OVERLAY DISTRICT TO INCLUDE ALL OF PROPERTY LOCATED AT 306 S. ORANGE. - It was moved by Jason Helfrich and seconded by Bjorn Kirchdorfer to open Public Hearing Z-1208 by the City of Fredericksburg to consider expanding the Historic Overlay District to include all of property located at 306 S. Orange. Brian Jordan, Director of Development Services, stated the owner of the property came in to see him about the Historic District boundary line going through the center of her house and property and asked that the entire property be included in the district. Mr. Jordan noted the owner does not plan to make any changes to the property, but believes she should either be completely in or out of the Historic District and noted she would like to be in the district. Mr. Jordan stated the owner provided the city with a letter stating her request. Mr. Jordan noted one letter was received in favor of the request and he has had several phone calls from neighbors with questions, but no opposition. Mr. Jordan also commented there are most likely other properties in town with the same situation and this may come up again.

Mr. Jordan noted Staff recommendation of approval to amend the Historic Overlay District boundary line.

Chris Kaiser moved to close Public Hearing Z-1208. Bjorn Kirchdorfer seconded the motion. All voted in favor and the motion carried.

Charlie Kiehne moved to approve application Z-1208 and Jason Helfrich seconded the motion. All voted in favor and the motion carried.

PLATS

P-1202 - CONSIDER A VARIANCE TO SECTION 38-14 (j) OF THE SUBDIVISION ORDINANCE RELATING TO RIGHT-OF-WAY WIDTHS ON EXISTING STREETS REGARDING A SUBDIVISION OF LOT 11, HENRY MAIER ADDITION #2, ALSO KNOWN AS 206 AND 210 HALE STREET. - Dale Sultemeier, surveyor, presented the application. Mr. Sultemeier stated his client wants to subdivide her property but per the code she has to dedicate 10 feet along Hale Street for a public street and the City suggested she ask for a variance to only require 5 feet.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted after looking at the conditions in this and the surrounding blocks, he feels 5 feet is adequate for establishing a street and noted Staff recommendation of approval.

Ron Woellhof moved to approve P-1202. Bjorn Kirchdorfer seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

SIDEWALK MASTER PLAN - Brian Jordan, Director of Development Services, noted this discussion is a follow up from the joint work sessions the Commission held with the City Council. At that work session, the Council directed the Planning & Zoning Commission to prioritize a list of sidewalks they believe are needed so that if Council allocates some money to the project, there will be a plan in place to infill some areas. Mr. Jordan noted the Commission will be working off the prioritized list Kathy Sanford put together for the workshop. Mr. Jordan noted the second item they need to continue discussion on is a master plan for all of the city where sidewalks would be beneficial. Mr. Jordan stated the sidewalk requirement is still in the Subdivision Ordinance, but the City Council may put the requirement in a separate ordinance or create a combination of what we have been abiding by and something new. Mr. Jordan then went over the prioritized list and took comments from the Planning & Zoning members as to which projects should be listed higher or lower on the list. After much discussion, the Commission created an updated prioritized list to be presented to the City Manager and City Council.

MINUTES

Ron Woellhof moved to approve the minutes from the June 2012 meeting. Jason Helfrich seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Ron Woellhof moved to adjourn. Jason Helfrich seconded the motion. All voted in favor and the meeting was adjourned at 6:45 p.m.

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

SHELLEY BRITTON, City Secretary	JANICE MENKING, Chairman

CONDITIONAL USE PERMIT BRIEF

Request Z-1211

Owners: William J. Obrien III

Applicant: Frank Harris – Kustom Klean Car Wash

Location: Northeast corner of Friendship Ln. and US Hwy 87 South

Existing Zoning: C-2, Commercial

Request: Conditional Use Permit for Drive Through associated with automotive washing facility.

Site Plan Overview:

- The property is currently part of the 1.82 acre Lot 3R of the Post Oak Park Addition. The applicant intends to subdivide this property into two tracts, with the property proposed for the car wash being 0.82 acres and the remaining tract being 1 acre.
- The site lies approximately 200' east of the intersection of Friendship Lane and US Hwy. 87 South, and consists of 0.82 acres or 35,719 square feet.
- The property is currently vacant and undeveloped, with a significant stand of Post Oak trees located on the tract to the west.
- The applicant intends to construct a flex wash facility offering two options for the washing of vehicles, a self-pay express and full service with attendant (see attached description).
- The main drive into the site is from Friendship Lane and is located on the east side of the property. The drive will eventually be extended to the north and serve as access into Friendship Village property where the Cancer Center is located. A second point of ingress/egress will be located on the adjoining property on Friendship Lane and will be designed as a right-in/right-out only driveway.
- Buildings on site will include a office/sales building, a tunnel wash building, lounge and restrooms, and canopies for the detail area and vacuum are.
- Both self-pay and full serve patrons will enter the facility from the north end of the property, proceed through the wash tunnel and then either exit the site, pull into the detail area or vacuum area (see attached project description).
- Impervious coverage is estimated to be approximately 74% (80% maximum allowed in the C-2 District).
- Building coverage is estimated to be approximately 9% (75% maximum allowed in the C-2 District)
- Parking for Automotive Washing is based on queue line space equivalent to 1 times service capacity of the use. Service capacity is 3, and queue line capacity provided is 11. Four additional separate spaces are provided.
- The site is bordered by an office (Dr. Walton) to the north, vacant/undeveloped land to the east, west and south.
- Adjacent zoning is C-2 to the north, west and south, and R-2, Mixed residential to the east.

Review and Evaluation Criteria:

A. **CONFORMANCE WITH APPLICABLE REGULATIONS:**

- Affirmative.

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

- The existing use to the north is an office located in an historic building. To the north of that is the recently completed Cancer Center which is part of Friendship Village. Other land surrounding the property is currently undeveloped. The zoning to the east is R-2, Mixed Residential. The proposed use is a permitted use by zoning, and the design of the drive-through would seem compatible with other permitted uses within the C-2 zoning.

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:**

- None suggested. However, the Commission may recommend changes as part of their consideration.

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

- Main access to the site will be provided by the construction of a shared drive along the ease side of the property, from Friendship Lane. An additional entrance/exit will also be constructed on the adjoining tract from Friendship Lane. An access easement is being provided along the drive running parallel to Friendship Lane. This access easement and drive are critical to allow traffic to circulate between the properties without the necessity of getting back on Friendship Lane.

  It should be noted that the curb cut shown on US Hwy. 87 south has not been approved by TXDOT. While we do not object to such an access, consideration or approval of this CUP does not authorize this access.

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:**

- External lighting shall be shielded and directed within the site. Signage will be required to meet the requirements of the sign ordinance, and the ground sign shown on the Site Plan will need to be located outside the corner visibility triangle.

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

- Parking proposed is adequate based on the Code requirements.

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:

- Automotive Washing is a permitted use in the C-2, Commercial Zoning District. The purpose of this Conditional Use Permit is to consider the drive-through component of the proposed use. The proposed use would seem compatible with the intent described in the Zoning.

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-2 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 none in opposition to this request.

STAFF RECOMMENDATION: Staff recommends approval conditioned upon the following:

1. Screening in accordance with Section 7.940, A.2 be provided along the eastern property line.
2. Approval of Construction Plans prior to issuance of a building permit.

AUG 1 3 2012

CASE NUMBER Z-1211

DATE

APPLICATION FOR CONDITIONAL USE PERMIT

Z-1211

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: Kustom Klean Car Wash - Frank Harris
2. ADDRESS: Friendship Lane
3. PHONE NUMBER: 830.998.0507 FAX NUMBER:
4. OWNER (if different from applicant):
5. ADDRESS: 553 Ranch Road 2323 Fredericksburg, TX 78624
6. PHONE NUMBER: same as above FAX NUMBER:
7. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:

   ADDRESS: Northwest corner of Friendship Lane and US Hwy 87 South

   LEGAL DESCRIPTION: 0.82 Acres out of Lot 3R Post Oak Park, Vol 4, Page 64

   LOT SIZE: 0.82 acres LOT AREA: 35,719 sqft
8. EXISTING ZONING: C-2 Commercial DISTRICT
9. CONDITIONAL USE PERMIT: Automotive Washing w/ USE CLASSIFICATION IN THE C-2 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.

Please see attached document

(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:_____

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:_____

DATE:_____

FEE PAID:_____

TITLE SEARCH:_____
(Date)

12. CONSENT OF LIENHOLDER:_____
(SIGNATURE)

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

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

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:_____

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: William for O'Brien Inc

SIGN HERE

DATE:_____

FEE PAID:_____

TITLE SEARCH:_____
(Date)

12. CONSENT OF LIENHOLDER:_____
(SIGNATURE)

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

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

mustard DESIGN architects

August 13, 2012

Re: Conditional Use Permit for an Automotive Washing facility with a drive through
Kustom Klean Car Wash
Northwest Corner of Friendship Lane and US Hwy 87 South
Fredericksburg, TX 78624

We are proposing for approval the construction of an automotive washing facility to be located on the undeveloped lot located at the northwest corner of Friendship Lane and US Hwy 87 South. The lot is 0.82 acres and is located in the existing C-2 zoning district. The conditional use permit is proposed for the drive through component of the automotive washing facility.

Kustom Klean Car Wash is a flex wash facility offering two options for the washing of vehicles, a self-pay express and full service with attendant.

Self-pay express features:
The self-pay lane will feature an express exterior wash and a free self-serve vacuum area. In this lane the patron will purchase the wash features desired at an automated kiosk from their vehicle. They will remain in the vehicle and proceed through the wash tunnel for the exterior washing. They will exit the wash tunnel and either exit the property or proceed to the self-serve vacuum area.

Full serve features:
The full service lane will have an attendant that will greet the patron to assist in the selection of the service. The patron will pay the attendant, remain in their vehicle and proceed through the wash tunnel for the exterior washing. They will exit the tunnel and proceed to the covered full service detail area for further interior detail service. The patron will exit their vehicle and proceed to the lounge to wait for their service work to be completed. When the vehicle is completed an attendant will notify the patron, they will then exit the property

Hours of operation are anticipated to be Monday thru Saturday 8am -6pm and Sunday 9am -3pm. The facility may have approximately 15 employees of which 8-10 may be on site at the same time. The current zoning ordinance does not require off street parking to be provided for this type of facility, however parking has been provided that is typical and customary for this project type.

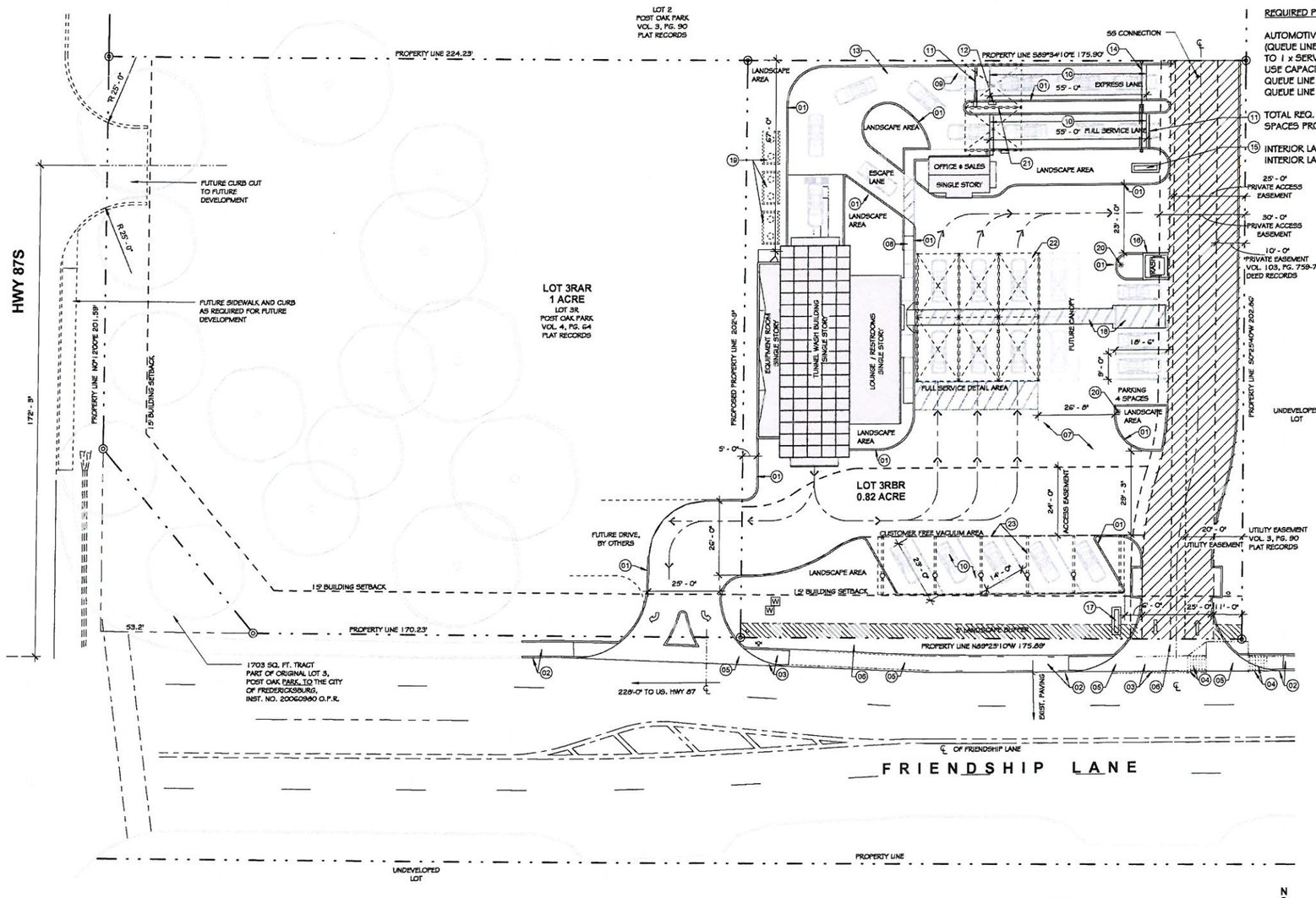
The facility is one of a kind specifically in the area of water conservation. Kustom Klean Car Wash will be the only water reclamation car wash in Fredericksburg. The installation of three underground water filtration tanks will recondition the used water and recycle it for other washes. Kustom Klean will use approximately 16 gallons of water per vehicle; compare this to a car wash that does not have a reclamation system using 90- 110 gallons of water per vehicle. In addition the site will feature permeable pavers to reduce storm water runoff, the use of a rain water harvesting system and a low water use landscape planting plan. The lounge building will have limestone veneer, painted metal panels and a galvanized standing seam metal roof. A translucent skylight system will run the length of the wash tunnel to provide diffused natural light throughout. The vacuum and detail areas will be covered by stretched canvas shade structures.

The property has an existing access easement on the west property line that shall remain and be used to access the entrance to the facility. A new shared access easement is proposed parallel with Friendship lane along the south property.

150 E. Main St., Suite 201 Fredericksburg, TX 78624 t.830.997.7024 f.830-990-8424 www.mustarddesign.net

FRIENDSHIP LANE ELEVATION

SCALE: 1/4" = 1'-0"



CUP SITE PLAN

SCALE: 1" = 20'-0"

ZONING:

ZONED:	C-2 COMMERCIAL
PROPOSED USE:	AUTOMOTIVE WASHING
CONDITIONAL USE:	DRIVE THROUGH: PATRON TRANSACTS BUSINESS WITH AN ATTENDANT OR KIOSK FROM A MOTOR VEHICLE
MIN. ALLOWABLE LOT AREA:	5,000 SQ FT
TOTAL LOT AREA:	35,719 SQ FT
SETBACKS:	
FRONT YARD:	15 FT
STREET SIDE YARD:	15 FT
INTERIOR SIDE YARD:	0 FT
REAR SIDE YARD:	0 FT
MAX. ALLOWABLE BUILDING COVERAGE:	75% OF LOT AREA
TOTAL PROPOSED BUILDING COVERAGE:	9% (3,186 SF)
MAX ALLOWABLE IMPERVIOUS COVERAGE:	80% OF LOT AREA
LOT AREA	0.82 ACRES (35,719.2 SF)
IMPERVIOUS COVERAGE:	26,345 SF
PERMEABLE PAVER SYSTEM:	1,320 SF
LANDSCAPE AREAS:	7,904 SF
TOTAL IMPERVIOUS COVERAGE:	74%
MAXIMUM ALLOWABLE BUILDING HEIGHT:	3 STORIES - 38' - 0"
MAXIMUM PROPOSED BUILDING HEIGHT:	1 STORY - 19' - 6"

REQUIRED PARKING SPACES:

AUTOMOTIVE WASHING: (QUEUE LINE SPACE EQUIVALENT TO 1 x SERVICE CAPACITY OF THE USE)	= 0 SPACES
USE CAPACITY	= 3 CARS
QUEUE LINE CAPACITY REQUIRED	= 3 CARS
QUEUE LINE CAPACITY PROVIDED	= 11 CARS
TOTAL REQ. PARKING	= 0 SPACES
SPACES PROVIDED	= 4 SPACES (1 ADA)
INTERIOR LANDSCAPING REQUIRED:	= 244 SF
INTERIOR LANDSCAPING PROVIDED:	= 7,904 SF

SITE PLAN NOTES

1. CONTRACTOR IS TO REMOVE ALL EXISTING TREES PRIOR TO CONSTRUCTION.

SITE PLAN KEY NOTES

01 CONCRETE CURB, REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
02 EXISTING CONCRETE CURB AND SIDEWALK TO REMAIN
03 REMOVE EXISTING CONCRETE CURB AND SIDEWALK COMPLETE AT NEW ENTRY DRIVE
04 REMOVE EXISTING CONCRETE CURB AND RAMP COMPLETE
05 CONCRETE CURB RAMP, REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
06 CONCRETE ENTRY DRIVE, REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
07 CONCRETE PAVING, REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
08 CONCRETE SIDEWALK, REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
09 LOCATION FOR FUTURE CANTILEVERED HIP SHADE CANOPY
10 PAVESTONE, ECO-PRIORA PERMEABLE CONCRETE PAVERS, REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
11 ELECTRIC DROP ARM GATE BY OWNER, REFER TO MEP FOR ELECTRICAL REQUIREMENTS
12 EXPRESS LANE KIOSK BY OWNER, REFER TO MEP FOR ELECTRICAL REQUIREMENTS
13 FUTURE DROP ARM GATE AND EXPRESS LANE KIOSK BY OWNER, REFER TO MEP FOR ELECTRICAL REQUIREMENTS
14 SERVICE LANE SIGNS AND CLEARANCE BAR
15 SIGN, REFER TO A-002
16 TRASH ENCLOSURE, REFER TO A-002
17 ENTRY GROUND SIGN, REFER TO A-002
18 CONCRETE PAVERS, REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
19 UNDERGROUND WATER RECLAIMATION TANK, REFER TO CAR WASH EQUIPMENT DRAWINGS FOR ADDITIONAL REQUIREMENTS
20 SITE LIGHTING, REFER TO A-002
21 SHADE CANOPY TYPE A: FRAME SUPPORTED CANTILEVER HIP SHADE STRUCTURE
22 SHADE CANOPY TYPE B: FRAME SUPPORTED CANTILEVER HIP SHADE STRUCTURE
23 SHADE CANOPY TYPE C: FRAME SUPPORTED CANTILEVER CURVE SHADE STRUCTURE
24 POLE MOUNTED VACUUM TANK, TYPICAL

LOCATION MAP

SCALE: NTS

OWNER INFORMATION:

FRANK HARRIS
553 RANCH ROAD 2323
FREDERICKSBURG, TEXAS 78624

LEGAL DESCRIPTION:
0.82 ACRES OUT OF LOT 3R
POST OAK PARK, VOL. 4, PAGE 64

SITE PLAN LEGEND

- FOUND 1/2" STEEL ROD
- ELECTRIC METER
- WATER METER
- NEW EXTERIOR SITE LIGHTING FIXTURES
- FIRE LANE AND ROAD EASEMENT
- PAVERS, REFER TO KEYED NOTES
- FIRE HYDRANT

mustard DESIGN
150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

KUSTOM KLEAN CAR WASH

FRIENDSHIP LANE
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

REGISTERED ARCHITECT
STATE OF TEXAS
08.03.12

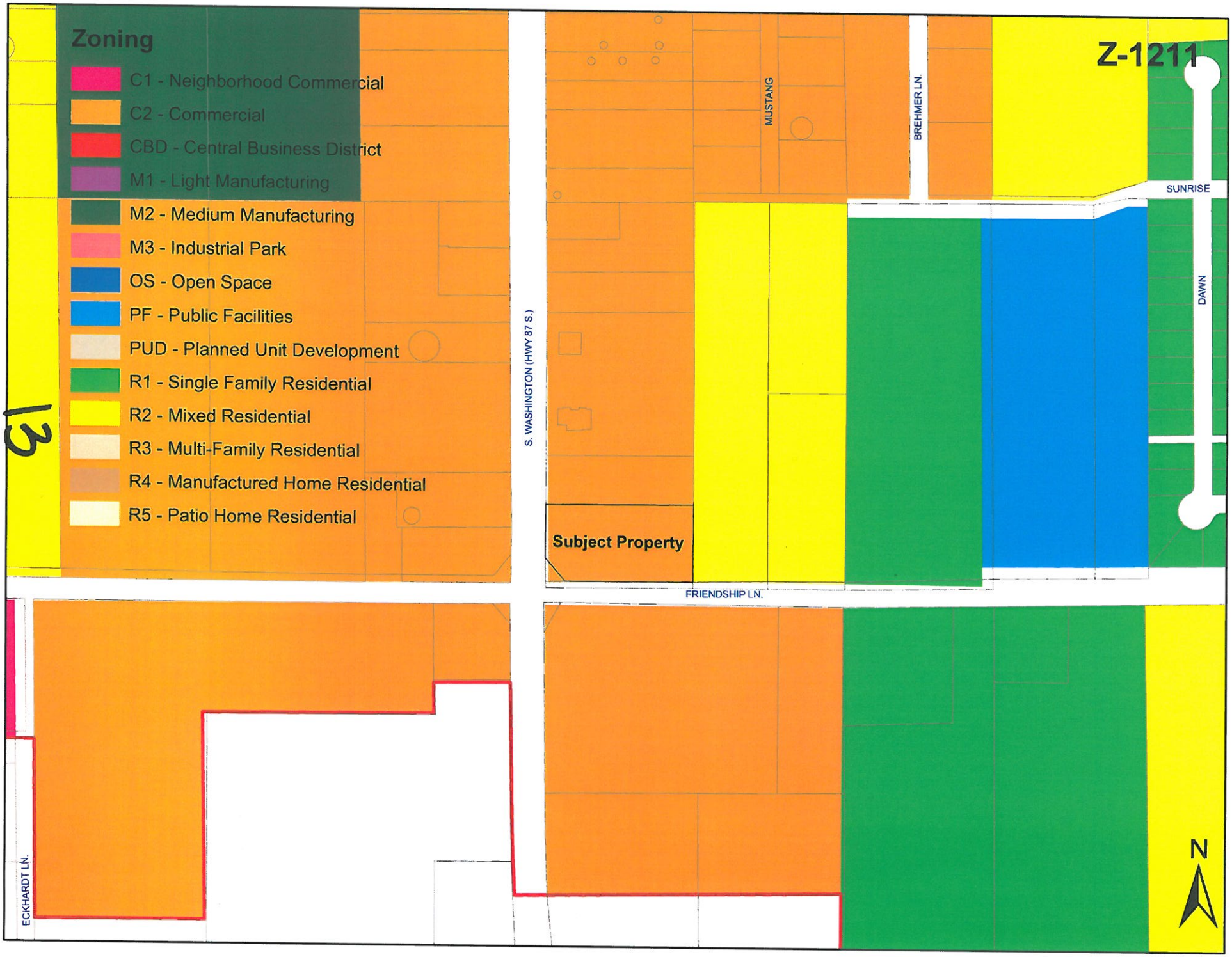
SITE PLAN

Drawn By:	AEB / WLK
Checked By:	AEB
Approved By:	AEB
Project No.	1218
Original Issue Date:	08.03.12

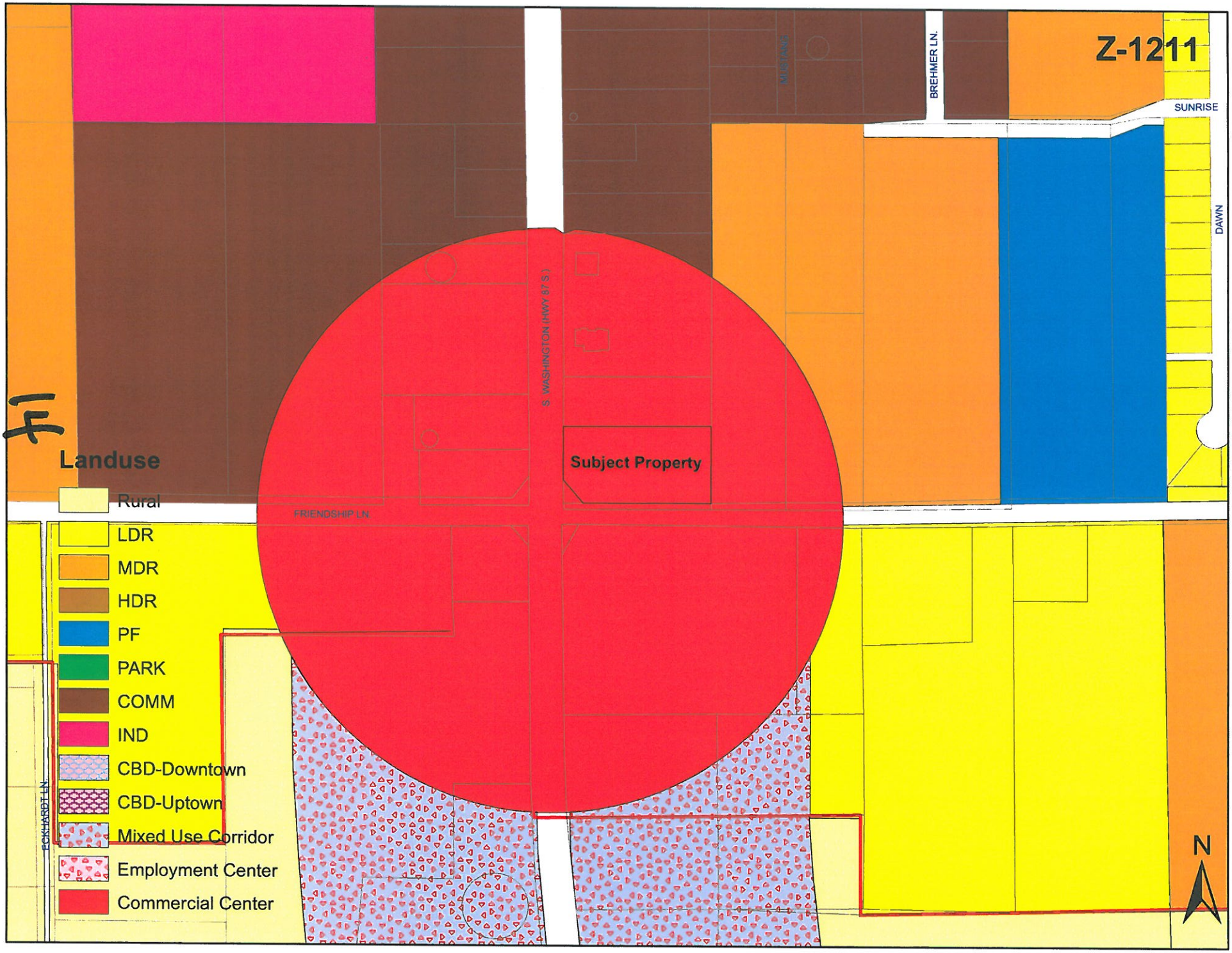
CUP

C:\Documents and Settings\Whitney Midal\Desktop\car wash - whitney.rvt

12

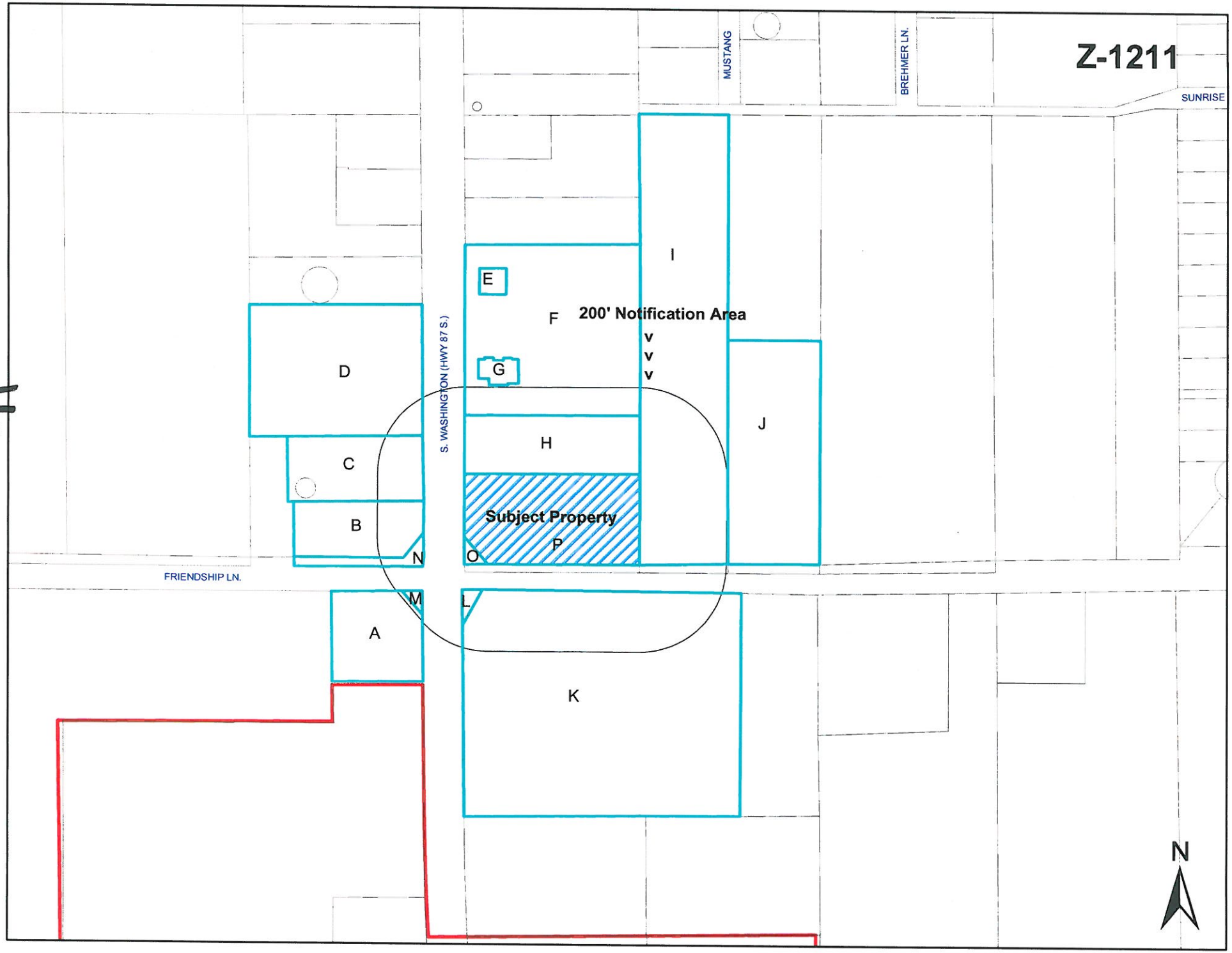

Z-1211
Zoning
C1 - Neighborhood Commercial
C2 - Commercial
CBD - Central Business District
M1 - Light Manufacturing
M2 - Medium Manufacturing
M3 - Industrial Park
OS - Open Space
PF - Public Facilities
PUD - Planned Unit Development
R1 - Single Family Residential
R2 - Mixed Residential
R3 - Multi-Family Residential
R4 - Manufactured Home Residential
R5 - Patio Home Residential
S. WASHINGTON (HWY 87 S.)
MUSTANG
BREHMER LN.
SUNRISE
DAWN
Subject Property
FRIENDSHIP LN.
ECKHARDT LN.
N

13


Z-1211
BREHMER LN.
SUNRISE
DAWN
MUSTANG
S. WASHINGTON (HWY 87 S.)
Subject Property
FRIENDSHIP LN.
ECKHARDT LN.
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center
N

F1

Z-1211
N
BREHMER LN
MUSTANG
S. WASHINGTON (HWY 67 S.)
FRIENDSHIP LN
ECKHARDT LN
THIELE LN
15


Z-1211
MUSTANG
BREHMER LN.
SUNRISE
S. WASHINGTON (HWY 87 S.)
FRIENDSHIP LN.
200' Notification Area
Subject Property
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
N

Letter	Owner	
A	Fischer & Wieser Specialty Foods, Inc.	
B	Stroeher & Son	
C	RWRKH, LLC	
D	Michael C. & Sharon Kunz	
E	Kerrville Professional Properties	
F	Friendship Village, Ltd.	
G	Caliche Investments	
H	MAW Building, LLLC	
I	Penjay Properties	
J	Judy G. Vordenbaum	
K	Alton Immel	
L	City of Fredericksburg	
M	City of Fredericksburg	
N	City of Fredericksburg	
O	City of Fredericksburg	

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Z-1211

NOTICE OF PUBLIC HEARING FOR A CONDITIONAL USE PERMIT

HEARING DATE: **SEPTEMBER 5, 2012** TIME: **5:30 PM** REQUEST NUMBER: **Z-1211**

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: **SEPTEMBER 17, 2012** TIME: **7:00 PM** REQUEST NUMBER: **Z-1211**

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

APPLICANT: Frank Harris, dba Kustom Klean Car Wash

LOCATION: Northeast corner of Friendship Lane and Hwy 87 South (see accompanying map)

REQUEST: Conditional Use Permit to allow a drive through facility associated with a car wash in the C-2, Commercial Zoning District

(DETACH BELOW)

REQUEST NO. Z-1211

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

Signed _____ Date _____

Printed Name _____ Address _____

Development Services

Memo

To: Planning and Zoning Commission

From: Brian Jordan, AICP

Date: August 31, 2012

Re: Z-1212, Conditional Use Permit for drive-through associated with a dry-cleaning business at 108-110 E. Ufer Street.

Action on this item will be postponed until the meeting in October. Notices that were sent to property owners were incorrect due to discrepancies in the property boundaries. However, since the item was advertised and since there may be individuals who wish to make comments on this item at the meeting, we have included this item on the agenda and suggest allowing interested parties to make comments.

No action is recommended.


Z-1212
200' Notification Area
Subject Property
CROCKETT
PEACH
W. UFER
S. ADAMS (HWY 75)
E. CREEK
E. SAN ANTONIO
S. LLANO
E. MAIN (HWY 290 E.)
E. UFER
S. LLANO
E. CREEK
S. LINCOLN
E. PARK
E. PARK
N

SITE PLAN
BACKGROUND INFORMATION
August, 2012

File Number:	SP-1206
Applicant:	Hans Oosterbaan
Project Type:	Professional/Medical Offices
Development Type:	The applicant intends to build a new optometric center with plans for future expansion.
Address/Location:	Northwest corner of N. Llano Street and E. Mulberry Street
Site Area:	0.61 acres (26,763 square feet)
Zoning:	C-1, Neighborhood Commercial
Platting:	The property is currently 2 lots. The applicant will be required to submit a plat to combine the two tracts into a single tract.
Adjacent Land Uses/Zoning:	
North:	Residential use, zoned C-1 Neighborhood Commercial
South:	Office, zoned C-1 Neighborhood Commercial
East:	Commercial use, zoned C-1 neighborhood Commercial
West:	Residential uses, zoned R-1 Single Family Residential
Building Size:	6,146 square feet
Building Height:	Single story
Building Coverage:	23% (max. allowed - 50%)
Impervious Coverage:	67% (max allowed – 70%)
Site Access:	Single driveway off of E. Mulberry Street. Access from Llano Street not allowed according to TXDOT Standards.
Parking Required/Provided:	22 spaces required (based on 1 space per 300 square feet for medical office) 24 spaces provided
Sidewalks:	A sidewalk is provided along N. Llano Street.
Screening Required:	Screening required along west property line adjoining residential use. All trash containers.

Signage: Signage is proposed near the intersection of Mulberry and Llano Streets. Signage shall meet the ordinance.

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

Landscape/Tree Preservation: The site currently contains a few large trees. The majority of these trees are intended to remain as indicated on the plan. Other landscaping will comply with the Landscape Ordinance.

Stormwater Detention: The applicant is proposing a detention pond to the rear and south side of the building. A plan of the addressing final detention requirements is subject to Engineering approval.

Utilities: Water is available to serve this development. The sanitary sewer main in E. Mulberry Street will need to be extended to serve this property. The City will extend the line 100'. If it is necessary to extend the line beyond 100', it will be the owners responsibility.

P&Z Action: Final approval

Recommendation: Approval, conditioned upon:

1. Approval of a Landscape Plan prior to issuance of a building permit.
2. Stormwater Detention being approved prior to issuance of a building permit.
3. All lighting being shielded.
4. Approval of Engineering plans/comments prior to issuance of a building permit.

AUG 1 3 2012

APPLICATION FOR SITE PLAN REVIEW

SP-1206

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

1. **APPLICANT:** Hans Oosterbaan
2. **ADDRESS:** 1603 E. Main St., Fredericksburg, TX 78624
3. **APPLICANT TELEPHONE NUMBER:** 830-997-0131
4. **APPLICANT FAX NUMBER:** 866-897-9855
5. **OWNER (if different from applicant):** Same as Applicant
6. **ADDRESS:** _____
7. **OWNER TELEPHONE NUMBER:** _____
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

   ADDRESS: 1102 North Llano Street

   LEGAL DESCRIPTION: Lot 1R & 2R of Lot 2, Dr.Lester L. Keyser Subdivision Vol. 3, Page 39

   LOT SIZE: 157.25' x 168.88' **LOT AREA:** 26,764 sq. ft. (.614 acre)

   PROPOSED USE: Optometric Clinic/Office

   USE CLASSIFICATION: Medical Office/Professional Office
9. **EXISTING ZONING:** C-1 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:**_____

PRINTED NAME OF ABOVE: Hans J. Osterbaan

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:**_____

PRINTED NAME OF ABOVE:_____

DATE:_____

TITLE SEARCH:_____

Date

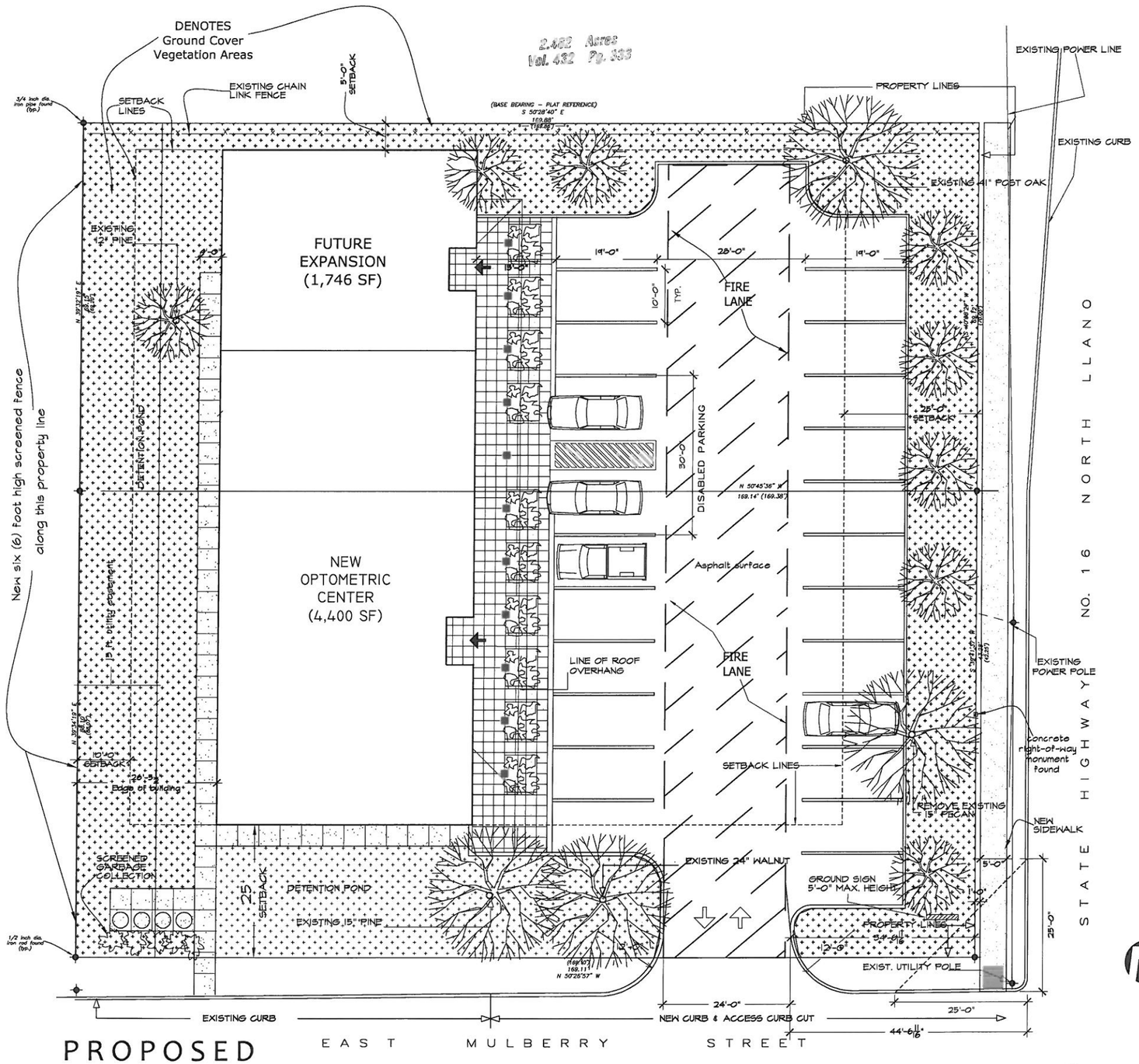
12. **CONSENT OF LIEN HOLDER:**_____

Signature

PRINTED NAME OF ABOVE: Brad Hardin, Market President American Bank of Texas

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.



PROPOSED SITE PLAN

SCALE: 1" = 10'

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SITE ANALYSIS & BUILDING

AREA CALCULATIONS

TOTAL LOT SIZE: 26,763 sq.ft.

FREDERICKSBURG CITY ORDINANCES
MAX. IMPERVIOUS COVERAGE 70%
PROPOSED:
8,775 sq.ft. PERVIOUS
17,820 sq.ft. IMPERVIOUS
TOTAL IMPERVIOUS: 67%

FREDERICKSBURG CITY ORDINANCES
Medical Offices - 1 SPACE/300 sf = 20 SPACES
Proposed Parking Spaces = 24 SPACES
(Includes 2 disabled parking spaces)

FREDERICKSBURG CITY ORDINANCES
MAX. BUILDING COVERAGE 50%
PROPOSED BUILDING COVERAGE
6,146 sq. ft. (23%)

FREDERICKSBURG CITY ORDINANCES
Building Max. Height = 38 FEET
Proposed One-Story Height = 22 FEET

Lot 1R & Lot 2R
in
RESUBDIVISION OF PART OF LOT 1 &
ALL OF LOT 2
DR. LESTER L. KEYSER SUBDIVISION
Volume 3 - Page 39
Gillespie County Plat Records
Gillespie County, Texas

INDEX TO DRAWINGS

Owner : Dr. Hans Oosterbaan

PRELIMINARY PLAN

THESE INCOMPLETE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

STANLEY A. KLEIN, AIA
REGISTRATION NO. 9757

STAN KLEIN, AIA, NCARB
Architect & Preservation Consultant
P. O. BOX 209 Fredericksburg, Texas 78624
stanklein@austin.rr.com Phone 830.456.6018

OOSTERBAAN OPTOMETRIC CLINIC
1603 North Llano Street
FREDERICKSBURG TEXAS

DATE	08-10-12
PROJECT NUMBER	08-10
REVISION	08-28-12

SITE PLAN

SHEET NUMBER

S-1

1 of 1


SP-1206
W. MULBERRY
N. ADAMS
E. MULBERRY
S. NIMITZ
W. BURBANK
E. BURBANK
E. MULBERRY
N. LLANO (HWY 16 N.)
E. HACKBERRY
E. BURBANK
E. LINCOLN
N

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Development Services

Memo

To: Planning and Zoning Commission

From: Brian Jordan, AICP

Date: August 31, 2012

Re: October Meeting Date

The October meeting of the Planning and Zoning Commission is scheduled for October 3. Since I will be attending the American Planning Association State Conference in Fort Worth October 3-5, 2012, we would like to schedule the meeting for another date. Our recommendation would be to move the meeting to October 2, 2012. As an alternative, the meeting could be moved to the following Wednesday, October 10, 2012.

Please be prepared to discuss these meeting dates so we can make a decision at next weeks meeting and get the word out as soon as possible.