

**AGENDA**  
**CITY OF FREDERICKSBURG**  
**PLANNING & ZONING COMMISSION**

Wednesday, December 5, 2012

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the November 2012 Regular Meeting *Pp 1 - 4*

**SITE PLAN**

3. SP-1209 - Consider a site plan for Cottages on Baron's Creek at 307 S. Lee *Pp 5 - 10*

**PLATS**

4. P-1214 - Consider a variance to Section 38-14 (a) of the Subdivision Ordinance relating to pavement width on existing streets regarding a resubdivision of Lot No. 2, Klett Subdivision *Pp 11 - 17*

**DISCUSSIONS**

5. 2013 Tentative Meeting Schedule and Development Review Committee (DRC) Standards *Pg 18*
6. Update to the Subdivision Ordinance

**ADMINISTRATIVE APPROVALS**

7. P-1212 - Replat - Lots 3 & 4, The Smith Addition (Bray)
8. P-1213 - Replat - Lots 236 & 237, Stoneridge Unit VI (Ellebracht)

**ADJOURN**

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION  
November 7, 2012  
5:30 P.M.

On this the 7<sup>th</sup> day of November, 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  
BJORN KIRCHDORFER  
BRENDA SEGNER  
STEVE THOMAS  
CHRIS KAISER  
MATT LINES

ABSENT: JASON HELFRICH  
BOBBY WATSON

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-1214) BY SAN ANTONIO DESIGN GROUP ON BEHALF OF PLEASANTON PARTNERS, L.P. FOR AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT FOR THE BARON'S CREEK SHOPPING CENTER TO ALLOW AN INCREASE IN BUILDING SQUARE FOOTAGE AND AN ADDITIONAL GROUND SIGN ON LOT 1 BB-RR-AR LOCATED AT 1426 E. MAIN STREET** - It was moved by Bjorn Kirchdorfer and seconded by Brenda Segner to open Public Hearing Z-1214 by San Antonio Design group on behalf of Pleasanton Partners, L.P. for an amendment to the Planned Unit Development for the Baron's Creek Shopping Center to allow an increase in building square footage and an additional ground sign on Lot 1 BB-RR-AR located at 1426 E. Main Street. Tony Saucedo with San Antonio Design Group presented the application. Mr. Saucedo stated the PUD is a ten acre site and the portion this application refers to is a one and one half acre lot that is currently vacant. Mr. Saucedo noted the PUD allows for a 5400 square foot building and they would like to increase that to 8800 square feet. Mr. Saucedo added they will change the configuration of the parking and the original pad. Mr. Saucedo commented the other request on their application is to add a sign to the site. Mr. Saucedo noted there are currently 3 signs on the property and the new owners would like to add an additional one to the corner of the lot. There were no comments from the public. Charlie Kiehne moved to close Public Hearing Z-1214 and Bjorn Kirchdorfer seconded the motion. All voted in favor and the motion carried.

**STAFF COMMENTS**

Brian Jordan, Director of Development Services, explained the evolution of the project and noted the proposal tonight would afford an increase in pad size, a different parking layout, and a slightly different pad layout from the original PUD. Mr. Jordan noted Staff has no objection to the request for an increase in allowable pad size and commented the layout and circulation proposed is probably better than the original. Mr. Jordan noted Staff is however not in favor of allowing an additional sign. Mr. Jordan noted in 2006 the PUD was amended and two large pylon signs were allowed because of the size of the center and because the PUD zoning allowed for it. Mr. Jordan noted those signs are in place and in Staff's opinion those signs were granted to include signage for the entire center, including the now vacant lot. Mr. Jordan stated the new building will sit closer to the highway than the rest of the center so the signage on the building will be visible to vehicular traffic. Mr. Jordan noted Staff recommendation of approval of the increase in pad site square footage and modifications to the pad site plan and denial of the request for the additional sign.

Charlie Kiehne asked if there will be access to the entire center and Mr. Jordan noted that is already in place and added the driveway on the northern end of AutoZone will also be shared with this particular property. Mr. Jordan noted nothing will change on the existing center and there will be no additional drives off Highway 290. Mr. Jordan also commented a site plan will have to be approved before the lot is developed. Bjorn Kirchdorfer asked if there was enough room on the existing pylon signs for the new businesses that will be going into the building when the site is developed. Mr. Jordan noted the size of the existing signs may have to be changed because most of the sign area is being used, but the signs were allowed with the intent they would be used for the entire site. Mr. Kiehne added the signage on the new building will also attract customers.

Bjorn Kirchdorfer moved to approve the request for an increase in pad site square footage and deny the request for an additional sign. Matt Lines seconded the motion. All voted in favor and the motion carried.

**PUBLIC HEARING (Z-1215) BY DONNA CROY FOR A CONDITIONAL USE PERMIT TO ALLOW PERSONAL IMPROVEMENT SERVICES IN A C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AT 812 N. LLANO**

- Chris Kaiser moved to open Public Hearing Z-1215 by Donna Croy for a Conditional Use Permit to allow Personal Improvement Services in a C-1, Neighborhood Commercial Zoning District at 812 N. Llano. Donna Croy, owner of the property, presented the application. Ms. Croy noted she has owned the property since 1980 and had a tenant occupy the building for many years, but it has sat vacant for the last six years. Ms. Croy stated she has someone interested in opening a children's dance studio and the use that is proposed would not be an impediment to the neighborhood. There was no public comment. Charlie Kiehne moved to close Public Hearing Z-1215 and Bjorn Kirchdorfer seconded the motion. All voted in favor and the motion carried.

**STAFF COMMENTS**

Brian Jordan, Director of Development Services, explained Ms. Croy owns the subject property as well as the adjoining property to the south, and noted there are non-compliant issues on the site. Mr. Jordan commented those issues have been acknowledged. Mr. Jordan also stated with those issues being acknowledged, Staff believes the nature of the proposed use, the hours of operation and the demand on traffic and circulation will not be any more strenuous than it has previously been. Mr. Jordan noted Staff recommendation of approval based on the fact the non-compliant issues are acknowledged, but the

proposed use is no more intensive than what has been in place previously, and with the following conditions:

1. Parking spaces be properly marked
2. The site comply with ADA requirements.

Charlie Kiehne asked if the applicant is locked into the hours stated in her letter and Mr. Jordan noted they are not unless the Commission makes those hours a requirement of the approval. Steve Thomas asked Ms. Croy if she had looked into anything in order to bring the impervious coverage into compliance because she is eleven percent over the allowable area. Ms. Croy noted she has not because she did not realize she was not in compliance. Mr. Jordan noted that is one of the non-compliant issues Staff acknowledged. Ms. Croy stated she would look into bringing that into compliance.

Bjorn Kirchdorfer moved to approve Z-1215 with the conditions set forth by Staff. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

**PUBLIC HEARING (Z-1216) BY STEPHEN W. AND BEVERLY ALLEN FOR A CONDITIONAL USE PERMIT TO ALLOW PERSONAL IMPROVEMENT SERVICES IN A C-1, NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AT 109 E. HACKBERRY STREET**

Chris Kaiser moved to open Public Hearing Z-1216 by Stephen W. and Beverly Allen for a Conditional Use Permit to allow Personal Improvement Services in a C-1, Neighborhood Commercial Zoning District. Steve Allen, owner of the property, presented the application. Mr. Allen noted he and his wife acquired the property approximately two years ago, renovated the property and have had a practicing business in the house since that time. Mr. Allen noted the hours of operation are limited and parking is adequate and asked the Commission to recommend approval of a Conditional Use Permit to continue the use that has been ongoing.

**PUBLIC COMMENT**

Donna Lafferty at 107 E. Hackberry stated the owners have done a great job with the landscaping and parking has not been an issue since the business has been operating out of the house. Ms. Lafferty noted she has been very pleased to have the yoga studio as her neighbor and believes the owners have improved the neighborhood with the renovations.

Donna Croy, owner of the adjacent property, stated to her knowledge there has been no problems as far as lighting or sound.

Chris Kaiser moved to close Public Hearing Z-1216 and Bjorn Kirchdorfer seconded the motion. All voted in favor and the motion carried.

**STAFF COMMENTS**

Brian Jordan, Director of Development Services, explained this application has come about after the fact because the yoga studio use was brought to Staff's attention when the applicant for the prior public hearing approached the City. Mr. Jordan stated the fact that the yoga center has been functioning without any complaints is an advantage to the applicant because the neighbors have lived with the use in the neighborhood already, which suggests this is a use that can work next to a residential home. Mr. Jordan commented four letters were received in support of the request. Mr. Jordan noted there are non-compliant issues that have been acknowledged by Staff and with that acknowledgment noted Staff recommendation of approval with the condition the site be compliant with ADA standards.

Mr. Kirchorfer asked if any classes were held outside and Mrs. Allen noted they will occasionally have an outside class early in the morning. Brenda Segner asked how many people are in each class and Mr. Allen stated the maximum class size is 6.

Bjorn Kirchorfer moved to approve Application Z-1216 with the condition the site meet ADA requirements. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

**MINUTES**

Charlie Kiehne asked to amend the minutes by adding a numbered condition to Z-1212 that was only mentioned in text. With that change, Charlie Kiehne moved to approve the minutes from the October 2012 regular meeting and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

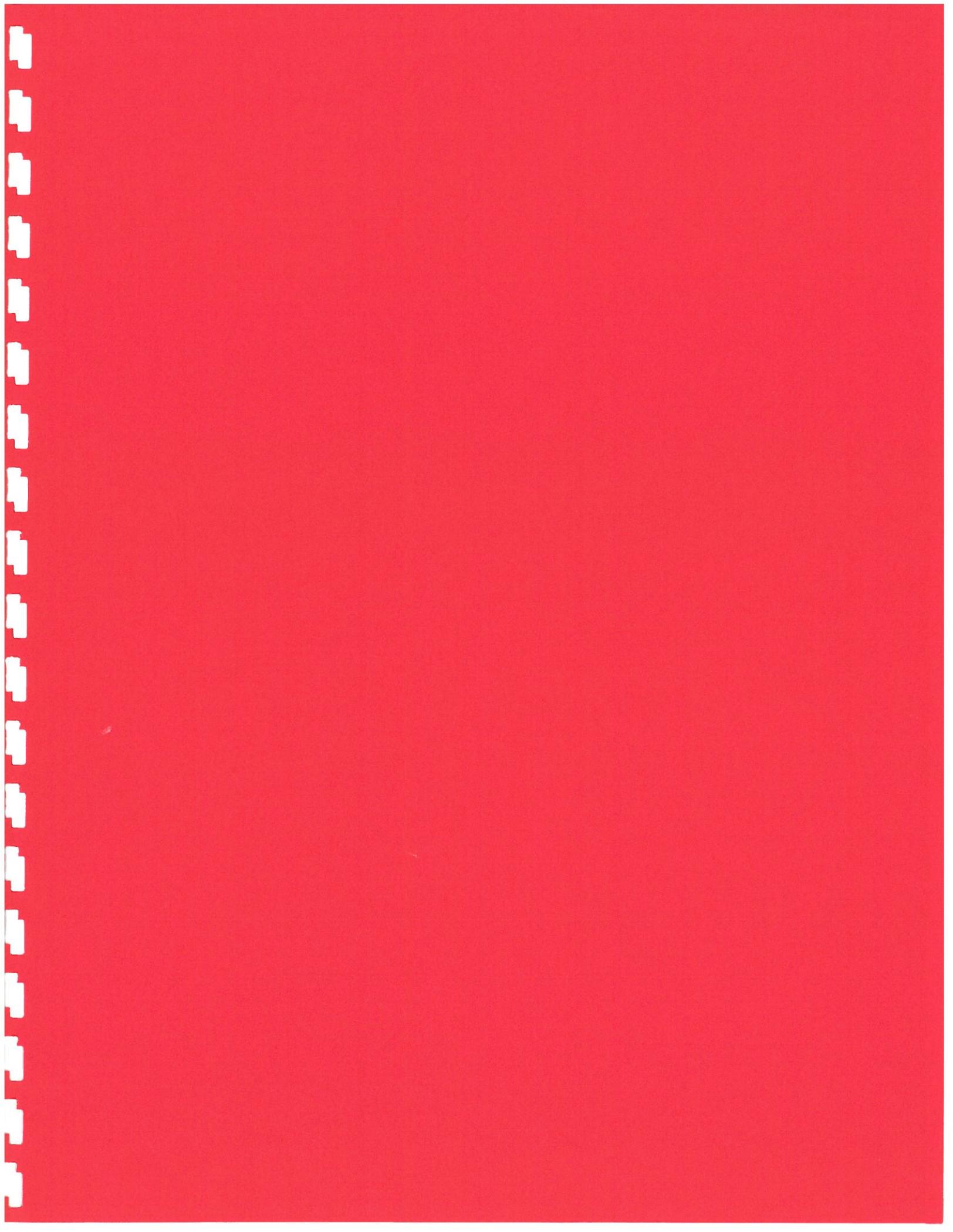
**ADJOURN**

With nothing further to come before the Commission, Charlie Kiehne moved to adjourn. Matt Lines seconded the motion. All voted in favor and the meeting was adjourned at 6:17 p.m.

PASSED AND APPROVED this the 5<sup>th</sup> day of December, 2012.

\_\_\_\_\_  
SHELLEY BRITTON, City Secretary

\_\_\_\_\_  
JANICE MENKING, Chairman



**SITE PLAN  
BACKGROUND INFORMATION**

*November, 2012*

**File Number:** SP-1209

**Applicant:** VEI Consulting Engineers, Kevin Spraggins

**Project Type:** Condominium Residences

**Development Type:** The applicant intends to build 11 Condominium units (see attached information).

**Address/Location:** South Lee Street, between Ufer St. and Creek St., adjacent to Baron's Creek

**Site Area:** 1.63 acres (70,872 square feet) total.  
1.02 acres (44,548 square feet) outside the floodplain.

**Zoning:** R-2, Mixed Residential

**Platting:** The property is currently 3 lots. The applicant will be required to submit a plat to combine the three tracts into a single tract.

**Adjacent Land Uses/Zoning:**

North:	Residential use, zoned R-2 Mixed Residential
South:	A single residence, zoned R-2 Mixed residential
East:	Baron's Creek and Undeveloped, zoned R-2 Mixed Residential
West:	Undeveloped, zoned R-2 Mixed Residential

**Building Size:** Unit A, Two-Story (2-bed/1.75 bath), 1,292 square feet  
Unit B, Two-story (2-bed/1.75 bath), 1,150 square feet  
Unit C, Two-Story (2-bed/2 bath), 1,404 square feet

**Building Height:** Two-story.

**Building Coverage:** 18% (max. allowed - 45%)

**Impervious Coverage:** 43% (max allowed – 55%)

**Site Access:** Single driveway off of S. Lee Street. Access is adequate for two-way circulation and fire access.

**Parking Required/Provided:** 22 spaces required (based on 2 spaces per unit)  
26 spaces provided, including 11 garage spaces, 14 regular parking spaces and 1 handicap space.

**Sidewalks:** A sidewalk is provided along S. Lee Street.

**Screening Required:** No screening is required per the code.

<b>Trash Collection:</b>	The applicant has stated that trash will be handled by each unit storing a trash can in each units garages.
<b>Lighting:</b>	No information provided. Lighting for the complex shall be shielded from adjoining properties.
<b>Landscape/Tree Preservation:</b>	No significant trees exist on the property. Based on the Condominium use, a Landscape Plan is required to be approved prior to release for construction.
<b>Stormwater Detention:</b>	The site is large enough that the Stormwater Detention Ordinance will apply. However, given the proximity of the site to Baron's Creek, a detention pond to serve the property is not anticipated to be required. A plan of addressing final detention requirements is subject to Engineering approval.
<b>Utilities:</b>	Water and sewer are located in S. Lee Street. However, neither of these lines are adequate to serve the density proposed within this project. The applicant will be required to improve the lines as necessary to adequately serve this development. A utility plan, based on Engineering Staff's comments, has been provided by the applicant. Final utility plans, including electric service, are subject to approval by the Public Works Department.
<b>P&amp;Z Action:</b>	Final approval
<b>Recommendation:</b>	Approval, conditioned upon: <ol style="list-style-type: none"><li>1. Approval of a Landscape Plan prior to release for construction.</li><li>2. Stormwater Detention requirements being addressed prior to release for construction.</li><li>3. All lighting being shielded.</li><li>4. Approval of final Construction Plans prior to release for construction.</li></ol>



OCT 15 2012

# APPLICATION FOR SITE PLAN REVIEW SP-1209

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

1. **APPLICANT:** VEI Consulting Engineers
2. **ADDRESS:** 507 E. Highway St.
3. **APPLICANT TELEPHONE NUMBER:** 997-4744
4. **APPLICANT FAX NUMBER:** 997-6967
5. **OWNER (if different from applicant):** Property of Baron's Creek
6. **ADDRESS:** 507 E. Highway St.
7. **OWNER TELEPHONE NUMBER:** 997-4744
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**  
**ADDRESS:** 307 LEE ST.  
**LEGAL DESCRIPTION:** Lot 15 BR-BR Lot 15 BR-CR Lot 15 AR-R  
**LOT SIZE:** 220' x 140' / 246' **LOT AREA:** 1.63 Ac. of Langerhans Addition  
**PROPOSED USE:** Condominium Residential  
**USE CLASSIFICATION:** Condominium Residential
9. **EXISTING ZONING:** R2 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:** Kevin W. Spraggins

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:** Kevin Spraggins

**DATE:** 10/12/12

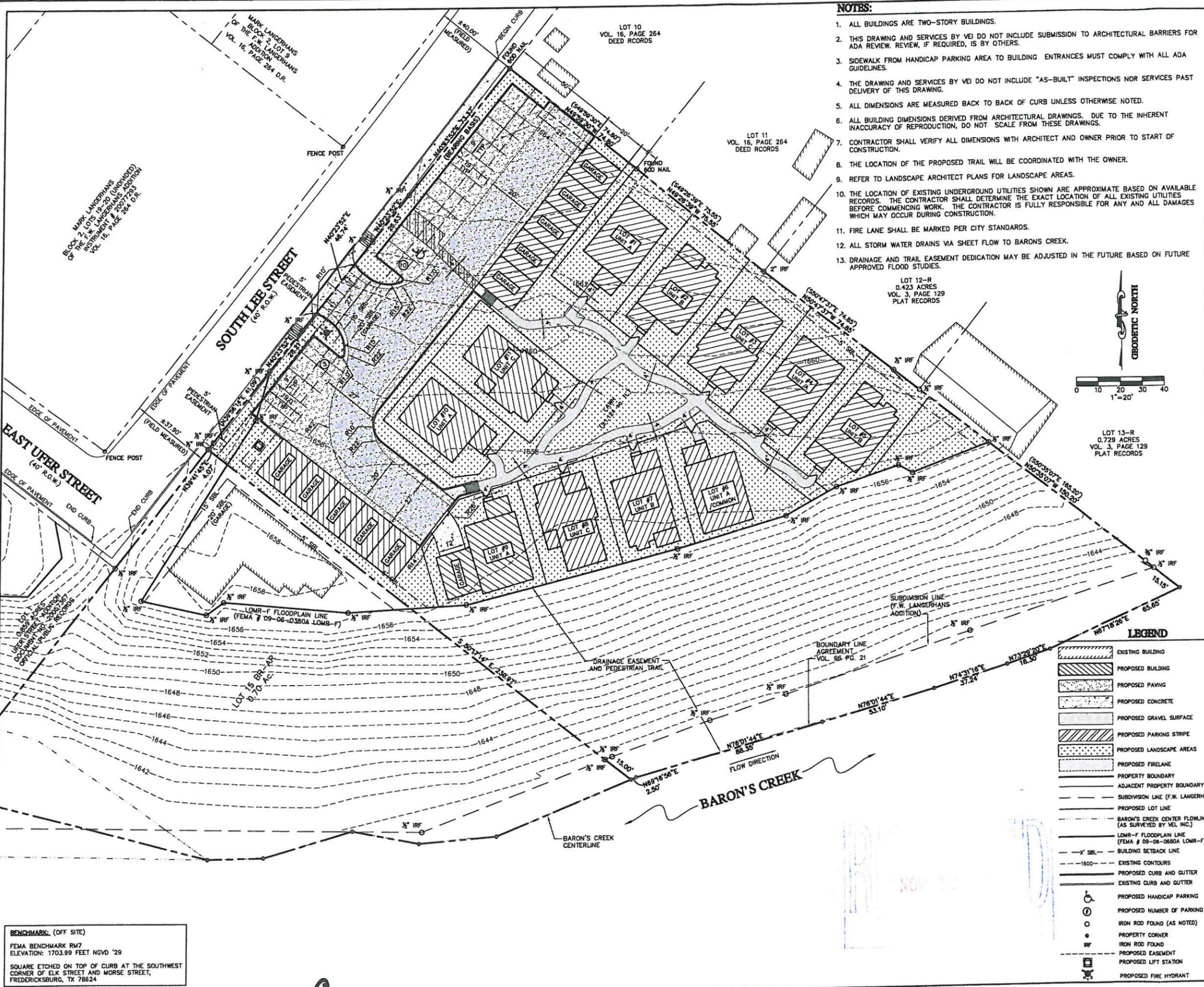
**TITLE SEARCH:** \_\_\_\_\_  
Date

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

**PRINTED NAME OF ABOVE:** Troy Heir Senior Practice V.P.

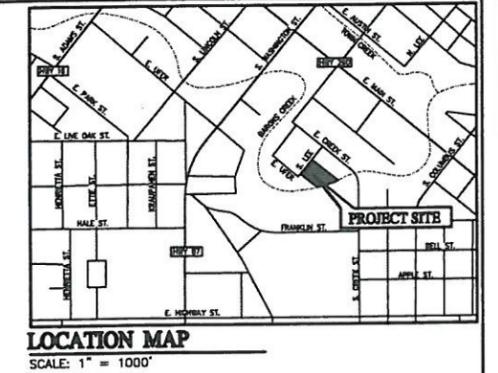
NOTE: If this property is encumbered by lien, consent of the lien holder **is required**.

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



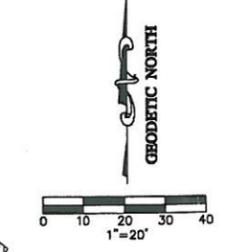
**BENCHMARK: (OFF SITE)**  
 FEMA BENCHMARK RM7  
 ELEVATION: 1703.99 FEET NGVD '29  
 SQUARE ETCHED ON TOP OF CURB AT THE SOUTHWEST  
 CORNER OF ELK STREET AND MORSE STREET,  
 FREDERICKSBURG, TX 78624

- NOTES:**
1. ALL BUILDINGS ARE TWO-STORY BUILDINGS.
  2. THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
  3. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
  4. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
  5. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
  6. ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
  7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
  8. THE LOCATION OF THE PROPOSED TRAIL WILL BE COORDINATED WITH THE OWNER.
  9. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
  10. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
  11. FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
  12. ALL STORM WATER DRAINS VIA SHEET FLOW TO BARONS CREEK.
  13. DRAINAGE AND TRAIL EASEMENT DEDICATION MAY BE ADJUSTED IN THE FUTURE BASED ON FUTURE APPROVED FLOOD STUDIES.



**SITE SUMMARY TABLE**

ZONING	R2 - MIXED RESIDENTIAL
LAND USE	MEDIUM DENSITY RESIDENTIAL
LOT AREA	70,872 sq. ft. / 1.63 Ac.
TOTAL NUMBER OF UNITS	UNIT A = 5 EACH UNIT B = 3 EACH UNIT C = 3 EACH TOTAL NO. OF UNITS = 11 EACH
UNIT A TYPICAL SIZE	TWO-STORY (2 BED/1.75 BATH) FIRST FLOOR - 859 sq. ft. SECOND FLOOR - 433 sq. ft. TOTAL UNIT AREA - 1,292 sq. ft.
UNIT B TYPICAL SIZE	TWO-STORY (2 BED/1.75 BATH) FIRST FLOOR - 819 sq. ft. SECOND FLOOR - 331 sq. ft. TOTAL UNIT AREA - 1,150 sq. ft.
UNIT C TYPICAL SIZE	TWO-STORY (2 BED/2 BATH) FIRST FLOOR - 918 sq. ft. SECOND FLOOR - 488 sq. ft. TOTAL UNIT AREA - 1,404 sq. ft.
TOTAL NUMBER OF GARAGES	11
TYPICAL GARAGE SIZE	320 sq. ft. (16'x20')
TOTAL PROPOSED BUILDING AREA	13,026 sq. ft. / 0.30 Ac.
PARKING SPACES REQUIRED (2 SPACES PER DWELLING UNIT)	22
PARKING SPACES PROVIDED	25
HANDICAP PARKING SPACES REQUIRED	1
HANDICAP PARKING SPACES PROVIDED	1
AREA OUTSIDE OF FLOODPLAIN	44,548 sq. ft. / 1.02 Ac.
PERVIOUS AREA OUTSIDE OF FLOODPLAIN	20,155 sq. ft. / 0.46 Ac.
IMPERVIOUS AREA OUTSIDE OF FLOODPLAIN	24,393 sq. ft. / 0.56 Ac.
ALLOWABLE IMPERVIOUS PERCENTAGE	65%
PROPOSED IMPERVIOUS PERCENTAGE	55%
BUILDING COVERAGE ALLOWED	55%
BUILDING COVERAGE PROVIDED	29%



LOT 13-R  
 0.729 ACRES  
 VOL. 3, PAGE 129  
 PLAT RECORDS

- LEGEND**
- [Symbol] EXISTING BUILDING
  - [Symbol] PROPOSED BUILDING
  - [Symbol] PROPOSED PAVING
  - [Symbol] PROPOSED CONCRETE
  - [Symbol] PROPOSED GRAVEL SURFACE
  - [Symbol] PROPOSED PARKING STRIPE
  - [Symbol] PROPOSED LANDSCAPE AREAS
  - [Symbol] PROPOSED FIRELANE
  - [Symbol] PROPERTY BOUNDARY
  - [Symbol] ADJACENT PROPERTY BOUNDARY
  - [Symbol] SUBDIVISION LINE (F.W. LANGERHANS ADDITION)
  - [Symbol] PROPOSED LOT LINE
  - [Symbol] BARON'S CREEK CENTER FLOWLINE (AS SURVEYED BY VEI, INC.)
  - [Symbol] LOMR-F FLOODPLAIN LINE (FEMA # 09-06-0680A LOMR-F)
  - [Symbol] BUILDING SETBACK LINE
  - [Symbol] EXISTING CONTOURS
  - [Symbol] PROPOSED CURB AND GUTTER
  - [Symbol] EXISTING CURB AND GUTTER
  - [Symbol] PROPOSED HANDICAP PARKING
  - [Symbol] PROPOSED NUMBER OF PARKING SPACES
  - [Symbol] IRON ROD FOUND (AS NOTED)
  - [Symbol] PROPERTY CORNER
  - [Symbol] IRON ROD FOUND
  - [Symbol] PROPOSED EASEMENT
  - [Symbol] PROPOSED LIFT STATION
  - [Symbol] PROPOSED FIRE HYDRANT

**A PRELIMINARY SITE PLAN FOR**  
**COTTAGES ON BARON'S CREEK**  
 307 LEE ST.

LOT 15 BR-BR, LOT 15 BR-CR AND LOT 15AR-R OF THE F. W. LANGERHANS ADDITION AS RECORDED IN VOLUME 3, PAGE 138, PLAT RECORDS, GILLESPIE COUNTY, TEXAS.  
 BEING 1.63 ACRES OF LAND SITUATED IN FREDERICKSBURG, GILLESPIE COUNTY, TEXAS.

**PROPERTIES OF BARON'S CREEK, LLC**      **OWNER**  
 CONTACT: KEVIN W. SPRAGGINS      (830) 997-4744  
 507-D E. HIGHWAY ST.      FAX: (830) 997-6967  
 FREDERICKSBURG, TX 78624

**VEI CONSULTING ENGINEERS**      **ENGINEER**  
 CONTACT: KEVIN W. SPRAGGINS      (830) 997-4744  
 507-D E. HIGHWAY ST.      FAX: (830) 997-6967  
 FREDERICKSBURG, TX 78624      Texas Registration # F-165

DATE: 11/28/12      FILE NO: 08129  
 SHEET: SP (1 OF 2)

NOV 21







## MEMORANDUM

---

**DATE:** November 28, 2012

**TO:** Planning & Zoning Commission

**FROM:** Public Works & Engineering Department

**SUBJECT:** P-1214 - Replat of Lot No. 2, Klett Subdivision - Variance Request to Section 38-14 (a)

---

**Summary:**

Lot No. 2 of the Klett Subdivision is located at the corner of Thiele Lane and East Highway Street. Code of Ordinances Section 38-14 - Streets and sidewalks, item (a) Street layout, right-of-way, and pavement widths requires Collector type streets to have 60' of right-of-way and 44' of pavement width (back to back of curb). Both Thiele Lane and East Highway Street are classified as "Collector" type streets on the Thoroughfare Plan. The applicant has submitted a request for a variance to allow for less than the required pavement width.

**Recommendation:**

Public Works & Engineering Staff support the request of this variance for reasons mentioned in the following Background / Analysis section.

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

---

**Background / Analysis:**

East Highway Street and Thiele Lane are both classified as "Collector" type streets on the Thoroughfare Plan. This requires both streets to have 44' of pavement width (back to back of curb). However, curb lines have been established along both the north and south sides of East Highway Street and both the east and west sides of Thiele Lane. The existing curb lines allow for less than the required 44' of pavement width. Therefore, City Staff would support a variance to the required pavement width. Photos of existing curb alignment are attached.

The City of Fredericksburg

Mr. Brian Jordan  
Director of Development Services  
City of Fredericksburg  
126 West Main St.  
Fredericksburg, TX 78624

Nov. 9, 2012

Re: P-1214 – Replat of Lot No. 2, Klett Subdivision

Dear Mr. Jordan:

Valerie B. Frisbie Durst respectfully requests a variance from City Code Chapter 38-14 Streets and Sidewalks. Because the curb lines have been established on Highway Street and Thiele Lane with current pavement width of 40+/- feet, Applicant respectfully requests a variance to allow pavement width currently in place rather than the 44 feet stated in section 38-14.

Please contact me at 830.997.3400 ext. 201 if you have any questions or need additional information for your consideration.

Respectfully Submitted,



Neal Reeh  
Real Estate Advisory Team  
Broker/Agent for Valerie B. Frisbie Durst

1.0 AC. TRACT  
VOL. 129, PG. 37-38 D.R.

E. HIGHWAY STREET

THIELE LANE

ALAN B. FRISBIE  
LOT NO. 1  
KLETT SUBDIVISION  
VOL. 4, PG. 32 P.R.

LOT NO. 2AR  
(11,255± SQ. FT.)

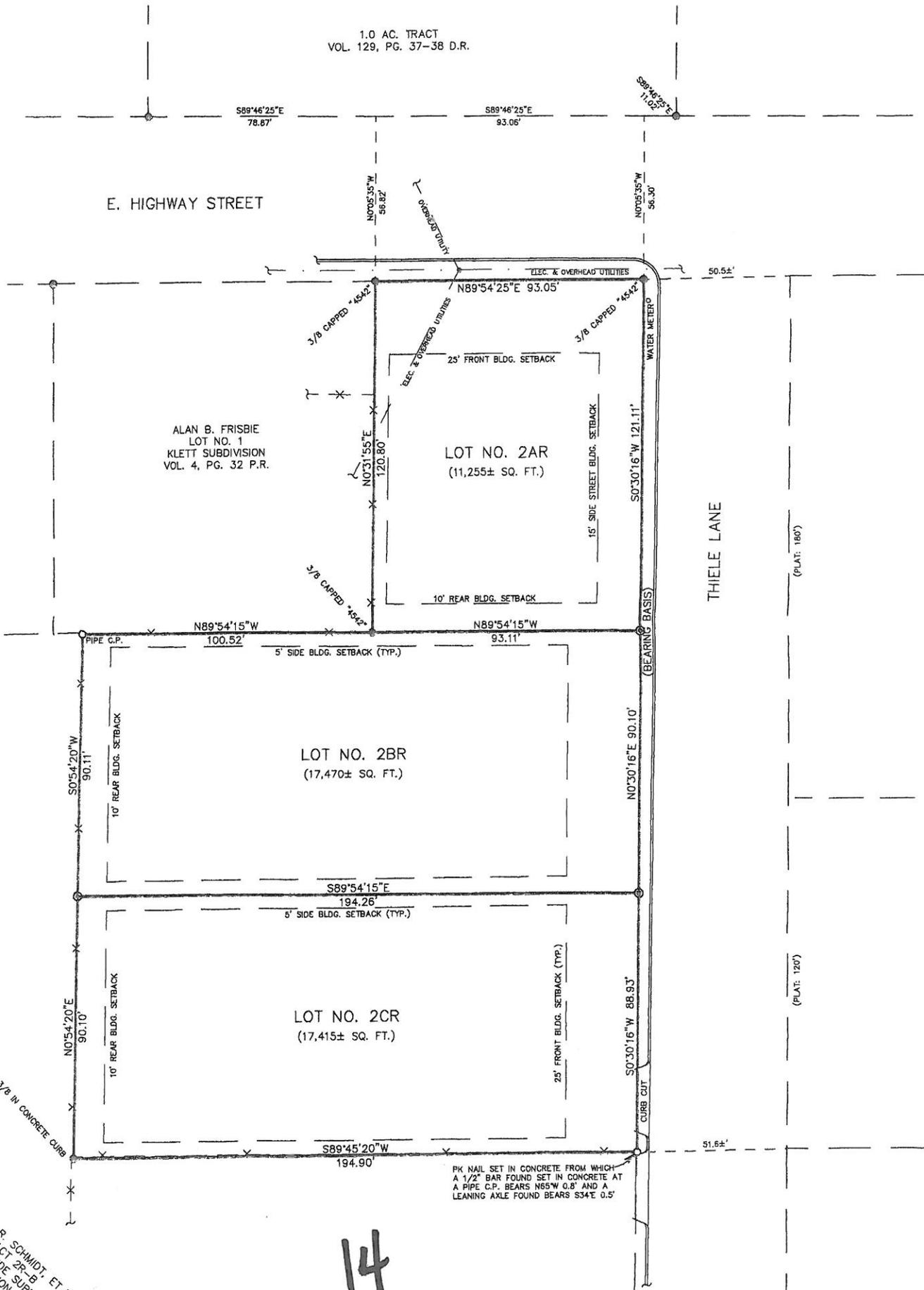
LOT NO. 2BR  
(17,470± SQ. FT.)

LOT NO. 2CR  
(17,415± SQ. FT.)

PK NAIL SET IN CONCRETE FROM WHICH  
A 1/2" BAR FOUND SET IN CONCRETE AT  
A PIPE C.P. BEARS N65°W 0.8' AND A  
LEANING AXLE FOUND BEARS S34°E 0.5'

R. SCHWIDT, ET AL.  
1 CT. 2R-B  
IDE SUB  
DIVISION

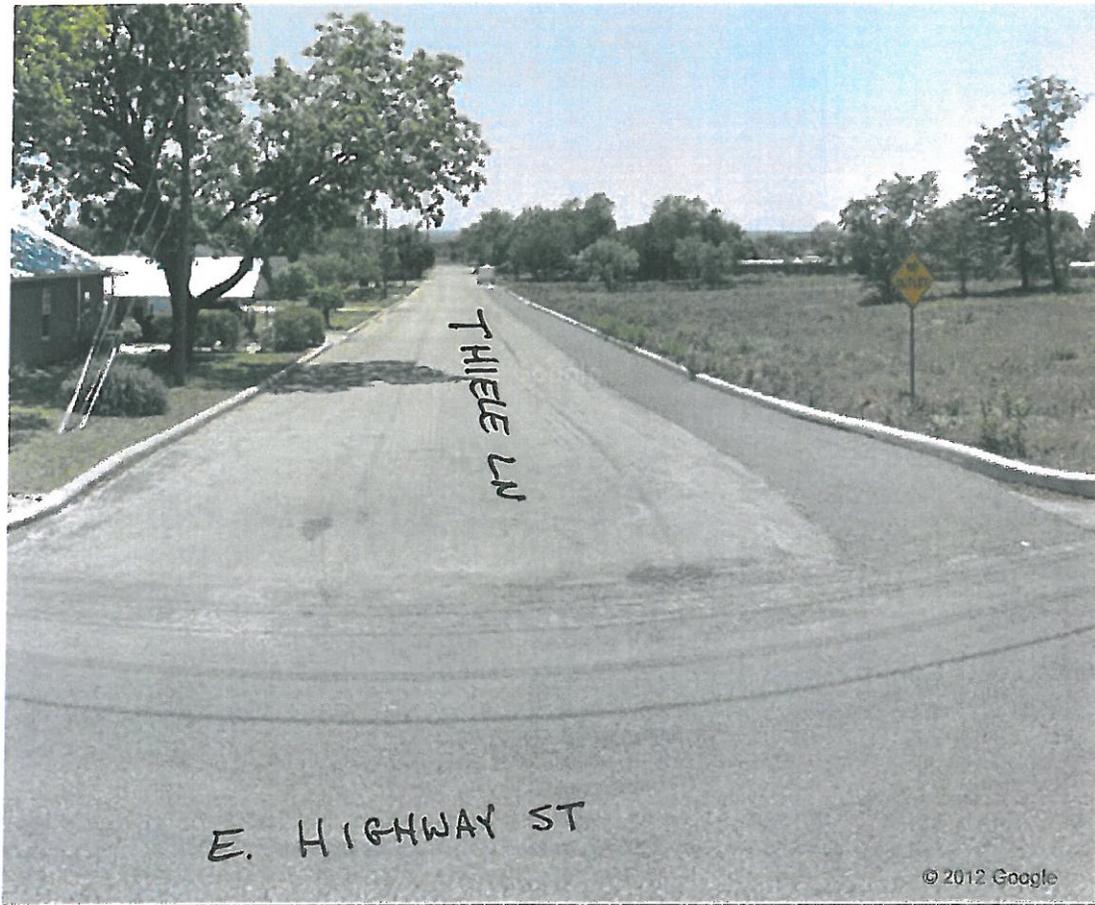
14





Address East Highway Street / Thiele Lane

Address is approximate





Address 213 East Highway Street

Address is approximate

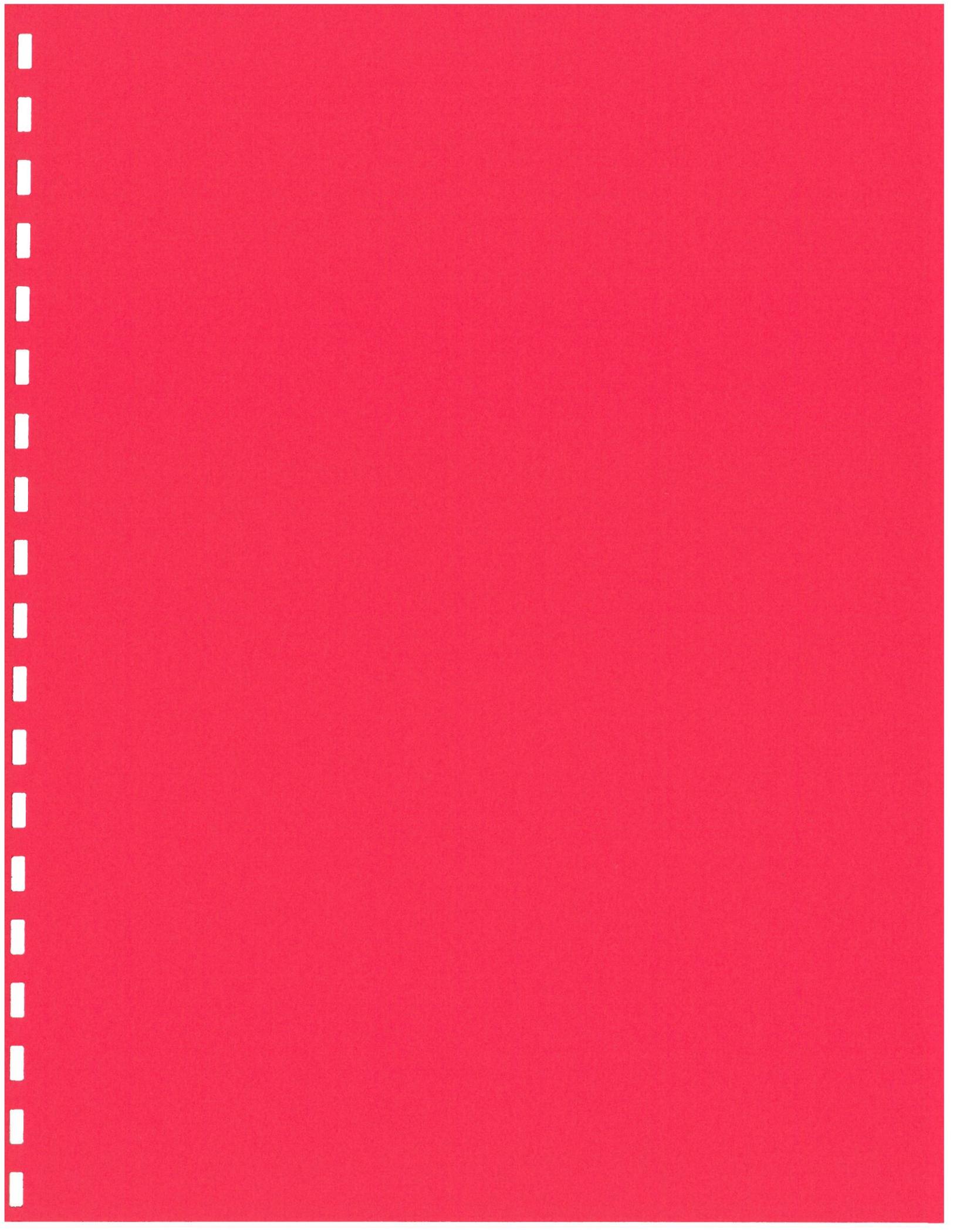




Address **East Highway Street / Thiele Lane**

Address is approximate





## P & Z 2013 Meeting Dates (Tentative)

January 9, 2013  
February 6, 2013  
March 6, 2013  
April 3, 2013  
May 8, 2013  
June 5, 2013  
July 3, 2013  
August 7, 2013  
September 4, 2013  
October 9, 2013  
November 6, 2013  
December 4, 2013