

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, February 6, 2013
5:30 P.M.
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

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

Pp 1 - 4

PUBLIC HEARINGS

3. PUBLIC HEARING (Z-1301) by Mustard Design for a Conditional Use Permit to allow a Bed and Breakfast / Lodging development in the CBD, Central Business District at 203 N. Llano Street
4. Consider making a recommendation on Z-1301

Pp 5 - 16

DISCUSSIONS

5. Subdivision Ordinance Update - Meetings and Open House

ADMINISTRATIVE APPROVALS

6. Replat - Lot 11, Block C, Henry C. Maier Addition #2 - Kathy Weatherly Trust

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
January 9, 2013
5:30 P.M.

On this the 9th day of January, 2013 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
BOBBY WATSON

ABSENT: JASON HELFRICH

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
PAT MCGOWAN - City Attorney
TAMMIE LOTH - Development Coordinator
WALTER RAGSDALE - Interim Director of Public Works

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

PUBLIC HEARINGS

PUBLIC HEARING (Z-1217) BY BILL HAMM FOR A CHANGE IN ZONING FROM C-1, NEIGHBORHOOD COMMERCIAL TO C-2, COMMERCIAL ON LOTS 8 AND 18, BLOCK 3 OF THE FAIR GROUNDS ADDITION AND A CHANGE IN ZONING FROM M-1, LIGHT MANUFACTURING TO C-2, COMMERCIAL ON LOTS 5, 6, AND 7 OF SAID SUBDIVISION, ALSO KNOWN AS 106 E. LIVE OAK AND 513 S. ADAMS - It was moved by Brenda Segner and seconded by Bjorn Kirchdorfer to open Public Hearing Z-1217 by Bill Hamm for a change in zoning from C-1, Neighborhood Commercial to C-2, Commercial on lots 8 and 18, Block 3 of the Fair Grounds Addition and a change in zoning from M-1, Light Manufacturing to C-2, Commercial on lots 5, 6, and 7 of said subdivision, also known as 106 E. Live Oak and 513 S. Adams. Pat McGowan, City Attorney, addressed the Commission and explained their roll in considering a zoning case and the criteria they should be considering when looking at a zoning case.

Richard Laughlin presented the application as the contractor representing the developer, Aubry Bean. Mr. Laughlin noted the developer owns three restaurants in Nashville and would like to open one in Fredericksburg. Mr. Laughlin stated Mr. Bean would like to get the zoning changed so he can clean the property and open a viable business. Charlie Kiehne moved to close public hearing Z-1217 and Matt Lines seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, explained the application and noted the different zoning districts are probably a result of businesses that were in that area at the time zoning was put in place, but

also noted in Staff's opinion, C-2 would be a more appropriate zoning now. Mr. Jordan noted a restaurant is an allowed use in M-1, but the parking on the C-1 zoned lots is the use that is not allowed. Mr. Jordan noted the applicant and Staff met and discussed the most appropriate zoning for the proposed use. Mr. Jordan commented the current land use is consistent with the comprehensive plan. Mr. Jordan noted the size of the property is appropriate for the proposed use, the infrastructure is adequate, and the uses allowed in C-2 are as compatible as the uses that are allowed in a M-1 zoning district, as the property is currently zoned. Mr. Jordan noted one issue that is somewhat of a concern to Staff is the configuration of Lot 18, because although it is connected to the property owned by the applicant, it doesn't seem to fit as an extension of the business on the other four lots.

Mr. Jordan noted Staff recommendation of approval of a zoning change from M-1 to C-2 on lots 5, 6, and 7 and approval of a zoning change on Lot 8 from C-1 to C-2, but recommended leaving the zoning on Lot 18 as C-1. Mr. Jordan then stated the Commission has several options and added everything that is part of the proposed business will have to be contained on lots that are zoned C-2. Charlie Kiehne commented Lot 18 will be used for parking even if the zoning is not changed. Mr. Kiehne added by rezoning all five lots, the zoning line would be kept clean. Mr. Kiehne then asked what affect changing the zoning on Lot 18 would have and Mr. Jordan stated uses that don't meet C-2 requirement are in closer proximity to lot 18 than the other lots. Mr. Jordan noted he does not have a strong opposition to changing the zoning, he just believes since the orientation of the lot is different that the balance of the property, it does not have to be zoned C-2. Bjorn Kirchdorfer noted he agrees with Mr. Kiehne that all five properties should be kept the same zoning.

Bjorn Kirchdorfer moved to approve Z-1217 and change the zoning on all five lots to C-2. Matt Lines seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING Z-1218 BY WHATABURGER RESTAURANTS, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THROUGH FACILITY ASSOCIATED WITH A FAST FOOD RESTAURANT IN THE C-2, COMMERCIAL ZONING DISTRICT AT 1301 E. MAIN STREET - It was moved by Chris Kaiser and seconded by Bobby Watson to open Public Hearing Z-1218 by Whataburger Restaurants, LLC for a Conditional Use Permit to allow a drive-through facility associated with a fast food restaurant in the C-2, Commercial Zoning District at 1301 E. Main Street.

Pat McGowan, City Attorney, took a couple minutes to explain the role of the Commission in micro managing zoning requirements, such as a Conditional Use Permit for a drive-through facility.

Lance Oriti from Kimley-Horn and William Sorrells from Whataburger presented the application. The applicants showed a power point presentation which depicted different elevations and a few small changes they made to the building to incorporate more of the local community standards. Mr. Sorrells noted they have attended meetings with City Staff and the plan has evolved from those meetings. Mr. Sorrells noted the second drive shown on the plan will be constructed as sales determine that need and it will be installed in the future. Mr. Sorrells noted the building is a standard Whataburger building, but they have added stone accents and removed some of the branding to try and make it fit into the community

PUBLIC COMMENT

Tim Dooley commented everyone is very excited about the restaurant coming to town and he has no problem with the building, but he wants all the orange and white gone. Mr. Dooley added the community has required corporate businesses to do different things than they are used to, but those corporate businesses have come to realize the difference makes the businesses unique and that is good for corporate business and local business.

Brenda Segner moved to close Public Hearing Z-1218 and Bjorn Kirchdorfer seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the applicant has gone through the internal development process with Staff and noted the site complies with applicable zoning standards. Mr. Jordan noted the traffic issues that exist at the corner, whether Whataburger goes in or not, and commented the entrance/exit drive with a right-in, right-out only onto Main Street is what Staff has determined as the best scenario, but it is still subject to TXDOT approval. Mr. Jordan noted the drive on Highway Street was moved as far west as possible. Mr. Jordan also commented there is no striping on Highway Street and Staff has made a requirement of the applicant to stripe the road so there are designated lanes for a left turn or through traffic and a right turn lane. Mr. Jordan added any easement that may be required for the street, curbing or sidewalk be provided with this project. Mr. Jordan stated the vehicle stacking is critical to Staff and the applicant is showing a four space stack and their overflow will go into the traffic area. Mr. Jordan acknowledged there is a natural drainage that runs across the southwestern part of the property and the applicant is proposing to put that drainage in an easement around the rear of the driveway and get it back to the natural flow to the south. Mr. Jordan commented there is significant exterior lighting and it will all have to be shielded. Mr. Jordan touched on the architectural elements and noted the Commission and Council have the right to make recommendations and stated the concerns of material have been relayed to the applicants. Mr. Jordan specifically noted the masonry, the type of canopies, and the turn buckles that come off the sides of the building were discussed. Mr. Jordan also noted the colors the applicant uses is an important element. Mr. Jordan noted the applicant indicated the A-frame is important to them and Staff asked them to incorporate it into their design to make it somewhat subdued. Mr. Jordan noted the design of the building can be adjusted and commented the applicant has given examples of buildings that were designed differently to fit into the community standards. Mr. Jordan noted there will be a sidewalk provided and it will connect to the sidewalk on the adjacent property.

Mr. Jordan noted Staff recommendation of approval with the following conditions:

- 1) TXDOT approval of the drive on E. Main Street.
- 2) Approval of a Landscape Plan prior to issuance of a Building permit
- 3) All external lighting being shielded
- 4) Improvements to Highway Street as stated in Section E of brief (which include striping and curbing) and the owner / applicant provide any needed easements for improvements
- 5) Approval of Construction Plans prior to issuance of a Building Permit
- 6) Screening being provided adjacent to the Residential District zoning to the west and south in accordance with Section 7.940 of the Zoning Ordinance.

Mr. Jordan noted two letters were received in support of the application and no letters in opposition.

Bjorn Kirchdorfer asked what percentage of the building is stone and both Mr. Jordan and Mr. Sorrells stated they did not know but Mr. Sorrells offered to calculate that. Mr. Kirchdorfer then asked what the average number of cars will be that go through the site. Mr. Sorrells stated their drive through traffic averages 35 cars per hour during peak times and 60 - 65% of their traffic uses the drive through. Mr. Kirchdorfer asked if they would be open 24 hours and Mr. Sorrells confirmed they would be. Mr. Kirchdorfer asked how often deliveries occur and Mr. Sorrells stated that is determined by the volume

of the business, but there are normally 2 deliveries a week and the time of delivery is flexible. Charlie Kiehne asked what the height of the structure is and Mr. Sorrells noted it is 23 feet. Matt Lines asked if the entrance on Highway Street could be moved further west and Mr. Jordan commented that would be dependant on the drainage easement, and the City has required the easement as it is shown. Chris Kaiser asked if a Whataburger had been built with the orange and white colors taken off the building and Mr. Sorrells noted it is a very small percentage, but it has been done. Mr. Kiehne stated branding is important but the A-frame serves as a 23 foot billboard and commented he has some concerns about the color and believes it should be toned down. Mr. Kirchdorfer stated he does not have any problem with the A-frame but agreed the colors need to be toned down. Brenda Segner agreed the colors need to be toned down and stated the problem is not with the A-frame. Steve Thomas agreed and noted there is a lot of creative opportunity to keep the A-frame and still meet the guidelines of Fredericksburg. Mr. Kaiser suggested the A-frame have a standing seam metal roof. Mr. Jordan stated the project is at an entrance corridor to town, and in the comprehensive plan those corridors are to be maintained with community sensitive designs. Mr. Kiehne noted he does not have a problem with the A-frame and noted if the colors are toned down, the A-frame does not stand out as much and suggested the applicant use more orange and white awnings.

Matt Lines moved to approve Z-1218 with the following conditions:

- 1) TXDOT approval of the drive on E. Main Street.
- 2) Approval of a Landscape Plan prior to issuance of a Building Permit.
- 3) All external lighting being shielded.
- 4) Improvement of Highway Street to include adequate pavement width to accommodate two lanes (eastbound) for a left turn and through lane, and a right turn lane and any easements needed for said improvements, as well as curbing and sidewalk, be the responsibility of the owner / applicant.
- 5) Approval of Construction Plans prior to issuance of a Building Permit.
- 6) Screening being provided adjacent to the Residential District zoning to the west and south in accordance with Section 7.940 of the Zoning Ordinance
- 7) The roof on the A-frame portion of building be changed to a neutral color or standing seam metal.

Bjorn Kirchdorfer seconded the motion. All voted in favor and the motion carried.

MINUTES

Brenda Segner moved to approve the minutes from the December, 2012 regular meeting and Bobby Watson seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Bjorn Kirchdorfer moved to adjourn. Chris Kaiser seconded the motion. All voted in favor and the meeting was adjourned at 6:41 p.m.

PASSED AND APPROVED this the 6th day of February, 2013.

SHELLEY BRITTON, City Secretary

JANICE MENKING, Chairman

CONDITIONAL USE PERMIT BRIEF

Request Z-1301

Owner: Sandra K. Dorris

Applicant: Andrew E. Bray, AIA – Mustard Design Group

Location: 203 N. Llano Street (northeast corner of N. Llano and Austin Street)

Existing Zoning: CBD, Central Business District

Request: Conditional Use Permit to allow a Bed & Breakfast Lodging facility in CBD, Central Business Zoning district.

Site Plan Overview:

- The property currently contains 2 vacant buildings that were remodeled several years ago. One structure was a residence and the second structure was a carriage house or accessory building.
- The applicant intends to utilize the existing residence as two units, the existing carriage house as an administrative office and add 8 efficiency style units throughout the property.
- The site area is approximately 0.877 acres (38,221 square feet), of which 0.565 acres (24,626 square feet) are out of the floodplain.
- In addition to the proposed B&B lodging units, the site will include a new concrete parking lot with 14 parking spaces, one of which will be handicap accessible.
- Proposed access will be provided to the site by a new one-way driveway entering from N. Llano Street and exiting on Austin Street.
- Building coverage is estimated to be approximately 25% (no maximum in the CBD - District)
- Impervious coverage is estimated to be approximately 53% (90% maximum allowed in the C-2 District).
- The site is bordered by town creek and a small vacant tract to the north, office use to the east, commercial uses (Rock Box) to the south and office to the west.
- Adjacent zoning is CBD to the west, south and east, and C-2 to the north.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- As designed, the site is compliant regarding applicable zoning regulations, including building height, setbacks, building coverage, impervious coverage and parking.

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

- A lodging or B&B complex should be compatible with surrounding properties. This type of use will serve to support the commercial activities within the vicinity.

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

- We do not anticipate unfavorable effects from the proposed use on abutting properties.

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

- The creek provides a natural buffer to the properties being used as residential to the northeast of the subject property.

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

- The applicant has proposed a one-way entrance drive from N. Llano Street with an exit onto Austin Street to serve this property. Parking spaces are angled and oriented with the direction of traffic flow. Given the nature of the use, we do not anticipate large amounts of traffic negatively affecting the intersection of Llano and Austin Street. Signage and pavement markings will be required to advise guests of the circulation.

F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:

- The property is encumbered by the 100-year floodplain along Town Creek and is noted on the plan. The applicant has been advised that no structures requiring a permit will be allowed within the floodplain, that the finished floor elevation of all structures abutting the floodplain shall be a minimum of 1' above the base flood elevation, and that the established base flood elevation shall be staked on the ground prior to construction. In addition, the 100-year floodplain shall be designated as a Drainage Easement.

G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:

- All exterior lighting shall utilize fixtures that screen the source of illumination. As mentioned previously, directional traffic signs and pavement markings will be required to clearly note the direction of traffic flow on site. Signage is proposed near the entrance on N. Llano Street. All signage will require a permit and shall comply with the Sign Ordinance.

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

- Based on the proposed size, configuration and number of units proposed, adequate parking is provided. This includes one handicap parking space. As mentioned previously, the access drive serving the parking spaces is a one-way drive.

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:

- While the zoning of the property is CBD, a lodging facility will serve to support the commercial activities in the area.

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 applicant has addressed the site issues required by the Development Review Committee. Final details will be addressed as part of the Construction Plans required prior to issuance of a building permit.

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. Building elevations will be shown at the meeting. Since the property is located within the Historic District, final building design will be subject to Historic Review Board approval.

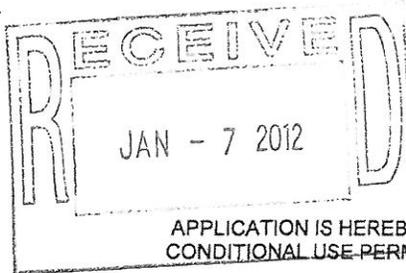
M. DETERMINATION THAT THE PROPOSED USE TOGETHER WITH THE CONDITIONS APPLICABLE THERETO, WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY:

- Affirmative

OPPOSITION/SUPPORT OF REQUEST: No letters have been received in support or opposition to this request.

STAFF RECOMMENDATION: The staff recommends approval of this Conditional Use Permit conditioned upon the following:

1. TXDOT approval of the drive on N. llano Street.
2. Approval of a Landscape Plan prior to issuance of a Building Permit.
3. All external lighting being shielded.
4. Approval of Construction Plans prior to issuance of a Building Permit.
5. Approval of Building Plans by the Historic Review Board prior to issuance of a building permit.
6. The property being replatted into a single tract prior to issuance of a building permit.



CASE NUMBER _____

DATE _____

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION IS HEREBY MADE TO THE PLANNING & ZONING COMMISSION AND THE CITY COUNCIL TO GRANT A CONDITIONAL USE PERMIT IN THE ZONING DISTRICT OF THE CITY OF FREDERICKSBURG AS HEREIN SET FORTH:

CONDITIONAL USE PERMIT -\$100.00

- 1. APPLICANT: Andrew E. Bray, AIA - Mustard Design Architects
- 2. ADDRESS: 150 E. Main Street, Suite 201 Fredericksburg, TX 78624
- 3. PHONE NUMBER: 830.997.7024 FAX NUMBER: 830.990.8424
- 4. OWNER (if different from applicant): Sandra K. Dorris
- 5. ADDRESS: 221 E. Creekview Drive, Fredericksburg, TX 78624
- 6. PHONE NUMBER: _____ FAX NUMBER: _____
- 7. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:
 ADDRESS: 203 N. Llano (Northeast corner of N. Llano and Austin Street)
 LEGAL DESCRIPTION: TOWNLOT 71 BLOCK 49, VOL. 97, PAGES 439-440.
 LOT SIZE: 0.877 LOT AREA: 38,221 sqft
- 8. EXISTING ZONING: CBD DISTRICT
- 9. CONDITIONAL USE PERMIT: Bed & Breakfast USE CLASSIFICATION IN
 THE CBD 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.

Multi unit bed and breakfast development. The existing house shall be used as a double unit, the existing carriage house shall be used as an administrative check in office and eight (8) additional efficiency style units shall be added to the property. The total number of units on the property shall be 10 along with required off street parking

- 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: AOEB 1.7.13
 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: Sandra K. Davis
OF426EBAD8AA412...



DATE: 1/4/2013

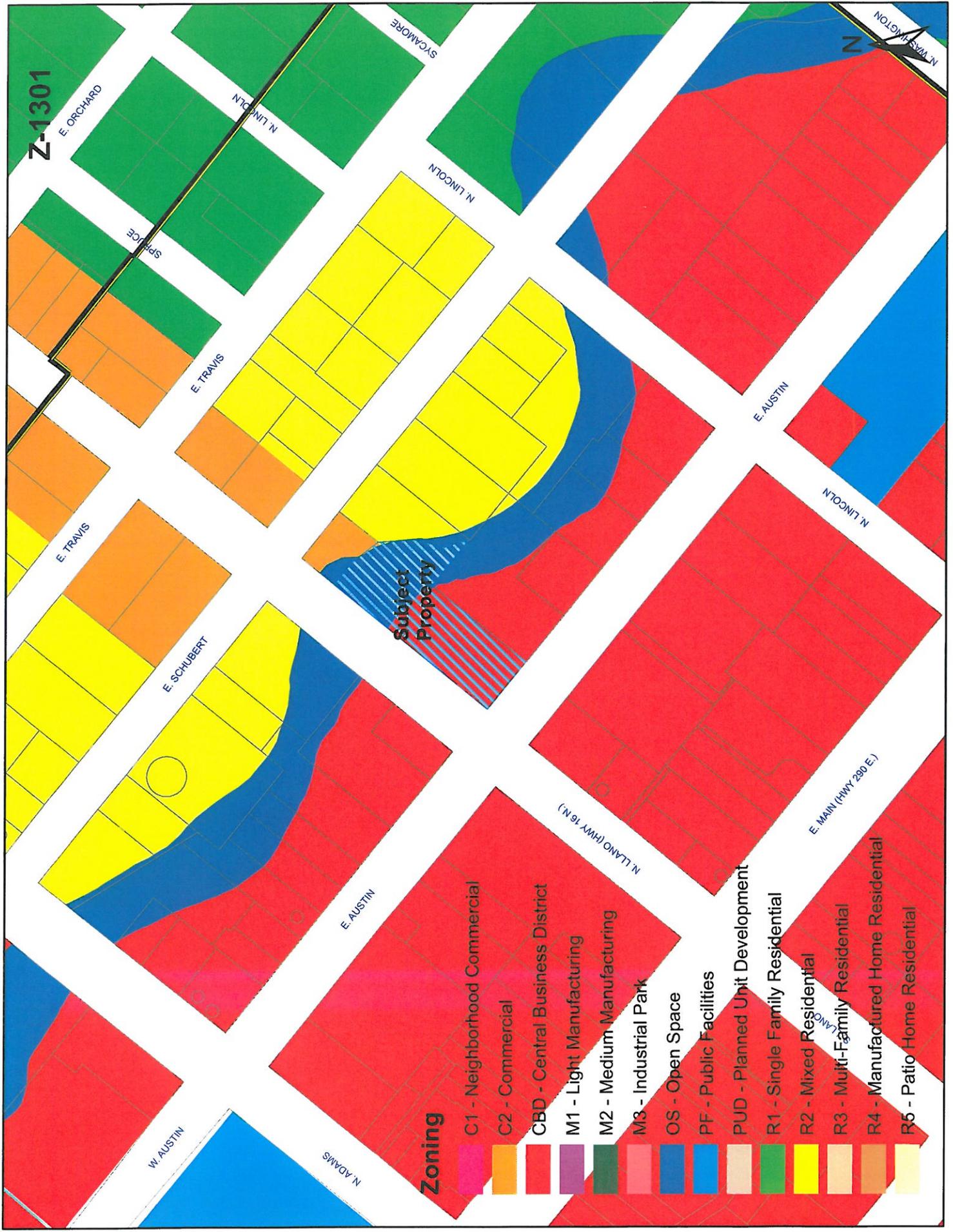
FEE PAID: \$100.00

TITLE SEARCH: 01.04.13
(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)



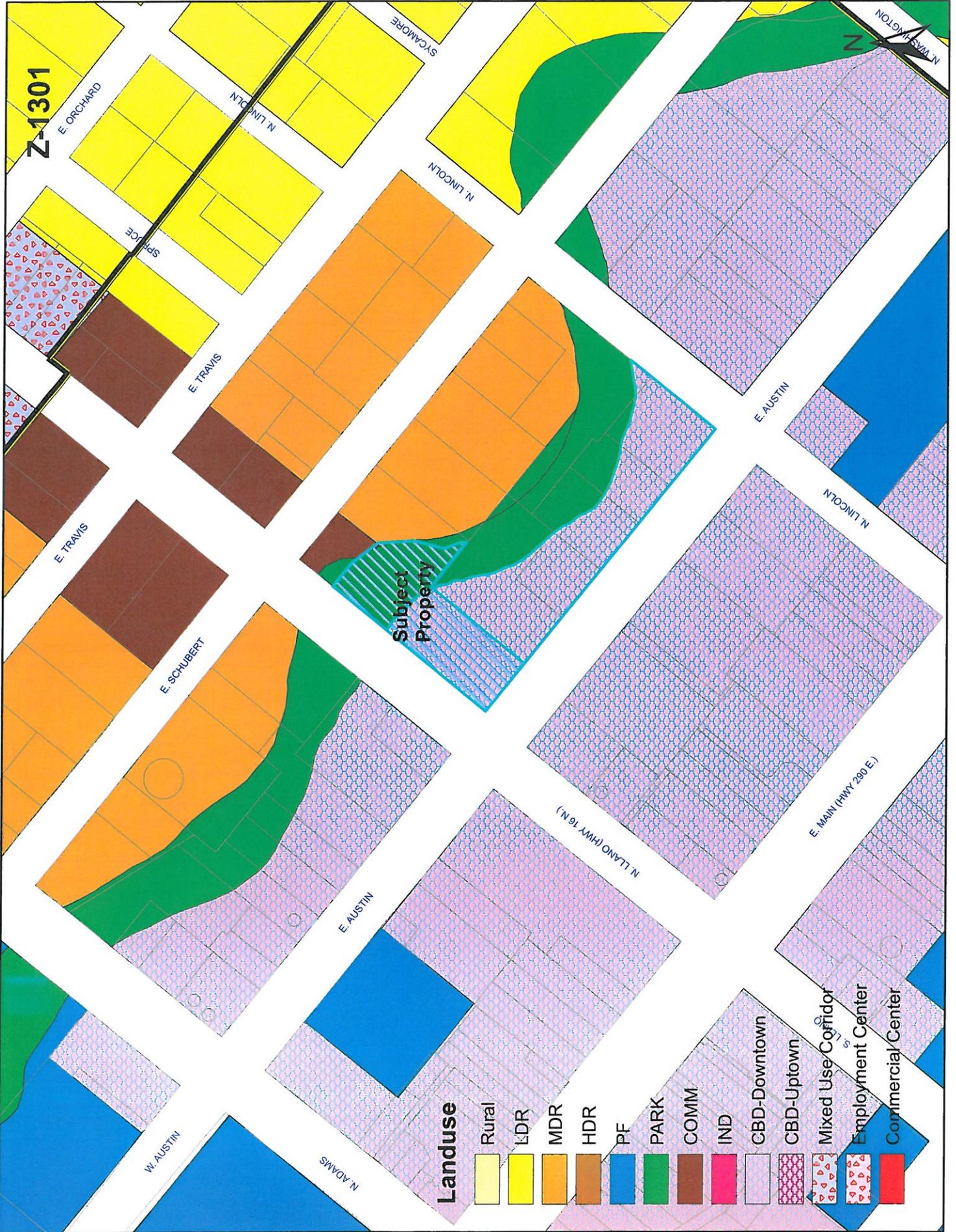
Z-1301

Subject Property

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







Z-1301



Z-1301

D 200' Notification Area

16

Letter	Owner	
A	Austin Street, LLC	114 E. Austin
B	Dennis Kusenberger	116 E. Austin
C	James Neil Reichenau	111 E. Schubert
D	Teague Investments	304 N. Llano
E	Barbara W. Varner	202 E. Schubert
F	Lois E. Schlieter	204 E. Schubert
G	Treff & Kerinne Herbert	205 E. Travis
H	Sandra K. Dorris	201 E. Schubert
I	Daniel S. & Leslie Harper	203 E. Schubert
J	Sharon Roarick	205 E. Schubert
K	Charles & Elyse Dobson	207 E. Schubert
L	Zacarias Albitar	213 E. Schubert
M	William V. & Susan Johnson Living Trust	210 E. Austin
N	Alyx Suzanne Frantzen Trust	206 E. Austin
O	Alyx Suzanne Frantzen Trust	204 E. Austin
P	Keidel Family General Partnership	209 E. Austin
Q	Cheryll B. Carter	203 E. Austin
R	109 Llano Street	109 N. Llano
S	Poarch Family Limited Partnership	150 E. Main
T	Sandra K. Dorris	203 N. Llano
U		

Z-1301