AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, May 8, 2013
5:30 P.M.
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order

2. Approve minutes from the April 2013 Regular Meeting *Pp 1 - 5*

PUBLIC HEARINGS

3. PUBLIC HEARING (Z-1308) by The City of Fredericksburg to permit the use of existing single family residential structures which have not been converted to another use, regardless of the length of time that same has not been used, to be used as single family residential dwelling in the C-1, Neighborhood Commercial, the C-2, Commercial, and the CBD, Central Business District, zones whether as primary uses or accessory uses, repealing inconsistent provisions and providing for partial invalidity and an effective date. *Pp 6 - 16*

4. Consider making a recommendation on Z-1308

PLATS

5. P-1215 - Consider a variance to Section 38-14 (a) of the Subdivision Ordinance relating to right-of-way widths on existing streets regarding a subdivision of Lot No. 38, Oak Terrace Addition, also known as 1302 and 1304 Pike Lane *Pp 17 - 22*

SITE PLANS

6. SP-1303 - Consider a Site Plan for Price Chevrolet Car Dealership at 1225 S. State Hwy 16 *Pp 23 - 31*

7. SP-1304 - Consider a Site Plan for Gillespie County Jail at 1601 E. Main Street *Pp 32 - 38*

8. SP-1305 - Consider a Site Plan for Security State Bank & Trust Parking Lot at 118 S. Crockett Street *Pp 39 - 45*

9. SP-1306 - Consider a Site Plan for a Salon at 108 E. Ufer Street *Pp 46 - 51*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
April 3, 2013
5:30 P.M.

On this the 3rd day of April, 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
STEVE THOMAS
CHRIS KAISER
MATT LINES
BRENDA SEGNER

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-1305) BY CYNTERGY ON BEHALF OF WAL-MART AT 1435 E. MAIN FOR AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT TO PAINT BUILDING EXTERIOR NEW COLOR SCHEME AND TO REPLACE EXISTING SIGNS - It was moved by Brenda Segner and seconded by Bjorn Kirchdorfer to open Public Hearing Z-1305 by Cyntergy on behalf of Wal-Mart at 1435 E. Main for an amendment to the Planned Unit Development to paint building exterior new color scheme and to replace existing signs. David Skinner of Cyntergy, remodel architects for Wal-mart, presented the application. Mr. Skinner noted this request is part of an upcoming remodel and re-branding for the local Wal-Mart. Mr. Skinner stated they are proposing to paint the exterior and leave the limestone as is. Mr. Skinner also commented they plan to remove the wall signs and replace them with signs which will total less square footage. Mr. Skinner stated the colors being used are the typical colors used on Wal-Mart remodel projects. Mr. Skinner stated the entry vestibules and columns will stay as they are now. Charlie Kiehne moved to close Public Hearing Z-1305 and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the PUD was approved in June of 2004 and at that time there was significant discussion about the look of the building and the palette of colors that was allowed was very specific. Mr. Jordan noted a sign package is allowed to be included in a PUD and the

signs they presented in 2004 were approved. Mr. Jordan noted the signs the applicant is proposing will reduce the total sign square footage by about 1/3 and he does not see a problem with allowing the new signs. Mr. Jordan commented when the PUD was originally approved there was a requirement the exterior colors be earth tones and he believes the new proposed colors are within that requirement. Mr. Jordan stated 3 letters were received in support of the application.

Mr. Jordan noted Staff recommendation of approval conditioned upon receipt of a current title search.

Bjorn Kirchdorfer asked how soon the remodel will start and Mr. Skinner noted they are planning to begin the first of June and the project will run for 30-45 days.

Bjorn Kirchdorfer moved to approve Application Z-1305 with the condition a current title search be submitted by the applicant. Steve Thomas seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING (Z-1306) 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 Charlie Kiehne and seconded by Bjorn Kirchdorfer to open Public Hearing Z-1306 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. Lance Oriti of Kimley-Horn, architects for the project, and Bill Sorrels of Whataburger presented the application. Mr. Sorrels stated the site plan has changed slightly from their first submittal and the footprint of the building is new, but the landscaping plan is the same as was previously submitted. Mr. Sorrels noted the elevations have changed from their first presentation and the concept they are proposing is a new concept for Whataburger, the Fredericksburg location will be the first location with this building design. Mr. Sorrels commented while the look is new, it maintains the history of Whataburger and reduces a lot of the orange color. Mr. Sorrels noted the percentage of branding on the building is approximately 5% as opposed to the 47% in the original proposal and 42% on the building at the Rim, which was suggested as the type of building that should be put in Fredericksburg. There was no public comment and Bjorn Kirchdorfer moved to close Public Hearing Z-1306. Brenda Segner seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted a proposal from Whataburger was previously approved with a list of conditions and the applicants chose to withdraw that application and submit a new application with the plans presented tonight. Mr. Jordan noted there is an access drive off both Hwy 290 and Highway Street. Mr. Jordan noted the site complies with all the code requirements. Mr. Jordan stated one of the conditions of the approval will be the requirement there be two lanes of traffic on Highway Street, one for left turn and through vehicles and a lane for vehicles turning right. Mr. Jordan explained if there is not currently enough right-of-way for two lanes, the additional right-of-way needs to be provided by Whataburger. Mr. Jordan noted one letter was received in support of the proposal and no letters in opposition. 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 providing 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.

Charlie Kiehne moved to approve Z-1306 with the conditions set forth by Staff and Bjorn Kirchdorfer seconded the motion. All voted in favor and the motion carried.

ACTION ITEMS

CONSIDER INITIATING A ZONING CHANGE FROM R-2, MIXED RESIDENTIAL, TO R-1, SINGLE FAMILY RESIDENTIAL, IN VARIOUS NEIGHBORHOODS. - Brian Jordan, Director of Development Services, noted the City Council and Staff identified three possible areas to consider a zoning change. Mr. Jordan commented those areas were discussed at a prior meeting and it now needs to be determined if the Commission is inclined to initiate such a zoning change in any of the areas. Mr. Jordan identified those areas as the Lee Street neighborhood, the neighborhood to the east of the middle school and the neighborhood to the west of the middle school. Bjorn Kirchdorfer asked what percentage of the Lee St. neighborhood is vacant and Mr. Jordan stated he did not know specifically how much area but looking at the map it appears to be a significant amount and Mr. Kirchdorfer commented it is easily 30 percent. Mr. Jordan noted the residents in that neighborhood still have a partial application to request a zoning change on their own, but they have decided to wait and see if the Commission initiates the change. Janice Menking stated her recollection of the discussion at the prior meeting is that there was no direction from anyone on the Commission to initiate a zoning change on any of the areas. The Commission members agreed that was the consensus at the meeting and Mr. Kirchdorfer stated it is the neighborhood's right to initiate a change, but there is no reason for the Commission to initiate one. Brenda Segner stated she completely agrees with that comment.

Charlie Kiehne moved to leave the three areas zoned as they are now and not initiate a zoning change in any of the areas. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

CONSIDER INITIATING AN AMENDMENT TO THE R-2 ZONING DISTRICT REGULATIONS PERTAINING TO TOWNHOMES AND CONDOMINIUMS. - Brian Jordan, Director of Development Services, noted this is a continuation of the previous item also initiated by the Council. Mr. Jordan explained in 2008 the City Council amended the R-2 zoning district to accommodate some changes to allow for more affordable housing and included condominiums and townhomes as a use allowed by right in the R-2 zoning district. Mr. Jordan commented the discussion that took place at the last meeting was that those uses are appropriate in an R-2 zoning district and should be kept as uses allowed by right. Janice Menking agreed with Mr. Jordan that was the outcome of the discussion.

Bjorn Kirchdorfer moved to not amend the R-2 zoning district and leave townhomes and condominiums as a use allowed by right. Charlie Kiehne seconded the motion. All voted in favor and the motion carried.

CONSIDER INITIATING AN AMENDMENT TO THE ZONING ORDINANCE TO :

A) DEFINE BED AND BREAKFAST

B) DETERMINE USE CLASSIFICATION IN DIFFERENT ZONING DISTRICTS.

Brian Jordan, Director of Development Services, noted this topic has been previously discussed and the topic came about because of the actions on a couple of B&B complexes in the CBD. Mr. Jordan noted

a multi family use is allowed by right in commercial zoned areas, but lodging or a hotel/motel is a use only allowed by conditional use permit in the CBD. Mr. Jordan noted a B&B does not fit under multi-family definition because the facilities do not allow for separate eating, dining and sleeping areas and their use is more transient in nature than a multi-family use. Mr. Jordan commented throughout the process of deciding what use B&Bs fit into, Staff felt there is a need to better define bed and breakfast use. Mr. Jordan noted they have traditionally been allowed in R-2, but with a clear bed and breakfast definition, they could possibly not be allowed in R-2 any longer. Mr. Jordan also explained there are three instances in R-1 where a B&B is allowed, either as a single unit B&B, a home where the owner lives and also rents rooms in the house, or if the lot consists of 10,000 square feet or more, a separate B&B structure with the owner living in the primary structure. There followed questions from the Commission to try and get an understanding of what is currently in place and some future scenarios. Joe Cloud of the bed and breakfast industry noted regulations are needed, but there are many B&Bs already in place that don't meet the requirements a developer of a new B&B project have to meet. Mr. Cloud noted there are approximately 400 people operating bed and breakfast units in Fredericksburg. Mr. Cloud commented B&B requirements need to have some consistency in how they are operated and the requirements attached to them, no matter what type of B&B it is. Pat McGowan asked the Commission if they feel the small B&B projects should be allowed in an R-2 zoning district. Janice Menking commented she believes they should be considered a commercial use. Mr. Cloud brought up the scenario someone renting three rooms in their house as B&Bs and asked how that is a different scenario from a small three unit B&B in R-2. Ms. Menking agreed that was a valid point. Ms. McGowan commented if the rooms are rented out in an owner-occupied house, there is a single living unit with access to a full kitchen, dining, bath and bedroom. Matt Lines commented the first step needs to be a definition because there are variables to consider whether several rooms are under one roof or separate houses each with a B&B unit. Mr. Lines also stated multi-units fall under a hotel/motel definition and not a B&B. There then followed discussion about multiple rooms being rented in a house. Mr. Cloud noted the number of units needs to be considered and not just the number of buildings because the impact of several rooms in the property owner's house has as much an impact as separate B&B units. Chris Kaiser commented the definition needs to address the transient nature of B&Bs because in other cultures a separate functioning kitchen is much different that what we are accustomed to, and the requirements could easily be met in a one room B&B. Mr. Jordan noted a single unit B&B is allowed in virtually every residential district. Mr. Jordan also commented criteria could be established for B&Bs and a Conditional Use Permit could be required for a B&B in all zoning districts if the Commission is not comfortable making the decision where they should be allowed. There followed more discussion and opinions of different type of B&Bs.

Charlie Kiehne moved for the Commission to initiate a public hearing for an amendment to the zoning ordinance to define a bed and breakfast and to establish use. Matt Line seconded the motion. All voted in favor and the motion carried. Ms. Menking commented before the public hearing is called, the Commission needs more information and discussion. Bjorn Kirchdorfer noted requiring a conditional use permit for every B&B is cumbersome for everyone and there needs to be some clarity. Mr. Jordan agreed developers will want some specific guidelines as they are in the planning process. Ms. Menking noted if there is a specific set of guidelines it would help determine appropriate use. It was decided there would be more discussion and the City Attorney and Staff would work on developing some sort of starting point for the Commission to define a B&B and it's use, but noted the information will not be ready for the next regular meeting of the Plannig & Zoning Commission.

DISCUSS AND CONSIDER RESIDENTIAL DWELLINGS IN COMMERCIALLY ZONED (C-1, C-2, CBD) DISTRICTS - Brian Jordan, Director of Development Services, noted there have been

a couple of properties brought before Staff that meet this scenario and traditionally the use of a residential dwelling as a residence has been allowed in a commercial district, but in the Zoning Ordinance a single family detached structure is allowed only by conditional use permit in commercially zoned areas. Mr. Jordan explained if there is a dwelling structure in a commercial area and it has been vacant for one year, a conditional use permit would be required to use the structure as a residence. Mr. Jordan noted he would like to see if there is a way to distinguish the need to obtain a conditional use permit between properties that have an established dwelling located on the property and a vacant lot. Charlie Kiehne noted it is advantageous to require a conditional use permit so if someone buys the property they are aware they are choosing to live in a commercial zoning district. Brenda Segner asked if the requirements would change if the property is not sold, but instead a family member comes and lives in the residence. Ms. Segner stated she understands if the property changes hands, the new owner needs to be made aware they are located in a commercial zoning district, but if it stays in the same family it could remain a residence. Pat McGowan, City Attorney, noted that defeats the purpose of zoning and ceasing non-conforming uses.

Chris Kaiser moved to initiate a public hearing to amend the zoning ordinance to allow a single family residence in a structure that is located in a commercial zone if the most recent use has been residential. Bjorn Kirchdorfer seconded the motion. All voted in favor and the motion carried.

MINUTES

Steve Thomas moved to approve the minutes from the March, 2013 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, Bjorn Kirchdorfer to adjourn. Charlie Kiehne seconded the motion. All voted in favor and the meeting was adjourned at 7:30 p.m.

PASSED AND APPROVED this the 8th day of May, 2013.

SHELLEY BRITTON, City Secretary

JANICE MENKING, Chairman

CITY COUNCIL MEMO

DATE: May 1, 2013

TO: Planning and Zoning Commission

FROM: Brian Jordan, AICP

SUBJECT: Z-1308 - Consider Single Family Residential Use in Commercially zoned districts.

Summary:

The current Zoning Ordinance only allows single family dwellings (detached) in the C-1, C-2, and CBD districts by Conditional Use Permit. Historically, the staff has allowed existing homes/structures to be occupied as a residence without the need for a CUP, and has applied the CUP requirement only when someone wishes to build a new detached dwelling in one of the commercial zones. And, because a single family dwelling may be used as a B&B, we have also allowed them without the need for a CUP. After discussing this matter with the City Attorney, she suggested that we amend the zoning ordinance to make this interpretation definitive.

Recommendation:

Amend the C-1, C-2 and CBD zoning districts to allow single family residential (detached) if the structure was not used as other than residential in its most recent use, require a Conditional Use Permit for single family residential (detached) - new construction or after cessation of use other than residential, and allow single family residential use as an accessory use in commerically zoned district whether detached or contained in a commercially used structure

Background / Analysis:

Under the existing zoning ordinance Section 6.110 pertaining to Nonconforming Uses in commercially zoned areas, a non-conforming use is terminated upon discontinuance, being defined as non-operative or non use for a period of at least 365 successive days. Discontinuance may be, but is not required to be, evidenced by termination of utility service, the failure to maintain regular hours of operation, the utilization of the premises for other purposes, abandonment or by any other reasonable means.

This basically means if a residence that is located in a commercial zone is not used for a year, it then cannot be used for single family purposes. This amendment would allow relief from this requirement as long as the property has not been converted to another use.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG TO PERMIT THE USE OF EXISTING SINGLE FAMILY RESIDENTIAL STRUCTURES WHICH HAVE NOT BEEN CONVERTED TO ANOTHER USE REGARDLESS OF THE LENGTH OF TIME THE SAME HAS NOT BEEN USED TO BE USED AS SINGLE FAMILY RESIDENTIAL DWELLINGS IN THE C-1 NEIGHBORHOOD COMMERCIAL, THE C-2 COMMERCIAL AND THE CBD CENTRAL BUSINESS DISTRICT ZONES AS WHETHER AS PRIMARY USES OR ACCESSORY USES, ADDING DEFINITIONS, REPEALING INCONSISTENT PROVISIONS AND PROVIDING FOR PARTIAL INVALIDITY AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Fredericksburg, based on recommendation from the Planning and Zoning Commission has determined that it is in the interests of the citizens of the city and will promote the future economic viability of the various commercially zoned sections of the City to permit and encourage residential use in certain commercial zones when the structure for the same is existing and has not been converted to another use, and

WHEREAS. Public hearings have been had in accordance with the provisions of the zoning ordinance by the Planning and Zoning Commission and the City Council of the City of Fredericksburg, and

NOW THEREFORE, BE IT ORDAINED that the following sections of the City of Fredericksburg Zoning Ordinance be and is hereby amended to read as follows:

Sec. 3.200. - C-1: NEIGHBORHOOD COMMERCIAL.

Intent

This zone is intended to provide for the establishment of restricted commercial facilities, to serve the conveniences and needs of the immediate neighborhood and must be compatible with the residential character and environment of the neighborhood. These uses generally result in limited traffic generation.

Principal Permitted Uses

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the

City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office	Multiple Family Residential
Convalescent Services	Personal Services
Cultural Services	Private Primary Educational Services
Day Care Services	Private Secondary Educational Facilities
Group Residential	Professional Office
Local Utility Services	Religious Assembly
Medical Services	Single Family Residential (detached) if structure was not used as other than residential in its most recent use

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in Section 5.400.

Arts and Crafts	Duplex Residential
Automotive Washing	Food Sales
Building Maintenance Services	Guidance Services
Business School	Laundry Services
Business Support Services	Limited Retail Sales
Club or Lodge	Liquor Sales
Communication Services	Personal Improvement Services
Condominium Residential (Section 7.610	Pet Services
Consumer Repair Services	Restaurant - Limited
Convenience Storage	Single Family Residential (detached)- new construction or after cessation of use other than residential
Convenience Store/Self Serve Gasoline	Townhouse Residential Drive through Facilities Associated with any use

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected,

Sec. 3.210. - C-2: COMMERCIAL.

Intent

This zone is intended to provide for businesses and services that serve persons throughout the city and the area. These uses generally require frontages on major cross street intersections of highways or other major arterial, given their high visibility and traffic generation ability.

Principal Permitted Uses

Administrative and Business Office	General Retail Sales
Agricultural Sales and Services	Guidance Services
Arts and Crafts	Hotel/Motel
Automotive Rentals	Horticulture
Automotive Repair Services	Hospital Services (Limited)
Automotive Sales	Indoor Entertainment
Automotive Washing	Indoor Sports and Recreation
Building Maintenance Services	Kennels
Business or Trade School	Laundry Services
Business Support Services	Liquor Sales
Club or Lodge	Local Utility Services
Cocktail Lounge	Maintenance and Service Facilities
Commercial Off-Street Parking	Medical Offices
Communication Services	Multiple Family Residential
Construction Sales and Services	Outdoor Entertainment
Consumer Convenience Services	Outdoor Sports and Recreation
Consumer Repair Services	Pawn Shop Services
Convalescent Services	Personal Improvement Services
Convenience Store/Self Serve Gas.	Personal Services
Cultural Services	Pet Services
Custom Manufacturing	Private Primary Educational Facilities
Day Care Services	Private Secondary Educational Facilities
Equipment Repair Services	Professional Offices
Equipment Sales	Religious Assembly

Exterminating Services	Research Services
Financial Services	Restaurant - Drive-In/Fast Food
Food Sales	Restaurant
Funeral Services	Service Station
Group Residential	Veterinary Services
Single Family Residential (detached) if structure was not used as other than residential in its most recent use	

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in Section 5.400.

Camp Grounds	Duplex Residential Condominium Residential
(Section 7.610	Single Family Residential (Detached)
Convenience Storage	Townhouse Residential (Section 7.610
Drive through facilities associated with any use	Transportation Terminals
Single Family Residential (detached)- new construction or after cessation of use other than residential	

Sec. 3.220. - CBD: CENTRAL BUSINESS DISTRICT.

Intent

This zone is intended to provide for the intense commercial activities of the central business district or central trading area of the City. This district establishes the character of the City by serving the tourist as well as the residents of the City.

Principal Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office	Liquor Sales
Arts and Crafts	Local Utility Services
Club or Lodge	Multiple Family Residential
Cocktail Lounge	Personal Improvement Services
Consumer Convenience Services	Personal Services
Consumer Repair Services	Pet Services
Cultural Services	Private Primary Educational Facilities
Day Care Services	Private Secondary Educational Facilities
Financial Services	Professional Offices
General Retail Sales	Religious Assembly
Guidance Services	Restaurant
Single Family Residential (detached) if structure was not used as other than residential in its most recent use	

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in Section 5.400.

Business or Trade School	Horticulture
Business Support Services	Hospital Services (Limited)
Commercial Off-Street Parking	Hotel/Motel
Communications Services	Indoor Entertainment
Condominium Residential (Section 7.610	Indoor Sports and Recreation
Custom Manufacturing	Medical Offices
Drive through Facilities associated with any use	Outdoor Entertainment
Duplex Residential	Outdoor Sports and Recreation
Food Sales	Single Family Residential (Detached)

Funeral Services	Townhouse Residential (Section 7.610
Single Family Residential (detached)- new construction or after cessation of use other than residential Group Residential	Transportation Terminals

Sec. 6.100. - NONCONFORMING USES AND STRUCTURES.

A Nonconforming status shall exist under the following provisions of this ordinance.

When a use or structure which does not conform to the regulations prescribed in the district in which such use or structure is located was in existence and lawfully operating prior to the effective date of this Ordinance and has been operating since without discontinuance.

When at some subsequent date a use or structure which does not conform to the regulations prescribed in the district in which such use or structure is located was in existence at the time of annexation to the City of Fredericksburg and has since been in regular and continuous use.

Sec. 6.110. - Continuance of a Nonconforming Use.

Residential Districts

Enlargement. A non-conforming use shall not be enlarged, expanded, extended or changed.

Conversions. A non-conforming use may be continued as the same classification, or may be changed to a use of a more restricted classification upon approval of a conditional use permit. If it is changed to a use in a more restricted classification or to a conforming use, it cannot be changed back to its original non-conforming use. For purpose of this paragraph, the phrase "same classification" means: uses permitted in the same district; a "more restricted classification" means: use in a district having more restricted use (i.e., C-2 vs. C-1); and provided that:

The new use is similar to or less intensive than that of the old use in terms of noise generated, outdoor storage, customer activity and impact on other conforming uses in the area, and that the new use comply with the parking requirements of this ordinance as applicable to newly established uses.

Termination.

If a non-conforming use or any portion thereof is voluntarily discontinued for a period of ninety (90) days, any future use of such land or portion thereof shall be in conformity with the regulations of the district in which such land or portion thereof is located.

Non-conforming use is terminated upon a change in use other than provided in Section 6.110A2, above.

Non-conforming use is terminated upon destruction of a structure occupied by a non-conforming use unless it is permitted to be rebuilt under section 6.110C below.

Other Districts

Enlargement. A non-conforming use may be enlarged within the boundary of the lot in which the non-conforming use has legally operated upon approval of a Conditional use Permit (Section 5.400). Such enlargement of extension shall be in compliance with all city ordinances, codes, or policies. Existing non-conforming single family residential uses may be enlarged without the necessity of obtaining a Conditional Use Permit.

Conversions. A non-conforming use may be continued as the same classification, or may be changed to a use of a more restricted classification upon approval of a conditional use permit. If it is changed to a use in a more restricted classification or to a conforming use, it cannot be changed back to its original non-conforming use. For purpose of this paragraph, the phrase "same classification" means: uses permitted in the same district; a "more restricted classification" means: use in a district having more restricted use (i.e., C-2 vs. C-1); and provided that:

The new use is similar to or less intensive than that of the old use in terms of noise generated, outdoor storage, customer activity and impact on other conforming uses in the area.

The new use complies with the parking requirements of this ordinance as applicable to newly established uses.

Termination. A nonconforming use is terminated under the following conditions:

Upon a change in use other than as provided in Section 6.110 B.2 above.

Upon discontinuance, being defined as non-operative or non use for a period of at least 365 successive days. Discontinuance may be, but is not required to be, evidenced by termination of utility service, the failure to maintain regular hours of operation, the utilization of the premises for other purposes, abandonment or by any other reasonable means.

Upon destruction of a structure occupied by a nonconforming use except if it is permitted to be rebuilt under Section 6.110 C below.

Replacement. If a structure occupied by a nonconforming use is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of this Ordinance. In the case of partial destruction of a nonconforming use not exceeding seventy-five percent (75%) of its tax roll assessed value, reconstruction will be permitted but the size or function of the nonconforming use shall not be expanded.

Sec. 6.120. - Continuance of Nonconforming Structures.

Subject to all limitations herein set forth, any nonconforming structure may be occupied and operated and maintained in a state of good repair, but no nonconforming structure shall be enlarged or extended.

A nonconforming structure in which only permitted uses are operated may be enlarged or extended if the enlargement or extension can be made in compliance with all the provisions of this chapter established for structures in the district in which the nonconforming structure is located. Such enlargement shall also be subject to all other applicable city ordinances.

Termination of nonconforming structures:

Damage to structures. The right to operate and maintain any nonconforming structure shall terminate and shall cease to exist whenever the nonconforming structure is damaged in any manner and from any cause whatsoever and the cost of repairing such damage exceeds seventy-five percent (75%) of the tax roll assessed value of such structure on the date of such damage.

Obsolescence of structure. The right to operate and maintain any nonconforming structure shall terminate and shall cease to exist whenever the nonconforming structure becomes obsolete or substandard under an applicable ordinance of the municipality and the cost of placing such structure in lawful compliance with the applicable ordinance exceeds seventy-five percent (75%) of the tax roll assessed value of such structure on the date that the proper official of the municipality determines that such structure is obsolete or substandard.

Determination of replacement cost. In determining the replacement cost of any nonconforming structure there shall not be included therein the cost of land or any factors other than the nonconforming structure itself.

Sec. 8.230. - Accessory Uses: Commercial and Industrial Types.

Commercial or industrial use types include the following accessory uses, activities, and structures on the same site or lot:

Any other commercial or industrial use type that is not listed as a permitted use in the same district, and complies with all of the following criteria:

Is operated primarily for the convenience of employees, clients or customers of the principal use.

Occupies less than ten percent (10%) of the total floor area of the use.

Is located and operated as an integral part of the principal use and does not comprise a separate business use or activity.

Single family residential use whether detached or contained in the commercially used structure

(Ord. No. 18-014, § 8.220, 12-1-2008)

Section 3. That this ordinance shall take effect from and after the date of its passage.

PASSED AND APPROVED this the _____ day of _____, 199!.

_____
Jeryl Hoover, Mayor
City of Fredericksburg

ATTEST:

_____
Shelley Britton, City Secretary

APPROVED AS TO FORM:

_____
Pat McGowan, City Attorney

CITY COUNCIL MEMO

DATE: May 1, 2013

TO: Planning and Zoning Commission

FROM: Brian Jordan, AICP

SUBJECT: P-1215 - Replat of Lot 38, Oak Terrace Addition - Variance Request to Section 38-14 (a) .

Summary:

Lot No. 38 of the Oak Terrace Subdivision is located at the southeast corner of Pike Lane and Goehmann Lane. Code of Ordinances , item 38-14 (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), and Local Streets to have 50' of right-of-way and 40' of pavement width. Goehmann Lane is classified as a "Collector" type street and Pike Lane is classified as a "Local" type street on the Thoroughfare Plan. The applicant has submitted a request for a variance to allow for less than the required right-of-way.

Recommendation:

Development Services, Public Works and Engineering Staff support the request of this variance for the reasons mentioned in the following Background/Analysis section, and the attached memo.

The City of Fredericksburg

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

Background / Analysis:

The south curb line of Goehmann Lane and the east curb line of Pike Lane are already established and built and 5 feet of right-of-way behind the curb lines for utilities aready exists in most location in this area. The applicant is dedicating 10' of right-of-way along Goehmann Lane which will accommodate the established curb line and provide 5' of right-of-way behind the curb. In addition, the applicant is willing to provide a "Street and Utility easement" along Pike Lane to create the necessary 5' behind the curb for utilities and eliminate a building setback encroachment.

The staff feels that the granting of the request for the variance to the minimum right-of-way width of Goehmann Lane and Pike Lane adjoing the subject property will not be detrimental to public health, safety or welfare, or injurious to other property in the area.

Memorandum

To: Brian Jordan

CC: Walter Ragsdale

From: Engineering Department

Date: 4/29/2013

Re: Mr. Mabery's Right-of-Way Variance Request

Brian,

The engineering staff does support Mr. Mabery's request for a variance to the minimum right-of-way width of 60 feet on Goehmann Lane and also to the minimum right-of-way width of 50 feet on Pike Lane.

The engineering staff is in support of the request for the following reasons:

1. The south curb line of Goehmann Lane and the east curb line of Pike Lane are already established and built and 5 feet of right-of-way behind the curb lines for utilities already exists in most locations in this area.

2. Mr. Mabery is dedicating 10 feet of right-of-way along Goehmann Lane which will accommodate the established south curb line as well as providing 5 feet of right-of-way behind the curb line for utilities.

3. Only a portion of the 5 feet of right-of-way for utilities exists behind the established and built east curb line of Pike Lane along Mr. Mabery's property. Dedicating additional right-of-way along Pike Lane would create a building set-back encroachment on Mr. Mabery's property that would need to be acknowledged by the City. However, Mr. Mabery has agreed to dedicate to the City a 'Street and Utility Easement" over the additional area adjoining the right-of-way of Pike Lane needed to provide the full 5 foot wide utility area behind the curb. Since the east curb line of Pike Lane is established and built and Mr. Mabery is willing to provide an easement over the additional area needed, thus eliminating the building set-back encroachment, it seems reasonable that no additional right-of-way should be required.

The engineering staff feels that the granting of the request for the variance to the minimum right-of-way width of Goehmann Lane and Pike Lane in the location of Mr. Mabery's property will not be detrimental to public health, safety or welfare, or injurious to other property in the area.

Mabery
CONTRACTING L.L.C.

April 24, 2013

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

Re: Replat of Lot No. 38, Oak Terrace Addition

Dear Mr. Jordan,

I am requesting a variance from Pike Lane from the classification of a "Type A Local" street on the Thoroughfare Plan. "Type A Local" street requires 50' of right-of-way and 40' of pavement width. The existing right-of-way shown is approximately 40'. My request is for a variance to be granted for the existing 40' right-of-way instead of the required 50'.

If you have any questions, please give me a call to discuss them at 830-456-4160.

Sincerely,

Matthew Mabery

Matthew Mabery

1241 Hwy 16 South • Fredericksburg, TX 78624 • 830-990-0501/ 830-990-0505 fax • maberycontracting@austin.rr.com

Mabery
CONTRACTING L.L.C.

April 26, 2013

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

Re: Replat of Lot No. 38, Oak Terrace Addition

Dear Mr. Jordan,

I am requesting a variance for Goehmann Lane from the classification of a "Collector" type street on the Thoroughfare Plan. A "Collector" type street requires 60' of right-of-way and 44' of pavement width. The existing right-of-way shown is approximately 30'. My request is for a variance to be granted for the 60' of right-of-way to 50' of right-of-way.

If you have any questions, please give me a call to discuss them at 830-456-4160.

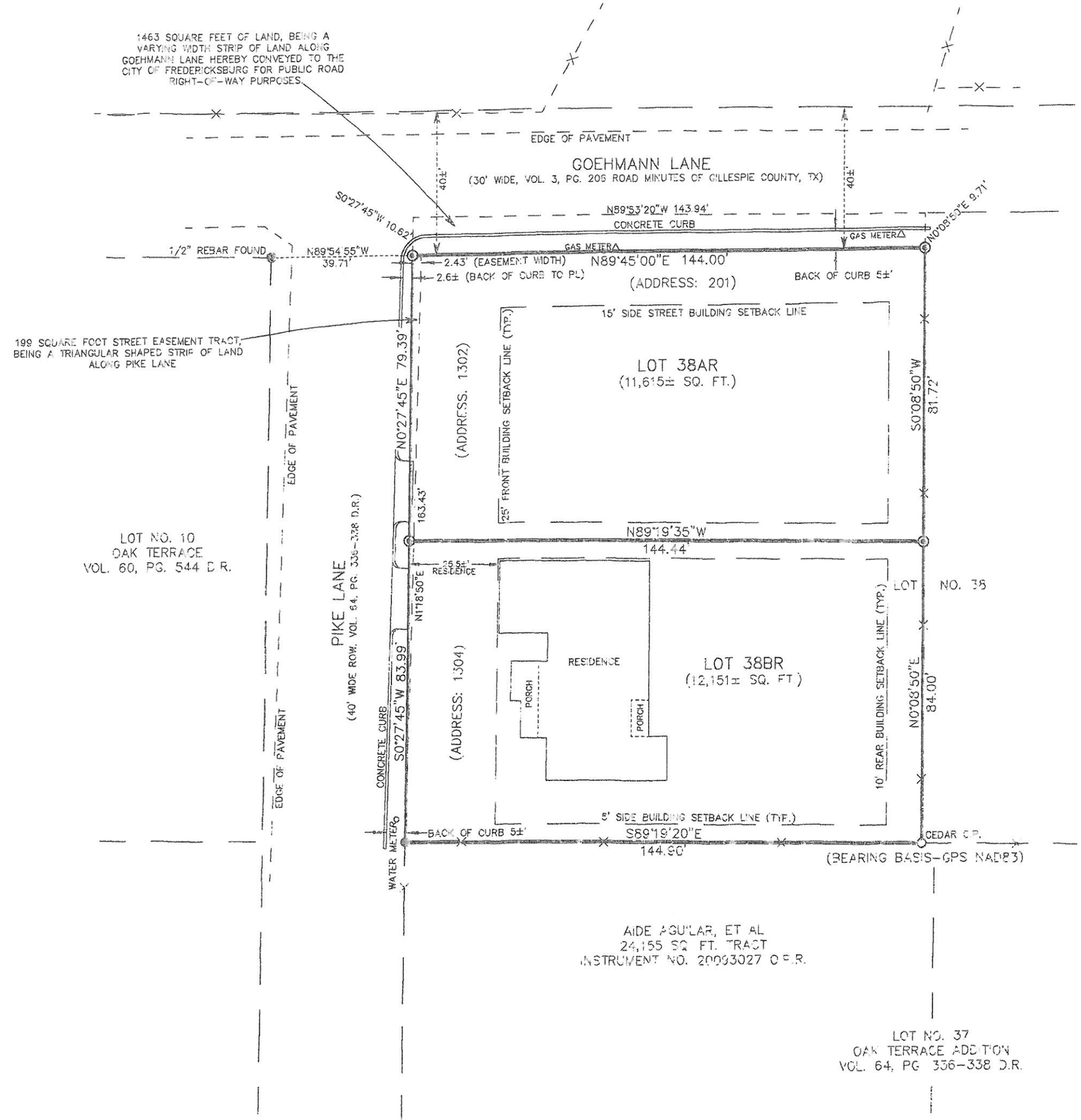
Sincerely,

Matthew Mabery

Matthew Mabery

1241 Hwy 16 South • Fredericksburg, TX 78624 • 830-990-0501/ 830-990-0505 fax • maberycontracting@austin.rr.com

NOTE:
BUILDING SETBACK LINES SHOWN HEREON REFLECT CURRENT R1-SINGLE FAMILY RESIDENTIAL ZONING FOR THIS PROPERTY AS OF THE DATE OF THIS PLAT. BUILDING SETBACK LINES ARE SUBJECT TO CHANGES IN PROPERTY ZONING.



SITE PLAN
BACKGROUND INFORMATION
May, 2013

File Number:	SP-1303
Applicant/Owner:	Robert E. Price
Proposed Use:	Automotive Sales and Service
Development Type:	Development of the site for a automotive dealership
Address/Location:	1225 Hwy. 16 South (west of Vernon's Lane, a private drive)
Site Area:	6.12 acres (266,467 square feet), comprising several existing tracts.
Zoning:	C-2 – Commercial District
Adjacent Land Uses/Zoning:	
North:	Commercial and vacant land, zoned C-2
South:	Vacant land, zoned R-3
East:	Vacant land, zoned C-2
West:	Commercial and vacant land, zoned C-2
Building Size:	Total Building Area/Coverage – 24,065 square feet
Building Height:	Single Story – 25'
Building Coverage:	9% (max. allowed – 75%)
Impervious Coverage:	63.2% (max allowed – 80%)
Site Access:	The applicant is proposing two drives into the site, to be located where two existing drives are currently located. Drive locations are subject to TXDOT approval. An internal drive that loops around the building is proposed and will serve as the fire lane.
Parking Required/Provided:	Total parking required 99 spaces, provided 315 spaces New car display – 135 spaces Used car display – 100 spaces Customer parking – 15 spaces Service parking – 35 spaces Employee parking – 30 spaces
Sidewalks:	A sidewalk is proposed along the frontage of Highway 16 and is subject to TXDOT approval.

Screening Required: The trash container is located to the rear of the property to the south of the proposed building and will be screened per the zoning ordinance requirement. Also, Section 7.940A2 requires screening along the west property line where the property adjoins R-3 residential zoning.

Signage: Signage noted on the plan does not comply with the Sign Ordinance. Signage shall meet the ordinance.

Lighting: The applicant has proposed several types of fixtures to be utilized. The source of illumination shall be shielded from adjoining properties.

Landscape/Tree Preservation: The site includes a number of large existing trees which are primarily Post Oaks. Approximately 24 trees are proposed to remain. A Landscape Plan shall be provided which complies with the Landscape Ordinance.

Stormwater Detention: Stormwater detention will apply to the development of this site. An area in the southwest corner of the site is proposed for detention. A final detention plan will be required as part of the Construction Plans.

Utilities: Water and sanitary sewer are currently available to serve the project. All water and sanitary sewer extensions will be subject to approval of the Construction Plans.

P&Z Action: Final approval

Recommendation: Approval, conditioned upon:

1. Approval of a Landscape Plan prior to issuance of a building permit.
2. All lighting being shielded.
3. Approval of Construction Plans prior to issuance of a building permit.
4. Platting the property prior to building permit.

RECEIVED

APR 08 2013

SP-1303

APPLICATION FOR SITE PLAN REVIEW

Prior to submittal a pre-application meeting must be held with the Planning and Engineering Depts

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

1. APPLICANT: Robert E. Price
2. ADDRESS: 2035 West Oakhaven Pleasanton Tx 78064
3. APPLICANT TELEPHONE NUMBER: (830) 570-7441
4. APPLICANT FAX NUMBER: (830) 569-2782
5. OWNER (if different from applicant): Robert E. Price, REP Management Co
6. ADDRESS: 413 Hayden Rd, Pleasanton Tx 78064
7. OWNER TELEPHONE NUMBER: (830) 570-7441
8. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:

   ADDRESS: 1225 South Hwy. 16, Fredericksburg TX

   LEGAL DESCRIPTION: H. Hodgkins Survey, No. 55, Abstract No. 298

   LOT SIZE: 6.12 Acres LOT AREA: 266,466.5 Sq. Ft.

   PROPOSED USE: Retail Sales & Automotive Service, Car Dealership

   USE CLASSIFICATION: 'M' Merchantile & 'S1' Vehicle Repair Garage
9. EXISTING ZONING: C-2 DISTRICT
10. INFORMATION TO BE PROVIDED BY THE APPLICANT: Seven (7) copies of a site plan at least 24 x 36 inches, and 1 copy of a reduced 11 x 17 site plan, 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

11. **SIGNATURE OF APPLICANT:** Robert E Price

PRINTED NAME OF ABOVE: Robert E. Price

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:

12. **SIGNATURE OF OWNER:** Robert E Price

PRINTED NAME OF ABOVE: Robert E. Price

DATE: April 8, 2013

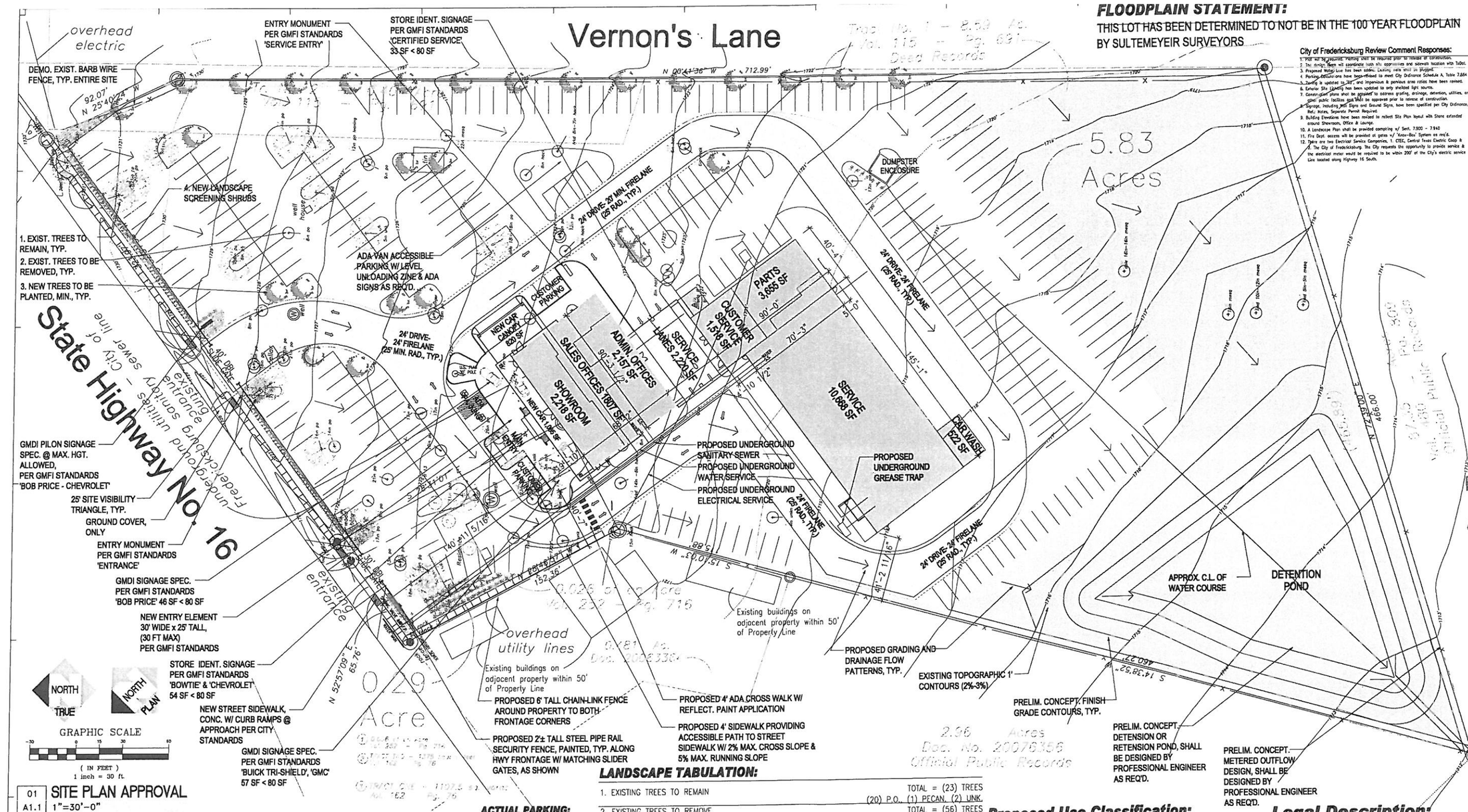
TITLE SEARCH: _____
Date

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

PRINTED NAME OF ABOVE: _____

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

14. **RETURN COMPLETED APPLICATION TO:** Tammie Loth, City of Fredericksburg, 126 West Main St., Fredericksburg, Texas 78624.



FLOODPLAIN STATEMENT:
THIS LOT HAS BEEN DETERMINED TO NOT BE IN THE 100 YEAR FLOODPLAIN BY SULTEMEYEIR SURVEYORS

City of Fredericksburg Review Comment Responses:

1. Plat will be required. Permits shall be required prior to release of construction.
2. The design team will coordinate trash etc. approximate location with TxDot.
3. Proposed Water Line has been added. Existing mains shall be plugged.
4. Parking details have been revised to meet City Ordinance Schedule A, Table 7.064
5. Zoning is updated to 38% and impervious & pervious area ratios have been revised.
6. Exterior Site Lighting has been updated to only shielded light sources.
7. Construction plans shall be revised to address grading, drainage, detention, utilities, and other public facilities that MUST be approved prior to release of construction.
8. Signage, including Pole Signs and Ground Signs, have been specified per City Ordinance, Refer Notes, Separate Permit Required.
9. Building Elevations have been revised to reflect Site Plan layout with Store extended around Showroom, Office & Lounge.
10. A Landscape Plan shall be provided complying w/ Sect. 7.900 - 7.940
11. Fire Dept. access will be provided at gates w/ 'Knox-Box' System as req'd.
12. There are two Electrical Service Companies, 1. CTEC, Central Texas Electric Coop & 2. The City of Fredericksburg. The City requests the opportunity to provide service & the electrical meter would be required to be within 200' of the City's electric service Line located along Highway 16 South.

LANDSCAPE TABULATION:

1. EXISTING TREES TO REMAIN	TOTAL = (23) TREES (20) P.O., (1) PECAN, (2) UNK.
2. EXISTING TREES TO REMOVE	TOTAL = (56) TREES (29) P.O., (7) UNK, (13) HACK, (7) MESQ.
ALL TREES REMOVED OVER 10" ARE NOT CONSIDERED REQ'D. TREES, NO REMEDIATION PROVIDED	
3. PROPOSED NEW TREES, LIVE OAK *'Quercus virginiana'*, 3" caliper 45 gallon, 12'min ht, 6' min sp	TOTAL = (27) NEW TREES
4. SCREENING SHRUBS AT FRONTAGE YAUPON HOLLY, 'Ilex vomitoria Nana', 3 gal. spaced @ 2.5' o.c.	389 LF FRONTAGE/2.5' = 156 SHRUBS

ACTUAL PARKING:
135 NEW CAR DISPLAY
100 USED CAR DISPLAY
15 CUSTOMER PARKING
35 SERVICE PARKING
30 EMPLOYEE PARKING
315 TOTAL PARKING
EXCEEDING REQUIRED

PARKING ORDIN. TABULATION:

OFFICE OR ADMINISTRATION ACTIVITY: (DEALERSHIP ADMIN. OFFICE)	RATIO: 400	2157 SF	5.4 SPACES
INDOOR SALES, SERVICE OR DISPLAY: (SHOWROOM, SALES OFFICES, CUST. SERVICE)	RATIO: 750	5543 SF	7.4 SPACES
OUTDOOR SALES, SERVICE OR DISPLAY: (DISPLAY CANOPY, SERVICE DRIVE, VEHICLE DISPLAY)	RATIO: 1200	88340 SF	73.6 SPACES
INDOOR STORAGE, EQUIPMENT SERVICE: (PARTS STORAGE, VEHICLE SERVICE)	RATIO: 1000	12875 SF	12.9 SPACES
	TOTAL REQUIRED =		99 SPACES
	TOTAL PROVIDED =		315 SPACES

ZONING & SITE SUMMARY:

CURRENT ZONING:	COMMERCIAL 'C2'
ACT. LOT SIZE - 6.12 ACRES,	266,466 SF
ACT. BLDG. HGT. -	25' (30' MAX.)
BUILDING AREA COVERAGE -	24,065 SF
PAVING AREA COVERAGE -	144319 SF
TOTAL IMPERVIOUS COVERAGE -	168,384 SF
IMPERVIOUS AREA RATIO -	80% MAX.
(IMPERV. AREA/LOT AREA) -	63% ACT.
PERVIOUS AREA, GRASS/LANDSCAPING -	98,083 SF
PERVIOUS AREA RATIO -	37% ACT.

Proposed Use Classification:
Proposed Chevrolet/Buick/Gmc Car Dealership
Automotive Retail Sales: Classification - 'M' Merchantile
Automotive Repair Services: Classification - 'S1' Storage

Proposed Building Height:
Proposed Facility is within 50' of West Side Property Line:
Proposed Car Dealership Entry Tower is the tallest structure at 25FT (30 ft max.)

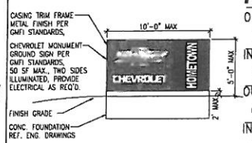
Proposed Signage:
Hwy. 16 Frontage = 405 LF / 125 = 3.24 (3) Signs
Building Frontage = 94 LF x 1.5 = 141 SF (80 SF Max. Ea.)
Sign 1, 'CHEVROLET & BOWTIE' - 54 SF < 80 SF
Sign 2, 'BUICK & GMC' CRESTS - 57 SF < 80 SF
Sign 3, 'BOB PRICE' - 46 SF < 80 SF
Vernon's Lane Frontage = 712 LF / 125 = 5.69 (5) Signs
Building Frontage = 213 LF x 1.5 = 319 SF (80 SF Max. Ea.)
Sign 4, 'Certified Service' - 33 SF < 80 SF
Ground Monumet Sign: (3) GROUND SIGNS PERMITED
PROPOSED 50 SF = 50 SF MAX., 5' TALL ON 2' MAX GRADE

Legal Description:
H. Hodgkins, Sur. No. 55
Abstract No. 298
Primary Lot:
Track 1 & 2 - 5.83 Acres
Secondary Lot:
Track 1, 2 & 3 - 0.29 Acres
Total Property - 6.12 Acres

01 A1.1 SITE PLAN APPROVAL 1"=30'-0"

PRELIM. SITE LIGHTING INFORMATION (30' TALL MAX.):
NOTES: 1. SITE LIGHTING MUST BE SHIELD FROM SPILLING OVER ONTO ADJACENT PROPERTIES, PER ORD.
2. ALL FIXTURES ARE H.I.D. METAL HALIDE 'MH'

GM APPROVED WALL PACK, BLACK
GM APPROVED SITE LIGHTPOLE, BLACK
GM VARIANCE APPROVAL ALTERN. REQUIRED 1A. SITE LIGHTPOLE 1B.



GROUND SIGN REQUIREMENTS

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KHArchitects ~ Sports & Commercial Design
504 Harbor Circle
Fort Worth, Texas 76030
phone: (817) 605-5991
email: kevin@KHArchitects.biz

ARCHITECT SEAL: REGISTERED ARCHITECT KEVIN R. HOLCOMB 15660 STATE OF TEXAS 04/25/13
CONSULTANT SEAL
CONTRACTOR SEAL

PROPERTY OWNER:
Bob Price
2035 W. Oaklawn Rd.
Pleasanton, Texas
78064
PH: 830-570-7441

NO./DATE	REVISION

RECEIVED
APR 26 2013

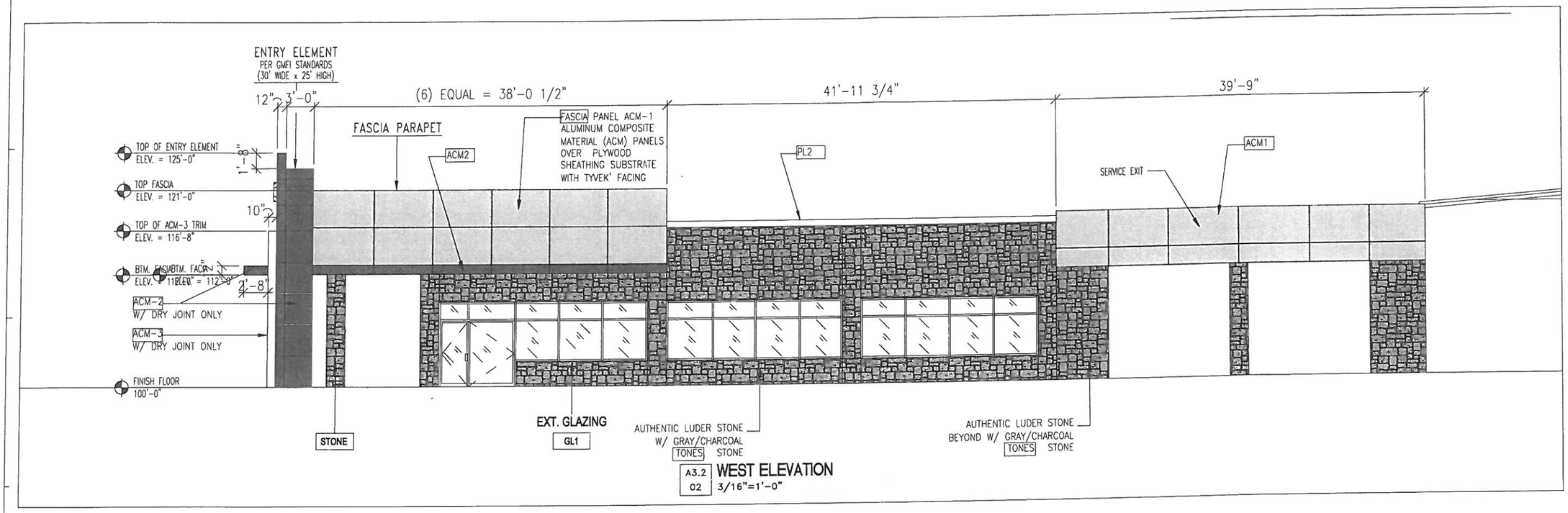
BOB PRICE
CHEVROLET
BUICK / GMC
FREDERICKSBURG
1225 S. Hwy. 16, Fredericksburg, Texas

SITE PLAN SUBMITTAL 2

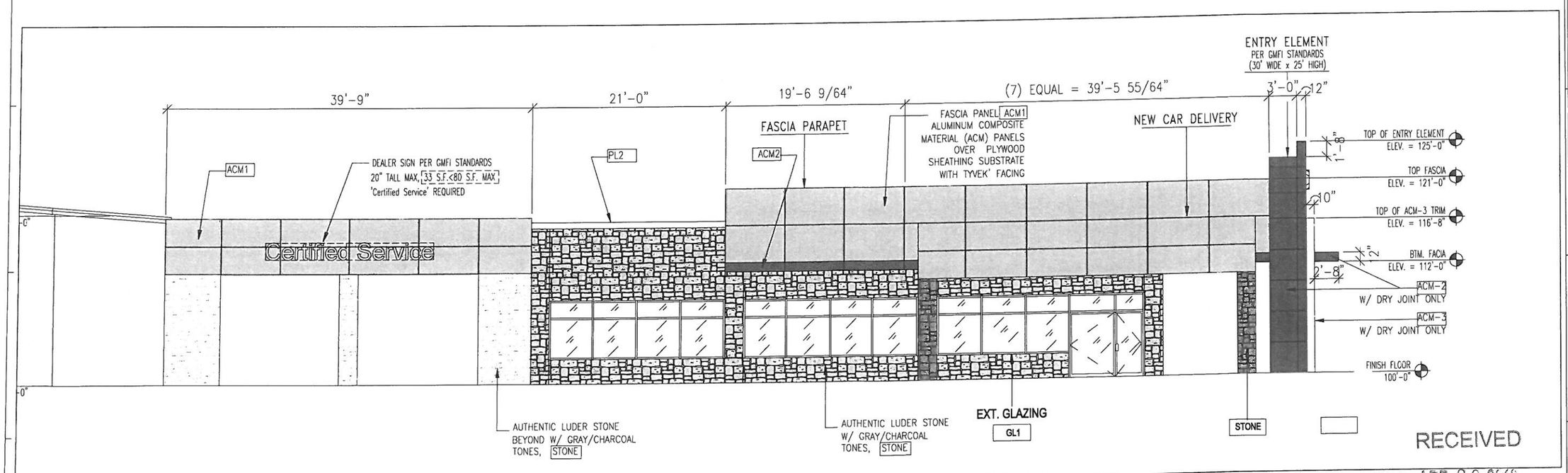
SITE PLAN LAYOUT CONCEPT 2

FOR APPROVAL

PROJECT NO.: 2012.20 | DRAWN BY: KRH
FILE NAME: A1.1 | CHECKED BY: KRH
SHEET NO.: A1.1 | SCALE (AT 24X36): 1"=30'-0"
ORDER: 4/25/13



A3.2 / 02 **WEST ELEVATION**
3/16"=1'-0"



A3.2 / 01 **EAST ELEVATION**
3/32"=1'-0"

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APR 26 2013

28

KHArchitects ™
Sports & Commercial Design
304 Harbor Circle
Fort Worth, Texas 76020
phone: (817) 905-6991
email: kent@KHArchitects.biz

ARCHITECT SEAL: REGISTERED ARCHITECT KENTON R. HOLLAND 15660 STATE OF TEXAS — 10-31-13 EXPIRATION
04/25/13

CIVIL/LAND SEAL

STRUCTURAL SEAL

NO./DATE	REVISION

BOB PRICE
CHEVROLET
BUICK / GMC
FREDERICKSBURG

1225 S. Hwy. 16, Fredericksburg, Texas

SITE PLAN SUBMITTAL 2

EXTERIOR ELEVATIONS

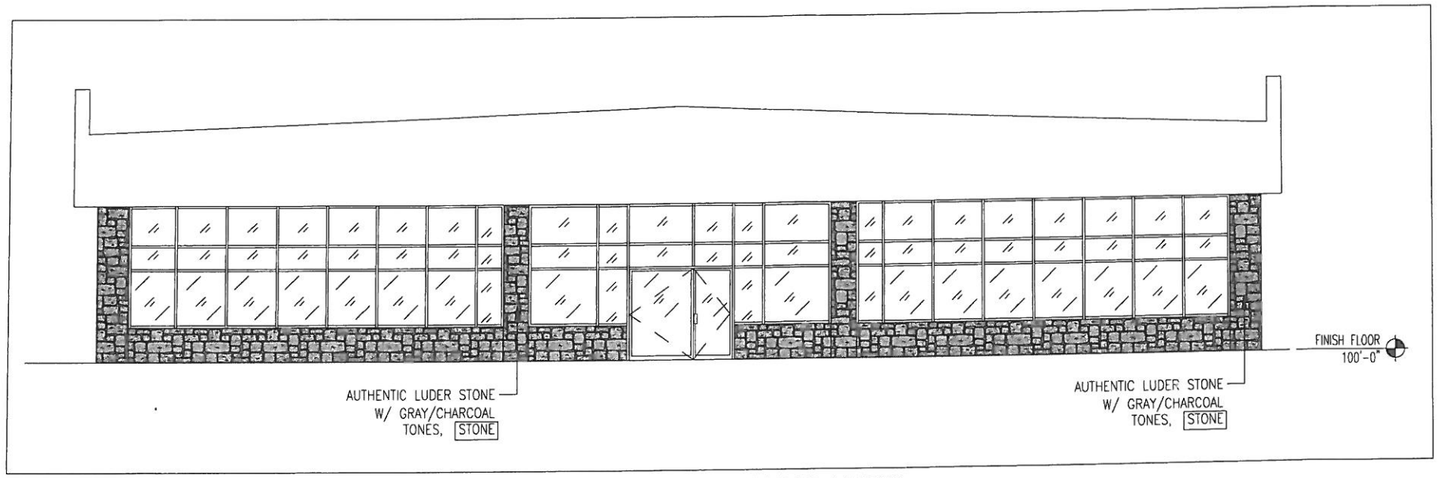
FOR APPROVAL

A3.2

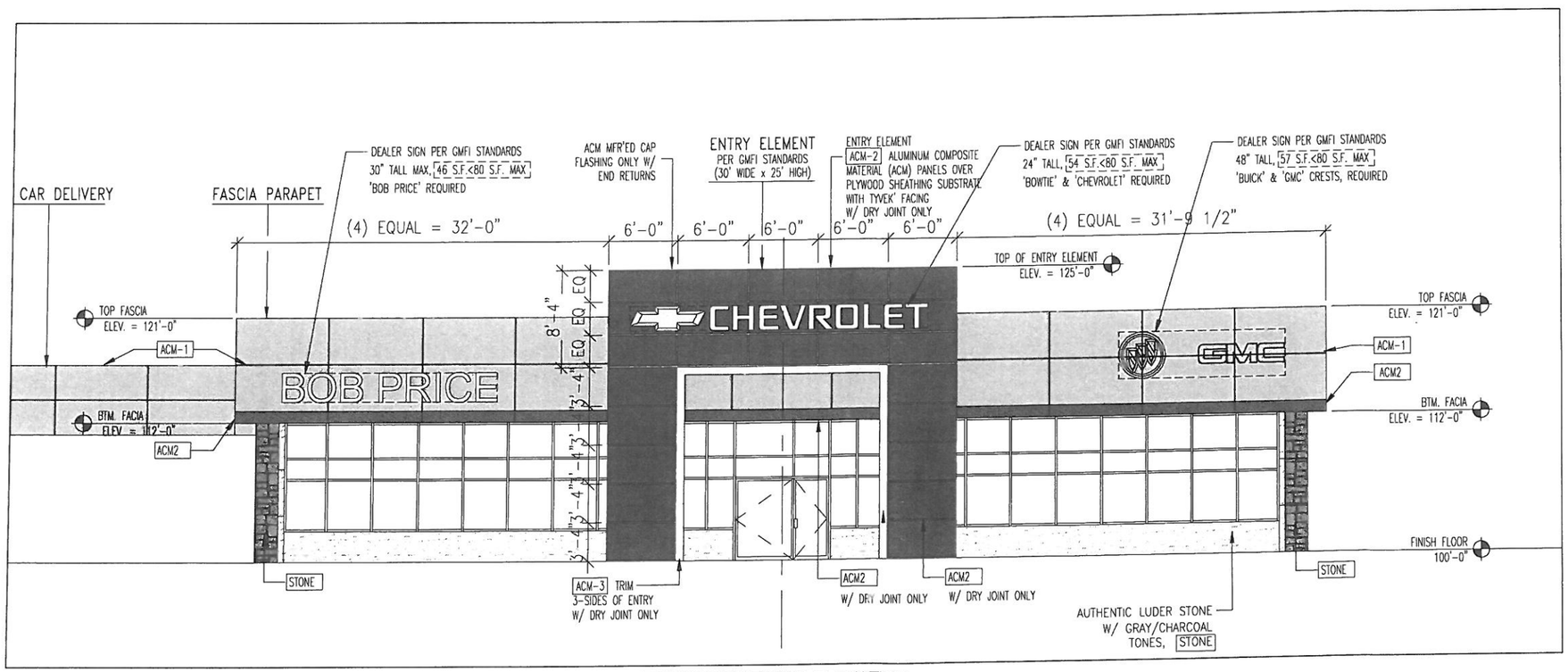
PROJECT NO. 2012.20 | DRAWN BY KRH
FILE NAME FDC-A3.1 | DESIGNED BY KRH
PLOT DATE 4/25/13 | SCALE 3/16"=1'-0"
ORDER

RECEIVED

APR 26 2013



A3.1 02 NORTH ELEVATION UNDER CANOPY
3/32"=1'-0"



A3.1 01 NORTH FRONT ELEVATION
3/16"=1'-0"

29

KHArchitects
Sports & Commercial Design
564 Harbor Circle
Fort Worth, Texas 76020
phone: (817) 305-5591
email: kevin@KHArchitects.biz

REGISTERED ARCHITECT KEVIN R. HOLCOMB 15660 STATE OF TEXAS
04/25/13

NO./DATE	REVISION

BOB PRICE
CHEVROLET
BUICK / GMC
FREDERICKSBURG
1225 S. Hwy. 16, Fredericksburg, Texas

SITE PLAN SUBMITTAL 2

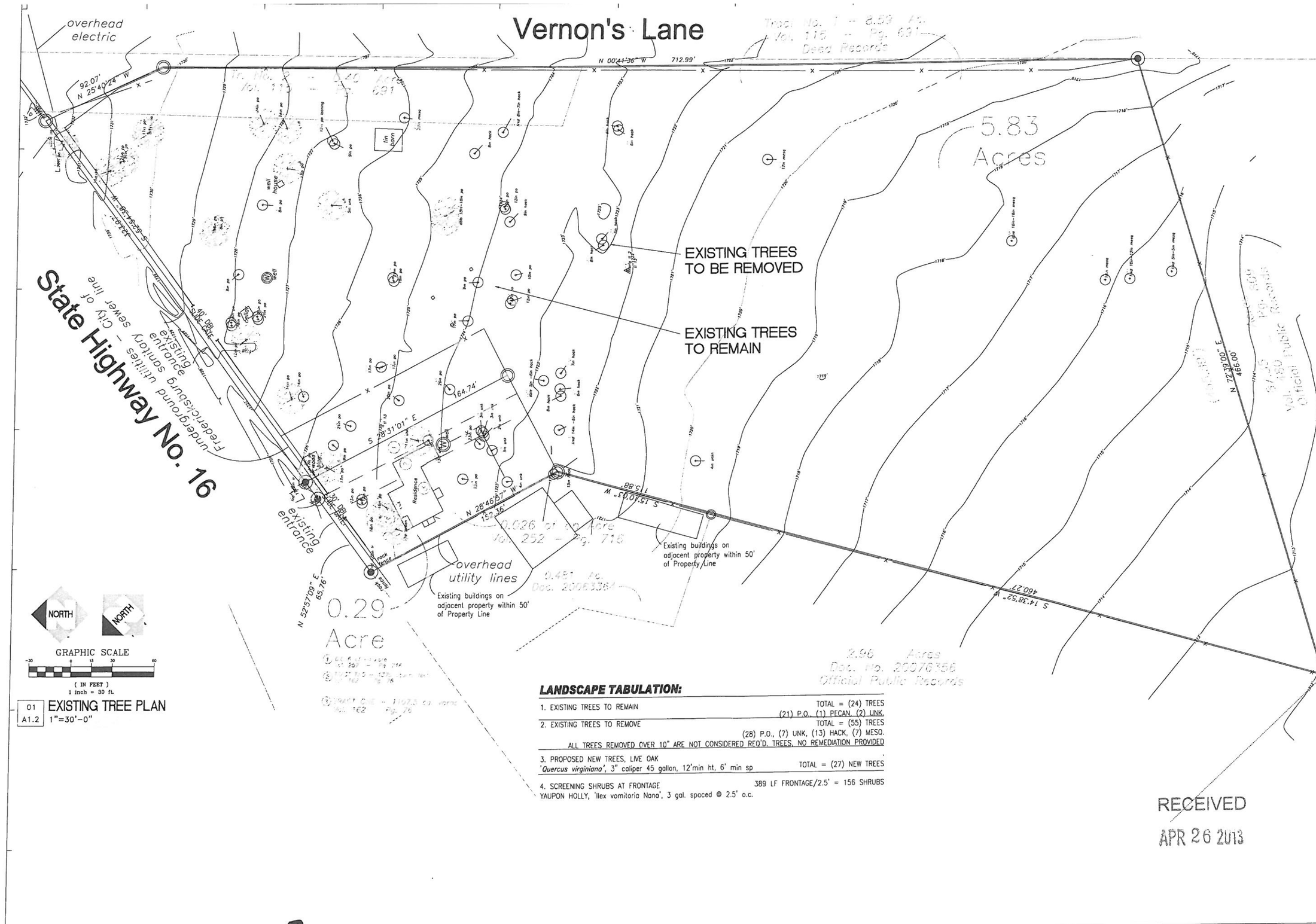
EXTERIOR ELEVATIONS

FOR APPROVAL

A3.1

PROJECT NO.: 2012.20 | DRAWN BY: KRH
FILE NAME: 2012.20-A3.1 | REVIEWED BY: KRH
DATE: 4/25/13 | SCALE: 3/16"=1'-0"

ORDER



01 A1.2 EXISTING TREE PLAN
1"=30'-0"

LANDSCAPE TABULATION:

1. EXISTING TREES TO REMAIN — TOTAL = (24) TREES
(21) P.O., (1) PECAN, (2) UNK.
2. EXISTING TREES TO REMOVE — TOTAL = (55) TREES
(28) P.O., (7) UNK, (13) HACK, (7) MESQ.
ALL TREES REMOVED OVER 10" ARE NOT CONSIDERED REQ'D. TREES, NO REMEDIATION PROVIDED
3. PROPOSED NEW TREES, LIVE OAK
'Quercus virginiana', 3" caliper 45 gallon, 12'min ht, 6' min sp — TOTAL = (27) NEW TREES
4. SCREENING SHRUBS AT FRONTAGE — 389 LF FRONTAGE/2.5' = 156 SHRUBS
YAUPON HOLLY, 'Ilex vomitoria Nana', 3 gal. spaced @ 2.5' o.c.

RECEIVED
APR 26 2013

KHArchitects ~
Sports & Commercial Design
564 Harbor Circle
Fort Worth, Texas 76120
phone: (817) 505-6931
email: kenty@KHArchitects.biz

ARCHITECT SEAL: REGISTERED ARCHITECT KENTON R. HOLCOMB 13660 STATE OF TEXAS — 10-31-13 EXPIRATION — 04/25/13

CONSULTANT SEAL

CONSULTANT LIST

CONTRACTOR LIST

PROPERTY OWNER:
Bob Price
2035 W. Oaklawn Rd.
Pleasanton, Texas
78064
PH: 830-570-7441

NO./DATE	REVISION

BOB PRICE
CHEVROLET
BUICK / GMC
FREDERICKSBURG
1225 S. Hwy. 16, Fredericksburg, Texas

SITE PLAN SUBMITTAL 2

EXISTING TREE PLAN

FOR APPROVAL

A1.1

PROJECT NO. 2012.20 | DRAWN BY KRH
FILE NAME PCF-A11 | CHECKED BY KRH
ISSUE DATE 4/25/13 | SCALE: UNLESS NOTED 1"=30'-0"

ORDER

30


SP-1303
N
HIGHWAY SOUTH
GREEN CT
GREEN MEADOWS LN
GREEN OAKS LOOP
GREEN MEADOWS BLVD
GREEN OAKS LOOP
RD

SITE PLAN
BACKGROUND INFORMATION
May, 2013

File Number:	SP-1304
Applicant:	Gillespie County
Owner:	Jail Site – Gillespie County LEC – Gillespie County and City of Fredericksburg
Project Type:	Jail (Detention Facility)
Development Type:	A new Jail facility will be constructed along with various site improvements to the area surrounding the existing Law Enforcement Center.
Address/Location:	1601 E. Main Street (corner of E. Main Street and Industrial Loop)
Site Area:	4.0 acres (174,506 square feet)
Zoning:	PF – Public Facilities
Adjacent Land Uses/Zoning:	
North:	RV Park and Retail Center, zoned M-2
South:	Commercial, zoned M-2
East:	Wastewater Treatment Plant, zoned PF
West:	Light Manufacturing, zoned M-2
Building Size:	New Jail – 46,744 square feet LEC – 16,350 square feet
Building Height:	New Jail – 2-story, 38' LEC – Single Story, 19'
Building Coverage:	27% (max. allowed – 75%)
Impervious Coverage:	84.6.7% (max allowed – 85%)
Site Access:	The entry drive on E. Main will remain, as will two drives on Industrial Loop. An additional drive on Industrial Loop will added on the west end of the site.
Parking Required/Provided:	Based on the analysis provided by the Architect, 59 spaces are required for the LEC and 87 spaces for the new Jail, for a total requirement of 146 spaces. A total of 166 spaces are provided. See the attached analysis for further clarification.
Sidewalks:	A sidewalk is proposed along E. Main.

Screening Required:	The trash containers are located to the rear of the property on the north side of the buildings and will be screened per the zoning ordinance requirement. In addition, a screening wall will be provided between the jail and the RV Park to the north.
Signage:	No information has been provided for signage. Signage shall meet the ordinance.
Lighting:	No detailed information provided on the type of fixtures to be utilized. Lighting shall be shielded from adjoining properties.
Landscape/Tree Preservation:	The site currently contains a few trees near the LEC. The majority of these trees are intended to remain. The site of the jail is void of trees. Other landscaping will comply with the Landscape Ordinance.
Stormwater Detention:	Stormwater detention will apply to the development of this site. Final plans shall be approved as part of the Construction Plans.
Utilities:	Water and sanitary sewer are currently available to serve the project.
P&Z Action:	Final approval
Recommendation:	Approval, conditioned upon: 1. Approval of a Landscape Plan prior to issuance of a building permit. 2. All lighting being shielded. 3. Approval of Construction Plans prior to issuance of a building permit.

JK-1504

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APR 08 2018

APPLICATION FOR SITE PLAN REVIEW

Prior to submittal a pre-application meeting must be held with the Planning and Engineering Depts

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

1. **APPLICANT:** COUNTY OF GILLESPIE
2. **ADDRESS:** 101 WEST MAIN STREET
3. **APPLICANT TELEPHONE NUMBER:** 830-997-7502
4. **APPLICANT FAX NUMBER:**
5. **OWNER (if different from applicant):** COUNTY OF GILLESPIE
6. **ADDRESS:** 101 WEST MAIN STREET
7. **OWNER TELEPHONE NUMBER:** 830-997-7502
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

   ADDRESS: 1604 EAST MAIN

   LEGAL DESCRIPTION: VOL. 245, PGS 248-250 OPR

   LOT SIZE: 4.006 ACRES + 562.94' X 289.01' **LOT AREA:** 174,506 SQ. FT.

   PROPOSED USE: GILLESPIE COUNTY JAIL

   USE CLASSIFICATION: PUBLIC

9. **EXISTING ZONING:** PUBLIC FACILITIES DISTRICT

10. **INFORMATION TO BE PROVIDED BY THE APPLICANT**: Seven (7) copies of a site plan at least 24 x 36 inches, and 1 copy of a reduced 11 x 17 site plan, 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.

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APR 08 2018

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.

11. **SIGNATURE OF APPLICANT:** _____

PRINTED NAME OF ABOVE: JUDGE MARK STROEHER

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:

12. **SIGNATURE OF OWNER:** _____

PRINTED NAME OF ABOVE: _____

DATE: _____

TITLE SEARCH: _____
Date

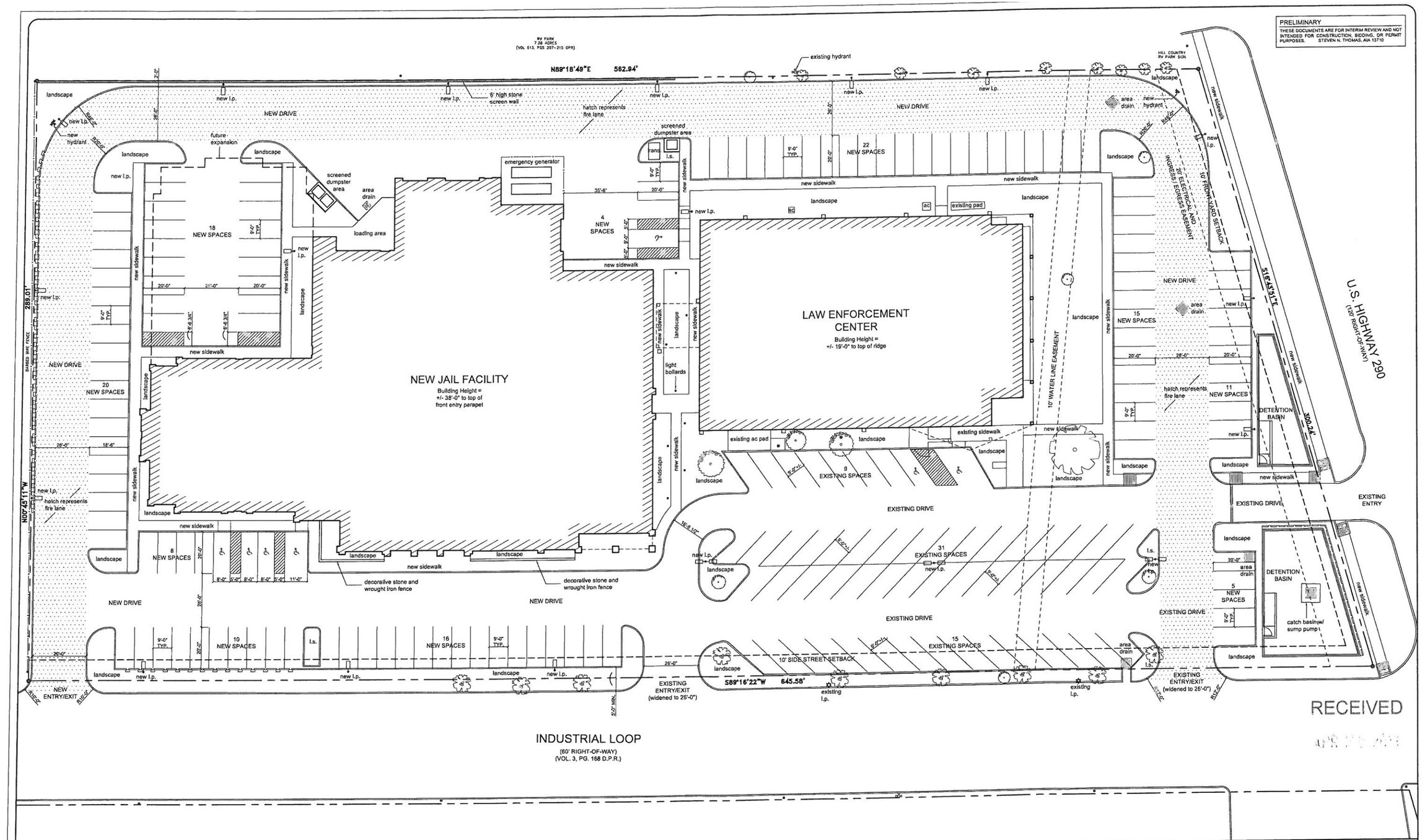
13. **CONSENT OF LIEN HOLDER:** _____
Signature

PRINTED NAME OF ABOVE: _____

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

14. **RETURN COMPLETED APPLICATION TO**: Tammie Loth, City of Fredericksburg, 126 West Main St., Fredericksburg, Texas 78624.

PRELIMINARY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. STEVEN N. THOMAS, AIA 13710



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ARCHITECTURAL SITE PLAN

1" = 20'

0' 20' 40' 80'

PLAN NORTH

36

PARKING CALCULATIONS

SPACE	AREA	OCCUPANT LOAD	PARKING REQUIREMENT		NO. OF SPACES
EXISTING LAW ENFORCEMENT CENTER				GROSS AREA	(16,350 S.F.)
PUBLIC ASSEMBLY	1881 S.F.	(15 S.F. / PERSON)	1 SPACE / 5 PERSONS	=	25 SPACES
OFFICES	13310 S.F.		1 SPACE / 400 S.F.	=	34 SPACES
			SPACES REQUIRED	=	59 SPACES
			(EXISTING SPACES	=	86 SPACES)
NEW JAIL FACILITY				GROSS AREA	(46,744 S.F.)
LOBBY SPACES (BUSINESS OCC.)	2476 S.F.	(100 S.F. / PERSON)	1 SPACE / 400 S.F.	=	7 SPACES
OFFICES	11357 S.F.		1 SPACE / 400 S.F.	=	29 SPACES
DETENTION & SUPPORT	10733 S.F.	7 TOTAL STAFF	1 SPACE / PERSON	=	7 SPACES
DETENTION (PHASE II)	8054 S.F.	2 TOTAL STAFF	1 SPACE / PERSON	=	2 SPACES
COURTROOM (PUBLIC ASSEMBLY)	2725 S.F.	(118 FIXED SEATS)	1 SPACE / 5 PERSONS	=	24 SPACES
E.O.C. (PUBLIC ASSEMBLY)	1361S.F.	(15 S.F. / PERSON)	1 SPACE / 5 PERSONS	=	18 SPACES
			SPACES REQUIRED	=	87 SPACES
			TOTAL SPACES REQUIRED	=	146 SPACES

SITE DATA

Zoning:
PF - Public Facilities

Area:

Gross Area:	174,506 s.f. (4 acres)
Impervious Coverage:	147,608 s.f. (84.6%)
Maximum Allowable:	85%
Building Coverage:	47,583 (27%)
Maximum Allowable:	75%

Off-Street Parking:

Spaces Required =	146 spaces
Spaces Provided =	166 spaces

NEW FACILITY FOR GILLESPIE COUNTY JAIL

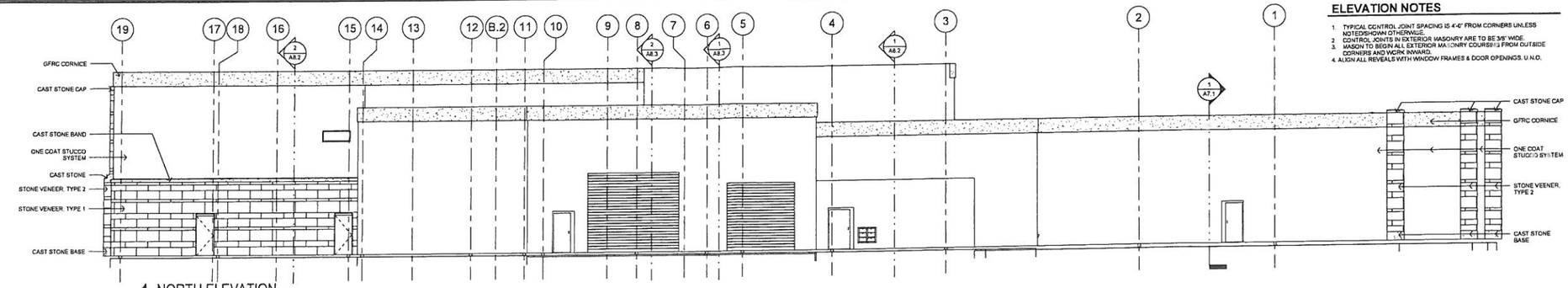
ARCHITECTURAL SITE PLAN
APRIL 8, 2013
(REVISED APRIL 26, 2013)

Project Architect:
WIGINTON HOOKER JEFFRY PC.
ARCHITECTS
500 N. CENTRAL EXPRESSWAY SUITE 300
PLANO, TX 75074
P: 972-655-0657
F: 9726650656

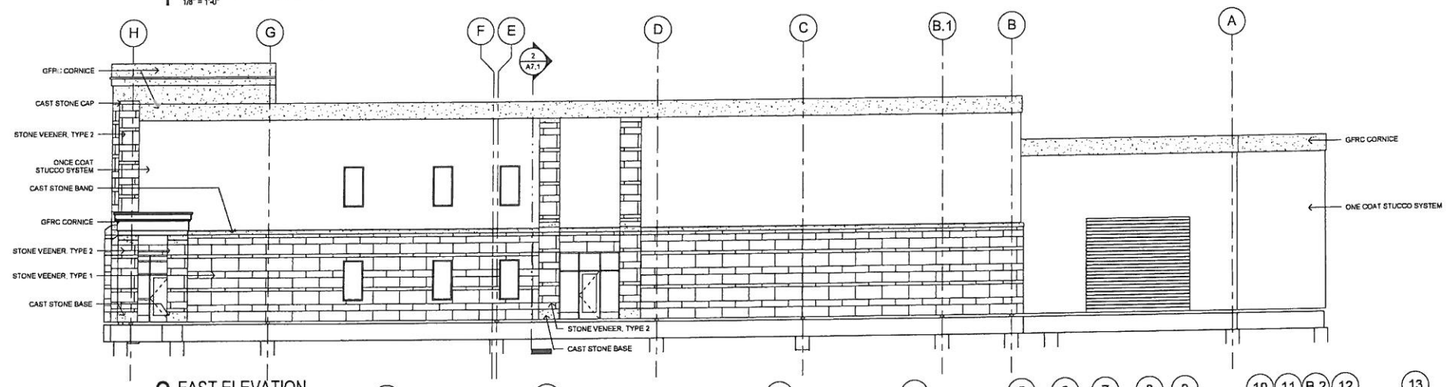
Associate Architect:
STEHLING·KLEIN·THOMAS·ARCHITECTS, P.L.L.C.
300C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 FAX: 830-990-9272

ELEVATION NOTES

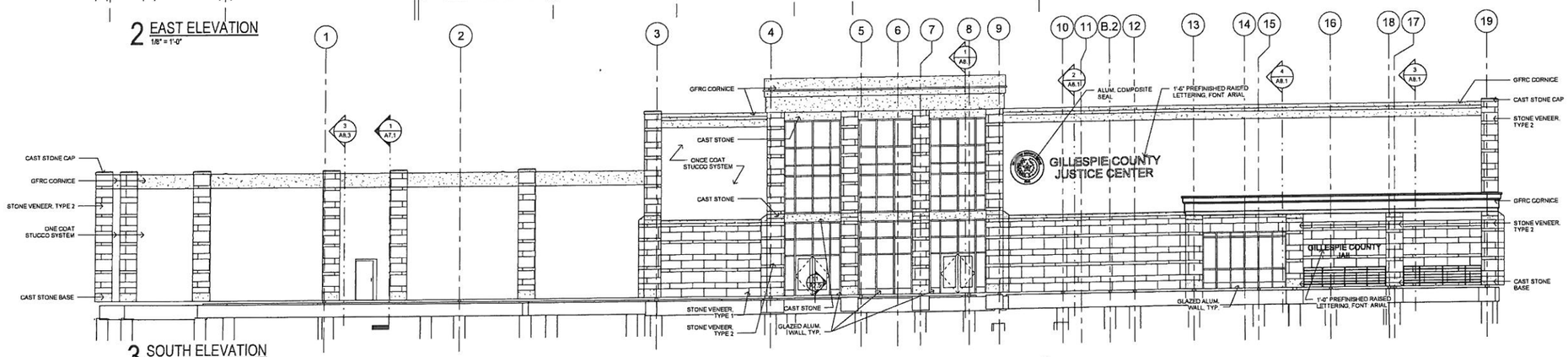
1. TYPICAL CONTROL JOINT SPACING IS 4'-0" FROM CORNERS UNLESS NOTEDSHOWN OTHERWISE.
2. CONTROL JOINTS IN EXTERIOR MASONRY ARE TO BE 3/8" WIDE.
3. MASON TO BEGIN ALL EXTERIOR MASONRY COURSING FROM OUTSIDE CORNERS AND WORK INWARD.
4. ALIGN ALL REVEALS WITH WINDOW FRAMES & DOOR OPENINGS, U.N.O.



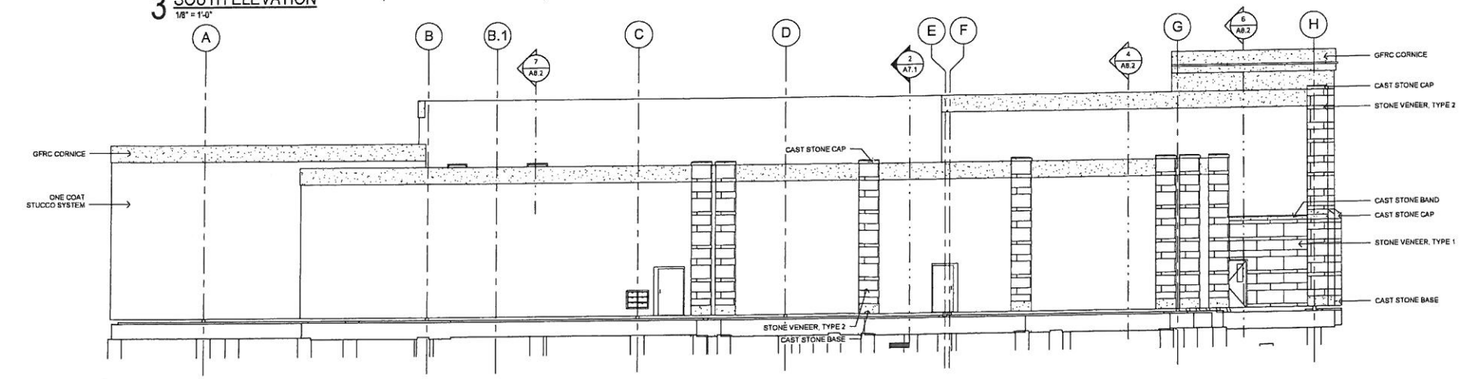
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

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37

3/8/2013 1:13:27 PM

Original Issue Date: March 8, 2013
Revisions:

GILLESPIE COUNTY JAIL

FREDRICKSBURG, TEXAS

WIGINTON HOOKER JEFFRY P.C.
ARCHITECTS
500 N. Central Expressway, Suite 300
Plano, Texas 75074
P: 972.566.5907
F: 972.566.0065

NOTE
The record copy of this drawing is on file at the offices of WHJ Architects, 500 N. Central Expressway, Suite 300, Plano, TX 75074. This electronic document is rele-used for the purposes of reference, coordination, and/or facility management under the authority of Donald F. Olson, Texas Registration No. 14749 on March 8, 2013. Any modification(s) to this drawing shall be in compliance with the Texas Board of Architectural Examiners' rules.

DESIGN DEVELOPMENT

NOT INTENDED FOR BIDDING PERMIT OR CONSTRUCTION PURPOSES

DRAWN BY: DLEW
CHECKED BY: FINAL NAME
DATE: MARCH, 2013

Job No.
1210

Sheet No.
A3.1
ELEVATIONS


SP-1304
EAST U.S. HWY 290
E. MAIN (HWY 290 E.)
INDUSTRIAL LOOP
SONGBIRD LN
N

SITE PLAN
BACKGROUND INFORMATION
May, 2013

File Number:	SP-1305
Applicant:	Mustard Design Architects
Owner:	Security State Bank and Trust
Project Type:	Expansion of the Security State Bank facility. The applicant has purchased the furniture store and the funeral home property. Phase one of the project is to remove the furniture building and turn the area into parking. Phase two will be to convert the funeral home into the bank facilities including a drive through.
Development Type:	Removal of an existing building (Beckmann Furniture) and adding parking.
Address/Location:	118 S. Crockett (Corner of Crockett and San Antonio St.)
Site Area:	1.387 acres (60,423 square feet)
Zoning:	CBD – Central Business District
Adjacent Land Uses/Zoning:	
North:	Church property and commercial, zoned CBD
South:	County facilities, zoned CBD
East:	Commercial, zoned CBD
West:	Residential, zoned C-2
Building Size:	Existing funeral home building – 7,785 square feet
Building Height:	Single Story
Building Coverage:	12.9% (no max.)
Impervious Coverage:	80% (max allowed – 90%)
Site Access:	The drive into the rear of the bank property will be relocated into the proposed parking lot. An access easement will be provided into the existing parking. The drive through the proposed parking lot will continue into the existing parking area of the funeral home. A fire lane will be provided through the parking lot.
Parking Required/Provided:	No additional parking is required since a building is being removed and additional building square footage is not being added. A total of 82 parking spaces are provided, including 3 handicap spaces.

Sidewalks:	A sidewalk exists in front of the funeral home and a sidewalk will be added adjacent to the proposed parking area.
Screening Required:	The trash containers are located to the rear of the property to the north funeral home building and will be screened per the zoning ordinance requirement.
Signage:	No information has been provided for signage. Signage shall meet the ordinance.
Lighting:	No detailed information provided on the type of fixtures to be utilized. Lighting shall be shielded from adjoining properties.
Landscape/Tree Preservation:	The site does not include any existing trees. Landscaping shall be provided to comply with the Landscape Ordinance.
Stormwater Detention:	Stormwater detention will apply to the development of this site. However, given that the pervious coverage of the site is actually increasing, it is unlikely that detention will be required. Calculations have been provided and will be reviewed by Engineering.
Utilities:	Water and sanitary sewer are currently available to serve the project.
P&Z Action:	Final approval
Recommendation:	Approval, conditioned upon: 1. Approval of a Landscape Plan prior to issuance of a building permit. 2. All lighting being shielded. 3. Approval of Construction Plans prior to issuance of a building permit.

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APR 08 2013

SP-1305

APPLICATION FOR SITE PLAN REVIEW

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

1. **APPLICANT:** Mustard Design Architects for Security State Bank & Trust
2. **ADDRESS:** 150 E. Main Street, Suite 201 Fredericksburg, TX 78624
3. **APPLICANT TELEPHONE NUMBER:** 830.997.7024
4. **APPLICANT FAX NUMBER:** 830.990.8424
5. **OWNER (if different from applicant):** Security State Bank & Trust
6. **ADDRESS:** 201 W Main St, Fredericksburg, TX 78624
7. **OWNER TELEPHONE NUMBER:** 830.997.7575
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

ADDRESS: 118 South Crockett Street

LEGAL DESCRIPTION: A 1.387 ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY TEXAS, BEING ALL OF TOWNLOTS 310, 311, & 312 AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY.

LOT SIZE: 1.387 acres **LOT AREA:** 60,417.72 sq. ft.

PROPOSED USE: Financial Services - Bank

USE CLASSIFICATION: Financial Services - Bank

9. **EXISTING ZONING:** CBD 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:** AEB

PRINTED NAME OF ABOVE: Andrew E. Bray, AIA

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:** James F. Kemp

PRINTED NAME OF ABOVE: JAMES F. KEMP

DATE:

TITLE SEARCH: 10.23.2012 to 04.04.2013
Date

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

PRINTED NAME OF ABOVE:

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

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

mustard DESIGN architects

Security State Bank & Trust: *Proposed parking area*

The lot area is approximately 1.387 acres and is located in the CBD zoning district. The adjacent property to the North and West are CBD (same as the subject property) and R-2 across W. San Antonio.

Currently the property has existing structures that are proposed to be demolished to provide for the new parking area proposed. The new parking area will serve the existing Security State Bank located at the corner of S. Crockett and W. Main as well as the future Security State Bank planned to be located within the existing building currently operating as the Beckmann Funeral Home.

Access to the parking area will be via a new two way drive located along W. Crockett. The existing drive will be removed.

Required landscape areas will be provided along with an enclosed trash receptacle located at the rear of the property and required accessible parking.

The scope of work will be a benefit to the businesses in the CBD as it will provide needed parking for customers in a portion of the city where parking is limited and in high demand.

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

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APR 26 2013

NOTES:

1. THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.

2. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.

3. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.

4. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.

5. ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.

6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.

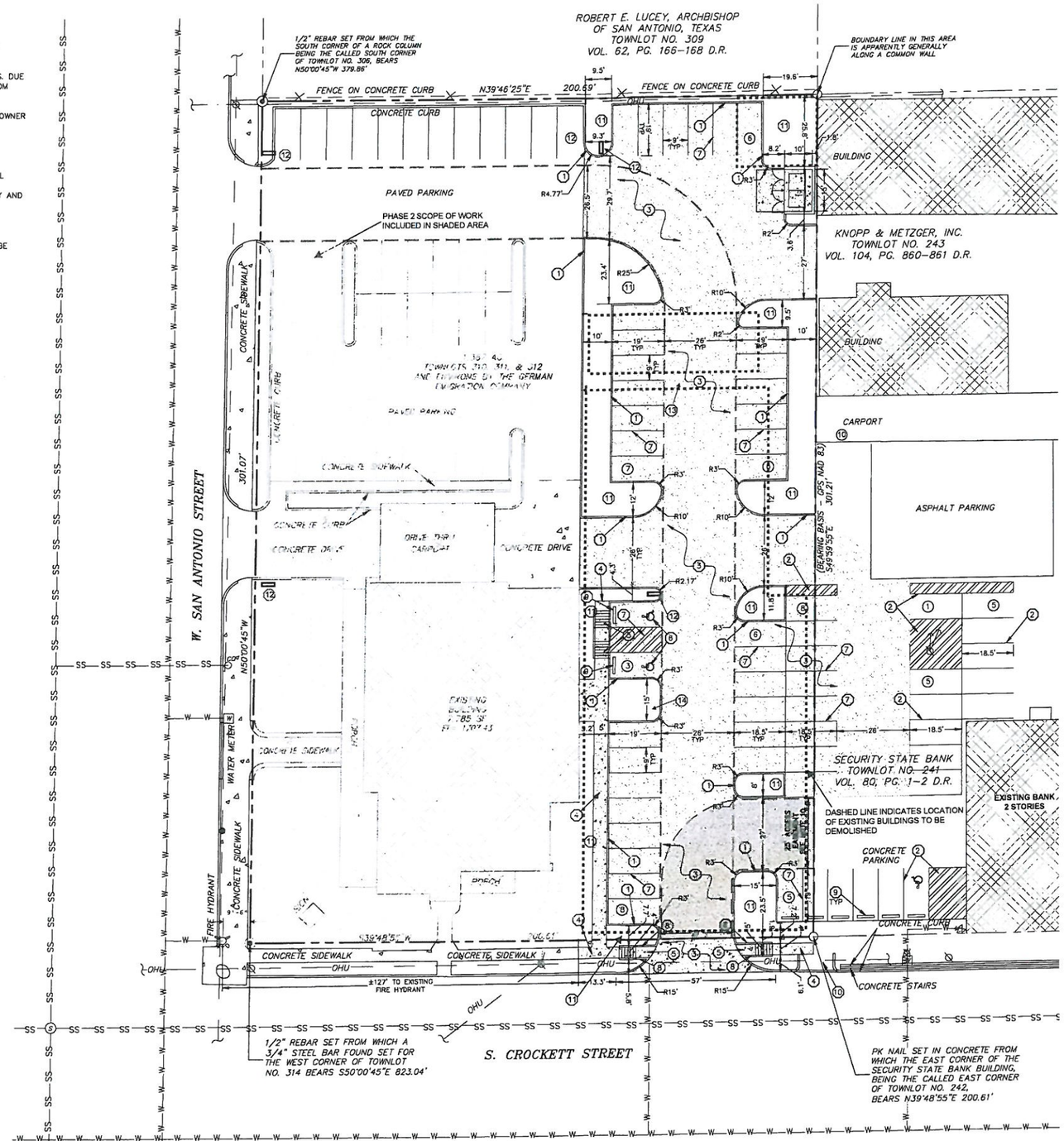
7. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.

8. 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.

9 FIRE LANE SHALL BE MARKED PER CITY STANDARDS.

10. PARKING SPACES CROSSING EXISTING DEED/PROPERTY LINES WILL BE PROVIDED ACCESS AT ALL TIMES.

11. ANY LIGHTING SHALL BE SHIELDED.



LEGEND

EXISTING

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING
- EXISTING HISTORIC FENCE
- EXISTING CURB AND GUTTER
- 1709 / 1710 — EXISTING CONTOURS
- EXISTING CONCRETE SIDEWALK
- BENCHMARK
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING SEWER CLEANOUT
- EXISTING FIRE HYDRANT

PROPOSED

- PROPOSED ASPHALT PAVEMENT
- PROPOSED PARKING STRIPING
- PROPOSED CONCRETE CURB
- PROPOSED EASEMENT
- PROPOSED CONCRETE WHEELSTOPS
- PROPOSED H.C. PARKING SPACE
- PROPOSED BARRIER-FREE RAMP
- PROPOSED TRAFFIC DIRECTIONAL ARROWS
- SEE CONSTRUCTION LEGEND
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED DUMPSTER (SCREENING WILL BE PROVIDED PER CITY ORDINANCE)
- PROPOSED FIRE LANE

SUMMARY TABLE

ZONING	CBD - CENTRAL BUSINESS DISTRICT
LOT AREA	60,423 sq. ft. / 1.387 Ac
EXISTING BUILDINGS AREA	7,785 sq. ft. / 0.18 Ac.
EXISTING PARKING SPACE TOTAL	48 SPACES
PROPOSED PARKING SPACE TOTAL	82 SPACES
PARKING SPACES REQUIRED	NONE: SECTION 7.825, B
HANDICAP PARKING SPACES REQUIRED	3
HANDICAP PARKING SPACES PROVIDED	3
ALLOWABLE IMPERVIOUS PERCENTAGE	90%
PROPOSED IMPERVIOUS PERCENTAGE	80%
PROPOSED USE	FINANCIAL SERVICES
BUILDING HEIGHT	EXISTING BUILDING, 1 STORY

CONSTRUCTION LEGEND

1. CONSTRUCT 6" INTEGRAL CURB AND GUTTER PER DETAIL (SEE SHEET C7)
2. EXISTING CONCRETE TO BE RE-STRIPED
3. CONSTRUCT CONCRETE PAVEMENT PER DETAIL (SEE SHEET C7)
4. CONSTRUCT CONCRETE SIDWALK PER DETAIL (SEE SHEET C7)
5. CONSTRUCT BARRIER FREE RAMP PER DETAIL (SEE SHEET C7)
6. INSTALL ACCESSIBLE SPACES PER DETAIL (SEE SHEET C7)
7. INSTALL STRIPING PER NOTES (SEE SHEET C8)
8. TRANSITION 6" CURB TO 0" HEIGHT
9. CONSTRUCT CONCRETE WHEEL STOPS PER DETAIL (SEE SHEET C7)
10. EXISTING DRIVEWAY TO BE REMOVED
11. LANDSCAPE AREA
12. DIRECTIONAL VEHICLE SIGNAGE
13. EXISTING GAS SERVICE TO BE CAPPED AND REMOVED
14. LOCATION OF ISLAND SHALL ADJUST TO ALIGN WITH PHASE 2 ENTRANCE TO EXISTING BUILDING

SETBACKS

FRONT YARD	0 ft
STREET SIDE YARD	0 ft
INTERIOR SIDE YARD	0 ft
REAR YARD	0 ft

OWNER
SECURITY STATE BANK AND TRUST
201 W. MAIN STREET
FREDERICKSBURG, TX 78624

SITE PLAN

SCALE: 1"= 20'-0"

BENCHMARK:
0.4 MI. SE ALONG US HWY. 290 FROM THE COURTHOUSE AT FREDERICKSBURG, AT AN INTERSECTION WITH US HWY. 87, 56.5' SW OF THE CENTER LINE OF US HWY 290, 38.5' NW OF CENTER LINE OF US HWY 87, 35.5' NORTHEAST OF THE EAST CORNER OF A HUMBLE SERVICE STATION, 14' SW OF THE SW CURB OF US HWY. 290, RIVETED ON THE TOP OF AN IRON PIPE WHICH IS FLUSH WITH THE CONCRETE DRIVEWAY OF THE SERVICE STATION.
N = 8521.673
E = 12251.963
BRASS DISC - ELEV.=1689.52 (NAVD 88)

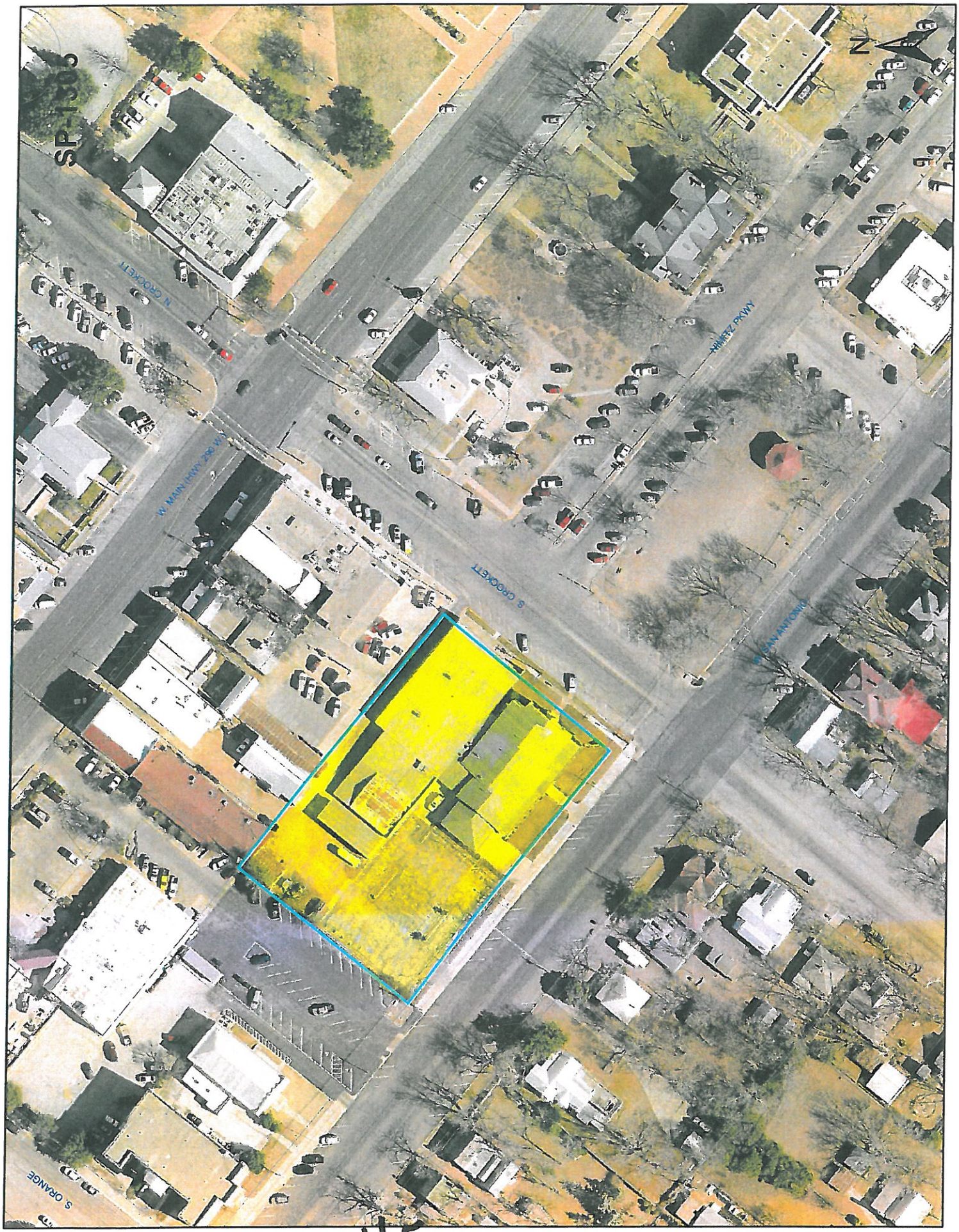
VEI CONSULTING ENGINEERS
507-D EAST HIGHWAY STREET,
FREDERICKSBURG, TEXAS 78624
830 - 997-4744 FAX 830 - 997-6967
In Kerrville 830 - 895-4770 FAX 830 - 895-7441

DIMENSION CONTROL PLAN
SECURITY STATE BANK AND TRUST
118 S. CROCKETT STREET
FREDERICKSBURG TEXAS

DRAWN BY:	MG
DATE:	04/25/13
CHK. BY (DWG)	
CHK. BY (DWR)	
REVISION:	
JOB NO:	13016

DIMENSION CONTROL PLAN
SHEET NUMBER
C5
6 of 9

44


SP-1306
N
N CROCKETT
W MAIN (HWY 290 W)
S CROCKETT
HWY 290 PKWY
W SAN ANTONIO
S ORANGE

SITE PLAN
BACKGROUND INFORMATION
May 1, 2013

File Number:	SP-1306
Applicant:	VEI Consulting Engineers
Owner:	Hamuk, LLC.
Project Type:	Salon (Personal Service)
Development Type:	The applicant intends to convert the existing residential structure into a salon.
Address/Location:	108 E. Ufer Street
Site Area:	0.46 acres (19,965 square feet)
Zoning:	CBD, Central Business District
Adjacent Land Uses/Zoning:	
North:	Baron's Creek and residential use, zoned CBD
South:	Retail (HEB), zoned PUD
East:	Generally vacant residential structures, zoned CBD
West:	Commercial and medical Office, zoned CBD
Building Size:	Approximately 1,070 square feet
Building Height:	Single story
Building Coverage:	5.6% (No max.)
Impervious Coverage:	10.8% (max allowed – 90%)
Site Access:	Single driveway off of E. Ufer Street. The existing driveway will be replaced with a standard two-way drive.
Parking Required/Provided:	4 spaces required (based on 1 space per 300 square feet for personal service) 7 spaces provided, including 1 handicap space
Sidewalks:	A sidewalk is provided along E. Ufer Street.
Screening Required:	The trash container is provided and is shown to be screened as per the zoning ordinance requirement.
Signage:	No information has been provided for signage. 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:	Stormwater detention does not apply since the site is under ½ acre.
Utilities:	Water and sanitary sewer currently serve the site.
P&Z Action:	Final approval
Recommendation:	Approval, conditioned upon: 1. Approval of a Landscape Plan prior to issuance of a building permit. 2. All lighting being shielded. 3. Approval of Construction Plans prior to issuance of a building permit.

APPLICATION FOR SITE PLAN REVIEW

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 D E. Highway St.
3. **APPLICANT TELEPHONE NUMBER:** 8309974744
4. **APPLICANT FAX NUMBER:** 8309976967
5. **OWNER (if different from applicant):** Hamuk. LLC. Ueli Schluneggger
6. **ADDRESS:** 3164 Junction Hwy. Ingram Tx 78025
7. **OWNER TELEPHONE NUMBER:** 830 367-7006
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

   ADDRESS: 108 E. UFER St.

   LEGAL DESCRIPTION: See Plan

   LOT SIZE: 100' x 200' **LOT AREA:** 0.46 ac.

   PROPOSED USE: Personal Service (Beauty Salon)

   USE CLASSIFICATION: Personal Service
9. **EXISTING ZONING:** CBD 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 D. 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: Veli Schlunegger

DATE: _____

TITLE SEARCH: _____
Date

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

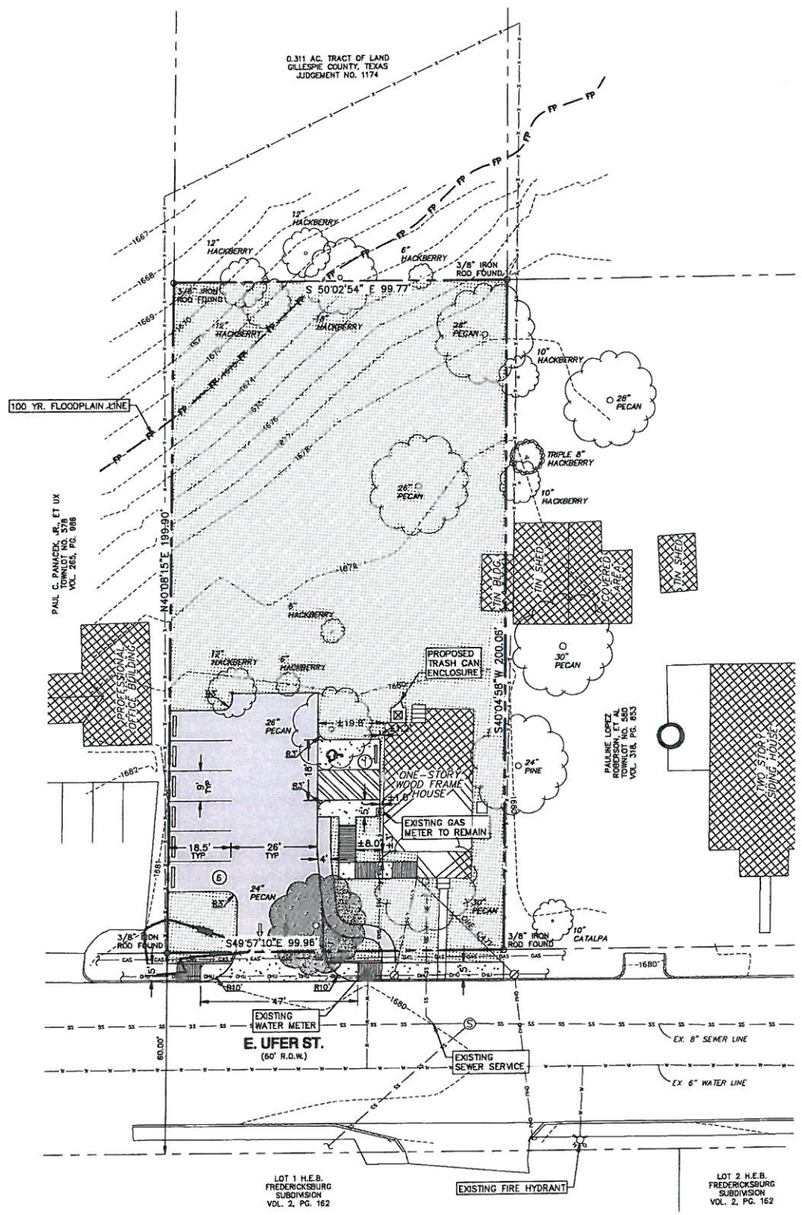
PRINTED NAME OF ABOVE: VELI SCHLUNEGGER

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.

NOTES:

1. MINIMUM REQUIRED SETBACKS FOR FRONT, REAR, STREET SIDE, INTERIOR SIDE, AND REAR IS 0'.
2. SIGNAGE FOR THE SITE SHOULD COMPLY WITH CITY OF FREDERICKSBURG REGULATIONS.
3. THIS SITE DOES NOT REQUIRE A DUMPSTER.



SUMMARY TABLE

ZONING	CBD – CENTRAL BUSINESS DISTRICT
LOT AREA	19,965 sq. ft. / 0.46 Ac.
EXISTING BUILDING AREA (PERSONAL SERVICES)	1,059 sq. ft. / 0.02 Ac.
PARKING SPACES REQUIRED (1 SPACE PER 300 sq. ft.)	4
PARKING SPACES PROVIDED	7
HANDICAP PARKING SPACES REQUIRED	1
HANDICAP PARKING SPACES PROVIDED	1
TOTAL BUILDABLE AREA (ABOVE FLOODPLAIN)	19,050 sq. ft. / 0.44 Ac.
PERVIOUS AREA (ABOVE FLOODPLAIN)	16,991 sq. ft. / 0.39 Ac.
IMPERVIOUS AREA (ABOVE FLOODPLAIN)	2,059 sq. ft. / 0.05 Ac.
ALLOWABLE IMPERVIOUS PERCENTAGE (ABOVE FLOODPLAIN)	90%
PROPOSED IMPERVIOUS PERCENTAGE (ABOVE FLOODPLAIN)	11%

LEGEND

EXISTING

- EXISTING STRUCTURES
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITY LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- 100 YR. FLOODPLAIN LINE
- EXISTING CONTOURS
- EXISTING FENCE LINE
- EXISTING CONCRETE CURB
- 3/8" RON ROD FOUND
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING MANHOLE
- EXISTING CLEANOUT
- EXISTING UTILITY POLE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

PROPOSED

- PROPOSED GRAVEL
- PROPOSED CONCRETE PAVING
- PROPOSED PAVEMENT STRIPING
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE CURB
- PROPOSED BARRIER-FREE RAMP
- PROPOSED HANDICAP SIGN
- PROPOSED HANDICAP SPACE
- PROPOSED TRAFFIC DIRECTIONAL ARROWS
- PROPOSED WHEEL STOP
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED TRASH CAN ENCLOSURE

A
SITE PLAN
FOR

SALON SHOP

108 E. UFER ST.

TRACT OF LAND SHOWING A 0.459 ACRE TRACT OF LAND BEING ALL OF TOWNLOT NO. 579 OF THE GERMAN EMIGRATION MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS IN GILLESPIE COUNTY, TEXAS.

HAMUK, LLC. — **OWNER**

CONTACT: MR. UELI SCHLUNEGGER
3164 JUNCTION HIGHWAY
INGRAM, TEXAS 78025
(830) 367-7006
FAX: (830) 367-7005

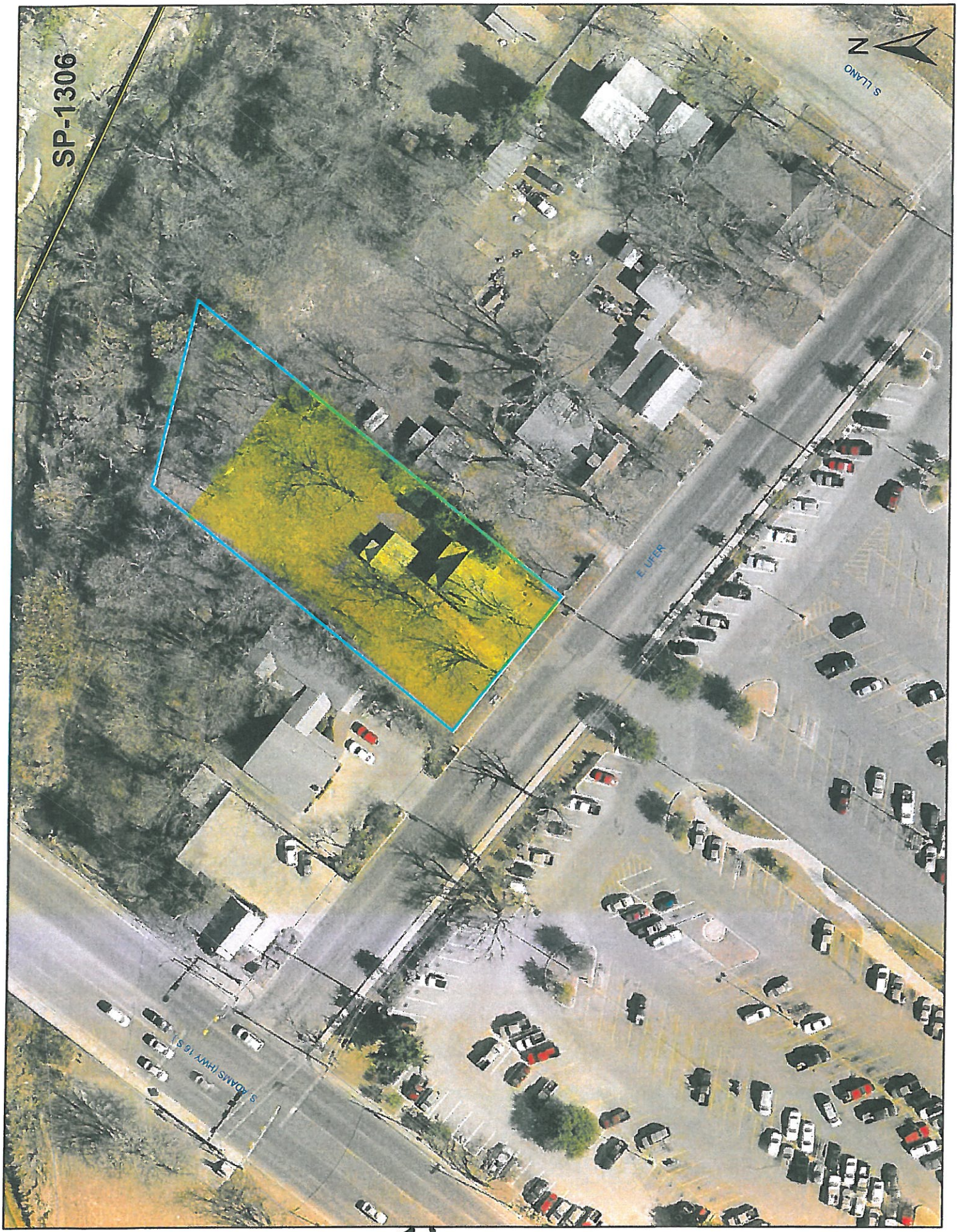
VEI CONSULTING ENGINEERS — **ENGINEER**

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

FILE NO: 13027

DATE: 04/30/2013

SHEET: SP1 (1 OF 1)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