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

PAGE REF.

1. Call to Order

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

PUBLIC HEARINGS

3. Public Hearing (Z-1313) by Glenn and Deven Dixon to: *Pp 3 - 13*

   A) Consider a change in the Land Use Plan from Commercial to Low Density Residential on a 0.376 acre tract of land, more or less, being a portion of Lot 14, Block 2 and Lot 15, Block 2 of the Louis Priess Addition to the Town of Fredericksburg and

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

4. Public Hearing (Z-1314) by Tamara Lea Novian at 528 S. Lincoln for a Conditional Use Permit to allow an expansion of a non-conforming use in the M-1, Light Manufacturing Zoning District. *Pp 14 - 27*

SITE PLANS

5. SP-1315 - Consider a site plan for an addition to an existing assisted senior living center located at 96 Frederick Road. *Pp 28 - 33*

6. SP-1316 - Consider a site plan for a Medical Office and Residential Apartment Development located on a 2.2 acre tract at 506 and 512 Windcrest Drive. *Pp 34 - 40*

7. SP-1317 - Consider a site plan for a Townhome project located on approximately 3.0 acres of land at 1005 S. Adams Street. *Pp 41 - 46*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

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

On this the 9th day of October, 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
STEVE THOMAS
BOBBY WATSON
BRENDA SEGNER
TODD WILLINGHAM
BILL PIPKIN
CHARLIE KIEHNE
CHRIS KAISER

ABSENT: MATT LINES

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

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

Charlie Kiehne stepped down for the consideration of P-1313.

PLATS

CONSIDER (P-1313) PRELIMINARY PLAT FOR STONE RIDGE, UNIT VIII, A 15.29 ACRE TRACT OF LAND LOCATED NORTH OF UNIT 5 AND WEST OF UNIT 2 - Jesse Cantu of Civil Engineering Consultants presented the application and Levi Ellebracht, developer and owner, was also present. Mr. Cantu noted the new unit is located between Units 5 and 7 and behind Unit 2. Mr. Cantu stated it will cross the channel located on the property and Ellebracht Drive will be extended a short distance. Mr. Cantu noted the area is 15.29 acres and will consist of 33 lots. Mr. Cantu added the utilities will tie into what is already existing. Mr. Cantu noted the drainage is incorporated into the existing pond. Mr. Cantu commented the net density is approximately 2 1/2 lots per acre.

STAFF COMMENTS

Brian Jordan, Director of Development Services, stated it has been approximately five years since the last phase was developed and commented this is consistent with what has been done in Stone Ridge in the past. Mr. Jordan noted the plat approval is running concurrently with their petition to annex and added the total number of lots in the subdivision will be about 310 when this phase is complete. Mr. Jordan

noted there are two ways in and out of the subdivision, one on Lower Crabapple and the other on Hwy 16. Mr. Jordan commented the first public hearing for annexation is scheduled for the City Council meeting the following week and the second hearing will be later in the month, but noted he fully anticipates the property will be annexed and does not see any issues with that request.

Brian Jordan noted Staff recommendation of approval.

Bobby Watson asked if construction will begin before the property is annexed and Mr. Ellebracht noted it would not. Mr. Jordan clarified the only work that can be done before annexation and issuance of a builidng permit is site work.

Bobby Watson moved to approve application P-1313 and Todd Willingham seconded the motion. All voted in favor and the motion carried.

Charlie Kiehne returned to the Commission.

MINUTES

Brenda Segner moved to approve the minutes from the September, 2013 meeting. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Bobby Watson moved to adjourn. Charlie Kiehne seconded the motion. All voted in favor and the meeting was adjourned at 5:44 p.m.

PASSED AND APPROVED this 5th day of November, 2013.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

ZONING CHANGE BRIEF
Rezoning Request # Z-1313

OWNER/APPLICANT: Glenn and Deven Dixon

SIZE: Approximately 0.376 acres (16,388 Square feet)

LOCATION: 100 Block of Kay Street, west side of Kay Street between Main Street and Austin Street (See attached map).

EXISTING ZONING: C-2 Commercial

PROPOSED CHANGE:

1. Change in the Land Use Plan from Commercial to Low Density Residential; and

2. Change in Zoning from C-2 Commercial to R1, Single Family Residential District

FINDINGS:

- This property was rezoned from R-1 Single Family Residential to C-2 Commercial in May 2012 at the request of Mr. Michael Painter who had purchased the property, was remodeling the existing home and wanted to change a portion of the property for building an office at some point in the furture.
- The subject property is part of two large, approximately 100'x 200' lots. The previous owner intended to resubdivide the property, creating an 80'x200' lot in the rear. The zoning was considered and approved, and a plat was submitted but never approved or filed.
- The current owners intend to utilize the property for residential purposes and are requesting that the property be rezoned back to R-1.
- The property is bordered by the Post Office on the west, single family homes to the north and east, and commercial businesses to the south.
- Water and Sanitary sewer are available to serve this property.
- Adjacent zoning is PF, Public Facilities to the west, R1, Single Family Residential to the north and east, and C-2, Commercial to the south (see attached zoning map).
- The Land Use Plan identifies properties surrounding the intersection of U.S. Highway 290 and U.S. Highway 87 as a Commercial Center. Beyond this area, the Land Use Plan identifies the area to the north as Low Density Residential, to the east and south as Uptown CBD, and to the west as Mixed Use Corridor (see attached Land Use Map).

LAND USE PLAN: As mentioned above, the subject property is within the Commercial Center land use designation. As defined in the Comprehensive Plan, such centers are located at the intersection of two existing or planned major arterials. They are intended to include community- and regional-serving shopping centers and malls. Some office or service uses may also locate here. Residential or hospitality uses may also be considered if they can be included in a compatible way. For new centers, the design should reduce the need for multiple automobile trips between stores.

The subject property by itself, would not be large enough to accommodate the type of development anticipated by the Commercial Center designation. When this property was considered originally, we noted that this was a very broad designation and a tract like the subject property would likely be considered supportive to any major development or be combined with other property.

ZONING: As proposed, the applicant intends to take the property back to it's original R-1 Single Family Residential Zoning, and develop it accordingly. While we would not typically recommend a zoning change on the same property back to the original zoning, given the size of the property, the surrounding land uses, zoning to the north and east, and the intended use by the current owners, the proposed change to R-1would seem reasonable. To avoid the issue of spot zoning, this would need to be considered an extension of the existing zoning rather than a separate district altogether.

OPPOSITION/SUPPORT OF REQUEST: To date, we have received no letters for or against this request.

STAFF RECOMMENDATION: While the commercial center designation in the Comprehensive Plan certainly includes this tract, it would not be large enough on its own to accommodate the types of uses anticipated. However, given the circumstances within this block and the fact that the property was not subdivided, it is not reasonable to have two different zoning districts on one lot. Therefore, we do not object to changing the zoning back to R-1. In addition, we would recommend that the Land Use Plan designation of Commercial Center remain since it is a very broad category.

LAND USE - ZONING

RECEIVED
OCT 07 2013
Z-1313

☑ **APPLICATION FOR RE-ZONING- $~~100.00~~ 200.00**

APPLICATION IS HEREBY MADE TO THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION TO AMEND THE ZONING ORDINANCE AND THE ZONING DISTRICT MAP OF THE CITY OF FREDERICKSBURG AS HEREINAFTER SET FORTH

1. APPLICANT: Glenn Dixon & Deven Dixon
2. ADDRESS: 112 N. Kay St. P.O. Box 2411, Fredericksburg, Tx 78624
   PHONE NUMBER: (210) 323-3627 FAX NUMBER: N/A
3. OWNER (IF DIFFERENT FROM APPLICANT) N/A
4. ADDRESS: N/A devendixon@hctc.net
5. PHONE NUMBER: N/A FAX NUMBER:
6. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:
   ADDRESS: A portion of 112 N. Kay, Fredericksburg, Tx 78624
   LEGAL DESCRIPTION: .0376 acre tract of land, more or less, being a portion of Lot 14, Block 2 and Lot 15, Block 2 of the Louis Priess Addition. City of Fredericksburg, Gillespie County, Texas, a subdivision of record shown by plat records in Volume 4, Page 8 of the Deed Records of Gillespie County, Texas
   LOT SIZE: Approximately 80' x 100' of Lot 14 and 80' x 100' of Lot 15
7. ZONING CHANGE REQUESTED FROM C-2 Commercial ZONING DISTRICT TO R-1 Single Family Residential ZONING DISTRICT
8. JUSTIFICATION FOR REQUEST: Please See Attachment A
9. ARE THERE ANY DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY FROM BEING USED IN THE MANNER HEREIN PROPOSED? NO
10. EXISTING IMPROVEMENTS ON PROPERTY: If there are any structures on the property, attach a plot plan, drawn to scale (to fit on an 11 x 17" paper, if possible) showing the location and size of all existing structures and their distance from the lot lines, plus proposed development plans if any. N/A
11. CONFORMANCE WITH LAND USE PLAN: ☐ YES ☑ NO
    An application for re-zoning will not be accepted unless the requested zoning classification conforms to the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan concurrently with a re-zoning application . However, the Planning & Zoning Commission and the City Council shall consider and make its recommendation or decision on the Comprehensive Land Use Plan change prior to the re-zoning.

☑ **APPLICATION FOR LAND USE PLAN CHANGE-$200.00**

APPLICATION IS HEREBY MADE TO THE CITY COUNCIL AND THE PLANNING & ZONING COMMISSION TO AMEND THE LAND USE PLAN MAP OF THE CITY OF FREDERICKSBURG AS HEREIN SET FORTH:

12. CHANGE REQUESTED FROM: Commercial LAND USE TO Low Density Residential LAND USE.
13. SIGNATURE OF APPLICANT: Deven Dixon

Note: If the applicant is not the legal owner of the property, A signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner is required:

SIGNATURE OF OWNER: Deven Dixon

DATE: 10-7-2013

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

TITLE SEARCH: Please See Attachment B

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

14. CONSENT OF LIEN HOLDER: *Note: If this property is encumbered by Lien, consent of the Lien holder is required.*

SIGNATURE OF LIEN HOLDER: N/A

15. LIST OF PROPERTY OWNERS WITHIN 200 FT. (Provided by City)

Attachment A
Application For Re-Zoning
Glenn & Deven Dixon

8. **Justification For Request:** Applicant owns Lot 14, Block 2, and Lot 15, Block 2, of the Louis Priess Addition, City of Fredericksburg, Gillespie County, Texas, a subdivision of record shown by plat records in Volume 4, Page 8 of the Deed Records of Gillespie County, Texas. Ordinance No. 22-012 dated May 21, 2012, re-zoned approximately 80' x 100' of the southwest portion of Lot 14 and approximately 80' x 100' of the southwest portion of Lot 15 from R-1 Single Family Residential to C-2 Commercial. The remainder of Lot 14 and Lot 15 are zoned R-1 Single Family Residential.

When Applicant purchased the property on April 8, 2013, the seller represented to Applicant that although a re-zoning application had been filed to change the zoning to C-2 for a portion of Lot 14 and Lot 15, that application had not been finalized and would be abandoned by the seller. Applicant had no knowledge the re-zoning application had been finalized until Applicant sought a building permit.

Applicant purchased Lot 14 and Lot 15 for residential purposes. Applicant plans to remodel the existing dwelling which will be Applicant's primary residence, and to build a guest house for visiting family and friends, and a barn. Applicant has been advised that it cannot get a building permit for a residential structure to be constructed on a site which is partially in R-1 zoning and partially in C-2 zoning, which is the case with the building site for the barn which is 38' within R-1 zoning and 12' within C-2 zoning.

Applicant also points out that the zoning change for a portion of Lot 14 and a portion of Lot 15 was by application from the previous owner of the property who requested the zoning change because he planned to replat Lot 14 and Lot 15 into 3 lots, one of which would be an 80' x 200' lot that he wanted zoned C-2 Commercial and the other 2 lots which would remain R-1 Single Family Residential. The previous owner abandoned the application to replat Lot 14 and Lot 15 when he sold the property to us, but since re-zoning of a portion of these lots was already final, a part of Lot 14 and a part of Lot 15 are zoned C-2 and the remainder of each lot is zoned R-1.

The property which is the subject of this re-zoning request had always been R-1 until its re-zoning just over a year ago. This property is an undivided portion of Lot 14 and Lot 15, the majority of which is zoned R-1. Lot 14 and Lot 15 are part of a residential neighborhood on Austin and Kay streets. The back southwest portion of the property adjoins property zoned C-2, but this is true for all of the residential property on Austin Street because these properties all adjoin property which fronts on Main Street.

Finally, Applicant would point out that the legal description of the property to be re-zoned was incorrect in all of the documents relating to its re-zoning to C-2, including the Notice of Public Hearing, the minutes from the Planning & Zoning Commission, the minutes from the City Council Meeting and the Ordinance. Granting Applicant's application to re-zone the property back to its original R-1 zoning will clear up an otherwise ambiguous zoning issue.


Z-1313
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
THEODORE SPRIGHT DR
W. AUSTIN
WOODCREST
W. SCHUBERT
N. KAY
Subject Property
WEST U.S. HWY 290
W. MAIN (HWY 290 W.)
N. KAY
N. CHERRY
N

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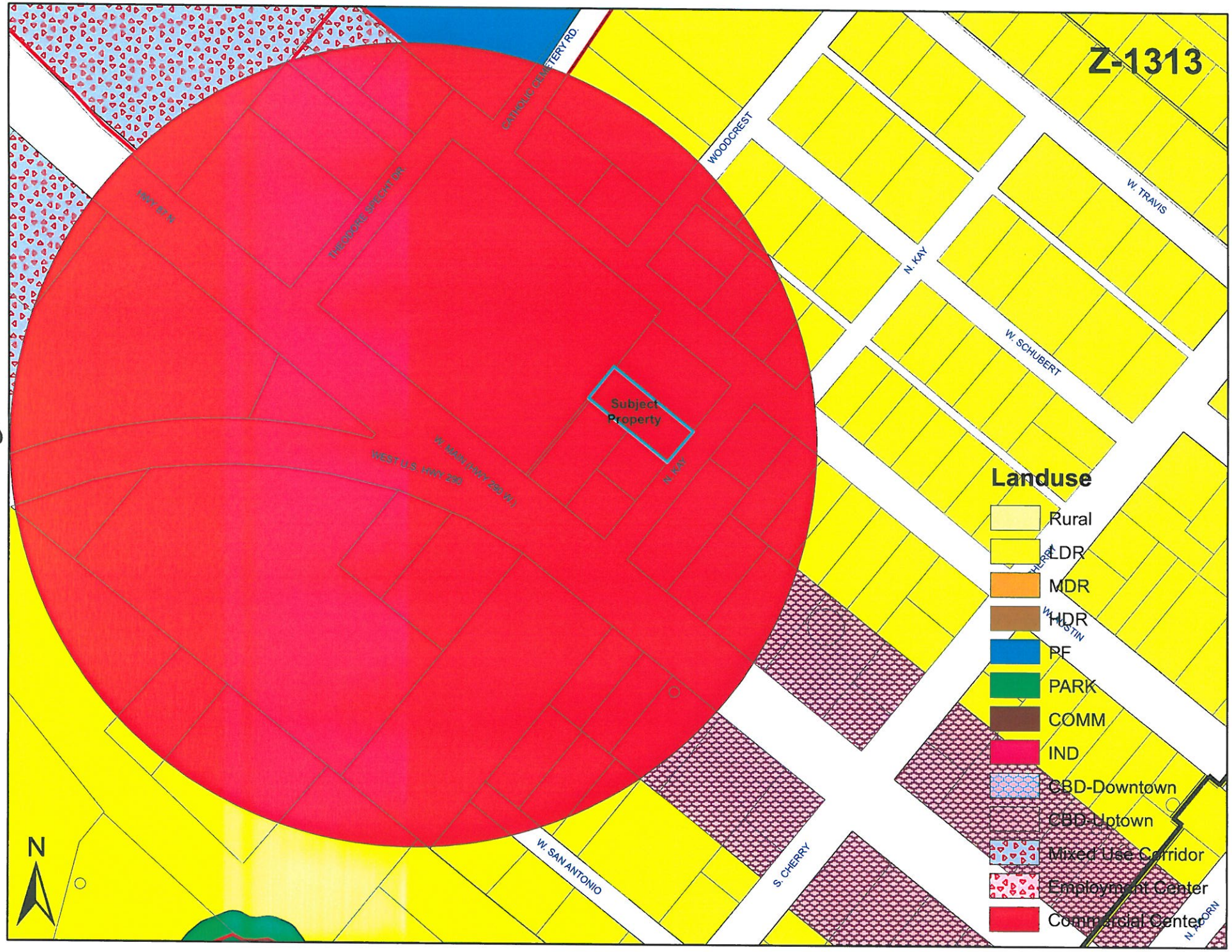
Z-1313
Subject Property
N. KAY
WOODCREST
W. TRAVIS
W. SCHUBERT
W. HUSTIN
W. SAN ANTONIO
S. CHERRY
N. ACORN
CATHOLIC CEMETERY RD.
THEODORE SPECHT DR
HWY 87 N
W. MAIN (HWY 295 W)
WEST U.S. HWY 295
N
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center

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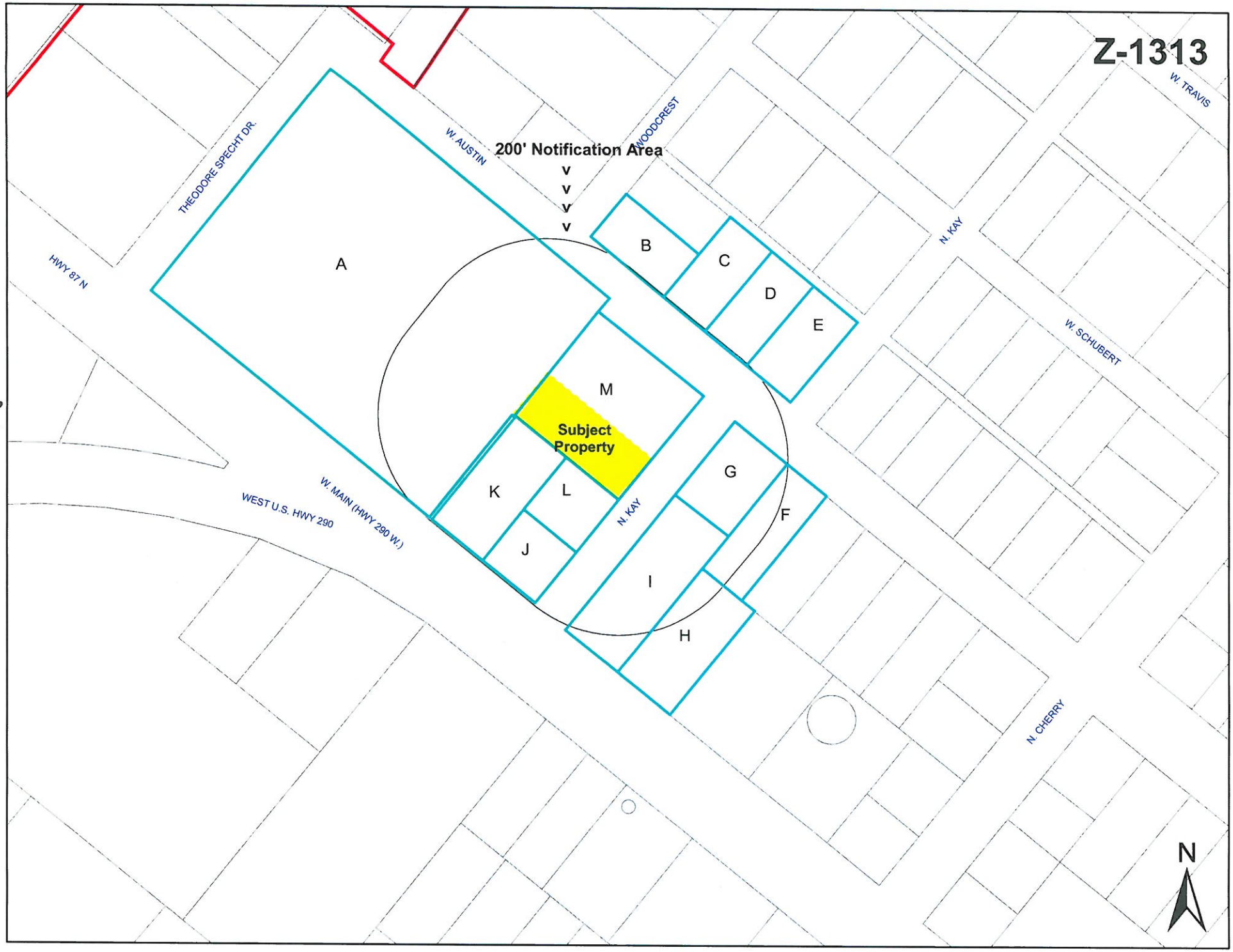
N CHERRY
S CHERRY
N KAY
W MONTGOMERY
WOODCREST
W AUSTIN
CATHOLIC CEMETERY RD
THEODORE SPECHT DR
W. DAVIS (HWY 290 W)
WEST (U.S. HWY 290)
HWY 87 N

10


Z-1313
200' Notification Area
THEODORE SPECHT DR.
HWY 87 N
W. AUSTIN
WOODCREST
W. TRAVIS
N. KAY
W. SCHUBERT
N. CHERRY
W. MAIN (HWY 290 W.)
WEST U.S. HWY 290
N. KAY
Subject Property
A
B
C
D
E
F
G
H
I
J
K
L
M
N

Letter	Owner	
A	United States Postal Service	1150 N. US Hwy 87
B	Gary M. Green Trust c/o Olney G. Wallis, Trustee	201 Woodcrest St.
C	Marvin E. Jander	906 W. Austin
D	Rolf O. Vanhasz	904 W. Austin
E	James A. & Judy N. Ryan	202 N. Kay
F	William D. Burns	811 W. Austin
G	Shelly Jo Mazurek	813 W. Austin
H	Agnes Blanchard	812 W. Main
I	Ward & Jolynn Johnson	816 W. Main
J	MJTJ Investmetns, LP	902 W. Main
K	Bill Ham	904 W. Main
L	Ward & Jolynn Johnson	106 N. Kay
M	Glenn & Deven Dixon	112 N. Kay

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Z-1313

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

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

HEARING DATE: **NOVEMBER 5, 2013**	TIME: **5:30 PM**	REQUEST NUMBER: **Z-1313**

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

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

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

HEARING DATE: **NOVEMBER 18, 2013**	TIME: **7:00 PM**	REQUEST NUMBER: **Z-1313**

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

APPLICANT: Glenn & Deven Dixon

LOCATION: 112 N. Kay Street (approximately a 0.376 acre portion of Lots 14 & 15, Block 2 of Louis Priess Addition)
(see accompanying map)

REQUEST: Change in zoning from C-2, Commercial, to R-1, Single Family Residential, and a change in the Land Use Plan from Commercial to Low Density Residential

(DETACH BELOW)

REQUEST NO. Z-1313
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____

CONDITIONAL USE PERMIT BRIEF

Request Z-1314

Applicant: Tamara Lea Novian

Owner: Joseph Alan Michael Jones

Location: 528 S. Lincoln

Existing Zoning: M-1, Light Manufacturing

Request: Conditional Use Permit to expand a non-conforming use (Single-Family Residence) in an M-1, Light Manufacturing District.

Site Plan Overview:

- The property has approximately 99' of frontage on Lincoln Street, and a depth of approximately 145', totaling approximately 14,375 square feet.
- The property currently contains a single-family home, a garage and an outbuilding.
- The applicant intends to convert the outbuilding in the rear of the property into a guest house (see attached letter)
- The property is surrounded primarily by single-family homes which are considered non-conforming under the current M-1 zoning.
- Section 6.110 of the Zoning Ordinance states that a use may only be enlarged within the boundary of the lot in which the non-conforming use has operated upon approval of a Conditional Use Permit.
- Building coverage is estimated at 24% of the site, maximum is 75%.
- Impervious coverage is estimated at 24% of the site, maximum is 85%.

Review and Evaluation Criteria:

A. **CONFORMANCE WITH APPLICABLE REGULATIONS:**

- Affirmative, except that the existing buildings encroach into the building setback lines (see attached Site Plan.

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

- With the exception of the upholstery shop to the north, uses within the area are primarily residential.

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

- We do not expect the proposed use to have a negative affect on adjacent properties.

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

- None.

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

- No problems are anticipated.

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

- NA.

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

- NA.

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

- Adequate parking is proposed.

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:

- The zoning of this lot is M-1, Light Manufacturing, and this zoning changes to R-2 Mixed Residential immediately to the west. While residential uses are not generally considered compatible with commercial or industrial uses, allowing the remodeling of an existing building for residential purposes does not seem unreasonable.

J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:

- Additions proposed to the outbuilding are required to comply with the existing setbacks.

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:

- Affirmative.

L. DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT AND THE SURROUNDING AREA:

- Affirmative

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

- Affirmative

OPPOSITION/SUPPORT OF REQUEST: One letter received in support, none in opposition.

STAFF RECOMMENDATION: Approval, conditioned upon curbing the street in front of the home, and any building additions being made within the established setbacks.

CASE NUMBER _____

DATE _____

APPLICATION FOR CONDITIONAL USE PERMIT

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

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 - $200.00

1. **APPLICANT:** Tamara Lea Novian
2. **ADDRESS:** 528 S. Lincoln St., Fredericksburg, TX 78624
3. **PHONE NUMBER:** 970-948-6404 **FAX NUMBER:** _____
4. **EMAIL ADDRESS:** tamara.novian@yahoo.com
5. **OWNER (if different from applicant):** Joseph Alan Michael Jones
6. **ADDRESS:** 528 S. Lincoln St., Fredericksburg, TX 78624
7. **PHONE NUMBER:** 970-274-0398 **FAX NUMBER:** _____
8. **EMAIL ADDRESS:** joeyjones1166@yahoo.com
9. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

   ADDRESS: 528 S. Lincoln St, Fredericksburg, TX 78624

   LEGAL DESCRIPTION: Southside Blk F Lot 57 - PT 3 58

   LOT SIZE: .33 ACRES **LOT AREA:** 14,479.70
10. **EXISTING ZONING:** M-1 DISTRICT
11. **CONDITIONAL USE PERMIT:** non-conforming residential extension USE CLASSIFICATION IN THE light manufacturing ZONING DISTRICT.
12. **INFORMATION TO BE PROVIDED BY THE APPLICANT:**

    A. A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application. For uses involving public assembly or industrial processing, or uses potentially generating high volumes of vehicular traffic, the Director of Development Services may require specific information relative to the anticipated peak loads and peak use periods, relative to industrial standards, or substantiating the adequacy of proposed parking , loading, and circulation facilities.

    please see attached

    (attach additional sheet if necessary)

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B. Seven (7) copies of a site plan (24 x 36 inches) and 1 copy 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.

13. **SIGNATURE OF APPLICANT:** Tamara Ma

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: Jay Jones

DATE: 10-3-2013

FEE PAID:_____

TITLE SEARCH:_____
(Date)

14. **CONSENT OF LIENHOLDER:**_____
(SIGNATURE)

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

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

16. Return completed applicaiton to: Tammie Loth, City of Fredericksburg, 126 W. Main St., Fredericksburg, Texas 78624.

Joseph Jones
528 South Lincoln Street
Fredericksburg, Texas 78624
970-948-6404

October 3, 2013

Planning & Zoning Commission
126 West Main Street
Fredericksburg, Texas 78624
830-997-7521

Dear Planning & Zoning Commission,

Today we are here to submit a Conditional Use application for a building on our property at 528 South Lincoln Street, in Fredericksburg, Texas. The property was purchased in June of this year from the original owners, and it is currently a non-conforming residence. It is zoned in the M1 – Light Industrial section of Fredericksburg, with a designation of commercial use for the overall planning of the city.

We are requesting to modify the interior of one of the structures that is already present on the property. This building was used as a parakeet coup by the previous owner. It appears that the owner had not used the structure for some time, as the interior and roof are in need of repair. The structure is currently uninhabitable for humans, or animals.

The modifications we would like to have completed on the structure by the end of this year, would effectively transform the building into a 798 square foot guesthouse for my grandmother, Anneliese Chumley's use during her visits to Texas. My grandmother is 74 years old, and is currently living in the mountains of Colorado. During the long winters, she prefers to travel outside of the state in order to get more sunshine and less snow. We were sad to move away from her; however the chance to own a home in the beautiful town of Fredericksburg was too great an opportunity to miss. Anneliese is from a small town in Austria, and has been a United States citizen for many decades. She has not yet had the chance to experience Fredericksburg; however she is really looking forward to spending her time in the historic, and yet modern town we now call home. She especially looks forward to shopping on Main Street, and visiting the many festivals put on throughout the winter months.

We had planned on remodeling the "coup" into a guesthouse when we purchased the property so that she could come and enjoy Fredericksburg with us. Unfortunately, we were unaware of the zoning restrictions and now need to proceed with the Conditional Use application process.

The guesthouse will have two small rooms approximately 17' x 9'; as well as a living space that is 20' x 19'. We plan to install a full kitchen, and bathroom with a shower, toilet, and sink. Currently, the structure is 35' long with a 3' x 4' area on one side that was housing a heating unit. We plan to expand that wall to either side of the building and create about 95 square feet of space in order to accommodate a hot water heater, and

washer/dryer, pantry and the bathroom. We do not plan to tap directly into the city water or sewer lines. Parking will be limited to our current approximately 60' x 30' driveway. There will be no excessive traffic on the block due to the remodeling of the structure. During the construction phase of the project, approximately 3 weeks long, the workers will park in our driveway, or directly in front of the house. Work will be preformed during "business hours," no earlier than 7 am and no later than 7 pm. Once complete, the guesthouse may be used sporadically throughout the year for my grandmother, or other family member guests. It is not intended for use as a full time residence.

Currently, the adjacent blocks behind our property are zoned as Medium Density Residential. Other structures in our neighborhood are non-conforming residential. Although the overall plan for the area is commercial/light industrial, there is currently only one business that meets that description on our block. Mr. Stephen Durst, of Durst Upholstery, has a warehouse connected to his residence. We do not foresee any objections from our neighbors as the remodeling of the parakeet coup would only improve the look of our property, and would not impede upon our neighbors.

Thank you for the consideration of our application for the Conditional Use of the structure on our property as a guesthouse.

Sincerely,

Joey Jones

Joseph "Joey" Jones
Owner

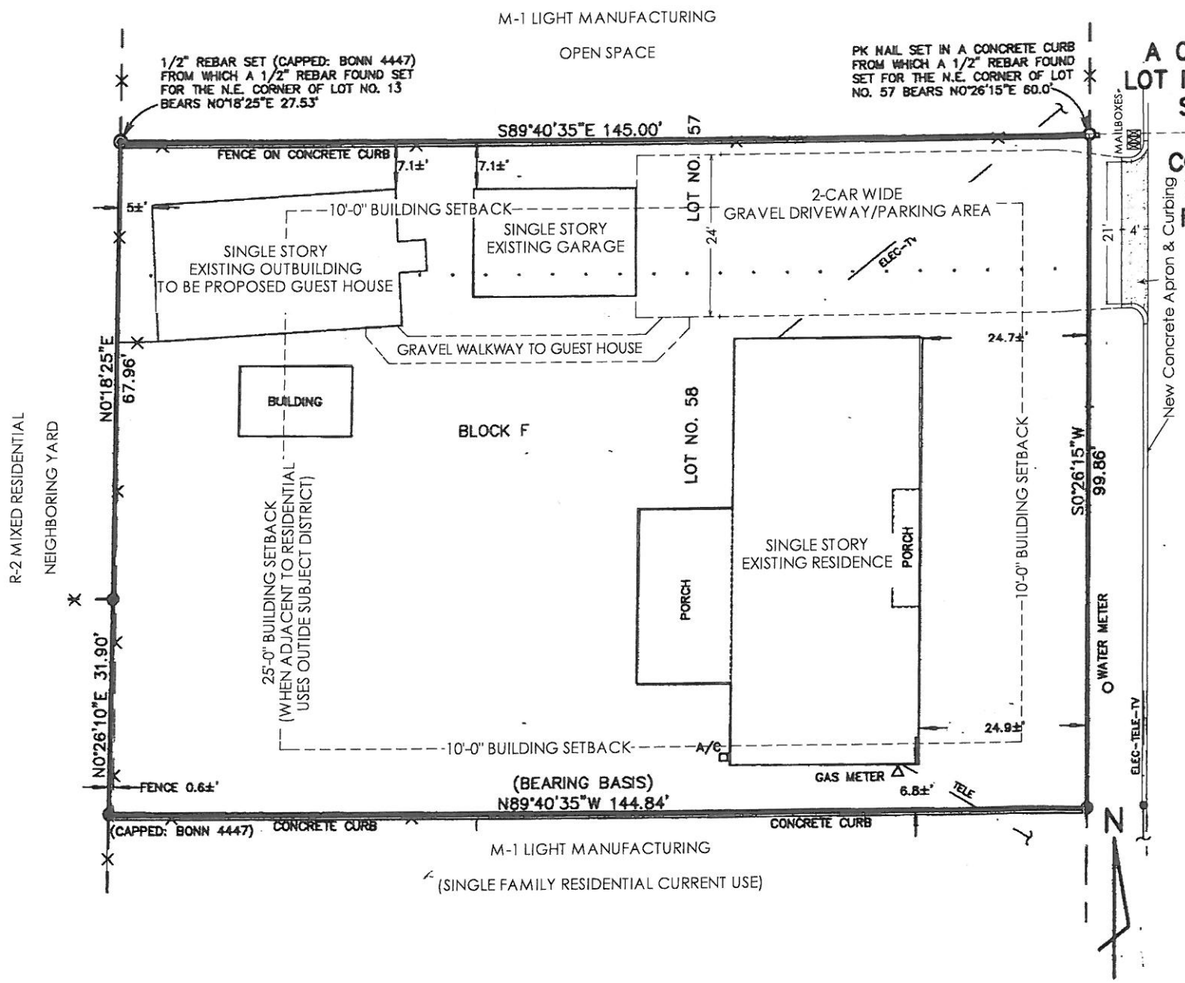
This letter also authorizes Tamara Lea Novian to act as my agent, or representative regarding the application for the Conditional Use Permit. She is authorized to act on my behalf to make decisions, changes and/or submissions requested, or required.

Joey Jones
Joseph "Joey" Jones

10/5/2013
Date

Tamara Novian
Tamara L. Novian

10-5-2013
Date



SURVEY MAP SHOWING

A 0.33 ACRE TRACT OF LAND, BEING ALL OF LOT NO. 58 & PART OF LOT NO. 57, BLOCK F, SOUTH SIDE ADDITION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, PLAT FOUND OF RECORD IN VOLUME 11, PAGE 611 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS. SURVEY MADE AT THE REQUEST OF JOE D. KAISER, ET AL

SITE PLAN NOTES & DATA:

528 S. LINCOLN ST, FREDERICKSBURG, TEXAS

PROPOSED USE:
-Existing Back Out Building for Guest House for Occasional Use; No New Construction

ZONING SUMMARY:
-Zoned: M1 - Light Manufacturing (Currently being used as Single Family Residential)
-Actual Lot Size: ~14,375 SF(.33 Acre) (Min. 5000 SF)
-Buidling Heights: All One Story Buildings < 15' Hgt. (Maximum Building Height: 3 Stories; 38 feet)
-Building Coverage: (All Existing) 3445 SF (24% of site) (Max 75%)
-Impervious Coverage: (All Existing Buildings Only) 3445 SF (24% of Site) (Max 85%) Drivewat/Parking/Walkways to be Pervious Materials
-Minimum Required Setbacks: Front Yard: 10 feet ; Interior Side Yard: 10 feet*; Rear Yard: 10 feet* (* 25 feet when adjacent to Residential uses outside subject district)

OTHER REQ. INFO:
-Parking Spaces Required (Per Section 7.863): Single Family Residential : 2 Spaces Per Dwelling Unit
-Perimeter Fencing: Existing Fencing
-All Utilities to Remain in Existing Locations

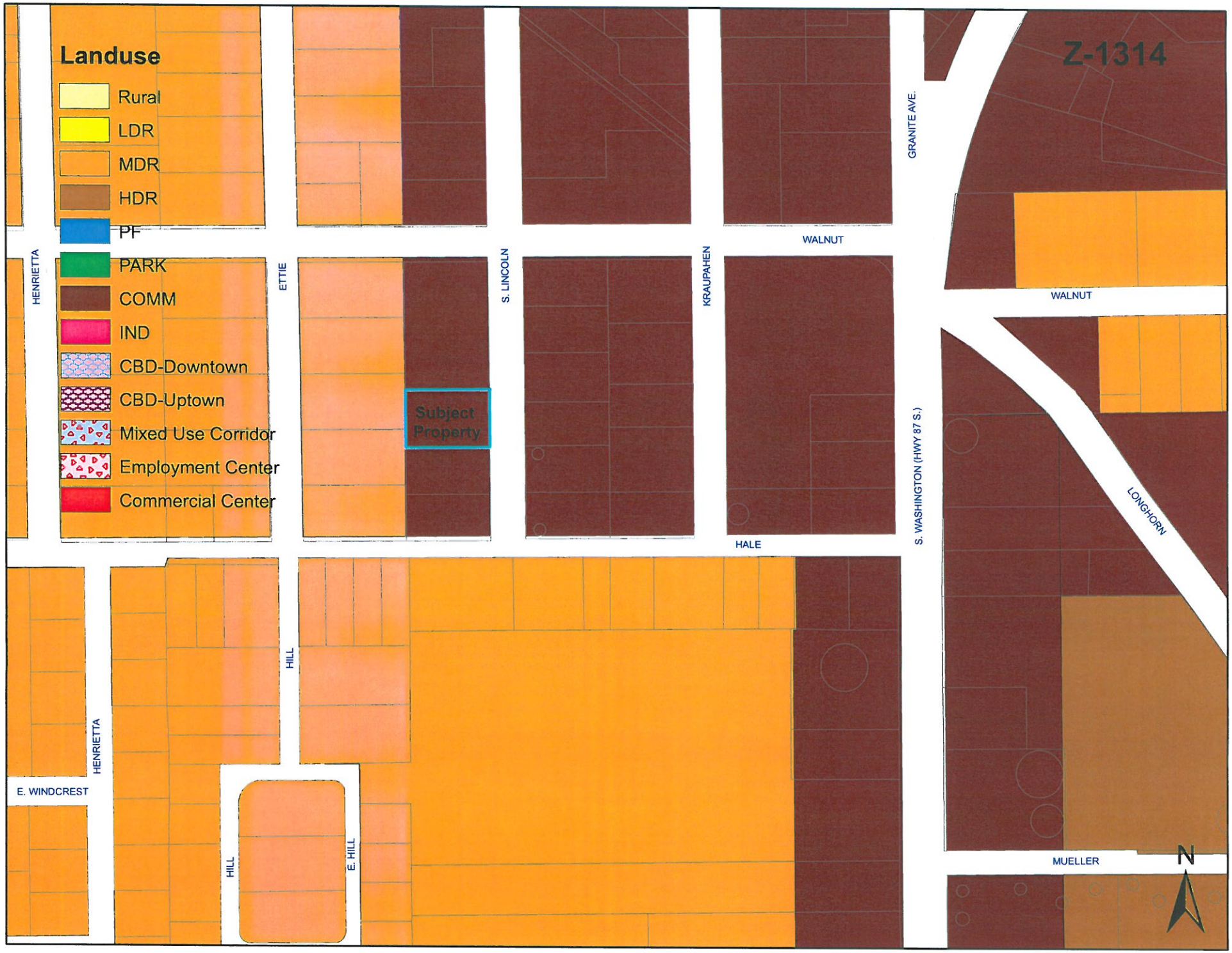
Prepared By:
Shayna Thompson
830.998.1673
fbgdesign@hotmail.com

Owner: Joseph Alan Michael Jones
528 S. Lincoln Street
Fredericksburg, Texas

Site Plan
1" = 10'-0"
10.7.13


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
Subject Property
Z-1314
HENRIETTA
ETTIE
S. LINCOLN
KRAUPAHEN
WALNUT
GRANITE AVE.
S. WASHINGTON (HWY 87 S.)
HALE
LONGHORN
MUELLER
HILL
E. HILL
E. WINDCREST
N

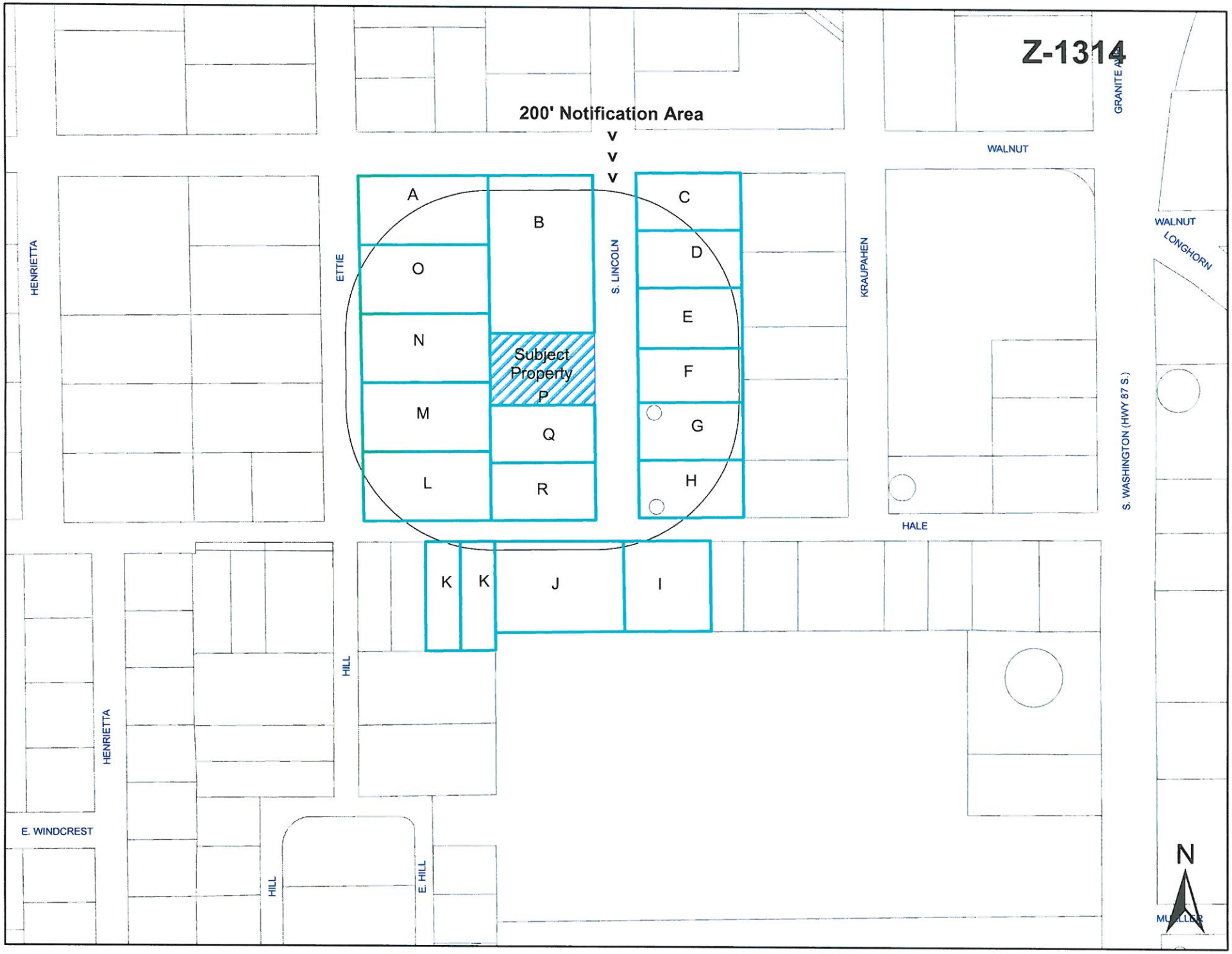
22


Z-1314
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center
Subject Property
HENRIETTA
ETTIE
S. LINCOLN
KRAUPAHEN
WALNUT
GRANITE AVE.
WALNUT
HALE
S. WASHINGTON (HWY 87 S.)
LONGHORN
HILL
HENRIETTA
E. WINDCREST
HILL
E. HILL
MUELLER
N

23


Z-1314
GRANT
WALNUT
S. WASHINGTON (HWY 87 S.)
N
HALE
KRAUPAHEN
S. LINCOLN
WALNUT
ETTIE
HILL
E. HILL
HILL

24


Z-1314
200' Notification Area
A
B
C
D
E
F
G
H
I
J
K
K
L
M
N
O
P
Q
R
Subject Property
HENRIETTA
ETTIE
S. LINCOLN
KRAUPAHEN
WALNUT
GRANITE AVE
WALNUT
LONGHORN
S. WASHINGTON (HWY 87 S.)
HALE
HILL
HENRIETTA
E. WINDCREST
HILL
E. HILL
MUELLER
N

Letter	Owner	
A	Ermelinda Gonzales	401 E. Walnut
B	Stephen Ray Durst etux	500 S. Lincoln
C	Joe M. Salinas, Jr.	421 Walnut S.
D	Larry W. & Melinda Birck	503 S. Lincoln
E	Rodger D. Moldenhauer	505 S. Lincoln
F	Durango Homes, LLC	507 S. Lincoln
G	Durango Homes, LLC	509 S. Lincoln
H	Waymon L. & Darlene St. Clair	302 Hale St.
I	Ramiro Gonzalez, Sr. etux	301 Hale St.
J	Lucia M. Cantu etal	209 Hale St.
K	Wayne L. & Debra L. Reed	205 Hale St.
L	Kathy Melinda Weatherly Trust	210 Hale St.
M	Alvino & Martha Rivera	807 Ettie St.
N	James W. & Patricia A. Monk	805 Ettie St.
O	Mitchel C. & Suzanne L. Bell	803 Ettie St.
P	Velma Kaiser Life Estate c/o Joe D. Kaiser	528 S. Lincoln
Q	Karl A. & Mary Ransleben	530 S. Lincoln
R	Jaime & Jennifer C. Ortega	212 Hale St.
		Z-1314

2

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

NOTICE OF PUBLIC HEARING FOR A CONDITIONAL USE PERMIT

HEARING DATE: **NOVEMBER 5, 2013** TIME: **5:30 PM** REQUEST NUMBER: **Z-1314**

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

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

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

HEARING DATE: **NOVEMBER 18, 2013** TIME: **7:00 PM** REQUEST NUMBER: **Z-1314**

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

APPLICANT: Tamara Lea Novian

LOCATION: 528 S. Lincoln Street
(see accompanying map)

REQUEST: Conditional Use Permit to allow an expansion of a non-conforming residential use in the M-1, Light Manufacturing Zoning District

(DETACH BELOW)

REQUEST NO. Z-1314
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____

SITE PLAN
BACKGROUND INFORMATION
October, 2013

File Number:	SP-1315
Applicant:	William O. Schock, P.E. of Terra Associates
Property Owner:	Rick Kabala
Project Type:	Senior Assisted Living Center (Heritage)
Address/Location:	96 Frederick Road, corner of Frederick Road and N. Llano Street
Site Area:	5.69 acres
Zoning:	C-2 Commercial and R-2, Mixed Residential
Adjacent Land Uses/Zoning:	
North:	Single-family residential, zoned R-1
South:	Undeveloped land outside the City Limits
East:	Single-family residential across the creek, zoned R-1
West:	Light commercial, zoned PF
Building Size:	The existing building contains 48 units, 28,250 square feet The proposed addition will include 18 units, 18,564 square feet.
Building Height:	1-story, 22' (max. allowed 21/2 stories, 28').
Building Coverage:	19% (max. allowed – 75% in C-2, 55% in R-2)
Impervious Coverage:	33% (max allowed – 80% in C-2, 65% in R-2)
Site Access:	The drive configuration will remain the same, with a single drive on Frederick Road and 2 drives on N. Adams Street.
Parking Required/Provided:	Existing development – 29 spaces (including 2 handicap spaces) Proposed development – 12 spaces (13 provided) Total spaces provided – 42
Sidewalks:	A sidewalk is required and is proposed along N. Llano Street and Frederick Road. The sidewalk proposed along N. Llano is to be relocated away from the curb.
Screening Required:	The trash container located near the drive on N. Adams Street will remain and is screened. No additional screening is required.

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 significant trees, four of which will be removed as part of the addition. Other landscaping will comply with the Landscape Ordinance.
Stormwater Detention:	Stormwater detention will not be required given the proximity of this site to the creek. Final grading and drainage plans shall be approved as part of the Construction Plans.
Utilities:	Water and sanitary sewer are currently available to serve the project. Internal utility extensions will be required and are subject to approval of 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. Relocation of the sidewalk away from the back of curb along N. Llano Street. 5. Signage complying with current ordinance.

SP-1515

RECEIVED
SEP 2 0 2013

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:** William O. Schock, P.E., LEED AP
2. **ADDRESS:** 404 E. Ramsey, Ste. 104, San Antonio, TX 78213
3. **APPLICANT TELEPHONE NUMBER:** 210-298-1600
4. **APPLICANT FAX NUMBER:** N/A
5. **OWNER (if different from applicant):** Rick Kabala
6. **ADDRESS:** 96 Frederick Road, Fredericksburg, TX 78624
7. **OWNER TELEPHONE NUMBER:** _____
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:** Building Expansion

   ADDRESS: 96 Frederick Road, Fredericksburg, TX 78264

   LEGAL DESCRIPTION: ABS A0002 W H Anderson #197, Instrument 20080735

   LOT SIZE: ~310' x ~581' **LOT AREA:** 5.69 Acrea

   PROPOSED USE: Assistant Senior Living Care

   USE CLASSIFICATION: _____
9. **EXISTING ZONING:** C-2/R-2 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: William O. Schock

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:** / REP _____

PRINTED NAME OF ABOVE: Rickey L. Cabala / AREA CHIEF ENGINEER.

DATE: 9/10/2013

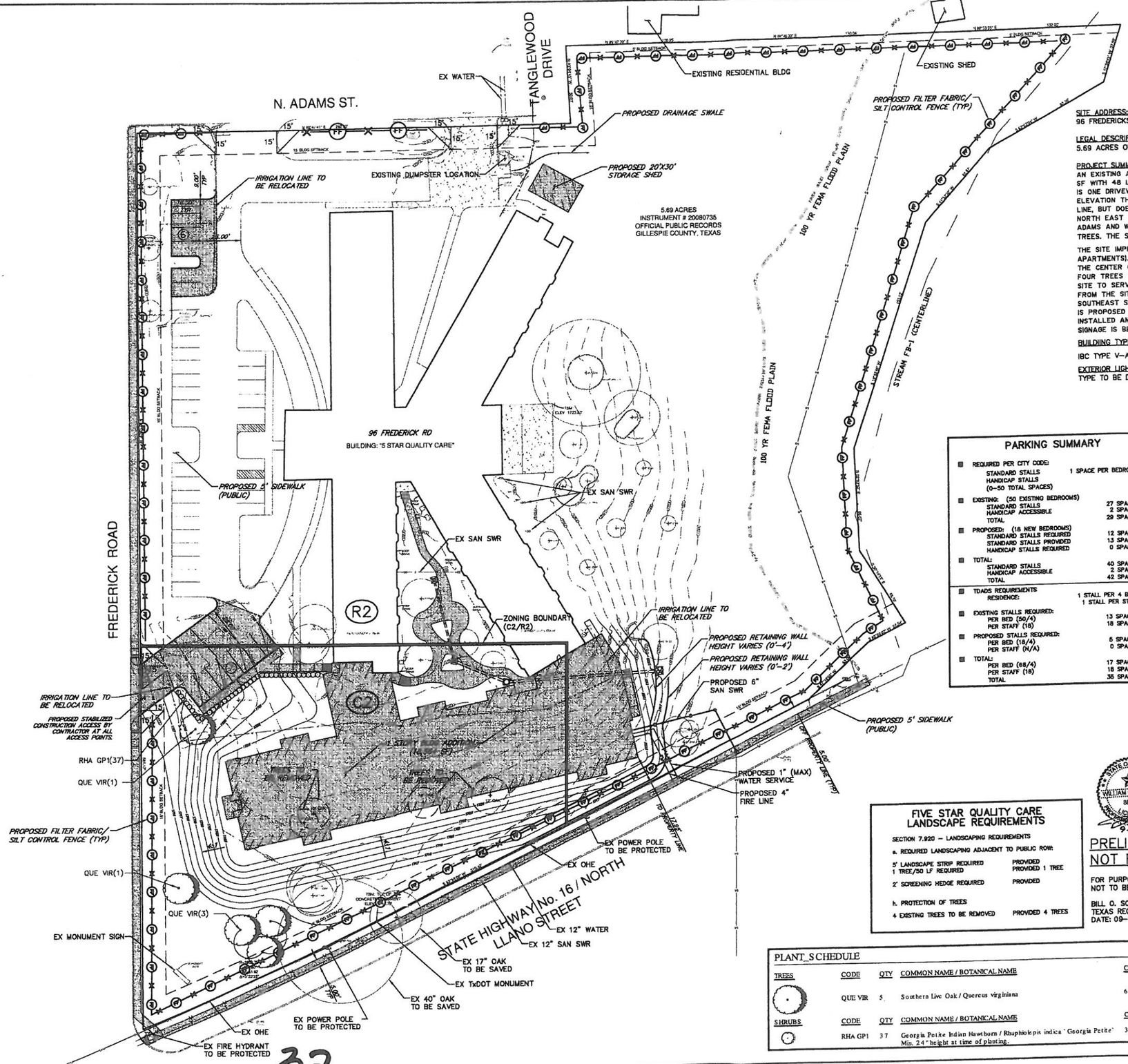
TITLE SEARCH: N/A
Date

12. **CONSENT OF LIEN HOLDER:** N/A
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.



SITE SUMMARY

SITE ADDRESS:
96 FREDERICKS RD, FREDERICKSBURG, TEXAS 78624

LEGAL DESCRIPTION:
5.69 ACRES OUT OF ABS A0002 W.H. ANDERSON #197 INSTRUMENT 20080735

PROJECT SUMMARY:
AN EXISTING ASSISTED SENIOR LIVING CENTER IS LOCATED AT 96 FREDERICK ROAD. THE EXISTING BUILDING IS 28,250 SF WITH 48 LIVING QUARTERS. THE SITE HAS 29 PARKING SPACES OF WHICH 2 ARE HANDICAP ACCESSIBLE. THERE IS ONE DRIVEWAY ALONG FREDERICK ROAD AND TWO ALONG N. ADAMS STREET. THE BUILDING IS AT A HIGHER ELEVATION THAN THE ADJACENT RIGHT-OF-WAYS. A 100-YEAR FLOOD PLAN ENCROACHES ON THE EAST PROPERTY LINE, BUT DOES NOT ENCROACH EXISTING AND FUTURE BUILDINGS. AN EXISTING FIRE HYDRANT IS LOCATED AT THE NORTH EAST CORNER OF HWY 16 AND FREDERICK ROAD. THE EXISTING BUILDING HAS WATER SERVICES FROM N. ADAMS AND WASTEWATER SERVICE FROM PUBLIC MAIN ALONG EAST PROPERTY LINE. THE SITE HAS SEVERAL TREES. THE SITE HAS EXCESSIVE GRADES ALONG THE EAST AND SOUTH PROPERTY LINES

THE SITE IMPROVEMENTS INCLUDE A 18,564 SF ADDITION WITH 12 NEW LIVING QUARTERS (EFICIENCY STYLE APARTMENTS). THIRTEEN ADDITION PARKING SPACES ARE BEING PROPOSED. COURTYARD SIDEWALK IS BEING ADDED IN THE CENTER OPEN AREA AND A 20' X 30' STORAGE SHED IS BEING ADDED ON THE NORTH SIDE OF THE BUILDING. FOUR TREES WILL BE REMOVED. NEW DOMESTIC WATER, FIRE AND WASTEWATER LINES WILL BE ADDED TO THE SITE TO SERVE THE NEW ADDITION. THE INCREASED IMPERVIOUS COVER IS 0.55 ACRES, WHICH INCREASES RUNOFF FROM THE SITE BY 3.2 CFS. THE SITE WILL HAVE NEW GRADES OF 4:1 ALONG THE SOUTH, SOUTHWEST, AND SOUTHEAST SIDES OF THE BUILDING. TWO PARALLEL RETAINING WALLS ARE BEING PROPOSED. THE INTERIOR WALL IS PROPOSED AT 4' IN HEIGHT AND THE EXTERIOR WALL IS PROPOSED AT 2' IN HEIGHT. SILT FENCE WILL BE INSTALLED AND MAINTAINED DURING CONSTRUCTION AND REMOVED ONCE VEGETATION IS ESTABLISHED. NO ADDITIONAL SIGNAGE IS BEING PROPOSED.

BUILDING TYPE:
IBC TYPE V-A, NFPA 101 TYPE V(III)

EXTERIOR LIGHTING:
TYPE TO BE DETERMINED. LIGHTS TO BE SHIELDED.

30 0 30

ZONING SUMMARY

SITE ZONED C2/R2

FEATURE	C2	R2	ACTUAL
MIN LOT SIZE	5,000 SF	5,000 SF	247,860 SF
MIN LOT WIDTH	50 FT	50 FT	> 310 FT
MAX BUILDING HEIGHT	3 STORIES (38 FT)	2 1/2 STORIES (28 FT)	1 STORY (22 FT)
FRONT YARD SETBACK	15 FT	15 FT	15 FT
STREET SIDE YARD SETBACK	15 FT	15 FT	15 FT
INTERIOR SIDE YARD SETBACK	0 FT	5 FT	5 FT
REAR YARD SETBACK	0 FT	10 FT	10 FT
MAX IMPERVIOUS COVERAGE	80 %	85%	33%
MAX BUILDING COVERAGE	75 %	55%	19%

PARKING SUMMARY

- REQUIRED PER CITY CODE:
  - STANDARD STALLS — 1 SPACE PER BEDROOM
  - HANDICAP STALLS (0-50 TOTAL SPACES) — 2
- EXISTING: (50 EXISTING BEDROOMS)
  - STANDARD STALLS — 27 SPACES
  - HANDICAP ACCESSIBLE — 2 SPACES
  - TOTAL — 29 SPACES
- PROPOSED: (16 NEW BEDROOMS)
  - STANDARD STALLS REQUIRED — 12 SPACES
  - STANDARD STALLS PROVIDED — 13 SPACES
  - HANDICAP STALLS REQUIRED — 0 SPACES
- TOTAL:
  - STANDARD STALLS — 40 SPACES
  - HANDICAP ACCESSIBLE — 2 SPACES
  - TOTAL — 42 SPACES
- TDADS REQUIREMENTS
  - RESIDENCE: — 1 STALL PER 4 BEDS; 1 STALL PER STAFF
- EXISTING STALLS REQUIRED:
  - PER BED (50/4) — 13 SPACES
  - PER STAFF (18) — 18 SPACES
- PROPOSED STALLS REQUIRED:
  - PER BED (16/4) — 6 SPACES
  - PER STAFF (N/A) — 0 SPACES
- TOTAL:
  - PER BED (66/4) — 17 SPACES
  - PER STAFF (18) — 18 SPACES
  - TOTAL — 35 SPACES

SITE HYDROLOGY INFORMATION
RATIONAL METHOD Q=CIA

- SITE AREA (A) — 5.69 ACRES
- RUNOFF COEFFICIENT (C)
  - PERVIOUS (C_P) — 0.45
  - IMPERVIOUS (C_I) — 0.95
- TIME OF CONCENTRATION (T_C) — 5 MIN
- RAINFALL INTENSITY (I_{100})
  - TxDOT (GILLESPIE COUNTY-100 YR) — 11.2 IN/HR

EXISTING CONDITIONS

- SITE AREA (A) — 5.69 ACRES
- IMPERVIOUS COVER (A_I) — 1.30 ACRES
- PERVIOUS COVER (A_P) — 4.39 ACRES
- $C_W = \frac{(C_I)(A_I)+(C_P)(A_P)}{A}$
- $C_W = \frac{(0.95)(1.30)+(0.45)(4.39)}{5.69} = 0.56$
- $I_{100} = 11.2$ IN/HR
- $Q_{100} = (C_W)(I_{100})(A)$
- $Q_{100} = (0.56)(11.2)(5.69) = 35.7$ CFS

PROPOSED CONDITIONS

- SITE AREA (A) — 5.69 ACRES
- IMPERVIOUS COVER (A_I) — 1.85 ACRES
- PERVIOUS COVER (A_P) — 3.84 ACRES
- $C_W = \frac{(C_I)(A_I)+(C_P)(A_P)}{A}$
- $C_W = \frac{(0.95)(1.85)+(0.45)(3.84)}{5.69} = 0.61$
- $I_{100} = 11.2$ IN/HR
- $Q_{100} = (C_W)(I_{100})(A)$
- $Q_{100} = (0.61)(11.2)(5.69) = 38.9$ CFS

INCREASED STORMWATER RUNOFF

INCREASED IMPERVIOUS COVER = 0.55 AC

INCREASED STORMWATER RUNOFF = 3.2 CFS

FIVE STAR QUALITY CARE LANDSCAPE REQUIREMENTS

SECTION 7.920 – LANDSCAPING REQUIREMENTS

a. REQUIRED LANDSCAPING ADJACENT TO PUBLIC ROW:

5' LANDSCAPE STRIP REQUIRED	PROVIDED
1 TREE/50 LF REQUIRED	PROVIDED 1 TREE
2' SCREENING HEDGE REQUIRED	PROVIDED

h. PROTECTION OF TREES

4 EXISTING TREES TO BE REMOVED	PROVIDED 4 TREES

STATE OF TEXAS
WILLIAM O. SCHOCK
88636
LICENSED
PROFESSIONAL ENGINEER
09-18-13

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

FOR PURPOSE OF REVIEW ONLY
NOT TO BE USED FOR CONSTRUCTION

BILL O. SCHOCK, PE, LEED AP
TEXAS REGISTRATION NO. 88636
DATE: 09-18-13

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL.	SIZE
	QUE VIR	5	Southern Live Oak / Quercus virginiana	65 gal	3"Cal	10-12' H

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	HT	O.C.	SPACING
	RHA GP1	37	Georgia Petite Indian Hawthorn / Rhaphiolepis indica 'Georgia Petite' Min. 24" height at time of planting.	3 gal	24"	36"	36" o.c.

REV.NO.	DESCRIPTION	DATE	APP.

FIVE STAR QUALITY CARE FREDERICKSBURG

PRELIMINARY SITE PLAN

TERRA ASSOCIATES, INC. CONSULTING ENGINEERS
404 E. RAMSEY RD., STE. 104
SAN ANTONIO, TEXAS 78216
PHONE: 210-298-1600
EMAIL: BOS@terraassoc.com
TBPE Registration No.: F-003832

DRAWN BY: JCM	SCALE: 1" = 30'	CONTRACT: N/A
CHECKED BY: WOS	DATE: 08/16/2013	PROJECT No. 1282-1302
FILE NAME: C3-SITE	PLOT SCALE: 1" = 1'	SHEET C1.0 OF 1

C:\Users\jcm\Desktop\PROJECTS\1282-1302 Eng. Services - 96 Frederick Road\Drawings\Preliminary Site Plan\C3-Site.dwg Sep 18, 2013-12:02pm Terra Associates Inc., JCM


SP-13-15
RIDGEWOOD DR
WOODWAY CT.
TANGLEWOOD DR.
FREDERICK RD
N. ADAMS
CRESTWOOD DR.
DRIFTWOOD DR
E DRIFTWOOD DR
N. MIDWESTERN

SITE PLAN
BACKGROUND INFORMATION
October, 2013

File Number:	SP-1316
Applicant:	Mustard Design Architects, Andy Bray
Property Owner:	Riparian Research
Project Type:	Medical Office and Multiple Family Residential (4 units)
Address/Location:	506 and 512 Windcrest Drive, northeast corner of Windcrest Drive and Wellness Court.
Site Area:	2.2 acres (95,760 square feet) Medical Office Lot – 1.53 acres (66,780 sq. ft.) Apartment Tract – 0.66 acres (28,980 sq. ft.)
Zoning:	C-1, Neighborhood Commercial
Adjacent Land Uses/Zoning:	
North:	Undeveloped, zoned C-1
South:	Residential across Windcrest Dr., zoned PUD
East:	Generally undeveloped with a single-family home, zoned C-1.
West:	Undeveloped, zoned C-1
Building Size:	Medical Office Building – 13,050 square feet Multi-family residential –5,307 square feet
Building Height:	Medical Office Building - 1 Story, 24' (3-story max.) Multi-family – 1 –story, 17'-6" (3-story max.)
Building Coverage:	Medical Office Building – 19.5% (max. allowed – 50%) Multi-family – 18% (max. allowed – 50%)
Impervious Coverage:	Medical Office Building – 42% (max. allowed – 70%) Multi-family – 29% (max. allowed – 70%)
Site Access:	Single access on Windcrest Dr. and two driveways on Wellness Court into the Medical Office building site. Single driveway into the multi-family tract on Wellness Court.
Parking Required/Provided:	Medical Office Building – 30 spaces required (1 space per 300 sq. ft.), 59 spaces provided Multi-family – 6 spaces required (1.5 spaces per unit), 8 spaces provided.

Sidewalks:	A sidewalk is required and is proposed along W. Windcrest Dr.
Screening Required:	An enclosed trash container is proposed to the rear of the Medical Office Building near the drive on Wellness Court. The apartments will be utilizing this trash container as well.
Signage:	No information has been provided for signage. Signage shall meet the ordinance.
Lighting:	Detailed information has been provided on the type of fixtures to be utilized. Lighting will be shielded from adjoining properties.
Landscape/Tree Preservation:	The site does not contain any native trees. A Landscape Plan shall be provided prior to issuance of a Building Permit.
Stormwater Detention:	Stormwater detention is provided within the original subdivision.
Utilities:	Water and sanitary sewer are currently available to serve the project. An additional sanitary sewer extension will be necessary to serve the apartment tract. This shall be approved as part 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. Approval and filing of a replat prior to issuance of a building permit. 5. Signage complying with current ordinance. 6. The Site Plan showing the required accessible routes based on ADA requirements.

SP-1316

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OCT 07 2013

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 RIPARIAN RESEARCH
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):** Riparian Research Corportation
6. **ADDRESS:** P.O. Box 463, Stonewall, TX 78624
7. **OWNER TELEPHONE NUMBER:** 830.998.1778
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

   ADDRESS: 506- 512 Windcrest Drive: A medical office building and multi family residential development

   LEGAL DESCRIPTION: **TRACT 1, WINDCREST MEDICAL ADDITION, VOL. 4, PG. 55 P.R.**
   TRACT 2, WINDCREST MEDICAL ADDITION, VOL. 4, PG. 55 P.R.

   LOT SIZE: 2 acres **LOT AREA:** 87,120 sq. ft.

   PROPOSED USE: Medical Office Building & Multi Family Residential

   USE CLASSIFICATION: Medical Offices and Multiple Family Residential
9. **EXISTING ZONING:** C-1 DISTRICT
10. **INFORMATION TO BE PROVIDED BY THE APPLICANT**: Seven (7) copies of a site plan at least 24 x 36 inches, drawn to scale and sufficiently dimensioned as necessary to show the following:

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

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

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

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

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

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

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

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

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

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

10. **SIGNATURE OF APPLICANT:** AEB

PRINTED NAME OF ABOVE: Andrew E. Bray, Mustard Design

NOTE: If the applicant is not the legal owner of the property, a signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner, is required:

11. **SIGNATURE OF OWNER:** _____

PRINTED NAME OF ABOVE: _____

DATE: _____

TITLE SEARCH: _____
Date

12. **CONSENT OF LIEN HOLDER:** NONE
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.

SITE PLAN NOTES

1. EXISTING TREES ALONG THE EAST PROPERTY SHALL REMAIN
2. PROVIDE PROTECTION FOR EXISTING TREES AS REQUIRED. TREE TRUNK PROJECTION SHALL BE INSTALLED AS REQUIRED WHERE CONSTRUCTION OCCURS WITHIN DRIP LINE OF TREE.

SITE & OVERALL PLAN KEY NOTES

01 EXISTING CONCRETE CURB TO REMAIN. REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
02 REMOVE EXISTING CONCRETE CURB. COMPLETE AT NEW ENTRY DRIVE
03 EXISTING CONCRETE CURB AND ENTRY DRIVE TO REMAIN. REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
04 CONCRETE CURB AND ENTRY DRIVE. REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
05 CONCRETE CURB RAMP. REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
06 CONCRETE CURB. REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS

SITE & OVERALL PLAN KEY NOTES

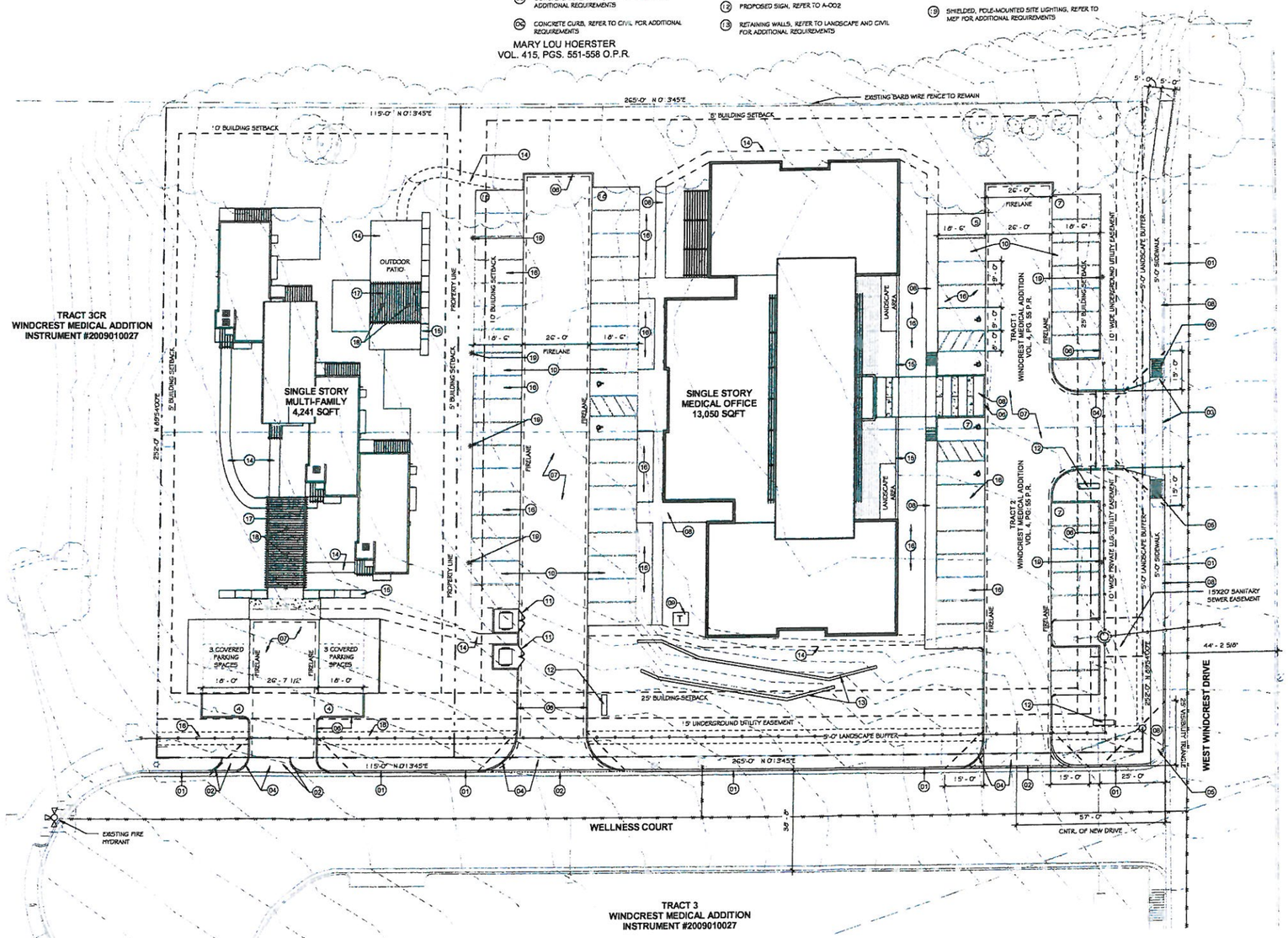
07 CONCRETE PAVING. REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
08 CONCRETE SIDEWALK. REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
09 PROPOSED TRANSFORMER LOCATION
10 PAVESTONE, RCO-PRIORA PERMEABLE CONCRETE PAVERS. REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS
11 TRASH ENCLOSURE. REFER TO A-002
12 PROPOSED SIGN. REFER TO A-002
13 RETAINING WALLS. REFER TO LANDSCAPE AND CIVIL FOR ADDITIONAL REQUIREMENTS

SITE & OVERALL PLAN KEY NOTES

14 DECOMPOSED GRANITE GRAVEL PATH. REFER TO LANDSCAPE FOR ADDITIONAL REQUIREMENTS
15 STONE WALL. REFER TO LANDSCAPE FOR ADDITIONAL REQUIREMENTS
16 LANDSCAPED AREA. REFER TO LANDSCAPE FOR ADDITIONAL REQUIREMENTS
17 METAL ARBOR. REFER TO LANDSCAPE FOR ADDITIONAL REQUIREMENTS
18 SHIELDED SITE LIGHTING. REFER TO MEP FOR ADDITIONAL REQUIREMENTS
19 SHIELDED, POLE-MOUNTED SITE LIGHTING. REFER TO MEP FOR ADDITIONAL REQUIREMENTS

SITE PLAN LEGEND

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



SITE PLAN
SCALE: 1" = 20'-0"

OWNER INFORMATION:

RIPARIAN RESEARCH CORPORATION
P.O. BOX 463
STONEWALL, TX 78671

LEGAL DESCRIPTION:
WINDCREST MEDICAL ADDITION TRACT 1, VOL. 4, PAGE 55 P.R. AND
WINDCREST MEDICAL ADDITION TRACT 2, VOL. 4, PAGE 55 P.R.

ZONED: C1 - NEIGHBORHOOD COMMERCIAL
PROPOSED USE: MEDICAL OFFICE & MULTI FAMILY RESIDENTIAL

SETBACKS:

FRONT YARD:	25 FT
STREET SIDE YARD:	25 FT
INTERIOR SIDE YARD:	5 FT
REAR SIDE YARD:	10 FT

MEDICAL OFFICE BUILDING
LOT AREA: TRACT 1: MEDICAL OFFICE
1.53 ACRES (66,780 SQFT)

MAX IMPERVIOUS COVERAGE ALLOWED:	70% OF LOT AREA
IMPERVIOUS COVERAGE:	42% OF LOT AREA
MAX BUILDING COVERAGE ALLOWED:	50 % OF LOT AREA
BUILDING COVERAGE:	19.5% OF LOT AREA
TOTAL LOT AREA:	66,780 SQFT
IMPERVIOUS COVERAGE:	13,032 SQFT (42%)
BUILDING	13,050 SQFT
PAVING / WALKS	14,924 SQFT
LANDSCAPE AREA:	27,288 SQFT (41%)
MAXIMUM ALLOWABLE BUILDING HEIGHT:	3 STORIES - 38' - 0"
MAXIMUM PROPOSED BUILDING HEIGHT:	1 STORY - 24'-0"

REQUIRED PARKING SPACES:

MEDICAL OFFICE	1 SPACE PER 300 SQFT OF EXAM, TESTING, WAITING ROOMS, & OFFICES
WAITING AREA	2,983 SQFT / 300 = 10 SPACES
EXAM & OFFICES	5,772 SQFT / 300 = 20 SPACES
TOTAL REQ. PARKING	30 SPACES
TOTAL SPACES PROVIDED	59 SPACES
ADA PARKING REQ.	3 SPACES
ADA PARKING PROVIDED	6 SPACES

INTERIOR LANDSCAPING REQUIRED:
10 SQFT PER EACH INTERIOR PARKING SPACE (10 X 59 = 590 SQFT)
INTERIOR LANDSCAPING REQUIRED: 590 SQFT
INTERIOR LANDSCAPING PROVIDED: 11,630 SQFT

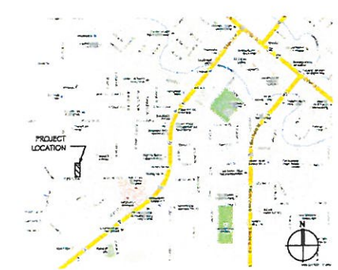
MULTI FAMILY RESIDENTIAL
PROPOSED USE (4) - ONE BEDROOM RESIDENCES

LOT AREA: TRACT 2: MULTI-FAMILY RESIDENTIAL
0.66 ACRES (28,980 SQFT)

MAX. ALLOWABLE BUILDING COVERAGE:	50% OF LOT AREA
TOTAL PROPOSED BUILDING COVERAGE:	29% (8,466 SF)
MAX ALLOWABLE IMPERVIOUS COVERAGE:	70% OF LOT AREA
PROPOSED IMPERVIOUS COVERAGE:	40% (11,626 SF)
MAXIMUM ALLOWABLE BUILDING HEIGHT:	3 STORIES - 38' - 0"
MAXIMUM PROPOSED BUILDING HEIGHT:	1 STORY - 17' - 6"

REQUIRED PARKING:

MULTIPLE FAMILY RESIDENTIAL 4 DWELLING UNITS x 1.5 SPACES (1.5 SPACES PER DWELLING UNIT)	6 SPACES
TOTAL REQ. PARKING	6 SPACES
SPACES PROVIDED	8 SPACES



LOCATION MAP
SCALE: 1/8" = 1'-0"

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

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SP-1316

MEDICAL OFFICE & RESIDENTIAL DEVELOPMENT
WINDCREST DEVELOPMENT
506-512 W. WINDCREST DRIVE
FREDERICKSBURG, TX 78624

REVISIONS

NO.	DATE

PRELIMINARY
THESE DRAWINGS ARE FOR INTERIM REVIEW AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ANDREW BRAY
18754
10.10.13

SITE PLAN

Drawn By:	AEB / WLK
Checked By:	AEB
Approved By:	AEB
Project No.	1307
Original Issue Date:	10.10.13

A-001

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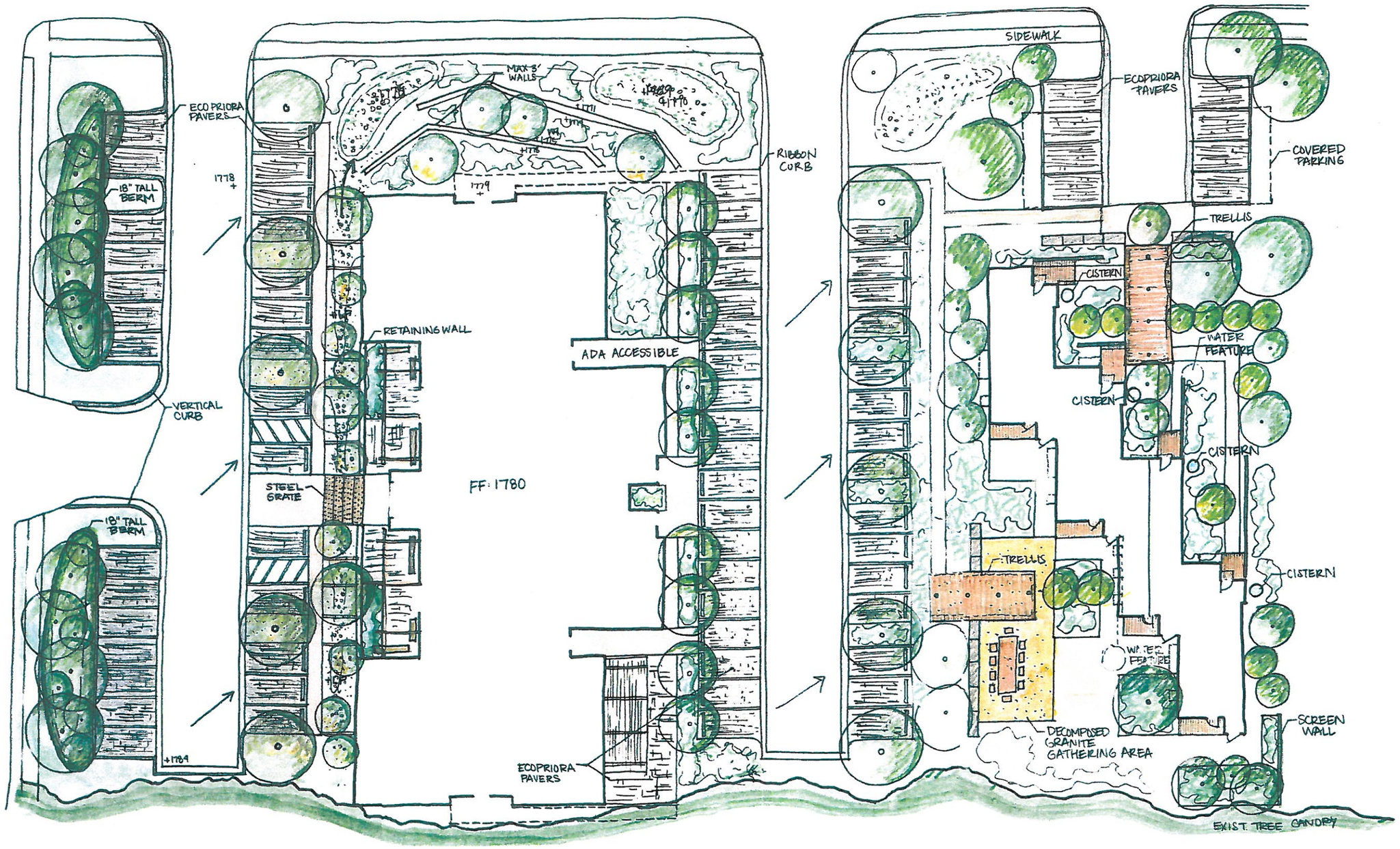
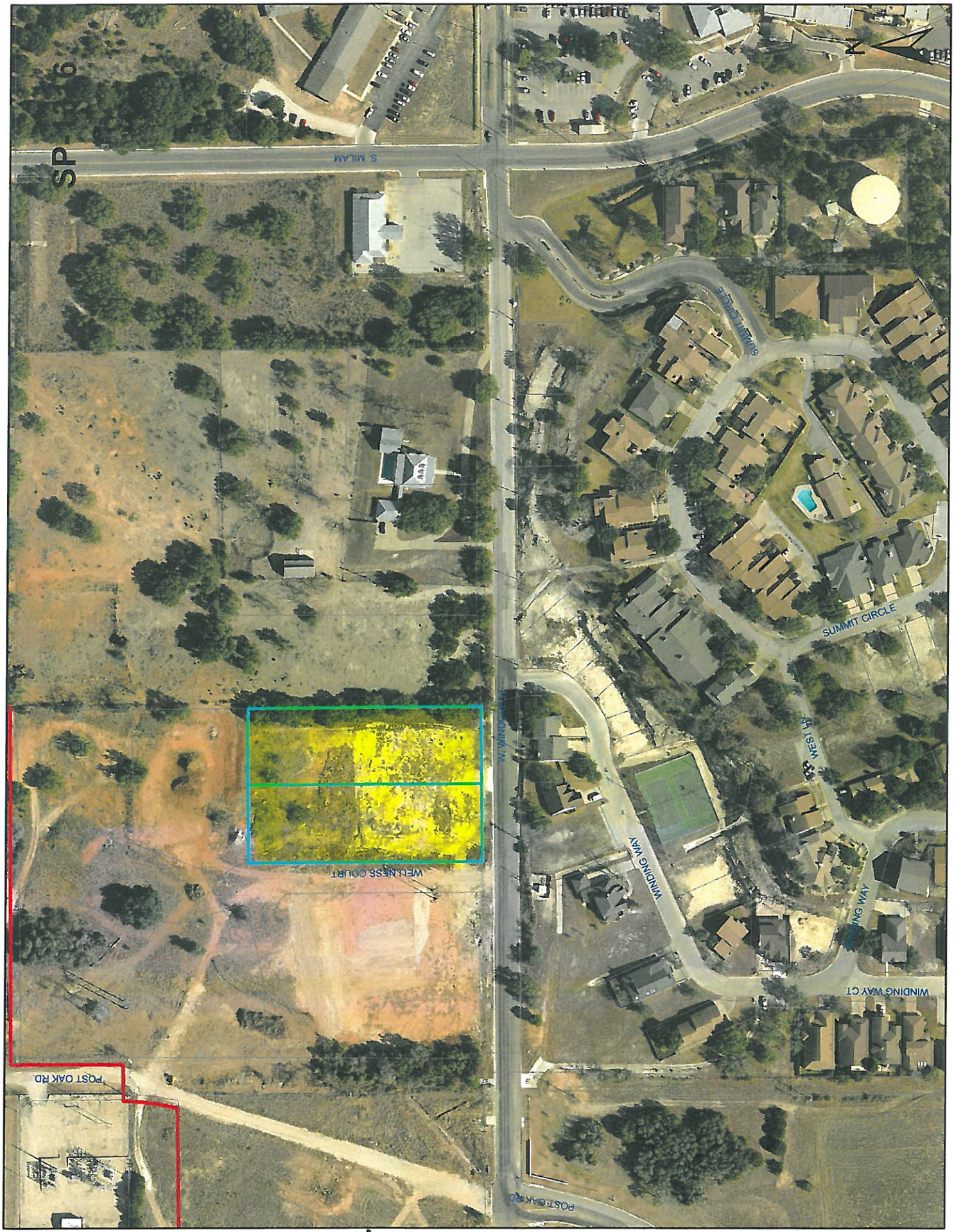
OCT 28 2013
SR1316



STUDIO BALCONES

SCALE: 1/16"=1'-0"
Connected Condo Layout
10.10.2013


POST OAK RD.
WELLNESS COURT
W. WINDING WAY
WINDING WAY
WINDING WAY CT.
WEST LN.
SUMMIT CIRCLE
SUMMIT CIRCLE
S. MILAM
SP 6

40

SITE PLAN
BACKGROUND INFORMATION
October, 2013

File Number:	SP-1317
Applicant:	VEI Consulting Engineers
Property Owner:	Mariechen Kramer, et al
Project Type:	Townhomes (22 units)
Address/Location:	Southeast Corner of E. Windcrest Drive and S. Adams Street
Site Area:	2.99 acres (130,200 square feet)
Zoning:	R-2, Mixed Residential
Adjacent Land Uses/Zoning:	
North:	Residential, zoned C-1and R-2
South:	Residential, zoned R-2
East:	Residential, zoned R-2
West:	Commercial, zoned C-2
Min. Lot Size:	2,500 square feet (actual size varies)
Min. Unit Size:	1,200 square feet
Number of Units/Density:	22 units, 7.3 units per acre
Building Height:	Max. 2.5 stories, 28'
Building Coverage:	28% (max. allowed – 55%)
Impervious Coverage:	48% (max. allowed – 55%)
Site Access:	Single access on E. Windcrest Drive
Parking Required/Provided:	Two parking spaces per unit – 44 spaces required/provided. Each unit will have one garage space and one on-site parking space.
Sidewalks:	A sidewalk is required and is provided along E. Windcrest Drive and S. Adams Street. Where sidewalks encroach on private property, a pedestrian easement shall be provided.
Screening Required:	While not required, a screening fence is proposed on the south and east property lines adjoining existing residential.

Landscape/Tree Preservation: The site does contain several native trees. A Tree removal plan has been provided. The applicant intends to preserve several trees to incorporate them into the site.

Stormwater Detention: Stormwater detention is provided within the site. Final design and layout will be subject to Engineering's approval of the Construction Plans.

Utilities: Water and sanitary sewer are currently available within the vicinity of this tract. Several improvements to the utilities will be required as part of this development and shall be the responsibility of the developer. Final plans are subject to approval of the construction plans.

P&Z Action: Final approval

Recommendation: Approval, conditioned upon:

1. Approval of Construction Plans prior to issuance of a building permit.
2. Approval and filing of re-plat prior to issuance of a building permit.
3. Drive width's complying with Table 7.861 of the Zoning Ordinance.

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:

SITE PLAN APPLICATION FEE - $200.00

1. **APPLICANT:** VEI CONSULTING ENGINEERS
2. **ADDRESS:** 507 E. HIGHWAY ST., FREDERICKSBURG, TX
3. **APPLICANT TELEPHONE NUMBER:** 830-997-4744
4. **APPLICANT FAX NUMBER:** 830-997-6967
5. **APPLICANT EMAIL ADDRESS:** kspraggins@vei-tx.com
6. **OWNER (if different from applicant):** MARIECHEN KRAMER, ET AL
7. **ADDRESS:** 1074 GOLD-SCHAEFER RD., FREDERICKSBURG, TX
8. **OWNER TELEPHONE NUMBER:** 830-990-4777
9. **OWNER EMAIL ADDRESS:** BKKPsolutions@yahoo.com
10. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

    ADDRESS: 1005 SOUTH ADAMS

    LEGAL DESCRIPTION: 3.0 AC., LOTS 3 & 4, VOL. 15, PG 447, D.R.

    LOT SIZE: 3.00 ACRES **LOT AREA:** 130,200 SQ. FT.

    PROPOSED USE: TOWNHOMES

    USE CLASSIFICATION: MEDIUM DENSITY RESIDENTIAL

11. **EXISTING ZONING:** R2-MIXED RES. DISTRICT

12. **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.

13. **SIGNATURE OF APPLICANT:** _____

PRINTED NAME OF ABOVE: KEVIN W. SPRAGGINS

NOTE: If the applicant is not the legal owner of the property, a signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner, is required:

14. **SIGNATURE OF OWNER:** Mariechen Kramer

PRINTED NAME OF ABOVE: MARIECHEN KRAMER

DATE: 10/7/2013

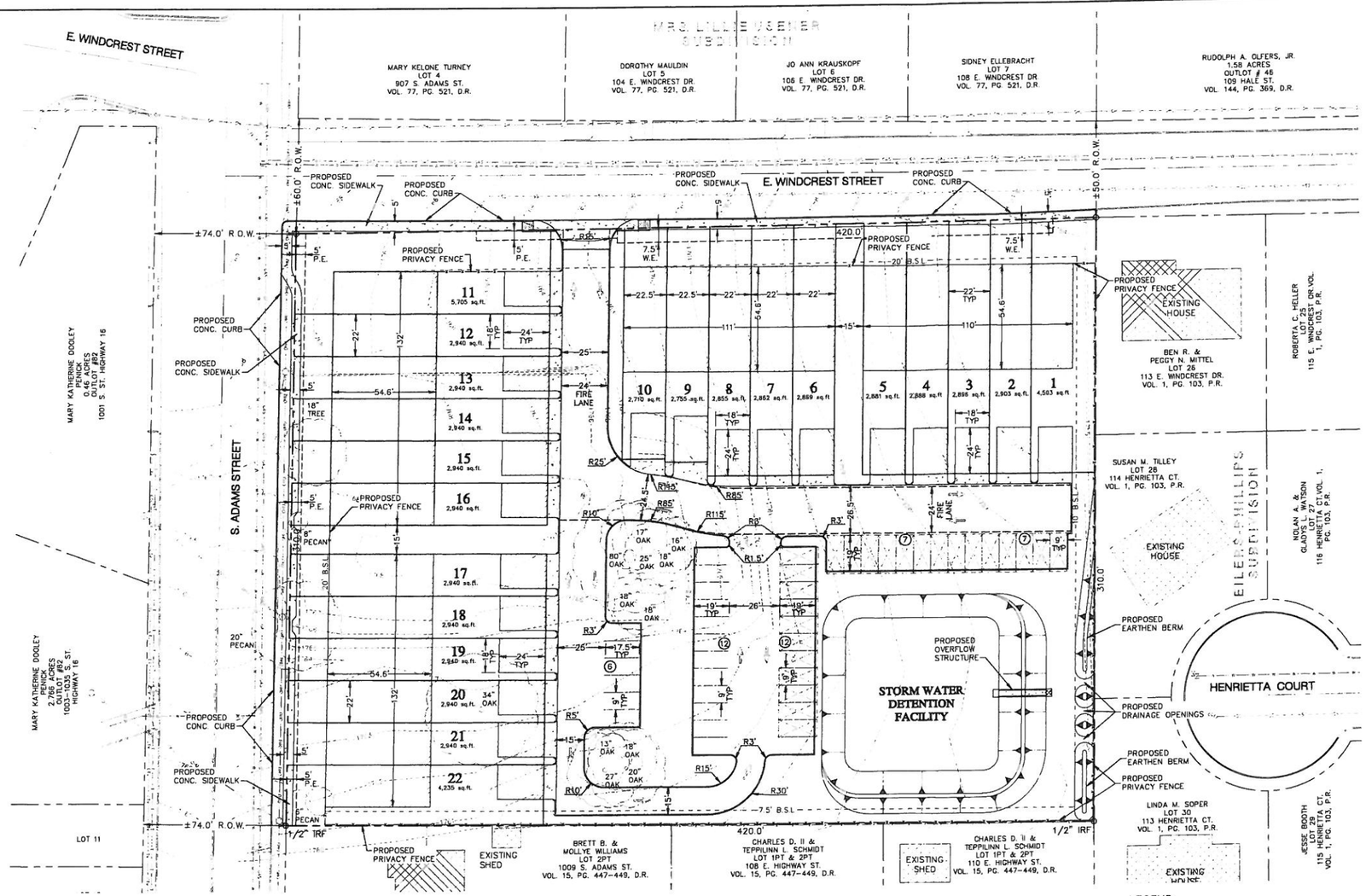
TITLE SEARCH: _____
Date

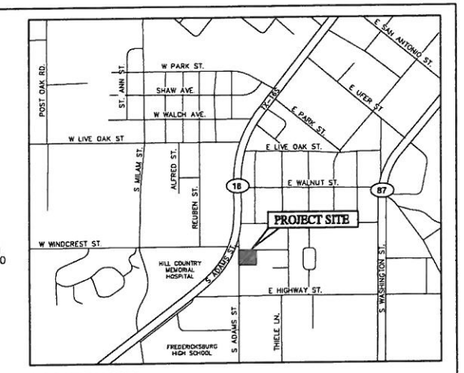
15. **CONSENT OF LIEN HOLDER:** NA
Signature

PRINTED NAME OF ABOVE: NA

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

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





LOCATION MAP

NOT TO SCALE

SUMMARY TABLE

CALCULATIONS ARE BASED ON SECTION 7.610 OF THE ZONING ORDINANCE

ZONING	R2 – TOWNHOMES
TOTAL LOT AREA	130,200 sq. ft. / 2.99 Ac.
MINIMUM LOT SIZE	2,500 sq. ft.
MINIMUM LOT WIDTH	20 ft. / DWELLING
MINIMUM LOT DEPTH	100 ft
MAXIMUM DENSITY	3,600 sq. ft. / UNIT
PROPOSED DENSITY	1,636 sq. ft. / UNIT
NUMBER OF UNITS	22
MINIMUM UNIT SIZE	1,200 sq. ft. (22' x 54.5')
GARAGE AREA PER UNIT	432 sq. ft. (18' x 24')
PROPOSED BUILDINGS AREA	35,989 sq. ft. / 0.83 Ac.
SETBACKS:	
FRONT YARD	20 ft
INTERIOR SIDE YARD	7 1/2 ft
EXTERIOR SIDE YARD (STREET SIDE)	20 ft
REAR YARD	10 ft
MINIMUM SPACING BETWEEN UNIT GROUPS	15 ft
PARKING SPACES REQUIRED (2 SPACES PER UNIT)	44 (INCLUDES GARAGES)
PARKING SPACES PROVIDED	44
PERVIOUS AREA	65,196 sq. ft. / 1.50 Ac.
IMPERVIOUS AREA	65,004 sq. ft. / 1.49 Ac.
MAXIMUM IMPERVIOUS PERCENTAGE ALLOWED	55%
PROPOSED IMPERVIOUS PERCENTAGE	50%

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. ALL EXISTING IMPROVEMENTS ARE TO BE REMOVED (HOUSE, FENCE, UTILITIES, ETC.)
11. EXISTING WELL IS TO BE ABANDONED PER CITY OF FREDERICKSBURG, HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT AND TCEQ STANDARDS.
12. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
13. TRASH PICK-UP SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL HOMEOWNER.

LEGEND

EXISTING

- EXISTING STRUCTURES
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITY LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING CABLE TV LINE
- BUILDING SETBACK LINE
- EXISTING CONTOURS
- EXISTING FENCE LINE
- EXISTING CONCRETE CURB
- IRON ROD FOUND
- PROPERTY CORNER
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER WELL
- EXISTING WATER VALVE
- EXISTING MANHOLE
- EXISTING CLEANOUT
- EXISTING UTILITY POLE
- EXISTING WELL
- B.S.L. BUILDING SETBACK LINE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

PROPOSED

- PROPOSED BUILDING
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED LOT LINE
- PROPOSED FENCE LINE
- PROPOSED EASEMENT / FIRE LANE
- PROPOSED CONCRETE CURB
- PROPOSED BARRIER-FREE RAMP
- PROPOSED COVERED PARKING AREA
- PROPOSED TRAFFIC DIRECTIONAL ARROWS
- (1) PROPOSED NUMBER OF PARKING SPACES
- PROPOSED OVERFLOW STRUCTURE
- P.E. PEDESTRIAN EASEMENT
- W.E. WATER EASEMENT

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OCT 30 2013

A
PRELIMINARY SITE PLAN
FOR

WINDCREST OAKS

±3.00 ACRES

1005 S. ADAMS ST., FREDERICKSBURG, GILLESPIE COUNTY, TEXAS.

OWNER

CONTACT: BRAD JONES
P.O. BOX 1153
FREDERICKSBURG, TX 78624
(830) 992-7088
FAX: (830) 307-3189

VORDENBAUM ENGINEERING, INC. — **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: 13085

DATE: 10/29/13

SHEET: SP (4 OF 6)

45

SP-1317
E. HILL
HILL
HILL
HILL
HENRIETTA
HENRIETTA CT.
THIELE LN
E. WINDCREST
S. ADAMS
HALE
W. WINDCREST
HIGHWAY 6 SOUTH
HIGHWAY ST
N