AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, April 9, 2014
5:30 P.M.
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order

2. Approve minutes from the March 2014 Regular Meeting — *Pp 1 - 4*

PUBLIC HEARINGS

3. Public Hearing (Z-1402) by Ms. Lorrie's Learning Center, LLC for a Conditional Use Permit to allow Day Care Services in an R-2, Mixed Residential Zoning District at 915 Bell Street — *Pp 5 - 17*

4. Consider making a recommendation on Z-1402

DISCUSSIONS

5. Update on Relief Route

6. Update on Major Public Works Projects

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
March 5, 2014
5:30 P.M.

On this the 5th day of March, 2014 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
CHRIS KAISER
BRENDA SEGNER
CHARLIE KIEHNE
BILL PIPKIN
TODD WILLINGHAM

ABSENT: BOBBY WATSON
DARYL WHITWORTH

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

Bill Pipkin and Steve Thomas stepped down from the Commission for the consideration of Z-1401.

PUBLIC HEARING (Z-1401) BY KEVIN KUNZ FOR A CONDITIONAL USE PERMIT TO ALLOW A CONVENIENCE STORAGE FACILITY IN THE C-2, COMMERCIAL ZONING DISTRICT LOCATED AT 711 BREHMER LANE - It was moved by Charlie Kiehne and seconded by Chris Kaiser to open Public Hearing Z-1401 by Kevin Kunz for a Conditional Use Permit to allow a convenience storage facility in the C-2, Commercial Zoning District located at 711 Brehmer Lane. Kevin Kunz and Brandon Weinheimer of Stehling, Klein, Thomas Architects presented the applicaition. Mr. Kunz noted his intention is to build a fenced and gated RV/ limousine storage facility and he hopes by doing so, he will encourage further development on the vacant lots surrounding his property. Brandon Weinheimer commented Mr. Kunz would like to construct a storage facility that consists of four buildings, one building for an office and convenience storage, one small bay and two large bays for vehicle storage. Mr. Weinheimer noted they have met with City Staff and have addressed their comments and requirements. Mr. Weinheimer added there will not be any site lighting, just mounted lights on the buildings and the office space may just be used for Mr. Kunz's business, but he may decide to rent the space out.

PUBLIC COMMENT

John Klein stated Brehmer Lane is not a road that is well maintained and projects like this could encourage the city to improve the road.

Charlie Kiehne moved to close Public Hearing Z-1401 and Brenda Segner seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the proposed use fits in with the other properties in the area. Mr. Jordan commented the City Manager and City Engineer have agreed to increase the priority of improving Brehmer Lane and the applicant will be required to pay a curbing deposit for his property. Mr. Jordan added there was one letter received in opposition of the project.

Brian Jordan noted Staff recommendation of approval with the following conditions:

1. Landscape plan being approved prior to issuance of a building permit.
2. Applicant addressing drainage prior to issuance of a building permit.
3. Deposit being made for curbing along Brehmer Lane.

Charlie Kiehne asked about the letter that was received in opposition and Mr. Kunz explained the property owner thought a mini-storage facility was going to be built, but when the project was explained to him, he was no longer opposed.

Charlie Kiehne moved to approve Application Z-1401 with the conditions set forth by Staff. Todd Willingham seconded the motion. All voted in favor and the motion carried.

Bill Pipkin and Steve Thomas returned to the Commission.

SITE PLANS

CONSIDER (SP-1402) SITE PLAN FOR SUNRISE TOWNHOMES AT S. CREEK STREET AND SUNRISE STREET - Kevin Spraggins, engineer for the project, and Justin MacDonald, owner and developer of the project, presented the application. Mr. Spraggins noted the project is adjacent to two apartment complexes also owned by the applicant. Mr. Spraggins noted there is an existing drive off S. Creek Street into the apartments that will be utilized for this development and one off Sunrise Street on the northeast corner. Mr. Spraggins noted there will be both single story and 2-story buildings which consist of 2 and 3 bedroom units. Mr. Spraggins stated they are under the allowable building coverage and impervious coverage. Mr. Spraggins noted there are 72 sparking spaces, all covered, and they are installing sidewalks on Sunrise and S. Creek St. Mr. Spraggins commented the screening requirements were in question because there is a street separating the different zoning districts, but they are installing a perimeter fence, 3 feet high on three sides of the project and a 6 foot high fence on the east side. Mr. Spraggins noted there are two trees on site and those will be preserved. Mr. Spraggins added the lights will be shielded and noted drainage will go straight to the drainage channel because there will not be detention on site. Mr. Spraggins added they will address the Staff conditions. Mr. MacDonald stated he would be happy to answer any questions the Commission had.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the City approached the owners about developing another project because occupancy levels are very high and there is a need for some additional affordable housing. Mr. Jordan stated the units will look like townhouses but they will be individual units stacked together in groups of three. Mr. Jordan noted the look will be completely different than the projects to the south. Mr. Jordan stated part of the reason for the change in look is to be sensitive to the neighborhood to the north. Mr. Jordan stated each unit will have a sidewalk that connects to the public

sidewalk with a gate. Mr. Jordan commented Staff discussed at length the drive onto Sunrise Street because of the neighborhood, but it was decided one drive onto Sunrise would alleviate some of the congestion at the other drive on Creek St. Mr. Jordan explained detention is not being required because during the previous development easements and right-of-ways were provided for both Friendship Lane and the downstream of the detention pond to the west, and at that time agreements were made not to require detention on site.

Brian Jordan noted Staff recommendation of approval with the following conditions:

1. Landscape plan be approved by Staff before issuance of a building permit.
2. Site lighting being shielded and screened from adjoining properties.
3. Approval of Construction Plans prior to issuance of a Building Permit.
4. Property being replatted to accommodate the necessary easement relocation and dedications, prior to issuance of a building permit.

Charlie Kiehne asked about lining up the drive onto Sunrise with the existing street across Sunrise and Mr. Jordan explained that was also discussed and normally two intersecting streets are required to align, but it was determined since this was a driveway out of the development and not a street, it was not as critical. Janice Menking asked if the townhomes would be rental units or if they would be sold and Mr. MacDonald stated they would be rented. Ms. Menking asked if the project will be built in one phase and Mr. MacDonald noted the entire project would be built at one time. Mr. Kiehne asked if parking was going to be allowed on Sunrise Street and Mr. MacDonald stated they would actively discourage parking on Sunrise Street, except for visitors only stopping by for a short time. Mr. Jordan asked where the 2-story units would be located and Mr. MacDonald noted there would either be one 2- story in the middle of a group of three units, or there would be a two story on the end of each group of three, but there will not be any two stories next to each other.

Todd Willingham moved to approve Application SP-1402 with the conditions set forth by Staff and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

MINUTES

Charlie Kiehne moved to approve the minutes from the February, 2014 meeting. Todd Willingham seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

ZONING ALONG N. MILAM BETWEEN AUSTIN AND TRAVIS STREET, INCLUDING THE OLD SUPER S BUILDING. Brian Jordan, Director of Development Services, stated he put this item on the agenda to start the discussion about the corridor in this area, specifically the old Super S building, because there have been so many questions about the building. Mr. Jordan noted the zoning is C-1, which is a very limited commercial use, and he recently visited with the owner of the building. Mr. Jordan noted he wanted to begin discussion whether the Commission is interested in looking at the zoning and entertaining some possible zoning changes in the area. Mr. Jordan noted the use next door to the Super S building is not an allowed use either, but is allowed to continue as a non-conforming use. Mr. Jordan clarified he is not suggesting spot zoning, so a zoning district would have to be created if a zoning change is initiated. Mr. Jordan asked for any thoughts or suggestions. Charlie Kiehne asked what zoning it would be changed to and Mr. Jordan clarified he does not know that, he is trying to get the

Commission's feel about the area and noted the zoning district, if changed, would have to be either the whole block, half of the block or a specified distance from one street to another street. Mr. Jordan added C-2 would be too heavy of a commercial use for that area. Mr. Jordan noted a PUD might be a solution, but the area is not large enough for a PUD. Steve Thomas noted the property is unique because of the size and configuration. Mr. Jordan then added there is a large list of uses allowed by Conditional Use Permit and the zoning may be fine as it is. Mr. Jordan asked the Commission to consider the area and consider the uses allowed by Conditional Use Permit and consider if there are other uses that should be allowed by Conditional Use Permit in C-1 zoning. In general, the feeling of the Commission was that the limited commercial zoning was appropriate.

ADJOURN

With nothing further to come before the Commission, Todd Willingham moved to adjourn. Chris Kaiser seconded the motion. All voted in favor and the meeting was adjourned at 6:21 p.m.

PASSED AND APPROVED this 9th day of April, 2014.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

CONDITIONAL USE PERMIT BRIEF

Request Z-1402

Applicant/Owner: Dean and Lorrie Stewart
Ms. Lorrie's Learning Center

Location: 915 Bell Street

Existing Zoning: R-2, Mixed Residential

Request: Conditional Use Permit for Day Care Services

Site Plan Overview:

- The property is located at 915 Bell Street, between Pear Street and Eagle Street.
- The property has approximately 71' of frontage on Bell Street, and a depth of approximately 150', totaling approximately 10,605 square feet (0.24 acres).
- A residence is currently located on the property.
- The applicant intends to convert the residential structure into a day care facility for infants. This property is contiguous to Ms. Lorrie's Learning Center. A new parking area will be added to support the existing center and the proposed facility.
- The property is surrounded by residential to the west, north and east, and the existing Ms. Lorrie's Learning Center to the south.
- Surrounding zoning is R-2.
- Building coverage is estimated at 20% of the site, maximum is 55%.
- Impervious coverage is estimated at 41% of the site, maximum is 65%.

Review and Evaluation Criteria:

A. **CONFORMANCE WITH APPLICABLE REGULATIONS:**

- Affirmative (see attached Site Plan). The site plan shows all the property owned by the Stewarts, including their residence at 913 Bell Street, the existing Ms. Lorrie's Learning Center at 409 Pear Street and the proposed facility located at 915 Pear Street.

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

- The existing center has existed within the neighborhood for several years. The proposed addition for infant care, along with the additional parking area would seem compatible with uses in the vicinity.

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:

- Currently, parking is very limited, and pick-up and drop-off is typically done on the street. The proposed parking area will be helpful for access and deliveries.

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:

- No additional lighting is proposed.

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

- With the proposed parking lot, adequate parking is provided.

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:

- We believe the proposed use day care services meets the purpose of the zoning.

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

- Affirmative.

K. DETERMINATION THAT THE PROPOSED USE AND SITE DEVELOPMENT, TOGETHER WITH ANY MODIFICATIONS APPLICABLE, THERETO, WILL BE COMPATIBLE WITH EXISTING OR PERMITTED USES IN THE VICINITY:

- 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: No letters received.

STAFF RECOMMENDATION: Approval, conditioned upon the site being developed in accordance to the Site Plan.

CASE NUMBER Z-1402

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:** Ms. Lorrie's Learning Center, LLC
2. **ADDRESS:** 409 Pear Street, Fredericksburg, Texas 78624
3. **PHONE NUMBER:** 990-2236 **FAX NUMBER:** _____
4. **EMAIL ADDRESS:** dstewart22@austinrr.com
5. **OWNER (if different from applicant):** Same
6. **ADDRESS:** _____
7. **PHONE NUMBER:** _____ **FAX NUMBER:** _____
8. **EMAIL ADDRESS:** _____
9. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

   ADDRESS: 915 Bell Street, Fredericksburg, Texas 78624

   LEGAL DESCRIPTION: Being all of Lot No. 9 and part of Lot No. 10 of Block 7, South Height Addition, City of Fredricksburg, Gillespie County, Texas

   LOT SIZE: approx. 71' x 150' **LOT AREA:** 10,605 s.f. (.24 acres)
10. **EXISTING ZONING:** R-1 Single Family Residential DISTRICT
11. **CONDITIONAL USE PERMIT:** Day Care Services USE

CLASSIFICATION IN THE R-1 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.

See attached

(attach additional sheet if necessary)

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:** _____ Dean Stewart Lorrie Stewart

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: _____ Managing member Managing member Dean Stewart Lorrie Stewart

DATE: March 4, 2014

FEE PAID: $200

TITLE SEARCH: 12-13-13 (Warranty Deed w/ Vendor's Lien & Settlement Statment attached)
(Date)

14. **CONSENT OF LIENHOLDER:** _____ 915 Bell St.-
(SIGNATURE) Arrowhead Bank

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 application to: Tammie Loth, City of Fredericksburg, 126 W. Main St., Fredericksburg, Texas 78624.

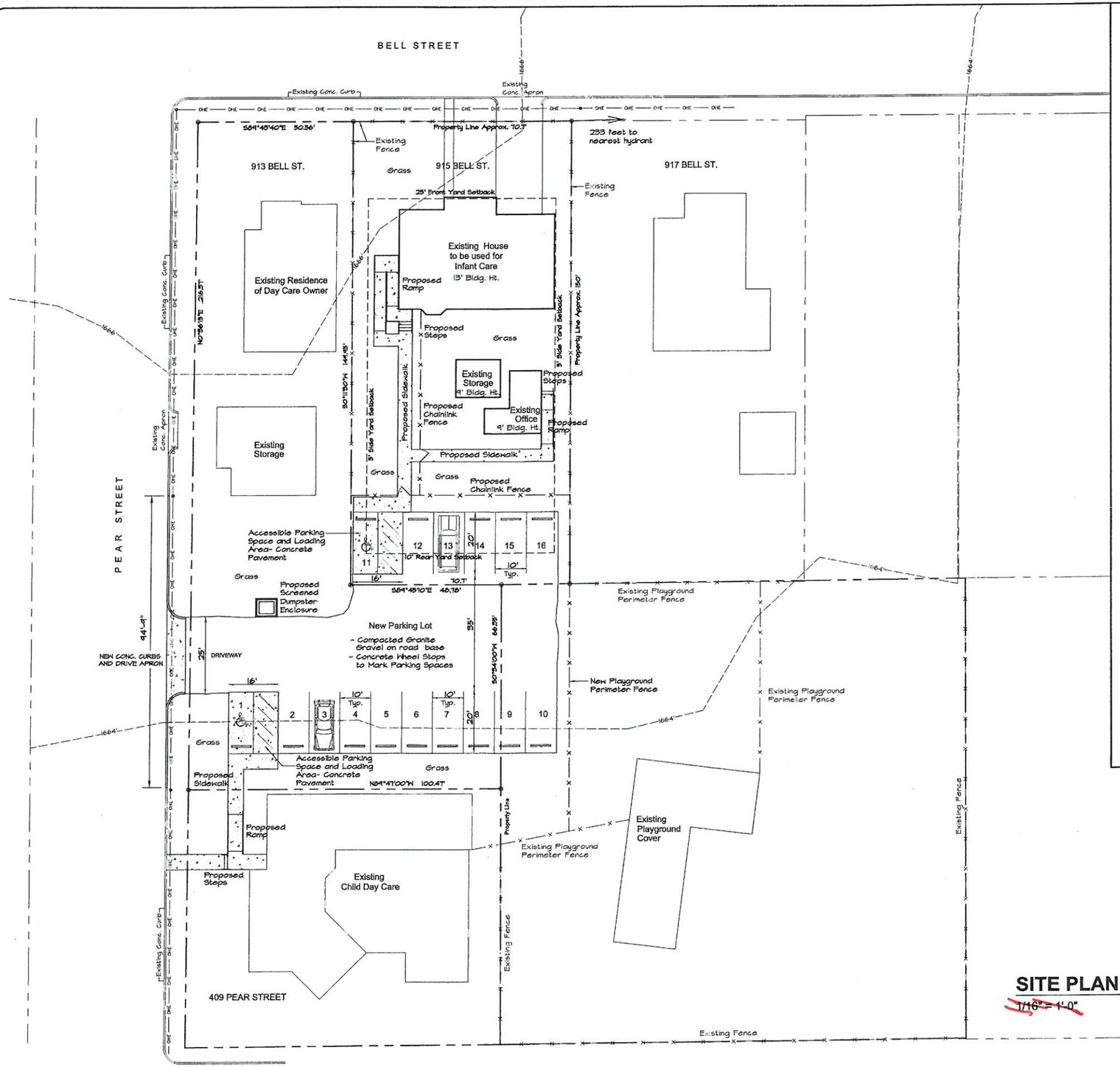
12.A. Attachment

On July 5, 2000, Ms Lorrie's Learning Center opened it doors at 409 Pear Street. The enrollment on this date was 35 children. Presently the enrollment is 41 children who come full time, 9 children who come part time, and 9 children who come after school. This is the number for which the school is licensed and there is a waiting list for future enrollment.

Ms Lorrie's Learning Center has a very stable staff. At the helm is Co-owner and Director, Lorrie Stewart. She is also the teacher for the 4 and 5 year old children. She has always loved working with children. In 1978 she started working as a nursery volunteer on Sundays, at Fredericksburg United Methodist Church. She has been a paid employee in that position since 1981 and is still presently still there working every Sunday. In 1986, she opened a registered day care facility in her home. She maintained this until 1990 when she opted to close her registered home and go to work for a larger day care as a two year old teacher. She became director here in 1994 and remained there in that capacity until 2000. She opened Ms Lorrie's Learning Center on July 5, 2000.

Co-owner of Ms Lorrie's Learning Center is Dean Stewart. He does the maintenance work on the building and grounds. He has been a paramedic since 1991 for the City of Fredericksburg.

The property purchased at 915 Bell Street was purchased to help with the high demand of childcare by adding 14 infants to the center. There is a high demand for childcare in Fredericksburg, with only a very few centers accepting infants, and a limited number of home daycare that are available. The property at 915 Bell Street is adjacent to the present childcare of 409 Pear Street. To help alleviate the parking on the street for the employees and parents, a parking area between the two centers is a priority to make the area safer for the children, parents, and staff.



DEVELOPMENT NOTES:

RESIDENTIAL ZONING

PROPERTY ZONED "R-1 SINGLE FAMILY RESIDENTIAL". BUILDING REQUIREMENTS AS FOLLOWS:

25' MIN. FRONT YARD SETBACK
15' MIN. STREET SIDE YARD SETBACK
5' MIN. INTERIOR SIDE YARD SETBACK
10' MIN. REAR YARD SETBACK

MAX. BUILDING HEIGHT: 28 FEET (2 STORY)

SITE / BUILDING IMPERVIOUS COVERAGE

913 BELL STREET

TOTAL SITE AREA =	14,347 S.F. (.33 ACRES)
IMPERVIOUS COVER =	2,420 S.F (17%)*
MAX ALLOWED =	N/A.
BUILDING COVERAGE=	1,945 S.F. (14%)
MAX ALLOWED=	40%

915 BELL STREET

TOTAL SITE AREA =	10,605 S.F. (.24 ACRES)
IMPERVIOUS COVER =	4,344 S.F (41%)*
MAX ALLOWED =	N/A.
BUILDING COVERAGE=	2,115 S.F. (20%)
MAX ALLOWED=	40%

* GRANITE GRAVEL ASSUMED TO BE PERVIOUS.
** BUILDING COVERAGE IS INCLUDED IN TOTAL IMPERVIOUS CALULATION

SITE DRAINAGE

APPROXIMATE EXISTING CONTOURS SHOWN ON DRAWING (2 FOOT INTERVALS). SITE SLOPES TOWARDS SOUTH SIDE OF PROPERTY. PARKING LOT SURFACE SEMI-PERVIOUS. DRAINAGE IMPACT MINIMAL ON SITE.

PROPOSED ON-SITE PARKING

DAY CARE SERVICES: 1½ SPACES PER TEACHER, ADMINISTRATOR OR DAY CARE PROVIDER:

1½ X 9 STAFF = 13.5 (14 SPACES)

TOTAL SPACES REQUIRED:	14 SPACES
TOTAL SPACES PROVIDED:	16 SPACES

UTILITIES

USE EXISTING ELECTRIC, WATER, GAS, AND SEWER SERVICE. NO EXPANSION OF UTILITIES REQUIRED.

SITE LIGHTING AND SIGNAGE

THERE WILL BE NO ADDITIONAL SITE LIGHTING IN NEW PARKING LOT.

RECEIVED
MAR 28 2014

SITE PLAN
~~1/16" = 1'-0"~~

TRUE NORTH

John Wm. Klein, Project Architect
STEHLING·KLEIN·THOMAS·ARCHITECTS P.L.L.C.
308 C WEST MAIN STREET
FREDERICKSBURG, TEXAS
PHONE 830-997-0383 FAX 830-990-9272

CONTRACTOR'S NAME HERE

Parking Lot Project For Ms Lorrie's Learning Center

409 SOUTH PEAR STREET
FREDERICKSBURG, TEXAS

DATE: 10 MAR. 2014
PROJECT NUMBER
REVISION:
28 MAR. 2014

SITE PLAN CONDITIONAL USE PERMIT

A-0

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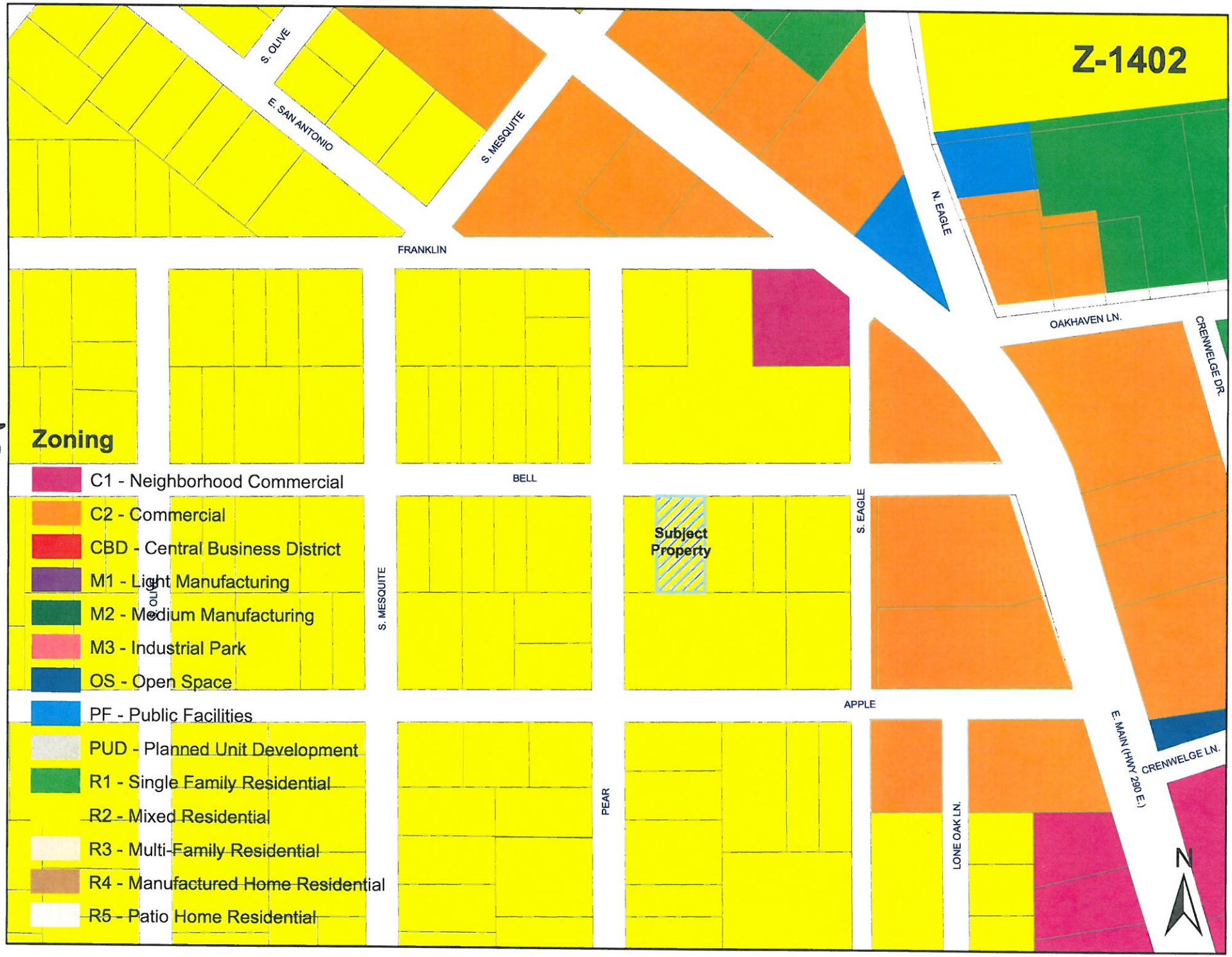
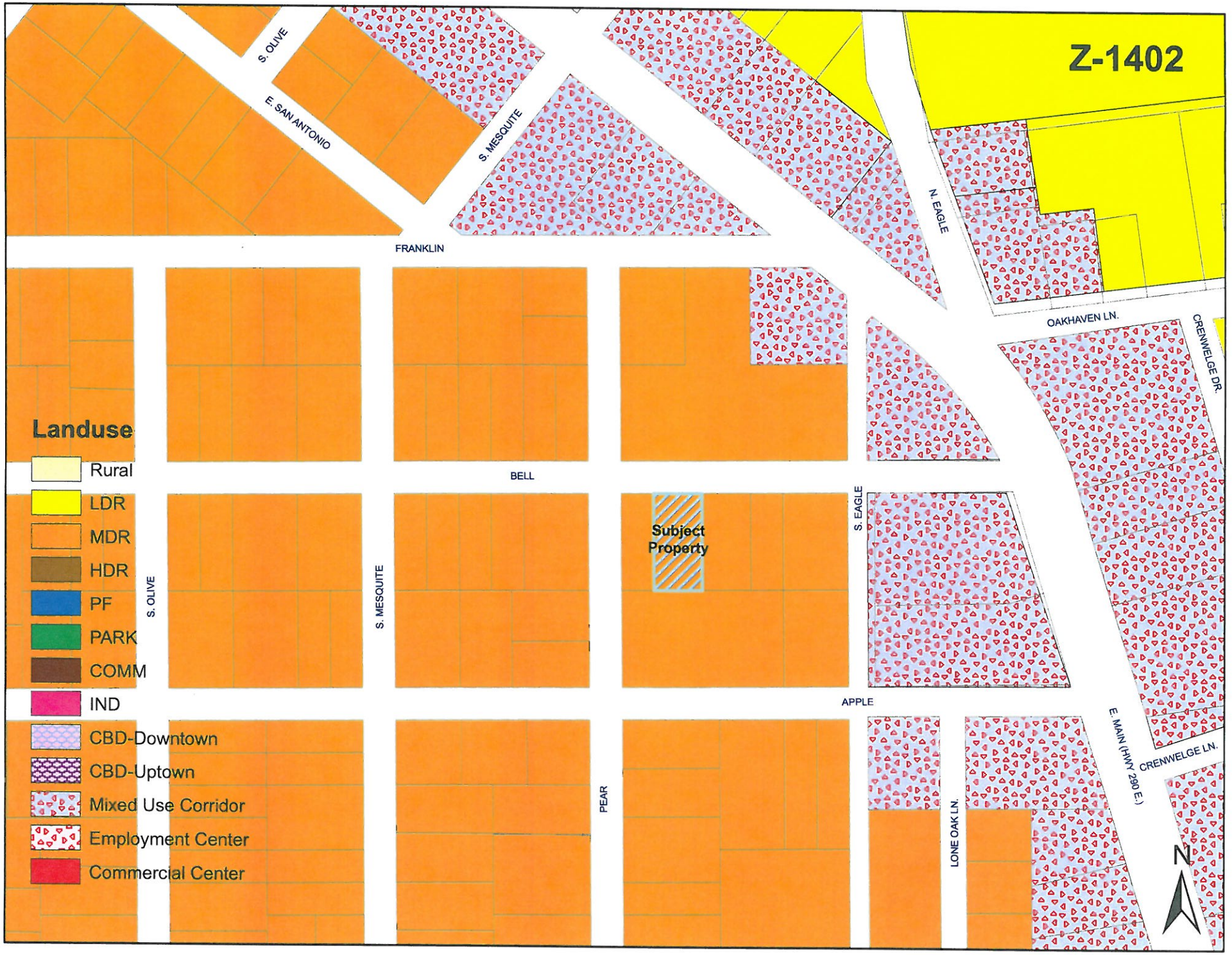
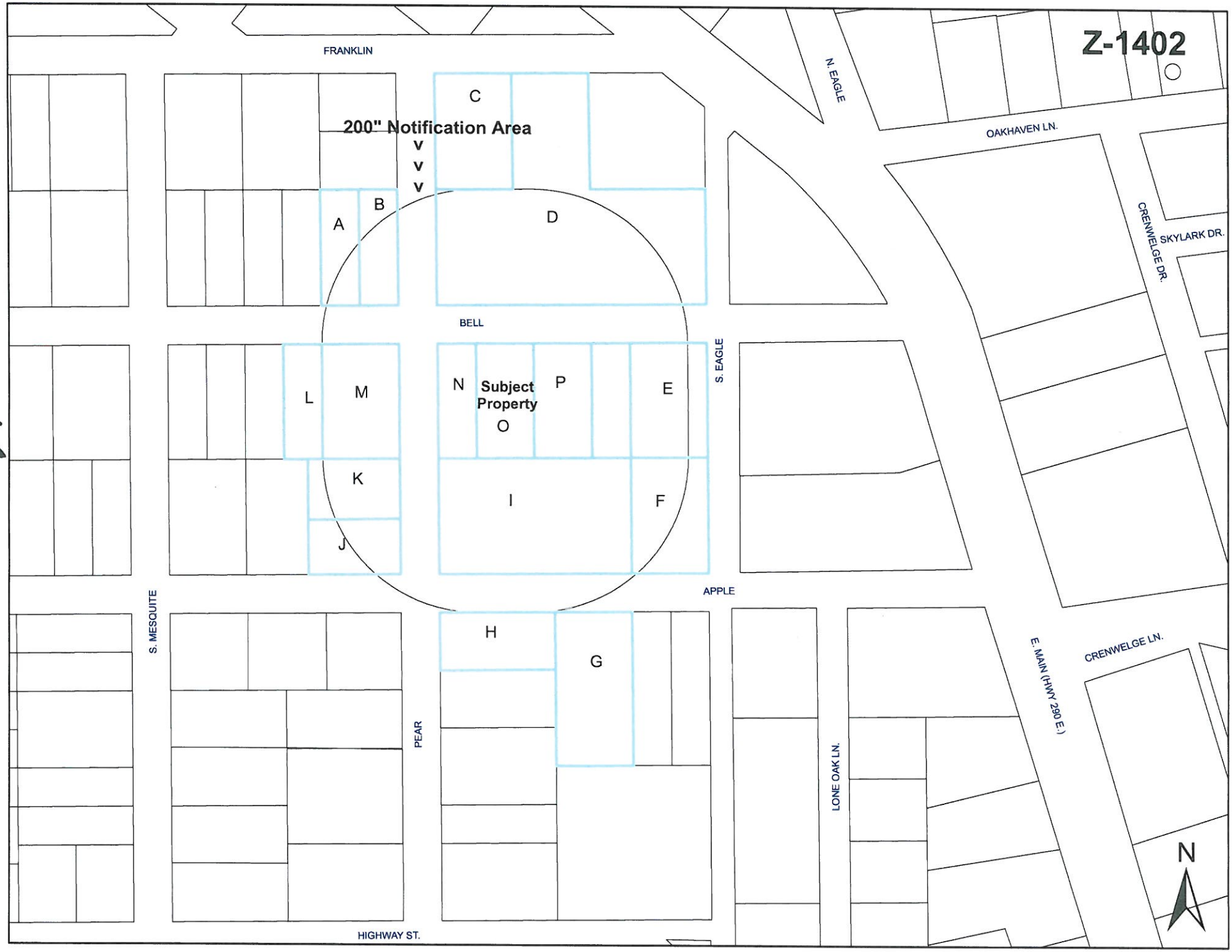

Z-1402
S. OLIVE
E. SAN ANTONIO
S. MESQUITE
FRANKLIN
N. EAGLE
OAKHAVEN LN.
CRENWELGE DR.
Zoning
C1 - Neighborhood Commercial
C2 - Commercial
CBD - Central Business District
M1 - Light Manufacturing
M2 - Medium Manufacturing
M3 - Industrial Park
OS - Open Space
PF - Public Facilities
PUD - Planned Unit Development
R1 - Single Family Residential
R2 - Mixed Residential
R3 - Multi-Family Residential
R4 - Manufactured Home Residential
R5 - Patio Home Residential
BELL
S. MESQUITE
Subject Property
S. EAGLE
APPLE
PEAR
LONE OAK LN.
E. MAIN (HWY 290 E.)
CRENWELGE LN.
N


Z-1402
S. OLIVE
E. SAN ANTONIO
S. MESQUITE
FRANKLIN
N. EAGLE
OAKHAVEN LN.
CRENWELGE DR.
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center
BELL
S. OLIVE
S. MESQUITE
Subject Property
S. EAGLE
APPLE
PEAR
LONE OAK LN.
E. MAIN (HWY 290 E.)
CRENWELGE LN.
N

Z-1402
E. MAIN (HWY 290 E.)
OAKHAVEN LN.
N. EAGLE
S. EAGLE
APPLE
LONE OAK LN
BELL
PEAR
S. MESQUITE


Z-1402
FRANKLIN
N. EAGLE
OAKHAVEN LN.
CRENWELGE DR.
SKYLARK DR.
200" Notification Area
C
A
B
D
BELL
S. EAGLE
L
M
N
Subject Property
O
P
E
K
I
F
J
APPLE
S. MESQUITE
H
G
PEAR
LONE OAK LN.
E. MAIN (HWY 290 E.)
CRENWELGE LN.
HIGHWAY ST.
N
51

Letter	Owner	
A	Linda Jo Phallan	910 Bell St.
B	Travis G. Pennington	912 Bell St.
C	Wilhemina Miller Life Estate	207 S. Pear
D	2B Apt Invest, LLC	914 Bell St.
E	Tommy E. Duncan	921 Bell St.
F	Treff W. & Kerinne Herber	206 S. Eagle St.
G	Jolene W. Renteria	921 Apple
H	Bierschwale Credit & Lending	501 S. Pear
I	Ms. Lories Learning Center, LLC	409 S. Pear
J	Michael Schandua	912 Apple St.
K	Maureen Denise Driscoll	406 S. Pear
L	Seth & Zephyr D. Stone	907 Bell St.
M	Rebecca Hornyak	909 Bell St.
N	Dean Alan & Lorrie A. Stewart	913 Bell St.
O	Ms. Lorries Learning Center, LLC	915 Bell St.
P	Tommy E. Duncan	917 Bell St.
Q	Natividad de Jesus Rojas	919 Bell St.
R		

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Z-1402

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

NOTICE OF PUBLIC HEARING FOR A CONDITIONAL USE PERMIT

HEARING DATE: **APRIL 9, 2014**	TIME: **5:30 PM**	REQUEST NUMBER: **Z-1402**

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: **APRIL 21, 2014**	TIME: **7:00 PM**	REQUEST NUMBER: **Z-1402**

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

APPLICANT: Ms. Lorrie's Learning Center

LOCATION: 915 Bell Street
(see accompanying map)

REQUEST: Conditional Use Permit to allow Day Care Services in the R-1, Single Family Residential Zoning District

(DETACH BELOW)

REQUEST NO. Z-1402
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____