AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, May 7, 2014
5:30 P.M.
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order

2. Approve minutes from the April 2014 Regular Meeting *Pp 1 - 3*

PUBLIC HEARINGS

3. Public Hearing (Z-1403) by Whataburger #1060 for an amendment to approved Conditional Use Permit to allow a change in signage on the front of the building located at 1301 E. Main St. *Pp 4 - 12*

4. Consider making a recommendation on Z-1403

5. Public Hearing (Z-1404) by the City of Fredericksburg to consider an amendment to Section 7.825 of the Zoning Ordinance pertaining to Special Parking Provisions applicable to Central Fredericksburg *Pp 13 - 19*

6. Consider making a recommendation on Z-1404

SITE PLANS

7. Consider (SP-1411) Site Plan for FISD Ag Facility located at Hollmig Lane and Friendship Lane *Pp 20 - 25*

DISCUSSIONS

8. Update on Relief Route

9. Update on Major Public Works Projects

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
April 14, 2014
5:30 P.M.

On this the 14th day of April, 2014 the PLANNING AND ZONING COMMISSION convened in special 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
DARYL WHITWORTH

ABSENT: BOBBY WATSON

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
TAMMIE LOTH - Development Coordinator

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

PUBLIC HEARINGS

Steve Thomas stepped down from the Commission for the consideration of Z-1402.

PUBLIC HEARING (Z-1402) BY MS. LORRIE'S LEARNING CENTER, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW DAYCARE SERVICES IN AN R-2, MIXED RESIDENTIAL ZONING DISTRICT AT 915 BELL STREET - It was moved by Chris Kaiser and seconded by Brenda Segner to open Public Hearing Z-1402 by Ms. Lorrie's Learning Center, LLC for a Conditional Use Permit to allow Daycare Services in an R-2, Mixed Residential Zoning District at 915 Bell Street. Brandon Weinheimer and John Klein of Stehling, Klein, Thomas Architects presented the application. Dean and Lorrie Stewart were also present. Mr. Weinheimer noted the property is surrounded by Pear Street on the west, Apple Street on the south, Bell Street on the north and the existing daycare center is on the north corner, adjacent to the applicant's personal residence. Mr. Weinheimer noted there is a main structure and two accessory structures located on the subject property and the main structure is what will be expanded to infant care and one of the accessory structures will serve as Ms. Lorries's office. Mr. Weinheimer noted a parking lot is proposed which includes 16 spaces with two accessible spots. Mr. Weinheimer stated the surface will be granite gravel and a dumpster enclosure will be constructed. Mr. Weinheimer noted a shared parking agreement is being drafted to ensure parking for all the different tracts. Mr. Weinheimer noted the parking area will be a huge benefit and it will alleviate the congestion that is currently in the area. Mr. Weinheimer added infant daycare is a much needed service in Fredericksburg. Todd Willingham moved to close Public Hearing Z-1402 and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, stated a key benefit to the project is that another daycare facility will be available, contiguous to an existing daycare and the owners residence. Mr. Jordan noted a concern with the expansion was the traffic in the area and the lack of parking, but the parking area that is being provided will help with those concerns. Mr. Jordan explained the expanded daycare is not anticipated to create more of problem to the neighborhood. Mr. Jordan noted one letter was received in opposition, but based on the information in the letter their concern has been addressed with the creation of a parking area.

Brian Jordan noted Staff recommendation of approval with the condition a shared parking agreement be provided and recorded prior to occupancy, as well as the site being developed in accordance with the site plan.

Daryl Whitworth moved to approve Application Z-1402 with the conditions set forth by Staff. Brenda Segner seconded the motion. All voted in favor and the motion carried.

Steve Thomas returned to the Commission.

MINUTES

Brenda Segner moved to approve the minutes from the March, 2014 meeting. Todd Willingham seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

DISCUSS EXPANDING THE SPECIAL PARKING PROVISIONS PERTAINING TO CENTRAL FREDERICKSBURG - SECTION 7.825 OF THE ZONING ORDINANCE - Brian Jordan, Director of Development Services, distributed two separate letters from owners who are wanting to develop property in the 400 block of E. Main Street between Washington and Elk Street. Mr. Jordan noted that block is located in the Historic District and Central Business District, but outside of the area that qualifies for reduced parking. Mr. Jordan noted the density in this block is generally higher because of the zoning and there is not much room on site for parking. Mr. Jordan explained the special parking provisions to the Commission and noted any use in an existing building does not require on site parking and if a business is expanded, only 50% of the required parking has to be provided for the new expansion and nothing for the existing area. Mr. Jordan stated there are two blocks on the west side of Main Street that have the same characteristics as the one block on E. Main Street. Mr. Jordan commented the request to look at extending the area included in the special parking provision was initiated by the two property owners who wrote the letters and Staff believed some discussion on the topic should begin. Charlie Kiehne stated a parking space should be provided for each unit in any bed and breakfast or hotel. Mr. Kiehne added parking is a real issue on Main Street and if parking is not required for the vacant areas that are developed there will be no parking left on Main Street, which will create more issues down the line. There followed some discussion about the proposed projects.

Daryl Whitworth asked if there were any residences left in the 400 block of E. Main besides the one on the corner and Mr. Jordan noted there were not. Mr. Whitworth asked how many blocks of E. Main would be considered for the expansion and Mr. Jordan stated only one block on the east side because the blocks after that transition to a more traditional commercial area where the buildings are set back from the property line and allow for on site parking. Mr. Kiehne commented developers should be responsible for providing parking. Janice Menking noted by requiring parking, the Commission and Council may be able to keep something too large from coming in. Chris Kaiser asked where the current designated area

came from because it seems somewhat arbitrary but no one knows how the area was designated. After more discussion the Commission decided it would be appropriate to call a public hearing to consider extending the special parking provisions one block east on Main Street and two blocks west on Main Street. Mr. Jordan noted Staff would advertise a public hearing for the following month.

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 6:30 p.m.

PASSED AND APPROVED this 7th day of May, 2014.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

MEMO

DATE: May 2, 2014

TO: Planning and Zoning Commission

FROM: Brian Jordan, AICP

SUBJECT: Request by Whataburger to Amend their Conditional Use Permit to allow a change in the signage on the front of the building (Z-1403).

Summary:

The Conditional Use Permit for Whataburger was approved in April, 2013. As part of the approval, elevations of the building and signage were included in the package for consideration. The sign in question is on the front of the building facing E. Main Street, and is a 42" tall Whataburger Logo and what is being proposed is a 22" tall sign spelling out Whataburger (see the attached exhibit showing the existing sign and what is proposed).

Recommendation:

In staff's opinion the existing sign appears to be in scale with the front of the building and is in balance. In addition, we believe the visibiity of the site and building is quite good from Main Street, and additional signage is not necessary. We recommend keeping the existing sign.

The City of Fredericksburg

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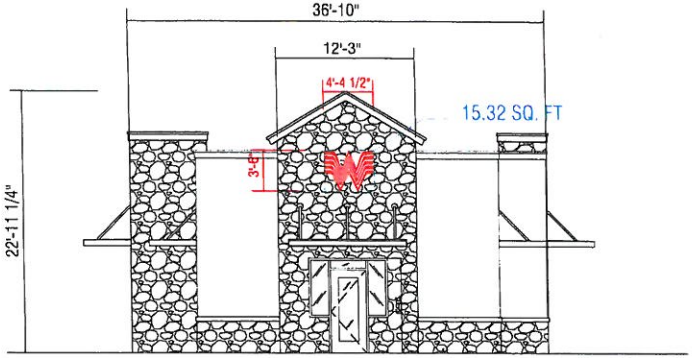
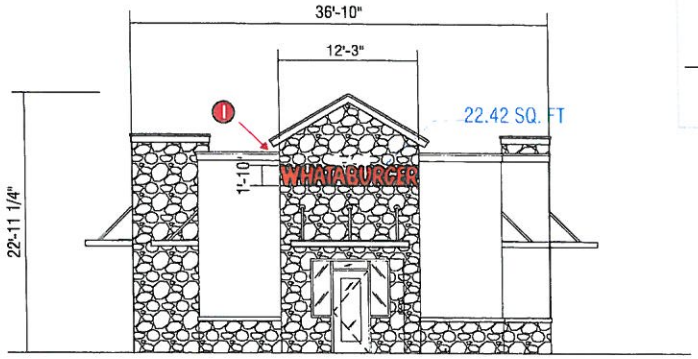
EXISTING LOOK



FRONT ELEVATION
3/32" = 1'-0"

PROPOSED LOOK



FRONT ELEVATION
3/32" = 1'-0"

SQ. FOOTAGE

EXISTING SIGN TO BE REMOVED: 15.32
PROPOSED NEW LETTER SET: 22.42

TOTAL DIFFERENCE: +7.1 SQ. FT

EXISTING 42" "W" LOGO TO BE REMOVED AND REPLACED

EXISTING LOOK APPROXIMATE SCALE: 1/8" = 1'-0"

PROPOSED LOOK APPROXIMATE SCALE: 1/8" = 1'-0"

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
2300 North Highway 121 Euless, Texas 76039
(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

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Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions
R1 Delete 2 wall signs/ chg size of wall ltrs.(MG) 5/2/13
R2 Update monument to LEDs add pull from inventory to exterior and interior menu.(CH) 7/2/13
R3 Chg qty on exterior menu - chg site plan. (MG) 8/2/13
R4 8/8/13 RM/JK Deleted Sign F Drive Thru Menu Board.
R5 8/20/13 Add menu board back (CH)
R6 10/1/13 Revise graphics on monument sign E (BW)
R7 03/10/14 Update scope to be W log replacement (CH)

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Joe Dunavan
Project Manager: Kay Bacon
Drawn By: Melanie Gray

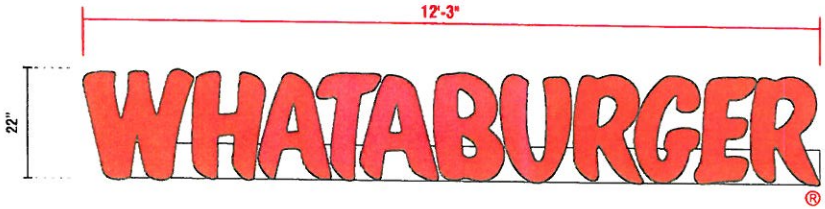
Underwriters Laboratories Inc. — ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
WHATABURGER
#17-885
1301 East Main Street
Fredericksburg, TX 78624

Job Number: 23-14061-10
Date: April 26, 2012
Sheet Number: 2 Of 3
Design Number: 23-14061-10-New Bldg-R7ADD

NON-STANDARD

CUSTOM LETTER SPACING.
SIGN CAN NOT EXCEED 12'-3"



SIGN TYPE (A) 22" PCL - L.E.D.- RACEWAY - **ONE (1) SET REQ'D**

SCALE 1/2"=1'-0"

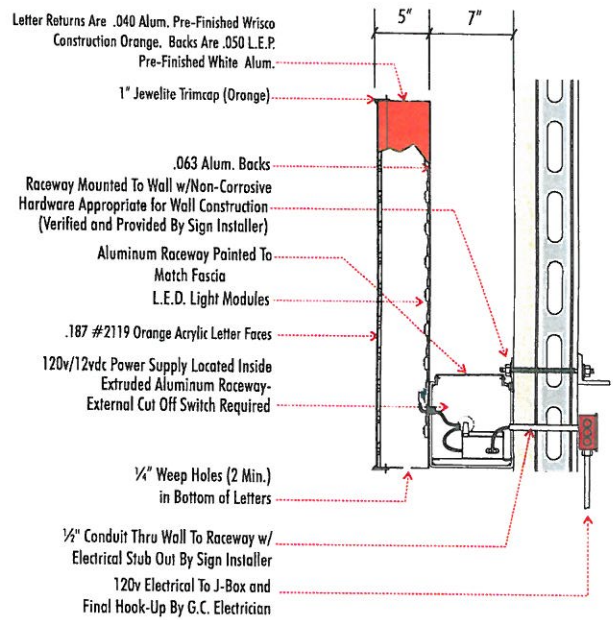
22.42 SQ. FT.

CHANNEL LETTERS INTERNALLY ILLUMINATED WITH L.E.D. MODULES.
DISPLAY TO HAVE ON/OFF SERVICE SWITCHES ON RACEWAY.

RACEWAY COLOR: TBD

LOW VOLTAGE L.E.D. LIGHTING SYSTEM

U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 NEC 600 CODE



®= 3" X 3/16" THK. #7328 WHITE ACRYLIC with 3M 3630-44 ORANGE VINYL, PIN-FLUSH MOUNT TO FASCIA

SECTION DETAIL - LED ILLUMINATED WALL LETTERS- RACEWAY

N.T.S.

FEDERAL HEATH SIGN COMPANY
www.FederalHeath.com
2300 North Highway 121 Euless, Texas 76039
(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

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Fredericksburg, TX 78624

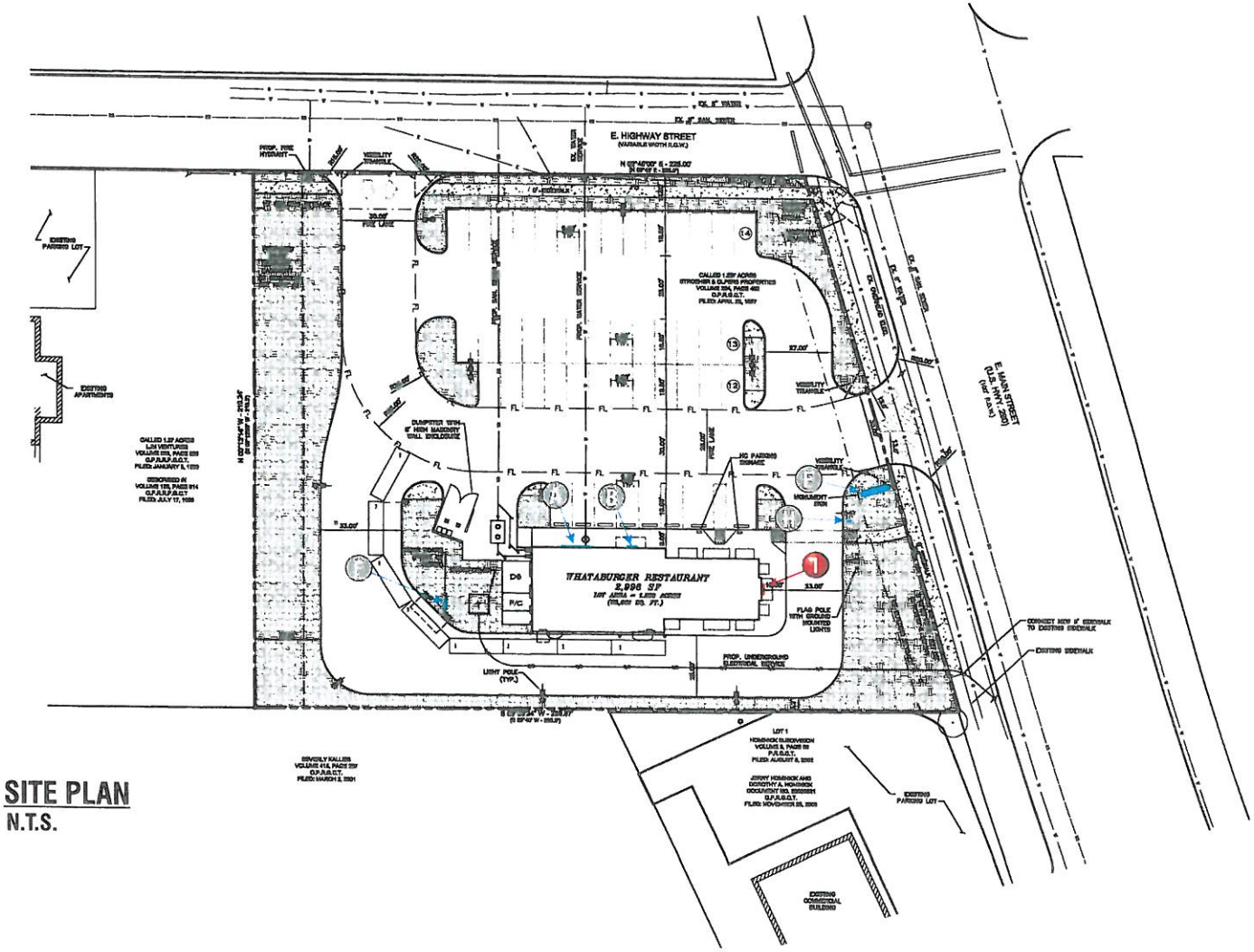
Job Number: 23-14061-10
Date: April 26, 2012
Sheet Number: 3 of 3
Design Number: 23-14061-10-New Bldg-R7ADD

EXISTING SIGNS

- 22" WHATABURGER LETTERS ON RACEWAY | ONE EXISTING
- 42" FLUSH MOUNT W-LOGOS | ONE EXISTING
- 4'-6"-0AH D/F INTERNALLY ILLUMINATED MONUMENT | ONE(EXISTING
- DRIVE-THRU MENU | ONE (1) REQ
- NON-ILLUMINATED DIRECTIONAL | ONE(1) REQ.

PROPOSED REPLACEMENT SIGN

1. EXISTING 42" FLUSH MOUNT "W" LOGO (15.32 SQ. FT) TO BE REMOVED AND REPLACED WITH 22" RACEWAY MOUNTED "WHATABURGER" LETTER SET (22.42 SQ. FT)



SITE PLAN
N.T.S.

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Job Number: 23-14061-10
Date: April 26, 2012
Sheet Number: 1 Of 3
Design Number: 23-14061-10-New Bldg-R7ADD

CASE NUMBER Z-1403

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:** Whataburger #1060

2 **ADDRESS:** 300 Concord Plaza Dr., San Antonio, TX 78216

3 **PHONE NUMBER:** (210) 476-6000 **FAX NUMBER:** (210) 476-6976

4. **EMAIL ADDRESS:** RESERVICESTEAM@WBHQ.COM

5 **OWNER (if different from applicant):** Stroeher & Olfers Properties

6. **ADDRESS:** 509 S. Adams, Fredericksburg, TX 78624

7 **PHONE NUMBER:** 830-997-4382 **FAX NUMBER:**

8. **EMAIL ADDRESS:** steveolfers@hotmail.com

9. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

ADDRESS: 1301 E. Main St., Fredericksburg, TX 78624

LEGAL DESCRIPTION: 1.286 acre tract in the William H. Anderson Survey #197, Abstract No. 2

LOT SIZE: Irregular 227.08' x 225.00' x 219.24' x 286.97 **LOT AREA:** 1.286 acres

10. **EXISTING ZONING:** C-2 Commercial DISTRICT

11. **CONDITIONAL USE PERMIT:**

USE CLASSIFICATION IN THE 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

Whataburger would like to remove the existing "W" logo from the front of the building and install a 22' tall letterset sign in its place for better identification.

(attach additional sheets 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:** _____

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: _____

DATE: 3-13-14

FEE PAID: _____

TITLE SEARCH: 2-1-10
(Date)

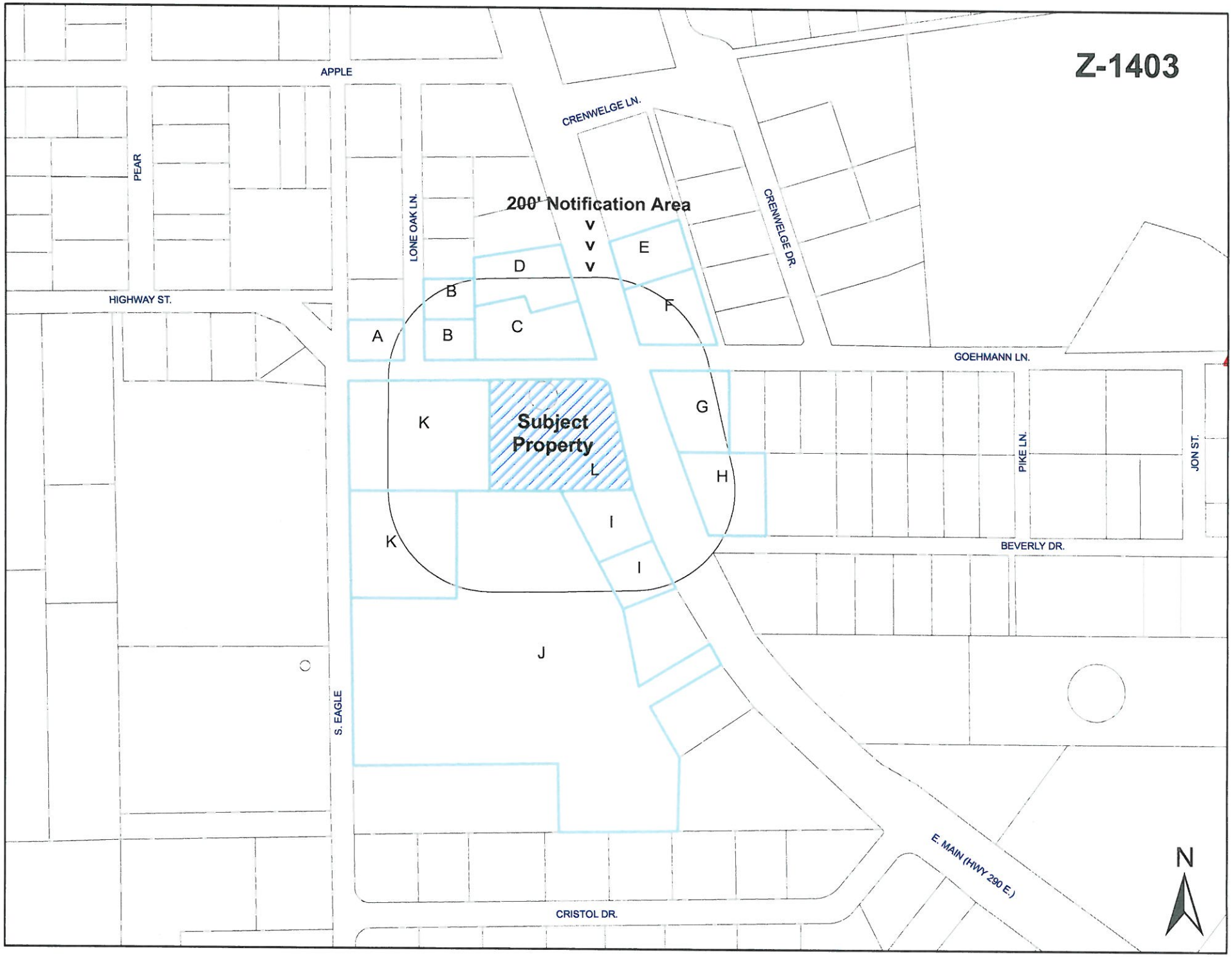
14 **CONSENT OF LIENHOLDER:** N/A
(Signature)

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

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

16 Return application to

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


Z-1403
APPLE
PEAR
HIGHWAY ST.
LONE OAK LN.
CRENWELGE LN.
CRENWELGE DR.
200' Notification Area
A
B
B
C
D
E
F
G
H
I
I
J
K
K
L
Subject Property
GOEHMANN LN.
PIKE LN.
JON ST.
BEVERLY DR.
S. EAGLE
E. MAIN (HWY 290 E.)
CRISTOL DR.
N

Letter	Owner	
A	Frances Ann Borchers	512 Lone Oak
B	Ida Jo Parsley	1006 E. Highway
C	Billy D. Teague	1211 E. Main St.
D	Linda Louise Ross	1209 E. Main
E	Rose Marie Stehling Behrends	1210 E. Main
F	Keith R. Stehling	1212 E. Main
G	Billy Teague	103 Goehmann Lane
H	Frederick J. Metzger	1304 E. Main St.
I	Jerry & Dorothy Hominick	1303 E. Main
J	Beverly Kallies	1305 E. Main St.
K	LJM Ventures Partnership	1003 E. Highway St.
L	Stroeher & Olfers Properties	1301 E. Main St.

Z-1403

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

NOTICE OF PUBLIC HEARING ON VARIANCE REQUEST

HEARING DATE: **May 15, 2014** **TIME:** **5:30 P.M.** **APPEAL NO.** **2014-2**

The BOARD OF ADJUSTMENT of the City of Fredericksburg will hold a public hearing at the above stated time and date in the Conference Room of City Hall, 126 W. Main St. to consider a variance request as indicated below.

According to City Tax Record, you are the owner of real property listed below, or are the owner within 200' of the requested variance. You are not required to attend the hearing, 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, Texas 78624. All protests must be submitted in writing.

The decision of the BOARD OF ADJUSTMENT on the requested variance is final. For additional information please do not hesitate to contact the Development Services Department at 830-997-7521.

APPLICANT: **Fredericksburg Lockers, Inc. dba Opa's Smoked Meats**

ADDRESS OF THE SUBJECT PROPERTY: **412 S. Washington**

EXPLANATION OF REQUEST: **Variance to section 3.310 of the Zoning Ordinance pertaining to interior side yard setback**

(detach here)

Appeal No. 2014-2
As an interested property owner, I (PROTEST) (APPROVE) the requested variance represented by the above appeal number because:

_____

_____

_____

_____
Signed Address

MEMO

DATE: May 1, 2014

TO: Planning and Zoning Commission

FROM: Brian Jordan, AICP

SUBJECT: Amendment to Section 7.825 of the Zoning Ordinance pertaining to Special Provisions Applicable to Central Fredericksburg (Z-1404).

Summary:

Section 7.825 of the Zoning Ordinance (copy attached) relates to special parking provisions that apply to the area of town bounded by Milam Street on the west, Austin Street on the north, Washington Street on the east and San Antonio Street on the south. The intent of these provisons is to enhance the unique historical character and discourage inharmonious parking facilities in such historical districts or on sites occupied by historic structures and to reduce intrusion on pedestrian-oriented street frontages by parking facility access.

Recently, we have had two owners of property within the block just to the east and outside of this area, request that we consider extending this special parking provision one block to the east, to Elk Street. As stated in their letters (attached), the conditions are similar within this block, including that the CBD zoning and Historic District covers these properties. In addition to the block between Washington and Elk Street, the two blocks on the West end of Main Street between Milam and Bowie have similar circumstances and should be considered. The main difference between the two areas is that there is some residential zoning and neighborhood commercial zoning within the blocks on the west end of Main Street.

The City of Fredericksburg

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

Recommendation:

This provision has seemed to work well for those businesses and properties within these blocks. We would recommend that this consideration be limited to the blocks between Washington and Elk on the east end of town and the blocks between Milam and Bowie on the west end of town. Staff recommends extending the provisons of Section 7.825 to include these additonal blocks, with a condition that it be limited to the CBD zoned areas and that lodging or B&B units be excluded, meaning that they would be parked at the normal requirement.

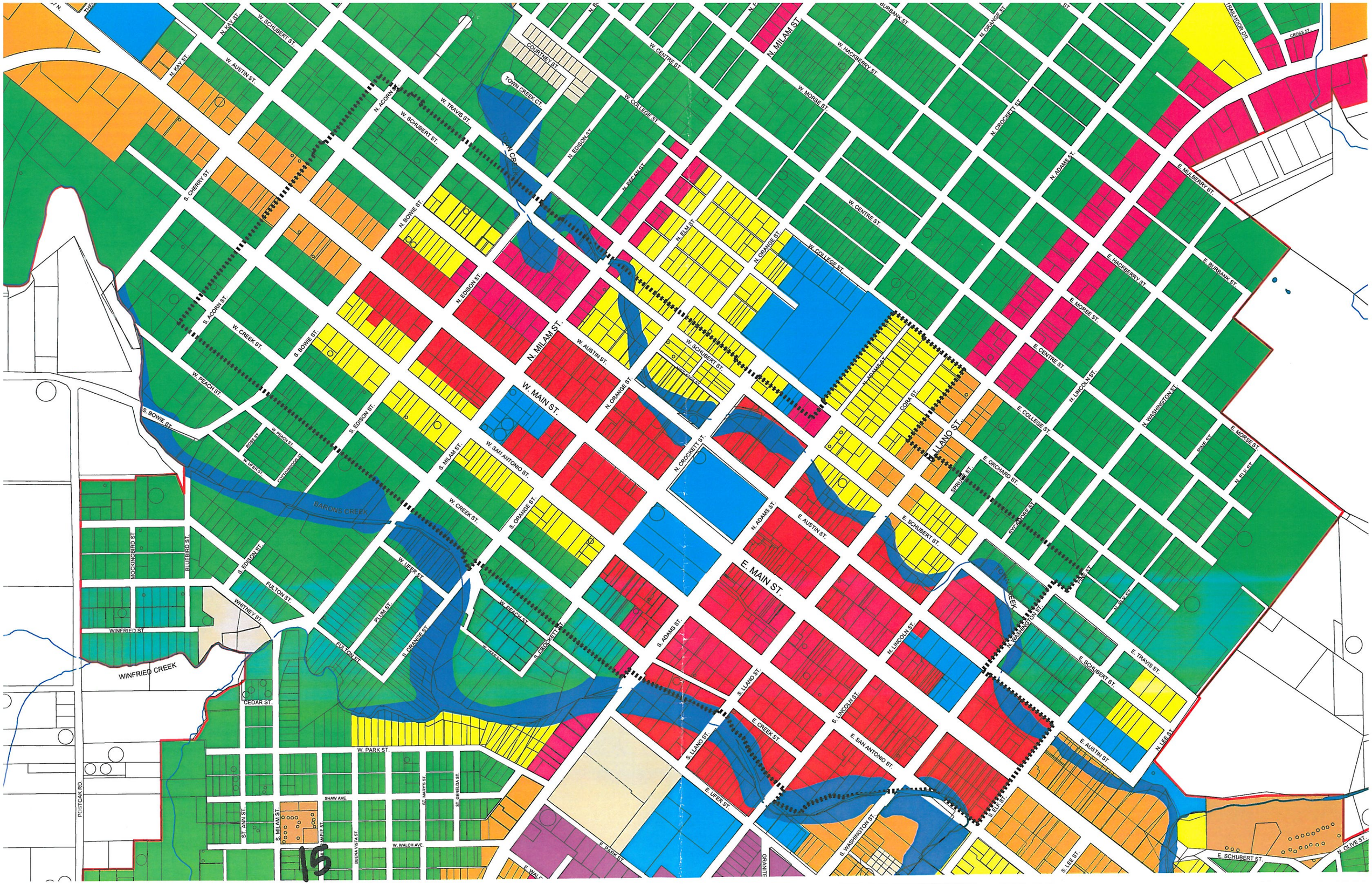
Background / Analysis:

The special provisons state the following:

1. When any existing building is (1) converted to another use; or (2) has the usable floor area within the existing building perimeter enlarged, rehabilitated or remodeled, without enlarging said building perimeter, then said building conversion or improvement shall not require additional off-street parking, other than the number of existing off-street parking spaces which are utilized by said building.

2. For new buildings or expanded building space, the uses shall provide fifty percent (50%) of the off-street parking requirements of Table 7.863 of the Zoning Ordinance.

3. The provisions of 2 above shall not apply for sites where a historic structure is removed and a new building built.



N. KAY ST.
W. SCHUBERT ST.
W. AUSTIN ST.
COURTNEY ST.
TOWN CREEK CT.
N. MILAM ST.
W. CENTRE ST.
W. HACKBERRY ST.
BURBANK ST.
N. ORANGE ST.
TRAILMOOR DR.
CROSS ST.
W. COLLEGE ST.
W. MORSE ST.
N. CROCKETT ST.
N. ACORN
W. TRAVIS ST.
W. SCHUBERT ST.
N. EDISON ST.
N. PECAN ST.
N. ELM ST.
N. ORANGE ST.
W. CENTRE ST.
N. ADAMS ST.
E. MULBERRY ST.
S. CHERRY ST.
N. BOWIE ST.
TOWN CREEK
W. COLLEGE ST.
E. HACKBERRY ST.
E. BURBANK ST.
E. MORSE ST.
N. EDISON ST.
S. ACORN ST.
W. CREEK ST.
S. BOWIE ST.
N. MILAM ST.
W. AUSTIN ST.
W. SCHUBERT ST.
N. ADAMS ST.
CORA ST.
E. CENTRE ST.
N. LINCOLN ST.
W. PEACH ST.
W. MAIN ST.
N. ORANGE ST.
LLANO ST.
E. COLLEGE ST.
N. WASHINGTON ST.
S. BOWIE ST.
S. EDISON ST.
ROSE ST.
W. PEACH ST.
W. UFER ST.
COTTONWOOD ST.
S. MILAM ST.
W. SAN ANTONIO ST.
N. CROCKETT ST.
SPRUCE ST.
E. ORCHARD ST.
PINE ST.
E. MORSE ST.
N. ELK ST.
BARONS CREEK
W. CREEK ST.
S. ORANGE ST.
N. ADAMS ST.
E. AUSTIN ST.
E. SCHUBERT ST.
SYCAMORE ST.
MOCKINGBIRD ST.
BLUEBIRD ST.
S. EDISON ST.
FULTON ST.
W. UFER ST.
E. MAIN ST.
TOWN CREEK
PINE ST.
N. ELK ST.
WHITNEY ST.
PLUM ST.
W. PEACH ST.
S. CROCKETT ST.
S. ADAMS ST.
N. LINCOLN ST.
N. WASHINGTON ST.
E. TRAVIS ST.
WINFRIED ST.
FULTON ST.
S. ORANGE ST.
E. SCHUBERT ST.
WINFRIED CREEK
S. LLANO ST.
S. LINCOLN ST.
CEDAR ST.
E. CREEK ST.
E. SAN ANTONIO ST.
E. AUSTIN ST.
N. LEE ST.
W. PARK ST.
S. LLANO ST.
POSTOAK RD
SHAW AVE
ST. MARY'S ST.
ST. GERELDA ST.
E. UFER ST.
S. WASHINGTON ST.
S. ELK ST.
ST. ANN ST.
S. MILAM ST.
TEMPLE ST.
BUENA VISTA ST.
W. WALCH AVE.
E. PARK ST.
GRANITE
S. LEE ST.
E. SCHUBERT ST.
N. OLIVE ST.

15

7.825 Special Provisions Applicable To Central Fredericksburg

A. Special parking requirements shall apply within designated portions of Central Fredericksburg in order to further enhance the unique historical character and discourage inharmonious parking facilities in such historical districts or on sites occupied by historic structures and to reduce intrusion on pedestrian-oriented street frontages by parking facility access.

B. Special Parking Requirements Area, including all of blocks 28, 34, 68, 43, 48, 53, 52, 47, 42, 67, 33 and 27 of the Fredericksburg Addition further described as those blocks bordered by Austin Street on the north, San Antonio Street on the south, Milam Street on the west, and Washington Street on the east.

C. Special Provisions

1. For those businesses which construct their own off-street, off-premises parking, the distance to the parking lot may be extended fifty percent (50%) in addition to the provisions in Section 7.850.

2. When any existing building is: (1) converted to another use; or (2) has the usable floor area within the existing building perimeter enlarged, rehabilitated or remodeled, without enlarging said building perimeter, then said building conversion or improvement shall not require additional off-street parking, other than the number of existing off-street parking spaces which are utilized by said building.

3. For new buildings or expanded building space, the following uses shall provide fifty percent (50%) of the off-street parking requirements of Table 7.863.

4. The provisions of C.3 above shall not apply for sites where a historic structure is removed and a new building built.

April 14, 2014

146 Keidel Lane
Fredericksburg ,Texas 78624

Brian Jordan
Director of Development Services
City of Fredericksburg
126 West Main Street
Fredericksburg, Texas 78624
(830) 997-7521

Regarding: 401 East Main Street

Dear Mr. Jordan:

I am requesting an amendment to Sec. 7.825 Special Provisions Applicable to Central Fredericksburg, the City of Fredericksburg's off street parking requirement (OSPR). This area was established "to further enhance the unique historical character and discourage inharmonious parking facilities in such historical districts or on-site occupied by historic structures and to reduce intrusion on pedestrian-oriented street frontages by parking facilities access." As you are aware the OSPR does not exactly overlay the Central Business District or the Historical District. In my opinion it is applied un-uniformly in the southeast quadrant of the city. I believe the OSPR should be extended down San Antonio Street (right of way) to Elk Street, and then up Elk and across Main. Elk Street appears to be logical division point. It is where the change in lot design starts. Properties on the east side of Elk are generally laid out with parking in the front of the business lending itself to vehicular traffic and the properties on the west of Elk catering to the pedestrian traffic with the business fronts adjacent to the sidewalk.

We are currently planning to develop 401 E Main Street which wraps around the corner from HWY 290 down HWY 87 to Baron's Creek. Our property is located inside the Historical District and the Central Business District but not inside the reduced off street parking requirement area. We would like to develop this property in the side-by-side (possibly two story) building fashion Fredericksburg is known for, but this type of development is not possible if we forced to provide all parking on site. The existing conditions and the depths of the lots on this block of Main Street make it is very difficult fit all the required parking on site. Please amend the off street parking requirements to include this area if possible. If you would like, I would be happy to meet with you or appear at a board meeting or council meeting to discuss further.

Sincerely,

Stuart Barron

GABLE S CORPORATION

PO Box 4515
Austin, Texas 78765

Tel 512 659 8425
Fax 512 453 7672

April 3, 2014

Brian Jordan, AICP
Director of Development Services
City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624
(830) 997-7521

Regarding: *406 East Main Street – Off Street Parking Requirements*
Fredericksburg, Texas

Dear Brian:

On March 17, 2014 we met with you, Kent Myers and Clinton Bailey to give you a project update. One of the main topics concerned how the Schedule of Off-Street Parking Requirements applies to this specific project. We walked through how our project is designed to provide all of the required parking. You noted that the site was in an unusual location and might warrant special consideration by the Planning and Zoning Commission to ease the parking count. We believe that this project deserves this consideration, and we offer the following reasons to explain why.

Our site is inside of the boundary of both the Historic Overlay (Section 3.500) and the Historic Shopping District Overlay (Section 3.510), and is both bound by and designed to meet all of these applicable zoning requirements. This project will significantly enhance the continuity and integrity of the Core historic fabric of downtown Fredericksburg, especially when you consider what is currently located on the property. The project provides a now-lacking retail street frontage, carefully integrates the single existing heritage tree into a welcoming, intimate courtyard, and completely hides all of the parking below Main Street ground level. This project will extend and fill the existing gap in the City's core retail frontage

Unfortunately, we just miss the defined boundary of Central Fredericksburg by about 150 feet to the east. This zoning provision - Section 7.825, "Special Provisions Applicable to Central Fredericksburg" – makes significant reductions in off-street parking requirements in order to facilitate the pedestrian-oriented streetscape experience that our project so fully delivers. The provision's opening statement completely dovetails with the Historic District's intent – "…in order to further enhance the unique historical character and discourage inharmonious parking facilities in such historical districts…..and to reduce intrusion on pedestrian-oriented street frontages by parking facility access."

This Central Fredericksburg Provision allows for a 50% reduction in off-street parking requirements. We are not seeking anywhere near that amount, but we would request consideration of a 25% reduction. The project has carefully shoehorned in approximately 105 spaces, and we ask for this reduction not to compromise function or short function of the mixed uses of Hotel and Retail, but to allow for necessary flexibility in the Café seating arrangements.

We would also note that our project is going to other lengths to lessen the parking demand for both our project and the city at large. We are contemplating closing up two existing curb cuts, which would add 6 additional street parking spots along Main Street, all for public use. We are also committed to prominently featuring and providing alternative cycling accommodations at both the Main Street and Austin Street levels – this will include bikes for rent or guest use, bicycle storage, and integration into bike paths both onsite and offsite.

To sum up, this project is predicated on enhancing the unique pedestrian experience of central, historic Fredericksburg, and is carefully, unobtrusively inserting as much parking as is physically and economically feasible. We are likely adding to the pool of street parking (not in our parking count), and we are making alternative transportation – cycling – a key component of the project both aesthetically and operationally. We respectfully request consideration to reduce the parking count 25% - only half the reduction allowed to properties only 150' away.
1

Sincerely,

Shaesby A. Scott

CC: Kent Myers
Daniel Brooks
Philip Keil

SITE PLAN
BACKGROUND INFORMATION
May, 2014

File Number:	SP 1411.
Address/Location:	North of Friendship Lane, between S. Milam Street (formerly Stadium Drive) and Hollmig Lane.
Applicant:	VEI Consulting Engineers
Owners:	FISD
Proposed Use:	Agricultural Facility
Site Area:	Approximately 2.07 acres (90,346 square feet)
Zoning:	PF, Public Facilities
Adjacent Land Uses/Zoning:	
North:	Vacant land and Nursing home, Zoned PF and R-3
South:	EMS/City Warehouse, zoned PF
East:	Vacant land and FISD Administrative Offices, zoned PF
West:	Vacant land, zoned R-3
Building:	Single "L" shaped building with approximately 10,622 square feet, with 1 classroom.
Building Coverage:	12% (75% maximum permitted)
Impervious Coverage:	33% (85% maximum permitted)
Building Height:	Single-story.
Site Access:	Two drives off of Hollmig Lane.
Parking Required:	Other than for the classroom, parking for this type of use is really not established as part of the zoning ordinance. The single classroom will require 7 spaces. For the main function of the building, trucks and trailers will be utilitzed. The northern parking lot is designed for trailers, including a large open drive area.
Parking Provided:	7 spaces in the southern lot, including 1 handicap space. Eight designated trailer parking spaces in the northern lot.
Sidewalk:	A sidewalk is proposed along Friendship Lane and Hollmig Lane.

Screening Required:	Around the Trash Dumpster (noted on the plan). The dumpster shown within the northern lot shall be moved behind the setback line.
Tree Preservation:	The site has only a few existing trees which are proposed to remain.
Lighting:	Exterior lighting will be shielded from adjoining properties.
Drainage/Detention:	The drainage channel located to the east of this property will be utilized for drainage. This channel flows into the regional detention pond located behind the City's warehouse. No on-site detention will be required.
P&Z Action:	Final approval
Recommendation:	Approval
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 for grading, drainage and utilities prior to issuance of a Building Permit.

APPLICATION FOR SITE PLAN REVIEW

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

1. **APPLICANT:** VEI CONSULTING ENGINEERS, INC.
2. **ADDRESS:** 507-D EAST HIGHWAY ST., FREDERICKSBURG, TX
3. **APPLICANT TELEPHONE NUMBER:** 830-997-4744
4. **APPLICANT FAX NUMBER:** 830-997-6967
5. **OWNER (if different from applicant):** FREDERICKSBURG I.S.D.
6. **ADDRESS:** 234 FRIENDSHIP LN., FREDERICKSBURG, TX
7. **OWNER TELEPHONE NUMBER:** 830-997-9551
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

   ADDRESS: AT HOLMIG LN AND FRIENDSHIP LN.

   LEGAL DESCRIPTION: USNER ACRES, LOT 1C-R

   LOT SIZE: 2.07 ACRES **LOT AREA:** 90,346 SQ. FT.

   PROPOSED USE: HIGH SCHOOL AG. FACILITY

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

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

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

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

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

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

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

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

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

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

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

10. **SIGNATURE OF APPLICANT:** _____

PRINTED NAME OF ABOVE: KEVIN W. SPRAGGINS

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

11. **SIGNATURE OF OWNER:** _____

PRINTED NAME OF ABOVE: Eric Wright

DATE: 4-7-14

TITLE SEARCH: in progress as of 7 Apr 14
Date

12. **CONSENT OF LIEN HOLDER:** None
Signature

PRINTED NAME OF ABOVE: None

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

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

NOTES:

1. 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.

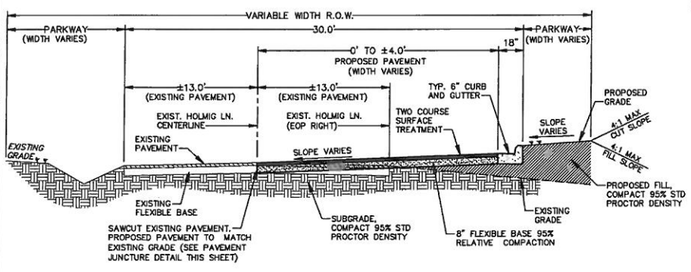
9. FIRE LANE SHALL BE MARKED PER CITY STANDARDS.

10. THIS SITE PLAN ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODES ORDINANCES.

11. 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.

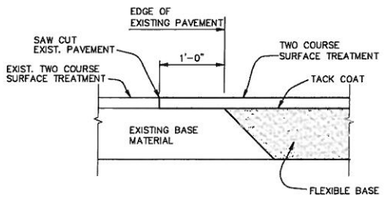
12. ALL EXTERIOR LIGHTING SHALL BE SHIELDED.

13. ALL EXTERIOR LIGHTING WILL BE WALL-MOUNTED ON THE PROPOSED BUILDING, UNLESS OTHERWISE SHOWN ON THIS PLAN.



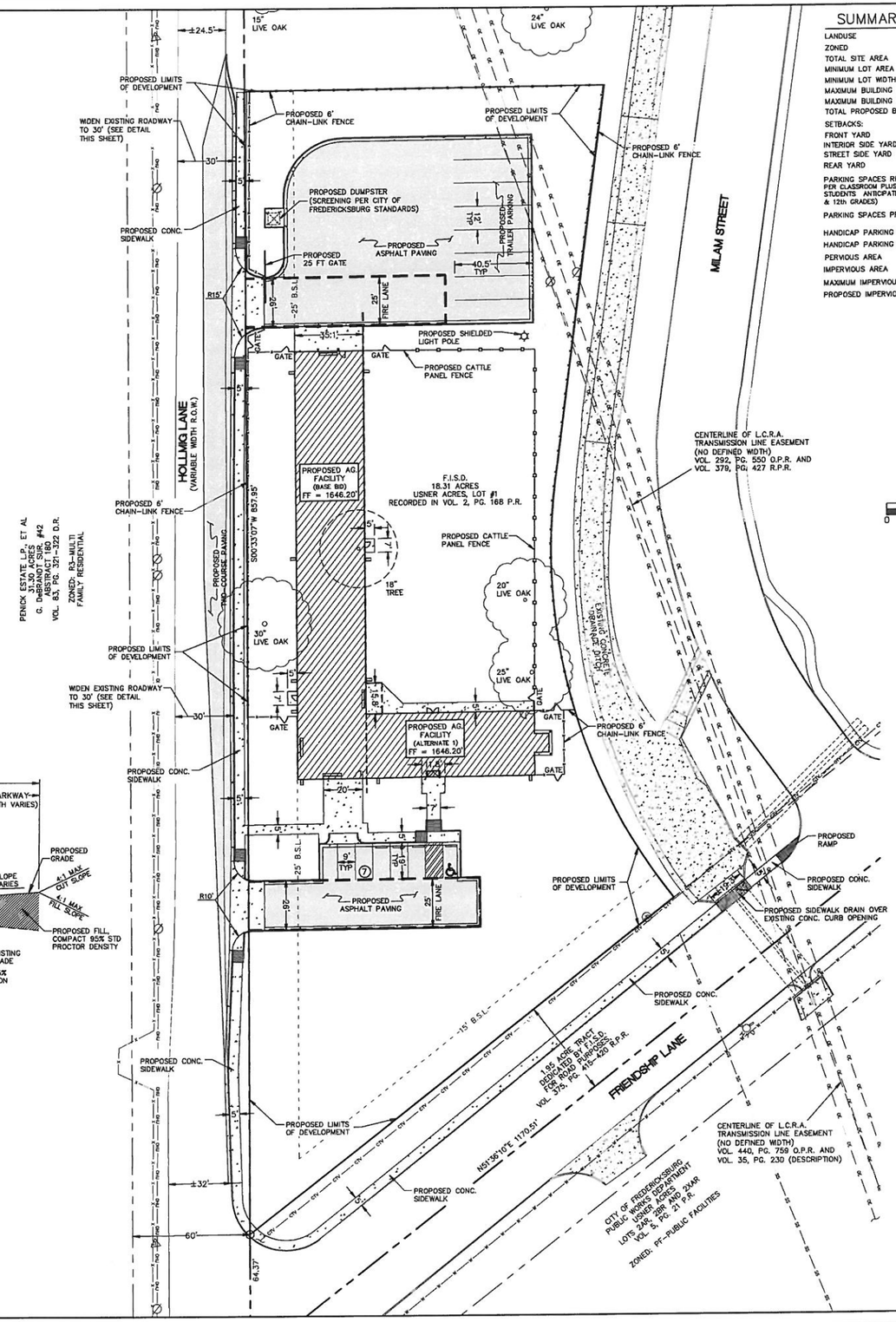
TYP. ROADWAY SECTION (HOLMIG LANE)

N.T.S.



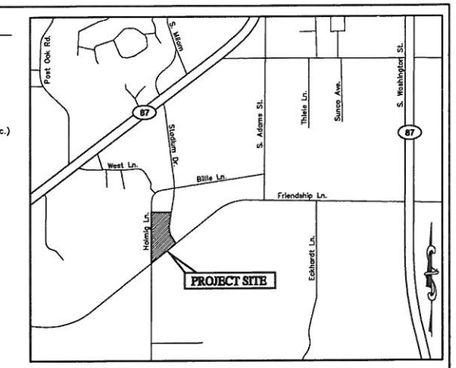
PAVEMENT JUNCTURE DETAIL

NTS



SUMMARY TABLE

LANDUSE	PUBLIC / SEMI PUBLIC
ZONED	PF - PUBLIC FACILITIES
TOTAL SITE AREA	90,346 sq. ft. / 2.07 Ac.
MINIMUM LOT AREA	NO REQUIREMENT
MINIMUM LOT WIDTH	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT	4 STORIES (50 ft.)
MAXIMUM BUILDING COVERAGE ALLOWED	75%
TOTAL PROPOSED BUILDINGS AREA	12% (10,622 sq. ft. / 0.24 Ac.)
SETBACKS:	
FRONT YARD	25 FEET
INTERIOR SIDE YARD	0 FEET
STREET SIDE YARD	15 FEET
REAR YARD	0 FEET
PARKING SPACES REQUIRED (1-1/2 SPACES PER CLASSROOM PLUS 1 SPACE FOR EACH 3 STUDENTS ANTICPATED TO BE ENROLLED IN 11th & 12th GRADES)	7 SPACES (1 CLASSROOM + 15 STUDENTS)
PARKING SPACES PROVIDED	7 SPACES (DOES NOT INCLUDE TRAILER PARKING)
HANDICAP PARKING SPACES REQUIRED	1 SPACE
HANDICAP PARKING SPACES PROVIDED	1 SPACE
PERVIOUS AREA	60,104 sq. ft. / 1.38 Ac.
IMPERVIOUS AREA	30,242 sq. ft. / 0.69 Ac.
MAXIMUM IMPERVIOUS PERCENTAGE ALLOWED	85%
PROPOSED IMPERVIOUS PERCENTAGE	33%



LOCATION MAP

SCALE: 1" = 1000'

LEGEND

EXISTING

- EXISTING CONCRETE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITY LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EXISTING EASEMENT
- BUILDING SETBACK LINE
- EXISTING FENCE LINE
- EXISTING CONCRETE CURB
- EXISTING CULVERT
- IRON ROD FOUND
- IRON ROD SET
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING CABLE JUNCTION BOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

PROPOSED

- PROPOSED BUILDING
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED PARKING STRIPE
- PROPOSED PHASE LINE
- PROPOSED CATTLE PANEL FENCE
- PROPOSED CHAIN-LINK FENCE
- PROPOSED CONCRETE CURB
- PROPOSED LIMITS OF DEVELOPMENT
- PROPOSED FIRE LANE
- PROPOSED HANDICAP SPACE
- PROPOSED WHEEL STOP
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED LIGHT POLE
- PROPOSED DUMPSTER

A
SITE PLAN
FOR

F.I.S.D. AG FACILITY

LOT 1C-R, USNER ACRES SUBDIVISION

A 2.07 ACRE TRACT OF LAND, PART OF AN 18.15 ACRE TRACT OF LAND RECORDED IN VOLUME 2, PAGE 168 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

FREDERICKSBURG INDEP. SCHOOL DISTRICT — **OWNER**

CONTACT: MYRON JOST
234 FRIENDSHIP LANE
FREDERICKSBURG, TX 78624
(830) 997-9551
FAX: (830) 997-6164

VEI CONSULTING ENGINEERS — **ENGINEER**

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

FILE NO: 13146

DATE: 04/29/2014

SHEET: SP (1 OF 2)


SP-1411
N
THIELE LN
S. ADAMS
FRIENDSHIP LN.
ECKHARDT LN.
BILLIE DR.
S. MILAM
HOLLMIG DR.
HWY 18 SOUTH
FRIENDSHIP LANE