

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, January 8, 2014

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the December 2013 Regular Meeting

Pp 1 - 3

SITE PLANS

3. SP-1318 - Consider a site plan for Backwoods BBQ Restaurant & Retail Center located at 320 FM 2093
4. SP-1319 - Consider a site plan for an 8800 square foot retail building at Baron's Creek Shopping located at 1426 E. Main Street

Pp 4 - 11

Pp 12 - 17

DISCUSSIONS

5. Discuss Public Hearing dates for Subdivision Ordinance Update

Pg 18

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
December 4, 2013
5:30 P.M.

On this the 4th day of December, 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
TODD WILLINGHAM
BRENDA SEGNER
CHRIS KAISER
BILL PIPKIN
DARYL WHITWORTH

ABSENT: CHARLIE KIEHNE

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

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

Chris Kaiser stepped down from the Commission for the consideration of Z-1315.

PUBLIC HEARINGS

PUBLIC HEARING (Z-1315) BY CAPRAIA PARTNERS, LTD FOR A CONDITIONAL USE PERMIT TO ALLOW A LODGING DEVELOPMENT IN THE CBD, CENTRAL BUSINESS DISTRICT, AT 415 & 417 E. MAIN STREET. - It was moved by Bobby Watson and seconded by Todd Willingham to open Public Hearing Z-1315 by Capraia Partners, Ltd for a Conditional Use Permit to allow a lodging development in the CBD, Central Business District, at 415 & 417 E. Main Street. Shayna Thompson presented the application. Ms. Thompson noted there are two existing buildings on the property that will be used as a lobby and a 3 bedroom, single unit bed and breakfast. Ms. Thompson commented there will be eight new bed and breakfast units constructed within six buildings. Ms. Thompson noted parking will be located behind the existing buildings and there will be a landscaped area on the rear of the property. Ms. Thompson added they plan to use barnwood on the exterior of the buildings to blend in with the surroundings.

Bobby Watson moved to close Public Hearing Z-1315 and Brenda Segner seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the project was designed to comply with the standard zoning requirements. Mr. Jordan stated access to the property is limited and it is not physically

possible to have a two-way in and two way out, which is what is preferable. Mr. Jordan noted the applicants approached the adjoining property owner to create a cross access over their property from Elk Street to the rear of the subject property, but could not get that accomplished. Mr. Jordan added the applicants have worked with the fire department and the development committee regarding access and what is proposed has been approved. Mr. Jordan noted there is not a fire lane on the interior of the property, but the applicants will put in a fire department connection to satisfy the fire requirements. Mr. Jordan added the accessible route from the parking area to the public sidewalk is a little unusual because it crosses the driveway and uses some of the existing property, but is what's necessary because of the layout of the property. Mr. Jordan noted the frontage of both properties is being preserved and the new construction will be in the rear and that is favorable because the historical aspect will be maintained. Mr. Jordan added the residential type structure will stay a residential type use as a bed and breakfast and the smaller high rated historical building will be used as a lobby. Mr. Jordan noted the drawings will be presented to the Historic Review Board for approval the following week. Mr. Jordan stated the far rear of the property abuts to the flood plain of Baron's Creek, but everything that will be built will be above the flood elevation and out of the flood plain. Mr. Jordan added the exterior lighting will be night-sky compliant. Mr. Jordan commented the City has been working with the applicants on this project for quite some time and no letters were received in support or opposition..

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

- 1) Approval of a Landscape Plan prior to issuance of a Building Permit.
- 2) All external lighting being shielded.
- 3) Approval of Construction Plans prior to issuance of a Building Permit.
- 4) Approval of Building Plans by the Historic Review Board prior to issuance of a building permit.
- 5) The property being replatted into a single tract prior to issuance of a building permit.

Todd Willingham questioned the access and Mr. Jordan explained the applicants are using everything that is available and recognized while it is very tight, it has been approved through the development process.

Bobby Watson moved to recommend approval of Z-1315 and Todd Willingham seconded the motion. All voted in favor and the motion carried.

Chris Kaiser returned to the Commission.

PLATS

P-1318 - CONSIDER FINAL PLAT FOR STONE RIGHT, UNIT VIII

Jesse Cantu of Civil Engineering Consultants presented the application. Mr. Cantu noted this is the eighth unit of Stone Ridge Subdivision and it will consist of 33 lots and 15.29 acres. Mr. Cantu noted the drainage will flow into the existing detention pond and drainage channels and the utilities will be connected to existing lines in the adjoining units. Mr. Cantu noted the gross density is approximately 2.15 lots per acre. Janice Menking asked if the average lot size is the same as the other units and Mr. Cantu stated these lots are a little larger than those in previous units.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the preliminary plat has been approved and the annexation was approved by City Council. Mr. Jordan stated the engineering department is working through the final details of the construction plans and approval of the final plat is necessary for the developer to begin work.

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

- 1) Engineering Department comments being addressed.
- 2) Final approval of construction plans prior to release for construction.

Todd Willingham moved to approve P-1318 with the conditions set forth by Staff and Brenda Segner seconded the motion. All voted in favor and the motion carried.

MINUTES

Bobby Watson moved to approve the minutes from the November, 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. Todd Willingham seconded the motion. All voted in favor and the meeting was adjourned at 6:03 p.m.

PASSED AND APPROVED this 8th day of January, 2014.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process. The second part of the paper presents the methodology used in the study, including the data collection methods and the analysis techniques. The third part of the paper discusses the results of the study and the conclusions drawn from the findings. The final part of the paper provides a summary of the key points and offers suggestions for future research.

The research was conducted in a systematic and rigorous manner, following the principles of scientific inquiry. The data was collected from a large sample of participants, ensuring the representativeness of the findings. The analysis was conducted using advanced statistical techniques, allowing for a detailed examination of the data. The results of the study are presented in a clear and concise manner, highlighting the key findings and their implications.

The findings of the study suggest that there is a significant relationship between the variables under investigation. This relationship is supported by the statistical analysis and the theoretical framework. The results have important implications for the field of study and provide a basis for further research. The study also identifies some limitations and areas for future research, ensuring the ongoing development of the field.

In conclusion, the study has provided a comprehensive understanding of the subject matter and has contributed to the existing knowledge in the field. The findings are robust and reliable, providing a solid foundation for future research. The study also highlights the importance of rigorous methodology and the role of the researcher in this process.

SITE PLAN
BACKGROUND INFORMATION
January, 2014

File Number: SP 1318.

Address/Location: 320 F.M. 2093 (immediately west of the original Fredericksburg Event Center)

Applicant: VEI Consulting Engineers

Proposed Use: Restaurant, Office/Warehouse and Retail

Site Area: 7.8 acres (339,768 square feet)

Zoning: M-2, Medium Manufacturing (A change in zoning of this property was approved July 15, 2013)

Adjacent Land Uses/Zoning:

North:	Undeveloped, Zoned R-2
South:	Undeveloped and mini-storage, zoned M-2
East:	Event Center, zoned M-2
West:	Manufacturing, zoned M-2

Building Breakdown:

Total Building Area – 39,501 square feet.
Proposed Restaurant – 7,001 square feet
Proposed Retail – 17,500 square feet
Proposed Office/Warehouse – 15,000 square feet

Building Coverage: 12% (80% maximum permitted)

Impervious Coverage: 57% (85% maximum permitted)

Site Access: Two drives on F.M. 2093 (Tivydale Road). Circulation provided appears adequate to serve the proposed development. The Fire Marshal has reviewed and approved the proposed fire lanes. TXDOT approval of the entrance drives will be required prior to issuance of a permit.

Parking Required:

Restaurant – 1 space per 4 seats of dining area (75 spaces)
Retail – 1 space per 400 square feet (44 spaces)
Office – 1 space per 400 square feet (10 spaces)
Warehouse – 1 space per 1,000 square feet (11 spaces)
Total Spaces Required – 140 (including 13 handicap spaces)

Parking Provided:	Restaurant – 94 spaces Retail - 94 spaces Office/Warehouse – 117 spaces Total Space Provided – 305 spaces, including 14 handicap spaces.
Sidewalk:	A sidewalk is proposed along F.M. 2093. TXDOT approval will be required.
Screening Required:	Around trash dumpsters, and along the entire north property line adjacent to residential zoning.
Tree Preservation:	The site currently contains a significant number of existing trees. A tree survey and removal plan has been provided. The applicant intends to keep as many trees as possible on site. Since the project is intended to be developed in phases, we recommend that trees to be removed only be done when a phase is developed.
Lighting:	No information provided. Exterior lighting shall be shielded from adjoining properties.
Detention:	The site plan provides for a series of stormwater detention ponds. Final plans to be approved by Engineering prior to issuance of a building permit.
Phasing:	The project is intended to be developed in phases, with the restaurant to be developed as the initial phase. Construction Plans shall be provided for each phase of development.
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 prior to issuance of a Building Permit. 4) TXDOT approval of the entrance drives and sidewalk 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:** VEL CONSULTING ENGINEERS
2. **ADDRESS:** 507-D EAST HIGHWAY ST.
3. **APPLICANT TELEPHONE NUMBER:** 830-997-4744
4. **APPLICANT FAX NUMBER:** 830-997-6967
5. **OWNER (if different from applicant):** PRINCIPIO CONSULTANTS
6. **ADDRESS:** 310 DOS RIOS W., FREDERICKSBURG, TX 78624
7. **OWNER TELEPHONE NUMBER:** 830-456-0375
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**
ADDRESS: 320 F.M. 2093
LEGAL DESCRIPTION: GERMAN EM. Co. OUTLOT # 150
LOT SIZE: 7.80 AC. **LOT AREA:** _____
PROPOSED USE: RESTAURANT AND RETAIL CENTER
USE CLASSIFICATION: INDUSTRIAL
9. **EXISTING ZONING:** M2 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: _____

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: 12-05-2013

TITLE SEARCH: ON ORDER

Date

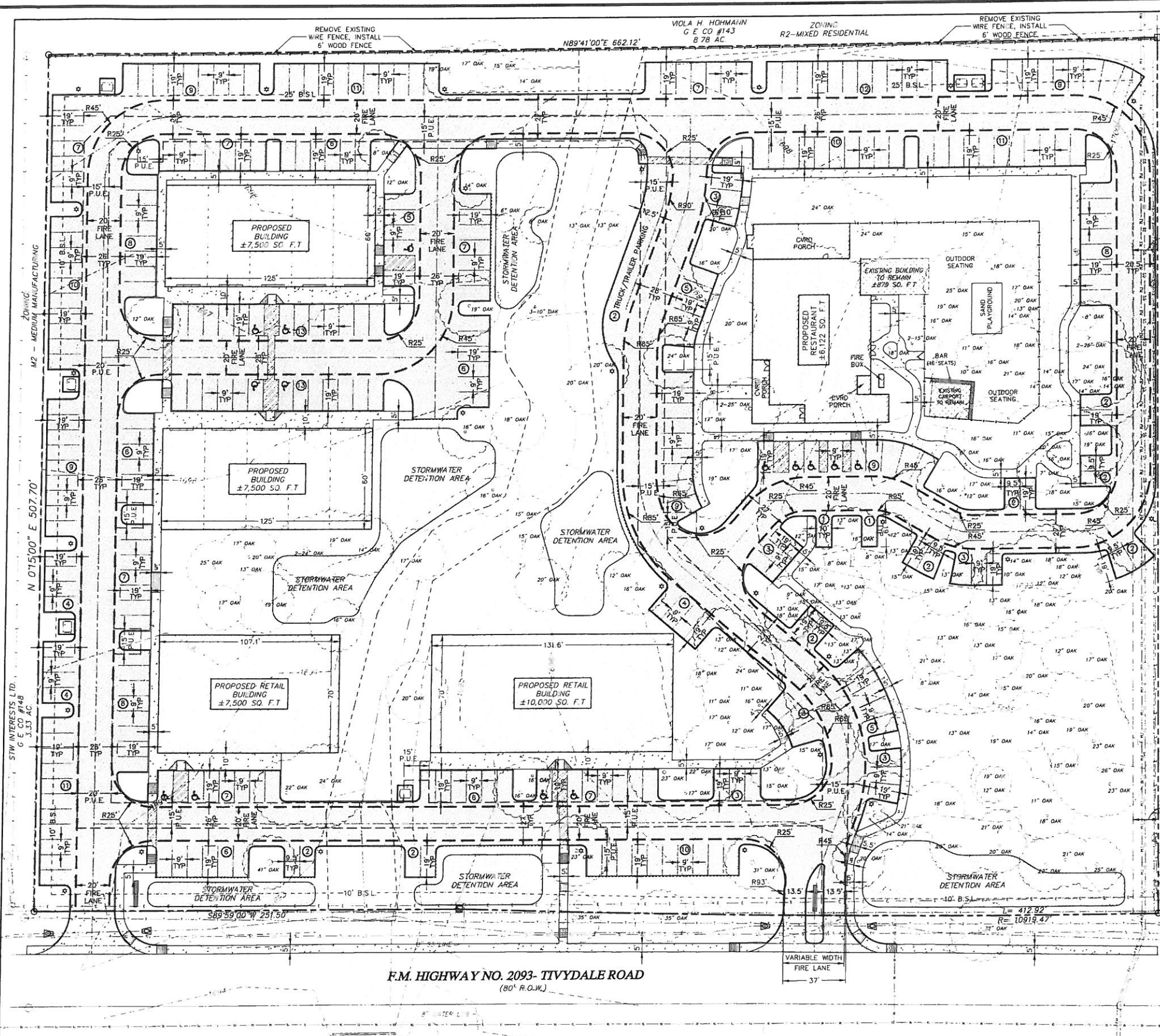
12. CONSENT OF LIEN HOLDER: _____

Signature

PRINTED NAME OF ABOVE: _____

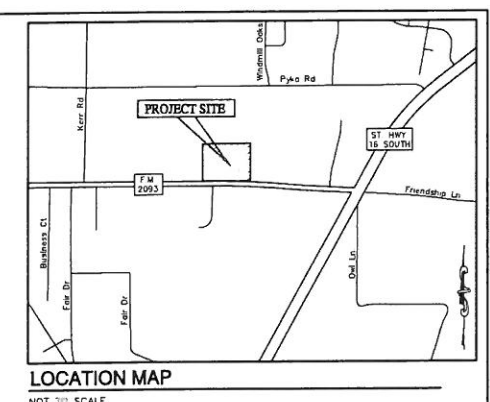
NOTE: If this property is encumbered by lien, consent of the lien holder **is required**.

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



SUMMARY TABLE

ZONING	M2 - MED. MANUFACTURING
TOTAL LOT AREA	340,015 sq. ft. / 7.80 Ac.
MINIMUM LOT AREA	10,000 sq. ft.
MINIMUM LOT WIDTH	100 ft.
MAXIMUM BUILDING HEIGHT	3 STORIES, 36 ft.
SETBACKS	
FRONT YARD	10 ft.
STREET SIDE YARD	10 ft.
INTERIOR SIDE YARD	10 ft.
REAR YARD	10 ft.
(1' 25 ft. WHEN ADJACENT TO RESIDENTIAL)	
TOTAL PROPOSED IMPERVIOUS AREA	145,931 sq. ft. / 3.34 Ac.
TOTAL PROPOSED IMPERVIOUS COVERAGE	184,084 sq. ft. / 4.46 Ac.
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE	85%
TOTAL PROPOSED IMPERVIOUS COVERAGE	57%
TOTAL PROPOSED BUILDING AREA	39,501 sq. ft. / 0.91 Ac.
MAXIMUM ALLOWABLE BUILDING COVERAGE	80%
TOTAL PROPOSED BUILDING COVERAGE	12%
RESTAURANT (300 SEATS)	
TOTAL PROPOSED & EXISTING BUILDING AREA	7,001 sq. ft. / 0.16 Ac.
- INDOOR DINING AREA	2,257 sq. ft.
- OUTDOOR DINING AREA	4,943 sq. ft.
TOTAL PROPOSED DINING AREA	7,200 sq. ft.
PARKING SPACES REQUIRED (1 PER 4 SEATS)	75
PARKING SPACES PROVIDED	94 (2 TRUCK/TRAILER)
HANDICAP PARKING SPACES REQUIRED	4
HANDICAP PARKING SPACES PROVIDED	5
OFFICE/WAREHOUSE	
PROPOSED BUILDING AREA	17,500 sq. ft. / 0.33 Ac.
- OFFICE SPACE	4,000 sq. ft. / 0.09 Ac.
- WAREHOUSE SPACE	11,000 sq. ft. / 0.25 Ac.
TOTAL BUILDING AREA	15,000 sq. ft. / 0.34 Ac.
PARKING SPACES REQUIRED	10
- OFFICE SPACE	10
- WAREHOUSE SPACE	11
TOTAL PARKING SPACE REQUIRED	21
PARKING SPACES PROVIDED	117
HANDICAP PARKING SPACES REQUIRED	5
HANDICAP PARKING SPACES PROVIDED	5
TOTAL SITE PARKING	
PARKING SPACES REQUIRED	184
PARKING SPACES PROVIDED	302
HANDICAP PARKING SPACES REQUIRED	13
HANDICAP PARKING SPACES PROVIDED	14



LEGEND

EXISTING	PROPOSED
EXISTING STRUCTURES	PROPOSED BUILDING
PROPERTY BOUNDARY	PROPOSED CONCRETE PAVING
ADJACENT PROPERTY BOUNDARY	PROPOSED ASPHALT PAVING
EXISTING EASEMENT	PROPOSED PARKING STRIPE
BUILDING SETBACK LINE	AVAILABLE DETENTION AREA
EXISTING FENCE LINE	PROPOSED ROAD CENTERLINE
EXISTING FLOWLINE	PROPOSED EASEMENT
EXISTING TOP OF DRAINAGE CHANNEL	PROPOSED FIRE LANE
EXISTING CONTOURS	PROPOSED CONCRETE CURB
EXISTING WATER LINE	PROPOSED HANDICAP SPACE
EXISTING SANITARY SEWER	PROPOSED NUMBER OF PARKING SPACES
EXISTING FORCED MAIN	PROPOSED DUMPSTER
EXISTING ELECTRIC LINE	PROPOSED MONUMENT SIGN
EXISTING TELEPHONE LINE	PROPOSED UTILITY EASEMENT
IRON ROD FOUND	PROPOSED LIGHT POLE
UNMARKED PROPERTY CORNER	
CONCRETE MONUMENT FOUND	
EXISTING WATER WELL	
EXISTING WATER VALVE	
EXISTING MANHOLE	
EXISTING CLEANOUT	
EXISTING UTILITY POLE	
EXISTING TELEPHONE PEDESTAL	
UTILITY EASEMENT	
BUILDING SETBACK LINE	
EXISTING TREES	

- NOTES:**
- THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
 - SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
 - THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
 - ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
 - REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
 - 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.
 - FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
 - EXISTING WELL IS TO BE ABANDONED PER CITY OF FREDERICKSBURG, HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT AND TCEQ STANDARDS.
 - 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.
 - ALL LIGHTING SHALL BE SHIELDED. LIGHTING AROUND THE PROPOSED BUILDINGS ARE TO BE WALL-MOUNTED AND LIGHTING IN THE OUTDOOR DINING AREA OF THE PROPOSED RESTAURANT ARE TO BE TREE-MOUNTED.

**A
SITE PLAN
FOR**

BACKWOODS BBQ AND RETAIL CENTER

**(RESTAURANT, RETAIL &
OFFICE/WAREHOUSE)**

±7.80 ACRES
320 F.M. 2093, FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

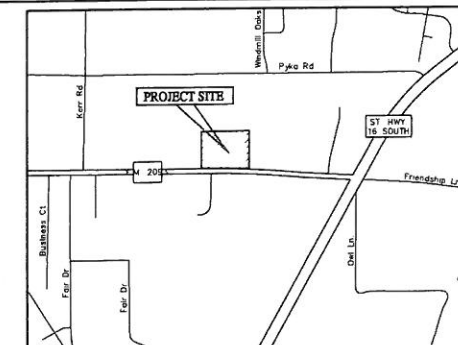
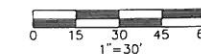
PRINCIPAL CONSULTANTS	DEVELOPER
CONTACT: A.J. RODRIGUEZ 310 DOS RIOS LN FREDERICKSBURG, TX 78624	(830) 456-0375
VEI CONSULTING ENGINEERS	ENGINEER
CONTACT: KEVIN W. SPRAGGINS 507-D E. HIGHWAY ST. FREDERICKSBURG, TX 78624	(830) 997-4744 FAX: (830) 997-6967 Texas Registration # F-165
DATE: 12/26/2013	FILE NO: 13051 SHEET: SP (5 OF 7)

8

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.

VIOLA H. MOHANN
G.E. CO #143
8.78 AC.

ZONING
R2-MIXED RESIDENTIAL



LOCATION MAP
NOT TO SCALE

LEGEND	
EXISTING	PROPOSED
EXISTING STRUCTURES	PROPOSED BUILDING
PROPERTY BOUNDARY	PROPOSED SIDEWALK
ADJACENT PROPERTY BOUNDARY	PROPOSED CONCRETE CURB
EXISTING FLOWLINE	PROPOSED PHASE LINE
EXISTING TOP OF DRAINAGE CHANNEL	
EXISTING TREES TO REMAIN	
EXISTING TREES TO BE REMOVED	

NOTES:

1. TREES SHOWN TO BE REMOVED SHOULD NOT BE REMOVED UNTIL THE CORRESPONDING PHASE IS DEVELOPED

A
TREE REMOVAL PLAN
FOR

**BACKWOODS
BBQ AND
RETAIL CENTER**
(RESTAURANT, RETAIL &
OFFICE/WAREHOUSE)

±7.80 ACRES

320 F.M. 2093, FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

PRINCIPIO CONSULTANTS

DEVELOPER

CONTACT: A.J. RODRIGUEZ
310 DOS RIOS LN.
FREDERICKSBURG, TX 78624

(830) 456-0375

VEI CONSULTING ENGINEERS

ENGINEER

CONTACT: KEVIN W. SPRAGGINS
507-D E. HIGHWAY ST.
FREDERICKSBURG, TX 78624

(830) 997-4744
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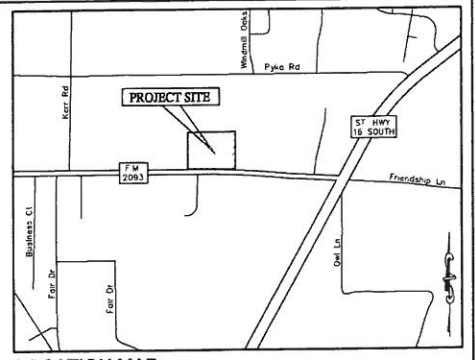
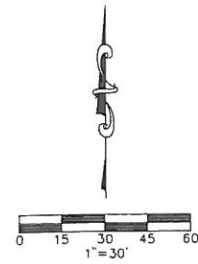
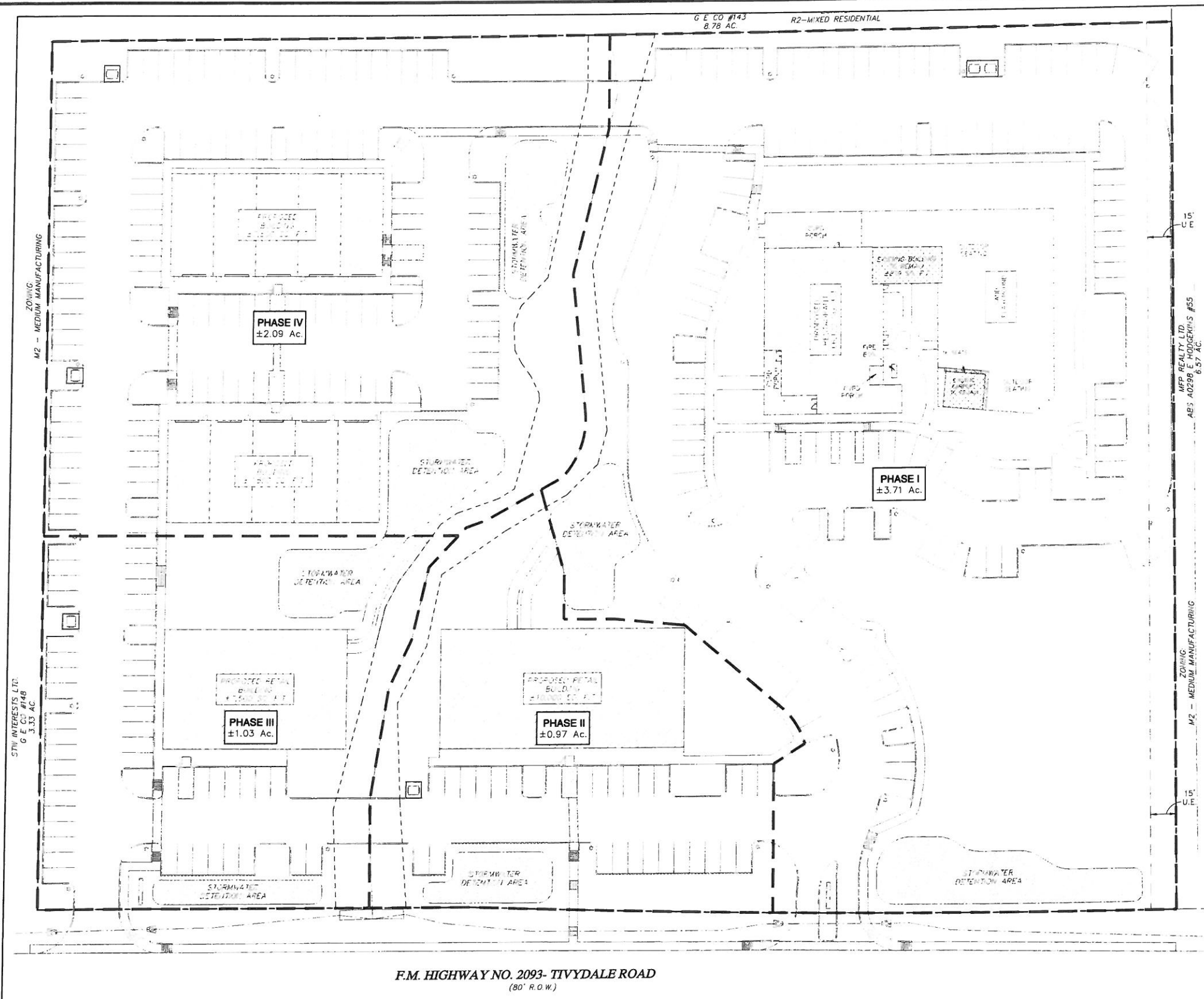
FILE NO: 13051

DATE: 12/26/2013

SHEET: TR (2 OF 7)

F.M. HIGHWAY NO. 2093- TIVYDALE ROAD
(80' R.O.W.)

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LOCATION MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED
EXISTING STRUCTURES	PROPOSED BUILDING
PROPERTY BOUNDARY	PROPOSED PARKING STRIPE
ADJACENT PROPERTY BOUNDARY	AVAILABLE DETENTION AREA
EXISTING FENCE LINE	PROPOSED PHASE LINE
EXISTING FLOWLINE	PROPOSED CONCRETE CURB
EXISTING TOP OF DRAINAGE CHANNEL	PROPOSED HANDICAP SPACE
UTILITY EASEMENT	PROPOSED DUMPSTER
	PROPOSED MONUMENT SIGN

A
PHASING PLAN
FOR

**BACKWOODS
BBQ AND
RETAIL CENTER**
(RESTAURANT, RETAIL &
OFFICE/WAREHOUSE)

±7.80 ACRES
320 F.M. 2093, FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

PRINCIPIO CONSULTANTS **DEVELOPER**

CONTACT: A.J. RODRIGUEZ (830) 456-0375
310 DOS RIOS LN
FREDERICKSBURG, TX 78624

VEI CONSULTING ENGINEERS **ENGINEER**

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507-D E HIGHWAY ST FAX: (830) 997-6967
FREDERICKSBURG, TX 78624 Texas Registration # F-165

FILE NO: 13051
DATE: 12/26/2013 SHEET: PH (4 OF 7)

SP-1318



TWYDALE RD. (FM 2093)



The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process. The second part of the paper presents the methodology used in the study, including the data collection methods and the analysis techniques. The third part of the paper discusses the results of the study and the conclusions drawn from the findings. The final part of the paper provides a summary of the key points and offers suggestions for further research.

The research was conducted in a systematic and rigorous manner, following the principles of scientific inquiry. The data was collected from a variety of sources, including interviews, surveys, and archival records. The analysis was conducted using both qualitative and quantitative methods, allowing for a comprehensive understanding of the subject matter. The results of the study are presented in a clear and concise manner, highlighting the key findings and the implications of the research.

The conclusions drawn from the findings are based on a thorough analysis of the data and a consideration of the relevant literature. The research suggests that there is a need for further research in this area, particularly in relation to the impact of the findings on the wider community. The suggestions for further research are based on the limitations of the study and the need for a more comprehensive understanding of the subject matter.

In conclusion, the research has provided a valuable contribution to the understanding of the subject matter. The findings are based on a thorough analysis of the data and a consideration of the relevant literature. The research suggests that there is a need for further research in this area, particularly in relation to the impact of the findings on the wider community. The suggestions for further research are based on the limitations of the study and the need for a more comprehensive understanding of the subject matter.

SITE PLAN
BACKGROUND INFORMATION
January, 2014

File Number: SP-1319

Applicant: San Antonio Design Group Inc.

Property Owner: Pleasanton Partners, L.P.

Project Type: Commercial/Retail Pad Site

Address/Location: 1426 E. Main Street

Site Area: 1.475 acres (64,251 square feet)

Zoning: PUD, Planned Unit Development

Adjacent Land Uses/Zoning:

North:	Undeveloped (Baron's Creek), outside City Limits
South:	Retail (Walmart), zoned PUD
East:	Commercial (Auto Zone), zoned C-2
West:	Commercial (Baron's Creek Shopping Center), zoned PUD

Min. Lot Size: NA (actual size varies)

Building Height: One-story 27', maximum 35'

Building Coverage: 14% (max. allowed – per the PUD Plan)

Impervious Coverage: 80% (max. allowed – per the PUD Plan)

Building Elevation: The PUD requires that the proposed building be consistent with the remaining shopping center. Building elevations are provided and appear to meet this requirement.

Parking Required/Provided: Required – 22 spaces (based on 1 space per 400 SF)
Provided – 50 spaces (including 2 handicap spaces)

Site Access: All access to the pad site is existing. There are several drives from within the existing shopping center and an entrance/exit drive on E. Main Street. There is also a Traffic Signal at the drive on E. Main St.

Sidewalks: A sidewalk is required along the frontage of E. Main St. Funds for this sidewalk were paid when the property was subdivided and the pad site was created.

Screening Required: Screening is required and provided around the proposed trash receptacles.

Landscape/Tree Preservation:

The site is void of any trees. The applicant has provided a preliminary Landscape Plan. The Landscape Plan shall be approved prior to issuance of a Building Permit.

Stormwater Detention:

Stormwater detention is likely not required due to the proximity of this property to Baron's Creek. However, final design and layout of on-site grading and drainage will be subject to Engineering's approval of the Construction Plans.

Utilities:

Water and sanitary sewer are currently available to serve this tract. Several on-site 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 of a Landscape Plan prior to issuance of a Building Permit.
3. All exterior lighting being shielded.

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:** San Antonio Design Group Inc
2. **ADDRESS:** 12719 Spectrum Dr. Ste 100, San Antonio TX 78249
3. **APPLICANT TELEPHONE NUMBER:** (210) 342-6700
4. **APPLICANT FAX NUMBER:** (210) 342-6701
5. **OWNER (if different from applicant):** Pleasanton Partners, L.P.
6. **ADDRESS:** 6500 Montana Ave. El Paso, TX 79925
7. **OWNER TELEPHONE NUMBER:** (915) 342-1224
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**
ADDRESS: 1426 E. Main St. Fredericksburg TX 78624
LEGAL DESCRIPTION: Lot 1BB-RR-AR
LOT SIZE: 1.475 acres **LOT AREA:** 64251 sq ft
PROPOSED USE: Commercial Retail
USE CLASSIFICATION: Commercial Retail
9. **EXISTING ZONING:** PUD 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: [Signature]

PRINTED NAME OF ABOVE: F. A. Sampedro Jr

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: [Signature]

Pleasanton Partners, L.P.

By: MARCUS INVESTORS, LLC TESTIGUENTE Partner

PRINTED NAME OF ABOVE: By: Marcus Marcus Its: Manager

DATE: Dec. 3, 2013

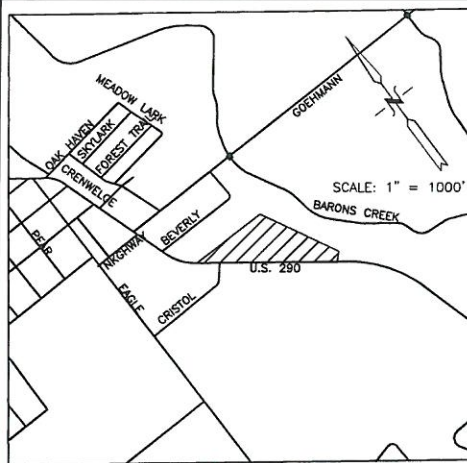
TITLE SEARCH: Sept. 7, 2012
Date

12. CONSENT OF LIEN HOLDER. N. Lien Holder on Lot 1 BB-PR AR
Signature

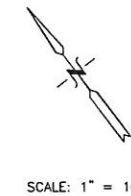
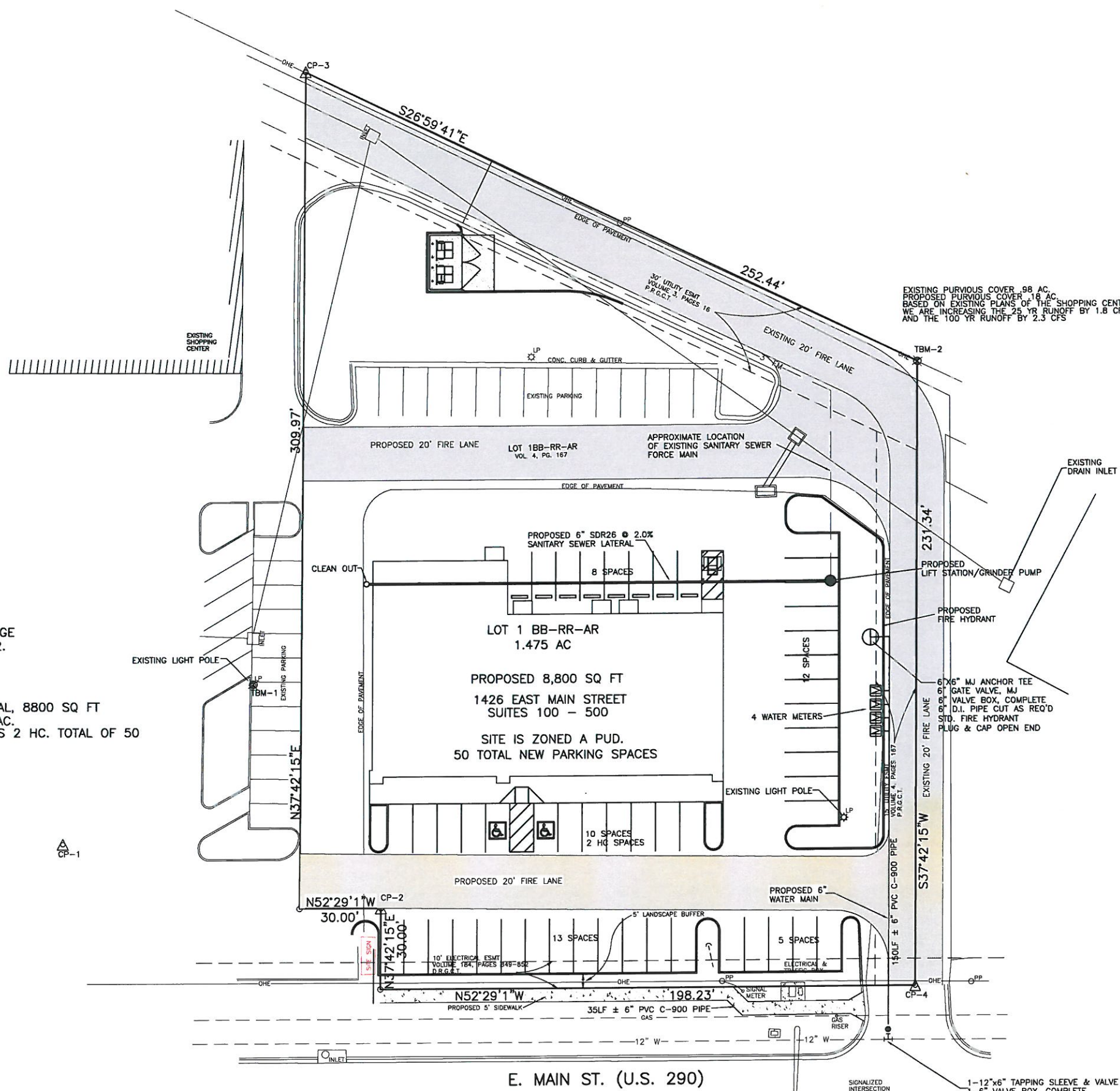
PRINTED NAME OF ABOVE: _____

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.



ZONING - PUD (16-013)
 AMENDED BY Z-1214 TO ALLOW FOR THE
 FOR THE ADDITIONAL BUILDING SQUARE FOOTAGE
 AND SITE CIRCULATION CHANGES. 11/21/2012.
 SIZE OF TRACT - 1.475 ACRES.
 SETBACKS: NO SETBACKS NOTED.
 BUILDING HEIGHT: MAX 35', ACTUAL 27'
 BUILDING COVERAGE: MAX, 8800 SQ FT, ACTUAL, 8800 SQ FT
 IMPERVIOUS COVERAGE: INCREASEING BY .18 AC.
 PARKING: REQUIRED 29, ACTUAL NEW 48 PLUS 2 HC. TOTAL OF 50



SCALE: 1" = 100'

San Antonio Design Group Inc.
 CONSULTING ENGINEERS
 12719 SPECTRUM DRIVE, SUITE 100
 SAN ANTONIO, TEXAS 78249
 PH: (210) 342-6700 FAX: (210) 342-6701
 Firm No. 5226

BARRON'S CREEK SHOPPING CENTER
 1406 EAST MAIN STREET
 FREDERICKSBURG, TEXAS 77231

J.A.S.
 DRAWN BY:
 R.J.A.
 CHECKED BY:
 R.J.A.
 APPROVED BY:
 DEC. 2013
 DATE:

REVISIONS

SHEET: 1
 OF: 1

16



Memorandum

To: Planning and Zoning Commission
From: Brian Jordan, AICP
Date: 1/2/2014
Re: Discuss Public Hearing Dates for Subdivision Ordinance

The Consultants have prepared an updated draft of the proposed Subdivision Ordinance. The next step in the process is to conduct a Public Hearing by the Planning and Zoning Commission. We are considering a few options for your consideration. First, we hold a special meeting on either January 23rd or 27th, or secondly, we wait until the regular meeting in February on the 5th. One of the reasons we were considering a meeting in January was to allow for a follow-up meeting on February 5th.

A copy of the draft will be posted on the City's website today. Also, we will distribute a copy of the draft at the meeting next week.