



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA

WEDNESDAY, JANUARY 8, 2020 ~ 5:30 P.M.

LAW ENFORCEMENT CENTER ~ 1601 EAST MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Brenda Segner, Member
Chris Kaiser, Member

Polly Rickert, Member
Jill Tabor, Member
Tim Dooley, Member
Steve Thomas, Member

The Planning and Zoning Commission will meet in a regular session on January 8, 2020 at 5:30 p.m. in the Conference Room at City Hall, 126 West Main Street, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on January 3, 2020 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

December 2019 regular meeting minutes

4. PUBLIC COMMENTS

The Planning and Zoning Commission (P&Z) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the P&Z regarding an item on this agenda is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda, and shall be limited to 3-minutes in duration. At the discretion of the P&Z Chair, or upon an affirmative vote of the P&Z, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the P&Z to complete its legislative agenda. Persons addressing the P&Z are prohibited from trading time with other speakers or reserving of time.

5. PUBLIC HEARING

- A. Consider (Z-1919) Request to establish R1, Single Family Residential Zoning on approximately 13.404 acres of land situated in Gillespie County, Texas to the west of Ellebracht Drive and south of Lower Crabapple Road, otherwise known as Stoneridge, Unit 10.

6. ACTION ITEMS

- A. Consider (P-1921) Request by Levi Ellebracht to consider a Preliminary Plat for Stoneridge Unit 10.
- B. Consider (EC-1906) Request by Ricca Keepers to consider Entry Corridor Design Standards for property located at 621 S. Washington.

7. MISCELLANEOUS

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 11:00 a.m. on January 3, 2019 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelby Collier,
Development Coordinator

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**PLANNING & ZONING COMMISSION
DECEMBER 4, 2019
5:30 P.M.**

On this the 4th day of December, 2019 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
POLLY RICKERT
JIM JARREAU
TIM DOOLEY
STEVE THOMAS
CHRIS KAISER
DARYL WHITWORTH
BRENDA SEGNER

ABSENT:

JILL TABOR

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

Jim Jarreau moved to approve the minutes of the November 2019 meeting and Brenda Segner seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider (EC-1908) Request by Kevin Kunz to Consider Entry Corridor Design Standards and Guidelines for 706 E. Main Street.

Steve Thomas recused himself and left the table.

Brandon Weinheimer presented the application. He discussed a change to the drive through with a shed roof instead of the arched roof that was submitted and reviewed by City Staff

Brian Jordan stated staff recommends approval conditioned upon color selection, he saw no issue with the proposed roof change.

Brenda Segner asked if the existing ground sign would remain. Brandon stated this would be removed.

Polly made a motion to approve application EC-1908 with shed roof over drive-through and no color selection. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

Consider (Z-1918) Request by City of Fredericksburg to Consider an Ordinance Amending the Text of the Zoning Ordinance for C1.5, Medium Commercial Zoning District.

Jim Jarreau made a motion to open the Public Hearing. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

Brian Jordan, Director of Development, presented the application. He stated the City Council adopted this Ordinance 2019-12 on April 15, 2019. This ordinance established the new C 1.5 Medium Commercial Zoning District. This district was established to provide a zoning District between the C-1 Neighborhood Commercial District and the C-2, Commercial District. It was recently brought to our attention when someone was considering a use on a property that the uses approved do not match the uses that were adopted in the ordinance.

Staff recommends approval of the corrected list of permitted and conditional uses. It is also recommended that the Commission review the list of uses to determine if there are other uses that could be included. Indoor Sports and Recreation was discussed as a use that could be included.

Jim Jarreau made a motion to close the Public Hearing. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

Janice Menking called the item to receive recommendation and consider (Z-1918)

Jim Jarreau made a motion to recommend changes per staff recommendation, including adding Indoor Sports and Recreation as a Conditional Use. Polly Rickert seconded. All voted in favor and the motion carried.

MISCELLANEOUS

Brian Jordan stated Staff would like to schedule a joint meeting with the Council, HRB and P&Z at the end of January or early February. The Commission recommended an evening or late afternoon meeting.

The Commission expressed an interest in evaluating zoning along the Friendship Lane Corridor. Perhaps a Comprehensive Plan discussion for 2020.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Chris Kaiser . All voted in favor and the meeting was adjourned at 5:59 p.m.

PASSED AND APPROVED this 8th day of January 2020.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: January 8, 2019
TO: Planning and Zoning Commission
FROM: Brian Jordan, AICP
SUBJECT: Establish R-1 Single Family Residential Zoning on 13.395 acres proposed as Stone Ridge Unit 10.

Summary: Over the years, Stone Ridge has annexed and zoned the individual phases as they are developed. The Unit 10 area is located in the northwest portion of the project, near the corner of Lower Crabapple Road and Ellebracht Drive (see the attached exhibit). The proposed R-1, Single Family Residential zoning is consistent with the remainder of the development and previous phases.

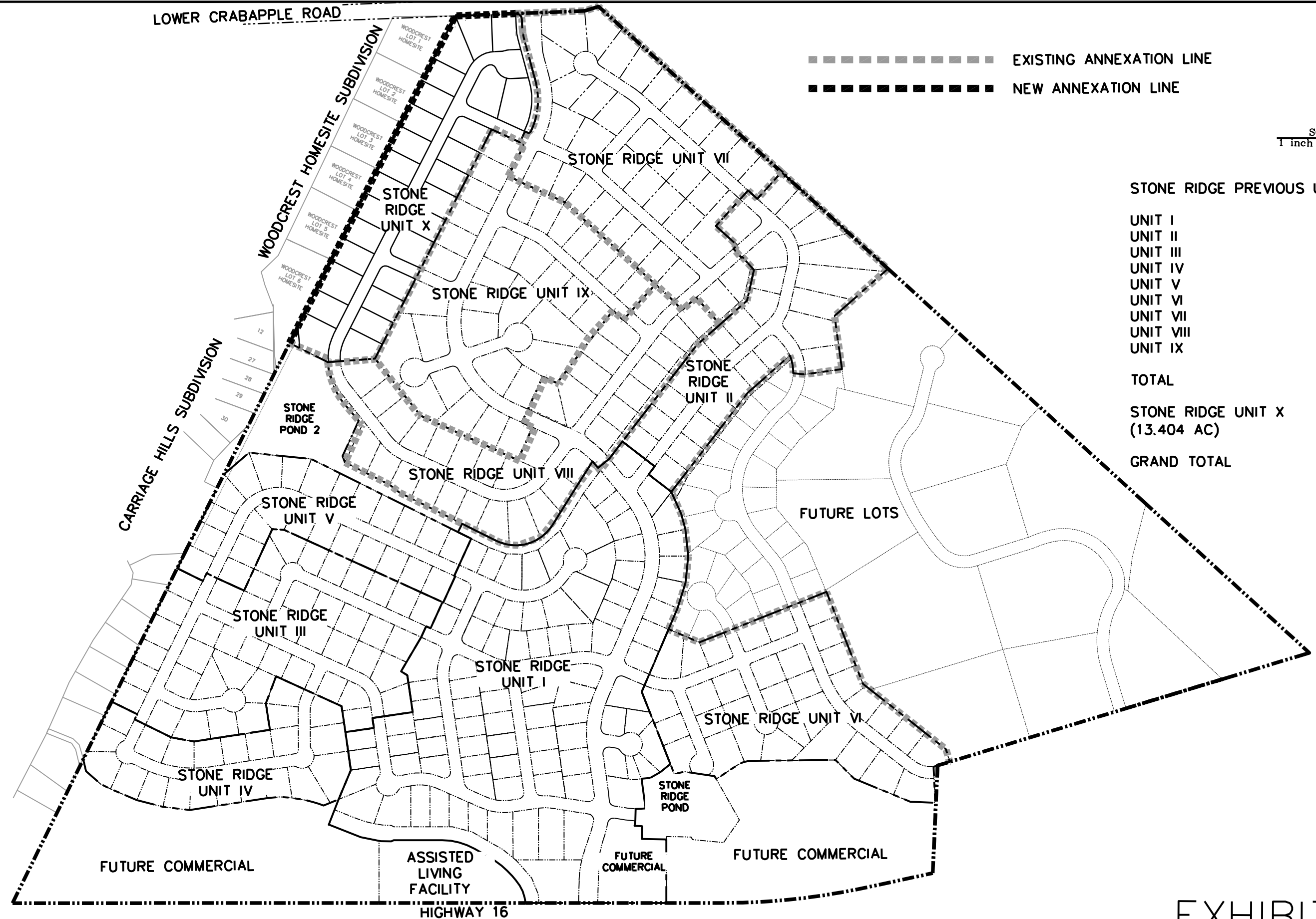
Recommendation: Approval of the R-1 Single Family Residential zoning.

Background / Analysis: The City Council will be considering the annexation of this property while we are reviewing the zoning and considering the Preliminary Plat of Stone Ridge Unit 10. As you can see from the attached Schedule, we would anticipate the annexation, zoning and platting to be completed sometime after the Institution of Annexation Proceedings in February 2020.

Attachments:

Annexation schedule, overall Stone Ridge map, Zoning Map

Department Approval



--- EXISTING ANNEXATION LINE
 - - - - - NEW ANNEXATION LINE

SCALE
 1 inch = 400 ft.

STONE RIDGE PREVIOUS UNITS

UNIT I	91
UNIT II	26
UNIT III	45
UNIT IV	22
UNIT V	25
UNIT VI	33
UNIT VII	36
UNIT VIII	33
UNIT IX	<u>34</u>
TOTAL	345 LOTS
STONE RIDGE UNIT X (13.404 AC)	<u>27</u>
GRAND TOTAL	372 LOTS

EXHIBIT A

Annexation Area



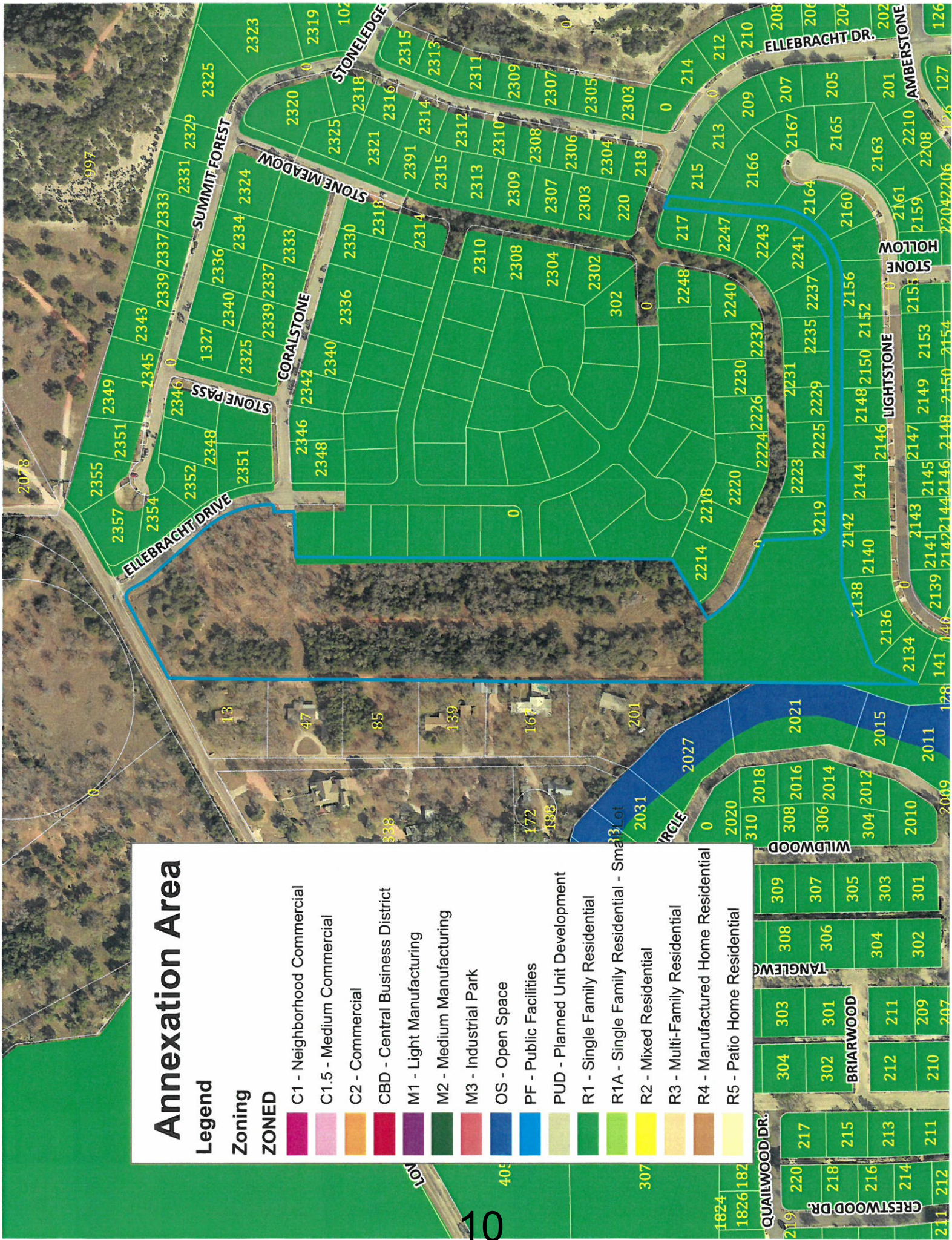
Annexation Area

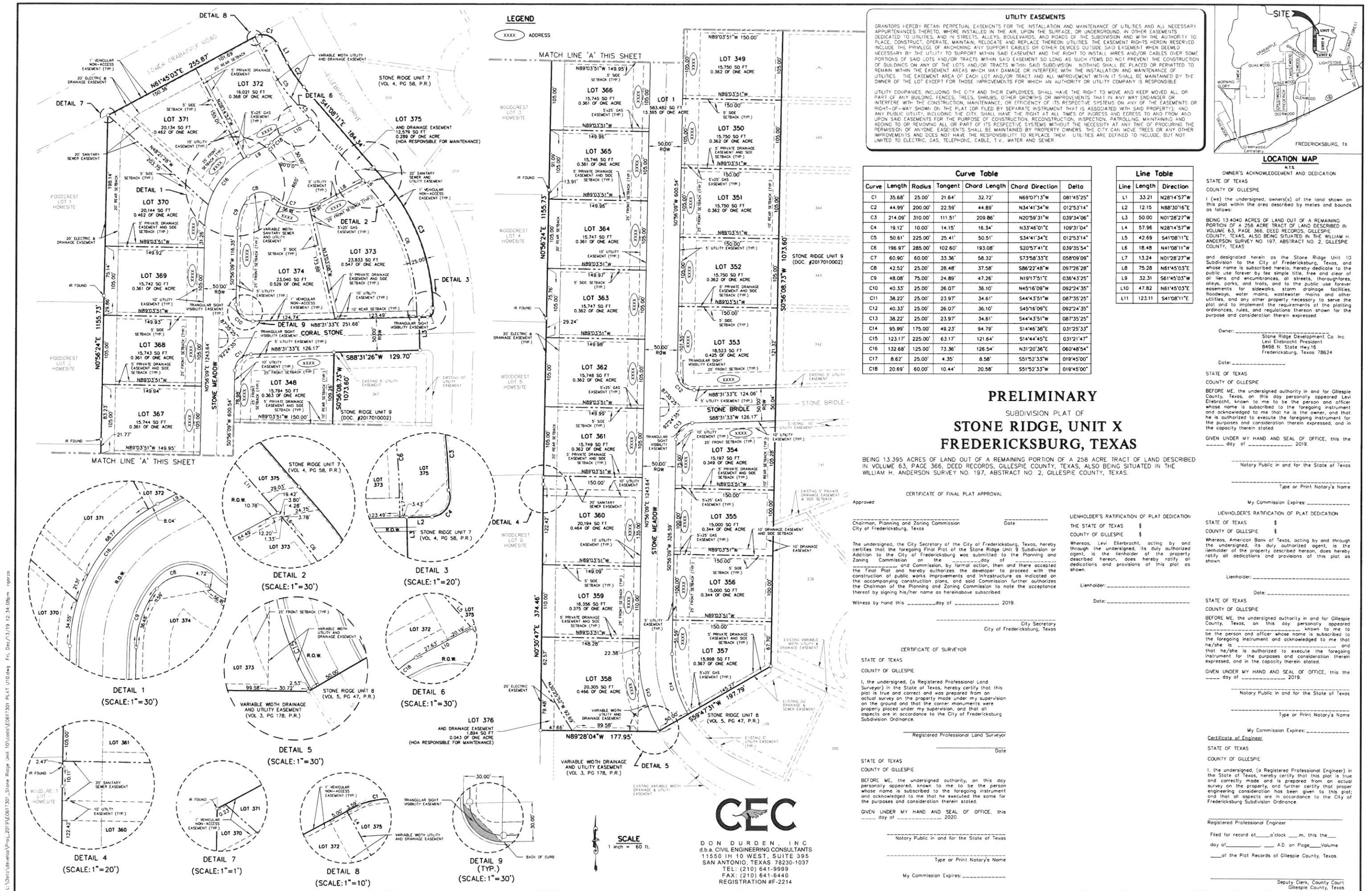
Legend

Zoning

ZONED

	C1 - Neighborhood Commercial
	C1.5 - Medium 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
	R1A - Single Family Residential - Small Lot
	R2 - Mixed Residential
	R3 - Multi-Family Residential
	R4 - Manufactured Home Residential
	R5 - Patio Home Residential





**PRELIMINARY PLAT
BACKGROUND INFORMATION
January 8, 2020**

File Number:	P-1921
Subdivision Name:	Stone Ridge Unit 10
Location:	South of Lower Crabapple Road, west of Ellebracht Drive (see attached map).
Zoning:	The property is being annexed concurrently with this plat submittal. Consistent with the Land Use Plan, the property is proposed to be R-1, Single Family Residential.
Tract Size:	13.395 acres
Number/Size of Lots:	27 residential lots. All lots exceed the minimum size requirements. Following this phase, the total number of lots in Stone Ridge will be 372 lots.
Roadways:	Access into this phase will be provided by the extension of Stone Meadow and two streets connecting from Ellebracht Drive.
Right-of-way:	Internal streets will contain the minimum 50' of right-of-way.
Utilities:	The extension of utilities will be the sole responsibility of the developer of the project. All utilities are being reviewed by the Engineering and Public Works Departments.
Easements:	Typical drainage and utility easements on each lot, along with a number of internal easements necessary to serve the development.
Easements Abandoned:	NA
Stormwater Detention:	Detention is provided in the pond constructed in Unit 5. All drainage is subject to approval of the Construction Plans by Engineering and Public Works as part of the Final Plat.
Drainage:	See above.
Park Dedication:	Park Dedication requirements for Stone Ridge were addressed as part of the original Development Agreement.

Construction Plans:

Construction Plans will be required as part of the Final Plat. All development will be subject to approval of the Construction Plans.

Screening Plan:

Section 6.14 of the Subdivision Ordinance requires screening where lots back or side onto a thoroughfare or collector roadway. The situation occurs on Lower Crabapple Road.

P&Z Action:

Final approval

Staff Recommendation:

Approval

Conditions:

Approval of the final Construction Plans prior to the start of construction.

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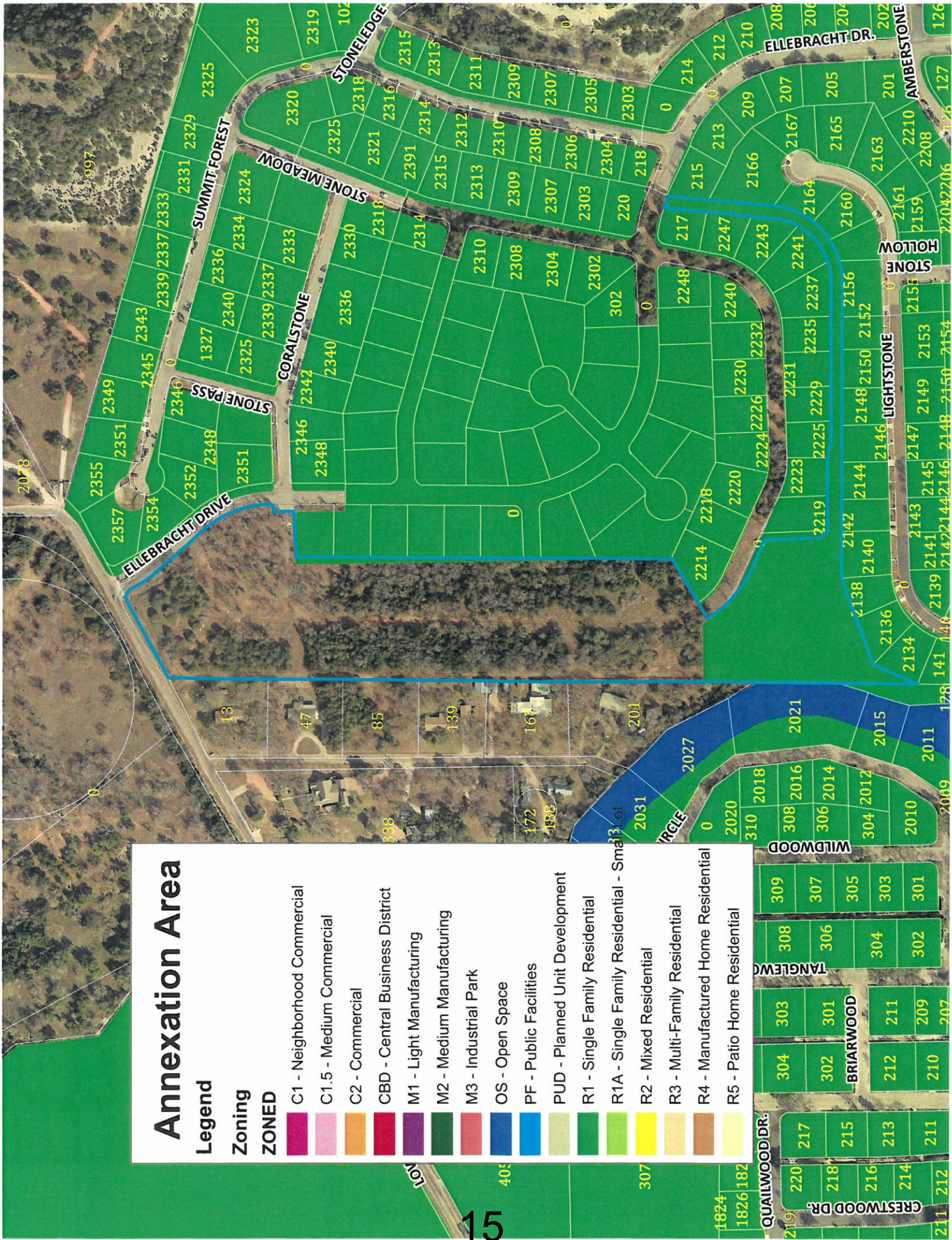
Annexation Area

Legend

Zoning

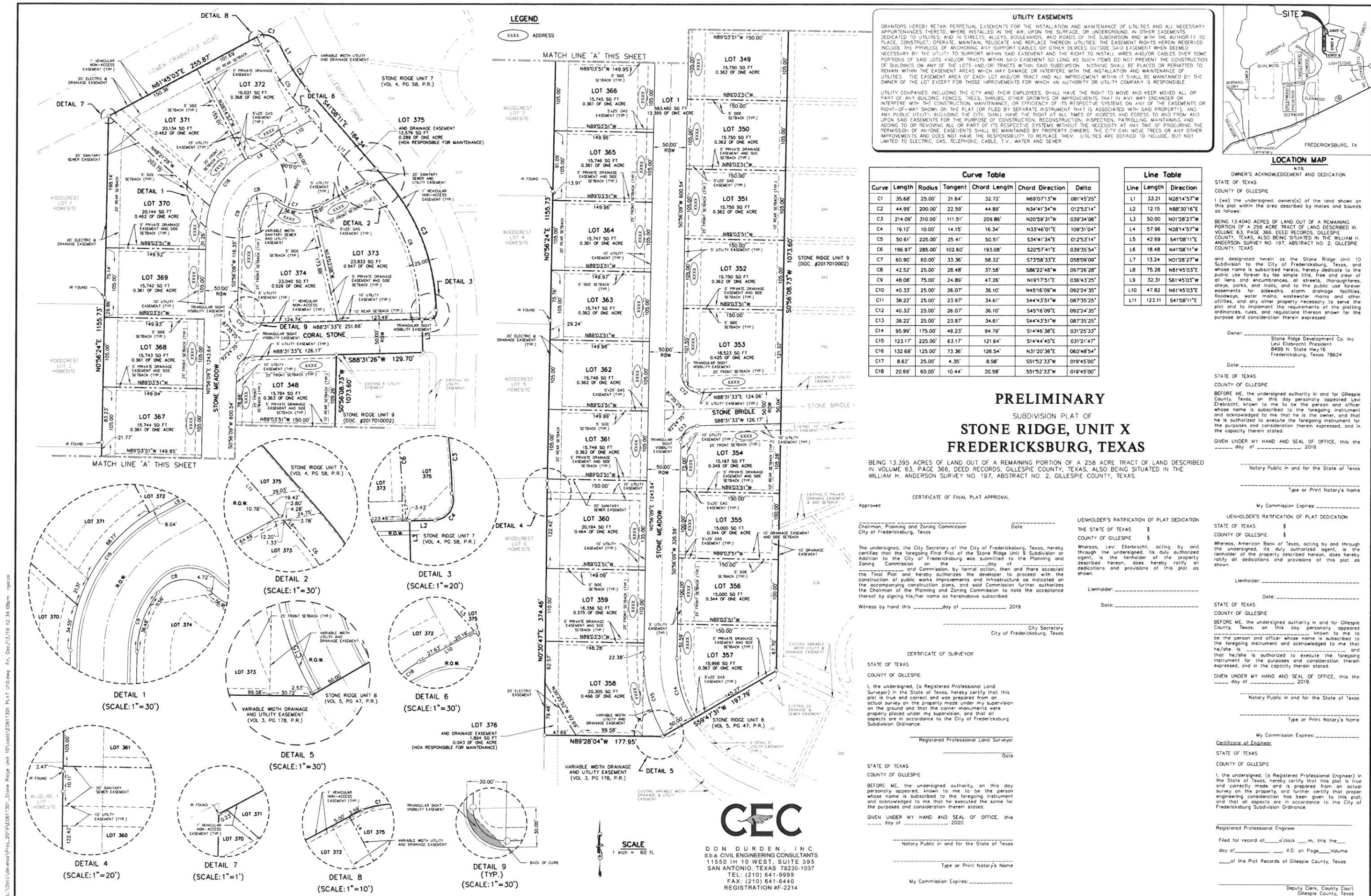
ZONED

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	R5 - Patio Home Residential



Annexation Area







Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

A. Project Information (Please complete all items)

Project Name: Stone Ridge Unit 10

Project Address: Address not assigned

Tax ID Number (s): 15846

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|---|---|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☒ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☒ Preliminary Plat* | |

Revision of Approved Plan / Plat? ☐ Yes ☒ No Name:

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: 13.404 No. of Lots: 29

Original Survey & Abstract No: WH Anderson #197, Abs. 0002

Legal Description: 13.404 Ac out of 258 tract recorded in V 63, Pg 366, DRGCT

Current Land Use Plan: Low Density Residential Proposed Land Use Plan: Low Density Residential

Current Zoning: Unzoned (OCL) Proposed Zoning: R-1

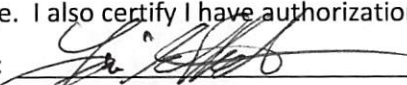
Location: West of Ellebracht Drive, south of Lower Crabapple

Proposed Use(s): Single Family Residential

Applicant's Signature

Applicant's Role: ☒ Owner ☐ Developer ☐ Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: 

Printed Name: Levi Ellebracht

Date: P. 25-19

Staff Use Only

Application No.: P-1921

Date: 11/13/19

*Copy of current Title Search required with application.

CH # 7805

\$1980.00



PLANNING & ZONING COMMISSION MEMO

DATE: January 8, 2020
TO: Planning and Zoning Commission
FROM: Brian Jordan, AICP
SUBJECT: Entry Corridor Design Standards for EC-190 at 621 S Washington Street

Summary: The residence at 621 S Washington is adding a Short Term Rental Unit that is a converted shipping container. As such, the project is subject to Entry Corridor Design Standards and Guidelines. It will be located behind the house and will be clad with wood siding. The site plan has been approved administratively.

Recommendation: Given the small size, location at the rear of the property, and proposed cedar siding, staff recommends approval. Outdoor lighting has not been addressed, and any outdoor lighting will have to meet the minimum standards set forth in the City's Lighting Ordinance.

Background / Analysis: The Entry Corridor Design Standards and Guidelines provide direction to property owners and developers when they plan investments to properties along entry corridors. They ensure that such alterations, repairs, and new construction will help to achieve the design objectives of the area. The Standards also provide a basis for the City to determine the appropriateness of such improvements when they are proposed. The City uses the Standards for formal review of projects. In this review, it is important to recognize that each case, a unique combination of design variable is at play, and as a result, the degree to which each relevant Design Standard is applicable may vary.

Attachments:

Site plan

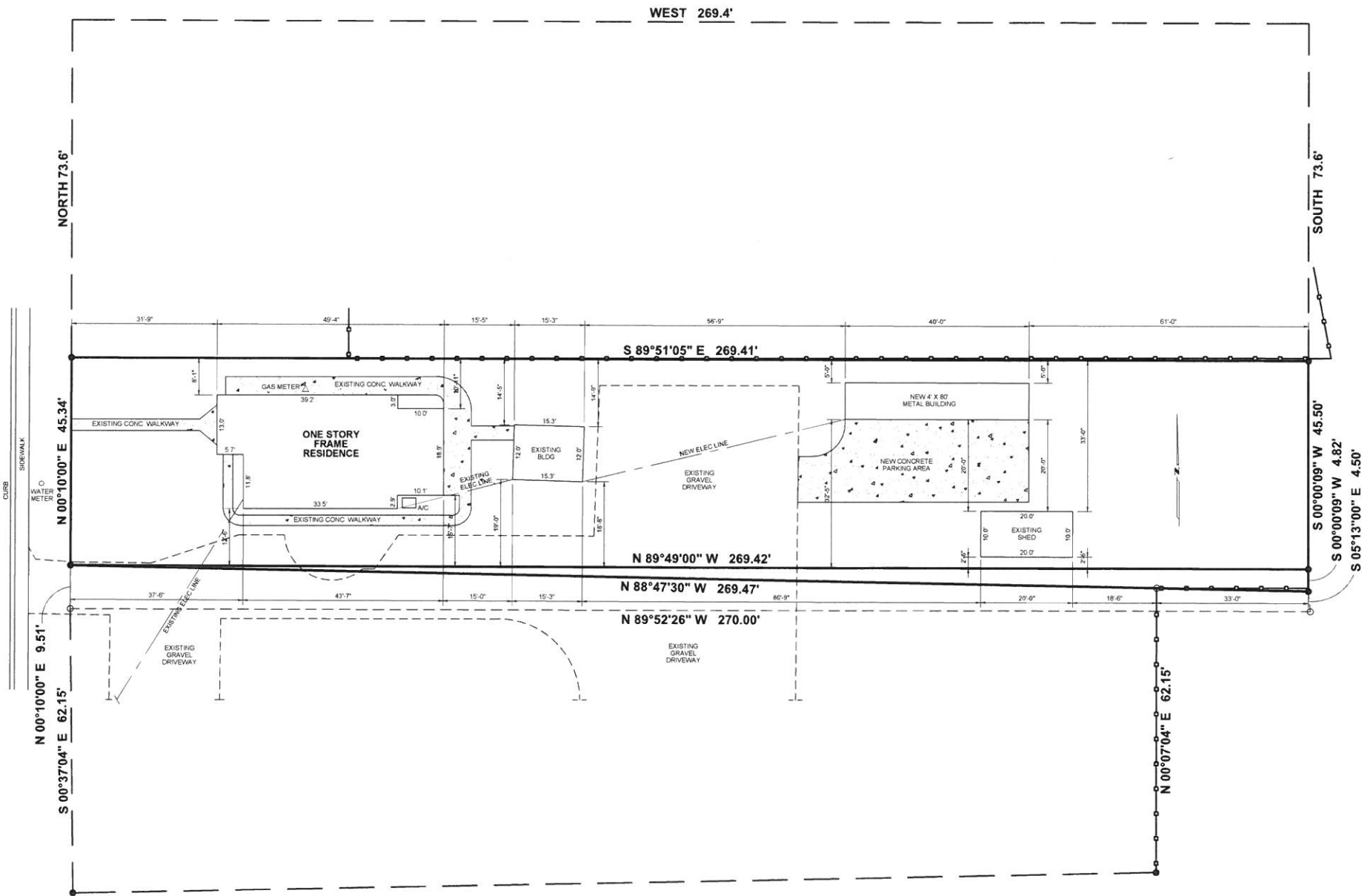
Building Elevations

Narrative of how the project meets the design standards provided by applicant

EC-1906 - 621 S. Washington



US HIGHWAY 87



- GENERAL SITE NOTES**
- BUILDER TO RE-SCAFFOLD FINISHED GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQUIRED.
 - SITE SURVEY TO BE COMPLETED TO VERIFY FINAL LOCATIONS AND PROPOSED RESIDENCE LOCATION PRIOR TO EXCAVATION. FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
 - MAXIMUM AMOUNT OF EXPOSED FOUNDATION TO BE 3' UNO BY CITY, COUNTY OR SUBDIVISION REQUIREMENTS.
 - THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
 - VERIFY METERS AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
 - EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ALLOW SAFE ACCESS TO SITE.
 - CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS, DIMENSIONS AND LOCATIONS WITH CLIENT/BUYER PRIOR TO COMMENCING WORK.
 - PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVE, WALKS AND PATIOS.
 - ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS. DEED RESTRICTIONS OF SUBDIVISION OR HOME OWNER ASSOCIATION.
 - GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
 - LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHTS TO BE VERIFIED WITH CLIENT/BUYER PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
 - LANDSCAPE AND IRRIGATION PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
 - NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
 - ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
 - CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND UNUSED MATERIALS FROM THE SITE UPON COMPLETION OF THE CONSTRUCTION.
 - MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.

- EROSION CONTROL NOTES**
- INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
 - MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
 - ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION.
 - HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000 / ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 LB/ACRE OR PER MANUFACTURER'S RECOMMENDATION. IF HIGHER APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE REED CAN BE MOVED BY WIND OR WATER.

- GRADING NOTES**
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 - FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD FRENCH DRAIN.
 - AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

IMPERVIOUS COVERAGE	
LOT AREA	12889
EXISTING SLAB AREA	1484
EXISTING CONCRETE A/C PAD	7
EXISTING CONCRETE WALKWAY	621
NEW METAL BUILDING	320
NEW CONCRETE PARKING AREA	834
TOTAL	3266
TOTAL BUILDING COVERAGE	14.00%
TOTAL COVERAGE	25.34%



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TAYLOR/LOPEZ RESIDENCE

621 S. WASHINGTON STREET
G E CO #591.615 & 560 BLK III
FREDERICKSBURG, TEXAS 78624
GILLESPIE COUNTY

PROJECT ID
19091600.0

DATE
09-19-2019

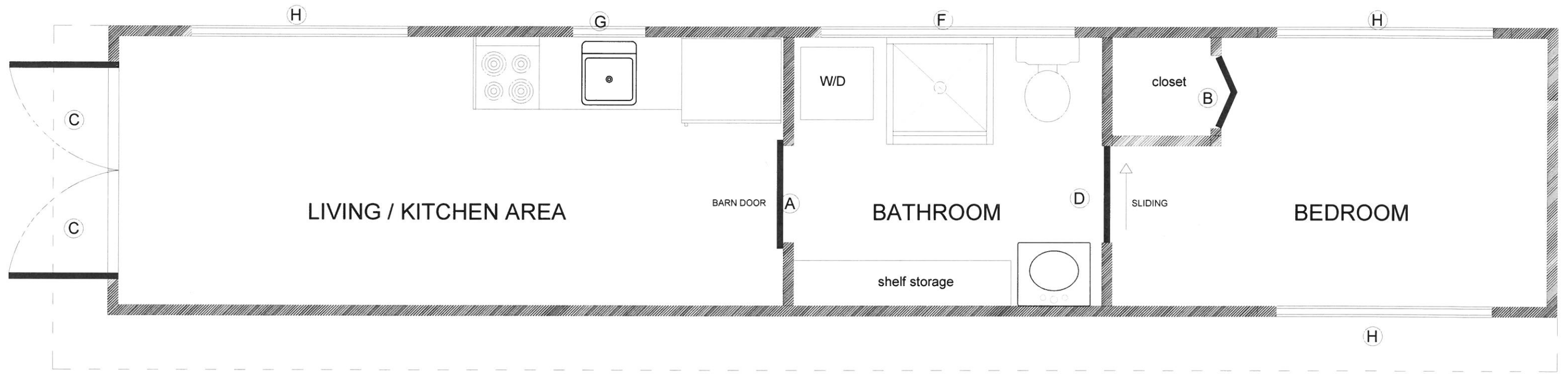
REVISIONS		
REV.	DATE	DESCRIPTION

ADAMANT DESIGN GROUP LLC ASSUMES NO LIABILITY FOR ANY CONSTRUCTION BASED ON THESE PLANS. CONTRACTORS AND BUILDERS ARE RESPONSIBLE FOR VERIFYING ALL ASPECTS OF THESE PLANS PRIOR TO BEGINNING CONSTRUCTION AND MUST REPORT ALL DISCREPANCIES TO ADAMANT DESIGN GROUP LLC. ANY INFORMATION NOT INCLUDED IN THESE PLANS IS SUBJECT TO LOCAL, STATE, AND NATIONAL CODE REQUIREMENTS. ALL BUILDING CODES ESTABLISHED BY THE INTERNATIONAL CODE COUNCIL AND ANY BUILDING DEPT. HAVING JURISDICTION OVER CONSTRUCTION.

SHEET TITLE
SITE PLAN
SCALE: 1" = 30'-0"

SHEET NO.
A1.0

THE BEARINGS SHOWN HEREON ARE BASED ON TRACT OF LAND DESCRIBED IN CONVEYANCE TO HAROLD B. KNEESE BY JAMES D. KEEVER, ET UX, DATED APRIL 6, 2000, FOUND OF RECORD IN VOL. 393, PGS 217-222 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS BY BONN SURVEYING



FLOOR PLAN

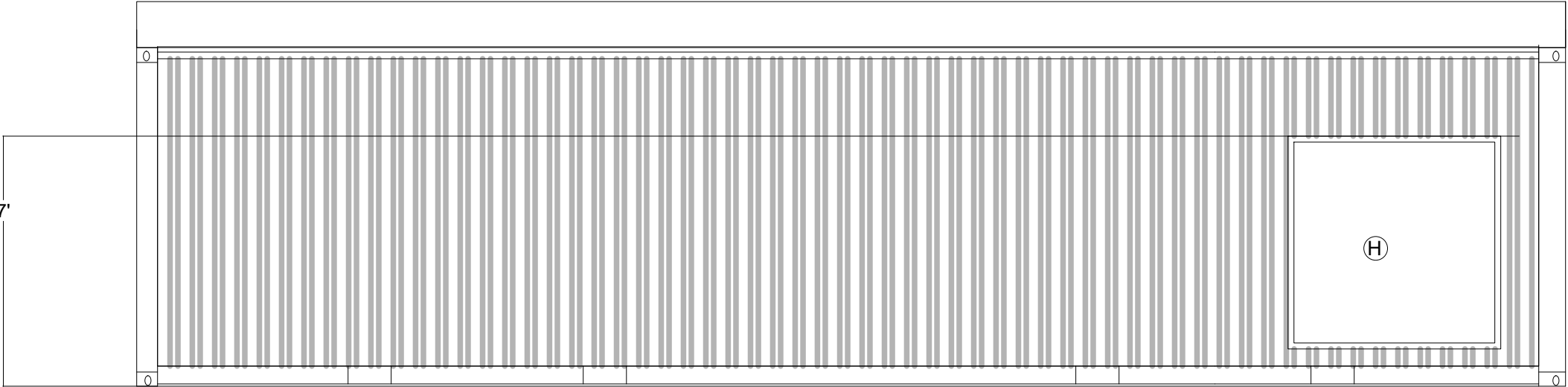
KOUNTRY CONTAINERS
TITLE

SCALE 3/8" = 1'-0"		DWG. NO:
DATE:	SECTION:	GRADE:

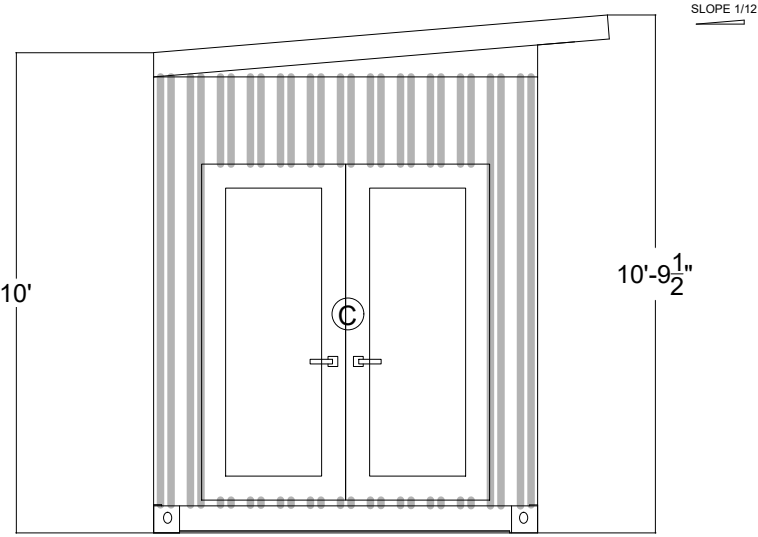
DRAWN BY: DEANDRA RICHARD
INSTRUCTOR:

NOTES:

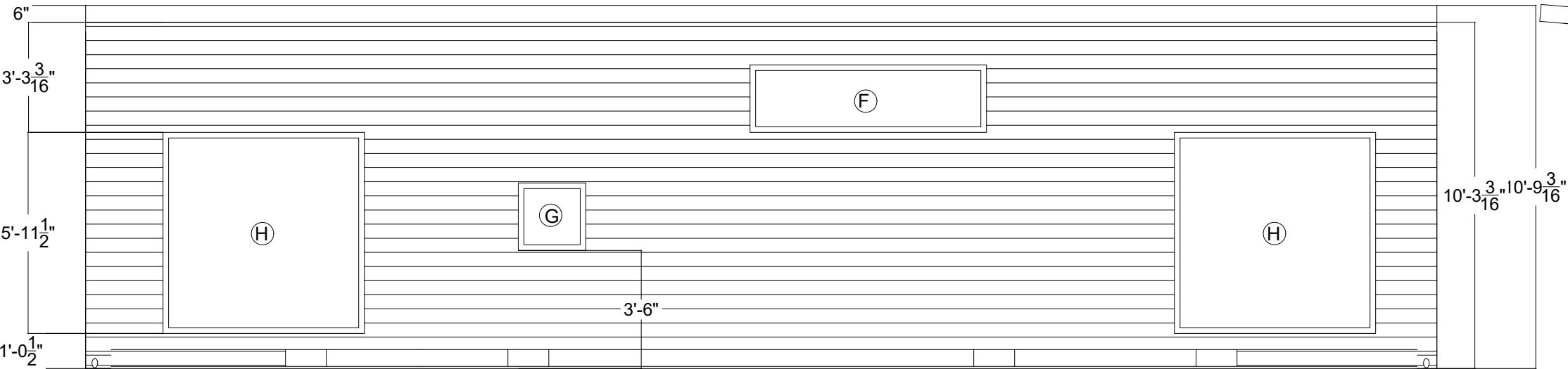
WINDOWS		DOORS	
WINDOW 1	7'-0x 2'-0 (F)	BARN DOOR	3'-0x 6'-8 (A)
WINDOW 2	2'-0 2'-0 (G)	BIFOLD	4'-0. 6'-8 (B)
WINDOW3	5'-6x 5'-6 (H)	DOUBLE PATIO W/ LOCKS	6'-0x 6'-8 (C)
		POCKET DOOR	2'-8x 6'-8 (D)



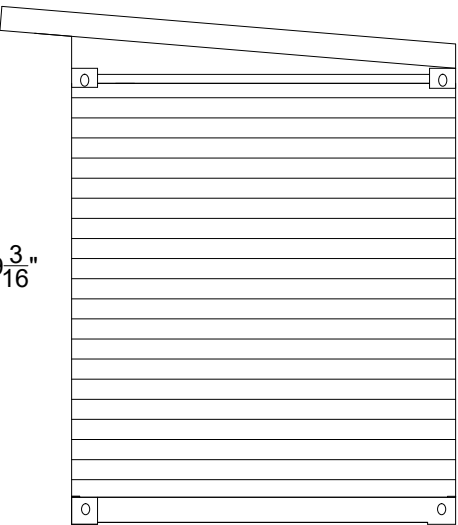
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

KOUNTRY CONTAINERS

TITLE:

SCALE:
3/8" = 1'-0"

DWG. NO:

DATE:

SECTION:

GRADE:

DRAWN BY:
DEANDRA RICHARD

INSTRUCTOR:

NOTES:

CEDAR WOOD PANELS FOR EXTERIOR WRAP

WINDOWS			DOORS	
WINDOW 1	7-0x 2-0	(E)	BARN DOOR	3-0x 6-8 (A)
WINDOW 2	2-0x 2-0	(G)	BIFOLD	2-0x 6-8 (B)
WINDOW3	5-6x 5-6	(H)	DOUBLE PATIO W/ LOCKS	6-0x 6-8 (C)
WINDOW 4		(I)	POCKET DOOR	2-8x 6-8 (D)