

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, February 7, 2018

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

1. Call to Order
2. Approve minutes from the January 2018 Regular Meeting

PUBLIC HEARING

3. (Z-1714) Amend the existing Baron's Creek Planned Unit Development to add another building
And obtain a Conditional Use Permit to allow a drive – through associated with a drive –in/fast
food Facility.

ACTION ITEM

4. Receive Recommendation and Consider Z-1714

DISCUSSION ITMES

5. Provide update on Annexation
6. Provide update on the Short Term Rental Ordinance

ADJOURN

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

**PLANNING & ZONING COMMISSION
JANUARY 3, 2018
5:30 P.M.**

On this the 3rd day of January, 2018 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
JIM WARREN
TIM DOOLEY
DARYL WHITWORTH
STEVE THOMAS
BILL PIPKIN
BRENDA SEGNER

ABSENT:

JIM JARREAU
CHRIS KAISER

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.

PUBLIC HEARING

Consider (Z-1713) An Amendment to the existing Planned Unit Development to accommodate new signage for Curbside Pick-up.

Motion made to open Public Hearing by Tim Dooley seconded by Jim Warren. All voted in favor and the motion carried.

Mark Vaclavik presented the application, and he explained that HEB is wanting to bring Curbside Pick up to Fredericksburg. Mark provided a slide show that detailed the Curbside Pick-up process and also showed images of the desired signage for the site to accommodate the new Curbside Program.

Motion made to close Public Hearing by Tim Dooley seconded by Daryl Whitworth. All voted in favor and the motion carried.

Brian Jordan, Director of Development, explained to the Commission that the request is for modification of the existing PUD to allow for curbside pick-up signage not anticipated originally. He went on to say with the additional signage, HEB also plans on adding a small pre-fabricated building to accommodate the additional service. This particular service is being provided at a number of other HEB stores and is apparently the new trend. City Staff has already approved the Site Plan to allow the new building, but the PUD amendment will be to allow a revision to the signage necessary to direct customers to the new facility.

City Staff recommends approval of the PUD amendment.

ACTION ITEM

Tim Dooley asked Mark Vaclavik what is going in the new building? Mark answered that this would be a staging and storage area for product.

Bill Pipkin asked Mark to clarify the parking scenario. How many parking spaces are designated to curbside pickup?

Mark responded that 10 parking spaces are standard for this program.

Brian Jordan asked Mark to explain the success of the curbside program. Mark said there are currently 100+ stores using this service and each store packs 100 orders a week. It has been very successful and is a popular service.

Motion made to recommend approval of Application Z-1713 An Amendment to the existing Planned Unit Development to accommodate new signage for Curbside Pick-up. by Tim Dooley seconded by Jim Warren. All voted in favor and the motion carried.

MINUTES

Jim Warren moved to approve the minutes of the December, 2017 meeting and Tim Dooley seconded The motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Jim Warren seconded the motion. All voted in favor and the meeting was adjourned at 5:45 p.m.

PASSED AND APPROVED this 3rd day February, 2018.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

ZONING AMENDMENT BRIEF

Request # Z-1714

OWNER: Pleasanton Partners, LP

APPLICANT: M&S Engineering LLC

SIZE: Entire Center is 9.8 acres
Lot 1 BB-RR-BR (1.475 acres)

LOCATION: Baron's Creek Shopping Center, 1400 Block of E. Main St.

EXISTING ZONING: PUD, Planned Unit Development

PROPOSED CHANGE:

1. Amend the PUD Plan to allow another building to be erected within the parking area on Lot 1 BB-RR-BR; and
- 2) Conditional Use Permit for a drive-through associated with a drive in/fast food restaurant (Starbucks) within the parking area of Lot 1 BB-RR-BR)

FINDINGS:

- The existing center is divided into 4 separate tracts as follows:
 - Tract 1 – Lot 1AR - 0.89 acres (UPS Store)
 - Tract 2 – Lot 1BR-RR - 4.04 acres (Gatti's, Jalisco, Beall's)
 - Tract 3 – Lot 1BB-RR-BR – 3.392 acres (Dollar Tree, Hibbett, AT&T, Goodwill, Anytime Fitness).
 - Tract 4 – Lot 1BB-RR-AR – 1.475 acres (currently vacant)
- Approximate building area for each tract is as follows:
 - Existing Building A (UPS Store) – 3,108 square feet
 - Existing Building B (Gatti's thru Anytime Fitness) – 66,056 square feet
 - Existing Building C (Mattress Firm, Urgent Care) – 8,800 square feet
 - Proposed Building D – 2,000 square feet
- From the original PUD Plan, parking for the center is based on 1 space per 250 square feet. This ratio yields a requirement of 320 spaces. The addition of a drive-in/fast food restaurant increases the required parking under normal conditions. However, with the center have a total of 437 spaces, this appears adequate.
- The proposed drive-through will be located on the northwest side of the most recently constructed building.
- All other previous PUD conditions will remain in place.

- Water and Sanitary sewer are available to serve this tract.
- Adjacent zoning is R-2 to the north, a mixture of C-1, C-2 and PUD to the southwest across E. Main Street and unincorporated land to the east.
- Property adjacent to this tract is undeveloped and residential to the north, commercial to the southwest and undeveloped to the east.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- The site complies with applicable PUD regulations, including parking, impervious coverage, building coverage and setbacks.

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

- The proposed drive in/fast food restaurant fits within the shopping centers layout without significant impact to adjacent uses. This use is compatible with existing and permitted uses.

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

- Since the proposed drive in/fast food restaurant is located within an existing shopping center, we do not anticipate negative effects on adjoining property.

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

- The applicant has positioned the restaurant within the shopping center to reduce the impacts on the existing vehicular circulation and other tenants of the center.

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

- Since the entrance to the drive-through of the proposed restaurant is located on the interior to the center, this will reduce the effects of traffic on E. Main Street. Customers will have multiple means of ingress and egress to the restaurant, and onto E. Main Street.

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

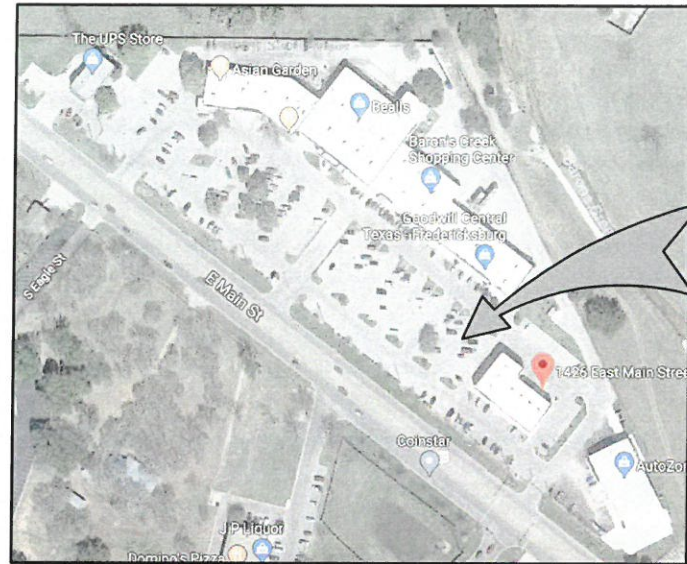
- Appropriate plans will be in place to address flooding and water damage as part of the site construction. No issues are anticipated for other items listed.

- G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:**
- All signs and lighting will comply with current ordinances.
- H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:**
- Adequate parking is provided within the shopping center, including the accommodation of the proposed restaurant. Cross access is provided between each of the properties so parking can be shared.
- I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:**
- Affirmative.
- J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:**
- Affirmative.
- K. DETERMINATION THAT THE PROPOSED USE AND SITE DEVELOPMENT, TOGETHER WITH ANY MODIFICATIONS APPLICABLE, THERETO, WILL BE COMPATIBLE WITH EXISTING OR PERMITTED USES IN THE VICINITY:**
- Affirmative.
- L. DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT AND THE SURROUNDING AREA:**
- See Items D and E above.
- M. DETERMINATION THAT THE PROPOSED USE TOGETHER WITH THE CONDITIONS APPLICABLE THERETO, WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY:**
- See Items D and E above.

DESIGN STANDARDS AND GUIDELINES FOR ENTRY CORRIDORS: The applicant has submitted two designs that meet the architectural standards for the Entry Corridor. Staff has worked with the applicant to ensure the intent of the standards have been met. Of the two options staff recommends the natural stucco color instead of the yellow colored EIFS. The project appears to meet the Entry Corridor Standards, however the final color scheme was not ready at the time of printing. Staff will provide a recommendation at the P&Z meeting.

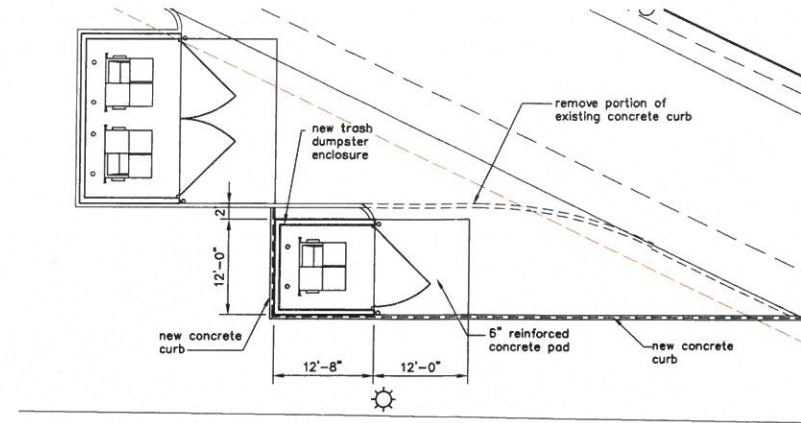
OPPOSITION/SUPPORT OF REQUEST: Staff has not received any comments in support or opposition to this request.

STAFF RECOMMENDATION: This center was originally approved in 1985, and significant improvements and modifications were made in 2007. The additional square footage added in 2012 on the vacant pad site seems to be working well. The drive in / fast food restaurant is properly located within the center to accommodate parking and circulation. Approval is recommended.

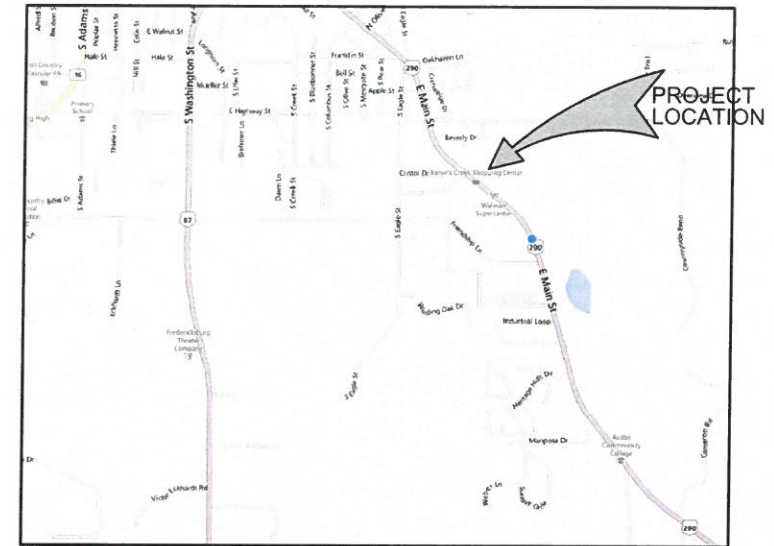


AERIAL PHOTOGRAPH
NO SCALE

PROJECT LOCATION



1 ENLARGED TRASH ENCLOSURE DETAIL
SCALE: 3/32" = 1'-0"



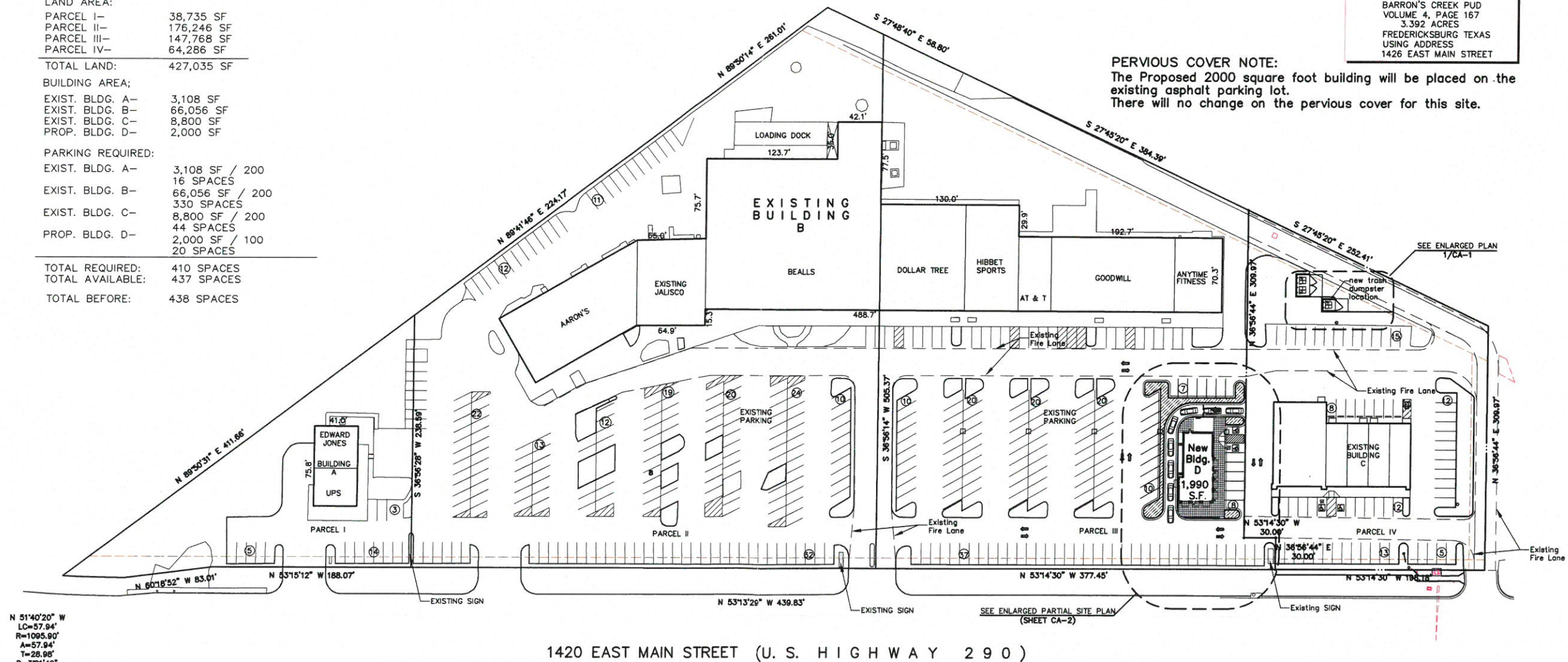
VICINITY MAP
NO SCALE

LAND AREA:	
PARCEL I-	38,735 SF
PARCEL II-	176,246 SF
PARCEL III-	147,768 SF
PARCEL IV-	64,286 SF
TOTAL LAND:	427,035 SF

BUILDING AREA:	
EXIST. BLDG. A-	3,108 SF
EXIST. BLDG. B-	66,056 SF
EXIST. BLDG. C-	8,800 SF
PROP. BLDG. D-	2,000 SF

PARKING REQUIRED:	
EXIST. BLDG. A-	3,108 SF / 200
EXIST. BLDG. B-	16 SPACES
EXIST. BLDG. C-	66,056 SF / 200
EXIST. BLDG. D-	330 SPACES
PROP. BLDG. D-	8,800 SF / 200
PROP. BLDG. D-	44 SPACES
PROP. BLDG. D-	2,000 SF / 100
PROP. BLDG. D-	20 SPACES

TOTAL REQUIRED:	410 SPACES
TOTAL AVAILABLE:	437 SPACES
TOTAL BEFORE:	438 SPACES



N 51°40'20" W
LC=57.94'
R=1095.90'
A=57.94'
T=28.96'
D=371°46'

OVERALL SITE PLAN
SCALE: 1" = 50'-0"

1420 EAST MAIN STREET (U. S. HIGHWAY 290)

LEGAL DESCRIPTION

LOT 18B-RR-BR
BARRON'S CREEK PUD
VOLUME 4, PAGE 167
3.392 ACRES
FREDERICKSBURG TEXAS
USING ADDRESS
1426 EAST MAIN STREET

PERVIOUS COVER NOTE:
The Proposed 2000 square foot building will be placed on the existing asphalt parking lot.
There will no change on the pervious cover for this site.

1810 Wyoming Ave
El Paso TX 79903
PH: 915-534-8062
FX: 915-534-8083

psrb
COMMERCIAL GROUP, INC.

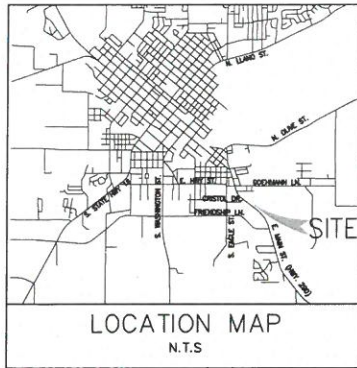
OVERALL SITE PLAN

COMMISSION No.
17-051

DATE: 12-05-17
REVISIONS

SHEET: CA-1
OF

A New Starbucks Coffee at
Baron's Creek Shopping Center
MIMCO INC.
COMMERCIAL REAL ESTATE MANAGEMENT & INVESTMENTS
FREDERICKSBURG, TEXAS 78624
1406-26 E. MAIN STREET



LEGAL DESCRIPTION
 LOT 1BB-RR-BR
 BARRON'S CREEK PUD
 VOLUME 4, PAGE 167
 3.392 ACRES
 FREDERICKSBURG TEXAS
 USING ADDRESS
 1426 EAST MAIN STREET



LEGEND:

- PROPERTY LINE
- PROPOSED STRUCTURAL SLAB
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED NUMBER OF PARKING SPACES

KEYNOTES

- 1 NEW PARKING AREA.
- 2 NEW CURB.
- 3 NEW CONCRETE SIDEWALK / FLATWORK.
- 4 NEW ADA PARKING & RAMP.
- 5 NEW LANDSCAPE AREA.

PROJECT NOTES:

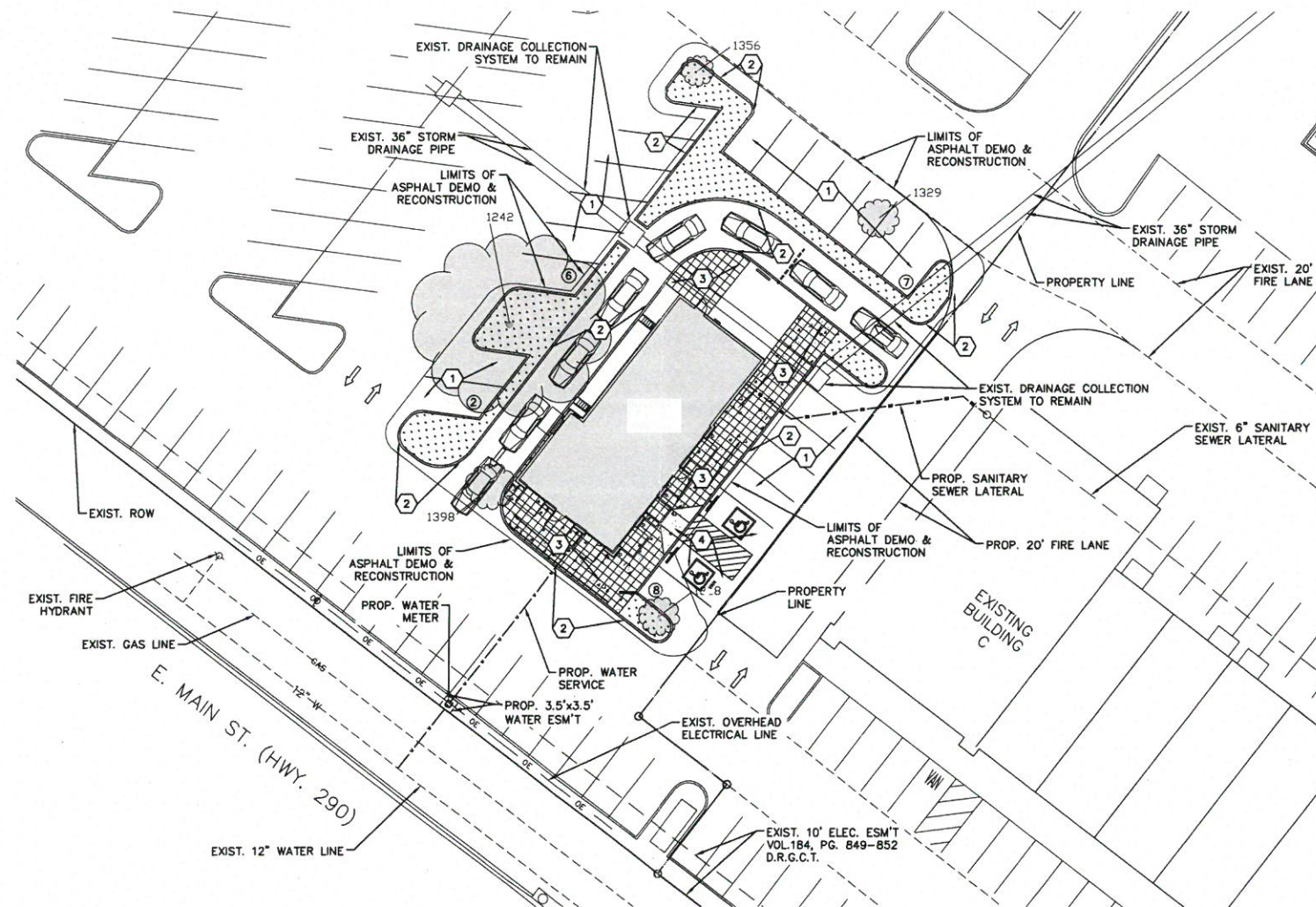
1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY IMPACT THE EXISTING STORM DRAINAGE PATTERNS AND EXISTING STORM DRAINAGE SYSTEM.
2. THE EXISTING STORM DRAINAGE SYSTEM IS TO REMAIN ACTIVE, IN PLACE AND BE PROTECTED DURING CONSTRUCTION.

LANDSCAPING

1. PROP. LANDSCAPE AREA = 1,824.43 SQ. FT.
2. SEE TABLE BELOW FOR EXISTING TREES & DIAMETERS.
3. SEE TABLE BELOW FOR TREES TO BE REMOVED.

TREE #	SPECIES/DIA
1242	OAK 24
1329	OAK 5
1356	CEDAR 5
1358	UNKNOWN 5
1398	OAK 6

TREE #	SPECIES/DIA
1356	CEDAR 5
1398	OAK 6
TOTAL	11 INCHES



A New Starbucks Coffee at
 Baron's Creek Shopping Center
MIMCO INC.
 COMMERCIAL REAL ESTATE MANAGEMENT & INVESTMENTS
 1406-26 E. MAIN STREET
 FREDERICKSBURG, TEXAS 78624

1810 WYOMING AVE
 EL PASO TX 79903
 PH: 915.534.8082
 FX: 915.534.8083

psbb
 COMMERCIAL GROUP INC.

ENLARGED PARTIAL
 SITE PLAN

COMMISSION No.
 17-051

DATE: 01-11-18

REVISIONS

SHEET: CA-2

2 OF 2

BENCHMARKS / CONTROL POINT DATA:

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM #1	14004958.24	2015142.76	1,627.69'	'X' ON CURB
CP #2	14004902.85	2015258.03	1,626.29'	MAG NAIL
CP #3	14004921.55	2015234.19	1,626.19'	MAG NAIL

ZONE: TEXAS CENTRAL, NAD83
 COORDINATES: GRID COORDINATE
 SCALE FACTOR = 1.00016

M&S ENGINEERING
 CIVIL | ELECTRICAL | STRUCTURAL | MEP | SURVEYING
 TEXAS REG. LICENSED PROFESSIONAL ENGINEER #13354 SURVEYING MAP # 10044200

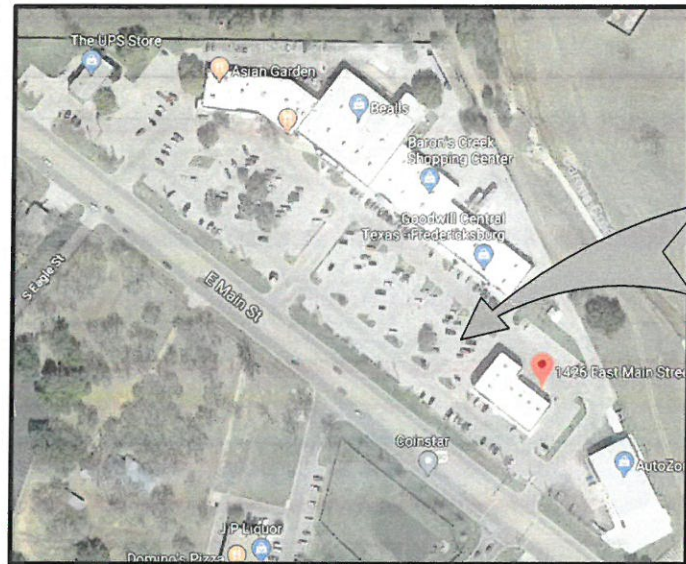
CONTACT
 WWW.MSENGR.COM
 PHONE: (830) 228-5446
 FAX: (830) 885-2170

MAIN OFFICE
 P.O. BOX 970
 6477 FM 311
 SPRING BRANCH, TX 78070

BRANCH OFFICE
 12719 SPECTRUM DR., STE. 100
 SAN ANTONIO, TX 78249
 PHONE: (210) 342-6700

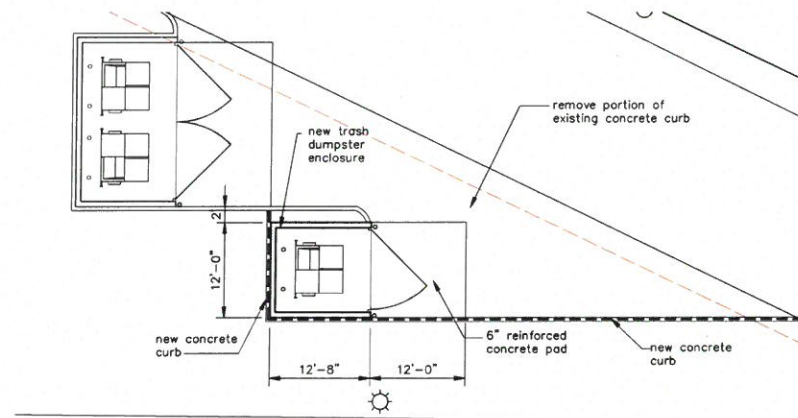
CONTACT: JOSE J. SOSA, P.E. PROJECT #: 17MIMCO.003

THIS DOCUMENT IS RELEASED
 FOR THE PURPOSE OF INTERIM
 REVIEW UNDER THE AUTHORITY
 OF JOSE J. SOSA, P.E.
 #104799, ON JANUARY 11,
 2018. IT IS NOT TO BE USED
 FOR BIDDING, CONSTRUCTION
 OR PERMIT PURPOSES.

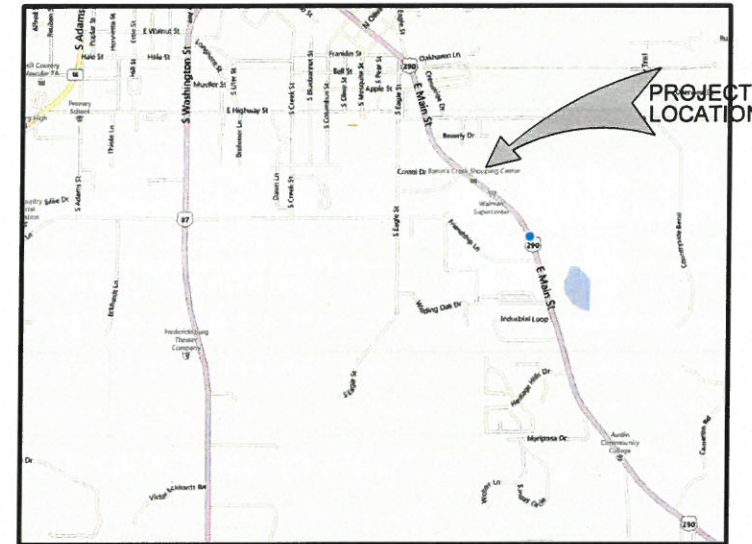


AERIAL PHOTOGRAPH
NO SCALE

PROJECT LOCATION



ENLARGED TRASH ENCLOSURE DETAIL
SCALE: 3/32" = 1'-0"



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION
LOT 1, BLOCK A
HARBAGE SUBDIVISION
DOCUMENT 199900271
OF THE CITY OF
FREDERICKSBURG, TEXAS
Containing Approximately
9.8 ± Acres



OVERALL SITE PLAN
SCALE: 1" = 50'-0"

1420 EAST MAIN STREET (U. S. HIGHWAY 290)

1810 Wyoming Ave
Fredericksburg, TX 78603
Tel: 915.534.8082
Fax: 915.534.8083
www.mimcoinc.com
psrdb
commercial group inc.
design by design

OVERALL SITE PLAN
COMMISSION No.
17-051
DATE: 12-05-17
REVISIONS
SHEET: **CA-1**
OF

A New Starbucks Coffee at
Baron's Creek Shopping Center
MIMCO INC.
Commercial Real Estate Management & Investments
FREDERICKSBURG, TEXAS 78624
1406-26 E. MAIN STREET



1810 Wyoming Avenue
El Paso, Texas 79903
tel 915.534.8082
fax 915.534.8083

psrbb

commercial group inc.

February 1, 2018

Ms. Anna Hudson/Historic Preservation Officer
The City of Fredericksburg

Re: Design Guideline Narrative for New Shell Building for Future Tenant at
Baron's Creek Shopping Center (Existing pad site)

Dear Anna:

The following is a narrative outline indicating general conformance with the City Design Guidelines.

Project Summary: The proposed project is a new shell building for a future Starbucks Coffee at Barron's Creek Shopping Center. Minimal site preparation will be required at the existing pad site to accommodate a new single tenant building at 2,001 SF. A drive-thru lane is included.

BUILDING DESIGN:

ARCHITECTURAL STYLE

The architectural style of the building responds to the regional architecture by utilizing a light-colored stone veneer base (Austin Cream by El Dorado Stone) that is meant to emulate a sturdy limestone base common to many buildings in the area. A low-slope roof and relatively low profile EIFS parapets provide a basic backdrop for appropriately scaled signage which is kept to a minimum. Storefronts are broken up into separate bays and employ fabric awnings to help the façades be more compatible with the local traditional context. Together the building's architectural style strives to achieve a modern elegance that is modest and unobtrusive.

ARCHITECTURAL MATERIALS

The building exterior is composed of a light-colored stone veneer at the base with the upper portions of the building in EIFS. Aluminum storefronts with low-e tinted glazing will be used for the majority of the openings in conjunction with metal panel awnings.

ARCHITECTURAL COLOR

The proposed color palette is composed of the following colors in muted tones:

1. Light colored Stone Veneer base – Austin Cream Limestone by El Dorado Stone
2. Muted brown colored EIFS – SW 6095 Toasty
3. Muted yellow colored EIFS – SW 7692 Cupola Yellow
4. Soft grey accent at parapet cornice – 8664W Backpack

Natural anodized aluminum colored metal awnings at openings.

ARCHITECTURAL FEATURES

Careful consideration was given to all facades of this building to ensure there were no unadorned blank walls. Exterior finishes trim out at different elevations to maintain visual interest. Sectioned storefronts and metal awnings help promote a human scale and an inviting aesthetic.

MASSING AND SCALE

Even though this building has a relatively small footprint, it's massing was broken up by utilizing subtle offsets and varying parapet heights to help define separate volumes. Different textures and materials further assist in providing visual interest to each facade.

SIGNAGE

Building signage proposed is to be integrated to the low-profile parapets as shown on rendered elevations. The tenant's logo/emblem is kept to a minimum at an appropriate scale to fit between horizontal and/or vertical reveals.

BUILDING HEIGHT

Two main building heights are set at 20'-4" and 16'-8" to top of parapet walls. The taller portion of the building incorporates the public areas of the coffee shop which has plenty of glazed openings for natural light. The smaller volume will accommodate the utility spaces.

The current phase is for a shell building only. A future phase will be a Tenant Improvement to fully furnish the interior.

SETBACKS AND FRONTAGE

Two pedestrian entry points are provided, one facing East Main St./U.S. Highway 290) and another facing the side parking spaces and adjacent retail space (Mattress Firm Store). A drive-thru is incorporated, starting from the back end of the building and stretching along the west façade. The building's location is a pad site at the existing Barron's Creek Shopping Center parking lot. The new building will help soften the expansive parking lot to help give a more pedestrian friendly experience to shoppers nearby.

LANDSCAPING

The landscape design for this building will provide native and drought tolerant plants selected from the approved list. Open spaces are being provided near the two main entry points to allow for outdoor seating. Coordination with subsurface utilities and tree plantings was considered during the design.

LIGHTING

All light fixture selections will be provided to assure compliance with Dark-Sky Association. Lighting fixture quantities will be kept to a minimum and only as needed to illuminate pathways and parking.

SERVICE AREAS

Existing trash and recycling area is available to tenants on site and this project will be adding an additional dumpster and enclosure next to the existing setup off the rear service drive on southeast corner of property.

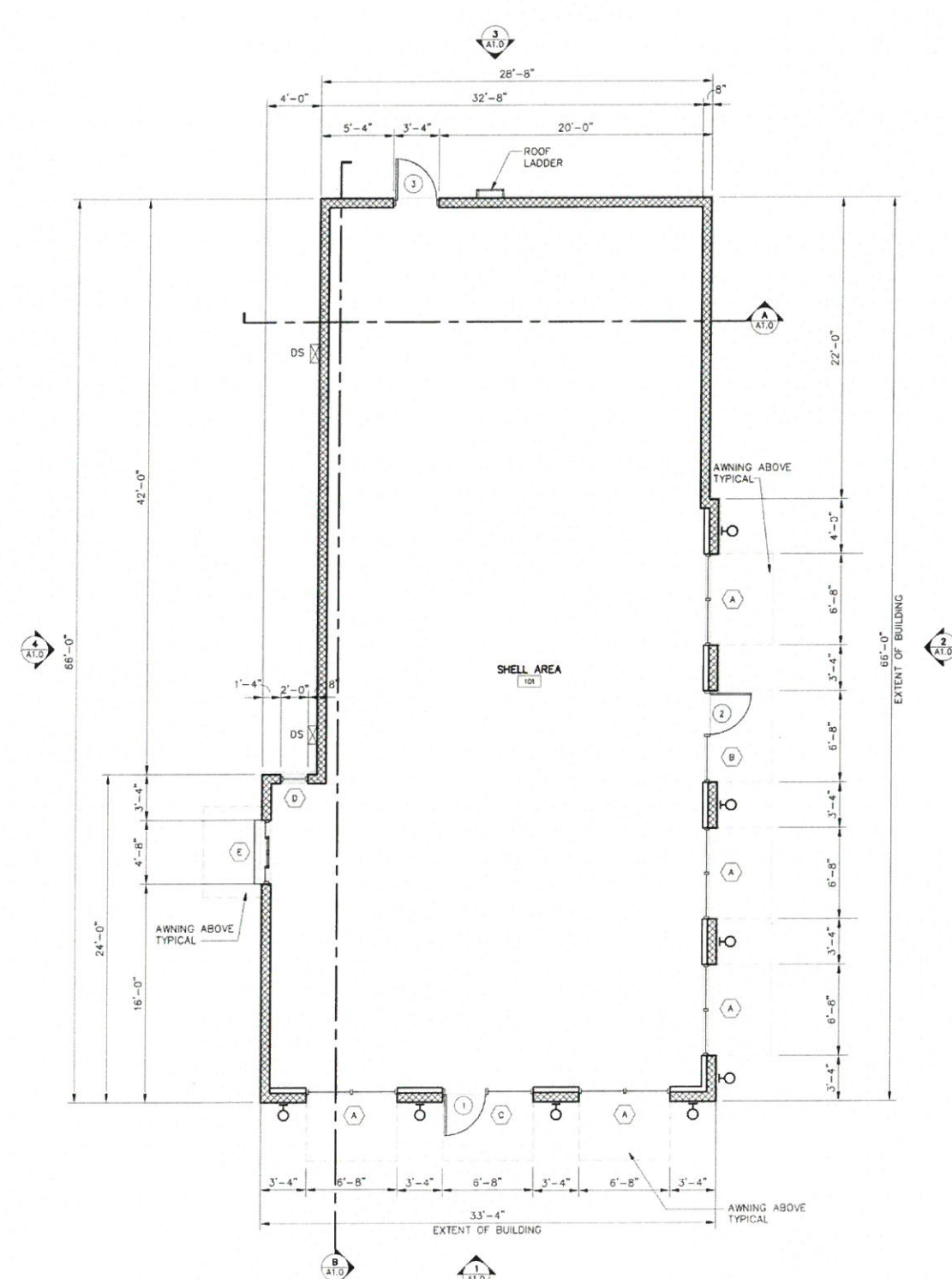
PARKING & ACCESS

Appropriate number of parking spaces will be provided along with ADA compliant parking. Existing Shopping center has various access drives for convenient access to site.

The parking was calculated @ 1 per 200 s.f. per Fredericksburg code for Shopping Centers. The existing parking center has 77,999 s.f. requiring @ 1 per 200 s.f. for a total of 390 spaces. Currently there are 438 spaces provided. The new construction eliminates 33 existing spaces but adds 16 spaces with the new layout. $438 \text{ current spaces} - 33 \text{ spaces} = 405 \text{ spaces} + 16 \text{ in new construction for a total of } 421 \text{ spaces}$. Code requirement is 400 spaces (390 existing per code + 10 for new construction per code).

DRAINAGE AND STORMWATER

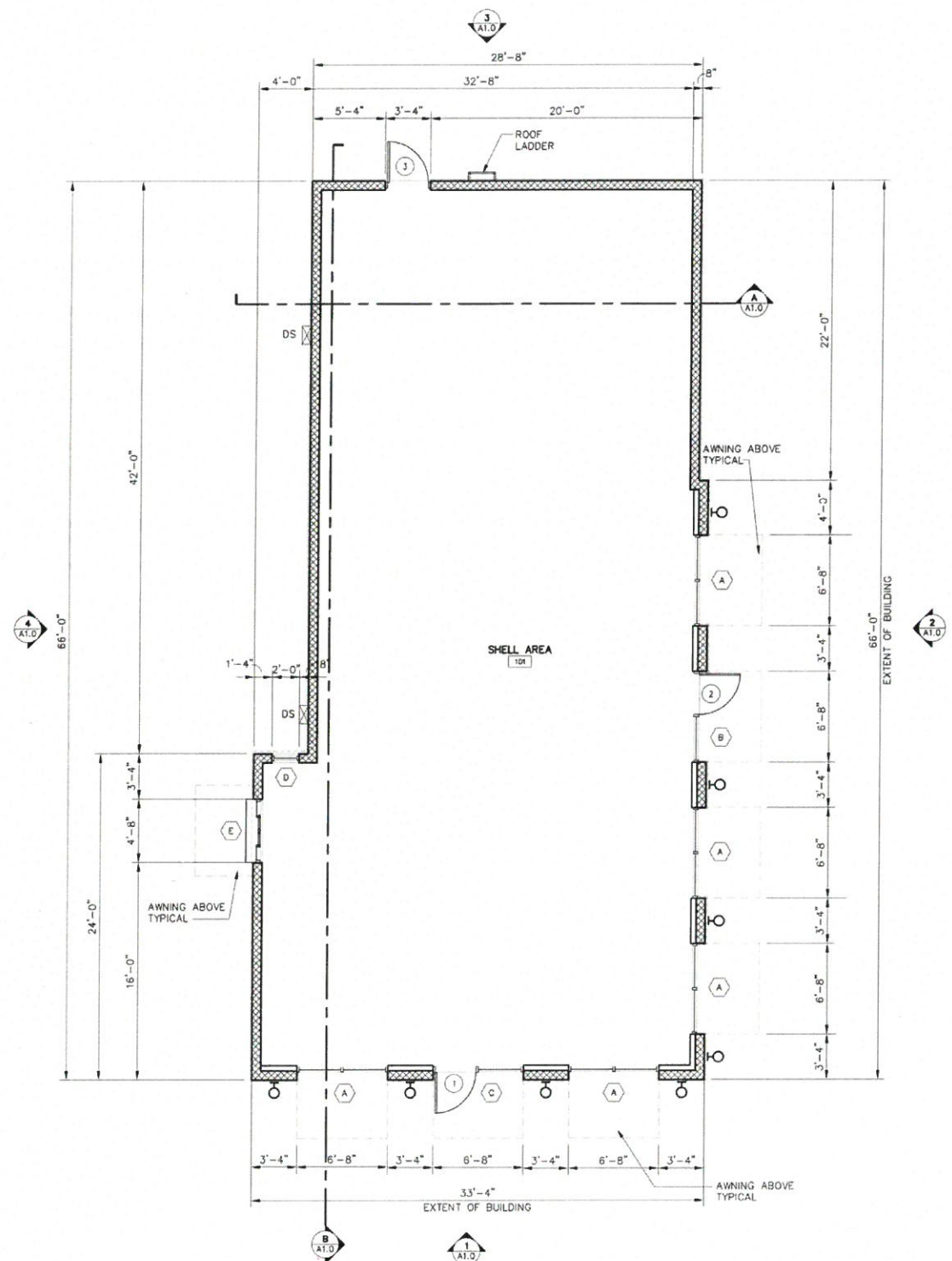
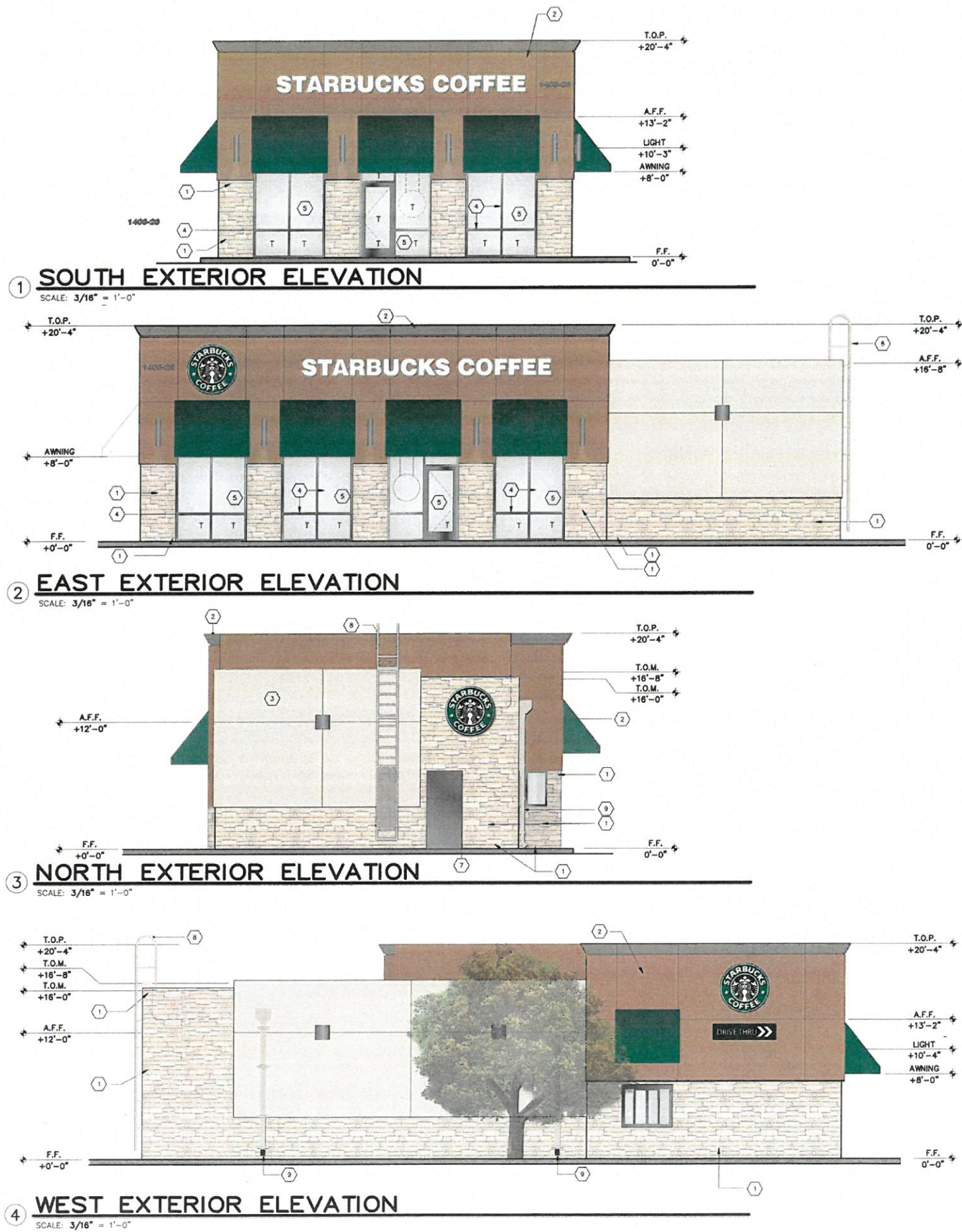
Existing storm water system has been coordinated and analyzed to accommodate the new building. The project's Civil Consulting Engineers (MS Engineering) have recently submitted more detailed documents indicating that the existing drainage system will not be adversely impacted by the proposed development.



 **FLOOR PLAN**
SCALE: 3/16" = 1'-0"

EXTERIOR COLOR SELECTION			
NO.	MATERIAL	COLOR	REMARKS
(1)	STONE VENEER	AUSTIN CREAM	EL DORADO STONE - LIMESTONE
(2)	EIFS	SW 6095 - TOASTY	
(3)	EIFS	SW 7892 - CUPOLA YELLOW	
(4)	ALUMINUM FRAMING	CLEAR ANODIZED	
(5)	GLAZING	CLEAR	
(6)	METAL AWNING	ANODIZED	
(7)	METAL DOOR	TO MATCH ADJACENT	
(8)	ROOF LADDER	TO MATCH ADJACENT	
(9)	GUTTER & DOWNSPOT	TO MATCH ADJACENT	

C-4
SCHEME



EXTERIOR COLOR SELECTION			
NO.	MATERIAL	COLOR	REMARKS
(1)	STONE VENEER	AUSTIN CREAM	EL DORADO STONE - LIMESTONE
(2)	EIPS	SW 6095 - TOASTY	
(3)	EIPS	SW 7014 - ELDER WHITE	
(4)	ALUMINUM FRAMING	CLEAR ANODIZED	
(5)	GLAZING	CLEAR	
(6)	FABRIC AWNING	STARBUCKS GREEN	
(7)	METAL DOOR	TO MATCH ADJACENT	
(8)	ROOF LADDER	TO MATCH ADJACENT	
(9)	GUTTER & DOWNSPOT	TO MATCH ADJACENT	

C-5
SCHEME

1810 Wyoming Ave
El Paso TX 79903
PH 915 534 8082
TX 915 534 8083

psbb
commercial group inc.
sponsored by design

FLOOR PLAN & EXT. ELEVATIONS
COMMISSION No. 17-051
DATE: 12-05-17
REVISIONS
SHEET: **A1.0**
OF

A New Starbucks Coffee at
Baron's Creek Shopping Center
MIMCO INC.
Commercial Real Estate Management & Investments
1406.26 E. MAIN STREET
FREDERICKSBURG, TEXAS 78624

Z-1714

desc_

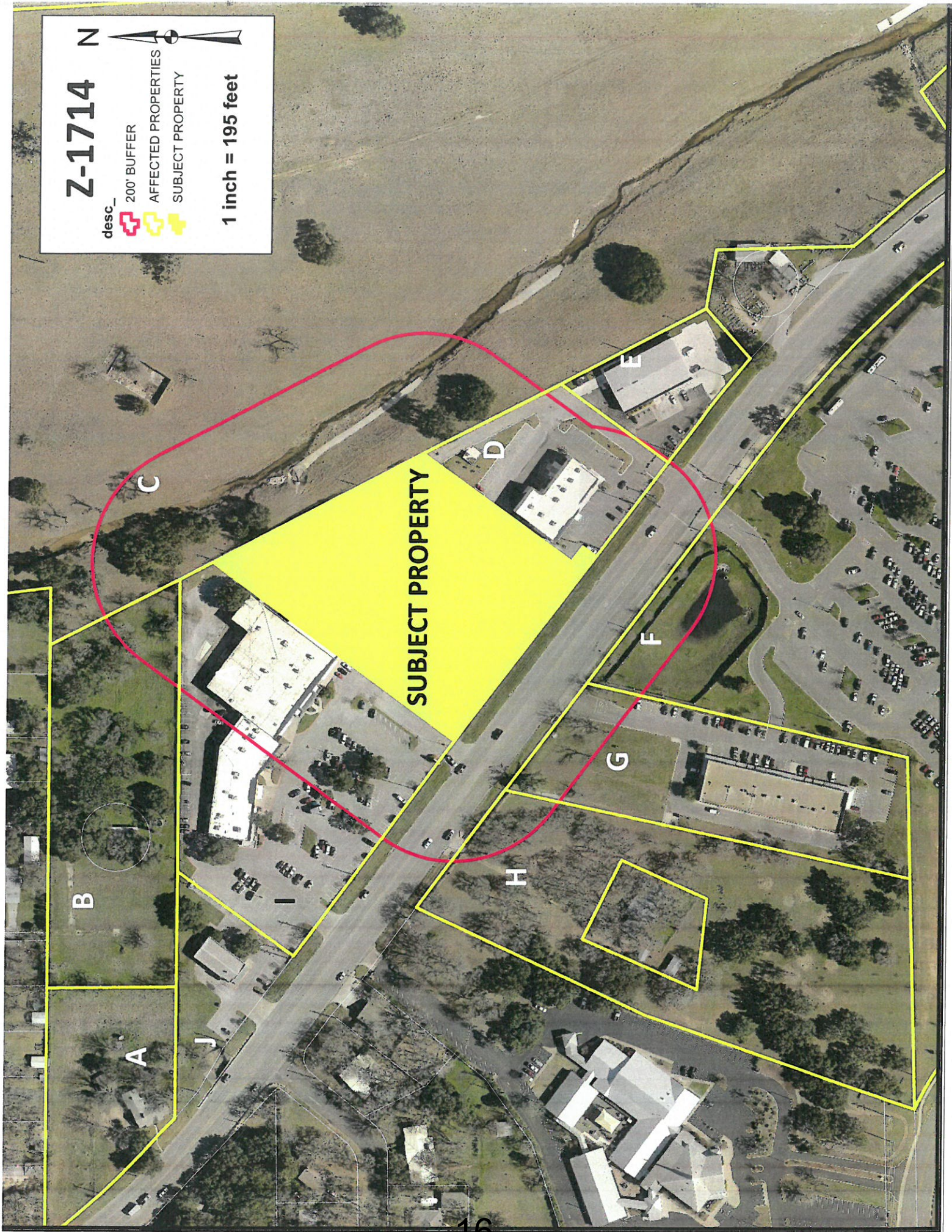
200' BUFFER

AFFECTED PROPERTIES

SUBJECT PROPERTY



1 inch = 195 feet



Letter	Owner	Address
A	Sammy Segner & Sandra Pokorny	1332 E. Main Fredericksburg, TX 78624
B	RPS GP LLC	3508 Far West Blvd. Suite 100 Austin, TX 78731
C	Judy Feller	317 Goehmann Ln Fredericksburg, TX 78624
D	Zaradieter Partners Lp	6500 Montana Ave El Paso, TX 79925
E	Autozone Texas Lp	P.O. Box 2198 3rd floor Memphis, TN 38101
F	Wal-Mart Real Estate Business tract	P.O. Box 8050 Bentonville, AR 72712
G	RCC Comercial LLC	1531 W. Poplar St San Antonio, TX 78207
H	Dardanelle Kimber Company Inc	4000 Main St Kansas City, MO 64111
Z-1714		



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: **New Building Addition at Barron's Creek Shopping Center**

Project Address: 1426 E. Main St., Fredericksburg TX

Tax ID Number (s): **74-2927465**

Application Type (Check all items that apply.)

- | | | |
|--|--|---|
| ☒ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan* | ☐ Replat* | ☐ Annexation* |
| ☒ Zoning Change | ☐ Amending Plat* | ☐ Other |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | ☐ Waiver of Right to |
| ☐ Variance Request | ☐ Final Plat* | 30-day action |
| | ☐ Development Plat | |

Revision of Approved Plan / Plat? ☒ Yes ☐ No Name: **Barron's Creek Shopping Center (PUD)**

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 3.392 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: **Lot 1-BB-RR-BR**

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning:

Proposed Zoning:

Location: 1426 E. Main St., Fredericksburg TX

Proposed Use(s): **Add additional 2000 Sq Ft Building**

Applicant's Signature

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

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: *J. A. Saucedo Jr.*

Printed Name: **J. A. Saucedo Jr.** Date: **11/23/18**

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s)

Firm Name (if applicable): Pleasanton Partners LP

Owner Name: Meyer Marcus

Address: 6500 Montana St., El Paso, TX

Phone: (915) 779-6500

Fax: (915) 779-6509

Email: cgomez@mimcoinc.com

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: ☐ Agent ☒ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable): M&S Engineering LLC

Address: 12719 Spectrum Dr., Suite 100, San Antonio, TX 78249

Primary Contact Name: J. A. (Tony) Saucedo Jr.

Phone: (210) 342-6700

Fax: (210) 342-6701

Email: tsaucedo@msengr.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: ☐ Agent ☐ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:



Project Application

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

C. Fee Schedule (Please attach appropriate fee to application.)

- ☒ Conditional Use Permit Application - \$200
- ☐ Site Plan Application - \$200
- ☒ Application for Zoning Change - \$200
- ☐ Application for Land Use Change - \$200
- ☐ Variance Request - \$100
- ☐ Minor Plat - \$200
- ☐ Replat - \$200
- ☐ Amending Plat - \$200
- ☐ Preliminary Plat - \$200 plus \$20 per lot
- ☐ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.