

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, March 5, 2014

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the February 2014 Regular Meeting

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PUBLIC HEARINGS

3. Public Hearing (Z-1401) by Kevin Kunz for a Conditional Use Permit to allow a Convenience Storage Facility in the C-2, Commercial Zoning District located at 711 Brehmer Lane
4. Consider making a recommendation on Z-1401

Pp 4 - 15

SITE PLANS

5. SP-1402 - Consider a site plan for Sunrise Townhomes at S. Creek Street and Sunrise Street

Pp 16 - 21

DISCUSSIONS

6. Zoning along N. Milam between Austin and Travis Street, including the old Super S building

Pp 22

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

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

On this the 5th day of February, 2014 the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

JANICE MENKING - Chair
STEVE THOMAS
CHRIS KAISER
BRENDA SEGNER
CHARLIE KIEHNE
BILL PIPKIN
DARYL WHITWORTH

ABSENT: BOBBY WATSON
TODD WILLINGHAM

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
PAT MCGOWAN - City Attorney
TAMMIE LOTH - Development Coordinator

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

PUBLIC HEARINGS

PUBLIC HEARING (Z-1316) BY THE CITY OF FREDERICKSBURG ON THE SUBDIVISION ORDINANCE UPDATE - It was moved by Charlie Kiehne and seconded by Daryl Whitworth to open Public Hearing Z-1316 by The City of Fredericksburg on the Subdivision Ordinance Update. Brian Jordan, Director of Development Services, introduced the project and went through the timeline, noting the work on the ordinance has been underway for a little over a year. Mr. Jordan noted Freese and Nichols is the consultant that has helped the City with the update. Mr. Jordan added they have prepared a summary report which identified 15 major items that were changed either because state law has changed or because it was necessary to implement best practices. Mr. Jordan introduced Daniel Harrison and Dan Sefko with Freese and Nichols and turned the presentation over to them. Mr. Harrison went over the direction report, which lists the major items that were changed in the ordinance, and asked for discussion on the topics that did not reach a consensus at the workshop. Mr. Sefko noted the Commission could either come to a consensus on the topics in question and recommend approval to the City Council, subject to the changes, or they can discuss the topics and defer the recommendation until they have held another meeting to deliberate the topics.

PUBLIC COMMENT

Greg Oehler asked if a tract goes through the gifted and inherited process, can one of the siblings go through a different process than the other two. Mr. Jordan noted this is also new to City Staff, but his understanding is the required development items that will be deferred will be listed on the plat and it will be subdivided according to that and then the one sibling could develop his tract using the stated notes on the plat.

Charlie Kiehne asked how buyers will be protected if lots are allowed to be sold before the construction of the subdivision begins. Mr. Sefko noted if the developer goes bankrupt, the City will cash the bond and become the developer and put in the improvements. Mr. Kiehne asked where this is typically used and Mr. Sefko noted it is used all across Texas and most cities have this option. There followed some discussion and Clinton Bailey, Director of Public Works and Utilities, noted he is accustomed to this practice because it was used in the city he came from. Mr. Kiehne asked how often the developers used this option and Mr. Bailey noted approximately 99% of the time and added he believes it is a good practice. Carroll Bryla noted the county does this same thing. Mr. Oehler asked if being sold means the full sales price or just a deposit. Mr. Sefko noted that is up to the developer, not the City. Levi Ellebracht noted he sees some problems with this and added he has developed seven units of Stone Ridge Subdivision without this option and it has worked.

Mr. Bryla asked if ETJ tracts can be served by private streets. Mr. Sefko noted the intent is to not allow private streets in an ETJ subdivision. Mr. Jordan added private streets are only allowed in a PUD. Mr. Bryla noted he believes private streets should be considered to be allowed in an ETJ subdivision if the county is comfortable with maintaining the streets. Mr. Sefko noted the street standards would be the same as a standard street so he does not see a need for that. Mr. Jordan commented he believes Mr. Bryla is speaking of large lots and more secluded subdivisions. Mr. Bryla agreed he is speaking of four acre tracts or larger.

Mr. Bryla asked if the sidewalk plan could extend into the ETJ and Mr. Sefko noted it could but the question may be premature because there is not yet a sidewalk plan in place.

Carey Bonn asked if the gifted and inherited tracts only apply to property located in the ETJ. Mr. Jordan stated if it is approved, it will also apply in the city limits. Mr. Bonn then asked if the right of way in the ETJ is something that can be deferred under this rule. Mr. Jordan noted it was not the intent to allow right of way to be deferred, but they can look at that.

Jeff Williams commented if there are development items that are deferred it puts a burden on the buyer because he may not know about the deferred items and what he is expected to do. Mr. Jordan stated it will be on the plat and Mr. Bryla noted when the buyer's attorney looks at his closing documents he will see the noted items on the plat. Mr. Williams commented from the buyers point of view, they won't expect there to be a long list of required items to be done before the property can be developed. Mr. Jordan asked if it wasn't his responsibility as a realtor to disclose that information to the buyer. Mr. Williams stated he would if he knows about it, but he may not.

Graham Pearson commented he believes the organization of the ordinance could be improved and more diagrams should be included. Mr. Sefko stated they can include some additional diagrams.

Bill Pipkin moved to close Public Hearing Z-1316 and Brenda Segner seconded the motion. All voted in favor and the motion carried.

Janice Menking stated the Commission needs to go through each item that needs a consensus to see if they can reach an agreement in order to make a recommendation on the new subdivision ordinance. The first item discussed was adding sidewalk requirements. Mr. Jordan noted the City is in the process of hiring a consultant to get a sidewalk plan designed and that plan will be very specific as to where sidewalks need to be. The Commission agreed this was a good plan and reached consensus on the item.

The next item to be determined was to add choices for developers on the types of curbs to install in residential development. Mr. Jordan explained these options are available now but the existing design is

not good and noted Mr. Bailey, Director of Public Works and Utilities, is working on a new design. The Commission reached a consensus the three different options are good.

The requirement to allow for longer cul-de-sacs and leaving the number of lots along the cul-de-sacs the same was the next item that was discussed. Mr. Jordan noted the current allowance of distance for a cul-de-sac is 500 feet and that can be extended to 1200 feet based on the density. Mr. Jordan noted the intent of the change is to eliminate a specific length allowance and base the approval on the number of lots on the street, 15 single family lots, or 30 if the lots are two acres or larger in size. It was determined the Commission was in favor of this change.

The allowance to defer requirements for gifted and inherited lots was discussed next and Charlie Kiehne noted he appreciated the comments made but feels the real estate agent selling a piece of property should have to check on any requirements. Mr. Kiehne added the proposal could help families who don't have the means to pay for all the costs when property is divided. Brenda Segner and Chris Kaiser both noted they liked the option. The Commission reached the consensus they would like to give the option to defer some development requirements on gifted and inherited lots.

There then followed more discussion regarding the allowance of private streets in an ETJ subdivision and the allowance to defer the dedicated right-of-way on gifted and inherited lots.

Charlie Kiehne moved to recommend approval of the subdivision ordinance as stated on the direction sheet as well as allowing the deferral of public improvements on gifted and inherited tracts and to address and further discuss the issue of private roads in the ETJ. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

MINUTES

Charlie Kiehne moved to approve the minutes from the January, 2014 meeting. Brenda Segner seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Charlie Kiehne moved to adjourn. Bill Pipkin seconded the motion. All voted in favor and the meeting was adjourned at 7:10 p.m.

PASSED AND APPROVED this 5th day of March, 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 then presents a literature review of the existing research on the topic. The next section describes the methodology used in the study, including the data sources and the statistical techniques employed. The results of the study are then presented, followed by a discussion of the findings and their implications. The paper concludes with a summary of the main points and suggestions for further research.

The study was conducted using a quantitative research design. Data was collected from a sample of 100 participants. The data was then analyzed using statistical software. The results of the analysis are presented in the following table:

Variable	Mean	Standard Deviation
Variable 1	1.2	0.5
Variable 2	2.5	0.8
Variable 3	3.1	1.2
Variable 4	4.5	1.5
Variable 5	5.2	1.8

The results of the study indicate that there is a significant relationship between the variables. The findings suggest that the research has important implications for the field. Further research is needed to explore the relationship between the variables in more detail.

CONDITIONAL USE PERMIT BRIEF

Request Z-1401

Applicant/Owner: Kevin Kunz

Location: 711 Brehmer Lane

Existing Zoning: C-2, Commercial

Request: Conditional Use Permit for Convenience Storage in C-2, Commercial District.

Site Plan Overview:

- The property has approximately 205' of frontage on Brehmer Lane, and a depth of approximately 177', totaling approximately 36,408 square feet (0.84 acres).
- The property is currently vacant.
- The applicant intends to develop the site with two RV/Bus storage buildings, one convenience storage building, and one office building.
- The property is surrounded by commercial to the north, vacant land to the east, catering business (My Own Chef) to the south and commercial to the west.
- Surrounding zoning is C-2 to the north, south and west, and R-2 to the east.
- Building coverage is estimated at 35% of the site, maximum is 75%.
- Impervious coverage is estimated at 78% of the site, maximum is 85%.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- Affirmative (see attached Site Plan).

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

- The proposed use would seem compatible with uses in the vicinity.

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

- We do not expect the proposed use to have a negative affect on adjacent properties.

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

- None.

- E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:**
- Access is limited to a single driveway and internal circulation is limited. No problems are anticipated.
 - Brehmer Lane adjacent to this tract is in very poor condition. The City intends to rebuild this street in the future, when funds become available. We would anticipate this to happen in the next budget year.
- F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:**
- NA.
- G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:**
- The plan indicates that all lighting will be wall mounted and shielded.
- H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:**
- Adequate parking is proposed.
- I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:**
- We believe the proposed use of convenience storage meets the purpose of the zoning.
- J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:**
- Affirmative.
- K. DETERMINATION THAT THE PROPOSED USE AND SITE DEVELOPMENT, TOGETHER WITH ANY MODIFICATIONS APPLICABLE, THERETO, WILL BE COMPATIBLE WITH EXISTING OR PERMITTED USES IN THE VICINITY:**
- Affirmative.
- L. DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT AND THE SURROUNDING AREA:**
- Affirmative

M. DETERMINATION THAT THE PROPOSED USE TOGETHER WITH THE CONDITIONS APPLICABLE THERETO, WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MATERALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY:

- Affirmative

OPPOSITION/SUPPORT OF REQUEST: One letter received in opposition, none in support.

STAFF RECOMMENDATION: Approval, conditioned upon the following:

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

CASE NUMBER 7-1401

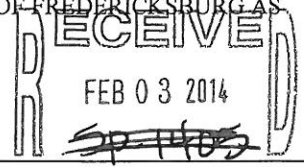
DATE _____

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: Kevin Kunz
2. ADDRESS: 281 SK Lane, Fredericksburg, TX 78624
3. PHONE NUMBER: 830-997-7399 FAX NUMBER: _____
4. EMAIL ADDRESS: cculliganwater@austin.rr.com
5. OWNER (if different from applicant): same
6. ADDRESS: _____
7. PHONE NUMBER: _____ FAX NUMBER: _____
8. EMAIL ADDRESS: _____

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

ADDRESS: 711 Brehmer Lane, Fredericksburg, TX 78624

LEGAL DESCRIPTION: Lot. No. 1, The Brehmer Subdivision, Vol. 3-Page 33, Gillespie County Plat Record

LOT SIZE: 205'-7" wide x 176'-11" deep LOT AREA: 36,408 s.f. (.836 acres)

10. EXISTING ZONING: C-2 Commercial DISTRICT
11. CONDITIONAL USE PERMIT: Convenience Storage USE
- CLASSIFICATION IN THE C-2 Commercial 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.

As indicated on the attached drawings, the owner proposes to construct two RV/Bus storage buildings, one convenience storage building, and one office building on the site. The office building will accommodate an employee to manage the storage facilities during normal business hours. A portion of the office building may be rented to other tenants yet to be determined.

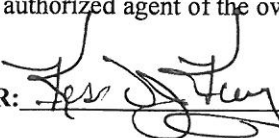
(attach additional sheet if necessary)

- B. Seven (7) copies of a site plan (24 x 36 inches) and 1 copy of a reduced site plan (11 x 17 inches) showing preliminary building elevations, preliminary improvement plans, and such additional maps and drawings all sufficiently dimensioned as required to illustrate the following:
1. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.
 2. The location and dimensions of boundary lines, with distances and bearings, easements, and required yards and setbacks, water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100 year flood plain.

3. The location, height, bulk, general appearance, and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within 50 feet.
4. The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaped areas, utility or service areas, fencing and screening, signs and lighting.
5. The location of water courses and drainage features.
6. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.
7. For sites with an average slope greater than ten (10%) percent, a plan showing existing and proposed topography and grading and proposed erosion control measures.
8. The relationship of the site and the proposed use to surrounding uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.

13. SIGNATURE OF APPLICANT:

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: 1-31-14

FEE PAID: \$200

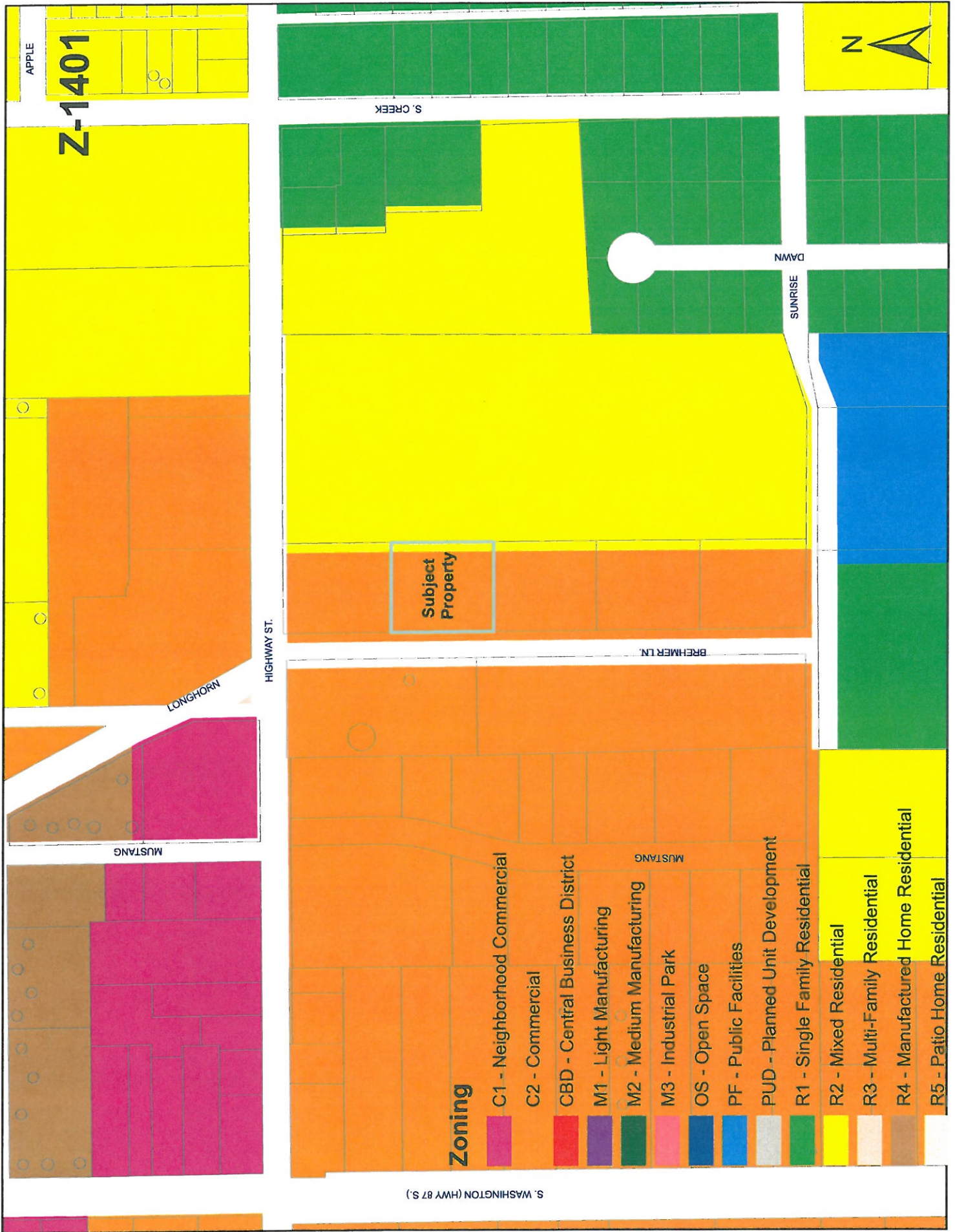
TITLE SEARCH: February 23, 2007 to January 30, 2014
(Date)

14. CONSENT OF LIENHOLDER:

(SIGNATURE)

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

15. List of property owners within 200 feet. (provided by City)
16. Return completed application to: Tammie Loth, City of Fredericksburg, 126 W. Main St., Fredericksburg, Texas 78624.



S. WASHINGTON (HWY 87 S.)



S. CREEK

SUNRISE
DAWN

Subject
Property

BREMNER LN.

LONGHORN

MUSTANG

S. WASHINGTON (HWY 87 S.)



APPLE

Z-1401



S. CREEK

SUNRISE
DAWN

200' Notification Area

LONGHORN

HIGHWAY ST.

A

E

Subject
Property
F

B

D

PREMIER LN.

C

MUSTANG

MUSTANG

S. WASHINGTON (HWY 87 S.)



City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

**NOTICE OF PUBLIC HEARING FOR
A CONDITIONAL USE PERMIT**

HEARING

DATE: MARCH 5, 2014

TIME: 5:30 PM

REQUEST

NUMBER: Z-1401

The **PLANNING & ZONING COMMISSION** of the City of Fredericksburg will hold a public hearing at the above stated time and date in the conference room of the Law Enforcement Center, 1601 E. Main St., to consider a request for a change in the Land Use Plan and Zoning.

According to City Tax Records, you are the owner of real property within 200' of the proposed change. You are **not** required to attend the meeting, but if you care to attend, you will be given full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

The decision of the **PLANNING & ZONING COMMISSION** is a recommendation only. Final approval must be by action of the **CITY COUNCIL**. The public hearing by the **CITY COUNCIL** is scheduled as follows:

HEARING

DATE: MARCH 17, 2014

TIME: 7:00 PM

REQUEST

NUMBER: Z-1401

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

APPLICANT: Kevin Kunz

LOCATION: 711 Brehmer Lane

(see accompanying map)

REQUEST: Conditional Use Permit to allow a convenience storage facility in the C-2, Commercial Zoning District

(DETACH BELOW)

REQUEST NO. Z-1401

As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____

Date _____

Printed Name _____

Address _____

The first part of the paper discusses the importance of understanding the underlying mechanisms of the observed phenomena. This is followed by a detailed analysis of the data, which reveals several key findings. The results indicate that the proposed model is highly effective in capturing the essential features of the system under study. Furthermore, the analysis shows that the system exhibits a high degree of robustness and stability, even in the presence of significant perturbations. These findings are supported by a series of numerical simulations and theoretical arguments. The paper concludes by highlighting the potential applications of the proposed model and suggesting directions for future research.

SITE PLAN
BACKGROUND INFORMATION
February, 2014

File Number: SP 1402.

Address/Location: Southeast corner of S. Creek Street and Sunrise Street

Applicant: VEI Consulting Engineers

Owners: Granger and Justin McDonald

Proposed Use: Multi-family Residential

Site Area: 5.08 acres (221,444 square feet)

Zoning: R-2, Mixed Residential

Adjacent Land Uses/Zoning:

North:	Single –family residential, Zoned R-1
South:	Apartments, zoned R-2
East:	Vacant land, zoned R-2
West:	Single-family residences, zoned R-1

Building Breakdown:

Total Units – 36
Type I Units – 1,085 sq. ft., 2-bedroom (9)
Type II Units – 1,262 sq. ft., 3-bedroom (24)
Type III Units – 1,376 sq. ft., 3-bedroom (3)

Building Coverage: 16% (55% maximum permitted)

Impervious Coverage: 58% (65% maximum permitted)

Building Height: Type I and III units are single story and Type II units are two story.

Site Access: Two proposed drives off of the existing drive serving the two apartment projects to the south and a proposed driveway on Sunrise Street.

Parking Required: Two spaces per unit – 72 spaces

Parking Provided: 72 spaces, all covered.

Sidewalk: A sidewalk is proposed along S. Creek Street and Sunrise Street.

Screening Required:

Section 7.940 of the Zoning Ordinance requires screening around multi-family development, greater than four units, along property lines abutting a Single Family District. The owners have designed the project so the front doors, porches and sidewalks of the units are facing Sunrise Street and Creek Street, with a 3 foot tall ornamental fence along both streets for screening purposes. Since the property across both streets is zoned R-1, they are requesting that the 6' screening not be required.

Screening is required around trash dumpsters as well. While not required, the owners are proposing screening along the east property line as well.

Tree Preservation:

The site has only a few existing trees which are proposed to remain.

Lighting:

No information provided. Exterior lighting shall be shielded from adjoining properties.

Drainage/Detention:

The site currently contains a drainage channel that runs through the middle of the property. This drainage channel will be relocated to accommodate the proposed development. The associated drainage easement will be relocated accordingly.

There is no detention pond proposed for this development. When the previous two apartment projects were constructed to the south of this tract, accommodations were made to allow water from the upstream regional detention pond to flow through this site. In addition, right-of-way was dedicated to accommodate the expansion of Friendship Lane.

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) Property being replatted to accommodate the necessary easement relocation and dedications, 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., FREDERICKSBURG, TX 78624
3. **APPLICANT TELEPHONE NUMBER:** (830) 997-4744
4. **APPLICANT FAX NUMBER:** (830) 997-16167
5. **OWNER (if different from applicant):** G. GRANGER AND T. JUSTIN MACDONALD
6. **ADDRESS:** 2951 FALL CREEK RD., KEERVILLE, TX 78658
7. **OWNER TELEPHONE NUMBER:** (830) 257-5323
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**
ADDRESS: BUNRISE ST. AND S. CREEK ST.
LEGAL DESCRIPTION: LOT 2 OF FRIENDSHIP TERRACES (VOL. 4, PG. 10)
LOT SIZE: 5.08 AC **LOT AREA:** 221,444 SQ. FT.
PROPOSED USE: MULTIPLE FAMILY RESIDENTIAL
USE CLASSIFICATION: MULTIPLE FAMILY RESIDENTIAL
9. **EXISTING ZONING:** R2-MIXED RESIDENT. 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: Kevin 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: [Signature]

PRINTED NAME OF ABOVE: G. GRAINGER AND T. JUSTIN MACDONALD

DATE: 01-03-2014

TITLE SEARCH: CURRENTLY IN-PROGRESS
Date

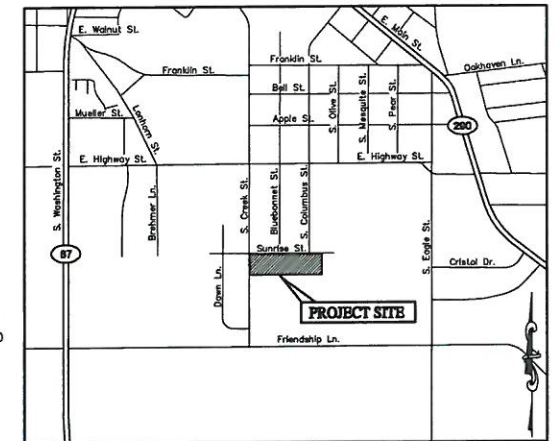
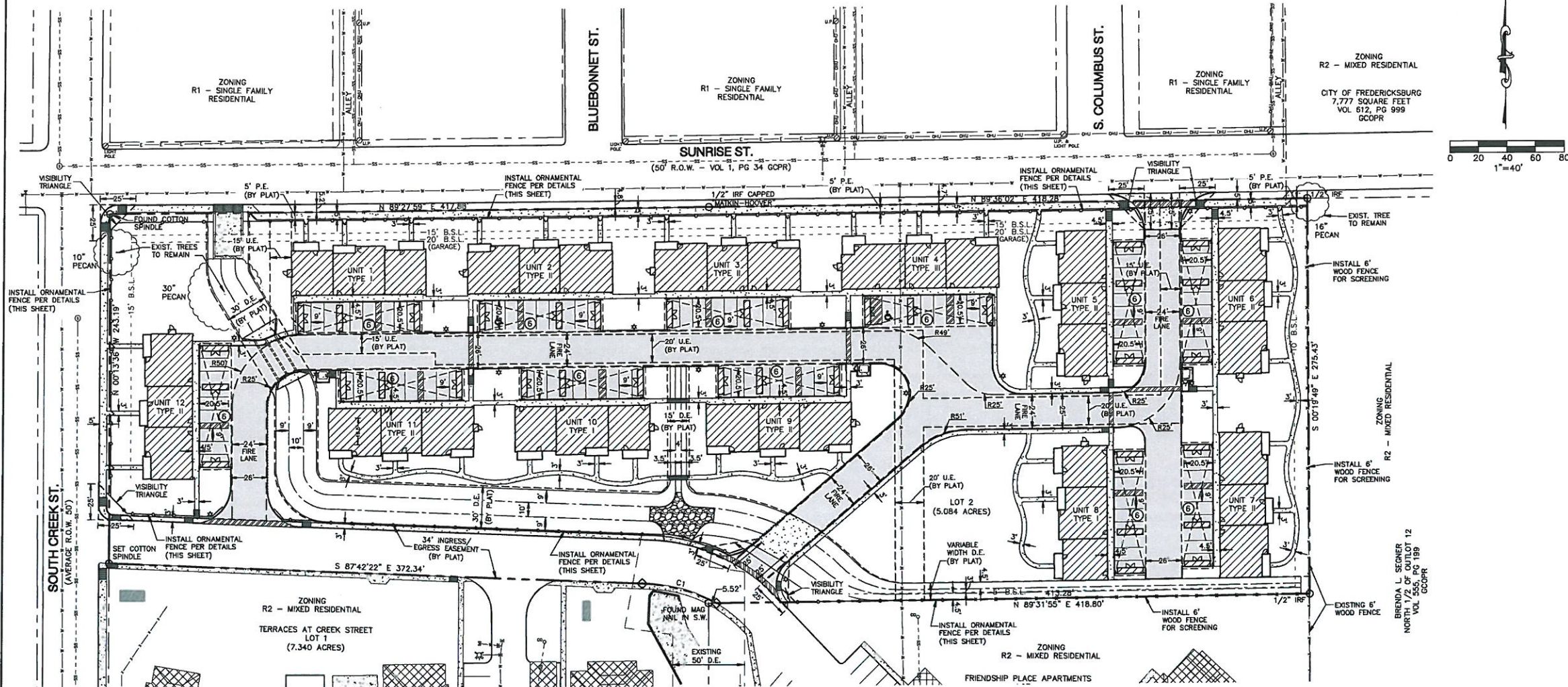
12. CONSENT OF LIEN HOLDER: N/A
Signature

PRINTED NAME OF ABOVE: N/A

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.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	53.75	120.04	25°39'07"	N74°51'24"W	53.30



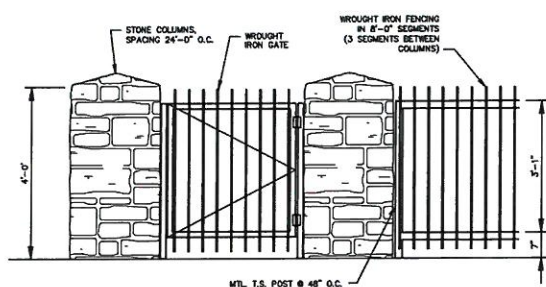
LOCATION MAP
SCALE: 1" = 1000'

SUMMARY TABLE

ZONED	R2 - MIXED RESIDENTIAL
TOTAL SITE AREA	221,444 sq. ft. / 5.08 Ac.
MINIMUM LOT AREA	5,000 sq. ft.
MINIMUM LOT WIDTH	50 ft.
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES (28 ft.)
PROPOSED UNITS	
-TYPE I, 2 BED, 1 STORY	9
-TYPE II, 3 BED, 2 STORY	24
-TYPE III, 3 BED, 1 STORY, H.C. ACCESSIBLE	3
TOTAL NUMBER OF UNITS	36
MINIMUM UNIT SIZE	
-TYPE I	1,085 sq. ft.
-TYPE II	1,262 sq. ft.
-TYPE III	1,376 sq. ft.
MAXIMUM BUILDING COVERAGE ALLOWED	55%
TOTAL PROPOSED BUILDINGS AREA	16% (37,048 sq. ft. / 0.85 Ac.)
MINIMUM RESIDENTIAL DENSITY (FOR 2-3 BEDROOMS)	3,500 sq. ft. PER UNIT
PROPOSED RESIDENTIAL DENSITY	6,151 sq. ft. PER UNIT
SETBACKS:	
FRONT YARD	15 FEET (20 FEET FOR GARAGES)
INTERIOR SIDE YARD	5 FEET
STREET SIDE YARD	15 FEET
REAR YARD	10 FEET
PARKING SPACES REQUIRED (2 SPACES PER UNIT)	72
PARKING SPACES PROVIDED	72
PERVIOUS AREA	93,942 sq. ft. / 2.16 Ac.
IMPERVIOUS AREA	127,502 sq. ft. / 2.93 Ac.
MAXIMUM IMPERVIOUS PERCENTAGE ALLOWED	65%
PROPOSED IMPERVIOUS PERCENTAGE	58%

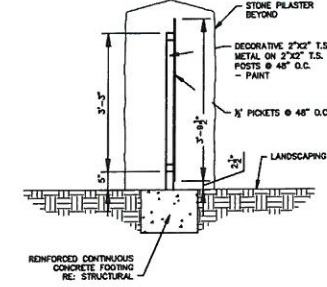
NOTES:

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



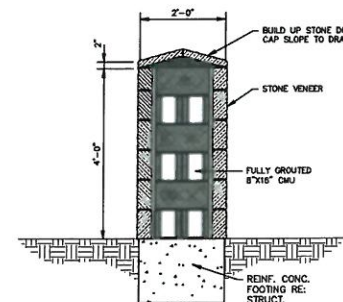
STONE PILASTER & FENCE

NTS



WROUGHT IRON FENCE SECTION

NTS



STONE COLUMN PLAN SECTION

NTS

LEGEND

EXISTING	PROPOSED

A SITE PLAN FOR

SUNRISE TOWNHOMES

±5.08 ACRES

AT SUNRISE ST. AND SOUTH CREEK ST.
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS.

**G. GRANGER AND
T. JUSTIN MacDONALD**
CONTACT: JUSTIN MacDONALD
2951 FALL CREEK ROAD
KERRVILLE, TX 78028

OWNER

(830) 257-5323

VEI CONSULTING ENGINEERS ENGINEER

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

FILE NO: 13103

DATE: 02/25/2014

SHEET: SP (3 OF 6)



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