

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONNING COMMISSION

Wednesday, March 8, 2017

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

	<u>PAGE REF.</u>
1. Call to Order	
2. Approve minutes from the January 2017 Regular Meeting	Pp 1-2

SITE PLAN

3. Consider (SP-1705) Site Plan for Bed & Breakfast Complex at 614 S. Washington	Pp 3-11
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DISCUSSIONS

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
February 8, 2017
5:30 P.M.

On this the 8th day of February, 2017 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
STEVE THOMAS
JIM WARREN
JIM JARREAU
TIM DOOLEY
DARYL WHITWORTH
BILL PIPKIN
BRENDA SEGNER

ABSENT: CHRIS KAISER

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
KRIS KNEESE – Assistant Director of Public Works & Utilities
SHELBY COLLIER – Development Coordinator

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

SITE PLANS

CONSIDER (P-1701) Final Plat for Stoneridge Phase 9.

Alan Lindskog presented the application for Stoneridge Phase 9. He explained that there was an issue between submitting the plat to Staff and recording the Final Plat when it was completed some time ago, and he apologized for the delay and presented the Final Plat for phase 9.

STAFF COMMENTS

Brian Jordan, Director of Development Services, explained that the Contractor for the project was wanting to wait for warmer weather to finish the Site Construction, therefore, they had invoked the provision in the subdivision ordinance that allowed them to use a surety to record the plat and start selling lots. Janice Menking asked the Commission if they had any questions for Mr. Lindskog.

Jim Jarreau moved to approve Application #P-1701. Brenda Segner Seconded the motion. All voted in favor and the motion carried.

CONSIDER (SP-1701) Site Plan for Office Building on Trailmoor Dr.

Scott Immel presented the Application with Shayna Thompson the Designer for the project. Mr. Immel explained his desire to build a 6000 sq. ft. office building on lot 111 located at the 100 block of Trailmoor Dr.

STAFF COMMENTS

Jim Jarreau asked if elevations were included in the packet, Brian Jordan stated that elevations are not a requirement of the Site Plan and no, they are not included. Bill Pipkin asked if this lot 111 is zoned C1. Brian Jordan answered that this lot is indeed, zoned C1. Daryl Whitworth asked Scott Immel if parking would be located off of Grothe St.

Scott Immel responded that this scenario is unique due to the lot having double frontage. He would like the ability to provide parking in both the front and back of the lot and due to the setback requirement, he can't build in that area so parking seemed a good alternative. Brian Jordan confirmed that lot 111 has double frontage and must comply with the 25 ft. set back on either side.

Steve Thomas asked if the City would be providing garbage services for this location. Since the project is Commercial, the City would not be providing that service for him. Steve Thomas asked about retention ponds. Scott Immel confirmed that yes, there is a retention pond on the Site Plan.

Jim Jarreau moved to approve Application #SP-1701 pending Landscape plan and Engineering approval. Bill Pipkin Seconded the motion. All voted in favor and the motion carried.

MINUTES

Jim Jarreau moved to approve the minutes of the January, 2017 meeting and Jim Warren seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Kris Kneese, Assistant Director of Public Works & Utilities presented an update on the City's Transportation Master Plan, explaining the most recent developments between the City and TX-Dot

Brian Jordan presented an update on the Hill Country University Center Master Plan. Freese and Nichols has been selected to update the Master Plan and meetings are already being scheduled between them and the stakeholders.

Brian Jordan presented an update on the Downtown Parking Study.

ADJOURN

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Jim Jarreau seconded the motion. All voted in favor and the meeting was adjourned at 6:23 p.m.

PASSED AND APPROVED this 8th day of March, 2017.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

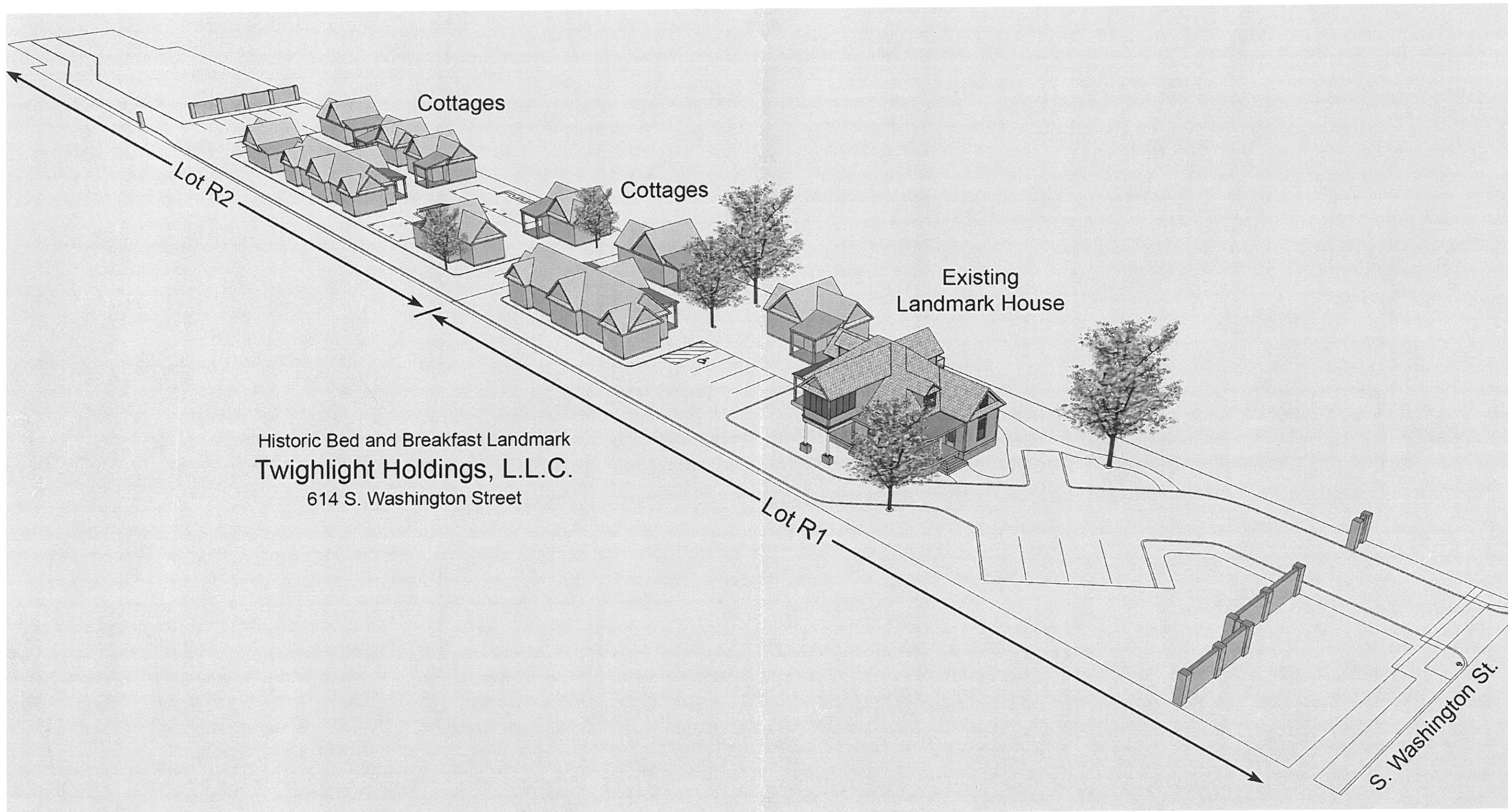
SITE PLAN
BACKGROUND INFORMATION
March, 2017

File Number:	SP 1705
Address/Location:	614 S. Washington Street (extending back to Hill Street)
Applicant:	John Klein on behalf of Twilight Holdings, LLC
Proposed Use:	Bed and Breakfast Complex (The project will include converting the existing historic home into 4 B&B's and adding a total of 12 units)
Site Area:	Approximately 1.85 acres
Zoning:	C-1, Neighborhood Commercial fronting on S. Washington Street and R-2, Mixed Residential on the rear portion of the lot.
Platting:	The property is currently three tracts, and will be platted into two lots. The lot fronting on S. Washington Street will contain approximately 0.66 acres and the rear tract fronting on Hill Street will contain approximately 1.2 acres. Easements for access, utilities and drainage will be evaluated as part of the plat.
Adjacent Land Uses/Zoning:	
North:	Residential, zoned R-2 and C-1
South:	Residential and Commercial, zoned C-2
East:	Commercial, zoned C-2
West:	Residential, zoned R-2
Building:	The existing historic building will be turned into 4 B&B units and the addition of 12 individual units.
Building Coverage:	Ranges between 14-17% (45 - 50% maximum permitted)
Impervious Coverage:	Ranges between 17-22% (65 - 70% maximum permitted)
Site Access:	The driveway on S. Washington Street will be reconstructed to provide two-way access. The main drive will be continued through the property to tie into Hill Street. It was recommended by staff that the width of the drive from the west side of the historic house to Hill Street be

widened to 24' in width to better accommodate two-way traffic. The width of the drive within the B&B section of the project is 14', which is quite narrow for two cars to pass. The applicant has stated that site conditions such as fire hydrant location and the existing house footprint, make a standard 24' drive isle very tight, but they are willing to widen the drive if room is available.

Parking Required:	16 spaces, based on one space per unit.
Parking Provided:	24 spaces on both lots, including required handicap accessible spaces.
Sidewalk:	Sidewalk will be provided on S. Washington.
Screening Required:	Screening is not required for this development. The applicant is proposing a wall and gate to enclose the project. Since the property is designated as an Historic Landmark, the final design of the wall will have to be approved by the Historic Review Board.
Lighting:	Exterior lighting will be shielded in accordance with Ordinance 24-014.
Drainage/Detention:	Drainage, and the need for stormwater detention will be evaluated as part of the construction plan review.
Landscaping:	A large Post Oak tree in the front of the property will be removed to address the slope and new driveway proposed on S. Washington Street. A Landscape Plan will be required to be approved prior to issuance of a building permit.
P&Z Action:	Final Approval: Subject to approval of a Landscape Plan, Civil Construction Plans and a plat.

A-0



Cottages

Cottages

Existing
Landmark House

Historic Bed and Breakfast Landmark
Twilight Holdings, L.L.C.
614 S. Washington Street

Lot R1

Lot R2

S. Washington St.

N 00°18'27" W
90.08'

N 00°18'27" W
90.08'

(N 00°41'06" W
89.93' CALLED)

ROSEHILL MENTAL HOSPITAL
FOR UNDIVIDED INTEREST 0.88 ACRES
VOLUME 504, PAGE 737
OFFICIAL PUBLIC RECORDS

NATIONAL FAMILY
GENERAL PARTIAL
60% UNDEVELOPED INTEREST C.B. 88
VOLUME 118 PAGE 12-88
OFFICIAL PUBLIC RECORDS

EIDEL FAMILY
 GENERAL PARTNERSHIP
 1729 ACRES
 BOXING 143, PAGE 10-38
 OFFICIAL. PETROD. RIVER.

0.57 ACRES
VOLUME : 92, PAGE 3
REAL PROPERTY RECORDS

S 00°00'00" E
89.55'
(S 00°00'00" E
89.64' CALLED)
DIFFERENCE BEARS

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

1.722 ACRES

PLAT LOT 48

S 89°20'33" W 834.85'
(S 89°18'34" W 834.91' CALLED)

LO: NO!
VOLUME INFORMATION
VOLUME 2, PAGE 10
FILED PROFILES

LOT NO 5
MILBRONE SUBDIVISION
VOLUME 1, PAGE 156
PLAT #1000000

HOUSE DETAIL

LEGEND

1. ELECTRIC CABLES
2. WATER CISTERNS
3. POWER POLES
4. WOODEN FENCE
5. - MPP, FENCE
6. - OVERHEAD TELEPHONE
7. - CABLED CABLES
8. - CABLED CABLES
9. - CABLED CABLES
10. - CABLED CABLES

4700 E 55th Ave. 950-110000

PLAT SHOWING A 1722 ACRE TRACT OF LAND
OUT OF DUT LOTS NO. 48 AND 49 AS SAID
DUT LOTS ARE SHOWN AND DESIGNATED ON THE
MAP OF FREDERICKSBURG, TEXAS AND ENCLOSED
BY THE STAMPA EMANATING FROM COUNTY SAYS 1722
ACRE TRACT OF LAND ALSO BEING THAT CERTAIN
1722 ACRE TRACT OF LAND CONVEYED TO JOHN
RANDALL THOMPSON AND SUSAN HELLER THOMPSON
BY DEED RECORDED IN VOLUME 287 PAGES 452-
453 HEAL PROPERTY RECORDS, GILLESPIE COUNTY,
TEXAS.

HILL COUNTRY LAND SURVEYING CO
110 NORTH MIAMI SUITE C
FREDERICKSBURG, TEXAS 78624
PHONE (830) 990-2665

1. The first step is to identify the problem. This involves understanding the situation and the goals that need to be achieved.





Project Application (Page 1 of 3)

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: Historic Bed & Breakfast Landmark

Project Address: 614 South Washington Street

Tax ID Number (s): _____

Application Type (Check all items that apply.)

By Surveyor

☐ Conditional Use Permit

☒ Site Plan*

☐ Zoning Change

☐ Land Use Plan Change

☐ Variance Request

☒ Minor Plat*

☐ Replat*

☐ Amending Plat*

☐ Preliminary Plat*

☐ Final Plat*

☐ Development Plat

☐ Plat Vacation

☐ Annexation*

☐ Other

☐ Waiver of Right to
30-day action

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 1.72 No. of Lots: 3

Original Survey & Abstract No.: Attached Exhibit "A"

Legal Description: See back - GE CD #48, Blk and #49 Blk Live Oak Hill #13

Current Land Use Plan: R-2 Proposed Land Use Plan: R-2

Current Zoning: R-1, R-2 Proposed Zoning: Unchanged

Location: _____

Proposed Use(s): Bed and Breakfast Complex

Applicant's Signature

Applicant's Role: ☐ Owner ☐ Developer ☐ Other: Architect (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.

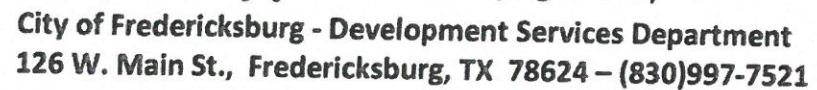
Signature: John Wm. Klein

Printed Name: John Wm. Klein Date: 6 Feb 2017

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application



Phone: _____ Fax: _____ Email: _____



Project Application (Page 3 of 3)

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.