

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, May 9, 2018

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

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

PUBLIC HEARING

3. Consider (Z-1802) Request to amend the Land Use Plan from Low Density Residential to Commercial and Change the Zoning at 610 and 612 W. Live Oak Rd from R1, Single Family Residential, to C1, Neighborhood Commercial
4. Consider (Z-1803) Request for a Conditional Use Permit for a Hotel in the Central Business District located at North and West of the intersection of E. Ufer Street and S. Llano Street.
5. Consider (Z-1804) Request to establish R1-A, Single Family Residential – Small Lot, zoning on a property totaling approximately 11.7 acres located in the Seipp Subdivision on Smokehouse Road.

ACTION ITEMS

6. Receive Recommendation and Consider Z-1802
7. Receive Recommendation and Consider Z-1803
8. Receive Recommendation and Consider Z-1804

SITE PLAN

9. Consider (SP-1807) Site Plan for Pet Boarding Facility at 565 FM 2093

MISCELLANEOUS

ADJOURN

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

**PLANNING & ZONING COMMISSION
MARCH 7, 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
BILL PIPKIN
BRENDA SEGNER
JIM JARREAU
CHRIS KAISER

ABSENT:

DARYL WHITWORTH
STEVE THOMAS

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
KRIS KNEESE – Assistant Director of Public Works
SHELBY COLLIER – Development Coordinator

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

PUBLIC HEARING

Consider (Z-1801) A Conditional Use Permit for Robin Fleck to operate a Medical Office in the Central Business District at 409 E. Main St.

Motion made to open Public Hearing by Brenda Segner seconded by Jim Jarreau. All voted in favor and the motion carried.

Walter Moldenhouer presented the application, and he explained that the owner, Robin Fleck, is a Dermatologist and she is wanting to operate her Medical Office out of this location. She will have no additional staff aside from herself and believes her location on Main Street to be a great asset to her business.

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

ACTION ITEM

Brian Jordan explained to the Commission that the applicant is proposing a Medical Office in 900 Sq. Ft. of the building. The remainder of the building will be utilized for retail uses. Additional parking is not needed due to the owner not expanding the building. Access is currently available to the rear of the property through the open portion of the building on the west side.

Tim Dooley asked where staff is going to park. Walter stated parking is available at the back of the property.

Jim Jarreau asked if City Staff checked if this was Standardized Business. Brian Jordan stated this is not a Standardized Business. Jim asked if City Staff had received any letters of objection. Brian stated they had not.

Jim Jarreau made a motion to recommend approval of Application Z-1801 a Conditional Use Permit to allow a Medical Office in the Central Business District. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

SITE PLAN

Consider (SP-1802) Site Plan for Century 21 at 605 N. Llano Street.

Shayna Thompson presented the application. She stated Century 21 is wanting to do an addition to this building that incorporates the existing 900 sq. ft. building. They also added more parking and the design is a mix of Board and Batten and Stone. The applicant is wanting the building to blend with its surroundings. They desire the building to lend itself to the neighborhood.

Brian Jordan, Director of Development Services, stated that the application is proposed to be 3,589 sq. ft., incorporating the existing 910 sq. ft. building. The existing drive will be utilized to serve the property. Twenty-one parking spaces are provided including 1 ADA parking space. Design Guidelines have met Staff Approval and a Landscape Plan is required prior to issuance of a Building Permit.

Tim Dooley asked the depth of the lot. Brian stated its roughly 200 ft. Tim asked if the Fire Marshall has approved this Site Plan. Brian stated yes.

Jim Jarreau made a motion to approve Application SP-1802. Bill Pipkin seconded the motion. All voted in favor and the motion carried.

Consider (SP-1804) Site Plan for The Courtyard, a Restaurant, Bakery, and Office at 421 – 425 E. Main Street.

Brandon Weinheimer, Architect with SKT Architects, presented the application. He stated The Courtyard is mostly existing, it was formerly WhistlePik Gallery. The intent is for a High End restaurant for 100 plus a bar with an open kitchen. The building to the West is proposed as a Bakery. They will bake goods for the restaurant and other B&B properties the owner has. The back building will be event room and seating for 30 – 60 including bar and prep kitchen. The Historic Building is being looked at for office space.

There will be two parking areas and both will be paved in concrete. There will be an enclosed mechanical yard and dumpster area. An additional fire hydrant will possibly be needed. A sidewalk will also be extended down S. Elk Street.

Brian Jordan, Director of Development Services, stated that the size of the property, .915 acres, triggers Planning & Zoning Approval. City Staff recommends approval, conditional upon approval of a Landscape Plan prior to issuance of a Building Permit.

Jim Jarreau made a motion to approve Application SP-1804. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

Consider (P-1803) Final Plat for Phase I of the Frieden Development at Hwy 87 South.

Skip Prebble presented the application. He stated that this is for approval of the Final Plat for Phase I of the Frieden Development which consists of 84 lots, 3 types which are different by size. The roadway will be built in the 1st phase, the 2nd entrance will be dedicated but will not be built in this phase. They will also attempt to balance Dirt Work.

Tim asked what type of curbs will be placed. Kris Kneese stated Public Streets require Stand Up Curbs. Private streets will have Roll Over Curbs.

Brenda Segner asked if the Pad will be constructed for each lot. Skip said yes, builder will not be allowed to change the pad or do work on the lot. Brenda asked if they will bring in base material. Skipp stated that is part of their attempt to balance Dirt Work that he had mentioned.

Brian Jordan, Director of Development Services, stated that the layout complies with City requirements. The Commission also requested a status update on the Mariposa portion of this development. Brian stated that Right Of Way was obtained through a deeded agreement.

Jim Jarreau asked the width of the street. Kris Kneese stated there is 40 ft. of pavement with 60 ft. of Right Of Way.

Brenda asked if the entrance off of Hwy 87 South would accommodate 2 way traffic. Skip stated yes it would.

Jim Jarreau made a motion to approve Application P-1803. Jim Warren seconded the motion. All voted in favor and the motion carried.

MINUTES

Brenda Segner moved to approve the minutes of the January, 2018 meeting and Jim Warren 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 6:22 p.m.

PASSED AND APPROVED this 9th day May, 2018.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1802

- APPLICANT:** Dotty Duecker on behalf of St Vincent de Paul Society
- LOCATION:** 610 and 612 W. Live Oak Road
- SIZE:** Approximately 1.82 acres
- EXISTING ZONING:** The property was annexed into the City in 1999, and was given an R-1 Single Family Residential zoning designation.
- PROPOSED CHANGE:**
1. Change in the Land Use Plan from Low Density Residential to Commercial, and
 2. Rezone from R-1, Single Family Residential to C-1 Neighborhood Commercial.

FINDINGS:

- The property consists of 2 tracts, the original lot was purchased in 1988 and the second tract in 2012.
- The property has been utilized for the St Vincent de Paul store since before the property was annexed into the City.
- Land uses surrounding this property include undeveloped land and scattered single family homes to the west, north and east, and a nursing facility and home to the south.
- Surrounding zoning is R-1 to the east and west, C-1 to the south across Live Oak Road and to the north is outside the City Limits.
- The Land Use Plan identifies the subject properties, as well as the surrounding properties to the west, north and east as Low Density Residential. Property to the south is shown as commercial.
- The primary purpose of this request is to allow the expansion of the existing business. Under the current residential zoning, no changes or expansion is allowed for a non-conforming use. The C-1 zoning would allow the expansion by Conditional Use Permit.

LAND USE PLAN: The Land Use Plan basically calls for properties on the north side of Live Oak Street to be Low Density Residential, and property on the south side of Live Oak Street to be Commercial. No distinction is made between uses in the commercial land use designation.

In making a recommendation to change the Land Use Plan designation, the Planning and Zoning Commission shall make the following determinations:

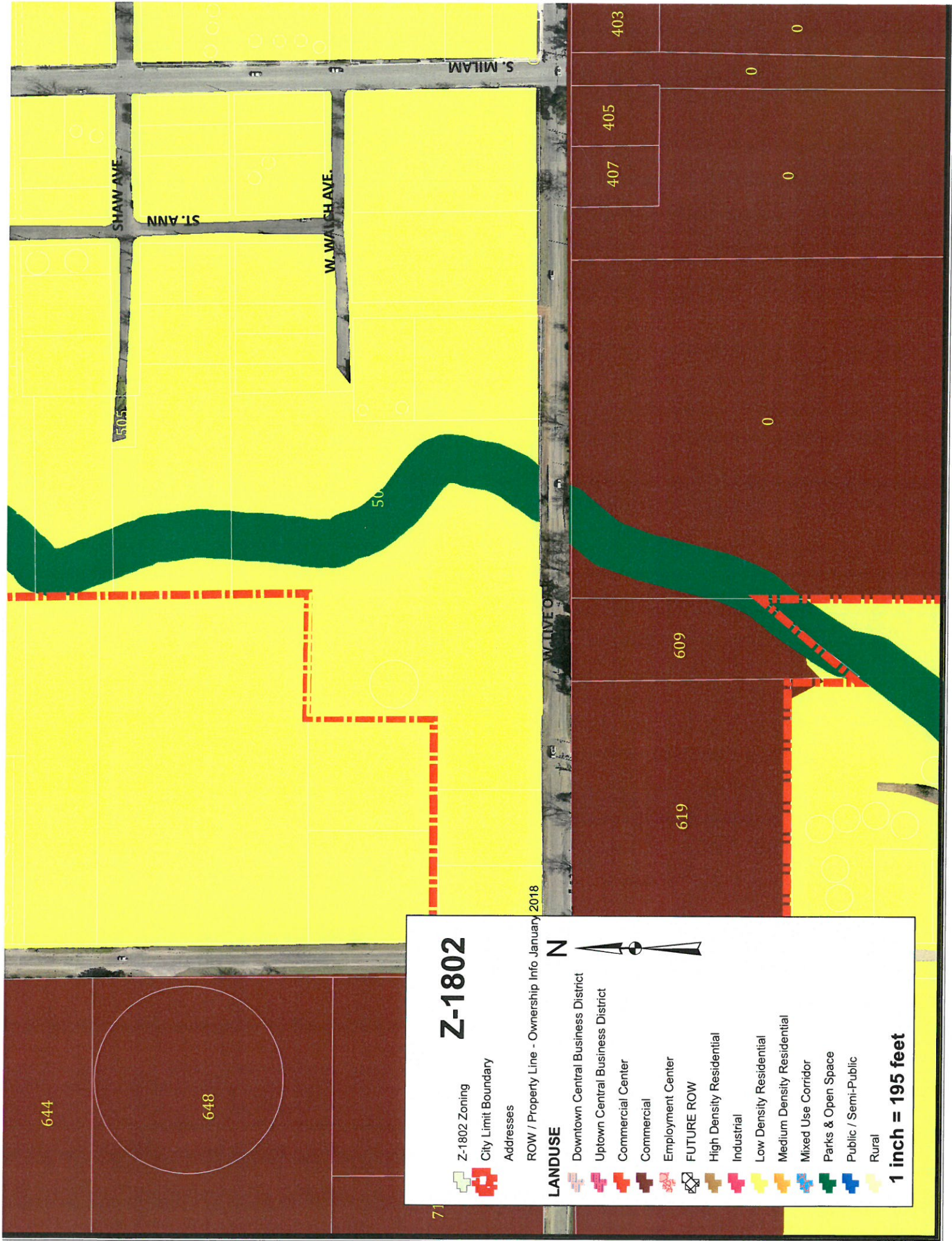
1. **The property affected by the request is adequate in size and shape to facilitate those uses normally associated with the requested designation.** The subject property is adequate in size to facilitate a commercial use as is evidenced by the existing St. Vincent De Paul store.
2. **The property affected by the request does not exceed the capabilities of the infrastructure.** Utilities serving the subject property are sufficient in capacity to serve commercial uses.
3. **The request will have no adverse effect on any property within six hundred (600) feet of the affected property.** As noted, the commercial land use designation does not distinguish between heavy and light commercial activities. It's not until the zoning is designated that you regulate the uses. The St. Vincent De Paul store would remain non-conforming since it would not be permitted in the C-1 zone. The C-1 Neighborhood zoning designation is intended to be compatible with residential land uses.
4. **The requested change is to accommodate an appropriate land use and is consistent with other elements of the Comprehensive Plan.** Staff does not support the change in the land use plan and zoning on the subject property alone, without consideration being given on nearby properties. In other words, we should avoid "spot zoning" the subject property without evaluating whether the adjoining property could be changed as well. If the Commission is inclined to change the land use and zoning on the subject property, we would recommend consideration be given to including the properties over to Post Oak Road as well.
5. **The request, together with the applicable conditions, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.** Given the history of the St Vincent De Paul facility and the limitations of the C-1 designation, we would not expect the change in land use and zoning to be detrimental to area properties.

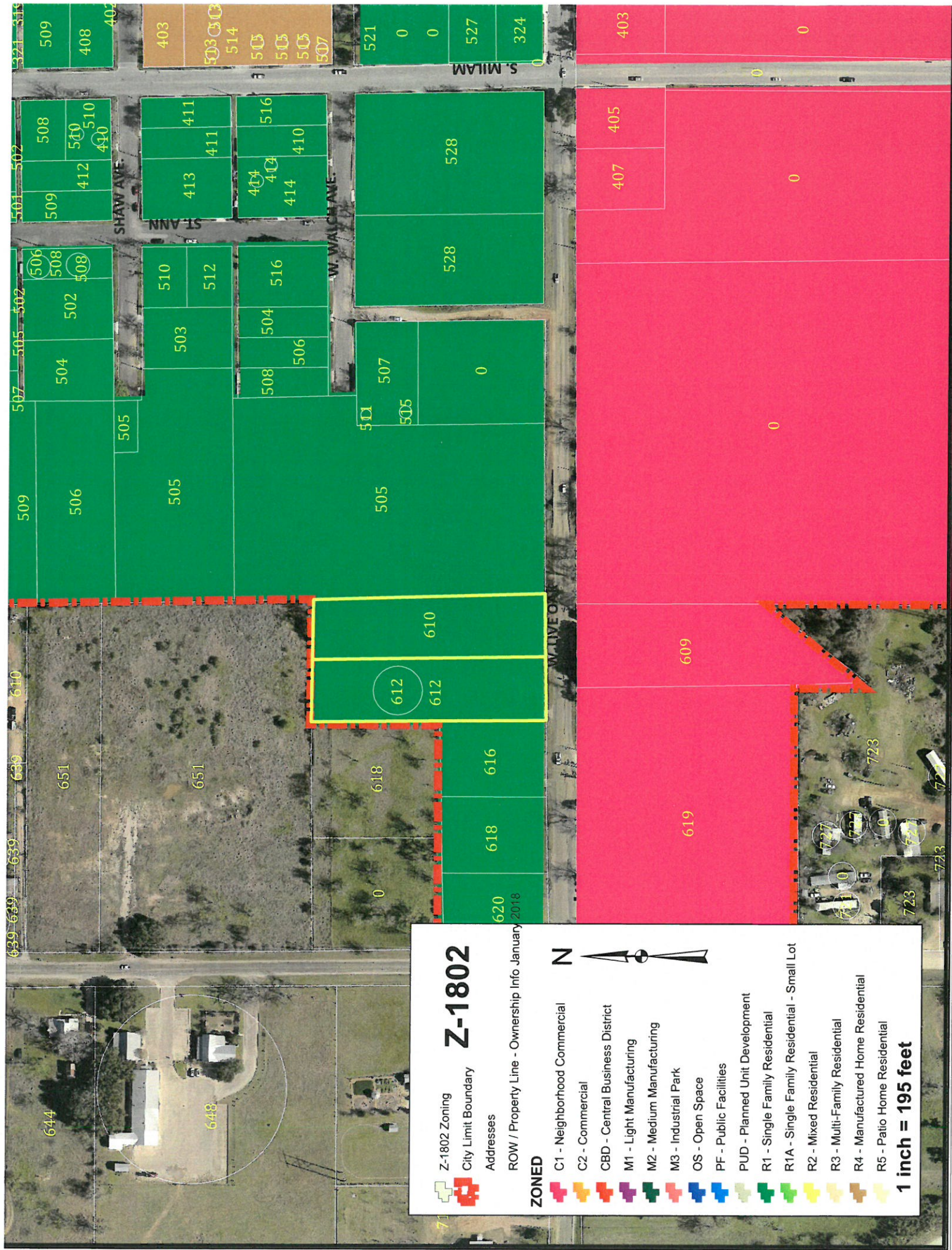
ZONING: Concurrent with the application to change the Land Use Plan, the applicant is proposing to change the zoning to C-1, Neighborhood Commercial. In doing so, the applicant has stated they intend to expand the existing use of the existing facility. While this may be the intent of the applicant, the Commission should consider all potential uses permissible within the proposed C-1 District (listing attached).

OPPOSITION/SUPPORT OF REQUEST: No letters have been received.

STAFF RECOMMENDATION: The applicant in this case is basically trying to find a way within the rules of the zoning to allow the expansion of a non-conforming use. This change would afford them the opportunity to apply for a Conditional Use Permit to make changes on the site. The staff does not object to such a request, but would recommend evaluating other properties in the vicinity to determine whether they should be changed as well. Therefore, if the Commission is inclined to support the proposal, and agrees with staff, we would recommend consideration be given to creating a district and changing the land use plan and zoning between the subject property and Post Oak Road. If this is the case, the Commission should direct staff to call a public hearing on said change for the next available meeting.

Otherwise, the Commission may approve or deny the request.





Z-1802

<all other values>

DESC_

200' BUFFER

AFFECTED PROPERTIES

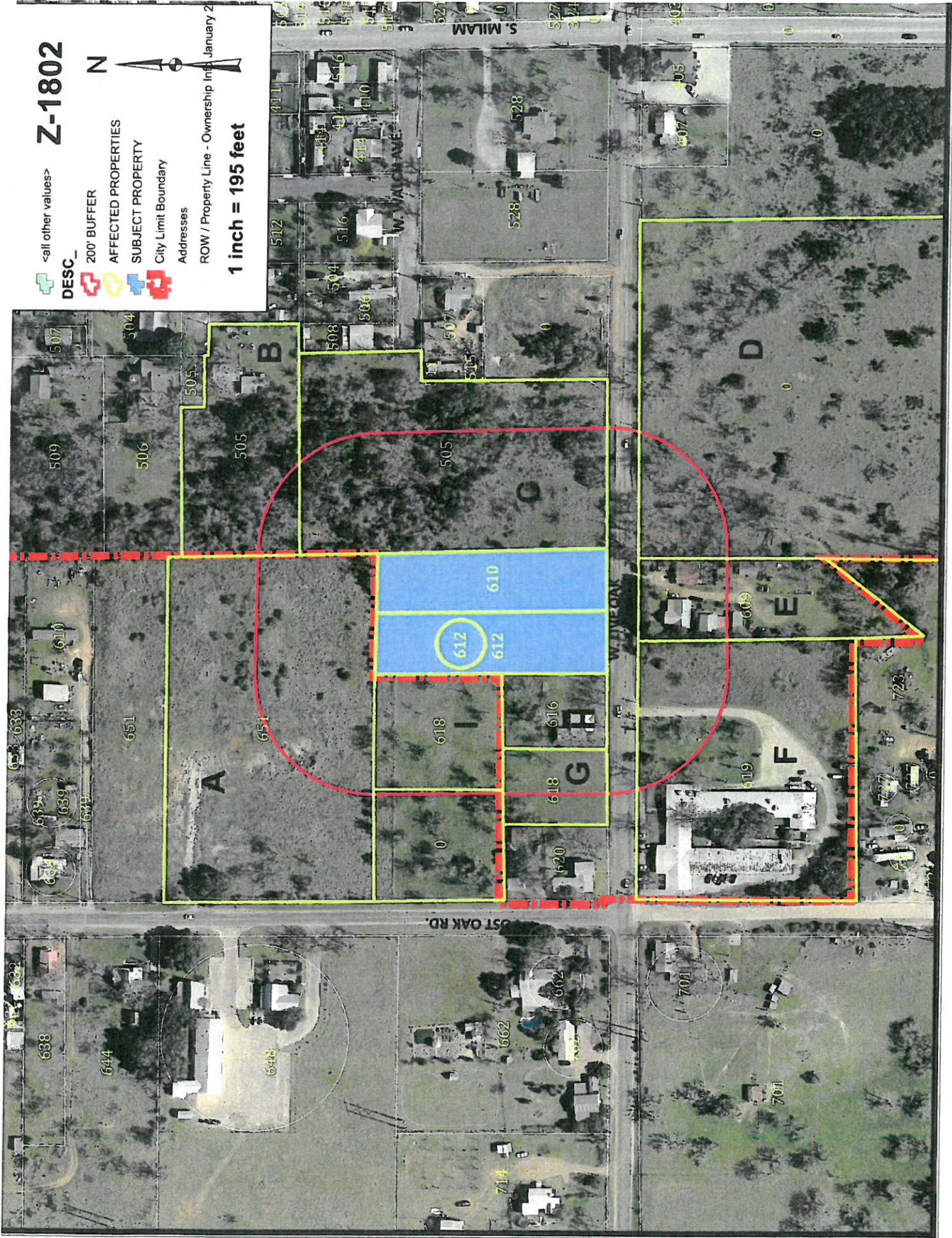
SUBJECT PROPERTY

City Limit Boundary

Addresses

ROW / Property Line - Ownership Info January 2

1 inch = 195 feet



Letter	Owner	Address
A	KEITH KELLER & JAMES KEMP	P.O. BOX 393 FREDERICKSBURG TX 78624
B	WAYNE DUECKER	505 SHAW AVE FREDERICKSBURG, TX 78624
C	LUIS HERRERA	514 SILVER MAPLE ST FREDERICKSBURG, TX 78624
D	MARY LOU HOERSTER	410 W. WINDCREST FREDERICKSBURG, TX 78624
E	GUS & JACQUELYN RIOS	P.O. BOX 742 FREDERICKSBURG, TX 78624
F	TIRSTAR ESTATES LLC	1304 RIVER FOREST COVE ROUND ROCK TX
G	YVONNE KLAERNER	701 W. LIVE OAK FREDERICKSBURG, TX 78624
H	PAUL EDWARD	10378 N. RR 965 FREDERICKSBURG, TX 78624
I	YVONNE KLAERNER	701 W. LIVE OAK FREDERICKSBURG, TX 78624
J	ADOLPH BERNHARD	1327 ECKERT RD WILLOW CITY, TX
Z-1802		

Sec. 3.200. - C-1: NEIGHBORHOOD COMMERCIAL.

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Intent

This zone is intended to provide for the establishment of restricted commercial facilities, to serve the conveniences and needs of the immediate neighborhood and must be compatible with the residential character and environment of the neighborhood. These uses generally result in limited traffic generation.

Principal Permitted Uses

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Convalescent Services
Cultural Services
Day Care Services
Group Residential
Local Utility Services
Medical Services
Multiple Family Residential
Personal Services

Private Primary Educational Services
Private Secondary Educational Facilities
Professional Office
Religious Assembly
Single Family Residential (detached) if structure was not used as other than residential in its most recent use

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Arts and Crafts
Automotive Washing
Building Maintenance Services
Business School
Business Support Services
Club or Lodge
Communication Services
Condominium Residential (section <u>7.610</u>)
Consumer Repair Services

Convenience Storage
Convenience Store/Self Serve Gasoline
Duplex Residential
Food Sales
Guidance Services
Laundry Services
Limited Retail Sales
Liquor Sales
Personal Improvement Services
Pet Services
Restaurant - Limited
Single Family Residential (detached)- new construction or after cessation of use other than residential
Townhouse Residential Drive through Facilities Associated with any use

Uses permitted with a Bed and Breakfast Compliance Use Permit:

Bed and Breakfast

Conditions under which a permit will be issued:

-Compliance with provisions of section 5.401, and

- Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and
- Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of C-1
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Lots may not be combined to permit more than eight separate lodging units on contiguous property regardless of density regulations
- Compliance with other C-1 regulations.

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the C-1 District shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet
Lot Width	Minimum Lot Width, 70 feet

Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 25 feet
Interior Side Yard	Minimum Required Setback, 5 feet*
Rear Yard	Minimum Required Setback, 10 feet
Maximum Impervious Coverage	70%
Maximum Building Coverage	Percent of Lot Area, 50%
Residential Density	<u>Section 3.120</u>
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Building	<u>Section 8.000</u>
Signs	Sign Ordinance
*10 feet when adjacent to R-1 or R-5	



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: St. Vincent de Paul Society
Project Address: 610 W. Live Oak - Fredericksburg, TX 78624
Tax ID Number (s): 3035

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 30-day action |
| ☐ Variance Request | ☐ Final Plat* | |
| | ☐ Development Plat | |

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: .91 No. of Lots: 2

Original Survey & Abstract No:

Legal Description: GE Co. #97.91 acres

Current Land Use Plan: LDR - Low Density Residential Proposed Land Use Plan: Commercial

Current Zoning: R-1 - Single Family Proposed Zoning: C-1 - Neighborhood Commercial

Location: Live Oak Rd between Milam & Post Oak

Proposed Use(s): No change in use - currently being used as Limited Retail Sales. Would like to construct an addition to existing building

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: Dotty Duerker

Printed Name: Dotty DUECKER

Date: 3/6/18

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):

Owner Name: St. Vincent de Paul Society of St. Mary's Catholic Church

Address: 610 W. Live Oak

Phone: 830-997-3392 Fax: -

Email:

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

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

Firm Name (if applicable):

Address:

Primary Contact Name: Dotty Duecker

Phone: 830-456-9638 Fax:

Email: rdlduecker@austin.rr.com

Secondary Contact Name: Bob Walch

Phone: 512-445-1506 Fax:

Email:

III. Applicant

Firm Name (if applicable): St. Vincent de Paul Society

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): owner / applicant

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

CONDITIONAL USE PERMIT BRIEF
Request Z-1803

Applicant: David Martin AIA, A3 Studio Architecture

Location: Corner of E. Ufer Street and S. Llano Street

Existing Zoning: CBD Central Business District

Request: Conditional Use Permit for a Hotel in the CBD, Central Business District.

Site Plan Overview:

- The applicant is proposing an 84-room hotel on approximately 3.2 acres at the northwest corner of E. Ufer Street and S. Llano Street
- The site previously contained a number of residential structures, most of which have been removed from the site.
- The proposed building is three stories above street level (Ufer Street) and a partial basement below the first floor, for a total of four floors (see description provided).
- Approximately 2.3 acres of the site are located outside the 100-year flood plain.
- The total building area of all floors is approximately 85,954 square feet.
- Access to the property is from both Ufer Street and S. Llano Street.
- Parking spaces are provided on the east, south and west side of the building.
- The surrounding zoning is CBD to the west, north and east, and PUD to the south.
- Surrounding land uses include HEB to the south, commercial to the west, residential to the north across Baron's Creek and undeveloped land to the east.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- The site complies with applicable regulations.

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

- The use of the property for a hotel will support the retail and commercial activities within the area. Properties on the north side of Baron's Creek remain primarily residential and Short Term Rentals even though the zoning of these properties is CBD Central Business District.

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

- The potential unfavorable effects on adjoining residential properties are minimized by the buffer of Baron's Creek, along with the orientation of the hotel towards Ufer Street.

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:

- Drive access is being provided on E. Ufer Street and S. Llano Street. Service and deliveries will be accommodated within the site, and away from the public street. Sidewalks are being provided on Ufer Street and Llano Street. A pedestrian connection will be provided from the proposed hotel to the trail along the creek. We anticipate that the existing trail will be extended along the creek, and eventually across the creek to connect to Main Street.

The applicant has provided a Traffic Impact Overview Technical Memorandum (copy attached). This memo is very basic and only addresses the total number of trips anticipated from the project, AM and PM peak hour trips and does not suggest a pedestrian crossing of Ufer Street at S. Llano Street. We have requested that a complete Traffic Impact Analysis be provided to fully evaluate the existing and proposed conditions, and determine recommendations that may be made for pedestrian and vehicular circulation in the vicinity.

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

- The property does include an area of flood plain along Baron's Creek. Improvements shown within the 100-year flood plain are subject to a flood study to be approved by FEMA.

G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:

- According to the information provided by the applicant, exterior lighting will be energy efficient and will utilize full cut off fixtures and strategies to protect neighbors and the night sky, while providing for the security needs of the guests..

H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:

- Sufficient parking is provided based on the code. Loading and unloading areas are positioned away from the public street.

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:

- The intent of the Central Business District is to provide for the intense commercial activities of the central business district or central trading area of the City. This district establishes the character of the City by serving the visitor as well as the residents of the City. It would seem appropriate that a hotel would serve this need.

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. However, we will reserve final recommendations on the results of the Traffic Impact Analysis.

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. However, we will reserve final recommendations on the results of the Traffic Impact Analysis.

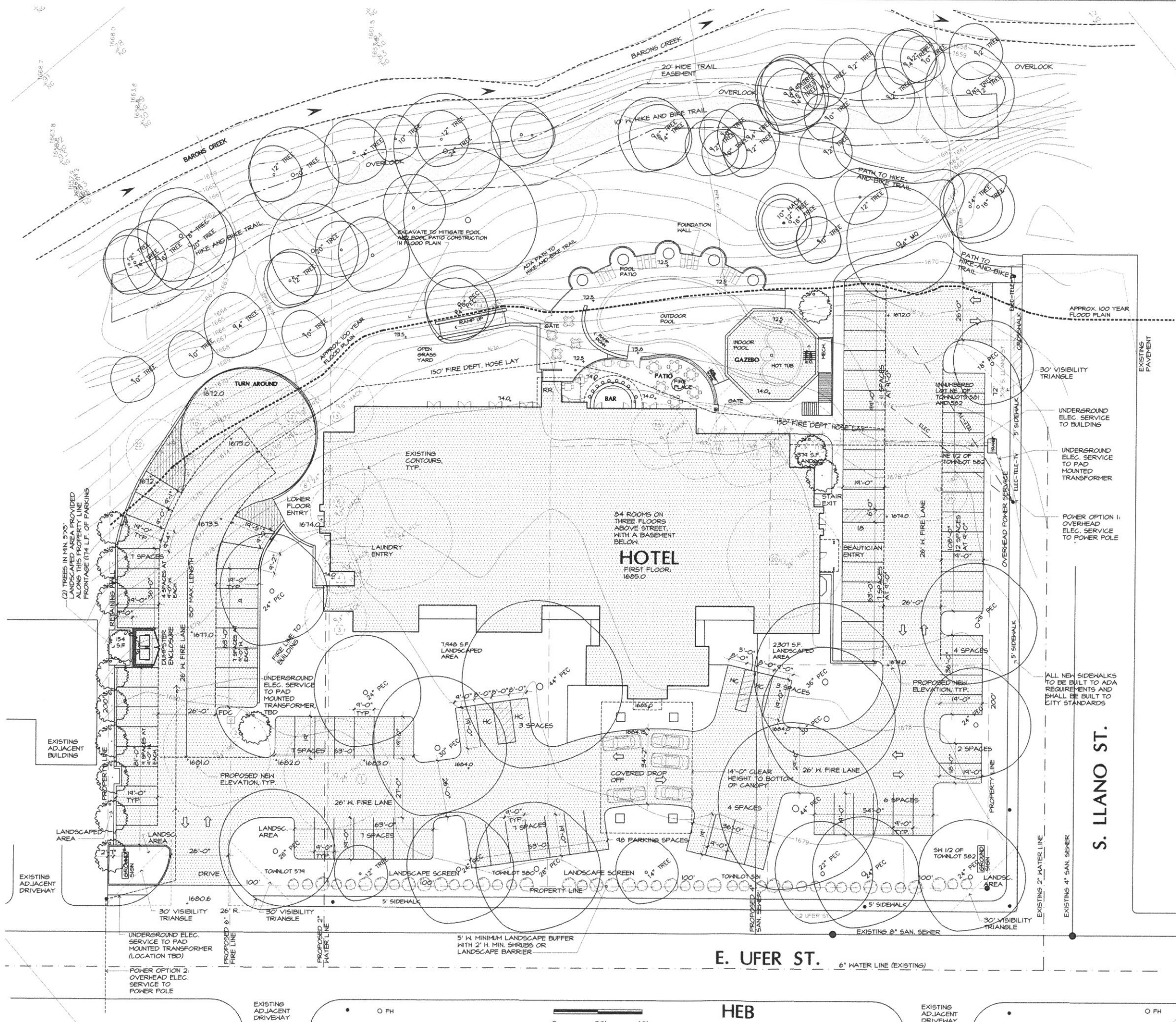
M. DETERMINATION THAT THE PROPOSED USE TOGETHER WITH THE CONDITIONS APPLICABLE THERETO, WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MATERALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY:

- Affirmative. However, we will reserve final recommendations on the results of the Traffic Impact Analysis.

OPPOSITION/SUPPORT OF REQUEST: No comments received to date.

STAFF RECOMMENDATION: Staff supports the proposal to develop a hotel on the subject property. We believe the project conforms to the requirements of the CBD zoning district and the intended purpose of the district. While we recommend approval of the project, we will reserve our final recommendation for any pedestrian or vehicular improvements until we have the results of the final Traffic Impact Analysis.

Since we will not have the results of the study by the meeting, the Commission may recommend approval conditioned upon the Traffic Impact Analysis, you may wish to wait until the report has been received, or you may deny the request.



- SITE DEVELOPMENT NOTES**
1. LIGHTING SHALL BE FULL CUT OFF LIGHTING
 2. LANDSCAPING SHALL BE AS SHOWN ON THE DRAWINGS AND INDICATED BY SUMMARY ON THIS SHEET
 3. BUILDING WILL UTILIZE EXISTING SITE UTILITIES AS INDICATED ON THIS SHEET
 4. EXISTING LOTS WILL BE PLATTED INTO ONE LOT PRIOR TO PERMITTING
 5. CIVIL CONSTRUCTION PLANS SHALL BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT

- CBD Zoning District Requirements**
1. SETBACKS: NONE REQUIRED IN CBD. FOR INFORMATIONAL PURPOSES: DISTANCES FROM PROPERTY LINES TO BUILDING: SOUTH (FRONT): 24'-0"; WEST SIDE: 44'; EAST SIDE: 11'-3"; 130' FROM BARONS CREEK
 2. MAXIMUM BUILDING COVERAGE: NONE LISTED IN CBD. FOR INFORMATIONAL PURPOSES: BUILDING FOOTPRINT IS APPROX. 24% OF THE SIZE OF THE LOT AREA OUTSIDE OF THE FLOOD PLAIN
 3. MAXIMUM IMPERVIOUS COVER: 90% PROPOSED IMPERVIOUS COVER IS 75.3% OF TOTAL AREA (SEE SUMMARY BELOW)
 4. BUILDING HEIGHT LIMITATIONS: THREE FLOORS OR 38' MAXIMUM FROM THE AVERAGE GRADE ADJACENT TO THE BUILDING TO THE MID POINT OF A GABLE OR HIPPED ROOF. PARAPETS MAY EXCEED THE 38' HEIGHT BY 15% (FOR A MAXIMUM HEIGHT OF 43'-9"). ALL ROOFS, CANOPIES AND PARAPETS ARE COMPLIANT WITH THE HEIGHT REQUIREMENTS (SEE EXTERIOR ELEVATIONS)
 5. GABLE ROOFS ARE A MAXIMUM OF 31'-2" TO THE MID POINT OF THE ROOF. CANOPIES ARE A MAXIMUM OF 38' TO THE TOP OF THE CANOPY. PARAPETS ARE A MAXIMUM OF 40'-4" TO THE TOP. HOTEL HAS FOUR FLOORS INCLUDING A PARTIAL BASEMENT
 6. LANDSCAPING REQUIREMENTS: SEE SUMMARY BELOW
 7. PROPOSED GROUND SIGNS WILL COMPLY WITH THE SIGN ORDINANCE (20 S.F. MAXIMUM AND 5' HIGH, MAXIMUM)

- PARKING CALCULATIONS**
1. For hotel portion only: 11 spaces for first 50 rooms; 1 space per room over 50. (11 x 50) = 55 spaces. Additional 34 rooms: 34 spaces; 28 total spaces for 84 rooms.
 2. Beauty Salon/massage therapy: 1541 sq. ft. / 400 = 4 spaces
 3. Meeting rooms:
 - a. Meeting room: 2581 sq. ft.
 - 2581 / 5 = 172 persons occupant load.
 - 172 persons / 4 = 43 spaces
 - 40% of meeting space will be utilized by hotel guests, so 10% of the 43 spaces are required: 4 x 43 = 5 spaces.
 4. Total of parking spaces: 89 spaces (rooms) + 4 spaces (beauty salon/massage therapy) = 93 spaces (meeting rooms) = 48 spaces required.
 5. 18 spaces provided.

IMPERVIOUS COVER SUMMARY

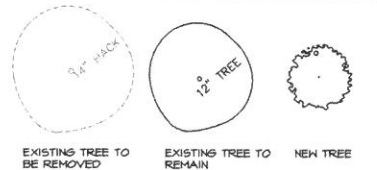
TOTAL AREA OUTSIDE OF FLOOD PLAIN: 89,871 S.F.
TOTAL AREA OF IMPERVIOUS COVER OUTSIDE OF FLOOD PLAIN: 75,208 S.F.
IMPERVIOUS COVER = 75.3% OF TOTAL AREA

- LANDSCAPING REQUIREMENTS AND SUMMARY**
1. A 5' wide minimum landscaping buffer is provided along East Ufer St. Landscaping will be a hedge or landscape barrier 2'-0" high minimum.
 2. A minimum of one tree per 50 linear feet of street frontage on E. Ufer is provided. Frontage is approximately 400 lf., therefore 8 trees are required. (8) existing trees are to remain along this frontage.
 3. Landscaping requirement based on interior parking areas:
36 interior parking spaces x 10 = 560 sq. ft. of landscaping required.
 4. Requirements based on Other Vehicular Use: 42,757 sq. ft. total paved area (48 x 400) = 15,000 sq. ft. exclusion = -1443 sq. ft. negative number - so no additional landscape requirements based on Other Vehicular Use.
 5. 560 sq. ft. required for interior landscaping, 10,255 sq. ft. of interior landscaping provided.
 6. Existing trees to remain: 78; existing trees to be removed: 22. Trees to be removed are in drives, under the building footprint, over the parking garage or in the fire lane. All trees along East Ufer St. will remain. New trees are added where possible on the site to compensate for trees that are removed.
 7. Two (2) trees added along west side of site, where there is 174 linear feet of parking (this project adds property zoned for business use). Landscaped areas for these two trees are a minimum of 5'-0" in each direction.

EXISTING TREES TO BE REMOVED

1. 24" FINE
2. 24" PECAN
3. 14" HACKBERRY
4. 10" HACKBERRY
5. 12" HACKBERRY
6. 12" HACKBERRY
7. 24" PECAN
8. 24" PECAN
9. 10" TREE
10. 12" TREE
11. 10" TREE
12. 10" TREE
13. 16" HACKBERRY
14. 10" TREE
15. 14" HACKBERRY
16. 16" HACKBERRY
17. 18" HACKBERRY
18. 12" HACKBERRY
19. 14" HACKBERRY
20. 24" TREE
21. 14" TREE
22. 14" TREE

TREE LEGEND



Fredericksburg Hotel

Fredericksburg, Texas

1 Site Plan
Scale: 1"=20'
PLAN NORTH
TRUE NORTH

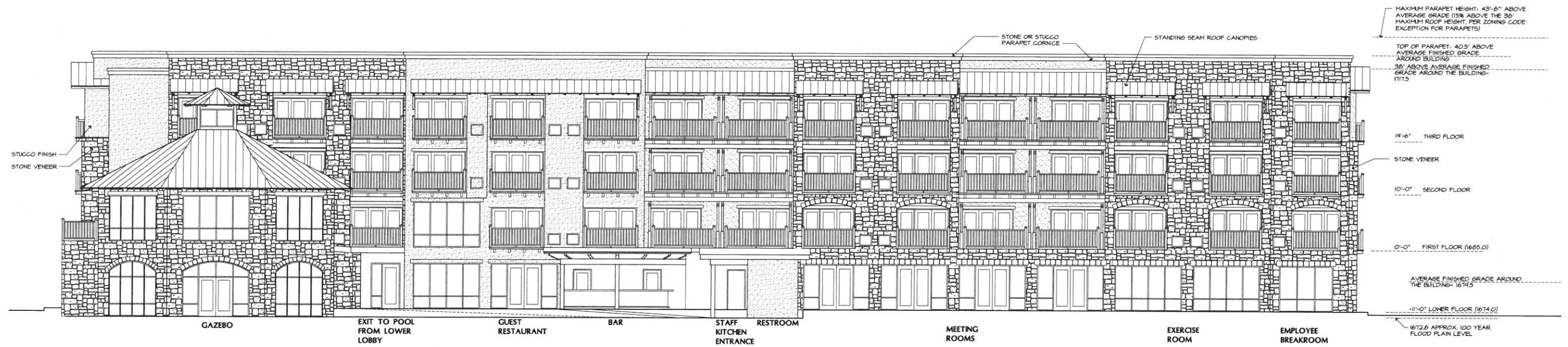
THIS SHEET IS FOR INTERIM REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING OR CONSTRUCTION. ISSUANCE OF THIS SHEET WAS AUTHORIZED BY:

DAVID A. MARTIN
TEXAS ARCHITECTURAL
REGISTRATION #14215

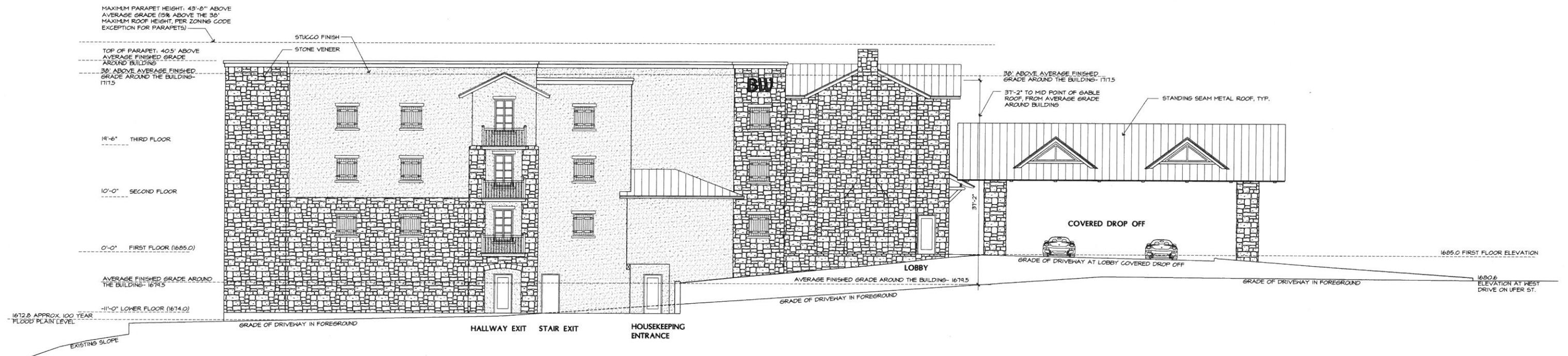
4-30-18

A3 Studio
ARCHITECTURE

343 WEST WATER ST., KENNESAW, TEXAS 76028
PHONE: (817) 693-1313 FAX: (817) 693-4744



1 North Elevation (Barons Creek)
1/8"=1'-0"



2 West Elevation
1/8"=1'-0"

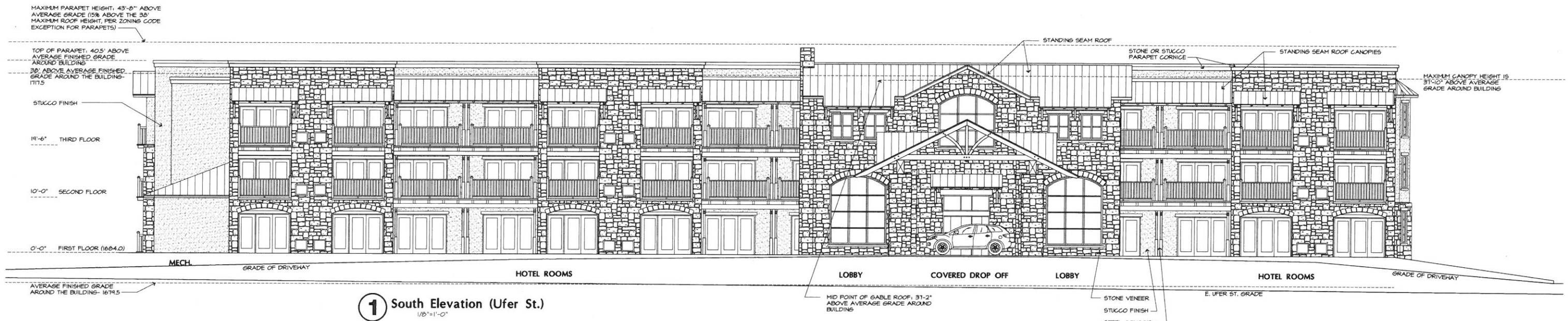
Fredericksburg Hotel

Fredericksburg, Texas

4-2-18

A³ Studio
ARCHITECTURE
843 WEST WATER ST., KERRVILLE, TEXAS 78028
PHONE (830) 895-1313 FAX (830) 895-4744

THIS SHEET IS FOR INTERIM REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING OR CONSTRUCTION. ISSUANCE OF THIS SHEET WAS AUTHORIZED BY:
DAVID A. MARTIN
TEXAS ARCHITECTURAL REGISTRATION #14,215 4-2-18



Fredericksburg Hotel

Fredericksburg, Texas

4-2-18

A³ Studio
ARCHITECTURE
343 WEST WATER ST., KERRVILLE, TEXAS 78008
PHONE: (830) 895-1313 FAX: (830) 895-4744

THIS SHEET IS FOR INTERIM REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING OR CONSTRUCTION. ISSUANCE OF THIS SHEET WAS AUTHORIZED BY:
DAVID A. MARTIN
TEXAS ARCHITECTURAL REGISTRATION #14,215 4-2-18

Fredericksburg Hotel

Fredericksburg, Texas

4-3-18

1. **Hotel has 84 guest rooms** on the three upper levels and a partial basement below the street level parking. Lower level is a partial basement and consists of support functions including meeting room, guest restaurant, beautician shop, housekeeping, computer/work area, administrative offices and exercise room. A separate two story gazebo is provided, of about 1,600 s.f. on each floor. The lower portion will include part of the pool and hot tub, and the upper room will be for guest parties, gatherings, etc.
2. **Size:** First floor and basement are approximately 22,450 s.f. each. Second and Third floors are approximately 20,527 s.f. each, for a total of 85,954 s.f.
3. **Parking:** 98 spaces are indicated. Access to the parking is from Ufer St. and Llano St. . All parking spaces are above the flood plain. A parking summary is listed on the site plan.
4. **Landscaping-** All existing trees are along Ufer St. will remain. Trees to be removed are shown on the site plan, and are within the footprint of the building, in drives or in the fire lane. New trees are added to compensate for ones removed. Landscape summary is shown on site plan.
5. **Fire Department access:** Fire lanes are shown in front of the building and on both sides.
6. There are two main concepts driving the design:
 - a. The building is sited to take advantage of the **natural beauty of Barons Creek, and preservation of most of the existing significant trees.** (pool, well landscaped areas, outdoor areas tie to the hike and bike trail, many existing trees are preserved along the street and between the hotel and the creek.)
 - b. **Architectural style** is intended to complement the existing German influenced buildings. (heavy timber beams, steel columns, stone and stucco exterior finishes, standing seam roof canopies, arched windows, brick type pavers.)
7. **Building roof height and number of stories:** The mid point of the gable roof is 37'-2" maximum above the average finished grade around the building (this is below the 38' limit). The parapet height is 40'-6" above the average finished grade around the building. This is below the additional height allowed for parapets ($38' + 15\% = 43'-8"$). Sloped roof building canopies are a maximum of 37'-2" above the average finished grade around the building (this is below the 38' limit). The partial basement is 1'-0" above the 100 year flood plain. There are three stories of hotel rooms above street level (Ufer St.), and a partial basement below the first floor, for a total of four floors.
8. **The partial basement** is fully below grade on the south side (facing HEB), partially exposed on the east and west, and fully exposed from the north side (Barons Creek). There are three floors above the partial basement, making four floors total for the hotel. The City of Fredericksburg zoning ordinance allows for three stories or a 38' height above average grade. It does not appear to address a basement or partial basement. The

average height of the grade around the building (from which the maximum building height is measured) is midway between the first floor and the basement floor. Because the average grade is 5'-6" lower than the first floor, it effectively lowers the allowable height of the building. Compared to a three story building with an average grade all around the building at the first floor elevation, this proposed hotel would be no taller, and could be even lower than a comparable three story building.

9. **Flood plain/engineering:** The minimal fill that is added in the flood plain will be mitigated by removal of fill elsewhere in the flood plain on site.
10. **Zoning Summary:** Central Business District (CBD), no setbacks. Project includes Lots 579, 580, 581, 582, and an un-numbered lot lying NE of lots 581 and 582 (see separate surveys). The lots abutting Barons Creek are also part of the overall property and now contain a newly constructed hike/bike trail and trail easement dedicated to the city. All lots will be platted into one before the project is complete.
11. **Building Coverage, Impervious cover:** Ground floor building square footage: 22,450 square feet. There are 99,871 square feet (2.293 acres) of total area outside of the 100 year flood plain. Impervious cover outside of the 100 year flood plain: 75,208 square feet. Impervious cover to total area ratio: 75.3%
12. **Erosion control** will be accomplished by a combination of landscaped and lawn areas, and natural/native vegetation. A turf reinforcement matt will be used to stabilize landscaped areas where needed for erosion control.

Fredericksburg Hotel

Design Considerations

Fredericksburg, Texas

4-3-18

The City of Fredericksburg has **Design Standards** for the Entry Corridor Development that suggest certain criteria that will enhance and contribute to the overall character and appearance of the community. While the Fredericksburg Hotel is not in the entry corridor, the hotel uses these standards as a guide to develop the site and building to be consistent with the intent of the Design Standards.

The following is a list of the building and site design criteria and how the hotel addresses them.

1. **Architectural style:** The hotel would be considered “Commercial” with recessed balconies for each hotel room, arched openings and a decorative parapet cornice.
2. **Architectural Materials:** Utilizes native materials including limestone, stucco, standing seam metal roof, decorative steel columns, recessed or protected window openings to minimize glare.
3. **Architectural color:** Colors will be chosen that are used traditionally in Fredericksburg, predominately earth tones with any brighter colors used mainly for accents.
4. **Architectural Features:** The bays of hotel rooms provide a consistent symmetrical rhythm to the front and rear façade. The lobby is designed to welcome visitors to the hotel with a regional recognizable architectural style including segmented arched windows, native stone, exposed wood beams, exposed wood soffit and standing seam roof and canopies.
5. **Massing and Scale:** The façade is divided into smaller segments (recessed and protruding elements) to break up the building mass. Standing seam roof canopies over the rooms provide variation in the façade, and the entry / lobby area provides a covered drop off smaller in scale than the rest of the front façade.
6. **Signage** will be integrated into the building design where appropriate, and monument signs with appropriate landscaping will identify the building without detracting from the overall appearance.
7. **The Building Height** is below the Zoning Ordinance standards for the CBD. The facades are broken up with recesses and “bump outs” to avoid large masses of full height elevations. Existing large mature trees are preserved between the street and the building, providing a buffer and a layer of greenery to reduce the impact of the building. Floor heights are between 9’-6” and 11’-0”, to keep the human scale of the building appropriate.

8. **Setbacks:** Although the CBD appears to have 0' setback requirements, the hotel is set significantly back from the adjacent streets and property lines. (25' to the front drop off canopy, 85' to the front of the building from the front property line, and a minimum of 75' from the side property lines. Barons Creek is over 130' from the rear of the building.
9. **Landscaping:** The site significantly exceeds the minimum landscaping requirements, and preserves 79% of the existing trees on the site. Interior landscaped areas are 10,255 s.f., and the existing trees along E. Ufer St. will remain. Most of the large existing pecan trees on the site will be preserved, and the rear of the site between the hotel and the creek will be appropriately landscaped with drought tolerant and adapted landscape species, and existing trees will remain, with a combination of open space and shaded areas. A hike and bike path has already been constructed to encourage visitors and guests alike to enjoy the beauty of Barons Creek.
10. **Exterior lighting** will be energy efficient and will utilize full cut off fixtures and strategies to protect neighbors and the night sky, while providing for the security needs of the guests.
11. **Service areas** are designed to minimize visibility from E. Ufer St.. Dumpsters will be screened, HVAC units will be screened with hardscape or landscaping.
12. **Parking areas** along E. Ufer St. will be screened with a landscape buffer between the street and the parking lot. A number of landscape islands will be utilized to break up the parking lot and preserve the existing trees. Decorative pavers will be used in portions of parking areas to break up expanses of paving.
13. **Drainage and storm water design** will be compliant with current standards. Rainwater harvesting will be considered for irrigation of landscaping.
14. **Streetscape:** 5' sidewalks will be provided on both streets. Existing mature trees will remain to shade the pedestrian walkways, and a handicapped accessible route from the street sidewalk to the building will be provided. An sidewalk/ accessible route will also be provided from Llano St. to connect to the hike and bike path along the creek.

Parking Summary for Fredericksburg Hotel

4-3-18

1. For hotel portion only: 1.1 space for first 50 rooms; 1 space per room over 50. $(1.1 \times 50) = 55$ spaces; Additional 34 rooms: 34 spaces; 89 total spaces for 84 rooms.
2. Beautician/massage therapy: $1,597 \text{ s.f.} / 400 = 4$ spaces
3. Meeting rooms:
 - a. Meeting room: 2,581 s.f.
 $2,581 / 15 = 172$ persons occupant load.
 $172 \text{ persons} / 4 = 43$ spaces
90% of meeting space will be utilized by hotel guests, so 10% of the 43 spaces are required: $.1 \times 43 = 5$ spaces.
4. Subtotal of parking spaces: 89 spaces (rooms) + 4 spaces (Beautician/massage therapy) + 5 spaces (meeting rooms) = **98 spaces required.**
5. **98 spaces provided.**

Landscaping Summary for Fredericksburg Hotel

4-3-18

1. A 5' wide minimum landscaping buffer is provided along East Ufer St. Landscaping will be a hedge or landscape barrier 2'-0" high minimum.
2. A minimum of one tree per 50 linear feet of street frontage on E. Ufer is provided. Frontage is approximately 400 l.f., therefore 8 trees are required. (8) existing trees are to remain along this frontage.
3. Landscaping requirement based on interior parking areas: 56 interior parking spaces x 10 = 560 s.f. of landscaping required.
4. Requirements based on Other Vehicular Use: 42,757 s.f. total paved area-(98 x 400) – (5,000 s.f. exclusion) = -1443 s.f. (negative number- so no additional landscape requirements based on Other Vehicular Use.)
5. 560 s.f. required for interior landscaping. 10,255 s.f. of interior landscaping provided.
6. Existing trees to remain: 78; existing trees to be removed: 22. Trees to be removed are in drives, under the building footprint, over the parking garage or in the fire lane. All live trees along East Ufer St. will remain. New trees are added where possible on the site to compensate for trees that are removed.
7. To meet the landscape ordinance, two (2) trees are added along west side of site, where there is 174 linear feet of parking. (this project abuts property zoned for business use). Landscaped areas for these two trees are a minimum of 5'-0" in each direction. Additional trees will be added along this west property line.

TECHNICAL MEMORANDUM

DATE: APRIL 2018

TO: CITY OF FREDERICKSBURG

FROM: AMY AVERY, P.E., PTOE
KIMLEY-HORN

RE: FREDERICKSBURG HOTEL TRAFFIC IMPACT OVERVIEW

Kimley-Horn has been retained to perform a trip generation evaluation for a proposed hotel development at 108 E Ufer Street in Fredericksburg, Texas. This memo addresses trip generation characteristics of the proposed land use.

Development Overview

The proposed development is an 84-room hotel. The development will have two access driveways. One driveway will be located on E Ufer Street and the second on S Llano Street.

Traffic Volume Projection

Traffic projections were prepared for the proposed development based on the trip generation rates found in the *Institute of Transportation Engineers (ITE)* publication entitled *Trip Generation*, 10th Edition.

The trip generation manual defines a hotel as "a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops."

The ITE trip generation rates are presented in **Table 1**. The calculated number of trips from these rates represent vehicle trips.

Table 1: Trip Generation Rates

Land Use Description	ITE Code	Units	Weekday		AM Peak Hour		PM Peak Hour	
			Rate	In: Out Split (%)	Rate	In: Out Split (%)	Rate	In: Out Split (%)
Hotel	310	Rooms	8.36	50:50	0.47	59:41	0.60	51:49

Table 2 summarizes the total number of trips that are expected to be generated by the development during the AM and PM peak periods. The number of trips generated represents the number of vehicles entering and exiting the proposed development to and from the adjacent street system.

Table 2: Estimated Trip Generation

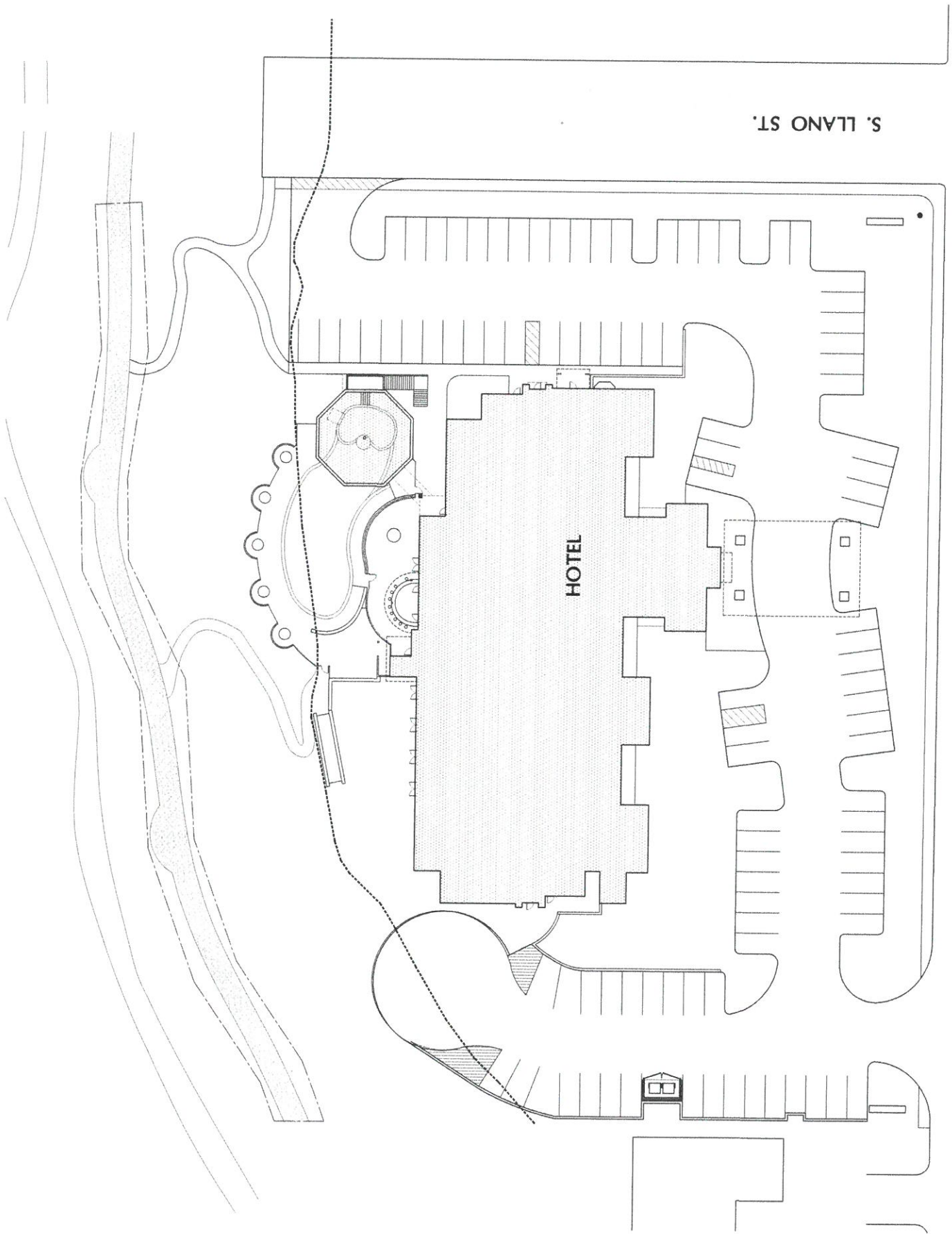
Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Hotel	310	84 rooms	210	704	23	16	39	26	24	50

Traffic Impact Analysis Requirements

Consistent with the City of Fredericksburg subdivision ordinance, a formal traffic impact study will not be required. The threshold for requiring a TIA for a commercially zoned land use is 2,500 trips per day. At 704 daily trips this development is well below the TIA threshold.

Other Site Considerations

During the development process the concept of adding a crosswalk between the hotel and HEB development on the other side of E Ufer was discussed. We do not recommend that a midblock crossing be marked on E Ufer. Pedestrians can legally cross at the intersection of E Ufer & S Llano if they desire to. A marked crosswalk is not necessary and is inconsistent with industry standards. Research has shown that marked crosswalks can provide a false sense of security to pedestrians and do not provide a significant safety benefit unless accompanied by active warning devices or physical protections such as a pedestrian refuge island. These treatments are typically reserved for high pedestrian volume crossings such as near a park or school. Marked crosswalks also increase the maintenance burden on municipalities. For these reasons we advise our municipal clients to reserve marked crosswalks for signalized intersections, unsignalized intersections when part of a safe routes to school plan, and enhanced crossings.



E. UFER ST.



<all other values>

<all other values>


val

DESC_

200' BUFFER

AFFECTED PROPERTIES

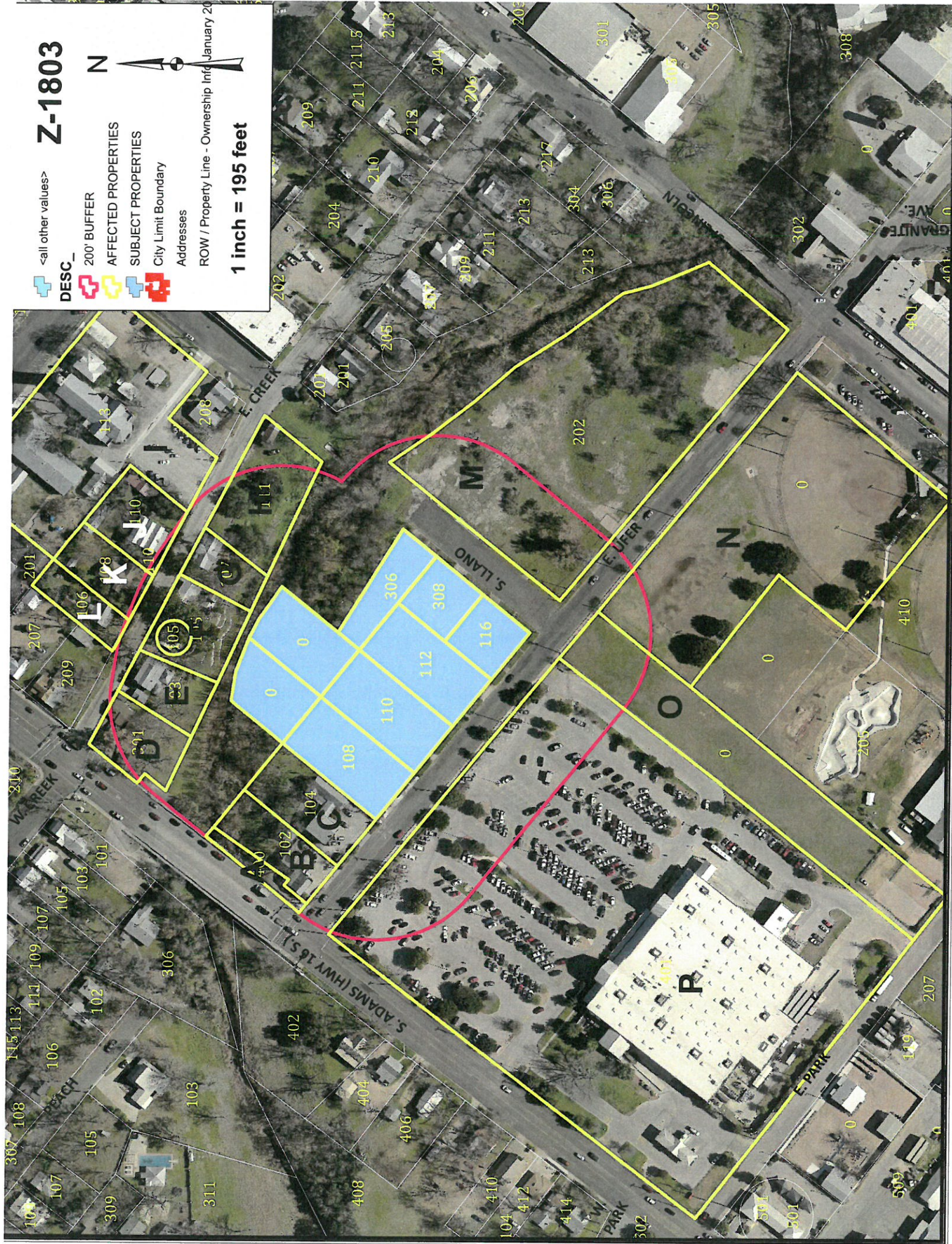
SUBJECT PROPERTIES

City Limit Boundary

Addresses

ROW / Property Line - Ownership Info January 20

1 inch = 195 feet



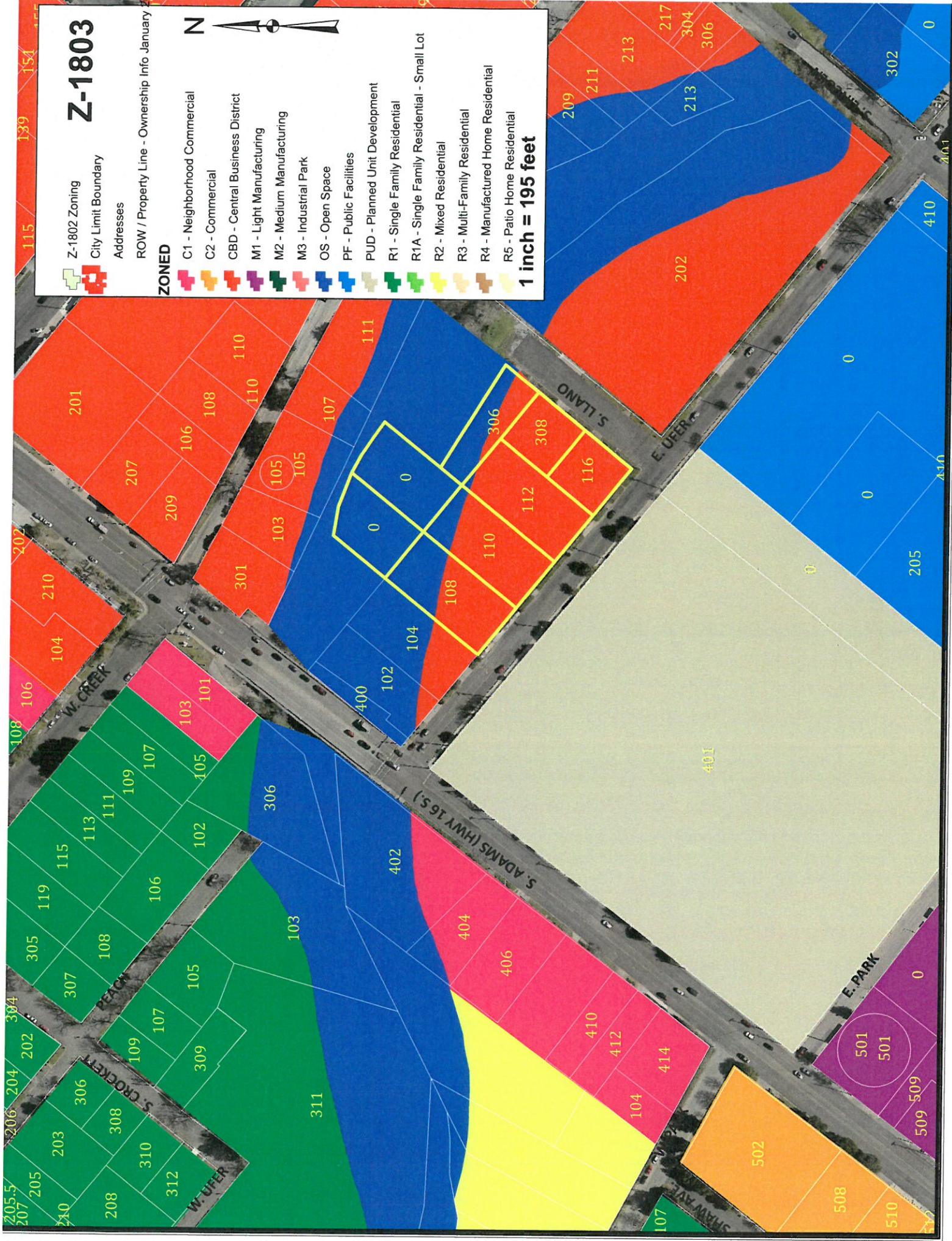
Z-1803

- Z-1802 Zoning
- City Limit Boundary
- Addresses
- ROW / Property Line - Ownership Info January 2010

ZONED

- C1 - Neighborhood 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

1 inch = 195 feet

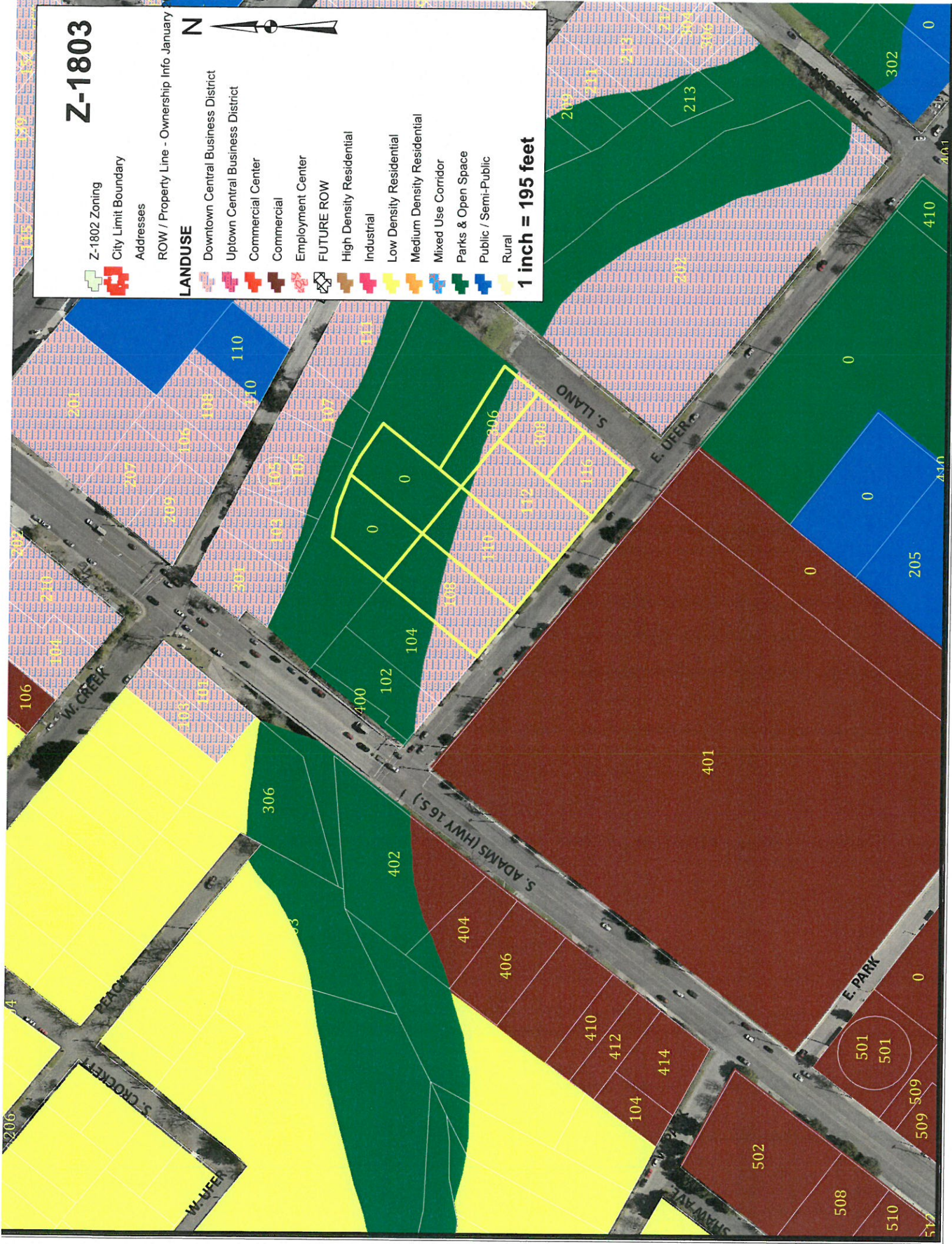


Z-1803

- Z-1802 Zoning
- City Limit Boundary
- Addresses
- ROW / Property Line - Ownership Info January
- LANDUSE**
 - Downtown Central Business District
 - Uptown Central Business District
 - Commercial Center
 - Commercial
 - Employment Center
 - FUTURE ROW
 - High Density Residential
 - Industrial
 - Low Density Residential
 - Medium Density Residential
 - Mixed Use Corridor
 - Parks & Open Space
 - Public / Semi-Public
 - Rural



1 inch = 195 feet





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: FREDERICKSBURG HOTEL
Project Address: 108 E. UFER ST., FREDERICKSBURG, TX 78624
Tax ID Number (s): 46-1386717

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:

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 3.471 No. of Lots:

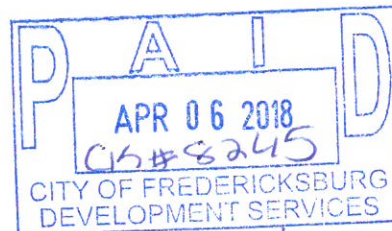
Original Survey & Abstract No: TOWN LOTS # 579, 580, 581, 582 AND UNNUMBERED
Legal Description: LOTS SHOWN ON THE MAP OF FREDERICKSBURG, TX.,
AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY.

Current Land Use Plan: COMMERCIAL/RESID. Proposed Land Use Plan: COMMERCIAL

Current Zoning: CBD Proposed Zoning: CBD

Location:

Proposed Use(s): HOTEL



Applicant's Signature

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

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: David Martin

Printed Name: DAVID MARTIN

Date: 4-3-18

Staff Use Only

Application No.: Z-1803

Date: 04/06/18

*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): HAMUK LLC

Owner Name: UELI SCHLUNEGGER

Address: 155 DORIS DR., KERRVILLE TX. 78028

Phone: 830-459-2002

Fax:

Email: eurotex@hctc.net

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

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

Firm Name (if applicable): A3 STUDIO

Address: 343 W. WATER ST, KERRVILLE TX. 78028

Primary Contact Name: DAVID MARTIN

Phone: 830-895-1313

Fax:

Email: david@a3studio.tx.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

SAME AS II ABOVE

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):

SAME AS II ABOVE

Address:

Primary Contact Name:

Phone:

Fax:

Email:

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1804

- APPLICANT:** Mimi Bartel
- LOCATION:** West side of Smokehouse Road, and north of the extension of Windcrest Drive.
- SIZE:** 11.7 acres
- EXISTING ZONING:** The property is not currently within the city limits. The applicant has filed a petition for annexation for this property, concurrent with a zoning request.
- PROPOSED CHANGE:** Establish R1-A, Single Family Residential – Small Lot Zoning

FINDINGS:

- The property currently consists of 2 tracts, recently replatted into Lots 2B-2R and 2B-1R of the Seipp Subdivision, each having frontage on Smokehouse Road.
- The property is currently vacant, with an electric power line crossing the northern portion of the property.
- The property is bordered by Smokehouse Road on the east side, and undeveloped property owned by Parker Atkins to the south
- In May of last year, this 11.7 acres was part of a request to rezone to R-2 Mixed Residential. This request was denied by the City Council.
- Utilities are not currently located adjacent to this property. The applicants are requesting that the City extend the offsite utilities to serve this property. This request will be considered by the City Council as part of the annexation.
- Land uses surrounding this property include vacant land and scattered single family homes to the west, north and east, and the Heritage School to the south.
- Since the property is not within the city limits, there is no zoning on the property. Under normal circumstances, a property comes into the city limits as R-1, Single Family Residential, unless a different zoning is requested. In this case, the applicant is requesting R1-A Single Family Residential – Small Lot Zoning. A specific request has not been made on the tract to the south.
- The Land Use Plan identifies the subject properties, as well as the surrounding properties Low Density Residential.

LAND USE PLAN: The Land Use Plan basically calls for everything within the vicinity of the subject property to be Low Density Residential, including the property now occupied by the Heritage School. This use is representative of traditional, single-family detached dwelling units. Low density residential accounts for the largest percentage of

residential development in Fredericksburg today and will continue to do so with the development shown on this "Future Land Use Map". The areas designated for low density residential land use are generally not adjacent to major thoroughfares or incompatible land uses, and are in proximity to existing single-family residential land use. Within these areas, the City should encourage a range of lot sizes and housing types in order to promote increased housing diversity and affordability. For this reason, several single-family zoning districts with various lot sizes should be provided in the Zoning Ordinance. For the purpose of discussing Fredericksburg's ultimate population capacity (in the Growth Element of this plan), areas of the City or ETJ designed for low density residential development are assumed to develop at an average of three dwelling units per gross acre.

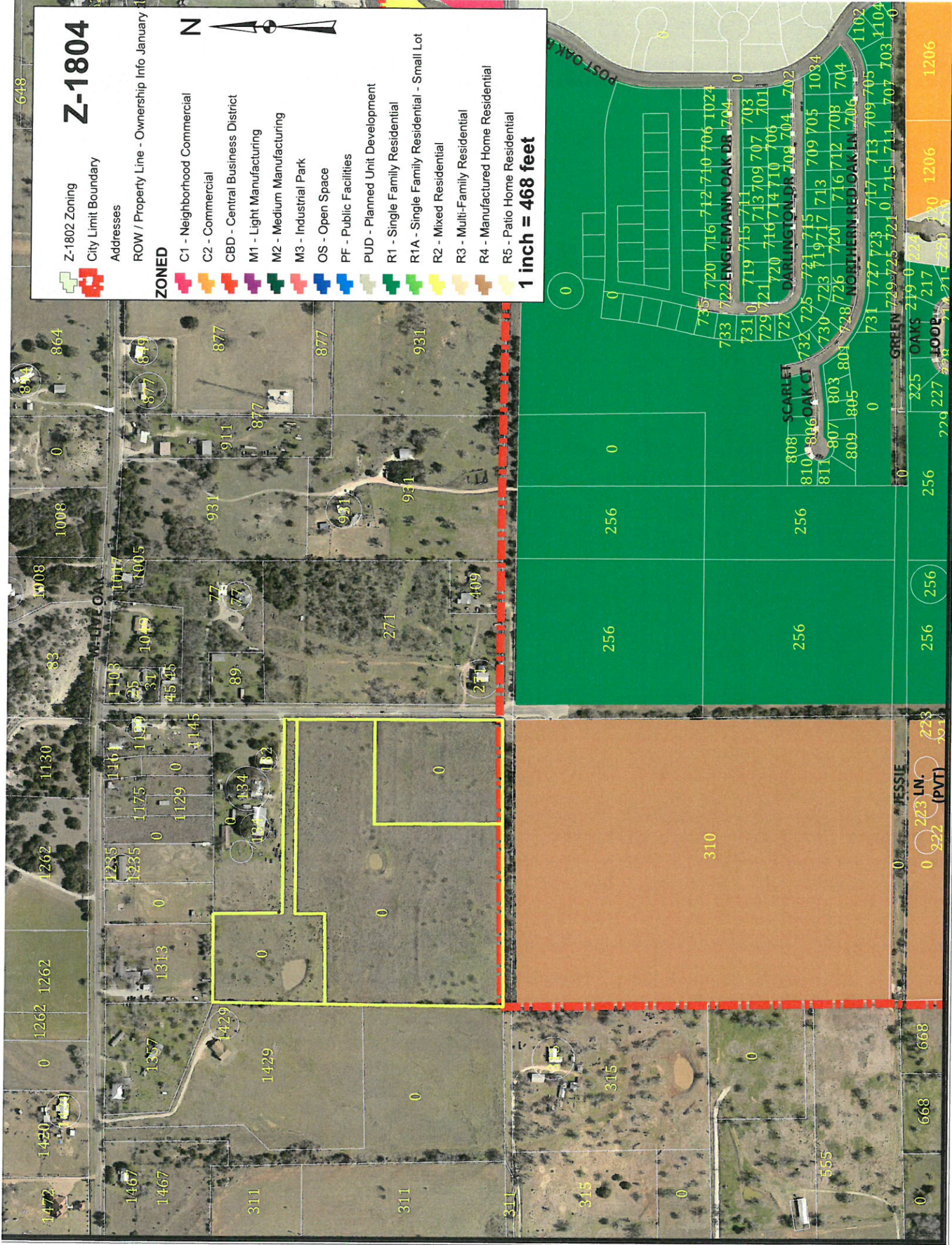
In making a recommendation to change the Land Use Plan designation, the Planning and Zoning Commission shall make the following determinations:

1. **The property affected by the request is adequate in size and shape to facilitate those uses normally associated with the requested designation.** There is no stated minimum size in the Comprehensive Plan for the proposed Low Density land use category. The subject property is sufficient in size.
2. **The property affected by the request does not exceed the capabilities of the infrastructure.** Water and sanitary sewer facilities that would serve this tract are sufficient in size to accommodate the proposed land use. Smokehouse Road and Live Oak Road, on the other hand are county roads and lack the size, design and capacity to handle significant additional traffic. As part of the annexation agreement, staff will be evaluating improvements or capacity issues relating to Smokehouse Road.
3. **The request will have no adverse effect on any property within six hundred (600) feet of the affected property.** While the lot sizes permitted in the R1-A category are generally smaller than those in the vicinity, we believe that they are appropriate to attain the mix and affordability of housing within the community.
4. **The requested change is to accommodate an appropriate land use and is consistent with other elements of the Comprehensive Plan.** In staff's opinion, the proposed land use of smaller lot single family residential is consistent with the intent of the Comprehensive Plan.
5. **The request, together with the applicable conditions, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.** Given the fact that and project would be required to be built in accordance with City standards, we would not expect the change in land use to be detrimental to area properties.

ZONING: Given the description provided in the Comprehensive Plan of providing a range of lot sizes and housing types in order to promote increased housing diversity and affordability, we believe the proposed R1-A category is appropriate.

OPPOSITION/SUPPORT OF REQUEST: No letters have been received.

STAFF RECOMMENDATION: Based on the range of lot sizes and housing types recommended in the Comprehensive Plan for the Low Density category, approval is recommended.



Z-1804

Z-1802 Zoning
City Limit Boundary
Addresses
ROW / Property Line - Ownership Info January 18

ZONED

- C1 - Neighborhood 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

1 inch = 468 feet

JESSIE LN

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DESC_

200' BUFFER

AFFECTED PROPERTIES

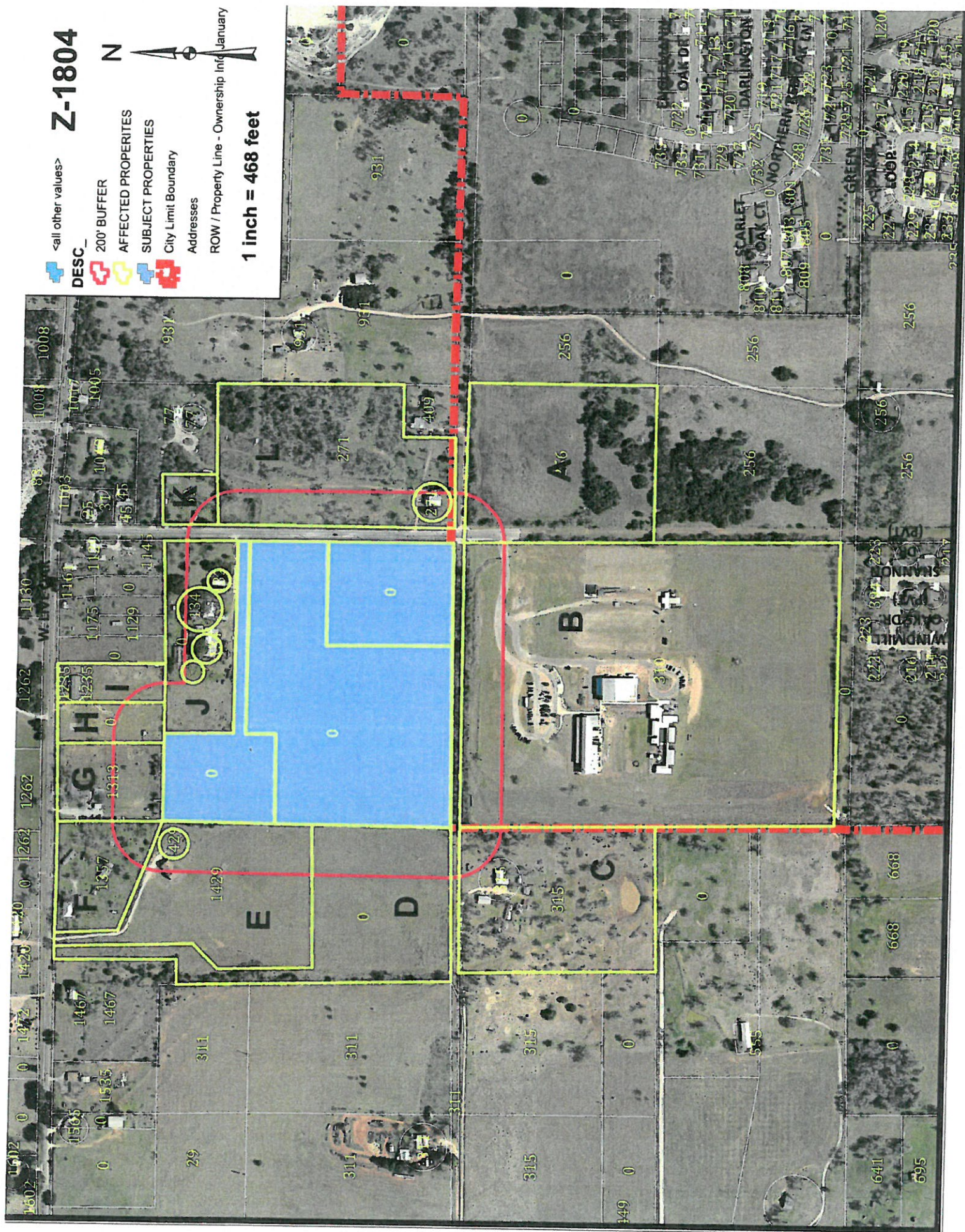
SUBJECT PROPERTIES

City Limit Boundary

Addresses

ROW / Property Line - Ownership Info January

1 inch = 468 feet



Letter	Owner	Address
A	MARY CARINHAS	121 LOUJON CIRCLE SAN ANTONIO, TX
B	HERITAGE FAMILY SCHOOL	P.O. BOX 1217 FREDERICKSBURG, TX 78624
C	DANIEL REEH	449 KERR RD FREDERICKSBURG, TX 78624
D	SCOTT SIFFORD	4179 STOKES BELLVILLE, TX
E	TROY SIFFORD	1429 W. LIVE OAK ST FREDERICKSBURG, TX 78624
F	KATHYLEEN MURPHY	1405 W. LIVE OAK ST FREDERICKSBURG, TX 78624
G	BRADLEY HOWARD	1313 W. LIVE OAK ST FREDERICKSBURG, TX 78624
H	CARMEN ZAMBRANO	1235 W. LIVE OAK ST FREDERICKSBURG, TX 78624
I	CARMEN ZAMBRANO	1235 W. LIVE OAK ST FREDERICKSBURG, TX 78624
J	LILI WEBE	134 SMOKEHOUSE RD FREDERICKSBURG, TX 78624
K	CISCO & CARMAN MARTINEZ	P.O. BOX 915 FREDERICKSBURG, TX 78624
L	DANIEL & JILL ELLIOTT	271 SMOKEHOUSE RD FREDERICKSBURG, TX 78624
Z-1804		

Sec. 3.101. - R-1-A: SINGLE FAMILY RESIDENTIAL-SMALL LOT. :

Intent

This zone is intended to provide for detached single family dwellings, with not more than one principal residence permitted on any lot to ensure an environment conducive to single family residential use. Additional uses necessary and incidental to a single family residential dwelling unit are also permitted. This zone is typically associated with the Low to Medium Density Residential Land Use category but is conditionally allowed within all land use categories except "Open Space/Parks," "Industrial" and "Public Facilities."

Principal Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Single Family Residential (detached)	Local Utility Service
--------------------------------------	-----------------------

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400:

Community Recreation	Private Primary Education
Day Care Services	Private Secondary Education
Guidance Service	Religious Assembly

Bed and Breakfast use is specifically prohibited.

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard unit until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the R-1 district shall be subject to the following site development regulations:

Feature	Regulations
Lot Size	Minimum Lot Area, 4,500 Square Feet
Lot Width	Minimum Lot Width, 45 feet
Height	Maximum Building Height, 2 Stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 for Garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet

Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minimum Dwelling Areas (Living Area Only)	750 Square Feet
Maximum Building Coverage	Percent of Lot Area, 50%
Maximum Impervious Coverage	Percent of Lot area, 60%
Nonconforming Uses	<u>Section 6.100</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Temporary/Accessory Building	<u>Section 8.000</u>
Home Occupations	<u>Section 8.300</u>



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: The Beginning

Project Address: 0 Smokehouse Rd.

Tax ID Number (s): 74408 & 26419

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:

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: 11.7 No. of Lots:

Original Survey & Abstract No:

Legal Description: Lot No. 2B-1R, & 2B-2R of a Resubdivision of Lot No. 2B-1 & 2B-2 of the Seipp Subdivision, as said lot is shown, designated, and delineated on the map or plat of the said Resubdivision recorded in Volume 5, Page 147, Plat Records of Gillespie County, Texas.

Current Land Use Plan: low density residential
same

Proposed Land Use Plan:

Current Zoning: ETJ

Proposed Zoning: R1A

Location: 0 Smokehouse Rd.

Proposed Use(s): low density 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: Mimi Bartel

Printed Name: Mimi Bartel Date: March 28, 2018

Staff Use Only

Application No.: _____ Date: _____



Project Application

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

*Copy of current Title Search required with application.

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

I. Property Owner(s)

Firm Name (if applicable): BarTrei Properties LLC

Owner Name: BarTrei Properties LLC

Address: 609 W. Schubert St.

Phone: 830.889.2329

Fax:

Email: mimibartel@hotmail.com

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

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

Firm Name (if applicable): VEI Engineering

Address: 507 E. Highway St., Fredericksburg

Primary Contact Name: Kevin Spraggins

Phone: 830.997.4744

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): BarTrei Properties LLC

Applicant Name (s): Mimi Bartel

Address: 609 W. Schubert St.

Phone: 830.889.2329

Fax:

Email: mimibartel@hotmail.com

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:

**SITE PLAN
BACKGROUND INFORMATION
May, 2018**

File Number:	SP 1807
Address/Location:	565 FM 2093
Owner:	Dr. Amy Jo Pilmer
Applicant:	MSA Architecture and Interiors
Project Description:	Animal Boarding Facility
Site Area:	Approximately 2.01 acres
Zoning:	M-2 – Medium Manufacturing
Setbacks:	10' – All sides
Adjacent Land Uses/Zoning:	
North:	Variety of commercial uses, zoned M-2
West:	Undeveloped land, zoned M-2.
East:	Undeveloped land zoned PF
South:	Mini-storage and commercial, zoned M-2.
Building:	5,228 square feet
Building Height:	1-story, 15.38' (maximum allowed – 3-story)
Building Coverage:	6% (80% maximum)
Impervious Coverage:	16.7% (85% maximum)
Site Access:	The building is positioned to the east side of the lot to accommodate another building in the future. A single ingress/egress is proposed on FM 2093, located in the center of the property to serve proposed and future development.
Parking Required:	1 space per 750 square feet of building area for the kennels– 10 spaces required.
Parking Provided:	13 spaces provided, including 1 handicap space.
Landscaping:	The site is void of any trees. A Landscape Plan shall be approved prior to issuance of a building permit.

Screening:	No perimeter screening is required. Interior screening will be provided around trash dumpsters.
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Water and sanitary sewer are available to the site from within FM 2093. Interior service lines shall be the responsibility of the applicant. Utilities will be subject to approval of the civil construction plans.
Detention:	The developer has provided a location for on-site detention. Stormwater detention shall be subject to approval of the civil construction plans.
Drainage:	On-site drainage will be subject to approval of the civil construction plans.
Easements:	Not applicable.
Recommendation:	Approval, conditioned upon: 1) Approval of a Landscape Plan prior to issuance of a building permit. 2) TxDOT approval of the access and utility construction within their right-of-way plans prior to start of construction; and 3) Public Works approval of civil construction plans prior to issuance of a building permit.

THIS SET OF DRAWINGS
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NOT FOR REGULATORY
APPROVAL / PERMITTING /
BIDDING OR
CONSTRUCTION

GREAT READERS
RESTRICTED BOOKS

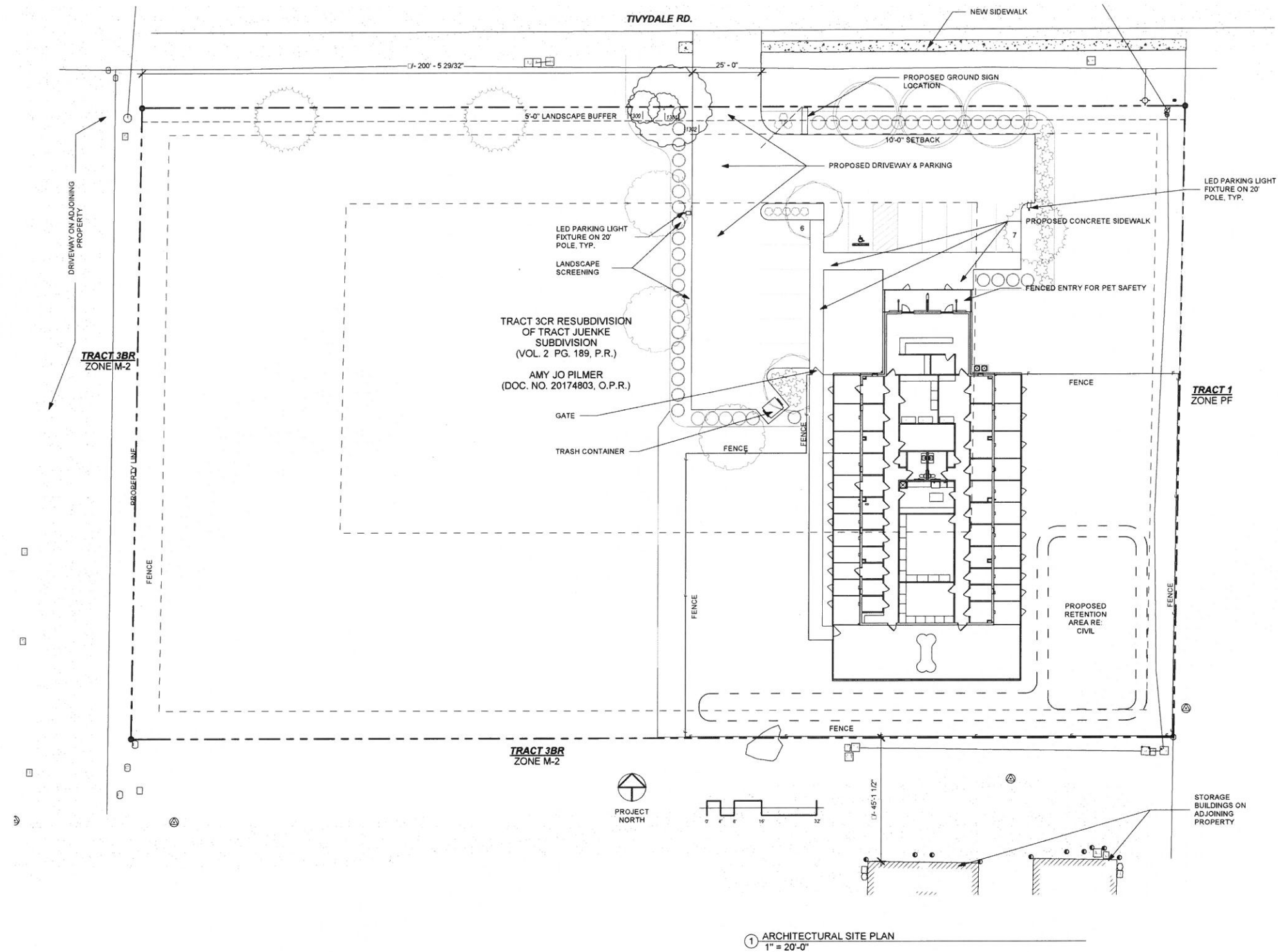
Pet Resort

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REVISIONS

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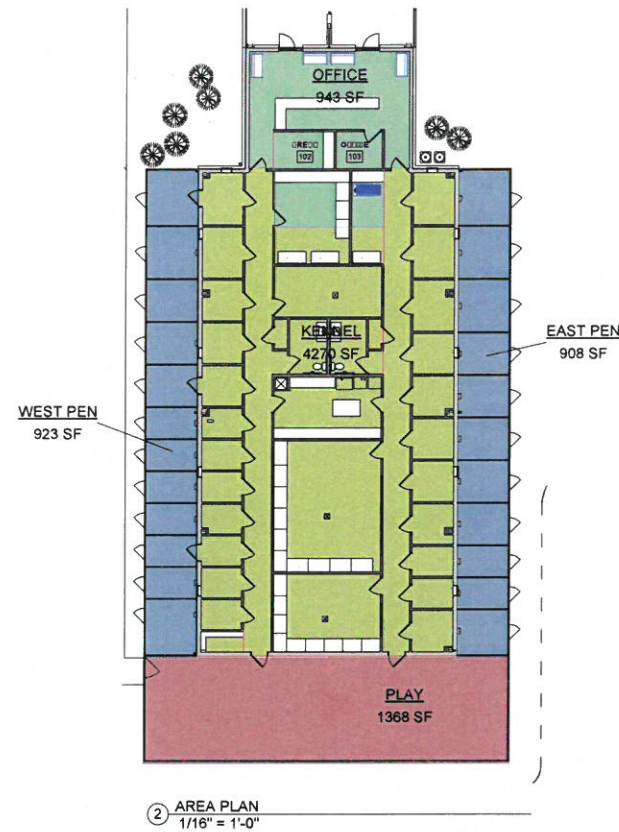
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THE PROPOSED PROJECT IS TO BE A
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FACILITY PROJECT WILL ANIMAL
GROOMING SERVICES AND HAVE
OUTDOOR ANIMAL AREAS FOR LIMITED
TIMES

ZONING: M-2 MEDIUM MANUFACTURING
USES: KENNELS, VETERINARY
SERVICES
LOT AREA: 1/2- 2.01 Acres

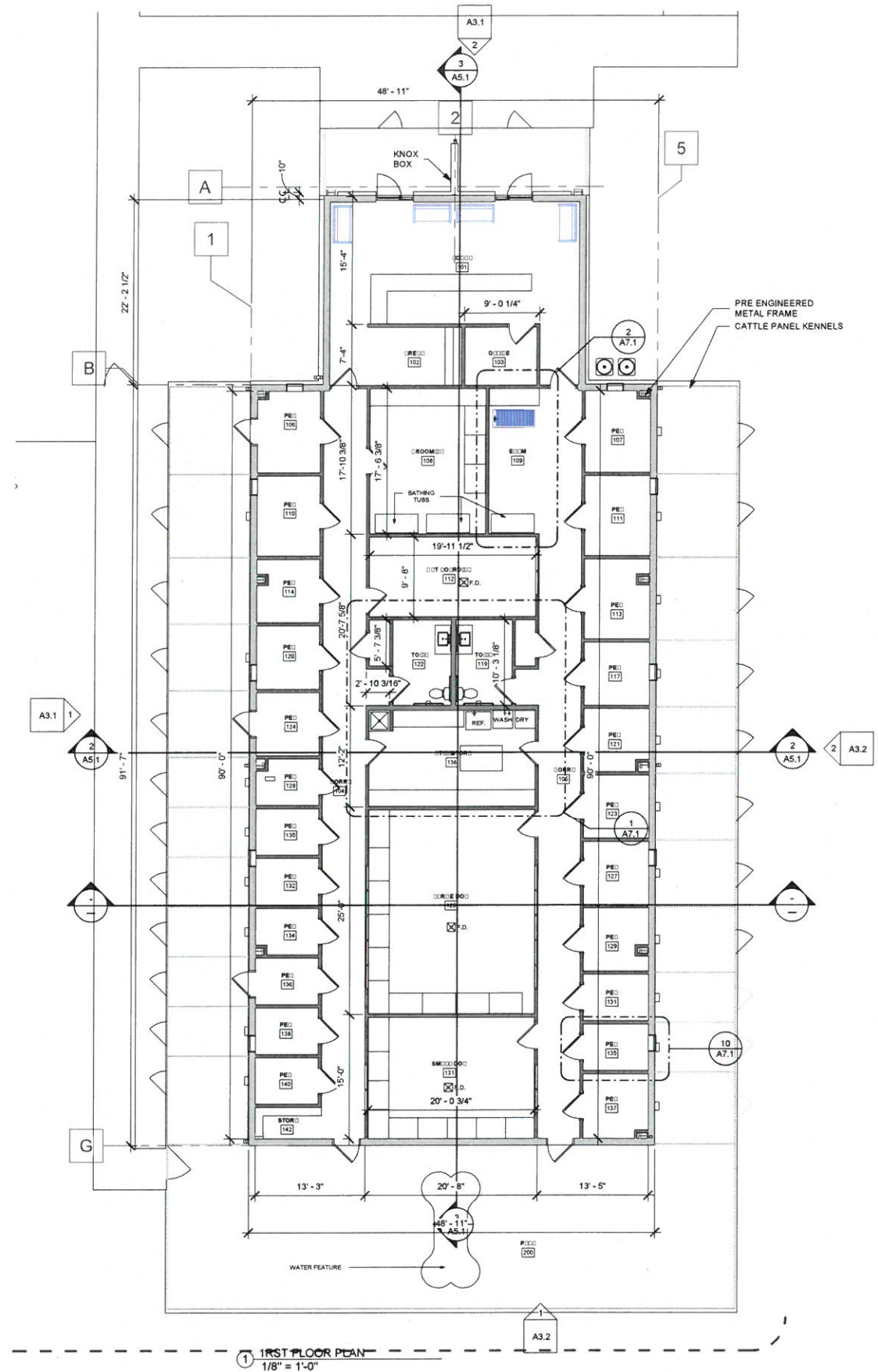
RE₁RED P₁R₁₁₁₁ PET RESORT
1:400 AT 5,197 = 13 SPACES MIN.
13 SPACES PROVIDED

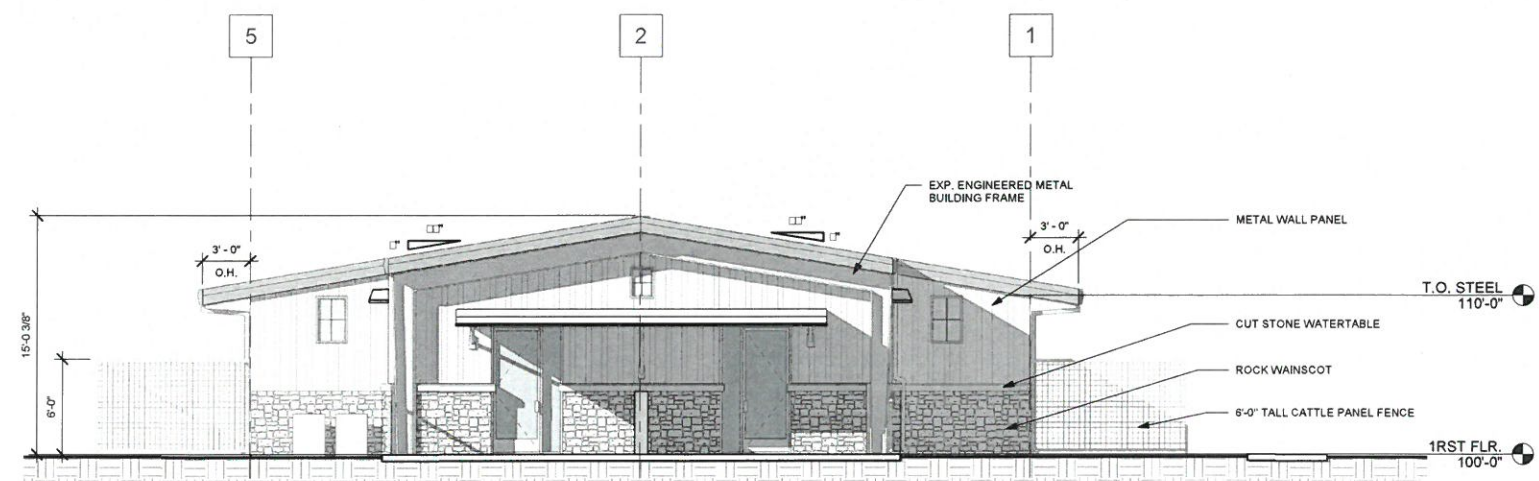
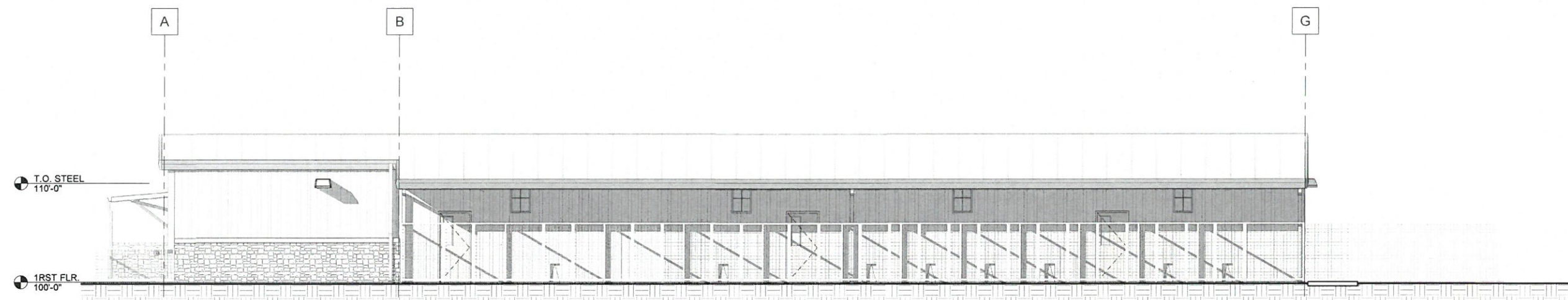


ZONE	AREA
EXTERIOR	
EAST PEN	908 SF
WEST PEN	923 SF
PLAY	1368 SF
	3199 SF
INTERIOR	
OFFICE	943 SF
KENNEL	4270 SF
	5213 SF
Grand total	8412 SF

DOOR P E E D	
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING WALL CONSTRUCTION
	NEW EXTERIOR WALL CONSTRUCTION RE: WALL SECTIONS AND / OR PARTITION TYPES
	NEW INTERIOR WALL CONSTRUCTION RE: WALL SECTIONS AND / OR PARTITION TYPES
	NEW FIRE RATED WALLS / PARTITION RE: WALL SECTIONS AND / OR PARTITION TYPES - PROVIDE SEALANT / DAMPERS AS REQUIRED RE: MEP
	WORK AREA BOUNDARY
	OCCUPANCY LOAD / DIRECTION RE: TP.1
	FIRE EXTINGUISHER CABINET

- NOTES:
1. REFER TO SHEET TP.2 FOR ALL TAS ACCESSIBILITY HEIGHTS, CLEARANCE, MOUNTING HEIGHTS E.T., AL.
 2. REFER TO INTERIOR MATERIAL FINISH SCHEDULE ON SHEET A3.1 FOR ALL INTERIOR MATERIALS & FINISHES.
 3. REFER TO EXTERIOR MATERIAL FINISH SCHEDULE ON SHEET A3.1 FOR ALL EXTERIOR MATERIALS & FINISHES.
 4. PROVIDE BLOCKING AS NOTED AND REQUIRED FOR ALL MILLWORK, EQUIPMENT, & ACCESSORIES.
 5. COORDINATE ALL LOCATIONS OF ELECTRICAL, DATA, & IT FIXTURES w/ ELECTRICAL DATA, & IT DRAWINGS AND SCHEDULES (N.I.C.).





Pet Resort

rDr **M** **rdrrT**

REVISIONS

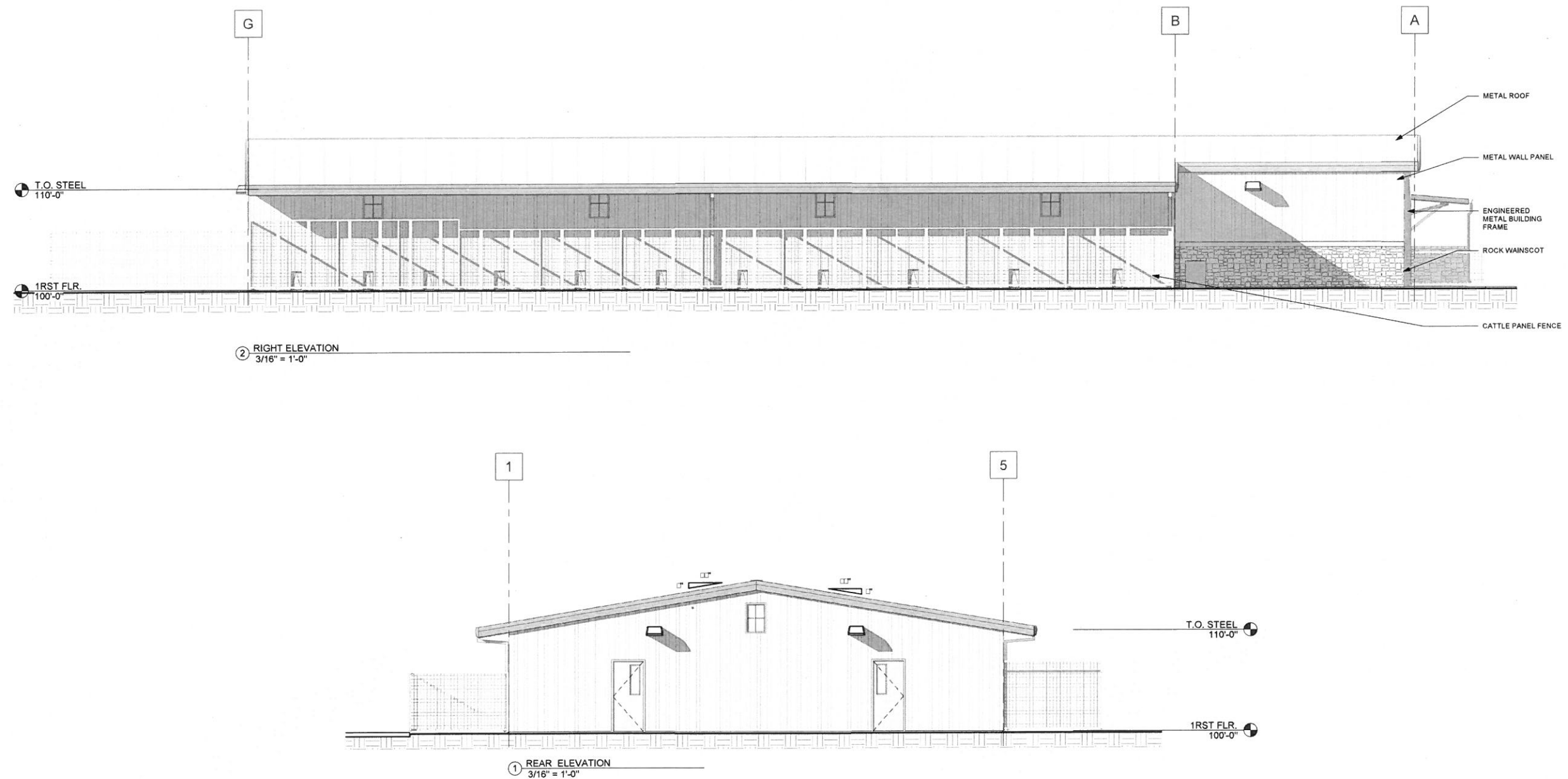
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P:\BACKUP-COMMERCIAL\17019 PET RESORT PROJECT\BUILDING INFORMATION MODEL\17019 PET RESORT R2018.rvt 4/6/2018 8:19:32 AM



PROJECT NO.
17019

MSA

16719 Huebner Rd
Bldg. 3, Suite 301
San Antonio, TX 78248
(210) 408-7553 Voice
(210) 408-7543 Fax
www.msaofsa.com

THIS SET OF DRAWINGS
IS FOR
INTERIM REVIEW ONLY

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INCOMPLETE AND
NOT FOR REGULATORY
APPROVAL / PERMITTING /
BIDDING OR
CONSTRUCTION

REVISOR: R. D. S. O. D. S. O.
REVISOR: T. O. D. S. O. D. S. O.

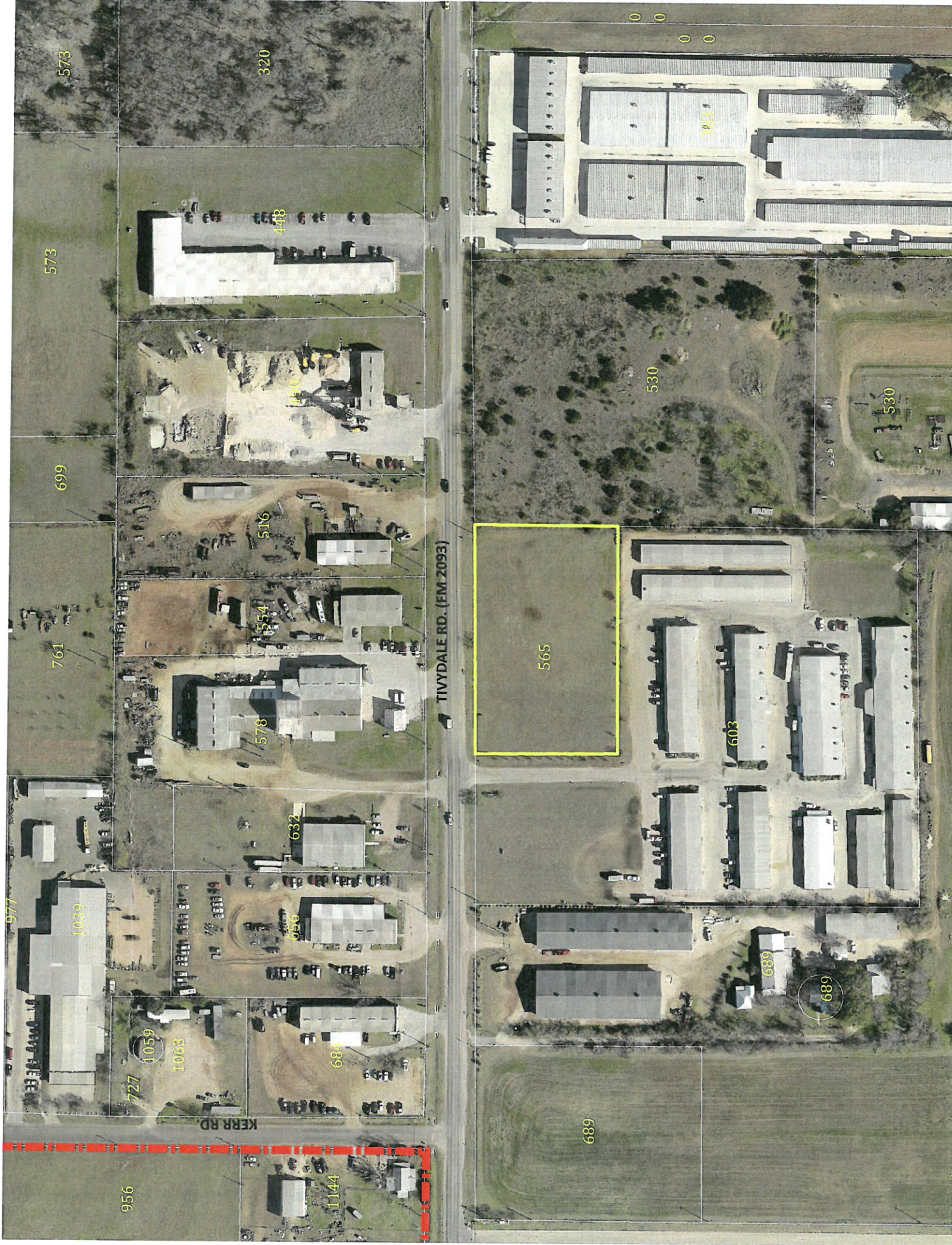
Pet Resort
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REVISIONS

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TIVYDALE RD. (FM 2093)

KERR RD

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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: Pet Resort for Dr Amy Jo Palmer

Project Address: 565 FM 2093

Tax ID Number (s):

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:

Jurisdiction: ☒ City Limits ☐ ETJ

Total Acres: 2

No. of Lots: 1

Original Survey & Abstract No: 302 / Tract No 3 Juenke Subdivision

Legal Description:

Current Land Use Plan: —

Proposed Land Use Plan: Kennel, Veterinary

Current Zoning: M-2

Proposed Zoning:

Location: Tinydale Rd

Proposed Use(s): Kennels, Veterinary

Applicant's Signature

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

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: [Signature]

Printed Name: BRETT R ANDERSON Date: 2018.04.06

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):

Owner Name: Dr. Amy Jo Pilmer

Address: 2257 S. State Hwy 16

Phone: (830) 997-5646

Fax:

Email:

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

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

Firm Name (if applicable): Matkin Hoover

Address: 8 Spencer Rd Suite 100 Boerne TX 78006

Primary Contact Name: Joshua Valenta PE

Phone: (830) 249-0600

Fax:

Email: jvalenta@matkinhoover.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): MSA Architecture + Interiors

Applicant Name (s): Jason Wightman, AIA

Address: 16719 Hebrner Rd San Antonio TX 78240

Phone: 210 396 0250

Fax:

Email: jason.w@msaofsa.com

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: