

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, June 6, 2018

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

1. Call to Order
2. Approve minutes from the May 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, 612, 616, 618 and 620 W. Live Oak Rd from R1, Single Family Residential, to C1, Neighborhood Commercial
4. Consider (Z-1805) Request to amend the Land Use Plan from Medium Density Residential to Commercial and change the Zoning from R2, Mixed Residential, to C2, Commercial on 4.91 acres being part of outlot 9 in the City of Fredericksburg and located at the South West corner of South Eagle Street and Friendship Ln.

ACTION ITEMS

5. Receive Recommendation and Consider Z-1802
6. Receive Recommendation and Consider Z-1805

MISCELLANEUS

7. Discuss Meeting Date for July

ADJOURN

CERTIFICATE

I certify that the above notice of meeting
was posted on the bulletin board at
City Hall in Fredericksburg, Texas, on the

31 day of May, 20 18


City Secretary

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

**PLANNING & ZONING COMMISSION
MAY 9, 2018
5:30 P.M.**

On this the 9th day of May, 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
DARYL WHITWORTH
STEVE THOMAS

ABSENT:

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-1802) Request to amend the Land Use Plan from Low Density Residential to Commercial and change the Zoning at 610 & 612 W. Live Oak Rd from R1, Single Family Residential, to C1, Neighborhood Commercial.

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

Dotty Duecker presented the application on behalf of St. Vincent de Paul Society. Mrs. Duecker stated the location currently operates as a thrift store and supports several charities. It was built in the 1980's and was not in the City Limits at the time. This property was annexed in the early 2000's and was zoned residential. St. Vincent's now has an interest in expanding its building to accommodate growth and would like to request C1 Zoning.

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

Brian Jordan, Director of Development Services, explained to the Commission that the applicant is currently a legal non-conforming business and in order to expand, a zoning and land use change is required. 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 evaluation of 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 create 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.

Jim Jarreau asked why this property was brought in as R1 when it was already operating as a Commercial business?

Brian stated that was done before his time and he could not answer that question.

Jim Jarreau asked for clarification, City Staff is proposing these 2 tracts plus the 3 tracts to Post Oak Road.

Brian stated yes.

Daryl asked if the Commission was to do as City Staff suggested, what did that do to the timeline for the applicant.

Brian stated it would be extended 30 – 60 days.

Jim Jarreau asked if the Commission could approve the request tonight and then direct City Staff to change the Land use and Zoning on the other 3 tracts to the West.

Tim Dooley asked if that was Spot Zoning

Brian stated that would not be his recommendation.

Jim Warren stated he was inclined to agree with Jim Jarreau.

Jim Warren made a motion to direct City Staff to include the amended zoning from 610 W. Live Oak to 620 W. Live Oak and change the Land use to Commercial. Tim Dooley seconded the motion. All voted in favor and the motion carried.

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.

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

David Martin presented the Application. He explained to the Commission that the original design called for 120 plus rooms instead of the revised 84 as presented on 2.3 acres. The project is not in the entry corridor but the applicant wanted to incorporate the Design Guidelines into the project. It was the design teams goal to save the large Pecan Trees and have also worked with City Staff to incorporate a Hike and Bike Trail that will be open to the public.

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

Brian stated the reduction from 120 to 84 rooms will be a better fit for this location as well as the revisions to the Design. City Staff did not want the design to compete with local features such as the Holy Ghost Church Steeple. The proposed scale is a better fit. 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.

The applicant has provided a Technical Memorandum that shows 700 trips daily, which is a relatively low number, Staff is still wanting to see AM to PM numbers and the results of the detailed TIA have not yet been provided.

Jim Jarreau asked if City Staff had received any response from the notices.

Brian stated no

Janice Menking asked for clarification on the proposed boundaries of the project.

Brian stated from the Beauty Shop on Ufer St to S. Llano St.

Bill Pipkin asked for clarification regarding the proposed Pedestrian Bridge.

Brian stated the Applicant has agreed to put up funds to construct a Public Pedestrian Bridge that would connect S. Llano over the creek.

Jim Jarreau made a motion to recommend approval of Application Z-1803 per Staff Recommendation. Bill Pipkin seconded the motion. All voted in favor and the motion carried.

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 Rd.

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

Mimi Bartel presented the application. She stated the Map provided to the Commission was incorrect. She is only requesting the 11.7 acres to the north. Kevin Spraggins, P.E. provided a copy of the subdivision plan.

Elizabeth Harris requested to speak. She stated she lives on Smokehouse Rd. and is speaking on behalf of several property owners that understand development will happen. They respectfully ask the Commission to take a conservative approach to zoning, requiring both tracts to be R1 or R1A and require a TIA (Traffic Impact Analysis). Mrs. Harris would also like to see owner occupied housing and since numbers for affordable housing have yet to be seen, she would also like to know price points.

Mimi stated the EDC received their report that says \$270,000 is the attainable price point.

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

Brian stated the focus of this Public Hearing is the Northern 11.7 acres that are being considered for Zoning and Land Use, not concessions from the City or any other topic other than Zoning and Land use. The property in question 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 bordered by Smokehouse Road on the east side, and undeveloped property owned by Parker Atkins to the south.

Under normal circumstances, a property comes into the City Limits as R1, 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. Zoning and Land use are the only items being considered tonight, not their layout.

Janice Menking asked if this property is not annexed, than the zoning recommendation goes away.

Brian stated that is correct.

Steve Thomas said this scenario is the chicken or the egg.

Brian stated it could be seen that way, however, Council has an interest in annexing this area as it is number two on the interest for annexation.

Janice asked if the needed improvements to Smokehouse Road would be the County's responsibility.

Brian stated that is a separate issued tied to a larger more comprehensive look. A TIA would be his recommendation as part of the annexation.

Jim Warren made a motion to recommend approval of Application Z-1804 per Staff Recommendation. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

MINUTES

Jim Jarreau moved to approve the minutes of the March, 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 Jarreau seconded the motion. All voted in favor and the meeting was adjourned at 6:50 p.m.

PASSED AND APPROVED this 6th day June, 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, and the City of Fredericksburg
- LOCATION:** 610, 612, 616, 618, and 620 W. Live Oak Road
- SIZE:** Approximately 3.3 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:

- At the May 9, 2018 Meeting, the Commission took action to include the three adjoining properties over to Post Oak Road in this request for a change in the Land Use Plan and Zoning.
- The easternmost two properties are owned by St Vincent de Paul Society, and have been utilized as part of the thrift 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, C-1 to the south across Live Oak Road and to the north and west 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.
- St. Vincent DePaul's primary purpose in their 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. The addition of the other properties would be to create a reasonable zoning district affording the other properties the same opportunities as St. Vincent De Paul.

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.

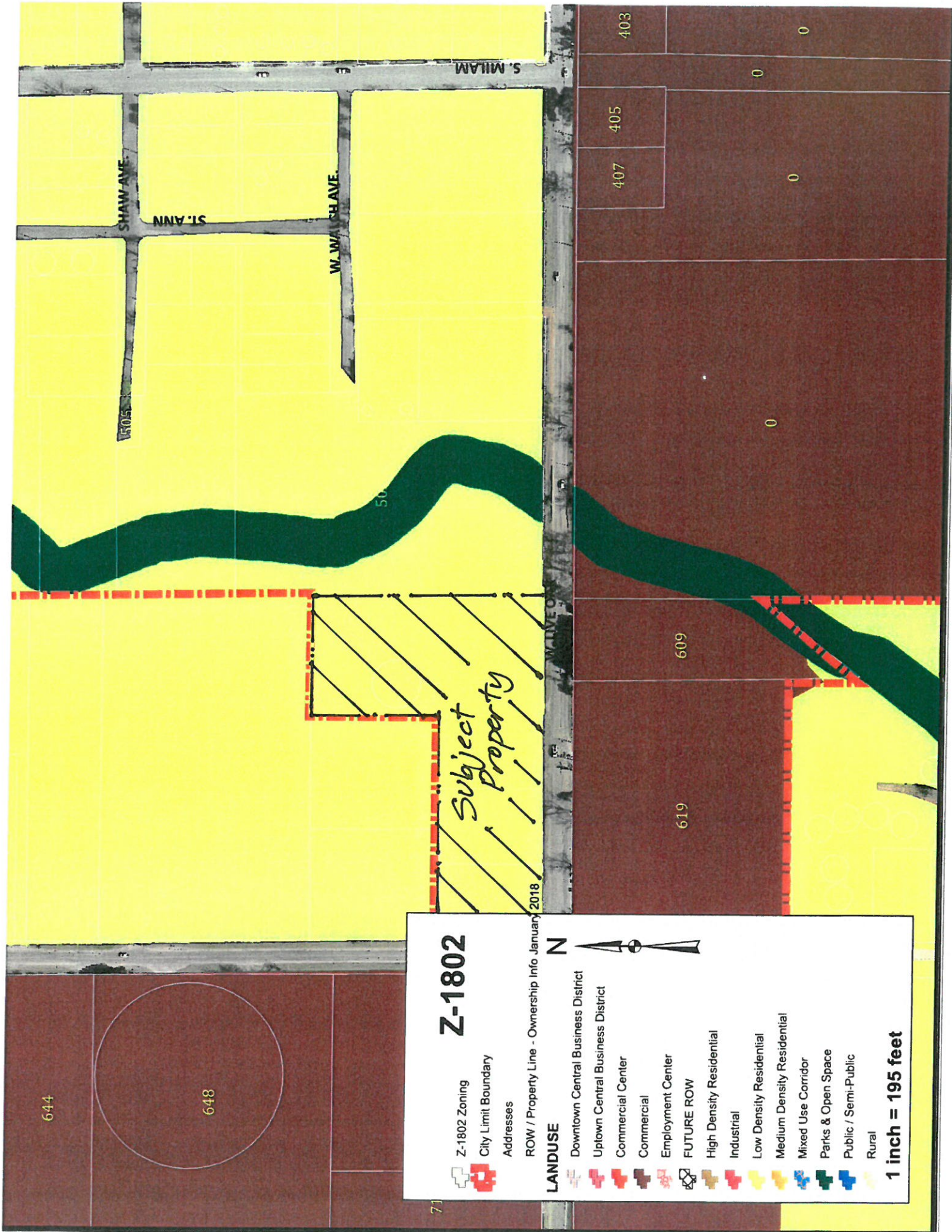
In making a recommendation to change the Land Use Plan designation, the Planning and Zoning Commission shall make the following determinations:

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. The additional property would support this requirement.
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. We do not see the additional lots affecting adjoining properties.
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 property owned by St Vincent DePaul 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. Including the adjoining properties in this request and consideration avoids the spot zoning question in our opinion.
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: One letter in opposition, none in support.

STAFF RECOMMENDATION: The St. Vincent DePaul Society 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 has recommended evaluating other properties in the vicinity to determine whether they should be changed as well. With the addition of the adjoining properties over to Post Oak Road, it is our opinion that an appropriate zoning district would be created by this change. Approval is recommended.



Z-1802

Z-1802 Zoning

City Limit Boundary

Addresses

ROW / Property Line - Ownership Info January 2018

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

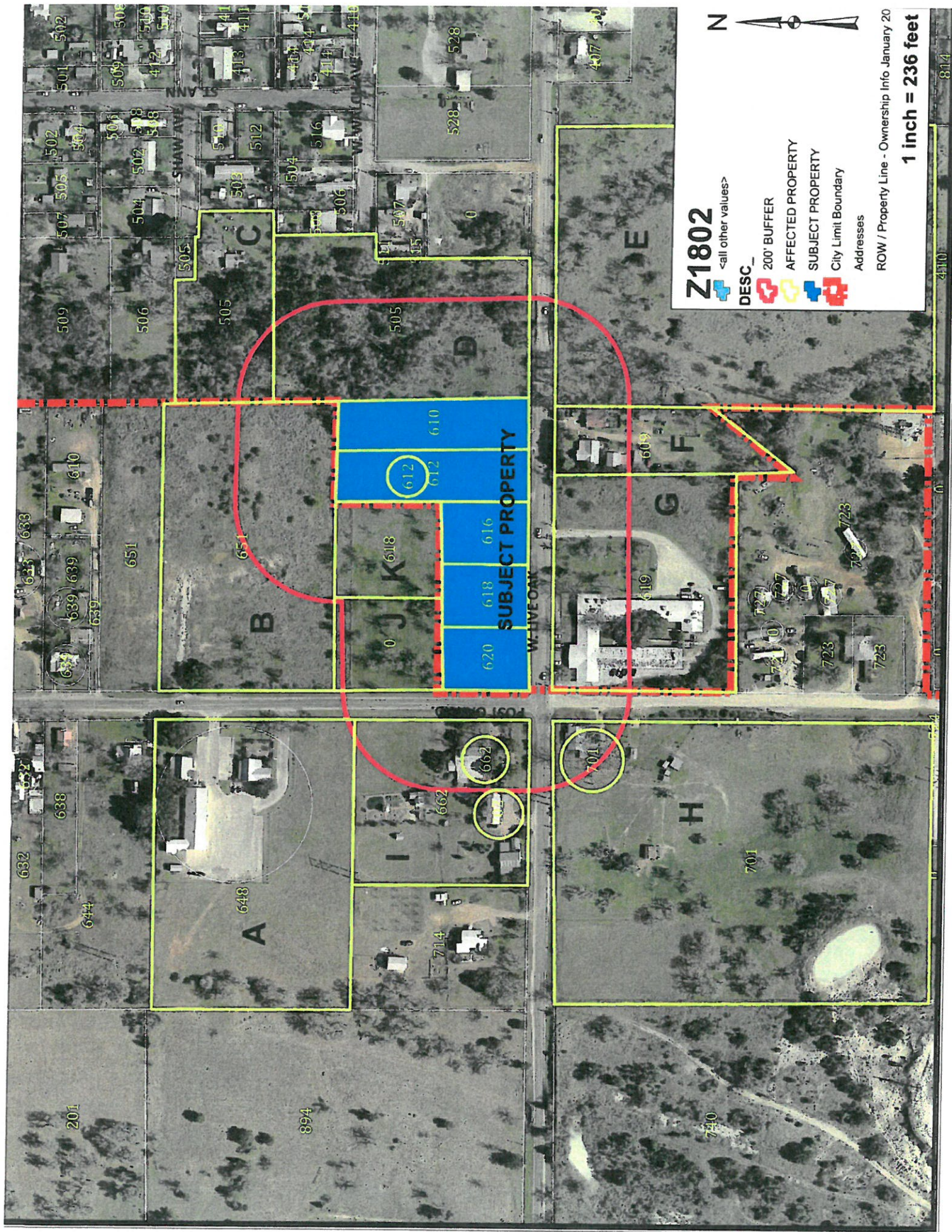
Parks & Open Space

Public / Semi-Public

Rural

1 inch = 195 feet





Z1802

<all other values>

DESC_

200' BUFFER

AFFECTED PROPERTY

SUBJECT PROPERTY

City Limit Boundary

Addresses

ROW / Property Line - Ownership Info January 20

1 inch = 236 feet

Letter	Owner	Address
A	STEVE & BEVERLY ALLEN	662 POST OAK RD FREDERICKSBURG, TX 78624
B	KEITH KELLER & JAMES KEMP	P.O. BOX 393 FREDERICKSBURG, TX 78624
C	WAYNE DUECKER	505 SHAW AVE FREDERICKSBURG, TX 78624
D	LUIS HERRERA	514 SILVER MAPLE ST FREDERICKSBURG, TX 78624
E	MARY LOU HOERSTER	410 W. WINDCREST FREDERICKSBURG, TX 78624
F	GUS & JACQUELYN RIOS	P.O. BOX 742 FREDERICKSBURG, TX 78624
G	TRISTAR ESTATES LLC	1304 RIVER FOREST COVE ROUND ROCK, TX
H	YVONNE KLAERNER	701 W. LIVE OAK FREDERICKSBURG, TX 78624
I	STEVE & BEVERLY ALLEN	662 POST OAK RD FREDERICKSBURG, TX 78624
J	ADOLPH BERNHARD	1327 ECKERT RD WILLIOW CITY, TX
K	YVONNE KLAERNER	701 W. LIVE OAK FREDERICKSBURG, TX 78624
Z-1802		

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

:

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 addition to existing building
Limited Retail Sales. Would like to construct an

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: 830-997-9392 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: 512-445-1504 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:

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1805

<u>APPLICANT:</u>	Vernon R. Young, Artisan Host Hotel Group
<u>LOCATION:</u>	Southwest corner of Friendship Lane and S. Eagle Street
<u>SIZE:</u>	Approximately 4.91 acres
<u>EXISTING ZONING:</u>	R-2 Mixed Residential.
<u>LAND USE PLAN:</u>	Medium Density Residential
<u>PROPOSED CHANGE:</u>	1. Change in the Land Use Plan from Medium Density Residential to Commercial, and 2. Rezone from R-2, Mixed Residential to C-2 Commercial.

FINDINGS:

- The property is currently vacant undeveloped land located on the south side of Friendship Lane and the west side of S. Eagle Street.
- The applicant intends to rezone the property for the purpose of developing a hotel. A schematic Site Plan and floor plans have been provided for informational purposes.
- Land uses surrounding this property include undeveloped land to the west, north and south, and several residences to the east.
- Surrounding zoning is R-2 to the south and west, C-1 to the north across Friendship Lane and C-1 and R-2 to the east across Eagle Street.
- The Land Use Plan identifies the subject property, as well as the surrounding properties as Medium Density Residential.

LAND USE PLAN: The Land Use Plan for all properties within the vicinity is Medium Density Residential. This category includes single family detached dwellings on smaller lots and attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide housing for “empty nesters” who may not want the maintenance of a large lot single family home, and for young families who may find a townhome or duplex more affordable than a single family home. They play an important role in providing workforce housing as well. These residential uses can provide a buffer between lower density residential areas and more intensive residential, non-residential or mixed use areas. An average of 8 dwelling units per gross acre is assumed for these areas.

The Commercial land use designation may include retail and office uses as well as the light commercial activities that typically need some outdoor storage, display and sales areas. For the most part, this land use category is found in areas where a mix of non-residential uses already exists and where change is not anticipated.

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 schematic plan for a hotel provided by the applicant. While the subject property is adequate in size to accommodate the proposed use, it is questionable whether or not the size is adequate to provide a reasonable commercial district.
2. **The property affected by the request does not exceed the capabilities of the infrastructure.** Utilities serving the subject property were sized with the existing land use plan in place. We would anticipate the existing infrastructure to be 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.** It would be possible that certain land uses within the commercial land use category and zoning designation would have a negative effect on nearby properties. As has been 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 C-2 Commercial use category (copy attached) provides a significant range of commercial uses that could have an adverse effect on nearby properties.
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 change in the Land Use Plan from Medium Density Residential to Commercial would represent a significant deviation from the adopted plan. While the current plan was adopted in 2006, it has not been a priority to change the projected land uses along Friendship Lane in this vicinity. Should the Planning and Zoning Commission desire to see a change in the plan to commercial, we would recommend a more comprehensive analysis be done for the entire Friendship Lane corridor.

The current Land Use Plan identifies Commercial Centers at the major intersections of Friendship Lane and Highway 16 south, Highway 87 south and US Highway 290 East. No other areas along Friendship Lane are currently designated for major commercial activity.

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. Any detrimental elements relating to a change in the land use designation would likely be use specific.

ZONING: Concurrent with the application to change the Land Use Plan, the applicant is proposing to change the zoning to C-2, Commercial. In doing so, the applicant has stated they intend to develop a hotel on the northern portion of the site. While this may be the intent of the applicant, the Commission should consider all potential uses permissible within the proposed C-2 District (listing attached).

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

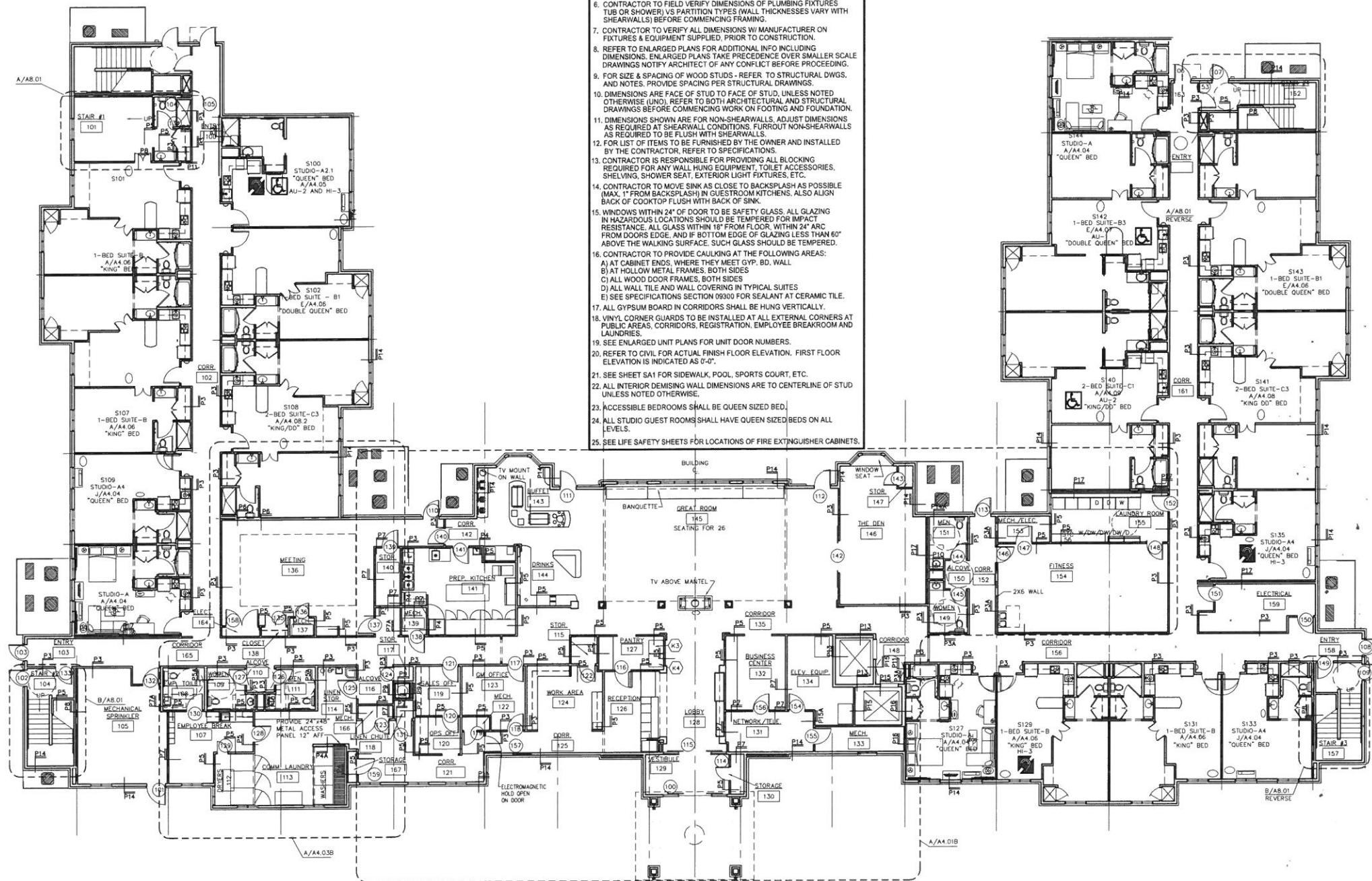
STAFF RECOMMENDATION: In staff's opinion, the change in the land use plan from medium density residential to commercial and a change in the zoning from R-2 to C-2, would represent a significant deviation from the direction of the 2006 Comprehensive Plan. Denial is recommended. Should the Planning and Zoning Commission have a different opinion, we would recommend a comprehensive land use and zoning evaluation be performed for the Friendship Lane corridor.

STAYBRIDGE INN & SUITES
FREDERICKSBURG, TEXAS

FIRST FLOOR
PLAN

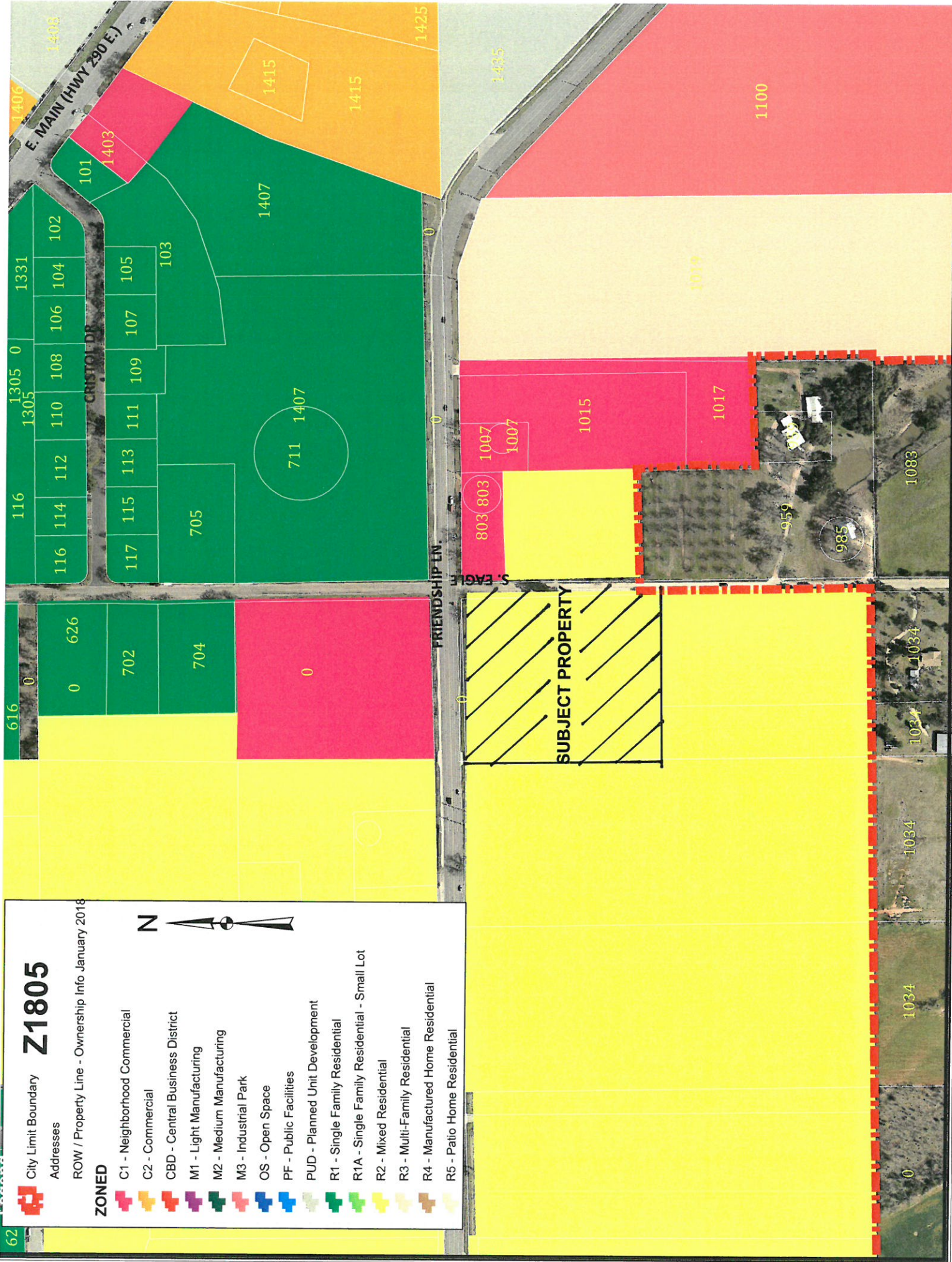
GENERAL NOTES

1. ALL CONSTRUCTION IS INTENDED TO BE IN CONFORMANCE W/ FEDERAL & STATE LAWS, CURRENT LOCAL ORDINANCES & BUILDING CODES, & THE AMERICANS WITH DISABILITIES ACT OF 2010 AND A.D.A.1. REPEAT ANY VIOLATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
2. AUTOMATIC FIRE SPRINKLER SYSTEM MUST BE REVIEWED AND APPROVED BY THE FIRE DEPT.
3. FIRE ALARM SYSTEM IS REQUIRED. SYSTEM MUST BE REVIEWED AND APPROVED BY THE FIRE DEPT.
4. CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
5. G.C. TO VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS OF PLUMBING FIXTURES (TUB OR SHOWER) VS PARTITION TYPES (WALL THICKNESSES VARY WITH SHEARWALLS) BEFORE COMMENCING FRAMING.
7. CONTRACTOR TO VERIFY ALL DIMENSIONS W/ MANUFACTURER ON FIXTURES TO BE INSTANT SUPPLIED, PRIOR TO CONSTRUCTION.
8. REFER TO ENLARGED PLANS FOR ADDITIONAL INFO INCLUDING DIMENSIONS. ENLARGED PLANS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS NOTIFY ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING.
9. SIZE & SPACING OF WOOD STUDS - REFER TO STRUCTURAL DWGS. FOR NOTES AND PROVIDE ALL NECESSARY DIMENSIONS.
10. DIMENSIONS ARE FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE (UNO). REFER TO BOTH ARCHITECTURAL AND STRUCTURAL DWGS FOR DIMENSIONS OF STUDS.
11. DIMENSIONS SHOWN ARE FOR NON-SHEARWALLS. ADJUST DIMENSIONS AS REQUIRED AT SHEARWALL CONDITIONS. FURRUT NON-SHEARWALLS AS REQUIRED TO BE FLUSH WITH SHEARWALLS.
12. REFER TO ITEM 10 FOR REQUIREMENTS. THE OWNER AND INSTALLED BY THE CONTRACTOR. REFER TO SPECIFICATIONS.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL BLOCKING, BRACING, AND WALL HUNG EQUIPMENT, TOILET ACCESSORIES, SHELVEING, SHOWER SEAT, EXTERIOR LIGHT FIXTURES, ETC.
14. CONTRACTOR TO MOVE SINK AS CLOSE TO BACKSPLASH AS POSSIBLE (MAX. 1" FROM BACKSPLASH) IN GUESTROOM KITCHENS. ALSO ALIGN BACK OF COUNTER TOP WITH BACK OF GLAZING.
15. WINDOWS WITHIN 24" OF DOOR TO BE SAFETY GLASS. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED FOR IMPACT RESISTANCE. ALL LOCATIONS WITHIN 16" OF FLUSH WITH IMPACT RESISTANCE. ALL DOOR EDS TO BE BOTTOM EDGE OF GLAZING LESS THAN 60" ABOVE THE WALKING SURFACE. SUCH GLASS SHOULD BE TEMPERED.
16. CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING AREAS:
 - A) AT CABINET EDGES, WHERE THEY MEET GYP. BD. WALL
 - B) AT HOLLOW METAL PARTITIONS, BOTH SIDES
 - C) AT WOOD DOOR FRAMES, BOTH SIDES
 - D) AT WALL TILE AND WALL COVERINGS IN TYPICAL SUITES
 - E) USE SPECIFICATED GROUT OR GROUT FOR SEALANT AT CERAMIC TILE.
17. ALL GYPSUM BOARD IN CORRIDORS SHALL BE QUENCHED VERTICALLY.
18. VINYL CORNER GUARDS TO BE INSTALLED AT ALL EXTERNAL CORNERS AT PUBLIC AREAS, CORRIDORS, REGISTRATION, EMPLOYEE BREAKROOM AND LAUNDRIES.
19. SEE ENLARGED UNIT PLANS FOR UNIT DOOR NUMBERS.
20. REFER TO CIVIL, FOR ACTUAL FINISH FLOOR ELEVATION. FIRST FLOOR ELEVATION IS INDICATED AS 0'-0".
21. SEE SHEET SA FOR SIDEWALK, POOL, SPORTS COURT, ETC.
22. ALL INTERIOR DEMISING WALL DIMENSIONS ARE TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
23. ACCESSIBLE BEDROOMS SHALL BE QUEN SIZED BED.
24. ALL STUDIO GUEST ROOMS SHALL HAVE QUEN SIZED BEDS ON ALL LEVELS.
25. SEE LIFE SAFETY SHEETS FOR LOCATIONS OF FIRE EXTINGUISHING CABINETS

[illegible]

A FIRST FLOOR "B" PLAN W/MEETING ROOM
3/32" = 1'-0"

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 -
R2 - Mixed Residential
R3 - Multi-Family Residential
R4 - Manufactured Home Residential
R5 - Patio Home Residential



Z1805



City Limit Boundary

Addresses

ROW / Property Line - Ownership Info January 2018

LANDUSE

Downtown Central Business District

Uptown Central Business District

Commercial Center

Commercial

Employment Center

FUTURE ROW

High Density Residential

Industrial

Low Density Residential

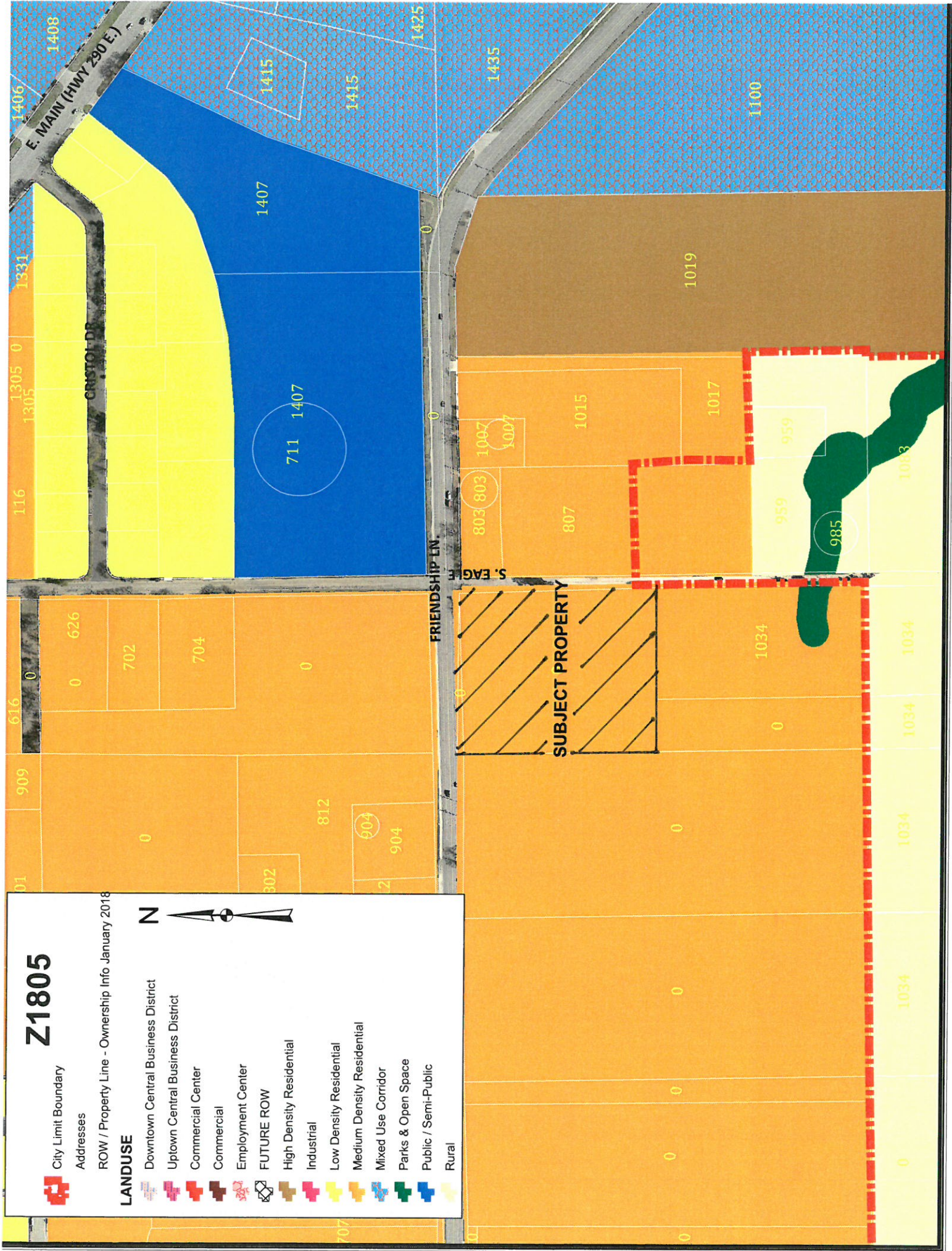
Medium Density Residential

Mixed Use Corridor

Parks & Open Space

Public / Semi-Public

Rural



N

```
<all other values>
```

DESC_

AFFECTED PROPERTIES

SUBJECT PROPERTY

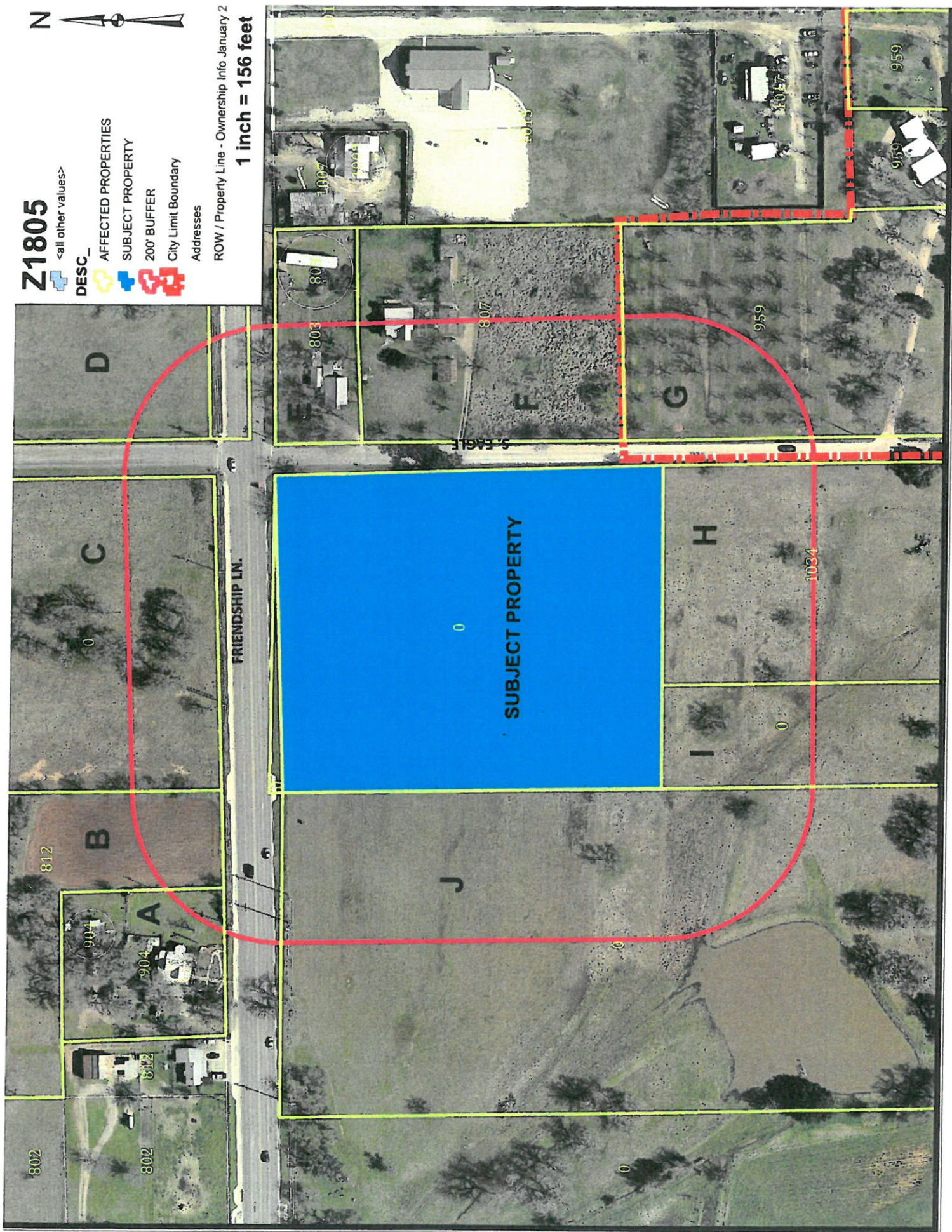
200' BUFFER

City Limit Boundary

Addresses

ROW / Property Line - Ownership Info January 2

1 inch = 156 feet



Letter	Owner	Address
A	TOM MUSSELMAN	904 FRIENDSHIP LN FREDERICKSBURG, TX 78624
B	DENNIS & BRENDA SEGNER	802 FRIENDSHIP LN FREDERICKSBURG, TX 78624
C	ROBERT ECKHARDT	1034 S. EAGLE ST FREDERICKSBURG, TX 78624
D	FIRST BAPTIST CHURCH	1407 E. MAIN ST FREDERICKSBURG, TX 78624
E	DWIGHT OESTREICH	408 W. MAIN ST FREDERICKSBURG, TX 78624
F	JAMES & GERRY ANNE LORYS	P.O. BOX 290468 KERRVILLE TX 78028
G	DEWEY & PATRICIA WHITE	959 S. EAGLE ST FREDERICKSBURG, TX 78624
H	ELDA ECKHARDT	1034 S EAGLE ST FREDERICKSBURG, TX 78624
I	KEVEN ECKHARDT	1831 S US HWY 87
J	EKEVEN ECKHARDT	1831 S US HWY 87
Z-1805		

Sec. 3.210. - C-2: COMMERCIAL. ⋮

Intent

This zone is intended to provide for businesses and services that serve persons throughout the city and the area. These uses generally require frontages on major cross street intersections of highways or other major arterial, given their high visibility and traffic generation ability.

Principal Permitted Uses

Administrative and Business Office
Agricultural Sales and Services
Arts and Crafts
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School
Business Support Services
Club or Lodge
Cocktail Lounge

Commercial Off-Street Parking
Communication Services
Construction Sales and Services
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Convenience Store/Self Serve Gas.
Cultural Services
Custom Manufacturing
Day Care Services
Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Sales
Funeral Services
Group Residential
Single Family Residential (detached) if structure was not used as other than residential in its most recent use

General Retail Sales
Guidance Services
Hotel/Motel
Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Maintenance and Service Facilities
Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement
Multiple Family Residential
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services

Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Research Services
Restaurant - Drive-In/Fast Food
Restaurant
Service Station
Veterinary Services

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.

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.

Camp Grounds
Convenience Storage
Drive through facilities associated with any use
Single Family Residential (detached)- new construction or after cessation of use other than residential
Duplex Residential Condominium Residential(section <u>7.610</u>)
Single Family Residential (Detached)
Townhouse Residential (section <u>7.610</u>)
Transportation Terminals

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
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Compliance with other C-2 regulations

Property Development Regulations

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 following 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-2 District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 15 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 0 feet*
Rear Yard	Minimum Required Setback, 0 feet*
Maximum Impervious Coverage	80%
Maximum Building Coverage	Percent of Lot Area, 75%
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 8.100</u>
Signs	Sign Ordinance
*10 feet when adjacent to R-1 or R-5	

(Ord. No. 23-007, 5-20-2013; Ord. No. 23-014, 9-16-2013; Ord. No. 25-004, 5-4-2015)



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: Artisan Host Hotel Group

Project Address: 5325 Katy Freeway Suite 1 Houston, TX. 77007

Tax ID Number (s): 15730 Gillespie CAD

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: No. of Lots:

Original Survey & Abstract No:

Legal Description: Out Lot 9 -GECO #9 4.911

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: R2

Proposed Zoning: C2

Location: 1034 S. Eagle St Fredericksburg, TX. 78624

Proposed Use(s): Development of 79 room Staybridge Suites hotel on 2.6 acres. The remaining 2.4 acres commercial (C-2) TBD

Applicant's Signature

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

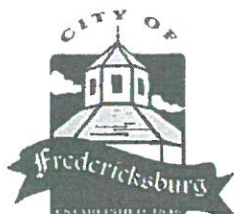
I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: [Signature]
Printed Name: Veronica E. Youngs Date: 5/3/18

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): Robert L. Eckhardt

Owner Name: Robert L. Eckhardt

Address: 1034 S. Eagle St Fredericksburg TX 78624

Phone: 210-380-6222

Fax:

Email: cmoyer.ccim@gmail.com

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

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

Firm Name (if applicable): JMM Real Estate & Commercial Development FBG

Address: 417 E. Main St. Fredericksburg, TX. 78624

Primary Contact Name: Jaret Muraglia

Phone: 512-906-9317

Fax:

Email: jaretmuraglia@gmail.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Artisan Host Hotel Group

Applicant Name (s): Vernon R. Young

Address: 5325 Katy Freeway Suite 1 Houston TX 77007

Phone: 713-626-1400

Fax: 713-626-1098

Email: vyoung@artisanamerican.com

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

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

Firm Name (if applicable): Bonn Surveying

Address: 503 Longhorn St. Fredericksburg, TX. 78624

Primary Contact Name: Carey Bonn

Phone: 830-997-3884

Fax:

Email: bonnsurveying@verizon.net