

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, August 3, 2016

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the July 2016 Regular Meeting *Pp 1 - 4*

PUBLIC HEARING

3. Public Hearing (Z-1608) by Kevin Spraggins on behalf of Terry Hartcraft for a Conditional Use Permit to allow convenience storage in the C-2, Commercial Zoning District on property located at 730 Brehmer Lane *Pp 5 - 16*
4. Consider making a recommendation on Z-1608
5. Public Hearing (Z-1609) by James Griffin of Brown and Ortiz, P.C. on behalf of William Varney for the following actions on property located at 407 Whitney Street *Pp 17 - 30*
 - A) A change in Land Use Plan from Low Density Residential to Commercial
 - B) A change in Zoning from R-1, Single Family Residential to C-1, Neighborhood Commercial
 - C) A Conditional Use Permit to allow Limited Retail and Limited Restaurant uses on said property
6. Consider making a recommendation on Z-1609
7. Public Hearing (Z-1610) by Sean Heep for a Zoning change on property located at 328 Morning Glory Drive from R-1, Single Family Residential to R-1A, Single Family Residential Small Lot Zoning *Pp 31 - 40*
8. Consider making a recommendation on P-1610

SITE PLANS

9. Consider (SP-1612) Site Plan for Sunrise Cottages located on Sunrise Street *Pp 41 - 47*

PLATS

10. Consider (P-1615) Preliminary Plat for The Preserve on Barons Creek located at 309 S. Edison *Pp 48 - 52*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
July 6, 2016
5:30 P.M.

On this the 6th day of July, 2016 the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

JANICE MENKING
DARYL WHITWORTH
STEVE THOMAS
CHRIS KAISER
CARL MONEY
JIM JARREAU
JIM WARREN

ABSENT: BRENDA SEGNER
BILL PIPKIN

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
PAT MCGOWAN - City Attorney
KRIS KNEESE - Assistant Director of Public Works and Utilities
TAMMIE LOTH - Development Coordinator

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

Steve Thomas stepped down from the Commission for the consideration of Z-1606.

PUBLIC HEARINGS

PUBLIC HEARING (Z-1606) BY BILLY & SHARON GRONA AT 341 E. MAIN STREET FOR A CONDITIONAL USE PERMIT TO ALLOW A TEN UNIT HOTEL/BED AND BREAKFAST PROJECT IN THE CBD, CENTRAL BUSINESS DISTRICT

- It was moved by Daryl Whitworth and seconded by Jim Jarreau to open Public Hearing Z-1606 by Billy & Sharon Grona at 341 E. Main street for a Conditional Use Permit to allow a ten unit hotel / Bed and Breakfast project in the CBD, Central Business District. Cass Phillips, Designer, presented the application and Sharon Grona, property owner, was also in attendance. Mr. Phillips noted this project was approved approximately two years ago but the approval time frame has expired. Mr. Phillips noted the proposal is for 10 bed and breakfast units. Mr. Phillips noted they have provided ten parking spaces, one being handicapped accessible. Mr. Phillips stated they have TXDOT approval for the drive and they will close off the remaining parking lot with curbing. Mr. Phillips stated a connector has been designed to create a courtyard between the new building and the existing building and serve as the main entry. Jim Jarreau asked if the stairs would be visible from Washington Street and Mr. Phillips noted they would be. Mr. Jarreau asked if they would be used for emergency egress and Mr. Phillips stated they would be and they are constructed with fireproof material.. Carl Money asked what materials will be used on the building and Mr. Phillips noted it will be wood frame, stone veneer and fiber siding. Jim Jarreau moved to close

Public Hearing Z-1606 Chris Kaiser seconded. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted there are very minor site changes and just a few exterior modifications from the previously approved plan in 2013. Mr. Jordan added the plans still have to be approved by the Historic Review Board. Mr. Jordan noted Staff recommendation of approval with the following conditions:

- 1) TXDOT approval of the drive on S. Washington Street
- 2) Approval of a Landscape Plan prior to issuance of a building permit
- 3) All external lighting being shielded
- 4) All utility, sidewalk, grading and drainage construction subject to Civil Construction Plan approval
- 5) Approval of Building Plans by the Historic Review Board prior to issuance of a building permit.

Jim Jarreau moved to approve Public Hearing Z-1606 with the conditions set forth by Staff. Jim Warren seconded the motion. All voted in favor and the motion carried.

Steve Thomas returned to the Commission.

PUBLIC HEARING (Z-1607) BY JAMES FONDER, SCOTT IMMEL AND QUINT KUNZ ON PROPERTY LOCATED AT 107, 109 AND 111 E. GROTHE STREET FOR: A) A CHANGE IN THE LAND USE PLAN FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL B) A CHANGE IN ZONING FROM R-1, SINGLE FAMILY RESIDENTIAL TO C-1, NEIGHBORHOOD COMMERCIAL

- It was moved by Chris Kaiser and seconded by Daryl Whitworth to open public hearing Z-1607 by James Fonder, Scott Immel and Quint Kunz on property located at 107, 109 and 111 E. Grothe Street for A) A change in the Land Use Plan from Low Density Residential to Commercial B) A change in Zoning from R-1, Single Family Residential to C-1, Neighborhood Commercial. Scott Immel, prospective owner of property, presented the application. Jenny Immel, spouse, Quint and Brandy Kunz, prospective owners, and Andy Bray, architect, were also in attendance. Mr. Immel noted they would like to build a professional office building on the property, which is the reason for the request of a zoning change. Mr. Immel noted he has contacted all the neighbors and they are in agreement of the request because they believe it will not change the neighborhood too much. Daryl Whitworth moved to close Public Hearing Z-1607 and Steve Thomas seconded. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted Mr. Immel and Mr. Kunz are wanting to purchase two of the three lots for an office building and Mr. Fonder owns the third lot that is adjacent to his existing business. Mr. Jordan noted the existing business is located on a lot that is already zoned C-1. Mr. Jordan commented he encouraged the applicants to visit with the neighborhood to see if there was opposition to the request, which they did. Mr. Jordan stated no letters have been received in protest or in approval, which is pretty unusual, so it seems to him the neighborhood is willing to allow the zoning and land use change. Mr. Jordan noted if the property is re-zoned, any of the uses noted in the C1 zoning district will be allowed on the lots, either by right or by Conditional Use Permit. Mr. Jordan explained C1 uses serve as a buffer between residential areas and commercial zoning districts. Mr. Jordan commented City Staff looks at the impact on a neighborhood when considering a zoning change and Staff believes this is a reasonable request. Mr. Jordan noted Staff recommendation of approval.

Jim Jarreau asked when screening would be required and Mr. Jordan noted not until a use is established on the property. Mr. Jarreau asked if egress would be off Grothe Street and Mr. Jordan noted each property would be entitled to a driveway off both streets. Mr. Jordan commented the applicant has suggested both lots may be developed together and Mr. Immel commented traffic was the main concern of the neighbors but it shouldn't be impacted much because access will be off Trailmoor. Mr. Jarreau asked what the individual lot sizes are and Mr. Jordan noted they were 75 x 162. Janice Menking asked how many neighbors were contacted and Mr. Immel noted he spoke to four neighbors face to face and left letters for everyone else because he could not catch them at home. Mr. Whitworth asked if the building will be single story or multi-level and Mr. Immel noted it will be single story.

Jim Jarreau moved to approve Application #Z-1607 and Chris Kaiser seconded. All voted in favor and the motion carried.

PUBLIC HEARING (P-1604) BY CURTIS A. CAMERON AND CATHERINE C. SLEDGE FOR A PLAT VACATION ON LOTS 1 & 2, CURTIS A. CAMERON SUBDIVISION, A 145.8 ACRE TRACT OF LAND LOCATED ON EAST US HWY 290

- It was moved by Carl Money and seconded by Jim Jarreau to open Public Hearing P-1604 by Curtis A. Cameron and Catherine C. Sledge for a plat vacation on lots 1 & 2, Curtis A. Cameron Subdivision, a 145.8 acre tract of land located on east Hwy 290. Curtis Cameron presented the application and noted in 1996 he wanted to give some property to his daughter to build a house. Mr. Cameron stated he did not want to subdivide the land but it was required by the City. Mr. Cameron explained he created one 17 acre tract and another 123 acre tract and commented he isn't able to subdivide the property now the way it is laid out, so he feels it is time to do away with the plat that was created.

Jim Jarreau moved to close Public Hearing P-1614 and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted this is a somewhat unique circumstance and under current regulations platting the property would not be required because each tract has five or more acres and access along a public road, which are the conditions that do not require platting. Mr. Jordan stated City Staff does not have any concerns with vacating the plat because the property will function the same as it does now, with or without the plat. Mr. Jordan explained if the vacation is approved, a resolution will be passed and the plat will be vacated.

Brian Jordan noted Staff recommendation of approval.

Daryl Whitworth moved to approve Public Hearing P-1614 and Steve Thomas seconded the motion. All voted in favor and the motion carried.

SITE PLANS

CONSIDER (SP-1609) SITE PLAN FOR PYKA ROAD BUSINESS CENTER LOCATED AT 761 PYKA ROAD - Kevin Spraggins of VEI Engineering presented the application and noted the owner has developed storage units around the state and wants to expand into this area. Mr. Spraggins noted they are proposing a 49,000 square foot, one story building with access off Pyka Road. Mr. Spraggins noted 49 parking spaces are required and they have provided 42 regular spaces and 21 oversized spaces. Mr. Spraggins noted on site detention will be provided.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted there are still details to work out but as far as the utilities and drainage but that can be worked through during the construction review process.

Mr. Jordan noted Staff recommendation of approval with the condition the civil construction plans, including drainage, be approved prior to issuance of a building permit.

Jim Jarreau moved to approve application SP-1609 with the condition noted by Staff and Chris Kaiser seconded. All voted in favor and the motion carried.

CONSIDER (SP-1610) SITE PLAN FOR TIVYDALE BUSINESS PARK LOCATED AT 603 FM 2093

- Kevin Spraggins of VEI Engineering presented the application and noted the owner was looking at two different options, one being office space in the front of the building and warehouse in the back or the entire building be warehouse space. Mr. Spraggins noted office space has the most stringent requirements so they have planned parking for both office use and warehouse use so parking will be adequate whatever the owner decides to do. Mr. Spraggins noted detention will be provided on the southeast corner.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted this portion of the plan has changed from the original site approval. Mr. Jordan added the drive shown on the east side of the property is already in place. Mr. Jordan commented there are some details to be worked out regarding the civil side of the plan, but that will be handled by City Staff.

Mr. Jordan noted Staff recommendation of approval conditioned upon approval of civil construction plans, including drainage, prior to issuance of a permit.

Daryl Whitworth moved to approve SP-1610 with the condition noted by Staff. Carl Money seconded the motion. All voted in favor and the motion carried.

MINUTES

Daryl Whitworth noted one correction to the May, 2016 minutes which added the verbiage that "any excess water will sheet flow down the street" in reference to application Z-1605 which stated how the water will be carried from the site to the regional detention pond. With that correction, Daryl Whitworth moved to approve the minutes of the May, 2016 meeting and Janice Menking seconded. All voted in favor and the motion carried.

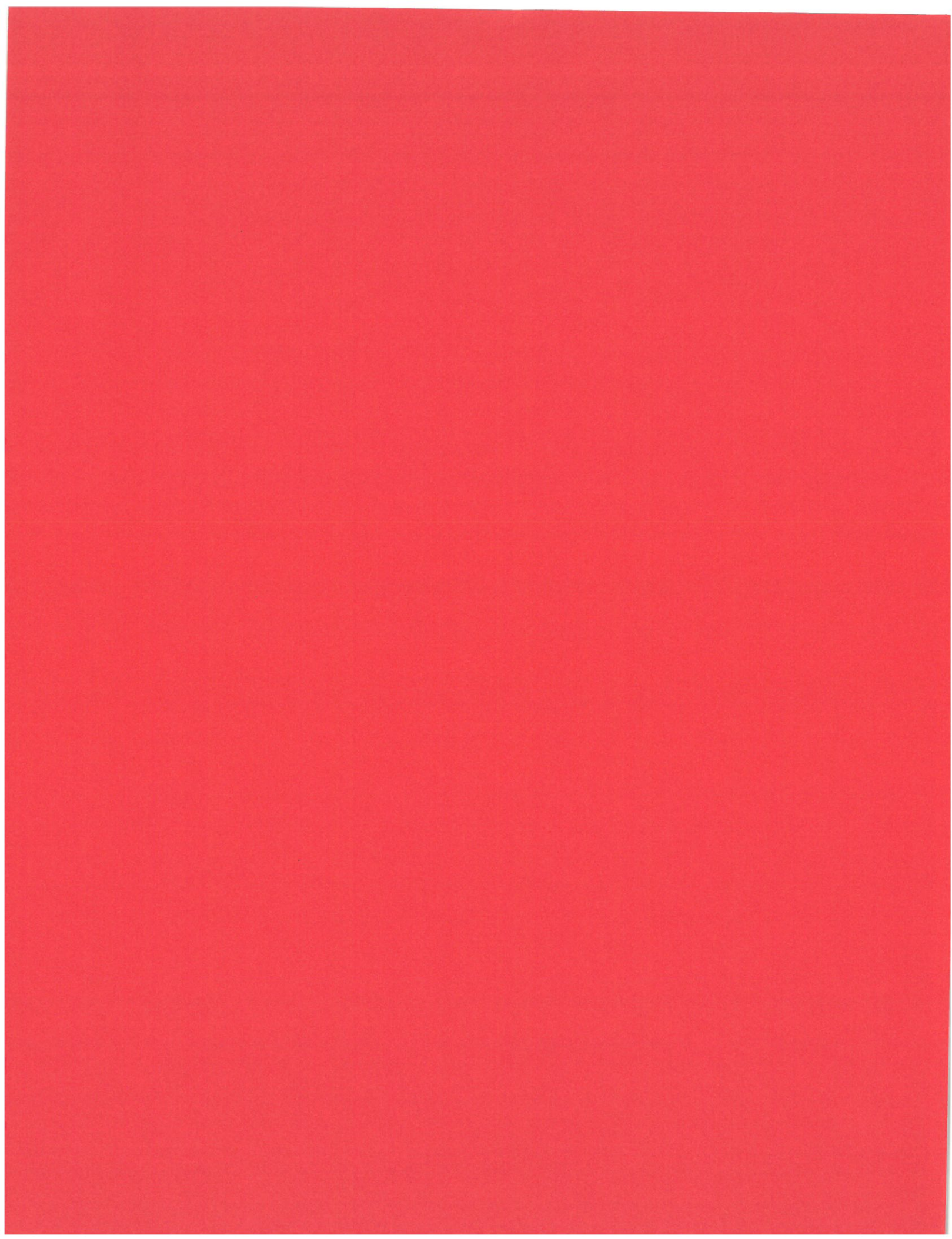
ADJOURN

With nothing further to come before the Commission, Daryl Whitworth moved to adjourn. Jim Warren seconded the motion. All voted in favor and the meeting was adjourned at 6:30 p.m.

PASSED AND APPROVED this 3rd day of August, 2016.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman



CONDITIONAL USE PERMIT BRIEF

Request Z-1608

Applicant/Owner: Terry Hartcraft
Location: 730 S. Brehmer Lane
Existing Zoning: C-2, Commercial
Request: Conditional Use Permit for Convenience Storage in C-2, Commercial District.

Site Plan Overview:

- The property has approximately 265' of frontage on Brehmer Lane, and approximately 186' of frontage on the future extension of Sunrise Street, totaling approximately 1.12 acres.
- The property is currently vacant.
- The applicant intends to develop the site with a retail building for a taxidermy and a salon, along with convenience storage buildings.
- The property is surrounded by commercial to the north, east, and west, with vacant undeveloped land to the south.
- Surrounding zoning is C-2 to the north, east and west, and R-2 to the south.
- Building coverage is estimated at 24% of the site, maximum is 80%.
- Impervious coverage is estimated at 70% of the site, maximum is 85%.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- Affirmative (see attached Site Plan).

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

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

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

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

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

- None.

- E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:**
- Access will be provided by two driveways on Brehmer Lane.
 - In addition, when Sunrise Street is constructed, a driveway is designed to provide access.
- F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:**
- NA.
- G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:**
- No specific information is provided on the type of lighting to be utilized. All exterior lighting shall be ordinance compliant.
- H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:**
- Adequate parking is proposed.
- I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:**
- We believe the proposed use of convenience storage meets the purpose of the zoning.
- J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:**
- Affirmative.
- K. DETERMINATION THAT THE PROPOSED USE AND SITE DEVELOPMENT, TOGETHER WITH ANY MODIFICATIONS APPLICABLE, THERETO, WILL BE COMPATIBLE WITH EXISTING OR PERMITTED USES IN THE VICINITY:**
- Affirmative.
- L. DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT AND THE SURROUNDING AREA:**
- Affirmative

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

- Affirmative

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

STAFF RECOMMENDATION: Approval, conditioned upon approval of a Landscape Plan prior to issuance of a building permit.



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: Hartcraft Retail/Storage Facility

Project Address: 730 Brehmer Lane, Fredericksburg, Gillespie County, Texas

Tax ID Number (s): 109618)

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: 1.12 No. of Lots: 1

Original Survey & Abstract No: GEO

Legal Description: Eckhardt Subdivision Lot1, 1.12

Current Land Use Plan: Undeveloped

Proposed Land Use Plan:

Current Zoning:

Proposed Zoning: C2

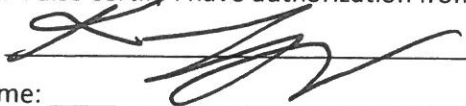
Location: 730 South Brehmer Lane, Fredericksburg, Gillespie County, Texas

Proposed Use(s): Retail/Storage Facility

Applicant's Signature

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

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

Signature: 

Printed Name: _____ Date: _____

Staff Use Only

Application No.: Z-1608 DR-1111 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: Terry Hartcraft

Address: P.O. Box 2446, Fredericksburg, Gillespie County, Texas

Phone: 830-456-2734

Fax:

Email: thartcraft@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 Consulting Engineers

Address: 507-D E. Highway Street, Fredericksburg, TX 78624

Primary Contact Name: Kevin Spraggins, PE

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Kevin Spraggins

Applicant Name (s): See above

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): VEI Consulting Engineers

Address: See above

Primary Contact Name:

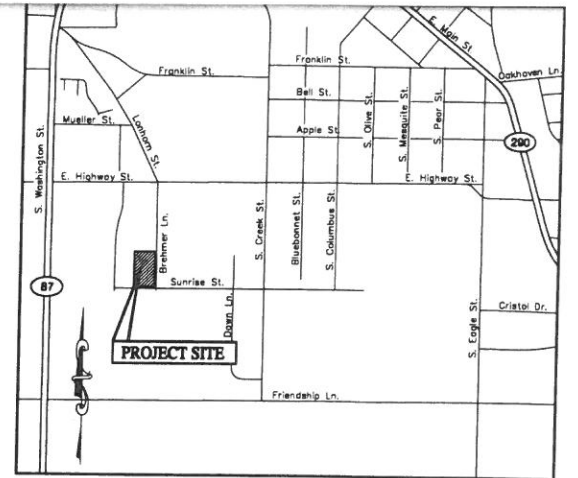
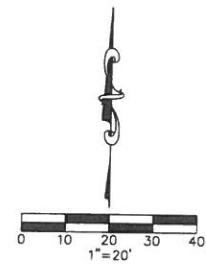
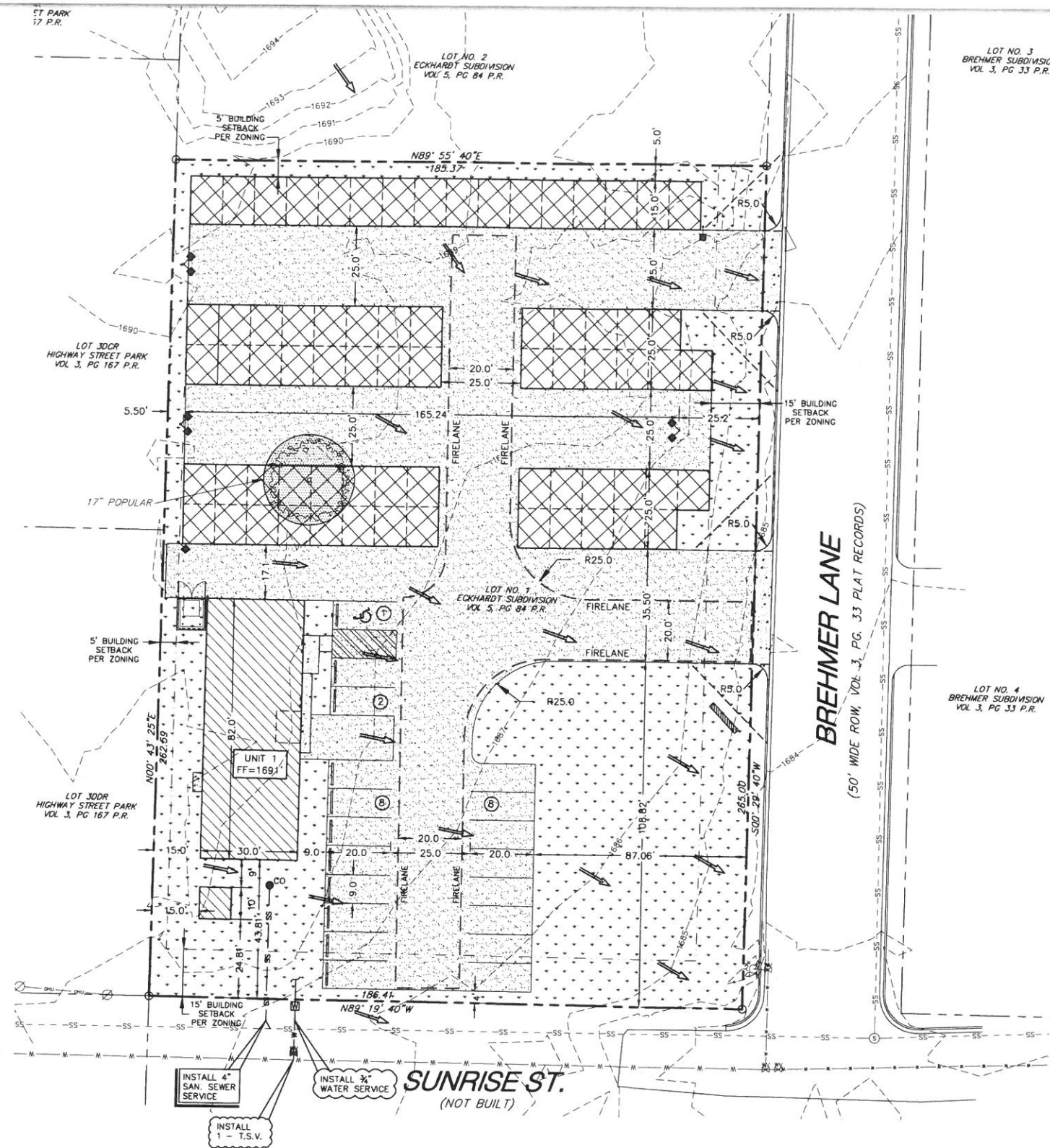
Phone:

Fax:

Email:

ZONED	C2 - COMMERCIAL
TOTAL SITE AREA	49,035 sq. ft. / 1.13 Ac.
MINIMUM LOT AREA	5,000 sq. ft. / 0.23 Ac.
MINIMUM LOT WIDTH	50 ft.
MAXIMUM BUILDING HEIGHT ALLOWED	3 STORIES, 38 FT.
PROPOSED TOTAL BUILDINGS AREA	11,900 SQ. FT. / 0.27 AC.
PROPOSED INDOOR STORAGE BUILDINGS AREA	9,400 SQ. FT. / 0.21 AC.
PROPOSED PROFESSIONAL BUILDINGS AREA	2,500 SQ. FT. / 0.06 AC.
MAXIMUM BUILDING COVERAGE ALLOWED	80%
LOT BUILDING COVERAGE PROVIDED	24%
SETBACKS:	
FRONT YARD	15 FEET
INTERIOR SIDE YARD	0 FEET
STREET SIDE YARD	15 FEET
REAR YARD	0 FEET
PERVIOUS AREA	
PERVIOUS AREA	14,935 sq. ft. / 0.34 Ac.
IMPERVIOUS AREA	34,100 sq. ft. / 0.78 Ac.
MAXIMUM IMPERVIOUS PERCENTAGE ALLOWED	85%
PROPOSED IMPERVIOUS PERCENTAGE	70%
PROFESSIONAL OFFICE PARKING SPACES REQUIRED (1 SPACE PER 400 S.F.)	6
INDOOR STORAGE PARKING SPACES REQUIRED (1 SPACE PER 1000 S.F.)	9
TOTAL PARKING SPACES REQUIRED	15
TOTAL PARKING SPACES PROVIDED	19
HANDICAP PARKING SPACES REQUIRED	1
HANDICAP PARKING SPACES PROVIDED	1

1. THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
2. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
3. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES FAST DELIVERY OF THIS DRAWING.
4. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
8. ~~RECEIVED FROM THE CITY OF CHICAGO AND THE CHICAGO DEPARTMENT OF PUBLIC WORKS AND THE CHICAGO DEPARTMENT OF PUBLIC WORKS APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.~~
9. FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
10. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
11. PROPOSED USE: COMMERCIAL SITE (RETAIL/ PROFESSIONAL).
12. STORM WATER DETENTION REQUIREMENTS WILL BE MET BY THE EXISTING CONSOLIDATED WAREHOUSE REGIONAL DETENTION FACILITY.
13. THE CITY WILL PROVIDE THE WATER AND SANITARY SEWER TAPS AT NO EXPENSE TO THE OWNER. IMPACT FEES WILL BE THE RESPONSIBILITY OF THE OWNER AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
14. ALL EXTERIOR LIGHT FIXTURES SHALL COMPLY WITH THE CITY ORDINANCE.
15. THE PROPOSED DRIVE APPROACHES ARE CONSTRUCTED PER CITY STANDARDS.



NOT TO SCALE

EXISTING	PROPOSED
<i>PROPERTY BOUNDARY</i>	<i>PROPOSED BUILDING AREA</i>
<i>ADJACENT PROPERTY BOUNDARY</i>	<i>PROPOSED ASPHALT PAVING</i>
<i>EXISTING WATER LINE</i>	<i>PROPOSED CONCRETE</i>
<i>EXISTING SANITARY SEWER</i>	<i>PROPOSED HANDICAP PARKING STRIPE</i>
<i>EXISTING OVERHEAD UTILITIES (ELECTRIC, TELEPHONE, CATV)</i>	<i>LANDSCAPE AREAS</i>
<i>BUILDING SETBACK LINE</i>	<i>PROPOSED FIRE LANE</i>
<i>PROPERTY CORNER FOUND</i>	<i>PROPOSED HANDICAP SPACE</i>
<i>EXISTING WATER VALVE</i>	<i>PROPOSED NUMBER OF PARKING SPACES</i>
<i>EXISTING MANHOLE</i>	<i>PROPOSED DUMPSTER</i>
<i>EXISTING TREE TO BE REMOVED</i>	<i>PROPOSED MONUMENT SIGN</i>
<i>EXISTING FIRE HYDRANT</i>	<i>PROPOSED SECURITY LIGHTS</i>
	<i>PROPOSED WATER METER</i>
	<i>PROPOSED CLEANOUT</i>
	<i>TAPPING SLEEVE AND VALVE</i>
	<i>DRAINAGE AREA FLOW DIRECTION</i>

RECEIVED
JUL 25 2016

HARTCRAFT RETAIL/STORAGE FACILITY

TERRY HARTCRAFT	OWNER
CONTACT: TERRY HARTCRAFT	
P.O. BOX 2446	(830) 456-2734
FREDERICKSBURG, TX 78624	

VEI CONSULTING ENGINEERS **ENGINEER**

CONTACT: KEVIN W. SPRAGGINS, P.E. (830) 997-4744
507-D E. HIGHWAY ST. FAX: (830) 997-6967
FREDERICKSBURG, TX 78624 Texas Registration # F-165

FILE NO: 16073

DATE: 07/22/2016

SHEET: SP (1 OF 1)

HIGHWAY ST.

MUSTANG

BREHMER LN.

Subject
Property

S. WASHINGTON
(HWY 87 S.)

SUNRISE
AVENUE

Z-1608

Zoning
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

FRIENDSHIP LN.

Z-1608

HIGHWAY ST.

BREMER LN.

MUSTANG

S. WASHINGTON

(HWY 82S.)

Subject
Property

Landuse

LANDUSE

SUNRISE

CREEK

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

FRIENDSHIP LN.



[illegible]

Z-1608

Z-1608

HIGHWAY ST.

200' Notification Area

MUSTANG

Subject Property

S. WASHINGTON (HWY 87.5)

S. CREEK

SUNRISE

BAWV

DOCK

FRIENDSHIP LN.



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

HEARING

DATE: AUGUST 3, 2016

TIME: 5:30 PM

REQUEST

NUMBER: Z-1608

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

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

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

HEARING

DATE: AUGUST 15, 2016

TIME: 6:00 PM

REQUEST

NUMBER: Z-1608

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

APPLICANT: Kevin Spraggins on behalf of Terry Hartcraft

LOCATION: 730 Brehmer Lane

(see accompanying map)

REQUEST: Conditional Use Permit for a Convenience Storage use in the C2, Commercial Zoning District

(DETACH HERE)

REQUEST NO. Z-1608

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

Signed _____

Date _____

Printed Name _____

Address _____

116

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The methodology section describes the research design and the data collection process. The results section presents the findings of the study, and the conclusion section summarizes the main findings and provides recommendations for future research.

The study was conducted in a laboratory setting, and the data were collected using a series of experiments. The results of the experiments were analyzed using statistical methods, and the findings were compared with the results of previous studies. The study found that the research objectives were achieved, and the results were consistent with the findings of previous research.

The study has several limitations, and there are some areas for future research. The study was conducted in a laboratory setting, and the results may not be generalizable to real-world situations. Future research should focus on conducting field studies to test the results of the study in a more realistic environment.

In conclusion, the study found that the research objectives were achieved, and the results were consistent with the findings of previous research. The study has several limitations, and there are some areas for future research. Future research should focus on conducting field studies to test the results of the study in a more realistic environment.

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1609

OWNER: William K. Varney

APPLICANT: James B. Griffin

LOCATION: 407 Whitney Street (see attached map)

SIZE: 0.81 acres (35,284 square feet)

EXISTING ZONING: R-1 Single Family Residential

PROPOSED CHANGE:

1. Change in Land Use from Low Density Residential to Commercial,
2. Change in Zoning from R-1 to C-1,
3. Conditional Use Permit for Limited Retail and Limited Restaurant Use.

FINDINGS:

- The property contains a residence, gardens, greenhouse and small retail area for the Urban Herbal business.
- The property has frontage on Whitney Street and Blue Bird Street (see attached plat).
- Property to the north, west and south is primarily residential and to the east is the Herb Farm which includes a spa, B&B's and restaurant.
- Access to the property will continue to be from Blue Bird Street.
- Water and Sanitary Sewer Utilities are currently available to serve the subject property.
- The zoning of surrounding property is R-1 to the west, north and south, and PUD to the east (see attached exhibit).
- The Land Use Plan identifies the subject property as Low Density Residential.

LAND USE PLAN: The subject property, along with properties to the west across Blue Bird Street and north across Whitney Street are designated as Low Density Residential. This use is representative of traditional single-family detached dwelling units. 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. The plan states that within these areas, the City should encourage a range of lot sizes and housing types in order to promote increased housing diversity and affordability.

The applicant is proposing to change the land use plan to Commercial, to match the designation of the property to the east. While the Commercial designation does not distinguish between types of uses, the nature of the commercial activities on the subject property are be light in nature and compatible with the surrounding neighborhood.

ZONING: The applicant is requesting a change in zoning from R-1 to C-1 Neighborhood Commercial. The subject property has been utilized as a business, with intermittent lapses, since annexed into the City in 1999. Originally, the Herb Farm property and the subject property were all one property. After being divided, the Herb Farm applied and secured a PUD zoning to allow them to add several B&B's and a spa. In our opinion, the request to change this property to C-1 is a reasonable extension of the commercial activities within the vicinity, and does not represent a spot zoning.

Conditional Use Permit Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- Aside from existing structures encroaching into the setbacks, the site conforms to the proposed C-1 Neighborhood Commercial zoning (see attached Site Plan).

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

- The Limited Restaurant use is for cooking classes involving food preparation in limited quantities and of a personal nature. This use is characterized by limited traffic, noise and parking. The Limited Retail sales are for sale of herbal products grown on site, located adjacent to the residence. Goods are bought in limited quantities and are of a personal nature.

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

- Since the use is really not changing, we do not expect the proposed use to have a negative effect on adjacent properties.

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

- None.

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

- Access to the site will remain the same from Blue Bird Street.

- F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:**
- NA.
- G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:**
- No specific information is provided on the type of lighting to be utilized. All exterior lighting shall be ordinance compliant.
- H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:**
- The existing parking area will be utilized. Adequate parking is proposed. The entrance drive shall meet City Standards and the parking spaces shall be marked with curb stops.
- I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:**
- We believe the proposed use of limited restaurant and retail activities meets the purpose of the zoning.
- J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:**
- Affirmative.
- K. DETERMINATION THAT THE PROPOSED USE AND SITE DEVELOPMENT, TOGETHER WITH ANY MODIFICATIONS APPLICABLE, THERETO, WILL BE COMPATIBLE WITH EXISTING OR PERMITTED USES IN THE VICINITY:**
- Affirmative.
- L. DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT AND THE SURROUNDING AREA:**
- Affirmative

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

- Affirmative

OPPOSITION/SUPPORT OF REQUEST: While all letters are not from adjacent property owners, the applicant has provided over 200 letters in support of the changes proposed. No opposition letters to date.

STAFF RECOMMENDATION: Staff recommends approval of the change in the Land Use Plan from Low Density Residential to Commercial, the rezone from R-1 to C-1 and the Conditional Use Permit for Limited Retail and Limited Restaurant.



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: UrbanHerb

Project Address: 407 Whitney St

Tax ID Number (s): 51744

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: Herb Farm Lot 1-PT, .61

Current Land Use Plan: Low Density Plan

Proposed Land Use Plan: *Commercial*

Current Zoning: R-1

Proposed Zoning: C-1 with conditional use for limited retail and limited restaurant (Cooking classes)

Location: 407 Whitney St

Proposed Use(s):

Applicant's Signature

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

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: *[Handwritten Signature]*

Printed Name: Janet Griffin Date: June 30, 2016

Staff Use Only

Application No.: 2-1609 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: William Varney

Address: PO BOX 927, Fredericksburg, TX. 78624

Phone:

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): Brown & Ortiz, P.C.

Address: 112 E. Pecan St, Suite 1360. San Antonio, TX 78205

Primary Contact Name: James Griffin

Phone: 210.299.3704

Fax: 210.299.4731

Email: james@brownortiz.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Brown & Ortiz, P.C.

Applicant Name (s): James Griffin

Address: 112 E. Pecan St, Suite 1360 San Antonio, TX 78205

Phone: 210.299.3704

Fax: 210.299.4731

Email: james@brownortiz.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:

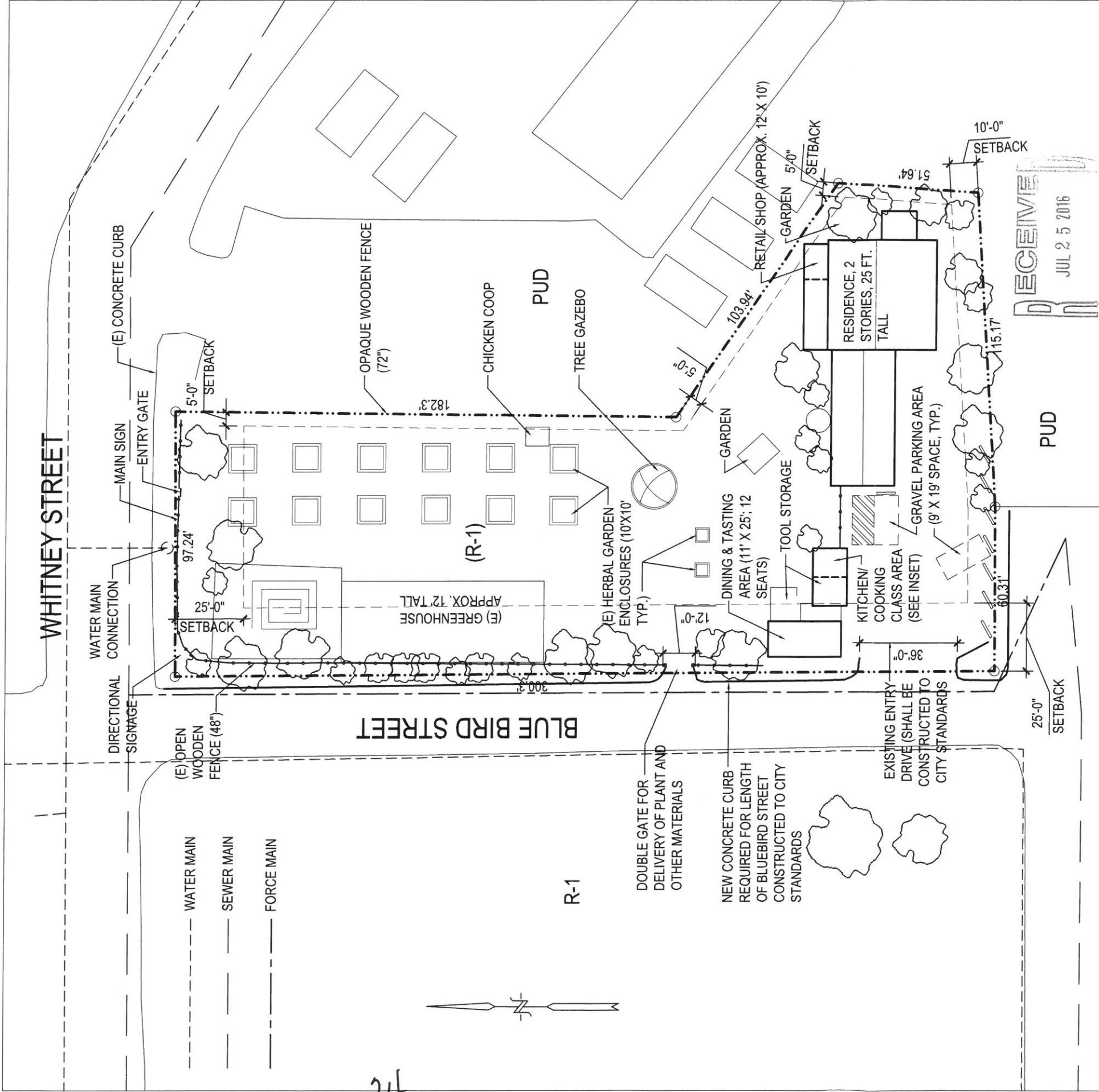
Fax:

Email:

The purpose of the zoning change from “ R-1” to “C-1” is to allow for Urban Herbal to continue to operate. The use of the property consist of:

- Retail gift store selling handmade bath products and gifts
- Cooking classes
- Herb garden and greenhouse
- Small warehouse/workshop
- Two single-family residence

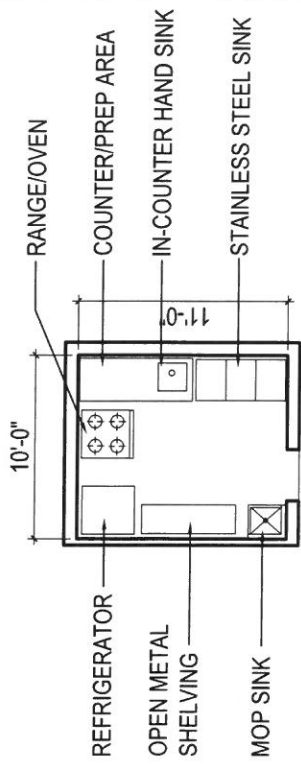
24



SUMMARY TABLE

• CURRENT ZONING	R-1 SINGLE FAMILY PROPERTY
• PROPOSED ZONING	C-1 WITH CONDITIONAL USE FOR LIMITED RETAIL AND LIMITED RESTAURANT USES.
• TOTAL SITE AREA	35,283.6 S.F. / 0.81 ACRES
• MINIMUM LOT AREA	7,500 S.F. / 0.17 ACRES
• MINIMUM LOT WIDTH	70 FT.
• MAXIMUM BUILDING HEIGHT ALLOWED	3 STORIES / 38 FT.
• PROPOSED TOTAL BUILDINGS AREA	4,075 S.F.
• MAXIMUM BUILDING COVERAGE ALLOWED	50%
• LOT BUILDING COVERAGE PROVIDED	12%
• SETBACKS:	
• FRONT YARD	25 FT.
• INTERIOR SIDE YARD	5 FT.
• STREET SIDE YARD	25 FT.
• REAR YARD	10 FT.
• PERVIOUS AREA	31,208.6 S.F. / 0.72 ACRES
• IMPERVIOUS AREA	6,275 S.F. / 0.14 ACRES
• MAX. IMPERVIOUS % ALLOWED	70%
• PROPOSED IMPERVIOUS %	18%
• PARKING SPACES REQUIRED	5 SPACES
• PARKING SPACES PROVIDED	8 SPACES
• HANDICAP PARKING SPACES REQUIRED	1 SPACE
• HANDICAP PARKING SPACES PROVIDED	1 SPACE

- THE LIMITED RESTAURANT USE IS FOR COOKING CLASSES (SEE ENLARGED INSET FOR KITCHEN AREA), INVOLVING FOOD PREPARATION IN LIMITED QUANTITIES AND OF A PERSONAL NATURE. THIS USE IS CHARACTERIZED BY LIMITED TRAFFIC, NOISE, AND PARKING. HOURS OF OPERATION ARE TYPICALLY NOT LATER THAN 10 P.M. WITH NO DRIVE-THRU AND SHIELDED FROM ADJACENT NEIGHBORHOOD.
- THE LIMITED RETAIL SALES ARE FOR SALE OF HERBAL PRODUCTS GROWN ON SITE, LOCATED ADJACENT TO THE RESIDENCE. GOODS ARE BOUGHT IN LIMITED QUANTITIES AND ARE OF A PERSONAL NATURE. THIS IS CHARACTERIZED BY LIMITED TRAFFIC, NOISE, AND PARKING.



SITE PLAN: 407 WHITNEY ST.

SCALE: 1" = 40'



KITCHEN/COOKING CLASS AREA SCALE: 1" = 10'

DRAWN: JULY 5, 2016
BY: JAMES MCKNIGHT, DESIGNER
OWNER: WILLIAM K. VARNEY

Z-1609

Zoning
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

FULTON

WHITNEY

BLUEBIRD

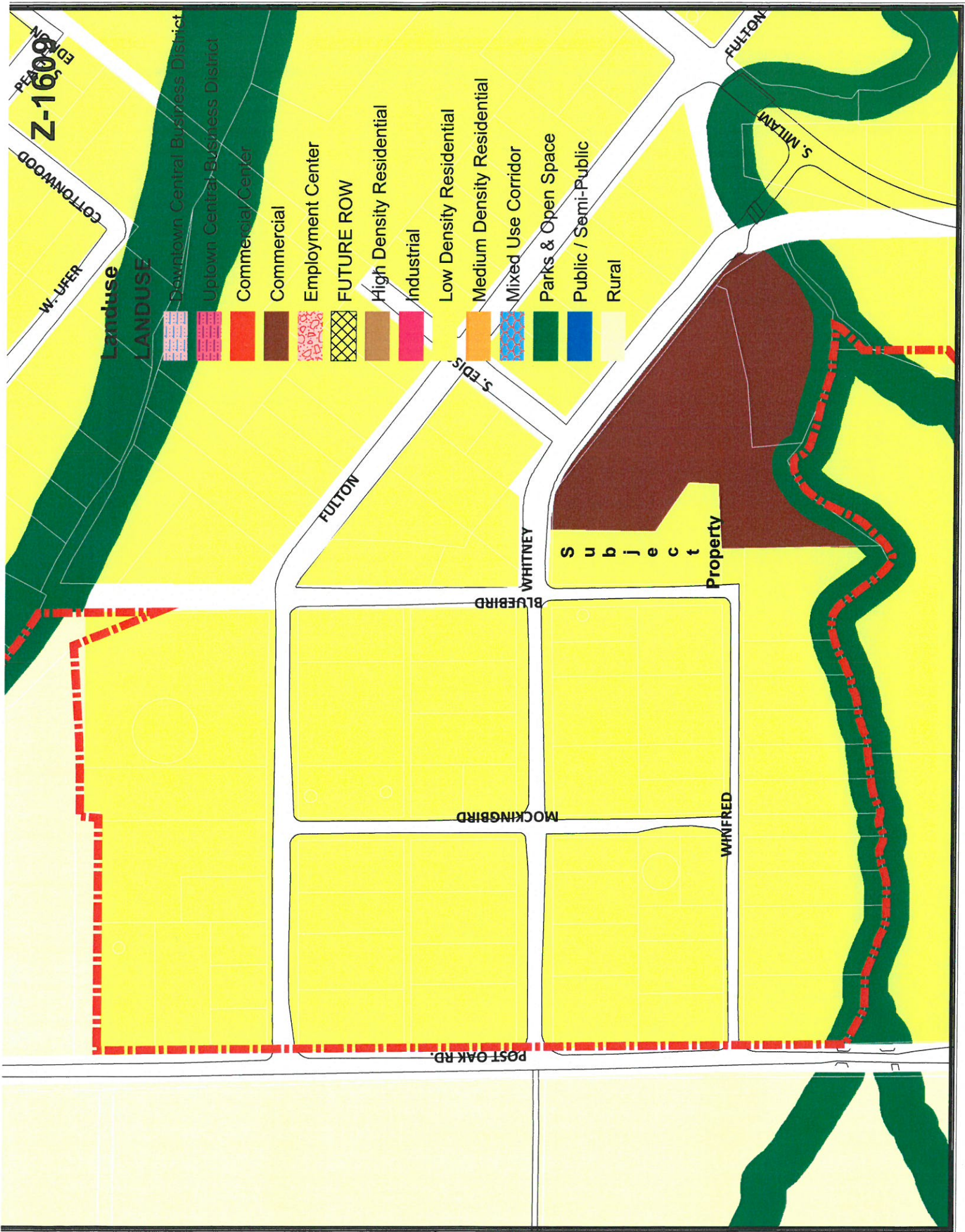
MOCKINGBIRD

WINFRED

FULTON

S. MILAM

Subject
Property



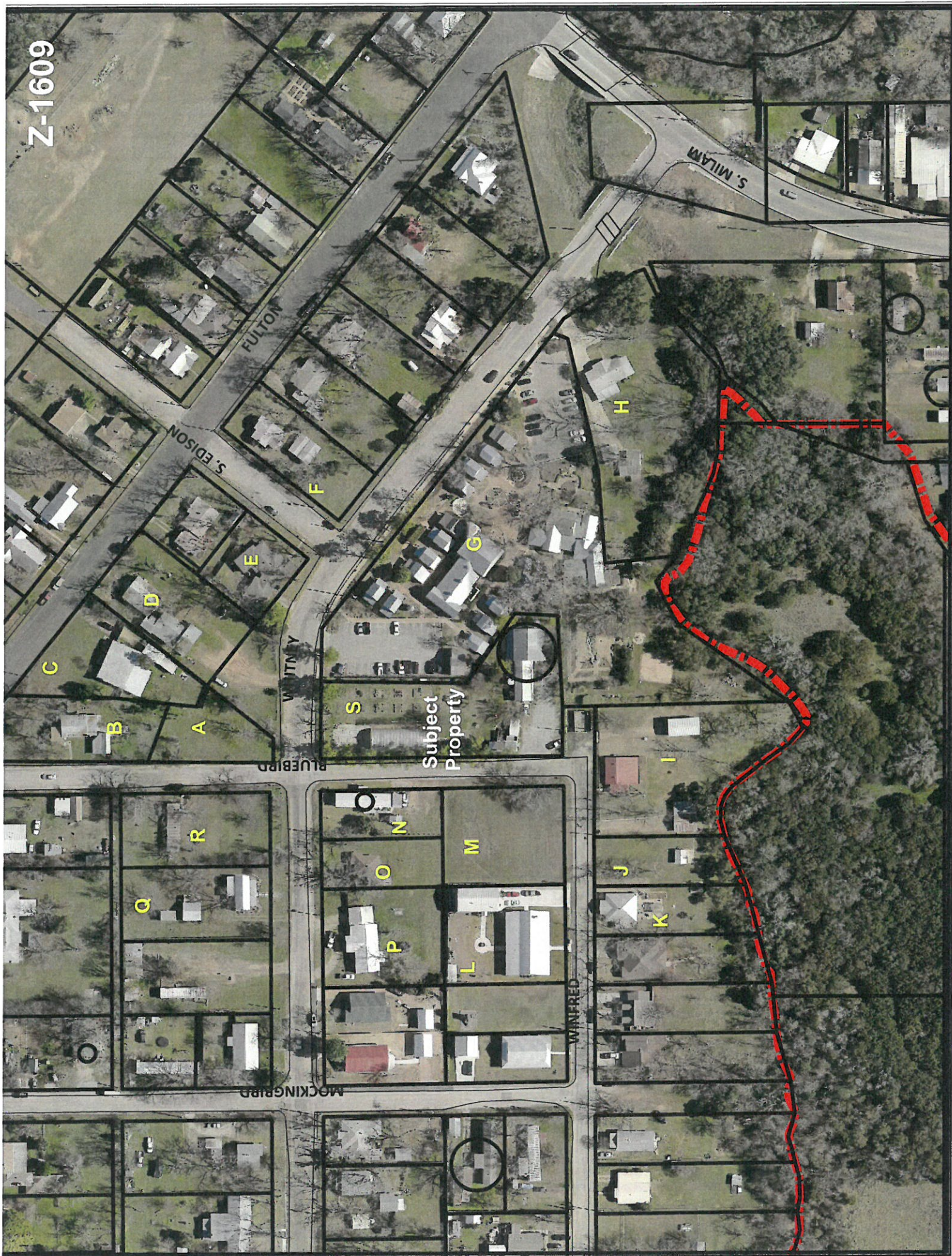
Z-1609



Letter	Owner	
A	Douglas W. Smith	511 Bluebird
B	Julie Weaver	509 Fulton
C	Mary Carol Blackmon	507 Fulton
D	Eluid & Isabel Ochoa	505 Fulton
E	Gary A. & Lisa L. King	506 S. Edison
F	Dorothy Beiser Life Estate	417 Fulton
G	Richard A. Estenson	405 Whitney
H	Emmie Burrer Life Estate	401 Whitney
I	Patricia A. Malone	601 Winfred
J	Vaughn M. & Connie L. Schlegel	0 Winfred St.
K	Vaughn M. & Connie L. Schlegel	607 Winfred
L	Bernard W. & Shirley A. Tillman	608 Winfred
M	Brian Charles Burrer & Donna Lynn Newberry	508 Fulton
N	Frederick & Evelyn Burrer	601 Whitney
O	Frederick & Evelyn Burrer	603 Whitney
P	Monica Rivera	605 Whitney
Q	Margaret Kaderli	604 Whitney
R	Theodore Brass, Sr.	508 Bluebird
S	William K. Varney	407 Whitney

Z-1609

Z-1609





**NOTICE OF PUBLIC HEARING FOR A
CHANGE IN ZONING, CHANGE IN LAND USE PLAN
and CONDITIONAL USE PERMIT**

HEARING
DATE: AUGUST 3, 2016

TIME: 5:30 PM

REQUEST
NUMBER: Z-1609

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

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

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

HEARING
DATE: AUGUST 15, 2016

TIME: 6:00 PM

REQUEST
NUMBER: Z-1609

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

APPLICANT: Brown & Ortiz, P.C. on behalf of William Varney

LOCATION: 407 Whitney Street
(see accompanying map)

REQUEST: Land Use Change from Low Density Residential to Commercial, Zoning Change from R-1, Single Family Residential to C-1, Neighborhood Commercial and a Conditional Use Permit to allow Limited Retail and Limited Restaurant Uses

(DETACH HERE)

REQUEST NO. Z-1609

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

Signed _____

Date _____

Printed Name _____

Address _____

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1610

- OWNER/APPLICANT:** Sean Heep on behalf of Sandra Heep
- LOCATION:** 328 Morning Glory Drive and 1501 N. Milam Street (see attached map)
- SIZE:** 4.19 acres
- EXISTING ZONING:** R-1 Single Family Residential
- PROPOSED CHANGE:** Change in Zoning from R-1 Single Family Residential to R1-A Small Lot Residential

FINDINGS:

- The property consists of 2 lots. Ms. Heep lives in the house located on Milam Street and the remainder of the property is undeveloped.
- The property has frontage on Milam Street and Morning Glory Drive. (see attached plat)
- Property to the north is outside the city limits and other surrounding properties are residential.
- Access to the property is available from Milam Street and Morning Glory Drive.
- Water and Sanitary Sewer Utilities are currently available to serve the subject property.
- The zoning of surrounding property is R-1(see attached exhibit).
- The Land Use Plan identifies the subject property as Low Density Residential.

LAND USE PLAN: All properties within the vicinity of the subject property are designated as Low Density Residential. This use is representative of traditional single-family detached dwelling units. 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. The plan states that within these areas, the City should encourage a range of lot sizes and housing types in order to promote increased housing diversity and affordability.

ZONING: The applicants are requesting a change in zoning to the R1-A, Small Lot Residential zoning district. So, while the land use of single-family residential is not changing, the density and size of lots would change. And, since the applicants only control a portion of the property within the neighborhood, it is not recommended that the subject property be considered on its own. In our opinion, this would clearly represent spot zoning. However, if the Commission is inclined to consider the R1-A zoning, we would recommend a district be created.

OPPOSITION/SUPPORT OF REQUEST: None to date.

STAFF RECOMMENDATION: Staff does not recommend changing the zoning on the subject property. However, we would not be opposed to considering establishing an R1-A zoning on a larger portion of the property in the area. If the Commission agrees, we would suggest directing staff to call a public hearing on a larger area to be determined. Staff will have some suggestions at the meeting.



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:

Project Address: 328 MORNING GLORY DR

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
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: P-1161 LBT 4d 3DR, NORTH HEIGHTS ADDITION

Legal Description:

Current Land Use Plan: Low Density Res. Proposed Land Use Plan: SAME

Current Zoning: R-1 Proposed Zoning: R-1A

Location: 328 MORNING GLORY DR

Proposed Use(s): SINGLE FAMILY RES

Applicant's Signature

Applicant's Role: ☐ Owner ☐ Developer ☒ Other (note role): 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: Sean X. Heep

Printed Name: SEAN X. HEEP Date: 6-20-16

Staff Use Only

Application No.: 2-11610

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: SANDRA HEEP

Address: 1501 N. MILAM FREDERICKSBURG TX 78624

Phone: 830-997-4508

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): SEAN X. HEEP

Address: 308 W. CENTRE FBG TX

Primary Contact Name:

Phone: 830-156-9655

Fax:

Email: sean@guttermanraingutter.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): SEAN X. HEEP

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable):

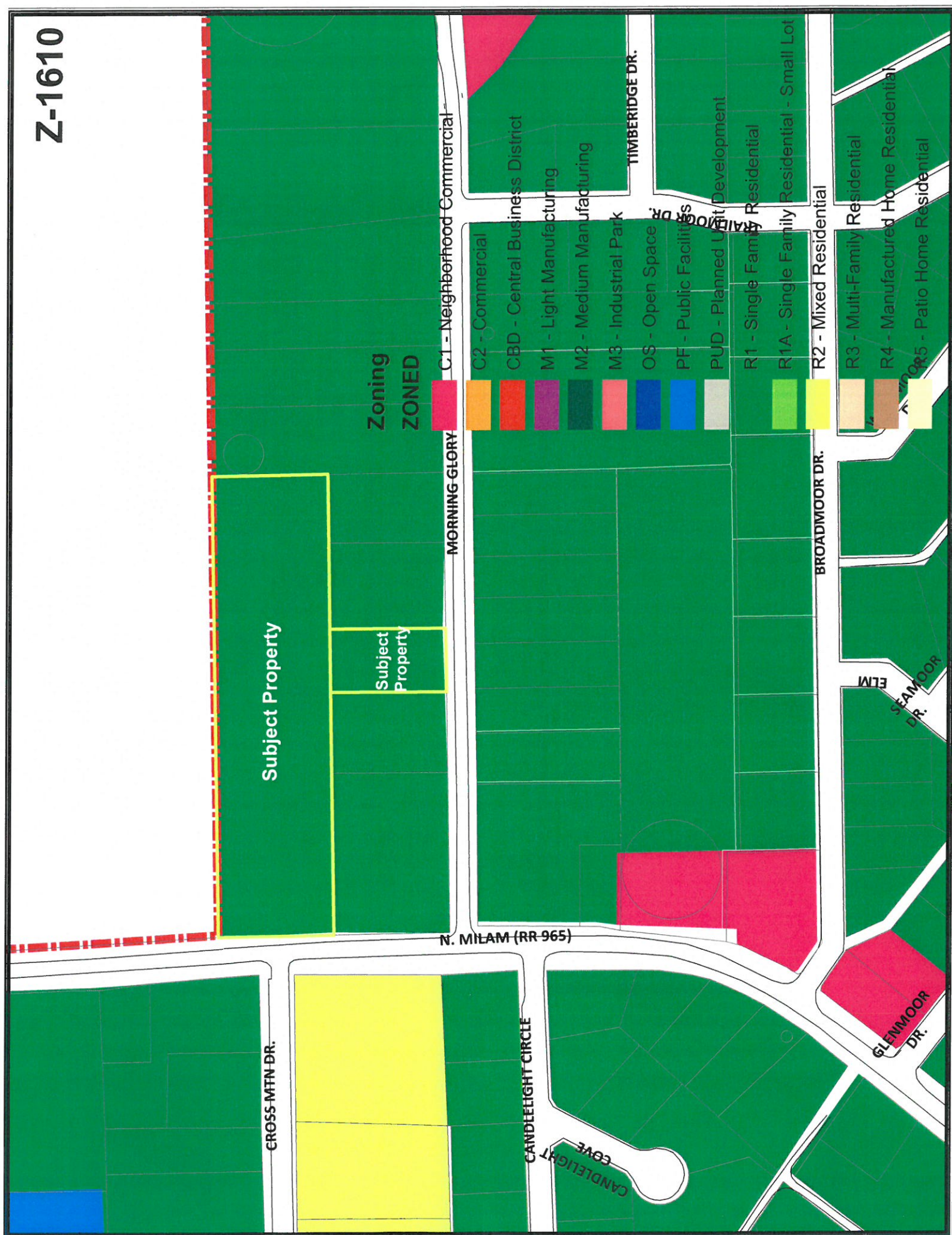
Address:

Primary Contact Name:

Phone:

Fax:

Email:



Z-1610

Landuse
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

Subject Property

Subject Property

MORNING GLORY DR.

N. MILAM (RR 965)

CROSS-MTN-DR.

CANDLELIGHT CIRCLE

CANDLELIGHT COVE

TIMBERIDGE DR.

TRAILMOOR DR.

BROADMOOR DR.

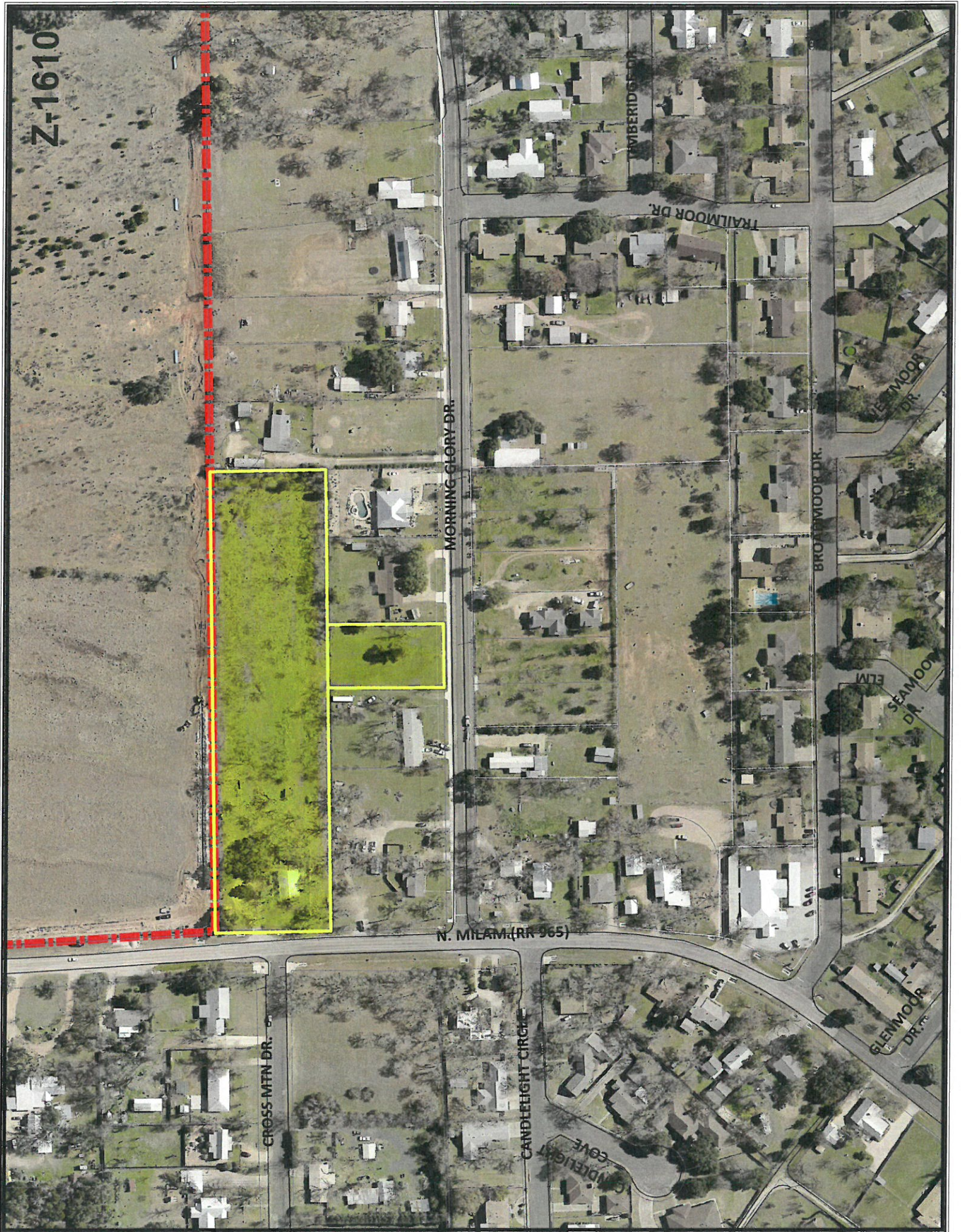
WESTMOOR DR.

ELM

SEAMOOR DR.

GLENMOOR DR.

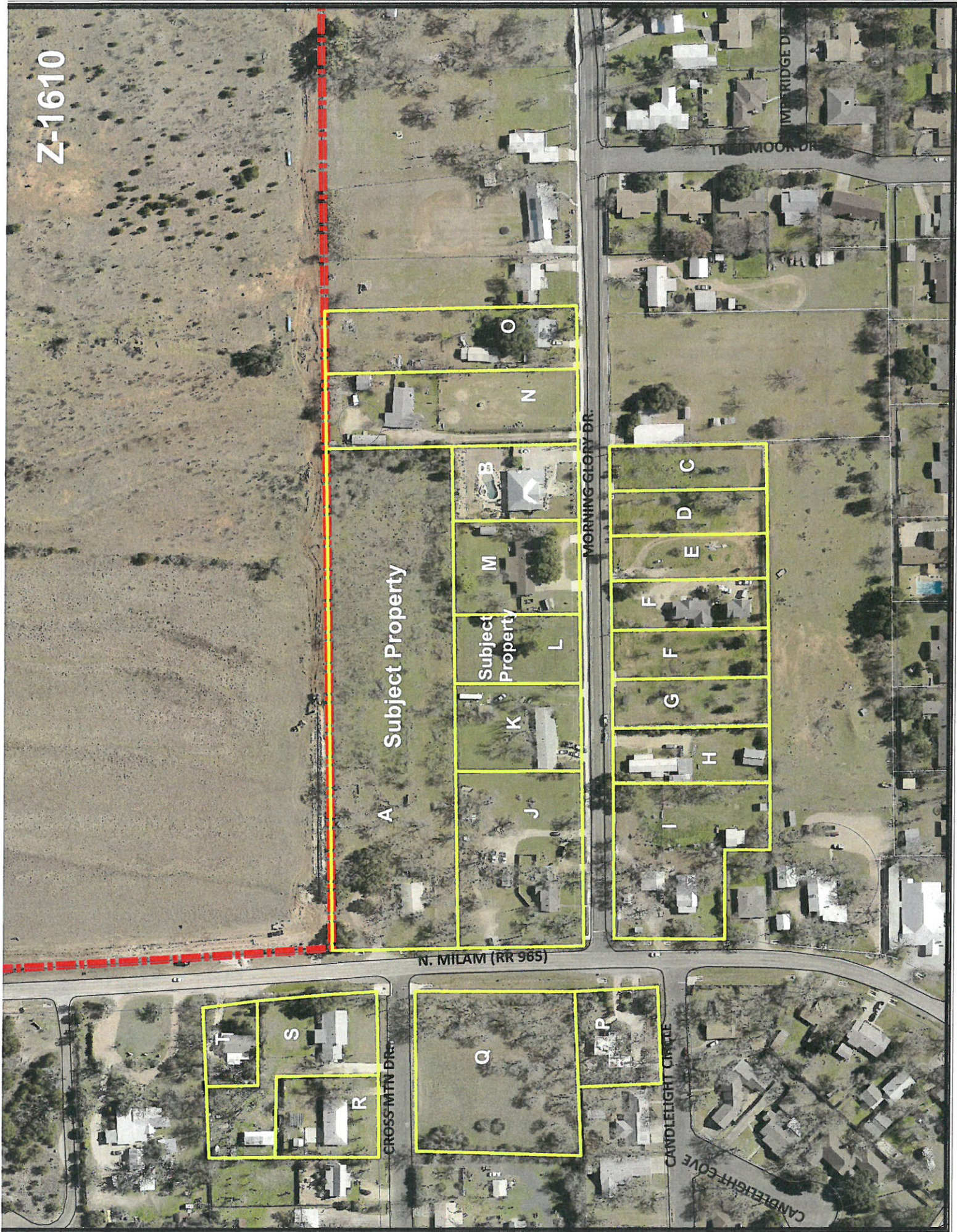
Z-1610



Letter	Owner	
A	Sandra Heep	1501 N. Milam
B	David L. & Roylene M. Roberts	320 Morning Glory
C	Richard A. & Rosemary Estenson	317 Morning Glory
D	Richard A. & Rosemary Estenson	319 Morning Glory
E	Richard A. & Rosemary Estenson	321 Morning Glory
F	Richard A. & Rosemary Estenson	325 Morning Glory
G	Richard A. & Rosemary Estenson	327 Morning Glory
H	Yvonne Haug	331 Morning Glory
I	David A. Wiemers	1321 N. Milam
J	Jeffrey A. & Tina Landis	334 Morning Glory
K	James Cole Higgins et al	330 Morning Glory
L	Sandra Heep	328 Morning Glory
M	Robert L. Walter	324 Morning Glory
N	Apolinar & Yolanda Sanchez	316 Morning Glory
O	Rodrigo & Debra J. Leon	312 Morning Glory
P	Kenneth W. & Deborah S. Johnson	1404 N. Milam
Q	Mary Katherine Dooley Penick	1408 N. Milam
R	Peter & Jane McFarlane	404 Cross Mountain
S	Stanette Raute	402 Cross Mountain
T	Melvin & Mathilda Itz	1504 N. Milam

Z-1610

Z-1610





**NOTICE OF PUBLIC HEARING FOR A
CHANGE IN ZONING**

HEARING

DATE: AUGUST 3, 2016

TIME: 5:30 PM

REQUEST

NUMBER: Z-1610

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

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

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

HEARING

DATE: AUGUST 15, 2016

TIME: 6:00 PM

REQUEST

NUMBER: Z-1610

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

APPLICANT: Sean Heep

LOCATION: 328 Morning Glory Drive (Lots 4AR and 4BR, North Heights Resubdivision)
(see accompanying map)

REQUEST: Zoning Change from R-1, Single Family Residential to R-1A, Single Family Residential
Small Lot Zoning

(DETACH HERE)

REQUEST NO. Z-1610

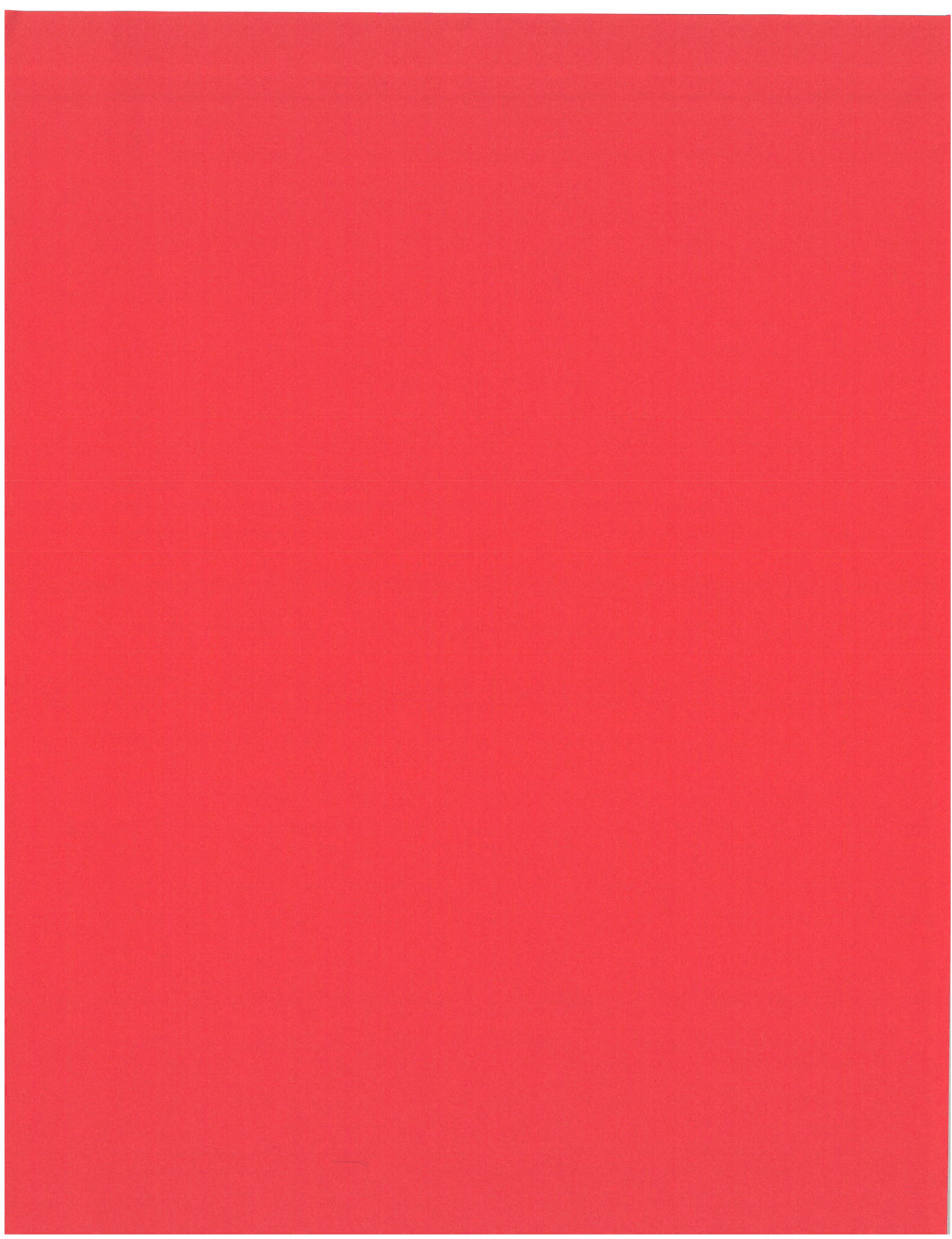
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____

Date _____

Printed Name _____

Address _____



**SITE PLAN
BACKGROUND INFORMATION
July, 2016**

File Number: SP-1612

Address/Location: Sunrise Street, east of Bluebonnet Street

Owner: Kenneth Netherlin, NCC Capital LTD.

Applicant: Kevin Spraggins, P.E., VEI Consulting Engineers

Project Description: Multifamily development

Site Area: Approximately 3.3 acres

Zoning: R2 – Mixed Residential

Adjacent Land Uses/Zoning:

North:	Assisted Living residential, zoned R-2
West:	Single family residential, zoned R-1
East:	Vacant land, zoned R-2
South:	Vacant land, zoned R-2

Building Breakdown: 22 apartment units.
10 units – 720 square feet each
12 units – 1116 square feet each

Building Height: One story.

Building Coverage: 22% (55% maximum)

Impervious Coverage: 50% (65% maximum permitted)

Site Access: Access will be provided by a single drive from Sunrise Street.

Parking Required: Two spaces per unit or 44 spaces.

Parking Provided: 51 spaces provided, including appropriate handicap spaces.

Landscaping: A landscape Plan will be required prior to issuance of a building permit.

Lighting: Exterior lighting to be ordinance compliant.

Detention: NA

P&Z Action: Final approval

Recommendation: Approval, conditioned upon approval of civil construction plans and a Landscape Plan, prior to issuance of a permit.



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: Sunrise Cottages

Project Address: Sunrise Street, Fredericksburg, Gillespie County, Texas

Tax ID Number (s): 108691)

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: 3.369

No. of Lots: 1

Original Survey & Abstract No: S0470

Legal Description: Dechert Lot 1RR, 3.369, Replat

Current Land Use Plan: Undeveloped

Proposed Land Use Plan:

Current Zoning: R2

Proposed Zoning: R2

Location:

Proposed Use(s): Multifamily Development

Applicant's Signature

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

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

Signature: [Handwritten Signature]

Printed Name: Kevin Spraggins Date: 6-30-16

Staff Use Only

Application No.: SP-16102 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): NCC Capital LTD.

Owner Name: Kenneth Netherland

Address: 9601 Industrial Drive, Navasota, TX 77868

Phone: 936-825-2533 Ext. 104

Fax: 936-825-2253

Email: kenneth@gogroundforce.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 Consulting Engineers

Address: 507-D E. Highway Street, Fredericksburg, TX 78624

Primary Contact Name: Kevin Spraggins, PE

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Kevin Spraggins

Applicant Name (s): see above

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): VEI Consulting Engineers

Address: see above

Primary Contact Name:

Phone:

Fax:

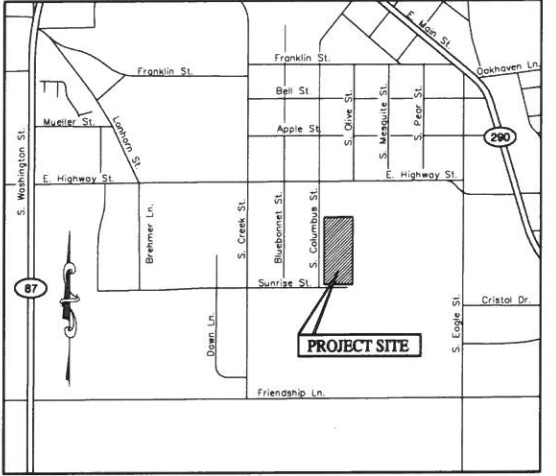
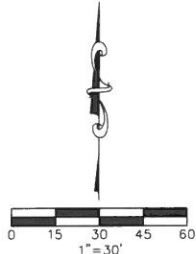
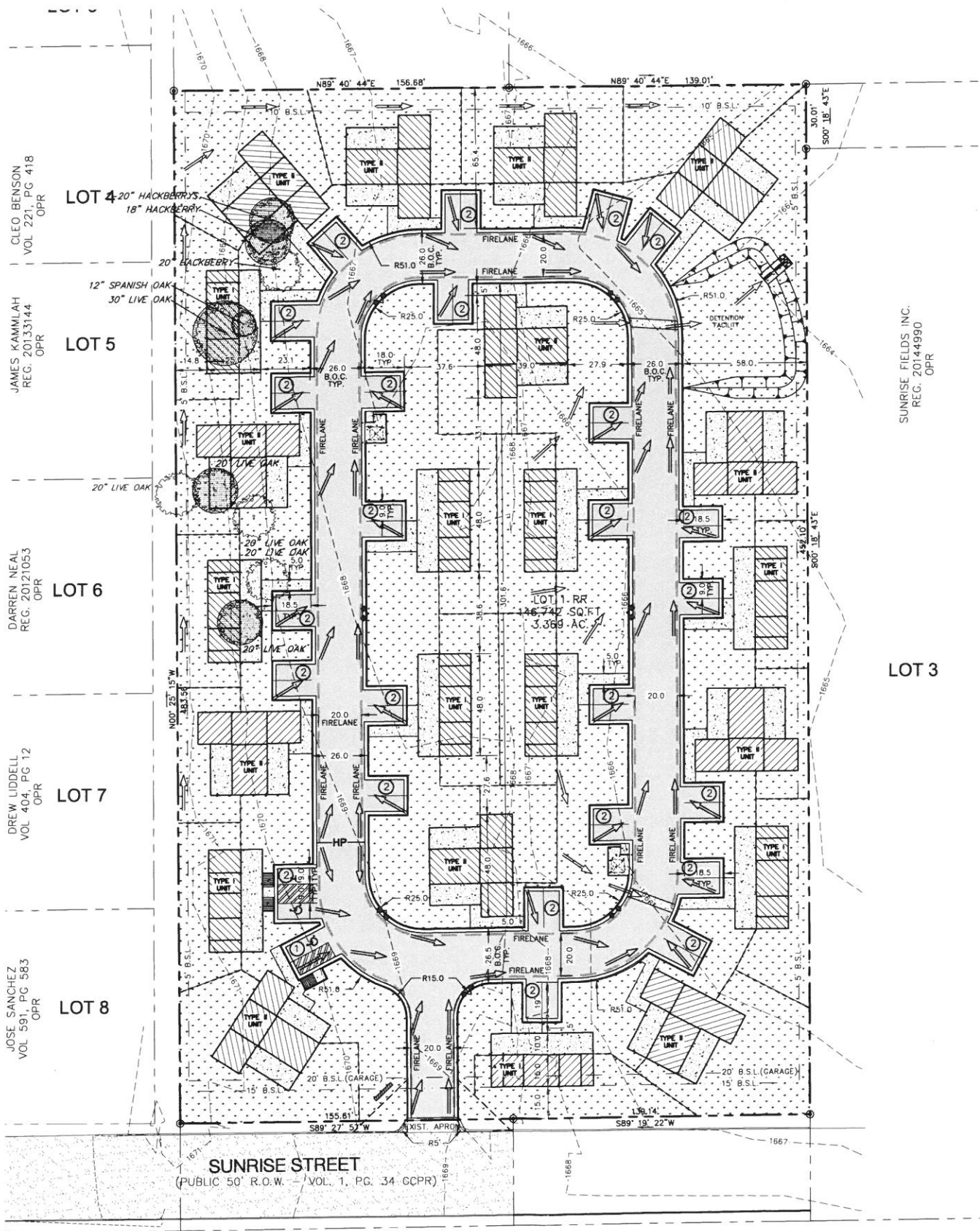
Email:

SUMMARY TABLE

ZONED	R2 - MIXED RESIDENTIAL
TOTAL SITE AREA	146,742 sq. ft. / 3.369 Ac.
MINIMUM LOT AREA	5,000 sq. ft. / 0.11 AC.
MINIMUM LOT WIDTH	50 ft.
MAXIMUM BUILDING HEIGHT ALLOWED	2 1/2 STORIES (28 ft.)
PROPOSED UNITS	
-TYPE I, 2 BED, 2 BATH, 1 STORY	10
-TYPE II, 2 BED, 2 BATH, 1 STORY	12
TOTAL NUMBER OF UNITS	22
MINIMUM UNIT SIZE	
-TYPE I	720 sq. ft.
-TYPE II	1116 sq. ft.
MAXIMUM BUILDING COVERAGE ALLOWED	55%
LOT BUILDING COVERAGE PROVIDED	22%
MINIMUM RESIDENTIAL DENSITY ALLOWED (SITE AREA)	3,500 sq. ft. PER UNIT
PROPOSED RESIDENTIAL DENSITY (SITE AREA)	6,481 sq. ft. PER UNIT
SETBACKS:	
FRONT YARD	15 FEET / 20 FEET FOR GARAGE
INTERIOR SIDE YARD	5 FEET
STREET SIDE YARD	15 FEET
REAR YARD	10 FEET
PERVIOUS AREA	72,860 sq. ft. / 1.67 Ac.
IMPERVIOUS AREA	73,882 sq. ft. / 1.70 Ac.
MAXIMUM IMPERVIOUS PERCENTAGE ALLOWED	65%
PROPOSED IMPERVIOUS PERCENTAGE	50%
PARKING SPACES REQUIRED (2 SPACES PER UNIT)	44
PARKING SPACES PROVIDED	51
HANDICAP PARKING SPACES REQUIRED	3
HANDICAP PARKING SPACES PROVIDED	3

NOTES:

1. THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
2. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
3. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
4. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
7. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
8. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
9. FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
10. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
11. PROPOSED USE: RENTAL UNITS.
12. THE CITY OF FREDERICKSBURG WILL PROVIDE THE WATER AND SANITARY SEWER TAPS AT NO EXPENSE TO THE OWNER. IMPACT FEES WILL BE THE RESPONSIBILITY OF THE OWNER AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.



LOCATION MAP
N.T.S.

LEGEND

EXISTING	PROPOSED
PROPERTY BOUNDARY	PROPOSED BUILDING AREA
ADJACENT PROPERTY BOUNDARY	PROPOSED ASPHALT PAVING
BUILDING SETBACK LINE	PROPOSED CONCRETE
EXISTING CONTOURS	PROPOSED HANDICAP PARKING STRIPE
PROPERTY CORNER FOUND (AS NOTED)	LANDSCAPE AREAS
EXISTING TREE TO REMAIN	PROPOSED PICKET FENCE LINE
EXISTING TREE TO BE REMOVED	PROPOSED FIRE LANE
	PROPOSED CONCRETE CURB & GUTTER
	PROPOSED HANDICAP SPACE
	PROPOSED NUMBER OF PARKING SPACES
	PROPOSED DUMPSTER
	PROPOSED MONUMENT SIGN
	PROPOSED SECURITY LIGHTS
	DRAINAGE AREA FLOW DIRECTION

RECEIVED
JUL 25 2016

A
SITE PLAN
FOR

SUNRISE COTTAGES

LOT 1 RR, 3.369 ACRE TRACT, VOL. 29, PG. 506,
GILLESPIE COUNTY PLAT RECORDS,
GILLESPIE COUNTY, TEXAS

NEATHERLIN HOMES LLC OWNER
CONTACT: KENNETH NEATHERLIN (830) 825-2533 EXT. 104
601 INDUSTRIAL DRIVE
NAVASOTA, TEXAS 77868

VEI CONSULTING ENGINEERS ENGINEER
CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507-D E. HIGHWAY ST. FAX: (830) 997-6967
FREDERICKSBURG, TX 78624 Texas Registration # F-165

DATE: 07/25/16

FILE NO: 16059

SHEET: SP (1 OF 2)

44



05 REAR ELEVATION

SCALE: 1/8" = 1'-0"



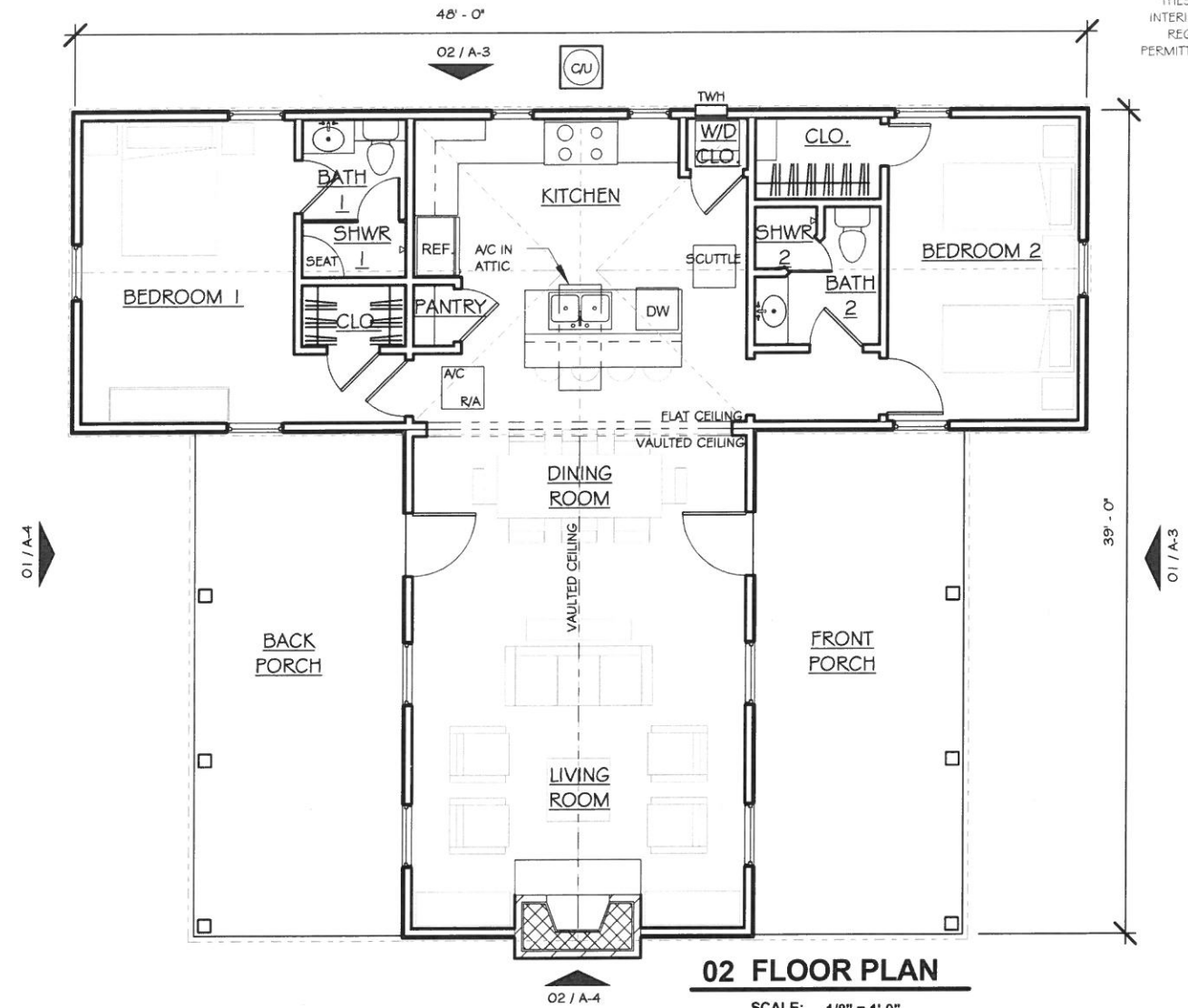
04 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



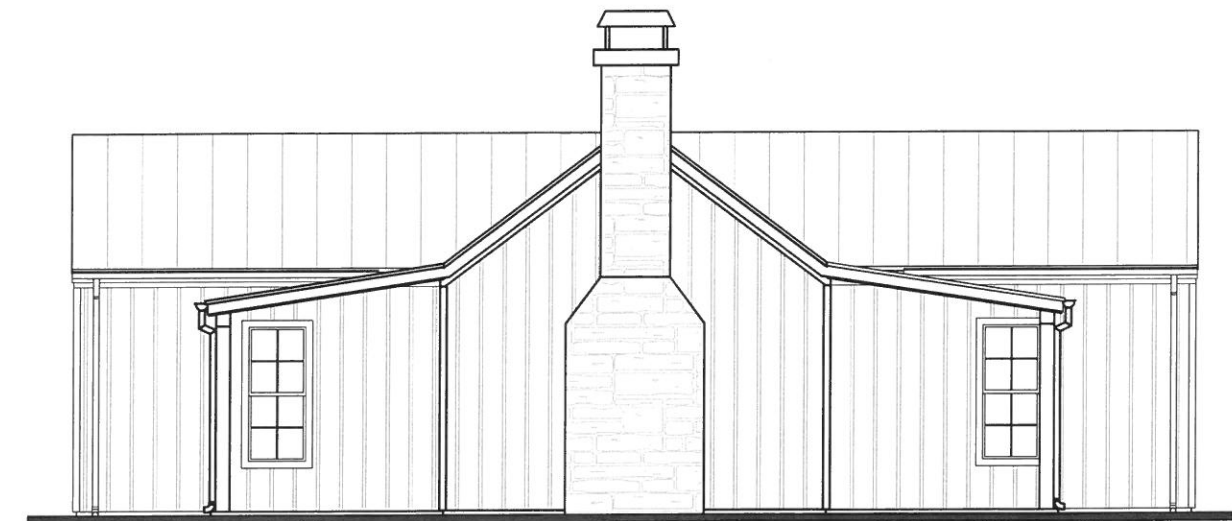
03 SIDE ELEVATION

SCALE: 1/8" = 1'-0"



02 FLOOR PLAN

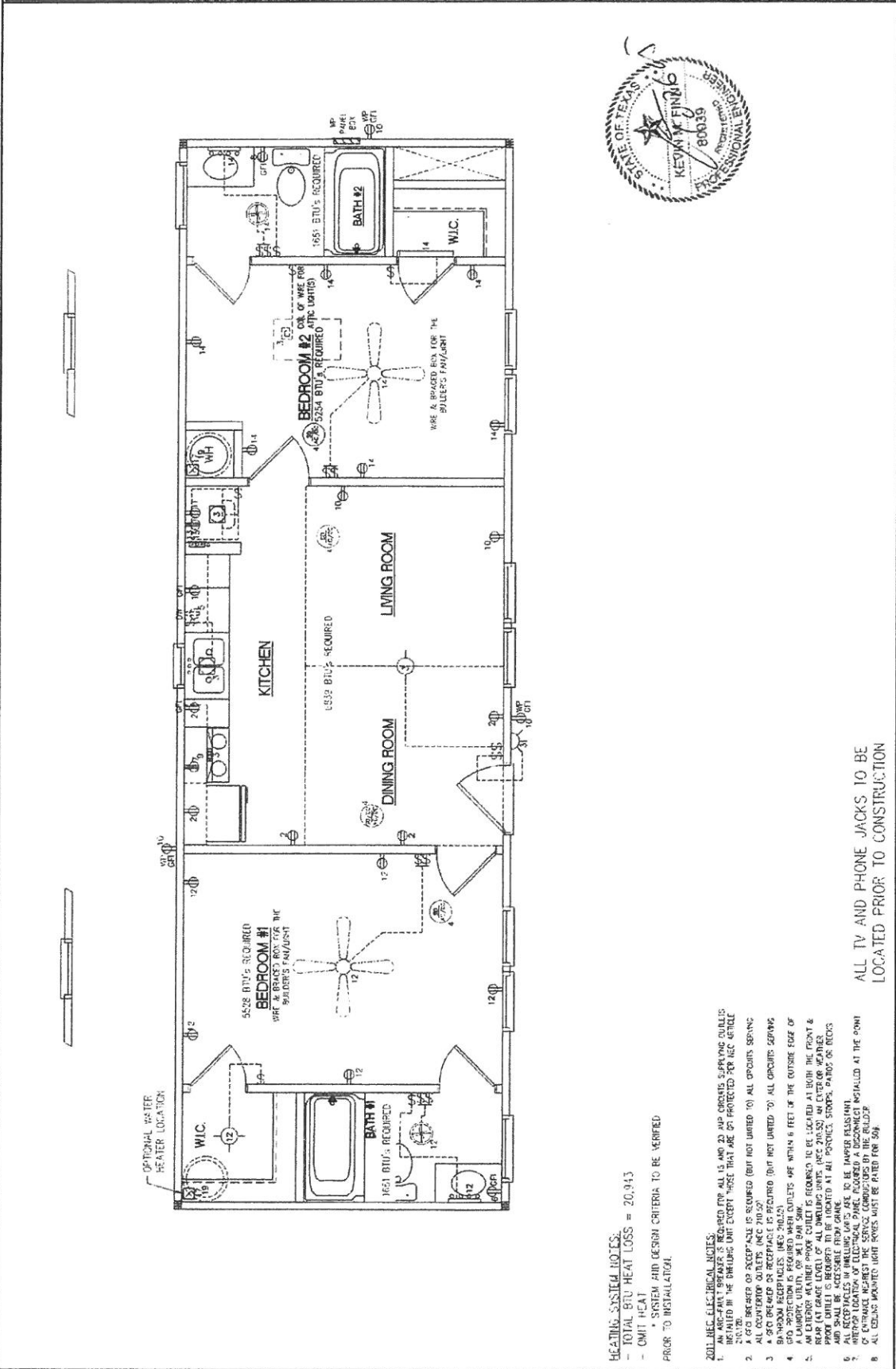
SCALE: 1/8" = 1'-0"



01 SIDE ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT: 80039 DATE: 05/22/15 DRAWN BY: J. A. BROWN CHECKED BY: J. A. BROWN PROJECT: 80039 DATE: 05/22/15 DRAWN BY: J. A. BROWN CHECKED BY: J. A. BROWN		PROJECT: 80039 DATE: 05/22/15 DRAWN BY: J. A. BROWN CHECKED BY: J. A. BROWN	PROJECT: 80039 DATE: 05/22/15 DRAWN BY: J. A. BROWN CHECKED BY: J. A. BROWN
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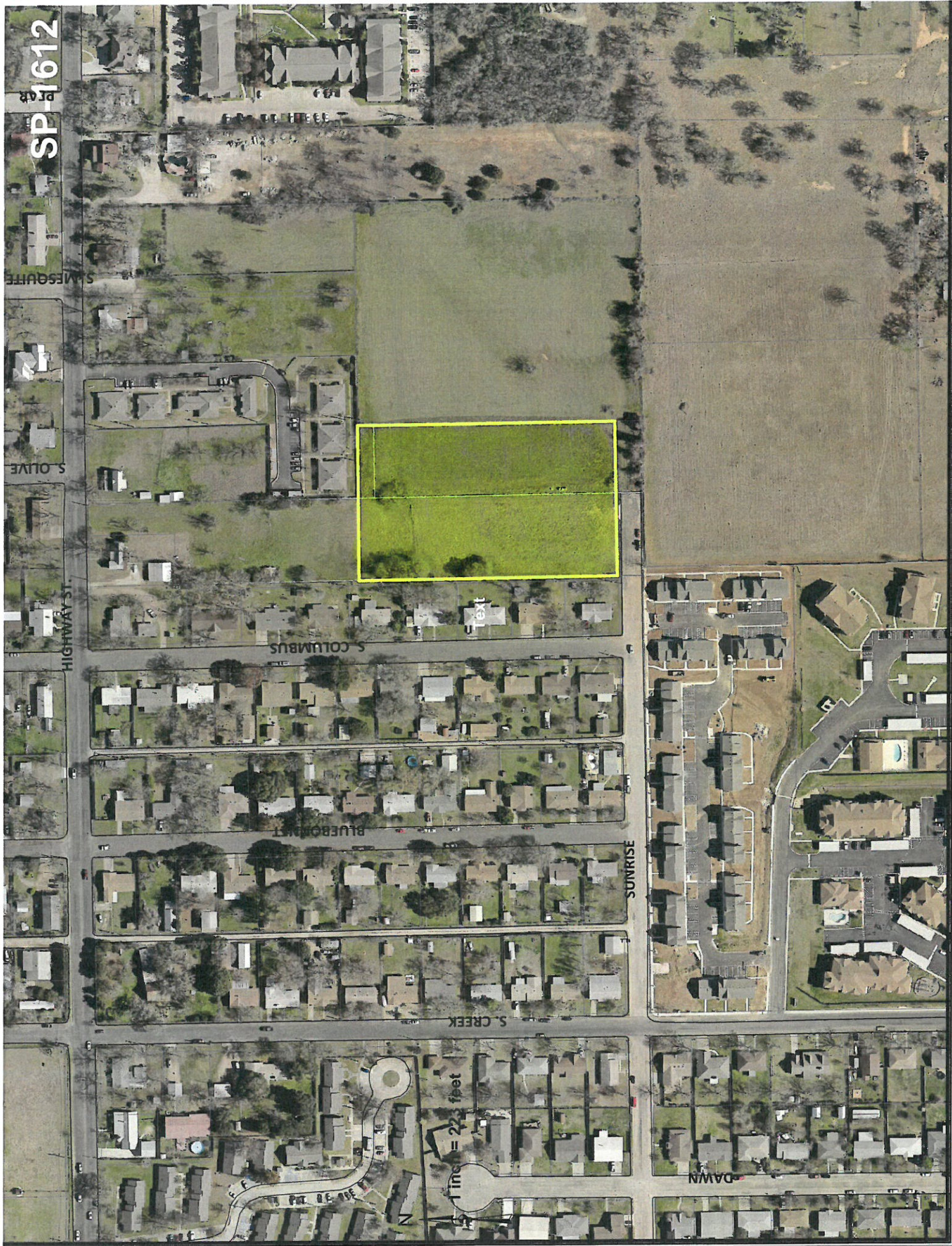


HEATING SYSTEM NOTES:

- TOTAL BTU HEAT LOSS = 20,943
- UNIT HEAT
- SYSTEM AND DESIGN CRITERIA TO BE VERIFIED PRIOR TO INSTALLATION

2011 NEC ELECTRICAL NOTES:

1. AN ARC-Fault Circuit Breaker (AFCI) IS REQUIRED FOR ALL 15 AND 20 AMP CIRCUITS SUPPLYING OUTLETS LOCATED IN THE DORMER UNIT EXCEPT THOSE THAT ARE GFI PROTECTED PER NEC ARTICLE 210.12.
2. A GFI BREAKER OR RECEPTACLE IS REQUIRED (BUT NOT LIMITED TO) ALL OUTLETS SERVING ALL OUTDOOR OUTLETS (NEC 210.12).
3. A GFI BREAKER OR RECEPTACLE IS REQUIRED (BUT NOT LIMITED TO) ALL OUTLETS SERVING A LAUNDRY, UTILITY, OR WET BATH AREA.
4. AN OUTDOOR WEATHER-PROOF OUTLET IS REQUIRED TO BE LOCATED AT BOTH THE FRONT & REAR OF THE BUILDING. THE OUTLET SHALL BE LOCATED AT THE CORNER OF THE BUILDING. THE OUTLET SHALL BE ACCESSIBLE FROM THE STREET.
5. ALL RECEPTACLES IN DORMER UNITS ARE TO BE TAMPER RESISTANT.
6. ALL RECEPTACLES IN DORMER UNITS ARE TO BE LOCATED AT THE CORNER OF THE BUILDING.
7. ALL CEILING MOUNTED LIGHT FIXTURES MUST BE PLACED FOR 50%.



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**PRELIMINARY PLAT
BACKGROUND INFORMATION
July, 2016**

File Number:	P-1615
Subdivision Name:	The Preserve on Barons Creek
Location:	East of the intersection of South Edison Street and Peach Street (see attached map).
Tract Size:	4.09 acres
Number/Size of Lots:	8 lots, ranging in size from 7,609 square feet to 32,752 square feet.
Roadways:	An extension of Peach Street will serve the lots within this development (see overall plan).
Right-of-way Dedications:	Peach Street extension – 50' width.
Utilities:	Water and Sewer lines will be extended to serve each lot.
Easements:	Variable width drainage and utility easements. Final details on the size and designation of easements to be determined and approved by the City prior to approval of the Final Plat.
Easements Abandoned:	NA
Stormwater Detention:	Drainage from this addition will flow into Barons Creek. The need for detention will be reviewed during the construction plan review stage.
Drainage:	All drainage will be subject to approval of Construction Plans.
Staff Comments:	The approval of the Preliminary Plat will allow the submittal of the Final Plat and Construction Plans for this development.
P&Z Action:	Final approval
Staff Recommendation:	Approval



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 Preserve on Barons Creek

Project Address: 309 South Edison Street

Tax ID Number (s): 9377

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: 4.09 Ac.

No. of Lots: 1 Lot

Original Survey & Abstract No:

Legal Description: Fredericksburg Addition, Block 19, Lot 475-PT)

Current Land Use Plan: Low Density Residential
Low Density Residential

Proposed Land Use Plan:

Current Zoning: R1-Single Family Residential
Single Family Residential

Proposed Zoning: R1-

Location: 309 S. Edison St., Fredericksburg, TX 78624

Proposed Use(s): Bed & Breakfast

Applicant's Signature

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

Printed Name: _____

Date: _____

Staff Use Only

Application No.: P-1615

Date: 6-30-16

*Copy of current Title Search required with application.

49



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: Robert & Julia A. Sawtelle

Address: 405 W. Creeks St., Fredericksburg, TX 78624

Phone: 512-801-1300

Fax:

Email: tim@jayhanna.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 Consulting Engineers

Address: 507-D East Highway St., Fredericksburg, TX 78624

Primary Contact Name: Kevin SPRAGGINS, P.E.

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): VEI Consulting Engineers

Applicant Name (s): Kevin Spraggins, P.E.

Address: 507-D East Highway St., Fredericksburg, TX 78624

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

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

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

Firm Name (if applicable): VEI Consulting Engineers

Address: 507-D East Highway St., Fredericksburg, TX 78624

Primary Contact Name: Kevin SPRAGGINS, P.E.

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

P-1615



52