



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, AUGUST 5 ~ 5:30 P.M. ZOOM

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Brenda Segner, Member

Chris Kaiser, Member
Jill Tabor, Member
Tim Dooley, Member
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in a regular session on **Wednesday, AUGUST 5, 2020, at 5:30 p.m.** **This meeting will be held remotely via Zoom Teleconferencing**, and in person attendance will not be available. Members of the public may attend the meeting remotely by web or telephone via Zoom Teleconferencing (see details below). These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public may join the Zoom Meeting by one of the following:
By web: Please click the link below to join the meeting:

Meeting ID: 847 9669 4365
<https://us02web.zoom.us/j/84796694365>

Or iPhone one-tap:

US: +13462487799,953008868# or +16699006833,953008868#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: (346) 248 7799 or (669) 900 6833 or (253) 215 8782 or (301) 715 8592 or

(312) 626 6799 or (929) 205 6099 or Toll Free at (877) 853 5247 or (888) 788 0099

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

July 2020 regular meeting minutes

4. PUBLIC COMMENTS

During the COVID-19 pandemic, the City of Fredericksburg is allowing public comments to be submitted remotely, **by 2:00 p.m. on AUGUST 5, 2020**, using any of the following methods:

Email your comments to scollier@fbgtx.org; or

Complete a Citizen Comment Form located inside the Public Access entrance at 126 W. Main St, Fredericksburg, Texas, and place in the box marked Citizen Comment Form.

The Planning and Zoning Commission (P&Z) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the P&Z regarding an item on this agenda is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda and shall be limited to 3-minutes in duration. At the discretion of the P&Z Chair, or upon an affirmative vote of the P&Z, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the P&Z to complete its legislative agenda. Persons addressing the P&Z are prohibited from trading time with other speakers or reserving of time.

5. PUBLIC HEARING

- A. Consider Z-2007 – Request by Todd Christianson for a Conditional Use Permit to operate a first floor Bed and Breakfast in the Historic Shopping District Overlay (section 3.510 of the Zoning Ordinance) on property located at 411 E. Main Street.
- B. Consider Z-2011 – Request by Erin Welch with Land Strategies, LLC for a Conditional Use Permit to operate a Club or Lounge, General Retail Services, Liquor Sales, Cocktail Lounge, Food Sales, Micro brewing/Distillery and a Mobile Food Establishment on a C1.5 Zoned property located at 206 N. Milam Street.
- C. Consider Z-2012 – Request by Jordan Muraglia, Richard Beaupre and Mickey Dunn for a Land Use Change from Low Density Residential, to Medium Density Residential, and a Zoning Change from R1, Single Family Residential, to R2, Mixed Residential on property located at 110 N. Bowie Street, 603 W. Austin Street and 605 W. Austin Street.

6. ACTION ITEMS

- A. Receive recommendation and consider (Z-2007)
- B. Receive recommendation and consider (Z-2011)
- C. Receive recommendation and consider (Z-2012)
- D. Consider EC-20-04 – Request by Chris Guido to consider Entry Corridor Design Standards for property located at 1328 S. Hwy 16.
- E. Consider P-2013 a Preliminary Plat for the Olfers Addition located in the 100 Block of Hale Street.

7. MISCELLANEOUS

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on July 30, 2020 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier,
Development Coordinator

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

**PLANNING & ZONING COMMISSION
JULY 5, 2020
5:30 P.M.**

On this the 4th day of March 2020 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 JARREAU
BRENDA SEGNER
DARYL WHITWORTH
TIM DOOLEY
STEVE THOMAS
CHRIS KAISER

ABSENT:

JILL TABOR

ALSO, PRESENT:

BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

Jim Jarreau moved to approve the minutes of the March 2020 meeting and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider (Z-2009) Request by Carol Reeh to change the Zoning from C1, Neighborhood Commercial, to C1.5, Medium Commercial and to obtain a Conditional Use Permit to operate a Mobile Food Establishment on property located at 1103 N. Llano Street.

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

Carol Reeh presented the application and stated she was instructed that in order to have a Food Truck on her property at 1103 N. Llano she would need to obtain a Zoning Change from C1 to C1.5 and a Conditional Use Permit. She stated her only desire is to have a Food Truck on the property.

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

Brian Jordan, Director of Development, presented the Brief.

To accommodate the use proposed by the applicant, it is necessary to have the appropriate zoning before they can even apply for the Conditional Use Permit for the mobile food establishment. In considering the current Land Use Plan and Zoning of the subject property, we will need to decide whether the request for a change to C-1.5 would be appropriate within the Mixed Use Corridor designation, or whether a Mixed Use Corridor Zoning District would be more appropriate. In either case, we would not recommend changing only the subject property.

Regarding the proposed CUP for a mobile food establishment, we will not review this request in detail until the zoning matter is resolved.

Staff recommends that the Commission consider initiating the rezoning of the subject property, and the additional properties fronting on N. Llano Street from Mulberry Street to the city limits. A copy of the C-1.5 Zoning District and the Mixed-Use Corridor District are attached for your review and consideration.

Tim Dooley made a motion to Deny Application Z-2009. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

Consider Z-2010 – Request by City of Fredericksburg to change the Land Use Plan from Low Density Residential to Commercial and change the Zoning from R1, Single Family Residential, to C-1.5, Medium Commercial on property located at 525 Friendship Ln.

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

Brian Jordan, Director of Development, presented the Brief.

He reminded the Commission of the recent Zoning and Land Use Change to the Property to the west which prompted the Commission to direct Staff to research this change.

In reviewing the current Land Use Plan and Zoning for the subject property, it is the only remaining property that is designated low density residential land use and R-1 zoning fronting on the south side of Friendship Lane. When the adjoining property to the west was recently rezoned to C-1.5 Medium Commercial, it was recommended by staff and the Commission to consider a change on the subject property as well. We have talked often about the future of the Friendship Lane Corridor and whether we should consider alternatives to the mostly mixed residential zoning. And, we have now adopted a C-1.5 Medium Commercial and MU-2, Mixed Use - Infill Zoning Districts as possible options for consideration. In reviewing the intent of both districts, one could certainly argue that this particular property would fall within either of these categories. Staff Recommends approval of the Land Use Plan change from Low Density Residential to Commercial and the zoning from R-1 Single Family Residential to C-1.5 Medium Commercial.

Mr. Jordan stated we received opposition letters from 2 of the property owners within 200 ft: and 11 letters/phone calls from other property owners within the vicinity stating their opposition to the request.

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

Daryl Whitworth made a motion to recommend Approval for Application Z-2010. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Consider SP-2009-Request by Steve Thomas to consider a Site Plan for phase two of the Texas Rangers Heritage Center located at 1618 Highway 290 East.

Consider EC-2003-Request by Steve Thomas to consider Entry Corridor Design Guidelines for phase two of the Texas Rangers Heritage Center located at 1618 Highway 290 East.

Steve Thomas recused himself

Jody Gin with the Former Texas Rangers presented the application. He stated the Heritage Center is ready to build phase two of the previously approved development.

Brian Jordan, Director of Development, presented the Brief.

When the original Site Plan was considered and approved, the City had not adopted the ordinance relating to Entry Corridor Standards and Guidelines. Staff has requested that the applicant consider these standards and guidelines and provide a response to each of these elements. Given the circumstances that the plans were approved previously and have not changed, it would be our opinion that no additional changes be required.

He stated Staff recommends approval conditioned upon Public Works approval of civil construction plans prior to issuance of a building permit and approval of a Landscape Plan for the additional area being developed.

Jim Jarreau made a motion to Approve Applications SP-2009 and EC-2003 per Staff Recommendation. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

MISCELLANEOUS

Brian Jordan, Director of Development, presented the Commission an update regarding the multiple Annexation projects.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Chris Kaiser. All voted in favor and the meeting was adjourned at 6:31 p.m.

PASSED AND APPROVED this 5th day of August 2020.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman

CONDITIONAL USE PERMIT BRIEF

Request Z-2007

Applicant: Robert Johnston
Location: 411 E. main Street
Existing Zoning: CBD Central Business District and Historic Shopping District Overlay
Request: Conditional Use Permit for Short Term Rentals on the First Floor

Site Plan Overview:

- The applicant is proposing 4 short term rental units to the rear of the building located at 411 E. Main Street.
- Section 3.510 of the Zoning Ordinance requires a Conditional Use Permit for a Bed & Breakfast (Short Term Rental) unit on the first floor.
- The site is approximately 18,365 square feet (0.42 acres).
- Access to the property is from Main Street via an existing drive located on the west side of the property.
- Parking spaces are provided on the south side of the proposed buildings.
- The surrounding zoning is CBD in all directions.
- Surrounding land uses include commercial businesses in all directions.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- The site complies with applicable regulations.

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

- The use of the property for additional Short-Term Rental units will support the retail and commercial activities within the area.

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

- We do not anticipate unfavorable effects on adjoining properties from this use.

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

- None.

- E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:**
- Drive access into this property will remain on the west side of the property. Pedestrian circulation into the property will also be provided in the existing driveway.
- 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 detail provided on exterior lighting. All lighting shall be shielded and ordinance compliant.
- H. ADEQUACY AND CONVENIENCE OF OFF-STREET PARKING AND LOADING FACILITIES:**
- Sufficient parking is provided based on the code. The parking is located to the rear of the property behind the proposed units.
- I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:**
- The intent of the Central Business District is to provide for the intense commercial activities of the central business district or central trading area of the City. This district establishes the character of the City by serving the visitor as well as the residents of the City. While this would be considered a hospitality business, it would seem appropriate to support downtown.
- 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:

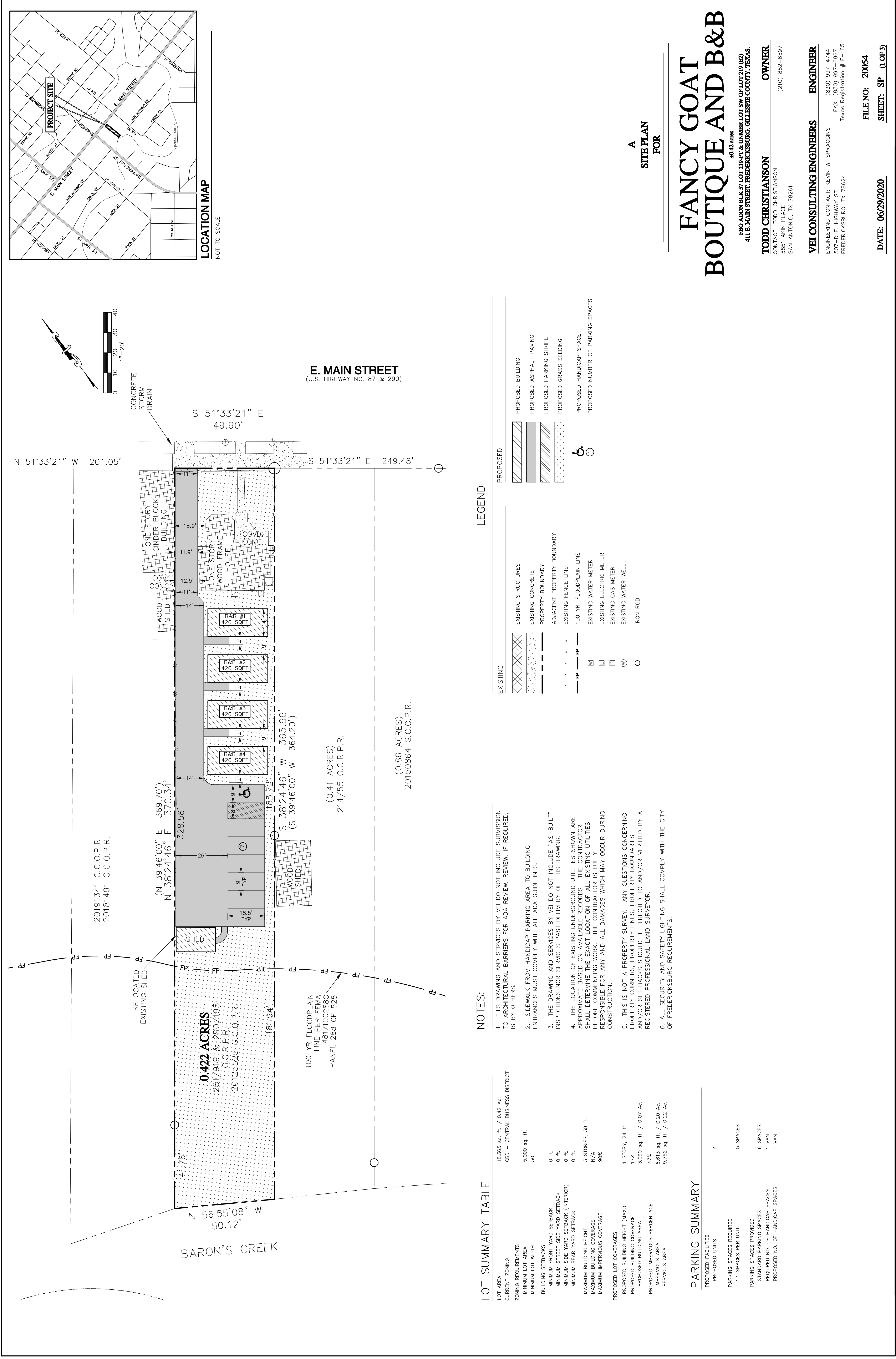
- No additional changes are recommended.

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:

- No additional changes are recommended.

OPPOSITION/SUPPORT OF REQUEST:

STAFF RECOMMENDATION: Approval is recommended. The use of this space for first floor retail does not seem reasonable, and we do not think the proposed use as additional short-term rentals jeopardizes the intent of the ordinance.



FANCY GOAT BOUTIQUE AND B&B

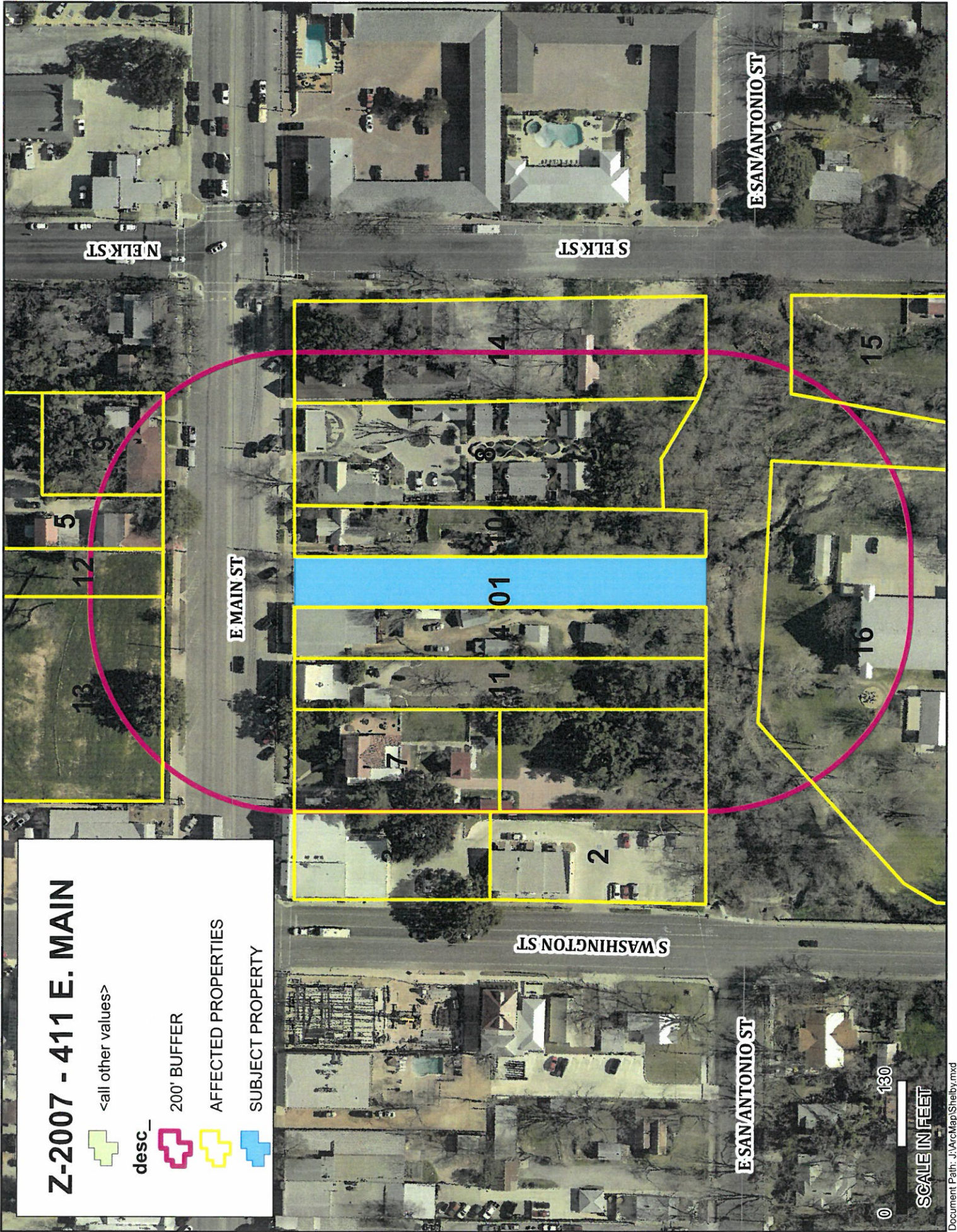
±0.42 acres
P&G ADDN B/LK 57 LOT 219 PT. & UNIMR LOT SW OF LOT 219 (65)
411 E. MAIN STREET, FREDERICKSBURG, GILLISBURG COUNTY, TEXAS.

OWNER
TODD CHRISTIANSON
CONTACT: TODD CHRISTIANSON
5851 AKIN PLACE
SAN ANTONIO, TX 78261
(210) 852-6597

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

FILE NO: 20054
DATE: 06/29/2020
SHEET: SP (1 OF 3)

A
SITE PLAN
FOR



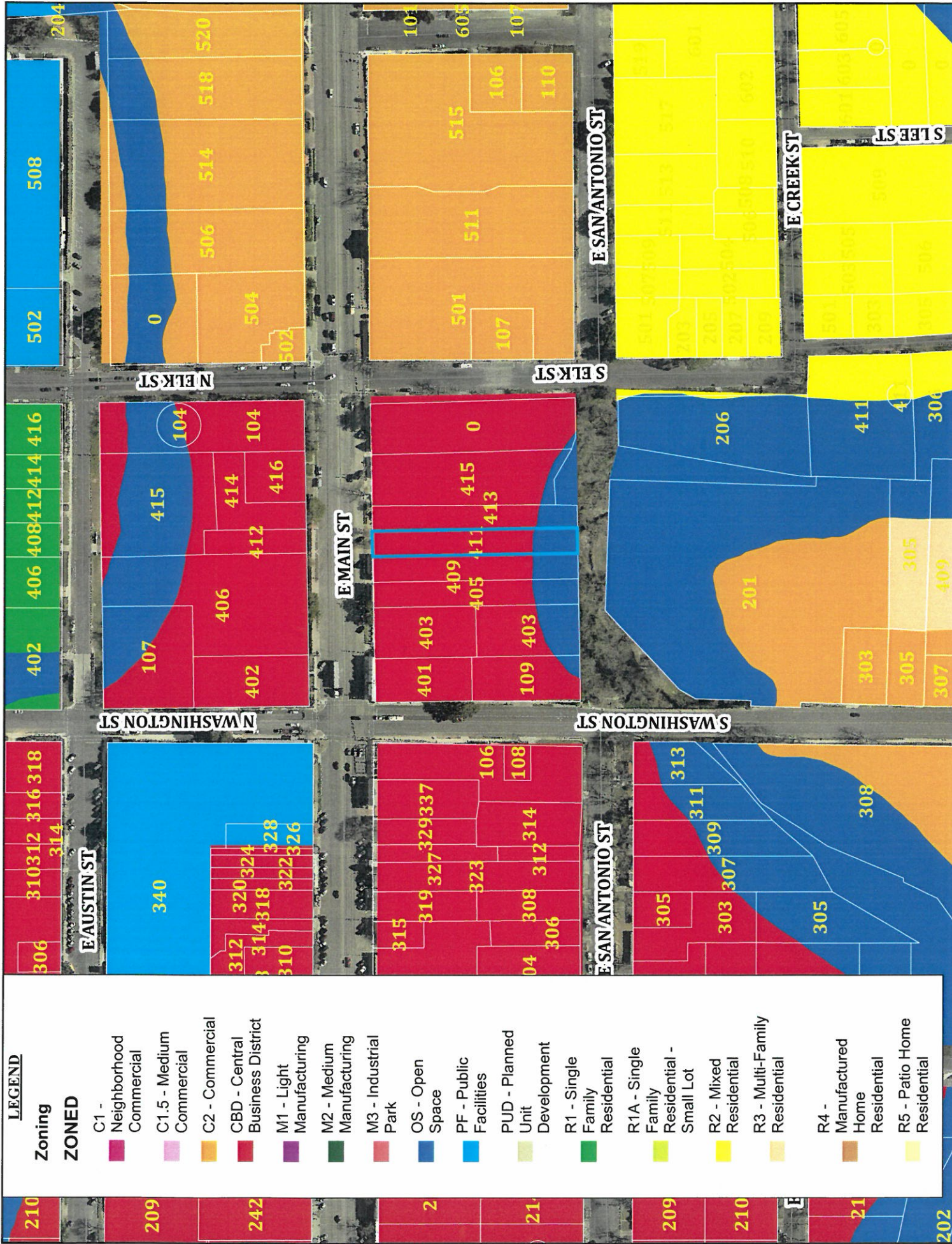
Letter	Owner	Address
1	SUBJECT PROPERTY	
2	STUART B PROPERTIES LP	146 KEIDEL LN FREDERICKSBURG, TX 78624
3	STUART B PROPERTIES LP	146 KEIDEL LN FREDERICKSBURG, TX 78624
4	ROBIN FLECK	409 E. MAIN FREDERICKSBURG, TX 78624
5	414 E. MAIN, LLC	250 GRANDVIEW DR STE 400 FT. MITCHELL KY 41017
6	BARBARA HEINEN	705 S. EAGLE FREDERICKSBURG, TX 78624
7	BARBARA HEINEN	705 S. EAGLE FREDERICKSBURG, TX 78624
8	BLACKSMITH QUARTERS AT BARONS CREEK LLC	P.O. BOX 193 HYE, TX 78635
9	LAZY OAK ARC LLC	P.O. BOX 9 JOHNSON CITY, TX 78636
10	JAMES & JACQUELINE CHUDE	100 WALLENDORF - BOHNERT FREDERICKSBURG, TX 78624
11	LOS CAZADORES PROPERTIES LLC	755 E. MULBERRY AVE STE 600 SAN ANTONIO, TX 78212
12	406 - 412 E. MAIN, LLC	250 GRANDVIEW DR STE 400 FT. MITCHELL KY 41017
13	406 - 412 E. MAIN, LLC	250 GRANDVIEW DR STE 400 FT. MITCHELL KY 41017
14	421 E. MAIN, LLC	250 GRANDVIEW DR STE 400 FT. MITCHELL KY 41017
15	CARLETTA SMITH	204 E. TRAVIS FREDERICKSBURG, TX 78624
16	FREDBG INN LP	5910 N CENTRAL EXPY STE 1670 DALLAS, TX 75206
Z-2007 - 411 E. MAIN		

LEGEND

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium 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



CONDITIONAL USE PERMIT BRIEF

Request Z-2011

Applicant: Land Strategies, Inc.

Location: 206 N. Milam Street

Existing Zoning: C-1.5 Medium Commercial, Historic District Overlay

Request: Conditional Use Permit for an Indoor Market including a number of proposed uses.

Site Plan Overview:

- The proposed Fredericksburg Market is an adaptive reuse of the long vacant Super S grocery store located at 206 N. Milam Street.
- The intent is to divide the main floor area into multiple suites for use by local businesses, to create a vibrant urban space (see attached project summary).
- The building is approximately 13,800 square feet in size and the site contains 1.6 acres.
- The applicants are requesting a Conditional Use Permit for a number of uses that they intended for the proposed space. These uses include a club or lodge, cocktail lounge, food sales, general retail sales, liquor sales, mobile food establishments and a micro brewery /distillery.
- Access to the property is from N. Milam Street and Schubert Street. Access to the rear of the site is via an access easement.
- The existing parking lot in front of the building will be reconfigured to establish additional parking and provide for landscaping for a much improved appearance.
- The surrounding zoning C-1 to the north, R-1 to the west, C-1 to the south and C-1 to the east.
- Surrounding land uses include commercial businesses to the south, a mix of residences and businesses to the north and east and residences to the west.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- The site will comply with applicable zoning regulations.

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

- The use of the property for a mix of retail and restaurant uses within the existing building would support the retail and commercial activities within the area.

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

- Outdoor amplified sound or music could be a nuisance to the adjoining properties to the west. The City currently has an ordinance in place prohibiting amplified music adjacent to residentially zoned property.

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:

- The proposed drive access into and out of the property would be an improvement to the current conditions. Pedestrian circulation into the property will be from Milam Street.

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

- A portion of the property currently lies within the 100-year floodplain. As such, any development or substantial improvements that lie within the FEMA Special Flood Hazard Area will require submission of a floodplain development permit application and compliance with the City's Flood Hazard Reduction Ordinance.
- The Fire Marshal has been working with the Architect to verify the required improvements necessary to comply with the 2015 IFC. Approval will be conditional upon Fire Marshal approval.

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 detail provided on exterior lighting. All lighting shall be shielded and ordinance compliant.

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

- Sufficient parking is provided based on the code. Not knowing the ultimate mix of uses, the applicant has based the parking on a ratio of 1 space per 200 square feet.

I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:

- The intent of the C-1.5 Medium Commercial District is to provide a district between the Neighborhood Commercial District and the Commercial District. Uses have been selected from each of the various districts, with the intent that the proposed uses could function as a transition between highway commercial and residential neighborhoods, but could also provide a lower impact zone along major roadways.

J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:

- Affirmative. The project has received approval of a Certificate of Appropriateness by the Historic Review Board.

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:

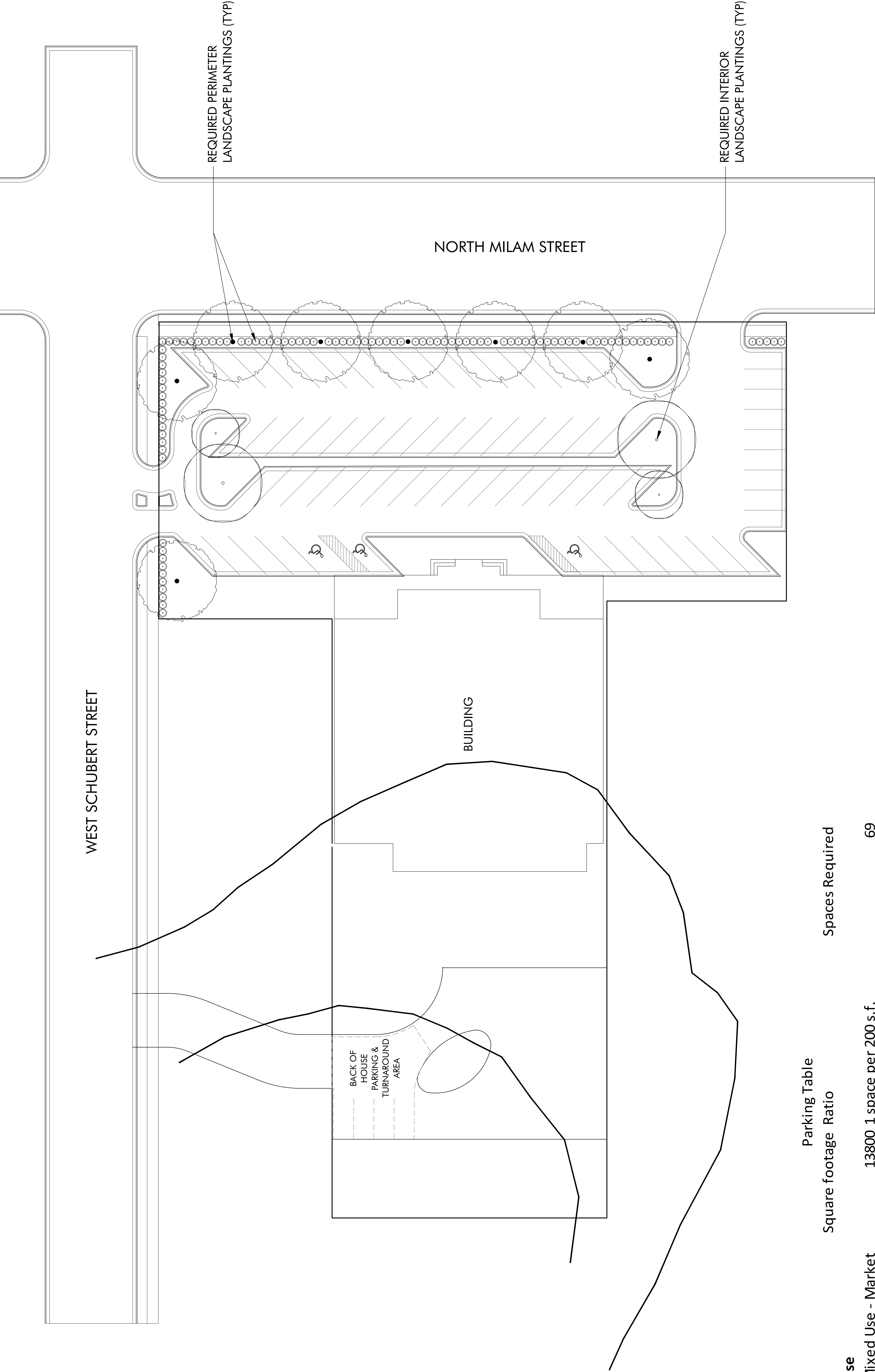
- No additional changes are recommended.

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:

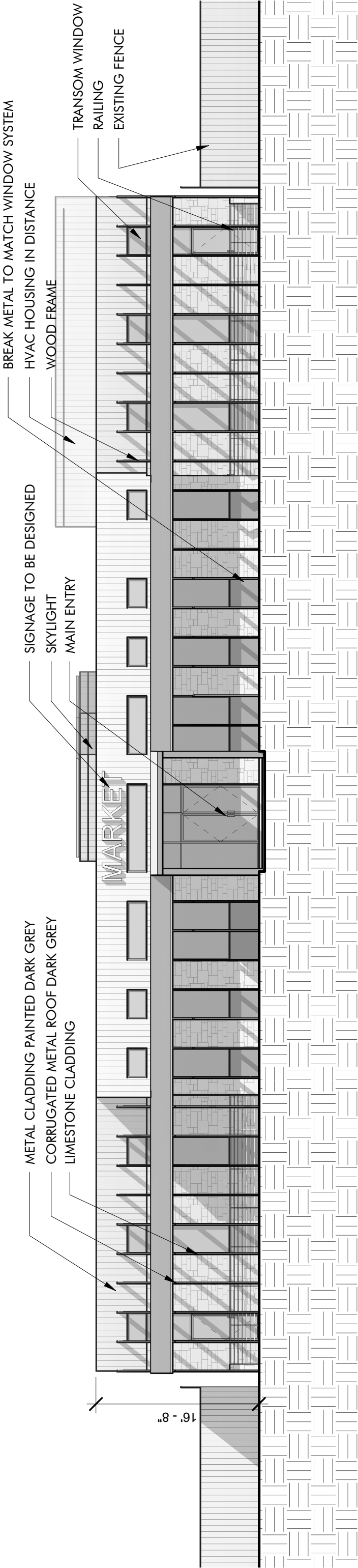
- No additional changes are recommended.

OPPOSITION/SUPPORT OF REQUEST:

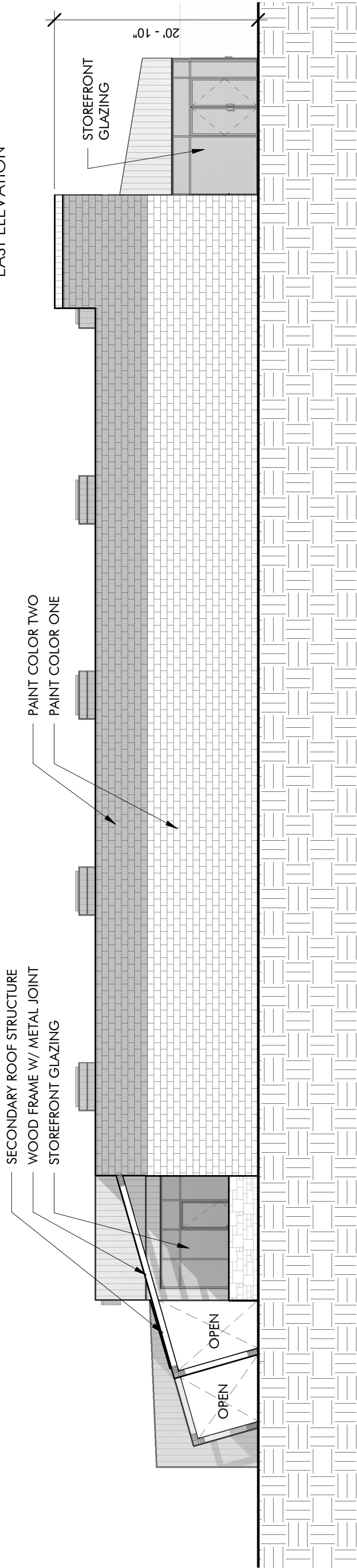
STAFF RECOMMENDATION: In staff's opinion, the proposed Fredericksburg Market project represents an appropriate reuse of an otherwise underutilized property. It is our recommendation to approve this project as proposed.



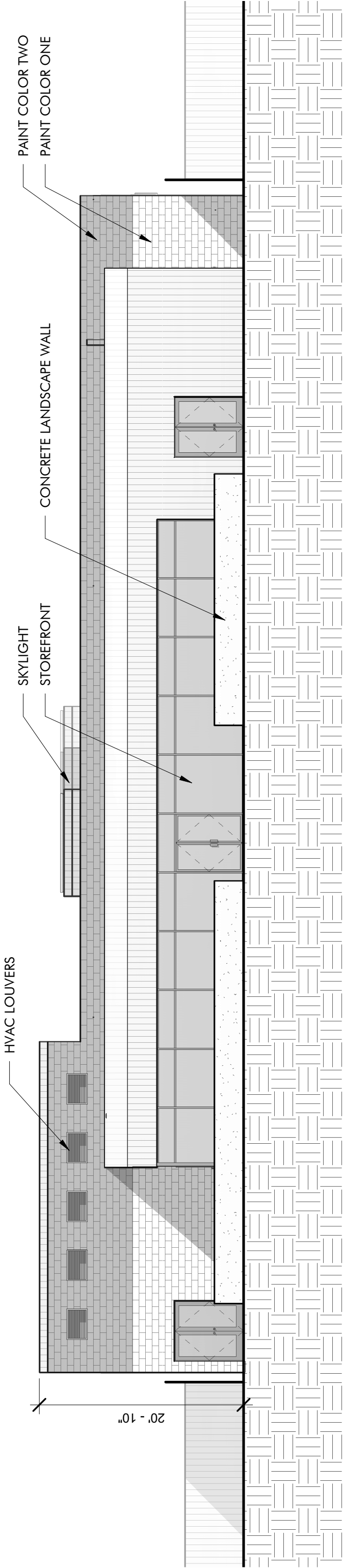
Parking Table			
Use	Square footage	Ratio	Spaces Required
Mixed Use - Market	13800	1 space per 200 s.f.	69
Parking Provided			72



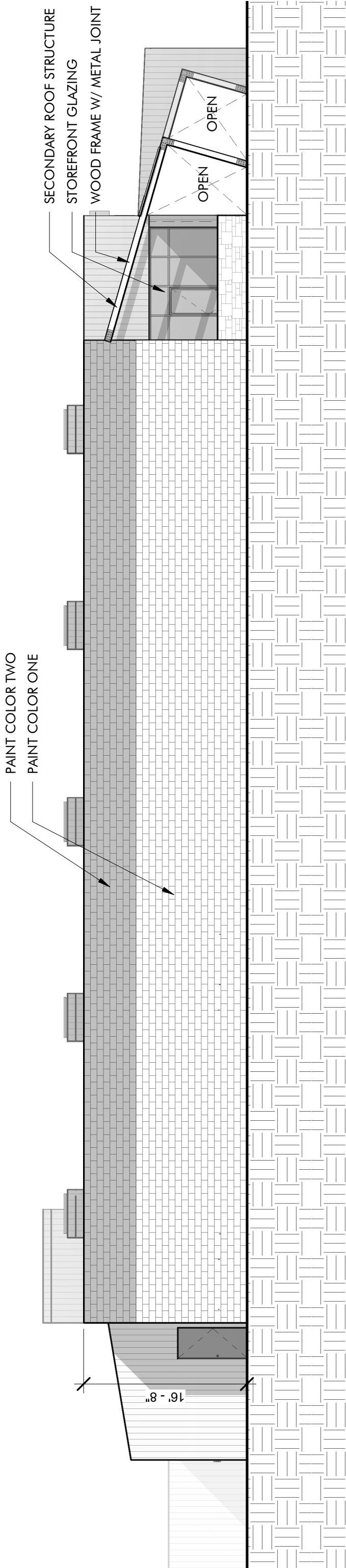
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



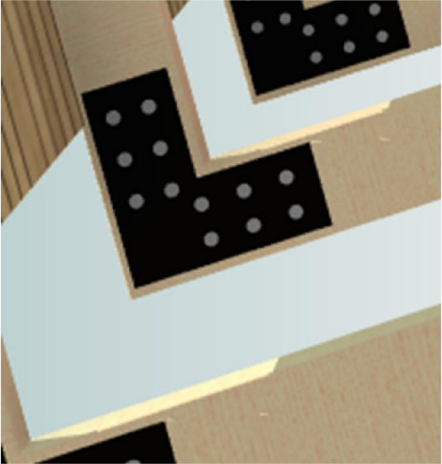
SOUTH ELEVATION



1



2



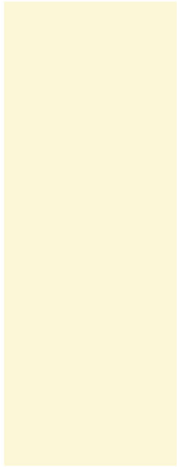
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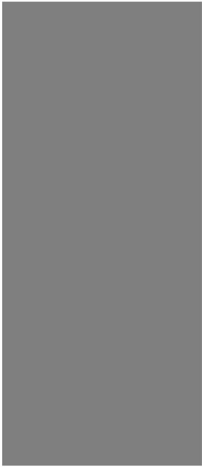
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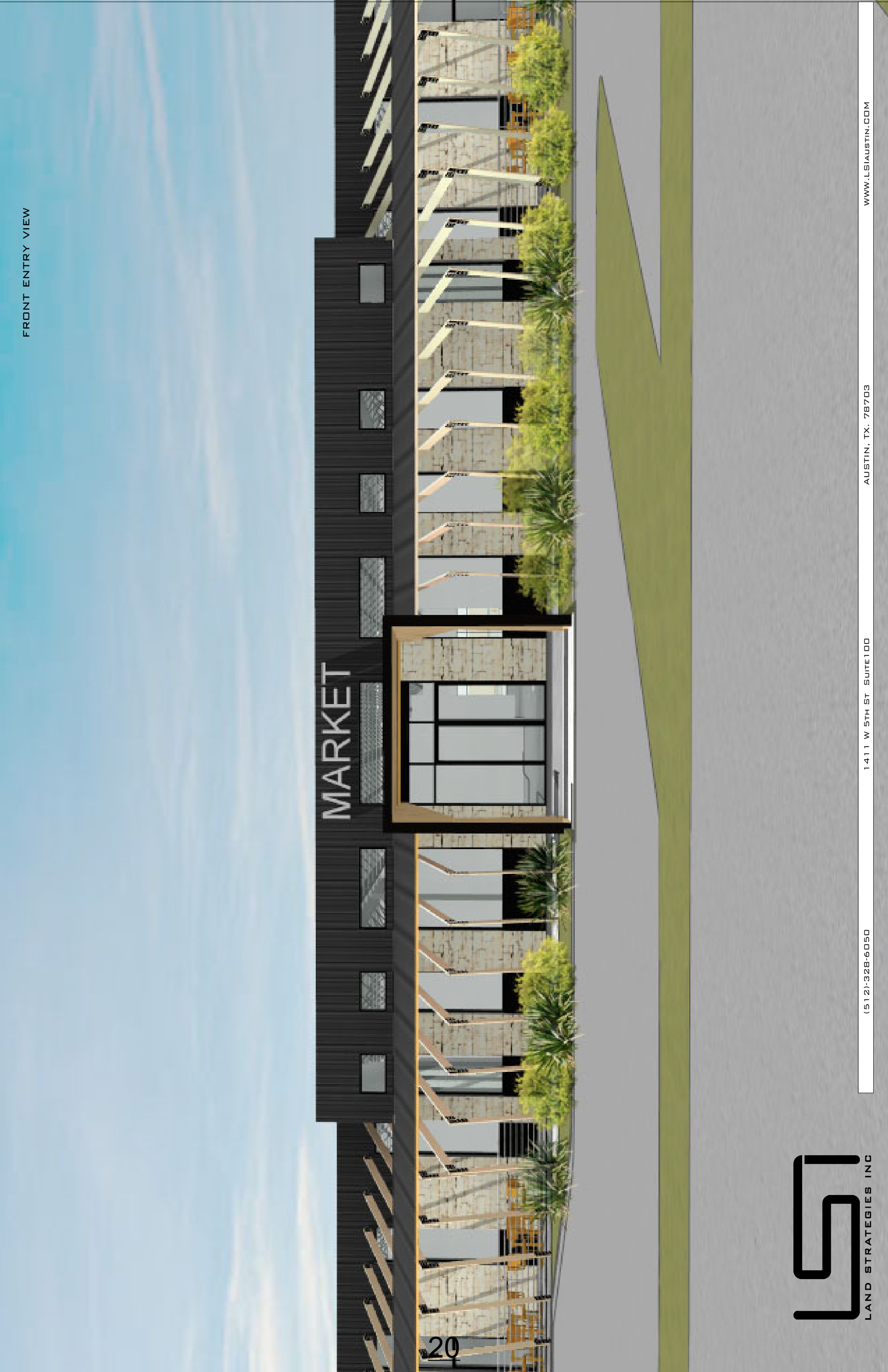
5



Paint One



Paint Two

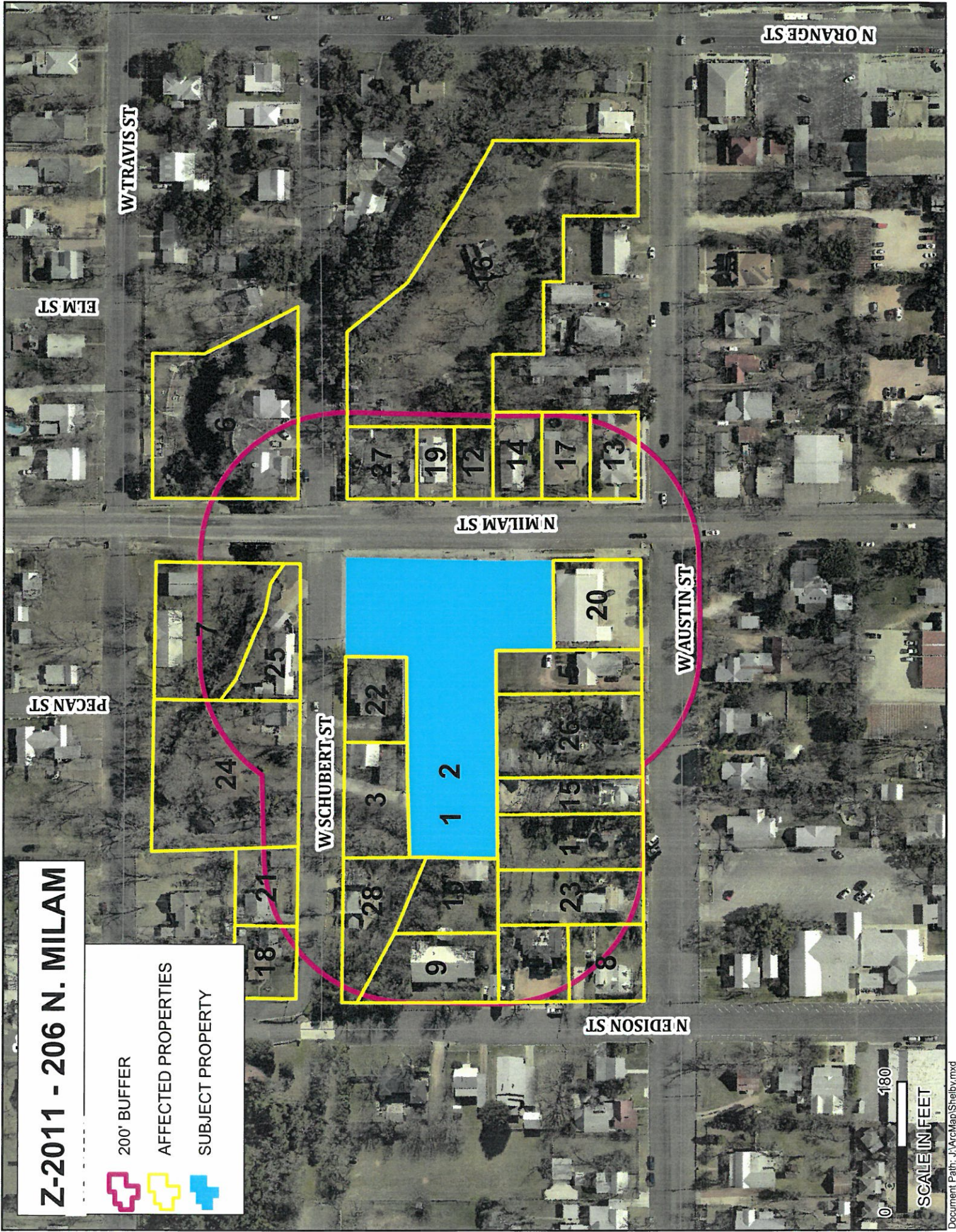




BACKYARD VIEW







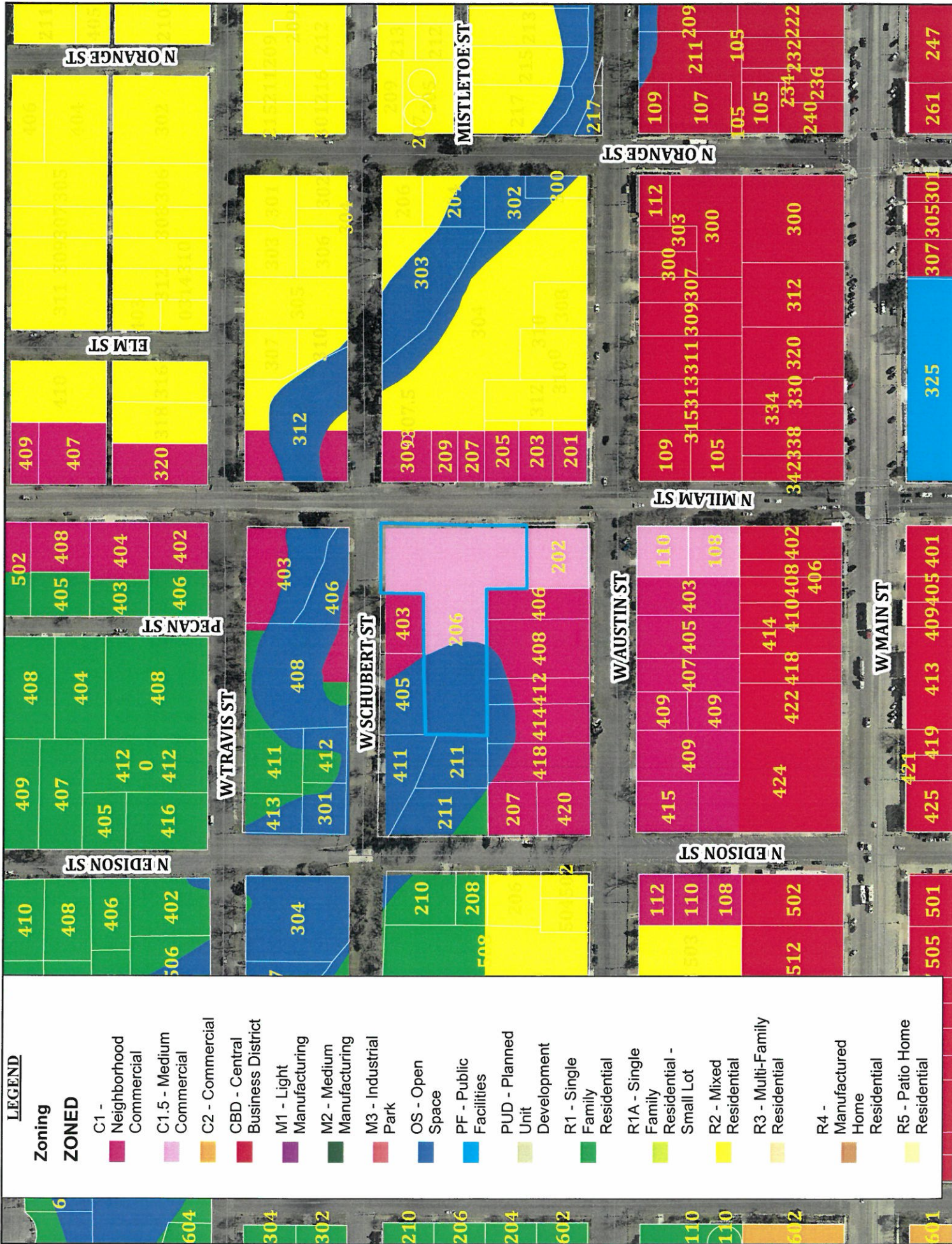
Letter	Owner	Address
1	FIXING FRED LLC	901 S. MOPAC EXPWY LP PLAZA 1 STE 160 AUSTIN, TX 78746
2	FIXING FRED LLC	901 S. MOPAC EXPWY LP PLAZA 1 STE 160 AUSTIN, TX 78746
3	JOHN HOERSTER	204 W. WINDCREST FREDERICKSBURG, TX 78624
4	ANDREA KONUMA	207 N. EDISON FREDERICKSBURG, TX 78624
5	JR & JB HUTCHERSON LIVING TRUST	4545 ECKERT RD, FREDERICKSBURG, TX 78624
6	CHERYL LONGORIA	P.O. BOX 6250 LAREDO, TX 78042
7	INN HAUS LLC - 403 W. TRAVIS STREET SERIES	92 SUNILAND DR FREDERICKSBURG, TX 78624
8	Z-TOWER REAL ESTATE INVESTMENTS PROPERTIES, LLC	1449 HWY 6 STE 400 SUGARLAND, TX 77478
9	BEBE MORGAN - DANZ LIVING TRUST	211 N. EDISON FREDERICKSBURG, TX 78624
10	BEBE MORGAN - DANZ LIVING TRUST	211 N. EDISON FREDERICKSBURG, TX 78624
11	JOHN & MARY GRAHAM	281 CJ RANCH RD FREDERICKSBURG, TX 78624
12	MADLYNS INC	202 N.MILAM FREDERICKSBURG, TX 78624
13	ALPHA SECURITIES LLC	602 N. MILAM FREDERICKSBURG, TX 78624
14	MELISSA TRIPLETT	4111 W. MAHOGANY DR FAYETTEVILL, AR 72704
15	MD GARTHERING HOLDINGS LLC	632 POST OAK FREDERICKSBURG, TX 78624
16	ALICE N LINDSAY WELDER EXEMPT TRUST	P.O. BOX 1609 FREDERICKSBURG, TX 78624
17	MADLYNS INC	202 N.MILAM FREDERICKSBURG, TX 78624
18	CURTIS TATSCH	301 N. EDISON FREDERICKSBURG, TX 78624
19	CYDNEY DONNELL	309 W. SCHUBERT FREDERICKSBURG, TX 78624
20	MADLYNS INC	202 N.MILAM FREDERICKSBURG, TX 78624
21	MARY SCHMIDT	P.O. BOX 149 FREDERICKSBURG, TX 78624
22	JOHN HOERSTER	204 W. WINDCREST FREDERICKSBURG, TX 78624
23	Z-TOWER REAL ESTATE INVESTMENTS PROPERTIES, LLC	1449 HWY 6 STE 400 SUGARLAND, TX 77478
24	VERONICA TRUAN	489 BRIDESTONE WAY BUDA, TX 78610
25	JOSHUA & BARBARA BAR-YADIN	4 DE ZAVALA PL SHAVANO PARK, TX 78231
26	DAVID & CYNTHIA CLEMENTS	727 FISHER - BONN RD FREDERICKSBURG, TX 78624
27	CYDNEY DONNELL	309 W. SCHUBERT FREDERICKSBURG, TX 78624
28	TOWN CREEK HAUS LLC	706 HILLCREST RICHMOND, TX 77469
Z-2011 - 206 N. MILAM		

LEGEND

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium 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



ZONING AND LAND USE BRIEF

Request Z-2012

- APPLICANT:** Jordan Muraglia, Richard Beaupre, and Mickey Dunn
- LOCATION:** 110 N. Bowie, 603 and 605 W. Austin Street
- EXISTING ZONING:** R-1, Single family Residential
- EXISTING LAND USE:** Low Density Residential
- PROPOSED REQUEST:** 1) Change in Land Use Plan from Low-Density Residential to Medium Density Residential, and
- 2) Change in Zoning From R-1 Single Family Residential to R-2 Mixed Residential

FINDINGS:

- The subject request consists of three properties fronting on W. Austin Street. 110 N. Bowie Street contains a single-family structure and log cabin, 603 W. Austin Street is vacant, and 605 W. Austin contains a single-family structure.
- Surrounding land uses include commercial businesses to the south fronting on Main Street, a mix of residences and short-term rentals to the east, and primarily single-family residences to the north and west.
- Surrounding property is zoned C-2 to the south, R-1 to the west and north, and R-2 to the east.
- The Land Use Plan identifies the subject property, property to the west and north as Low Density Residential and property to the south as Commercial.

LAND USE PLAN: The Land Use Plan identifies the subject property to be Low Density Residential. As defined in the Comprehensive Plan, this definition is representative of traditional, single-family detached dwelling units. Low Density Residential accounts for the largest percentage of residential development in Fredericksburg today and will continue to do so with the development shown on the “Future Land Use Map”. The areas designated for Low Density Residential land use are generally not adjacent to major thoroughfares or incompatible land uses and are in proximity to existing single-family residential land use. Within these areas, the City should encourage a range of lot sizes and housing types to promote increased housing diversity and affordability.

The proposed land use designation of Medium Density Residential is characterized by single family 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. These residential uses can

provide a buffer between lower density residential areas and more intensive residential, non-residential, or mixed-use areas.

ZONING: The subject property is zoned R-1, Single Family Residential, as are the remaining lots fronting on Austin Street between N. Bowie Street and N. Acorn Street (see attached zoning map). The applicants are proposing to change the zoning to R-2, Mixed Residential. The property owners at 110 N. Bowie Street (corner of Bowie and Austin) would like to use their property for multiple short-term rentals. As the zoning is proposed, it would be our opinion that the request would represent “spot” zoning. So, if the Commission is willing to consider this change, staff would recommend that the properties fronting on Austin Street between Bowie and Acorn Street be considered as well.

STAFF RECOMMENDATION: In order to accommodate the use proposed by the applicant, it is necessary to have R-2 zoning. Staff does not recommend changing the land use and zoning only on the subject properties. However, if the Commission is interested in changing the land use and zoning on those lots within this block that front on Austin Street, it will be necessary for the Commission to take action to direct staff to call a hearing to consider initiating the rezoning on the additional properties as well.

Z-2012

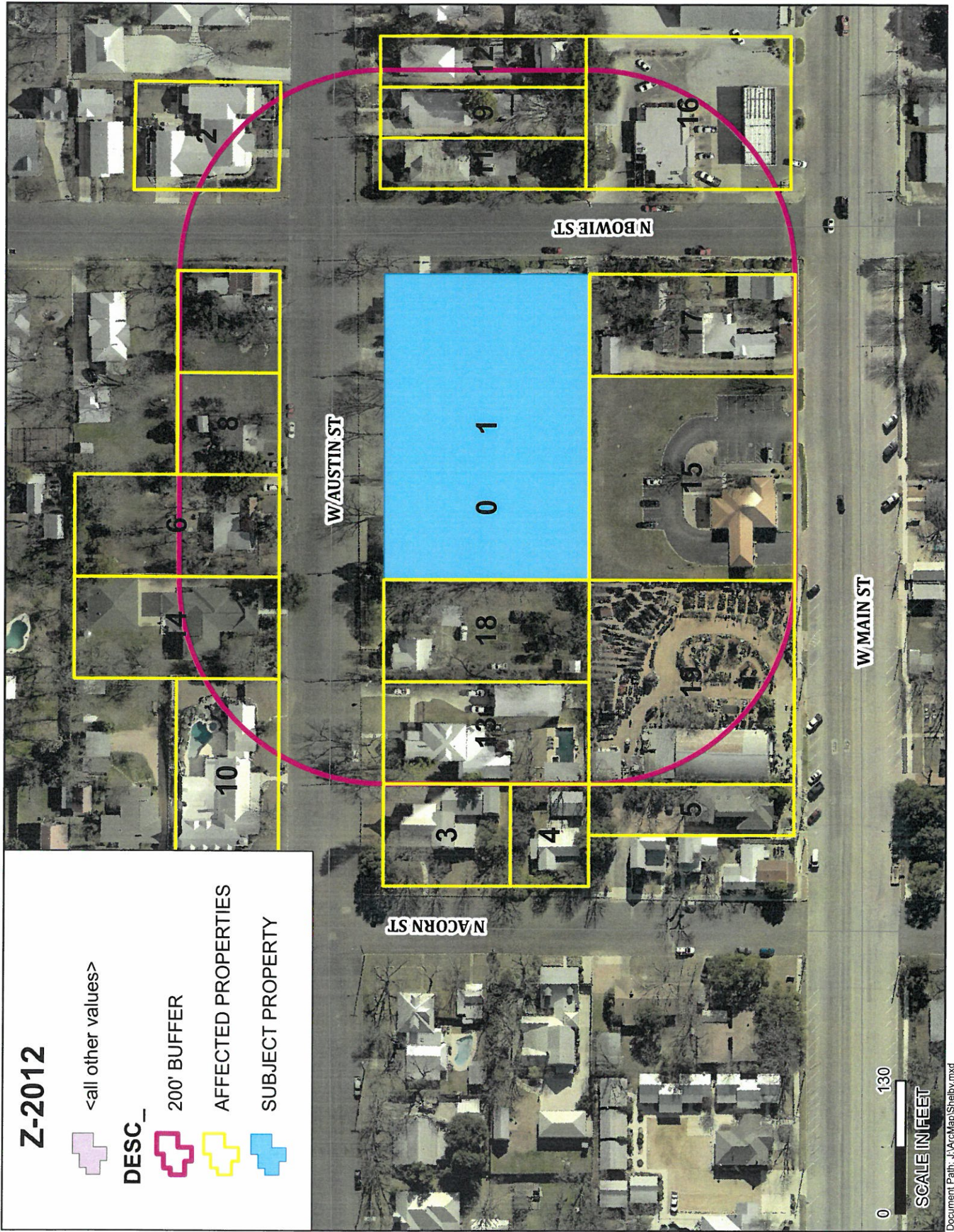
 <all other values>

DESC_

 200' BUFFER

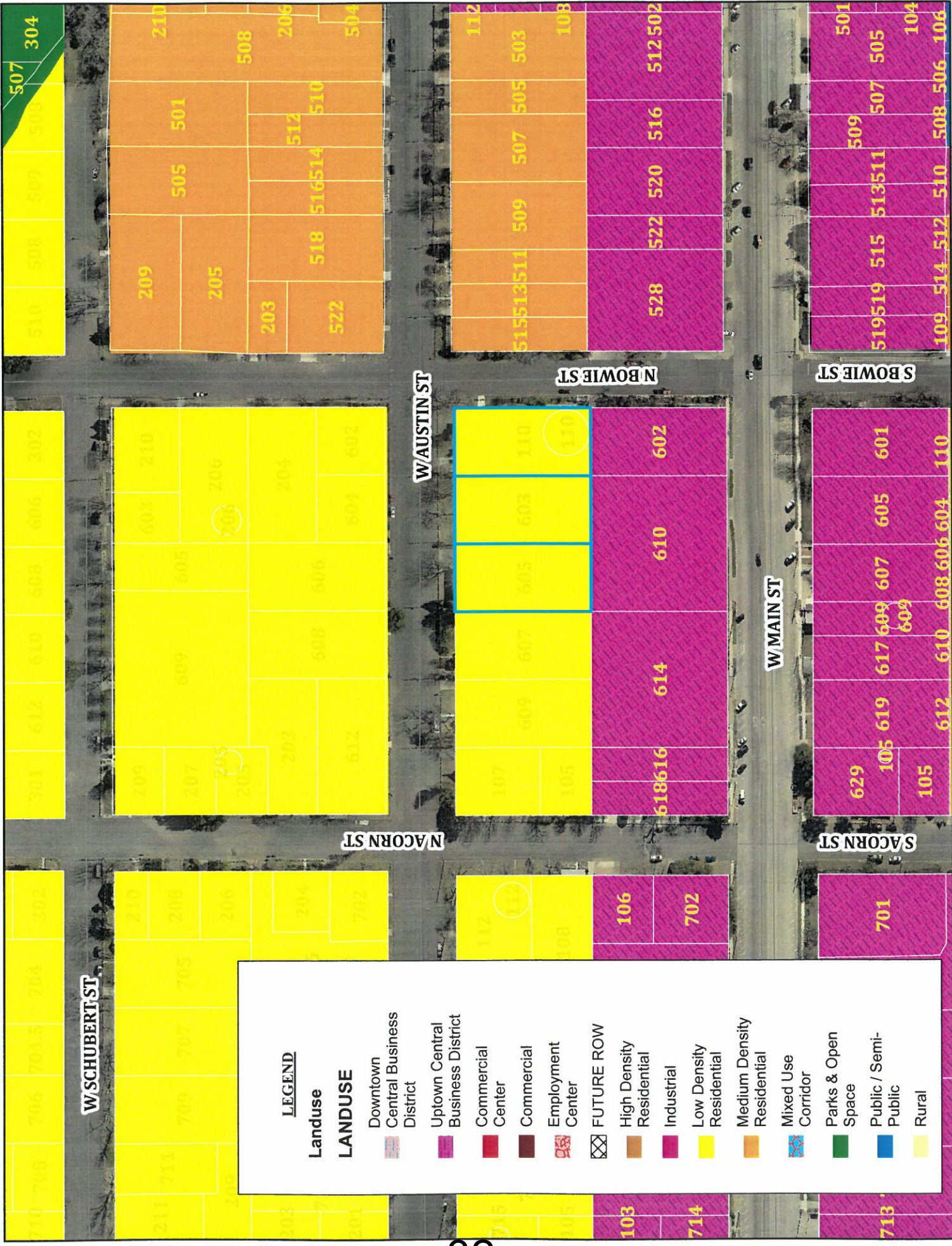
 AFFECTED PROPERTIES

 SUBJECT PROPERTY



Letter	Owner	Address
1		
2	JOHN & SUZANNE SHORE	522 W. AUSTIN FREDERICKSBURG, TX 78624
3	GORDON & RITA TRAVIS LIFE ESTATE	107 N. ACORN FREDERICKSBURG, TX 78624
4	GORDON & RITA TRAVIS LIFE ESTATE	107 N. ACORN FREDERICKSBURG, TX 78624
5	RICHARD LAUGHLIN	616 W. MAIN FREDERICKSBURG, TX 78624
6	JACK ARNOLD & LUCY EDWARD	606 W. AUSTIN FREDERICKSBURG, TX 78624
7	MARGARET WENDEL	602 W. AUSTIN FREDERICKSBURG, TX 78624
8	GINA WENDEL - LOCKHART	604 W. AUSTIN FREDERICKSBURG, TX 78624
9	SHEILA WRIGHT	513 W. AUSTIN FREDERICKSBURG, TX 78624
10	BRENT GEISTWEIDT & PAMELA KEITH	612 W. AUSTIN FREDERICKSBURG, TX 78624
11	DONNA ATWOOD	P.O. BOX 2295 FREDERICKSBURG, TX 78624
12	CLARA HARRISON	11202 W. US HWY 290 HARPER, TX 78631
13	FBRG TEXAS VACATION PROPERTIES LLC	12923 BEDORD FALLS DR CYPRES, TX 77429
14	HAROLD & KATHLEEN COATES	P.O. BOX 877 FREDERICKSBURG, TX 78624
15	ST. JOSEPHS CREDIT UNION	610 W. MAIN FREDERICKSBURG, TX 78624
16	STROEHER & OLFERS PROPERTIES	509 S. ADAMS FREDERICKSBURG, TX 78624
17	CARL D NEWTON III	602 W. MAIN FREDERICKSBURG, TX 78624
18	LARRY & KATHLEEN BURSON	607 W. AUSTIN FREDERICKSBURG, TX 78624
19	JOYCE THIELE & JUDY PHILP	485 PYKA RD FREDERICKSBURG, TX 78624
Z-2012 - 110 N. BOWIE & 603/605 W. AUSTIN		





SITE PLAN
BACKGROUND INFORMATION
August 5, 2020

File Number:	SP 2010
Address/Location:	1328 S. Highway 16
Applicant:	CAW Consultants, Craig Wallendorf
Project Description:	Guido Materials – Professional Office – Indoor Sales and Display
Site Area:	Approximately 0.7 acres
Zoning:	C-2 – Commercial
Adjacent Land Uses/Zoning:	
North:	Commercial businesses, zoned C-2
West:	RV Park, zoned C-2
East:	Undeveloped land, zoned C-2
South:	Convenience Store, zoned C-2
Building:	Professional Office – Indoor Sales and Display - 8,509 square feet
Building Height:	Single Story
Building Coverage:	28% (75% maximum)
Impervious Coverage:	78% (85% maximum)
Site Access:	The existing drive on S. Highway 16 will be reconfigured to a standard driveway on the northern end of the property. The existing building will be demolished.
Parking Required:	Office space – 22 spaces (1 space per 400 sf) Total space provided – 22 spaces
Landscaping:	The site currently contains a number of relatively large Post Oak Trees. The applicant is proposing the removal of a significant number of these trees to accommodate the proposed development. In an effort to retain a few of the trees, the applicant intends to utilize a pervious paving material within the drip line of the trees.
Sidewalk:	A sidewalk is proposed along the frontage of S. Highway 16. IN order to accommodate the grad on the

site, the applicant is proposing to align the sidewalk with the curb of the interior driveway. Where said sidewalk lies within the property, a pedestrian easement will be required.

Screening:

All trash containers and service areas are proposed to be screened. No perimeter screening is required.

Lighting:

Exterior lighting to be ordinance compliant.

Utilities:

Water and sanitary sewer lines are available to serve the property. However, the capacity in the water line currently serving this property is being evaluated and will likely require upgrading. Utility improvements will be subject to approval of the Civil Construction Plans prior to issuance of a building permit.

Detention:

Due to the increase in Impervious Coverage on the site, stormwater detention will be required and is being evaluated. Final detention plans will be subject to approval of the Civil Construction Plans.

Fire Protection:

The Fire Marshall has reviewed the Site Plan as proposed. However, the capacity of the water line is being evaluated to property serve the suppression system required for the proposed building. The applicant is aware of this situation and will be required to provide an acceptable solution.

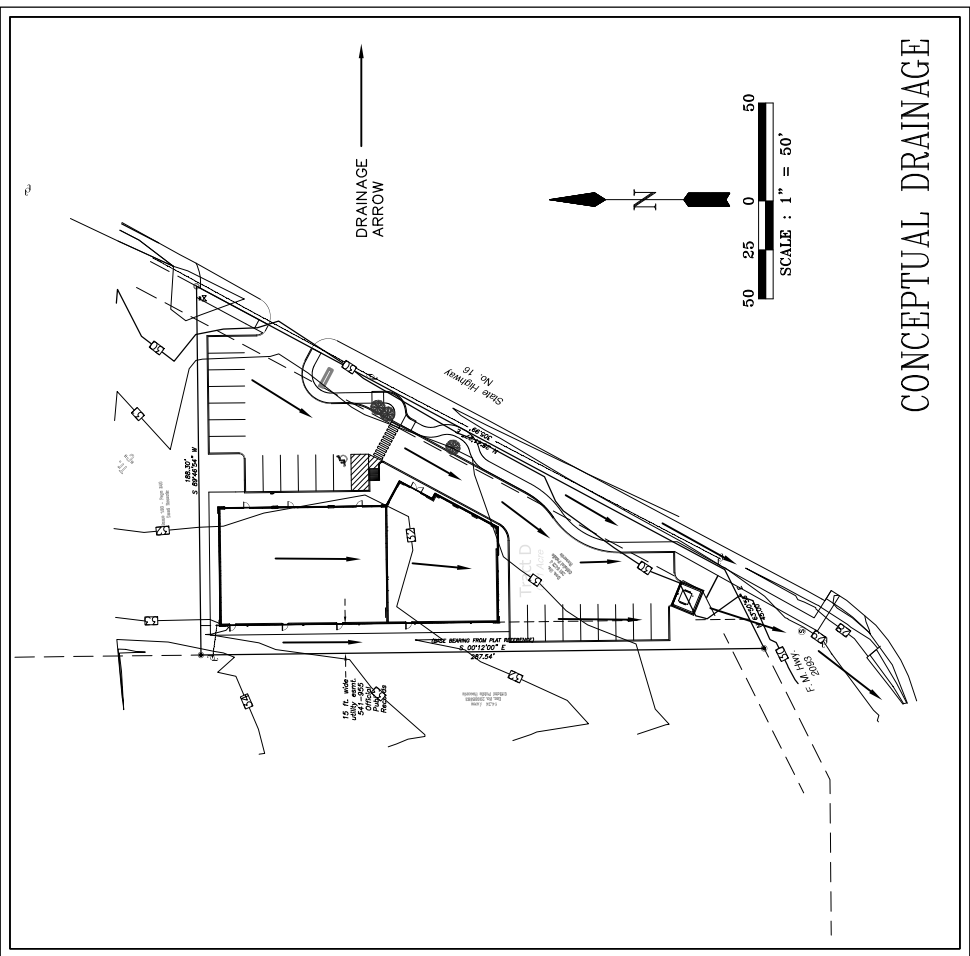
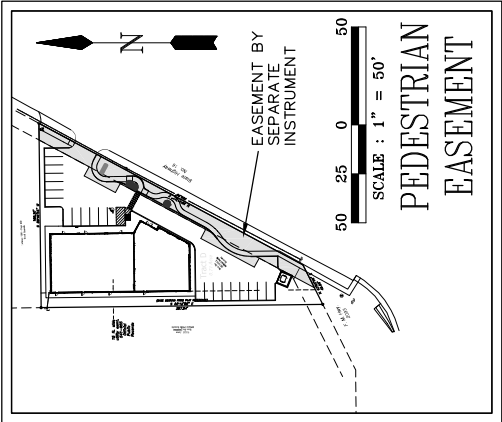
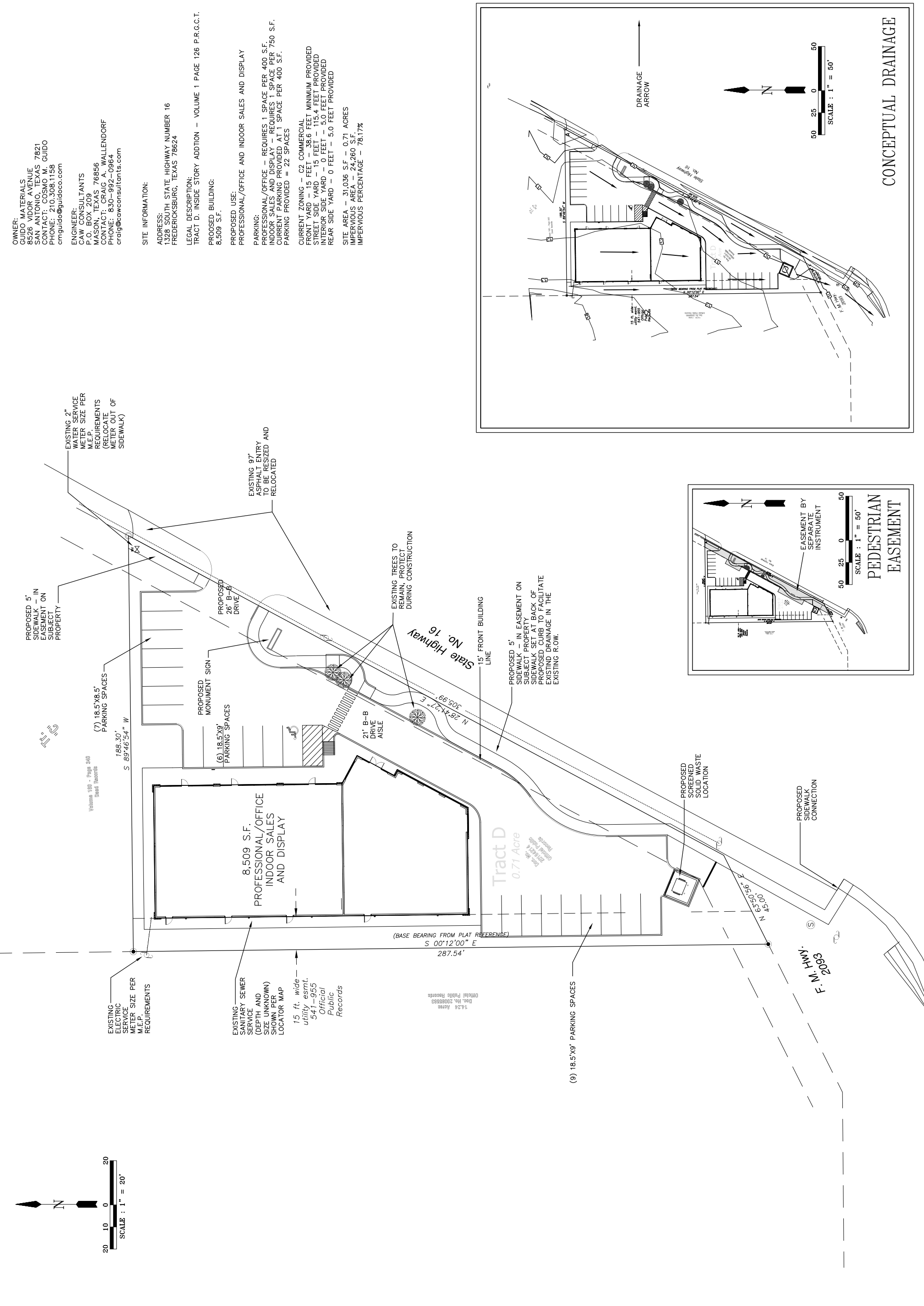
Entry Corridor Requirements:

The applicant has provided a plan to address the Entry Corridor Standards and Guidelines. Following a review and evaluation of the requirements, additional changes were made to the plans.

Recommendation:

Approval, conditioned upon:

- 1) Public Works approval of civil construction plans prior to issuance of a building permit.
- 2) Approval of a Landscape Plan for the additional area being developed.



FOR REVIEW ONLY NOT FOR CONSTRUCTION				
No.	Date	Revisions	App.	
1922701				
DESIGNED BY:	C.A.W.C.	CHECKED BY:	CAW	
JOB NO.	1922701	SCALE:	1"=20'	
DRIVING ID:	5C-SITE.dwg	DATE:	7/27/20	

Engineer/PLS: CRAIG A. WALLENDORF
State of Texas #88677/5810
Submital Date: 07/27/20



SITE PLAN

GUIDO MATERIALS OVERALL SITE PLAN

1328 S. HWY 16
FREDERICKSBURG
TEXAS

OWNER:
GUIDO MATERIALS
8526 VIDOR AVENUE
SAN ANTONIO, TEXAS 7821
CONTACT: COSMO M. GUIDO
PHONE: 210.308.1158
cmguido@guidoco.com

ENGINEER:
CAW CONSULTANTS
P.O. BOX 209
MASON, TEXAS 76856
CONTACT: CRAIG A. WALLENDORF
PHONE: 830-992-0964
craig@cawconsultants.com

SITE INFORMATION:

ADDRESS:
1328 SOUTH STATE HIGHWAY NUMBER 16
FREDERICKSBURG, TEXAS 78624

LEGAL DESCRIPTION:
TRACT D, INSIDE STORY ADDITION - VOLUME 1 PAGE 126 P.R.C.C.T.

PROPOSED BUILDING:
8,509 S.F.

PROPOSED USE:
PROFESSIONAL/OFFICE AND INDOOR SALES AND DISPLAY

PARKING:
PROFESSIONAL/OFFICE - REQUIRES 1 SPACE PER 400 S.F.
INDOOR SALES AND DISPLAY - REQUIRES 1 SPACE PER 750 S.F.
CURRENT PARKING PROVIDED AT 1 SPACE PER 400 S.F.
PARKING PROVIDED = 22 SPACES

CURRENT ZONING - C2 COMMERCIAL
FRONT YARD - 15 FEET - 38.6 FEET MINIMUM PROVIDED
STREET SIDE YARD - 15 FEET - 115.4 FEET PROVIDED
INTERIOR SIDE YARD - 0 FEET - 5.0 FEET PROVIDED
REAR SIDE YARD - 0 FEET - 5.0 FEET PROVIDED

SITE AREA - 31,036 S.F. - 0.71 ACRES
IMPERVIOUS AREA - 24,260 S.F.
IMPERVIOUS PERCENTAGE - 78.17%

CONSULTANTS, INC.
Civil Engineers Land Surveyors Land Planners
P.O. BOX 209
MASON, TEXAS 76856
Office: (830) 992-0964
craig@cawconsultants.com

COLOR/MATERIAL SCHEDULE

MASONRY

- LMSTN-1
LIMESTONE VENEER, CHOPPED RANDOM ASHLAR PATTERN
- LMSTN-2
LIMESTONE VENEER, SMOOTH CUT

SIDING

- D-1
COMPOSITE DECKING, TIMBERTEK AZEK, ARBOR COLLECTION "MORADO" (OR EQUAL)
- EIFS
E.I.F.S. WITH ACRYLIC FINISH, SAND TEXTURE (FIELD COLOR)
E-1
E.I.F.S. WITH ACRYLIC FINISH, SAND TEXTURE (ACCENT COLOR)
E-2

METAL PANEL

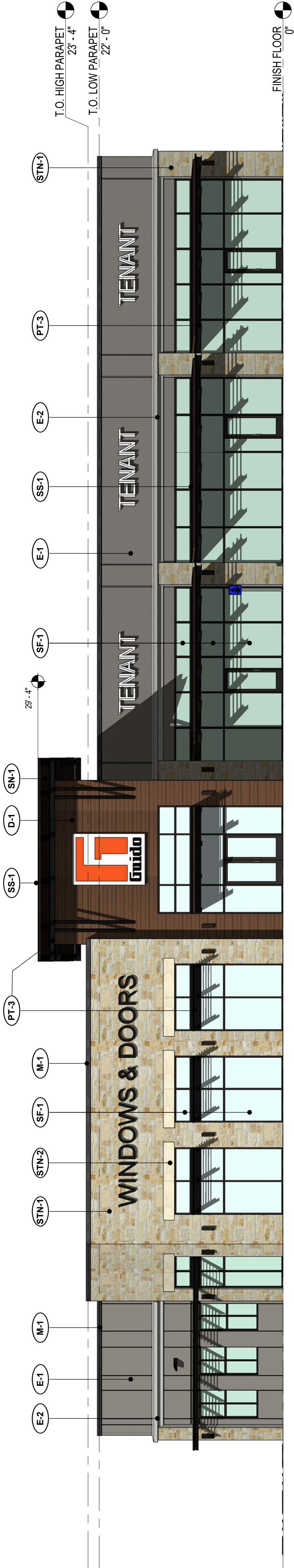
- SS-1
STANDING SEAM METAL ROOF PANEL; PREFINISHED, 24 GA. BERRIDGE CEELOCK, 16 1/2" COVERAGE, "PREWEATHERED GALVALUME"
- M-1
METAL TRIM; PREFINISHED, 24 GA. BERRIDGE "PREWEATHERED GALVALUME"

PAINT

- PT-1
SHERWIN WILLIAMS (FIELD COLOR)
SW7017, "DORIAN GREY"
- PT-2
SHERWIN WILLIAMS (EIFS BAND)
SW7014, "EIDER WHITE"
- PT-3
SHERWIN WILLIAMS (PAINTED STEEL)
SW7068, "IRON ORE"
- SN-1
SEMI-TRANSPARENT STAINED DOUGLAS FIR WOOD DECKING, SHERWIN WILLIAMS #SW3524 "CHESTNUT" (TYPICAL AT ALL AWNINGS DECK)

STOREFRONT

- SF-1
ALUMINUM & GLASS STOREFRONT SYSTEM, "DARK BROZE ANODIZED"



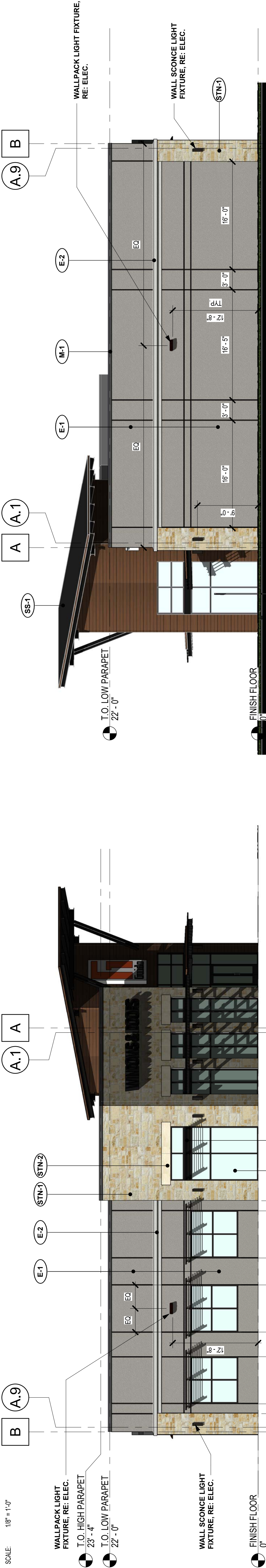
1 SOUTH EAST ELEVATION

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



2 WEST ELEVATION

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



3 SOUTH ELEVATION

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

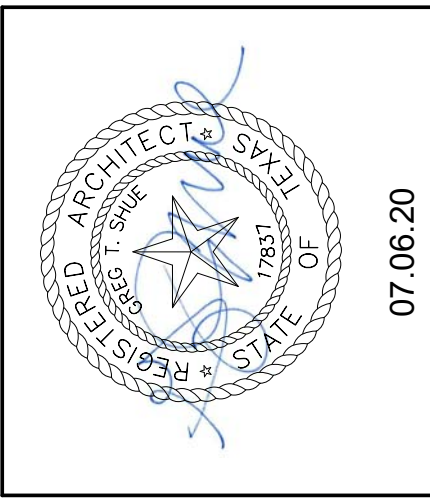


5 PARTIAL TOWER ELEVATION

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

6 EAST ELEVATION

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



Revisions		
Number	Description	Date

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GUIDO SHELL BUILDING
DEVELOPMENT
1328 S. STATE HWY 16
FREDERICKSBURG, TEXAS 78624

project #:	20.056
date:	07.06.20
drawn by:	Author
checked by:	Checker
drawing title:	

drawing number:

G103



2 **SW VIEW**
SCALE:



5 SIDEWALK VIEW

4 **VIEW @ TOWER ELEMENT**



3 **WEST VIEW**

SCALE:

1 BIRD'S EYE VIEW
SCALE:

**PRELIMINARY PLAT
BACKGROUND INFORMATION
August 3, 2020**

File Number:	P-2013
Subdivision Name:	Olfers Addition
Location:	100 Block of Hale Street (see attached map).
Zoning:	R-2 Mixed Residential
Tract Size:	1.58 acres
Number/Size of Lots:	5 lots, including an existing residence located on proposed Lot 1, with the remaining lots being vacant and exceeding the minimum size requirements.
Roadways:	Two lots will front on Hale Street and three lots on E. Windcrest Street.
Right-of-way:	No additional right-of-way is necessary as part of this plat.
Utilities:	Utilities are available to serve this property.
Easements:	Standard easements.
Easements Abandoned:	NA
Stormwater Detention:	Detention will be subject to Engineering approval.
Drainage:	See above.
Park Dedication:	Park Dedication will be required for the new lots (4) being created.
Construction Plans:	Construction Plans will not be required as part of the Final Plat. All utility services and stormwater will be the responsibility of the applicant.
Screening Plan:	None required
P&Z Action:	Final approval
Staff Recommendation:	Approval
Conditions:	Applicant providing utility services to each lot and providing stormwater measures as designed by the applicant's engineer. .

NOTES:
1. BUILDING SETBACK LINES SHOWN HEREON REFLECT CURRENT R2-MIXED RESIDENTIAL ZONING FOR THIS PROPERTY AS OF THE DATE OF THIS SURVEY. SETBACK LINES ARE SUBJECT TO CHANGES IN PROPERTY ZONING.
2. ANY PRIVATELY OWNED WATER WELLS MAY NOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.

LOT NO. 8
MRS. LILLIE USNER SUBDIVISION
VOL. 77, PG. 571 DEED RECORDS

LOT NO. 7
MRS. LILLIE USNER SUBDIVISION
VOL. 77, PG. 571 DEED RECORDS

SCALE 1" = 30'

- LEGEND
- 1/2" DIA. REBAR FOUND (EXCEPT AS NOTED)
 - 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
 - PK MAIL SET IN CONCRETE
 - UTILITY POLE
 - FENCE

BONN SURVEYING

503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
EMAIL: bonnsurveying@verizon.net

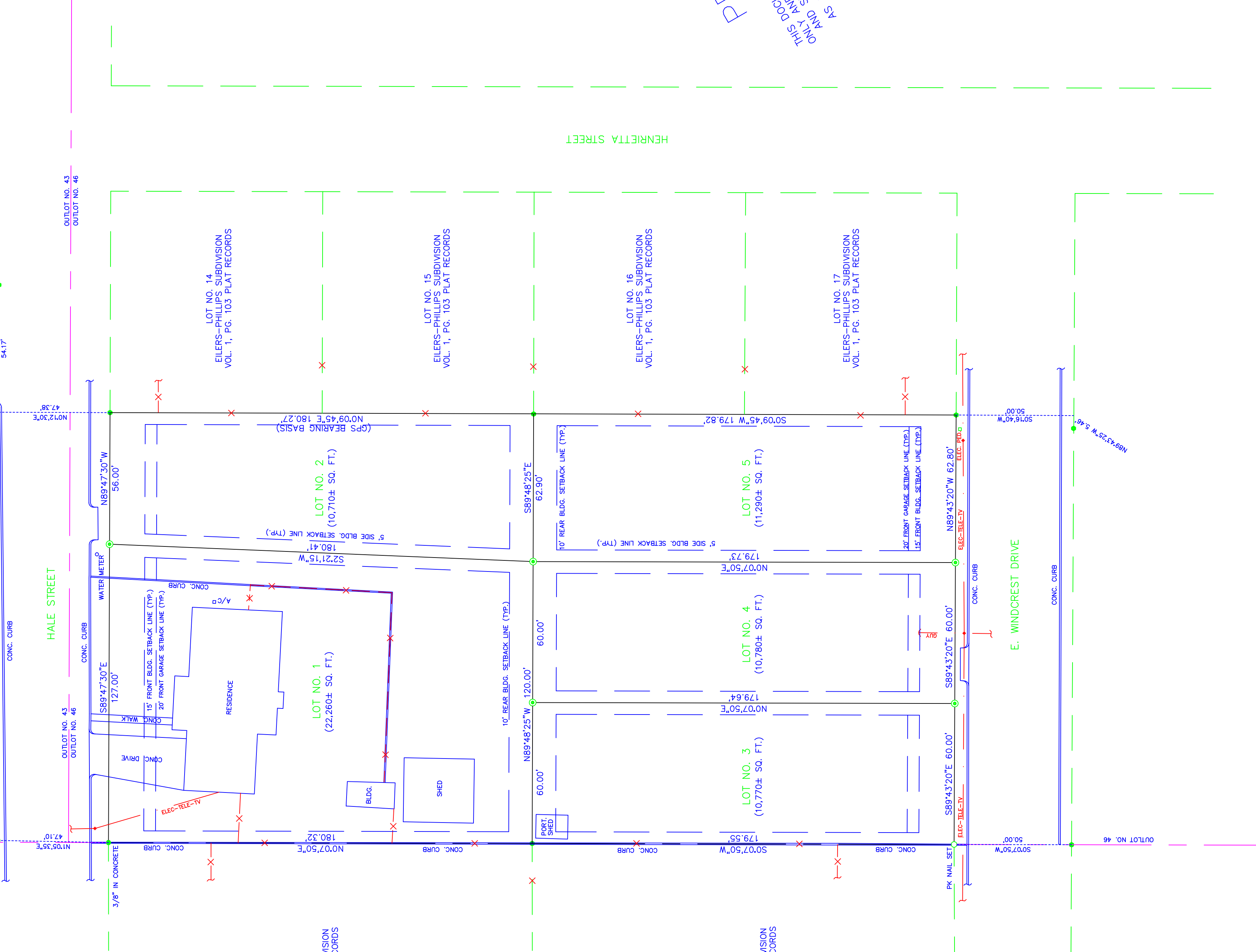
FIRM REG. NO. 10055800

OLFERS ADDITION

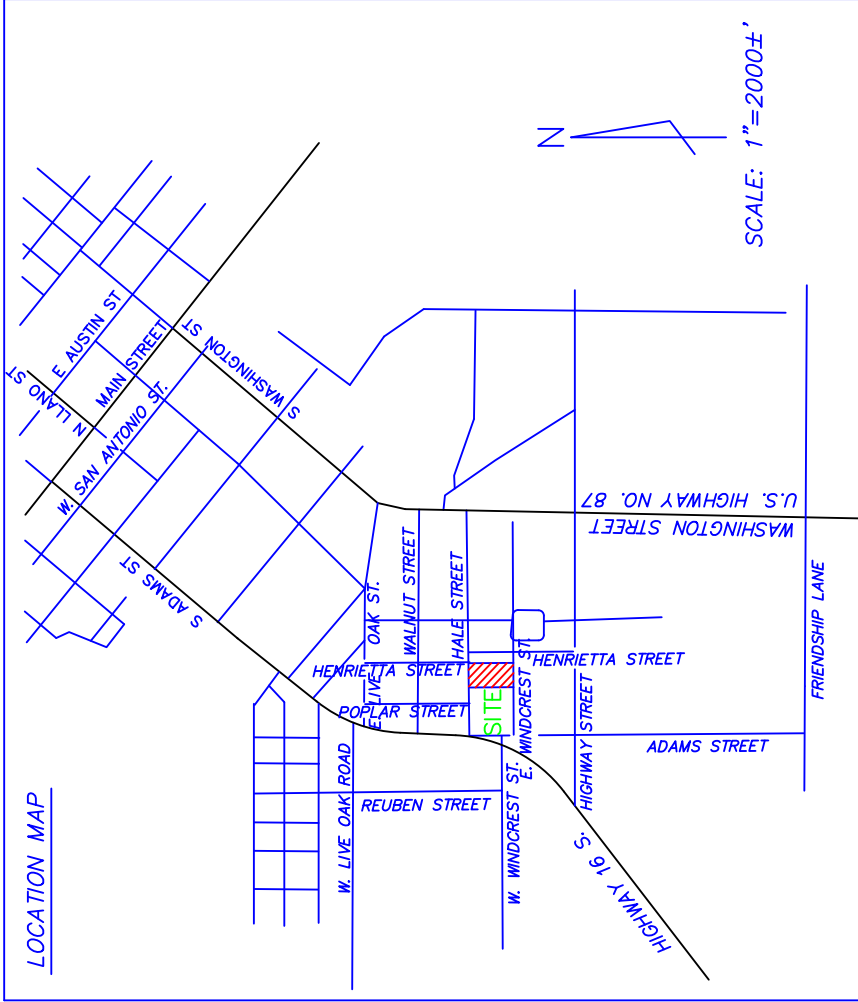
SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS,
BEING A REPLAT OF PART OF GERMAN EMIGRATION COMPANY OUTLOT NO. 46
AS SAID OUTLOT IS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS,
AND ENVIRONS, BY THE GERMAN EMIGRATION COMPANY.

BEING THAT 200' X 183' TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO R. A. OLFERS, JR., BY R.J. OLFERS, ET UX, DATED JUNE 20, 1957, FOUND OF RECORD IN VOLUME 75, PAGE 485, OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS,

BEING THAT 0.74 ACRE TRACT OF LAND DESCRIBED IN A PARTITION DEED TO RUDOLPH OLFERS, JR., DATED JULY 16, 1981, FOUND OF RECORD IN VOLUME 144, PAGES 309-374 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS,



PRELIMINARY
THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW
ONE AND SHALL NOT BE USED OR REPRODUCED OR REPLIED UPON
DATE: 4-20-2020
AS A FINAL SURVEY DOCUMENT



THE STATE OF TEXAS

COUNTY OF GILLESPIE

I, (We), hereby certify that I am (We are) the owner(s) of the property shown and described herein, that no other person or entity has any interest in the property by, lien, lease, or other equitable interest, unless otherwise noted herein, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building set-back lines, and dedicate all alleys, walks, parks, watercourses, easements, and other rights-of-way shown hereon, to the City of Fredericksburg for public use, and I (we) forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, conveyances for public road right-of-way purposes, and other restrictions shown hereon.

Owner: _____ Date: _____

Owner: _____ Date: _____

THE STATE OF TEXAS

COUNTY OF GILLESPIE

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this

day personally appeared _____ and officer whose name is subscribed to the foregoing instrument

and acknowledged to me that he/she is _____ the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 20____

Notary Public in and for The State of Texas _____ Printed Name of Notary

My commission expires _____

THE STATE OF TEXAS

COUNTY OF GILLESPIE

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this

day personally appeared _____, known to me to be the person

and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 20____

Notary Public in and for The State of Texas _____ Printed Name of Notary

My commission expires _____

Approved _____

Chairman, Planning and Zoning Commission _____ Date _____

City of Fredericksburg, Texas

The undersigned, the City Secretary and the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the _____ Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____

there accepted the dedications, conveyances of land, improvements, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure thereon have been constructed and accepted by the City, that the Final Plat is now acceptable for filing with Gillespie County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance on behalf of the City thereof by signing his/her name as hereinafore subscribed.

Witness by hand on this _____ day of _____ 20____

City Secretary _____ City of Fredericksburg, Texas

THE STATE OF TEXAS

COUNTY OF GILLESPIE

I, the undersigned, a Registered Professional Land Surveyor No. 4447 in the State of Texas, hereby certify that to the best of my knowledge & abilities this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground on _____

Date: _____ Corey Bonn
Registered Professional Land Surveyor No. 4447
BONN SURVEYING

THE STATE OF TEXAS

COUNTY OF GILLESPIE

BEFORE ME, the undersigned authority, on this day personally appeared, Corey Bonn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____ 20____

Notary Public in and for The State of Texas. _____ Printed Name of Notary

My commission expires: _____

Filed for record at _____ o'clock _____ M., this the _____ day of _____ 20____ A.D., on Page _____ Volume _____ of the Plat
Records of Gillespie County, Texas

County Clerk _____ Deputy Clerk _____
Gillespie County, Texas