

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, August 7, 2013

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the July 2013 Regular Meeting

Pp 1 - 5

PUBLIC HEARINGS

3. Public Hearing (Z-1311) by Sharon Grona for a Conditional Use Permit to allow a lodging / bed and breakfast development in the CBD, Central Business District at 341 E. Main Street
4. Consider making a recommendation on Z-1311
5. Public Hearing (Z-1312) by Providence Hall for Conditional Use Permit to allow a Private School in an R-1, Single Family Residential zoning district at 601 N. Milam
6. Consider making a recommendation on Z-1312

Pp 6 - 19

Pp 20 - 34

PLATS

7. P-1309 - Consider a variance to Section 38-14 (a) of the Subdivision Ordinance relating to right-of-way width on existing streets regarding a subdivision of Lots 36, 37, and 38, Block 2 of the Schultz Addition, also known as 509 Plum St.
8. Consider making a recommendation on P-1309

Pp 35 - 40

DISCUSSIONS

9. Update on various City projects
10. Bed and Breakfast definition and use classification
11. Elect Chair and Vice-Chair

Pp 41 - 44

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
July 3, 2013
5:30 P.M.

On this the 3rd day of July, 2013 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 - Chair
CHARLIE KIEHNE
STEVE THOMAS
JASON HELFRICH
BOBBY WATSON

ABSENT: BJORN KIRCHDORFER
CHRIS KAISER
MATT LINES
BRENDA SEGNER

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
PAT MCGOWAN - City Attorney
TAMMIE LOTH - Development Coordinator

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

PUBLIC HEARINGS

PUBLIC HEARING (Z-1310) BY VEI CONSULTING ENGINEERS ON BEHALF OF THE ESTATE OF NATALIE M. MASSEY TO CONSIDER A CHANGE IN ZONING FROM R-1, SINGLE FAMILY RESIDENTIAL, TO M-2, MEDIUM MANUFACTURING ON A 7.781 ACRE TRACT OF LAND LOCATED AT 320 FM 2093 - It was moved by Charlie Kiehne and seconded by Bobby Watson to open Public Hearing Z-1310 by VEI Consulting Engineers on behalf of the Estate of Natalie M. Massey to consider a change in zoning from R-1, Single Family Residential, to M-2, Medium Manufacturing on a 7.781 acre tract of land located at 320 FM 2093. Kevin Spraggins presented the application and noted the owners are asking for the tract to be re-zoned and stated there are no set plans requiring the zoning change, they just want to tidy up the zoning in the area. Mr. Spraggins added the properties on both sides of the tract are zoned M-2 and when that zoning was put in place the owner wanted to keep his property residential, but now wants to change to match the adjoining properties.

Bobby Watson moved to close Public Hearing Z-1310 and Charlie Kiehne seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the requested zoning change is compatible with the land use plan. Mr. Jordan also explained the property was annexed in 1999 and at that time the owner objected to having an industrial zoning on his property, but the requested change will straighten the zoning line and be compatible with the land use plan in the area. Mr. Jordan stated four letters were received in support of the request.

Bobby Watson moved to approve Application Z-1310 and Steve Thomas seconded the motion. All voted in favor and the motion carried.

SITE PLANS

CONSIDER (SP-1301) SITE PLAN FOR AN ADDITION TO DR. MARTHA WALTON'S MEDICAL OFFICE AT 755 S. WASHINGTON - Cass Phillips presented the application and noted Dr. Walton would like to add approximately 1000 square feet to her existing office.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted this site plan review came about because the development process requires anyone wanting to add to a commercial building to comply with the site plan review. Mr. Jordan noted the City has never had a plan on file for Dr. Walton's property and with this review we now have a plan to go by should it be re-developed, and it also ensures the site meets as much required criteria as possible. Mr. Jordan added the structure on the property is a historic landmark and the proposed rear addition has been approved by the Historic Review Board. Mr. Jordan noted there is parking on the front of the property off a single driveway and noted the spaces are located around trees and marked with curb stops. Mr. Jordan stated there is a drive that goes around the building and Dr. Walton's employee parking is on the rear of the property. Mr. Jordan commented Dr. Walton intends to relocate an existing lean-to the rear of the property that will provide employee parking. Mr. Jordan stated there is currently no fire lane protection, but with this site plan that has been put in place. Mr. Jordan noted it is only up to the first parking space, but that will be amended when, and if, the driveway is built on the rear of her property where an access easement exists that is intended to serve the property to the north of Dr. Walton's. Mr. Jordan noted the site is not changing dramatically. Mr. Jordan stated a sidewalk is a requirement of the site plan and that is proposed along South Washington Street to align with the existing sidewalk in front of the cancer center on the adjoining property. Mr. Jordan noted the existing sidewalk ends where Dr. Walton's sign is located and it is directly in line with her sign. Mr. Jordan explained Dr. Walton would like to keep the sign where it is currently located and to do so, TXDOT will have to allow the sidewalk to extend into their right-of-way. Mr. Jordan noted an approval will have to be secured by TXDOT to complete the sidewalk as Dr. Walton is requesting. Mr. Jordan noted Staff recommendation of approval with the following conditions:

- 1) Pedestrian Easement be provided for the sidewalk along S. Washington Street.
- 2) All lighting being shielded.

Steve Thomas asked how the fire lane will be handled since it is gravel and Mr. Phillips noted it will be with signage. Mr. Jordan confirmed that was the only way to handle the fire lane because painting it would not work. Mr. Phillips noted the proposed fire lane is only temporary until the back drive is developed. Mr. Jordan added the City has received a letter from the contractor who constructed the parking lot confirming the base that was used can support the weight of a fire truck and that is acceptable to the Fire Marshall. Mr. Thomas added as a side note the accessible paths and parking spaces may not be approved as handicap accessible when the plans are reviewed by the state. Mr. Jordan explained the

city has developers recognize ADA requirements, but does not enforce those requirements and added if the Commission is inclined, they can make approval of the ADA regulations a condition of the site plan approval.

Charlie Kiehne moved to approve Site Plan SP-1301 with the following conditions:

- 1) Pedestrian Easement be provided for the sidewalk along S. Washington Street.
- 2) All lighting being shielded.
- 3) All handicapped accessibility issues be addressed in accordance with TDLR regulations.

Jason Helfrich seconded the motion. All voted in favor and the motion carried.

CONSIDER (SP-1309) SITE PLAN FOR A PROFESSIONAL OFFICE BUILDING LOCATED ON A 2.753 ACRE TRACT OF LAND ON HIGHWAY 16 SOUTH - Kevin Spraggins presented the application and noted he is requesting site plan approval for a group of buildings. Mr. Spraggins noted the new owners of Cameron Brooks are buying the property and would like to move their office to an 8000 square foot building they will develop on the rear of the site. Mr. Spraggins noted there is a drainage swail on the back of the property that water will be taken to and the proposed utilities are preliminary at this point. Mr. Spraggins stated the owners want to start on this project immediately after they close the sale. Mr. Spraggins noted he has reviewed the conditions listed for approval and will meet those.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted there have been two other plans previously submitted for this property and the most recent is very similar to the one being presented tonight. Mr. Jordan stated the new plan includes some additional parking that will be accessed from SMPT and that will have to be secured in some type of cross access agreement or easement. Mr. Spraggins noted that has been discussed and the owners are aware that needs to be taken care of. Mr. Spraggins commented there are also CC&Rs that will be put into place that will address connection and a letter has been provided to the City that addresses the acceptance of a cross access drive. Mr. Jordan added the entrance off Highway 16 shown in TXDOT right-of-way has to be approved, and if it is not approved, the parking will have to be adjusted, but the landscape buffer will still be required.

Mr. Jordan noted Staff recommendation of approval with the following conditions:

- 1) Landscape Plan be approved by Staff before issuance of a building permit.
- 2) Site lighting being shielded and screened from adjoining properties.
- 3) Approval of Construction Plans prior to issuance of a Building Permit.
- 4) TXDOT approval of the entrance drive and sidewalk prior to issuance of a building permit.

Steve Thomas asked the applicant if he had calculations on the detention pond and Mr. Spraggins stated he does. Mr. Thomas asked where the storm water will go for the parking that crosses the property line at SMPT and Mr. Spraggins stated there are several ways to handle it. Mr. Spraggins noted one way is to account for the difference in the pre and post impervious coverage and release that much less to the drainage channel and the other is to review whatever SMPT has to see if they could handle the drainage. Mr. Thomas asked which way Mr. Spraggins wishes to handle it and he noted the best way is to oversize the detention pond, but he will look at all options when he draws the construction plans. Mr. Thomas

asked who will pay for the implementation of the parking spaces that cross the property line. Mr. Spraggins noted the owners of both properties are speaking about that and the best solution is still to be worked out. Mr. Thomas noted an agreement needs to be a condition of the site plan approval. Mr. Thomas then asked about the accessibility to the four structures on the front of the property. Mr. Spraggins stated there are parking spaces in front of each building and an accessible route to the sidewalk, so when it is determined which side of each building will be used for the entrance, the parking spaces will be converted to handicapped.

Jason Helfrich moved to approve SP-1309 with the following conditions:

- 1) Landscape plan be approved by Staff before issuance of a Building Permit.
- 2) Site lighting being shielded and screened from adjoining properties.
- 3) Approval of Construction Plans prior to issuance of a Building Permit.
- 4) TXDOT approval of the entrance drive and sidewalk prior to issuance of a Building Permit.

Bobby Watson seconded the motion. All voted in favor and the motion carried.

MINUTES

Charlie Kiehne moved to approve the minutes from the June, 2013 regular meeting and Jason Helfrich seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

BED AND BREAKFAST DEFINITION AND USE CLASSIFICATION - Brian Jordan, Director of Development Services, summarized the zoning districts and what has been discussed at previous meetings. Members of the Commission suggested the discussion be put on hold until there were more members present since they had been involved with the previous discussions and the decision on recommendations should come from all of them. Mr. Jordan agreed and the discussion was postponed until the August meeting.

COMPREHENSIVE PLAN UPDATE

Brian Jordan, Director of Development Services, stated at the last City Council retreat it was discussed what had been accomplished in the Comprehensive Plan and if a major update is needed or just an interim update. Mr. Jordan commented he spoke to the consultants that helped create the Comprehensive Plan and they suggested an Issues Based Update could be initiated if the Council does not believe a complete update is necessary. Mr. Jordan then noted the issues Staff and Council believe need to be updated include:

- 1) Thoroughfare Plan
- 2) Hiking/Biking Trails Plan
- 3) Plan for Entryway Features
- 4) Design Standards.

Bobby Watson asked how a gateway is defined and Mr. Jordan stated he suggested looking at all the entry corridors city wide. Mr. Jordan added another topic that was suggested to be discussed was an evaluation

of all the R-2 zoning districts.

ADJOURN

With nothing further to come before the Commission, Bobby Watson moved to adjourn. Steve Thomas seconded the motion. All voted in favor and the meeting was adjourned at 7:07 p.m.

PASSED AND APPROVED this 7th day of August, 2013.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process. The second part of the paper presents the methodology used in the study, including the data collection methods and the analysis techniques. The third part of the paper discusses the results of the study and the conclusions drawn from the findings. The final part of the paper provides a summary of the key points and offers suggestions for future research.

The research was conducted in a systematic and rigorous manner, following the principles of scientific inquiry. The data was collected from a representative sample of the population, and the analysis was performed using advanced statistical techniques. The results of the study indicate that there is a significant relationship between the variables under investigation, and this finding has important implications for the field of study.

In conclusion, the study has provided valuable insights into the subject matter and has contributed to the existing body of knowledge. The findings suggest that further research is needed to explore the underlying mechanisms and to test the generalizability of the results. The authors hope that this paper will serve as a useful reference for researchers and practitioners alike.

CONDITIONAL USE PERMIT BRIEF

Request Z-1311

Owner/Applicant: Sharon Grona

Location: 341E. Main Street (southwest corner of S. Washington Street and E. Main Street)

Existing Zoning: CBD, Central Business District

Request: Conditional Use Permit to allow a Bed & Breakfast Lodging facility in CBD, Central Business Zoning district.

Site Plan Overview:

- The property currently contains a single building being utilized as a restaurant (Mahaley's). This building will be removed to accommodate the proposed development.
- The applicant intends to construct a 10-unit, three-story Bed and Breakfast Lodging facility on the property.
- The site area is approximately 0.29 acres (12,430 square feet).
- In addition to the proposed B&B lodging building, the site will include a new concrete parking lot with 10 parking spaces, one of which will be handicap accessible.
- Proposed access will be provided to the site by a single, newly constructed driveway on S. Washington Street. Other drives on E. Main Street and Washington Street will be closed.
- Building coverage is estimated to be approximately 40% (no maximum in the CBD - District)
- Impervious coverage is estimated to be approximately 87% (90% maximum allowed in the C-2 District).
- The site is bordered by B&B's to the south, retail and B&B's to the west, restaurant to the east and the Nimitz Museum to the north.
- Adjacent zoning is CBD to the west, south and east, and PF to the north.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- As designed, the site is compliant regarding applicable zoning regulations, including building height, setbacks, building coverage, impervious coverage and parking.

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

- Presently, there is a mix of lodging, commercial and museum uses in the vicinity. This mix of uses along Main Street seems to work quite well, and is compatible with the abutting properties.

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

- We do not anticipate unfavorable effects from the proposed use on abutting properties.

6

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

- No changes recommended.

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

- The applicant has proposed a single driveway into the proposed parking area located to the south of the new building. All other drives and curb openings will be removed and curbing installed. This will greatly enhance the safety of circulation in the area.

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

- We do not anticipate problems with the erosion, flooding, water damage, fire, noise or glare.

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

- All exterior lighting shall utilize fixtures that screen the source of illumination. A note has been placed on the plan to address this matter. All signage will require a permit and shall comply with the Sign Ordinance.

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

- The applicant is proposing 10 parking spaces, including 1 handicap accessible space. Section 7.825 of the Zoning Ordinance actually only requires 6 spaces because of the location of the property and the limited space in the downtown area. Staff suggested that they have a minimum of one on-site space per unit and the applicant agreed.
- A handicap accessible route has been provided from the parking space to the building and public sidewalk.

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:

- While the zoning of the property is CBD, a lodging facility will serve to support the commercial activities in the area.

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:

- The applicant has addressed the site issues required by the Development Review Committee. Final details will be addressed as part of the Construction Plans required prior to issuance of a building permit.

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. Building elevations have been provided. Since the property is located within the Historic District, final building design will be subject to Historic Review Board approval.

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

- Affirmative

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

STAFF RECOMMENDATION: Staff recommends approval of this Conditional Use Permit conditioned upon the following:

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 meet City Standards and Specifications.
5. Approval of Building Plans by the Historic Review Board prior to issuance of a building permit.

CASE NUMBER _____

DATE _____

APPLICATION FOR CONDITIONAL USE PERMIT

Prior to submittal a pre-application meeting must be held with the Planning and Engineering Depts

APPLICATION IS HEREBY MADE TO THE PLANNING & ZONING COMMISSION AND THE CITY COUNCIL TO GRANT A CONDITIONAL USE PERMIT IN THE ZONING DISTRICT OF THE CITY OF FREDERICKSBURG AS HEREIN SET FORTH:

CONDITIONAL USE PERMIT - \$100.00

1. **APPLICANT:** Sharon Grona

2. **ADDRESS:** 341 E. Main

3. **PHONE NUMBER:** 830 889 9276 **FAX NUMBER:** _____

4. **EMAIL ADDRESS:** Reservations@TravelMainStreet.com

5. **OWNER (if different from applicant):** Sharon Grona

6. **ADDRESS:** _____

7. **PHONE NUMBER:** _____ **FAX NUMBER:** _____

8. **EMAIL ADDRESS:** _____

9. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:

ADDRESS: 341 E. Main

LEGAL DESCRIPTION: Fdgy Add Lot 52 Lot 223-PT

LOT SIZE: 12,430 sq ft **LOT AREA:** .29 acres

10. **EXISTING ZONING:** CBD DISTRICT

11. **CONDITIONAL USE PERMIT:** Hotel Motel USE CLASSIFICATION IN
THE CBD ZONING DISTRICT.

12. INFORMATION TO BE PROVIDED BY THE APPLICANT:

- A. A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application. For uses involving public assembly or industrial processing, or uses potentially generating high volumes of vehicular traffic, the Director of Development Services may require specific information relative to the anticipated peak loads and peak use periods, relative to industrial standards, or substantiating the adequacy of proposed parking, loading, and circulation facilities.

10 unit Lodging
(attach additional sheet if necessary)

B. Seven (7) copies of a site plan (24 x 36 inches) and 1 copy of a reduced site plan (11 x 17 inches) showing preliminary building elevations, preliminary improvement plans, and such additional maps and drawings all sufficiently dimensioned as required to illustrate the following:

1. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.
2. The location and dimensions of boundary lines, with distances and bearings, easements, and required yards and setbacks, water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100 year flood plain.
3. The location, height, bulk, general appearance, and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within 50 feet.
4. The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaped areas, utility or service areas, fencing and screening, signs and lighting.
5. The location of water courses and drainage features.
6. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.
7. For sites with an average slope greater than ten (10%) percent, a plan showing existing and proposed topography and grading and proposed erosion control measures.
8. The relationship of the site and the proposed use to surrounding uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.

13.

SIGNATURE OF APPLICANT:



NOTE: If the applicant is not the legal owner of the property, signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner below, is required.

SIGNATURE OF OWNER:



DATE:

7/8/13

FEE PAID:

TITLE SEARCH:

(Date)

14.

CONSENT OF LIENHOLDER:

(SIGNATURE)

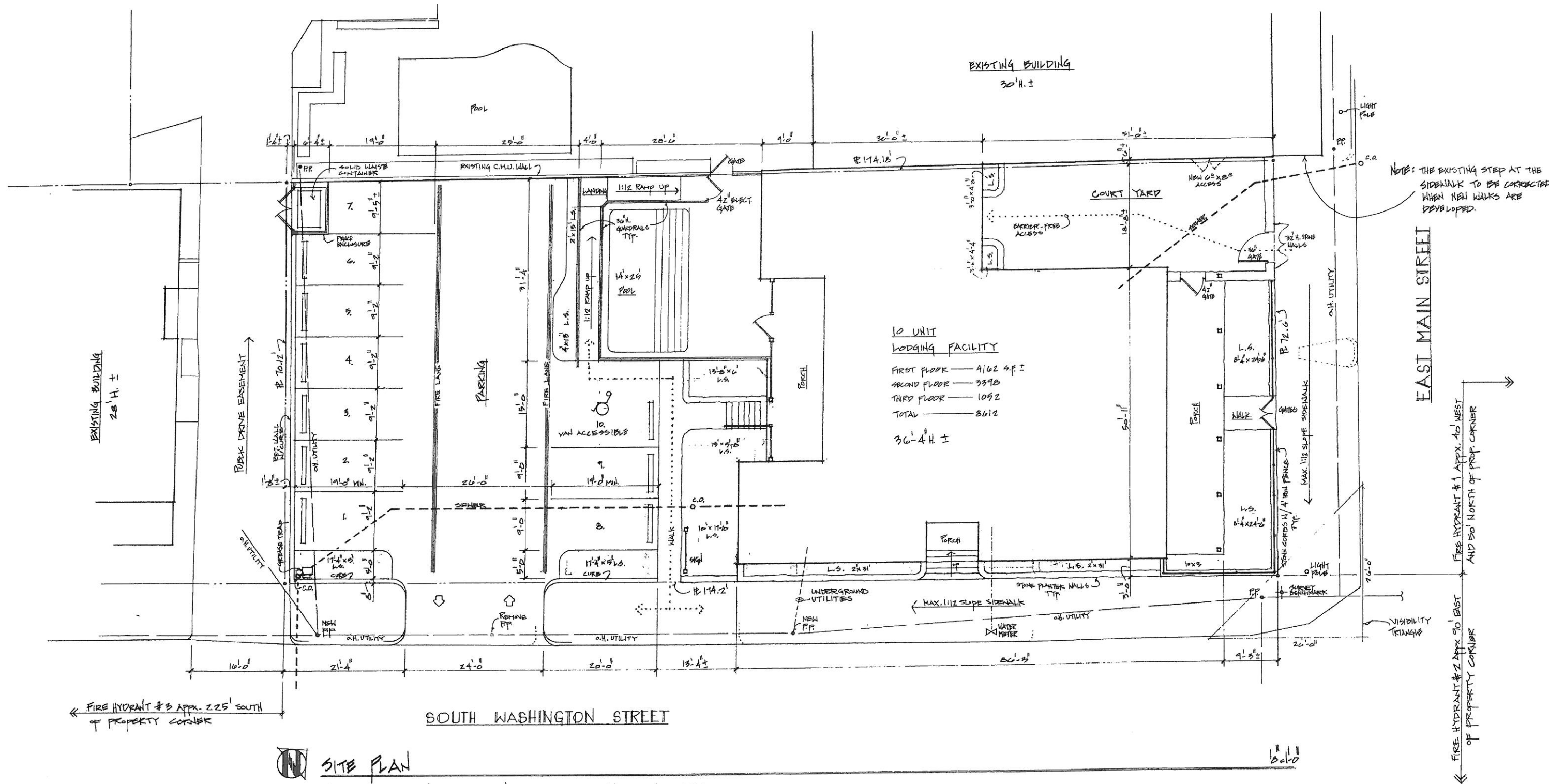
NOTE: If this property is encumbered by lien, consent of the lienholder is required.

15.

List of property owners within 200 feet. (provided by City)

16.

Return completed applicaiton to: Tammie Loth, City of Fredericksburg, 126 W. Main St., Fredericksburg, Texas 78624.



SITE PLAN

PART OF GERMAN EMIGRATION COMPANY TOWNLOT NO. 224

NOTES:

- LOT IS ZONED CDD:
 - MINIMUM REQUIRED LOT AREA — 5000 S.F.
 - ACTUAL LOT AREA — 12430 S.F.
 - PERVIOUS AREA (INCL. POOL) — 1558 S.F. — 13% OF LOT AREA
 - IMPERVIOUS AREA — 10872 S.F. — 87% " " "
- MAXIMUM ALLOWED BUILDING HEIGHT — 38'-0"
- BUILDING HEIGHT — 36'-4"
- BUILDING COVERAGE — 4978 S.F.
- REQUIRED BUILDING SETBACKS — ALL 0'-0"

ALL EXTERIOR LIGHTING TO BE HOODED

PARKING REQUIREMENTS:

- 1.1 SPACES PER UNIT
- 10 UNITS @ 1.1 = 11 SPACES
- 50% OF REQUIREMENT APPLIES PER SECTION 7.825 OF THE FREDERICKSBURG MUNICIPAL CODE = 6 SPACES
- TOTAL SPACES AVAILABLE = 10 SPACES



REVISED 7.26.13

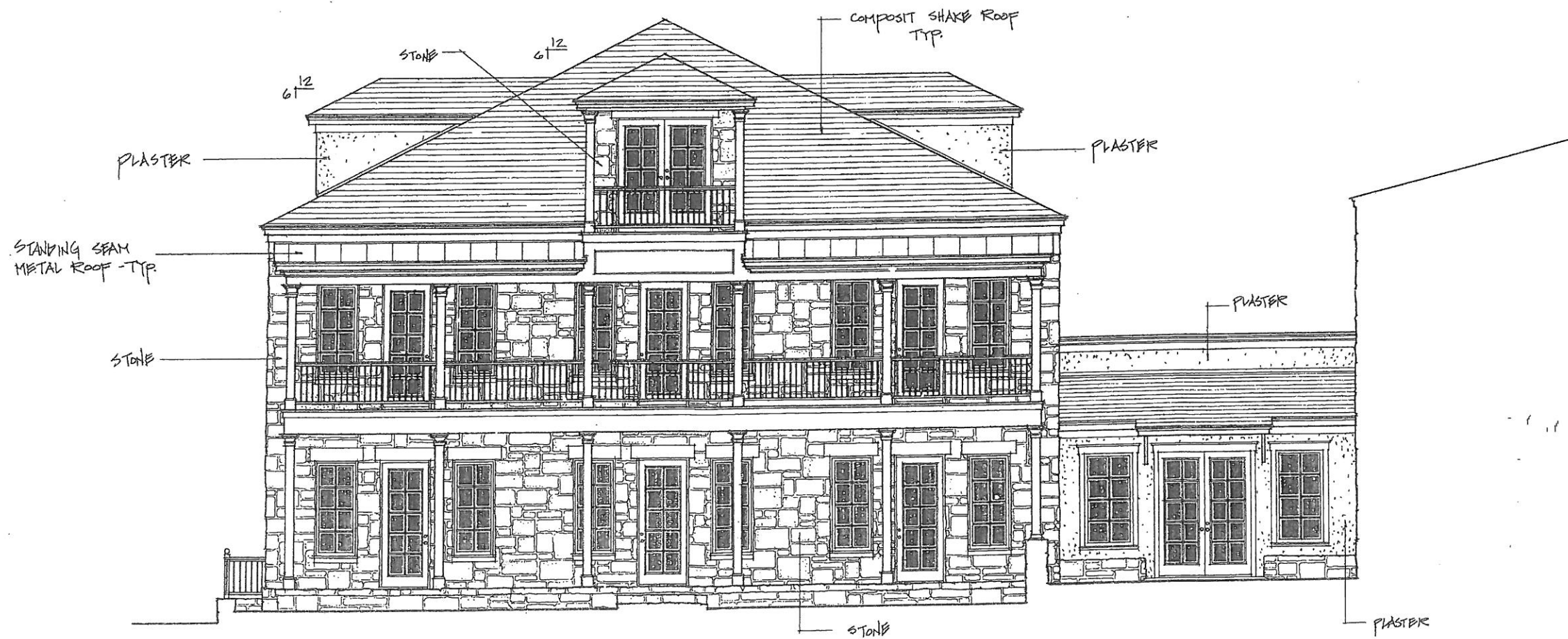
1 of 1

A LODGING FACILITY AT 341 EAST MAIN, FREDERICKSBURG, TEXAS
FOR BILLY & SHARON GRONA

JULY 5, 2013

Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN
FREDERICKSBURG, VA 22404
(800) 997-0166

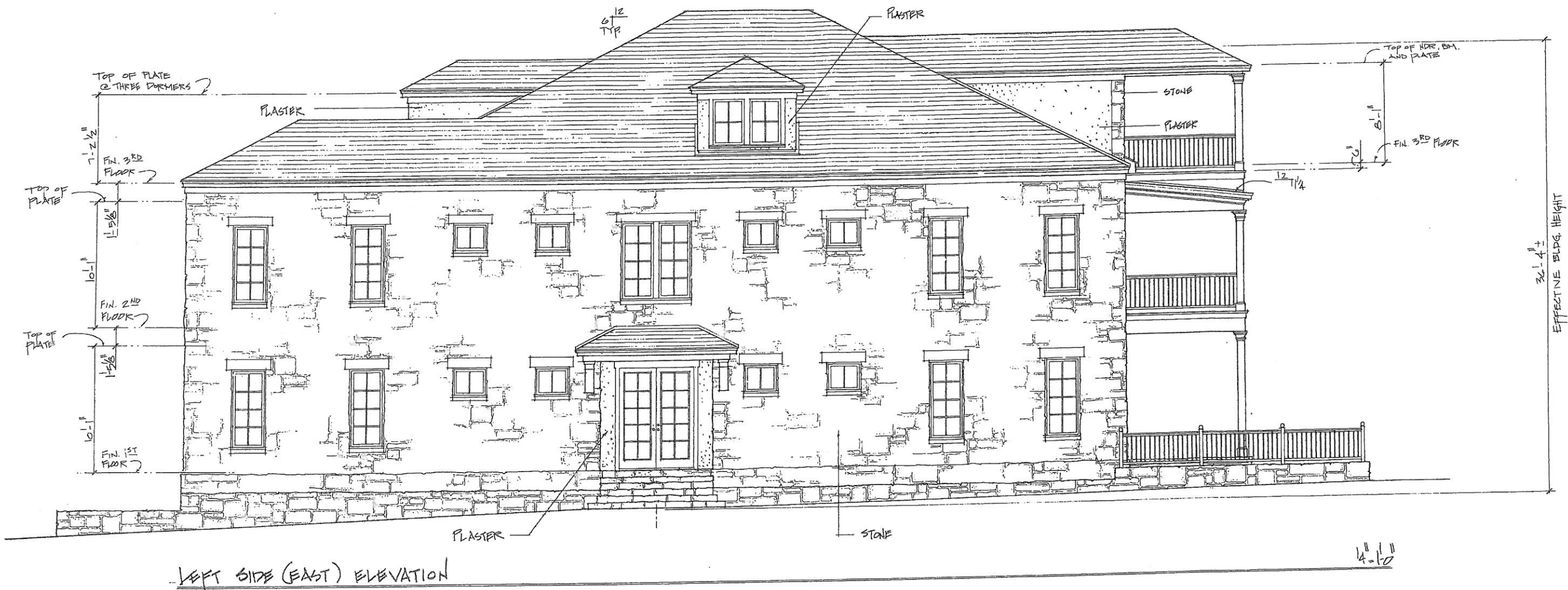
RECEIVED
JUL 8 2013



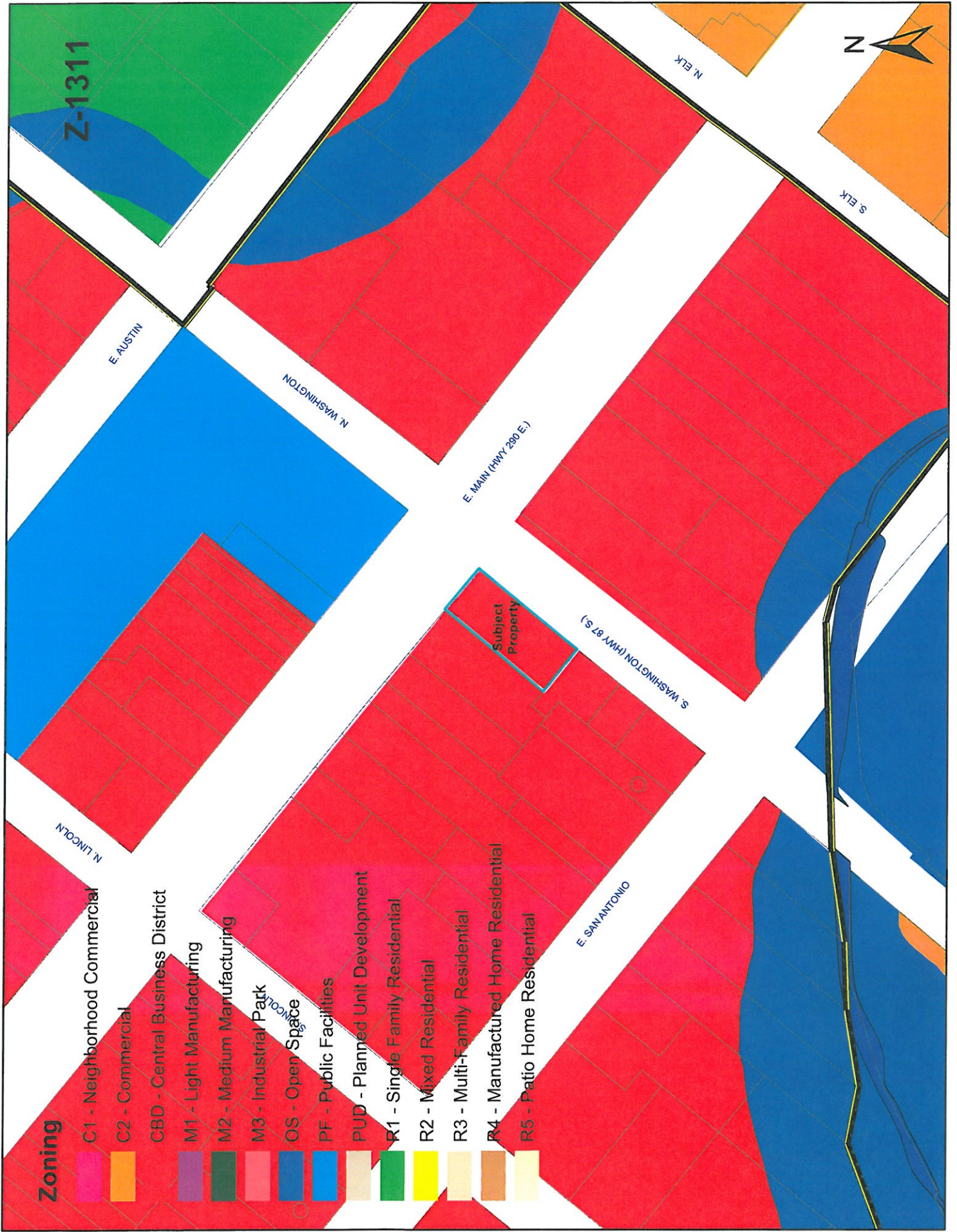
FRONT (NORTH) ELEVATION

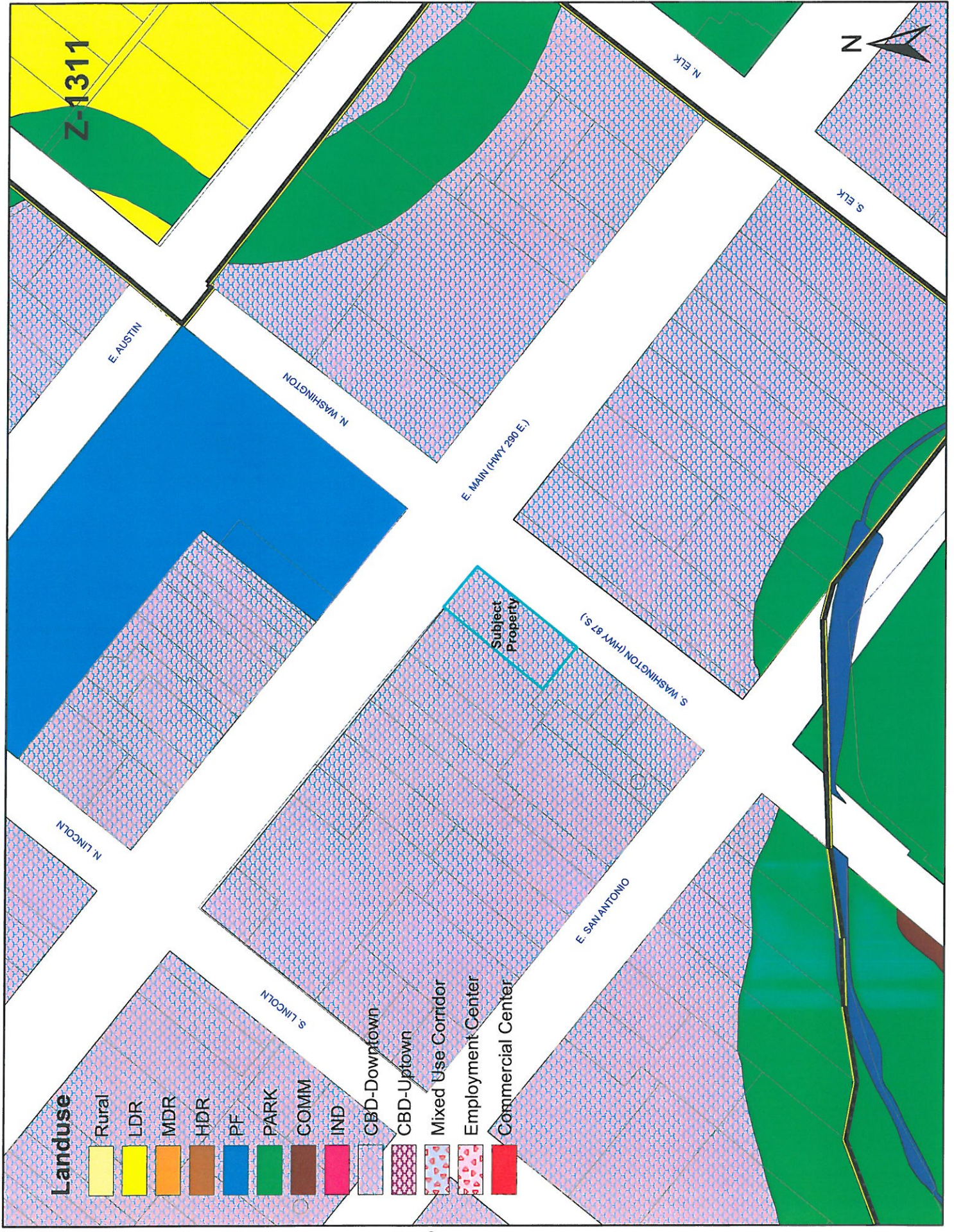
12

4'-10"



RECEIVED
JUL 8 2013









18

A	324	E. Main	Mary E. Eckert & Sam Morin Estate
B	326	E. Main	Armin W. Engel, Jr.
C	328	E. Main	Admiral Nimitz Foundation
D	340	E. Main	Texas Historical Commission
E	402	E. Main	Janat, LP
F	403	E. Main	Barbara Heinen
G	401	E. Main	Stuart B Properties, LP
H	318	E. San Antonio	Segen Haus, LLC
I	108	S. Washington	Imogene Schaeffer
J	106	S. Washington	Billy G. & Sharon Grona
K	316	E. San Antonio	Epifania Castillo
L	314	E. San Antonio	Dwayne M. Schaeffer
M	312	E. San Antonio	Mockingbird Asset Management, LP
N	323	E. Main	Jeffrey S. Jeffers
O	327	E. Main	Smithers NWA Family Limited Partnership
P	329	E. Main	Mignon Keller Feller et al
Q	337	E. Main	Gerald E. Howard
R	341	E. Main	Billy G. & Sharon Grona
			Z-1311



City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

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

HEARING

DATE: AUGUST 7, 2013

TIME: 5:30 PM

REQUEST

NUMBER: Z-1311

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 the Land Use Plan and Zoning.

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 19, 2013

TIME: 7:00 PM

REQUEST

NUMBER: Z-1311

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

APPLICANT: Sharon Grona

LOCATION: 341 E. Main Street

(see accompanying map)

REQUEST: Conditional Use Permit to allow a bed and breakfast / lodging development in the CBD, Cental Business District

(DETACH BELOW)

REQUEST NO. Z-1311

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

Signed _____

Date _____

Printed Name _____

Address _____

CONDITIONAL USE PERMIT BRIEF

Request Z-1312

Owner: Memorial Presbyterian Church
Applicant: Providence Hall Private School, Leslie Spraggins
Location: 601 N. Milam (NEC College and Milam)
Existing Zoning: R-1, Single Family Residential
Request: Conditional Use Permit to allow a private school in an R-1 district.

Site Plan Overview:

- The property has approximately 270' of frontage on Milam Street, and approximately 120' on College Street.
- The total site area is approximately 48,090 square feet or 1.1 acres. Although not part of this application, the church also owns the property at the corner of Centre and Milam currently used for offices.
- The parking lot and modified fellowship hall/educational wing were constructed between 2003-2005.
- The parking lot contains 44 standard parking spaces and 3 handicap accessible spaces.
- A single drive provides access from Milam Street.
- Impervious coverage is estimated at 56% (no max. established).
- Building coverage is calculated at 17% (max. 40%).
- Approximately 4 additional spaces are presently available off of College Street.
- A 6' Cedar fence with stone columns has been constructed around the perimeter of the proposed parking lot.
- The proposed school will utilize approximately 4,000 square feet and several rooms in the existing building for classrooms.
- School hours will be 8:00 am to 4:00 pm, and will serve children from Kindergarten through twelfth grade.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- Affirmative

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

- Since the school will be limited in size/number of students, and will be utilizing existing facilities generally on days when the church facility has limited use and no expansion is planned, we would expect the school to be compatible with the abutting properties.

- C. POTENTIALLY UNFAVORABLE EFFECTS OR IMPACTS ON OTHER EXISTING OR PERMITTED USES ON ABUTTING PROPERTY:**
- None anticipated.
- D. MODIFICATIONS TO THE SITE PLAN WHICH WOULD RESULT IN INCREASED COMPATIBILITY AND WOULD MITIGATE POTENTIALLY UNFAVORABLE IMPACTS:**
- None suggested.
- E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:**
- The existing parking lot will be utilized by the school and drop-off and pick-up will occur within the parking lot. We do not recommend that any of the activities associated with the school to use the College Street side of the property.
- F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:**
- Noise from children playing within the existing playground area will be buffered by the existing perimeter fence.
- G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:**
- No additional lighting is proposed on the site. Signage will be required to meet the requirements of the sign ordinance.
- H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:**
- Parking is based on the number of seats in the sanctuary of the church. Adequate parking is provided based on the seats in the sanctuary.
- 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:**
- Affirmative.
- 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:

- We would expect the school to be a compatible use with the church and surrounding properties. However, there are limitations on the number of students the existing facility will hold.

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:

- The church has coexisted with the neighborhood since the expansion of the parking lot. We would expect the school to operate in this same context.

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: To date, no letters have been received in favor or opposition.

STAFF RECOMMENDATION: Given the limitation on the size of the school and limited number of students, and that no expansion or improvements are planned, approval is recommended.

CASE NUMBER 2-1312

DATE _____

APPLICATION FOR CONDITIONAL USE PERMIT

Prior to submittal a pre-application meeting must be held with the Planning and Engineering Depts

APPLICATION IS HEREBY MADE TO THE PLANNING & ZONING COMMISSION AND THE CITY COUNCIL TO GRANT A CONDITIONAL USE PERMIT IN THE ZONING DISTRICT OF THE CITY OF FREDERICKSBURG AS HEREIN SET FORTH:

CONDITIONAL USE PERMIT - \$100.00

1. **APPLICANT:** Providence Hall

2. **ADDRESS:** P.O. Box 2289 • Fredericksburg, Texas 78624

3. **PHONE NUMBER:** 830.998.7411 **FAX NUMBER:** _____

4. **EMAIL ADDRESS:** info@providencehallfbg.com

5. **OWNER (if different from applicant):** Memorial Presbyterian Church

6. **ADDRESS:** 601 North Milam • Fredericksburg, Texas 78624

7. **PHONE NUMBER:** 830.997.3543 **FAX NUMBER:** 830.997.0848

8. **EMAIL ADDRESS:** mpecpastor@austin.cc.com

9. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:

ADDRESS: 601 North Milam • Fredericksburg, Texas 78624

LEGAL DESCRIPTION: Memorial Presbyterian Church Addition Lot 1R-PT. O. 5647 - Church

LOT SIZE: .5647 **LOT AREA:** 24,600 ☒

10. **EXISTING ZONING:** R1 DISTRICT

11. **CONDITIONAL USE PERMIT:** Private School USE CLASSIFICATION IN
THE R1 ZONING DISTRICT.

12. INFORMATION TO BE PROVIDED BY THE APPLICANT:

- A. A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application. For uses involving public assembly or industrial processing, or uses potentially generating high volumes of vehicular traffic, the Director of Development Services may require specific information relative to the anticipated peak loads and peak use periods, relative to industrial standards, or substantiating the adequacy of proposed parking, loading, and circulation facilities.

Use of existing educational wing of

church campus by Providence Hall School

(attach additional sheet if necessary)



- B. Seven (7) copies of a site plan (24 x 36 inches) and 1 copy of a reduced site plan (11 x 17 inches) showing preliminary building elevations, preliminary improvement plans, and such additional maps and drawings all sufficiently dimensioned as required to illustrate the following:
1. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.
 2. The location and dimensions of boundary lines, with distances and bearings, easements, and required yards and setbacks, water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100 year flood plain.
 3. The location, height, bulk, general appearance, and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within 50 feet.
 4. The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaped areas, utility or service areas, fencing and screening, signs and lighting.
 5. The location of water courses and drainage features.
 6. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.
 7. For sites with an average slope greater than ten (10%) percent, a plan showing existing and proposed topography and grading and proposed erosion control measures.
 8. The relationship of the site and the proposed use to surrounding uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.

13.

SIGNATURE OF APPLICANT:

Leslie Spraggins

NOTE: If the applicant is not the legal owner of the property, signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner below, is required.

*

SIGNATURE OF OWNER:

Kathleen McNeill, Trustee

DATE:

7/3/13

FEE PAID:

TITLE SEARCH:

(Date)

14.

CONSENT OF LIENHOLDER:

(SIGNATURE)

NOTE: If this property is encumbered by lien, consent of the lienholder is required.

15.

List of property owners within 200 feet. (provided by City)

16.

Return completed applicaiton to: Tammie Loth, City of Fredericksburg, 126 W. Main St., Fredericksburg, Texas 78624.

Providence Hall is located in the small historic community of Fredericksburg in the beautiful Texas Hill Country and is a college preparatory school that serves children from Kindergarten through twelfth grade. Our school welcomes each child into an exceptional learning environment that is joyful, loving and safe. We are a school based on strong Christian principles striving to teach the whole child- academically, socially and spiritually; addressing each student's unique learning style.

At Providence Hall, classes are intentionally small with 12-15 students in each classroom. We promote a learning environment that encourages intellectual discovery and academic excellence. Classes are planned using the best available curriculum and designed around the science of child development. In our lower school, our outstanding teachers get to know each student and together they pursue knowledge and experience learning with multi-sensory hands-on activities that teaches them to think for themselves, explore ideas and become lifelong learners. Upper school classrooms continue this approach using principles of the "Harkness Table" which allows students to meet together and learn with their instructors through question and debate around a single large table engaging each child and fostering a passion for each subject.

At Providence Hall we want our students to acquire the skills they need to allow them to learn and to think deeply about what they are being taught. Core Christian values are an integral part of our school experience. We believe that developing a working partnership between our teachers, parents and families guarantees each student will have the opportunity to succeed to the best of their abilities. Providence Hall seeks to teach our children as well as to inspire them to lead in all that they do.

Information on the school is:

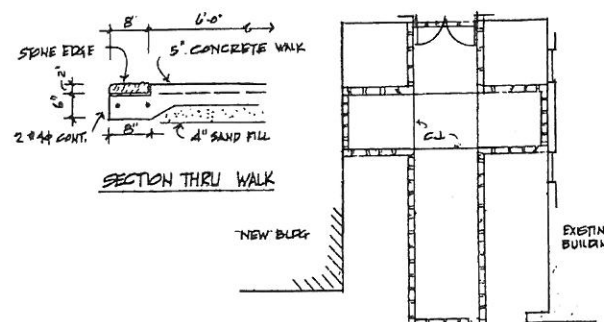
School hours will be 8:00 am to 4:00 pm. At present, there are 30 students, 8 of which are upper class, 3 full time teachers, and 5 part time teachers. School will be utilizing approximately 4,000 square feet and 5 rooms in the existing building will be use for the classrooms. The children will utilize the outdoor activity areas. The upper school activities will be indoors and academic in nature. The upper school students have off campus lunch daily from 12-1. Any upper school extracurricular sports activities will be held off campus.

JUL 8 2013

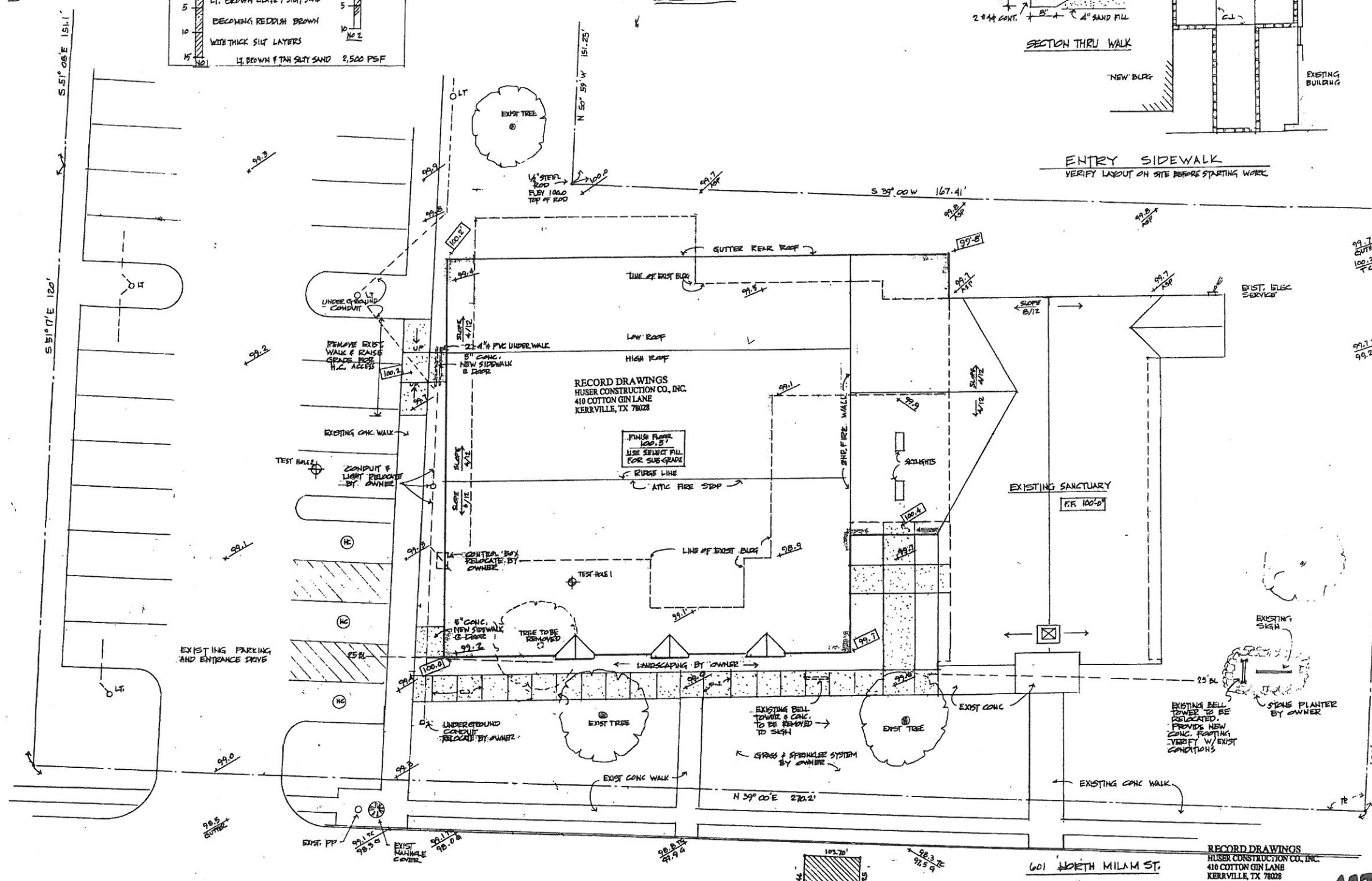
HOLT ENGINEERING INC, AUSTIN TEXAS
FILE NO: 02-06003 MARCH 3 2003

0 BROWN CLAYEY SILTY SAND
5 LT. BROWN CLAYEY SILTY SAND
10 BECOMING REDDISH BROWN
15 WITH THICK SILT LAYERS
20 LT. BROWN & TAN SILTY SAND

HUSER CONST. CO.
FIELD OFFICE COPY
DO NOT REMOVE

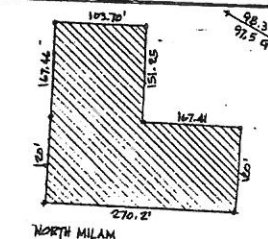


ENTRY SIDEWALK
VERIFY LAYOUT ON SITE BEFORE STARTING WORK



NOTE: DO NOT
REMOVE PLANS FROM
THIS OFFICE..
THANK you.

BUILDING AREA	
FIRST FLOOR	7,640 3/4
SECOND FLOOR	1482
TOTAL	9,122
MECH SPACE	481



PROPERTY PLAN
NTS

601 NORTH MILAM ST.

RECORD DRAWINGS
HUSER CONSTRUCTION CO., INC.
410 COTTON GIN LANE
KERRVILLE, TX 78028

SET NO. A22

SITE

SCALE 1"=10'
PORTION OF LOT 1 R AS SAID LOT IS
RECORDED IN VOL 3 PAGE 79 PLAT RECORDS
GUILFESPIE COUNTY, TEXAS PL# 990 - 2665
SURVEY BY HILL COUNTY LAND SURVEYING CO.
JIR N. MILAM SUITE C FREDERICKSBURG
JOB 04 5292 AUGUST 30, 2004
SITE ADDRESS 201 N. MILAM ST.

REVISIONS	BY
RECORD DRAWINGS	
MUSEE CONSTRUCTION CO., INC.	
40 COTTON GIN LANE	
MERVILLE, TX 75223	

**NEW FACILITIES FOR
MEMORIAL PRESBYTERIAN CHURCH
RECORD DRAWINGS
AUSTIN CONSULTING CO., INC.
FREDERICKSBURG
AUSTIN, TEXAS
KERRVILLE, TX 78028**



TOM F. DANCE & ASSOC. INC.
ARCHITECTS
PLANNERS
1664 PFTLESTER RD. FREDERICKSBURG
TEXAS 78624
3330 990-8208

DRAWN

CHECKED

DATE
9-8-04

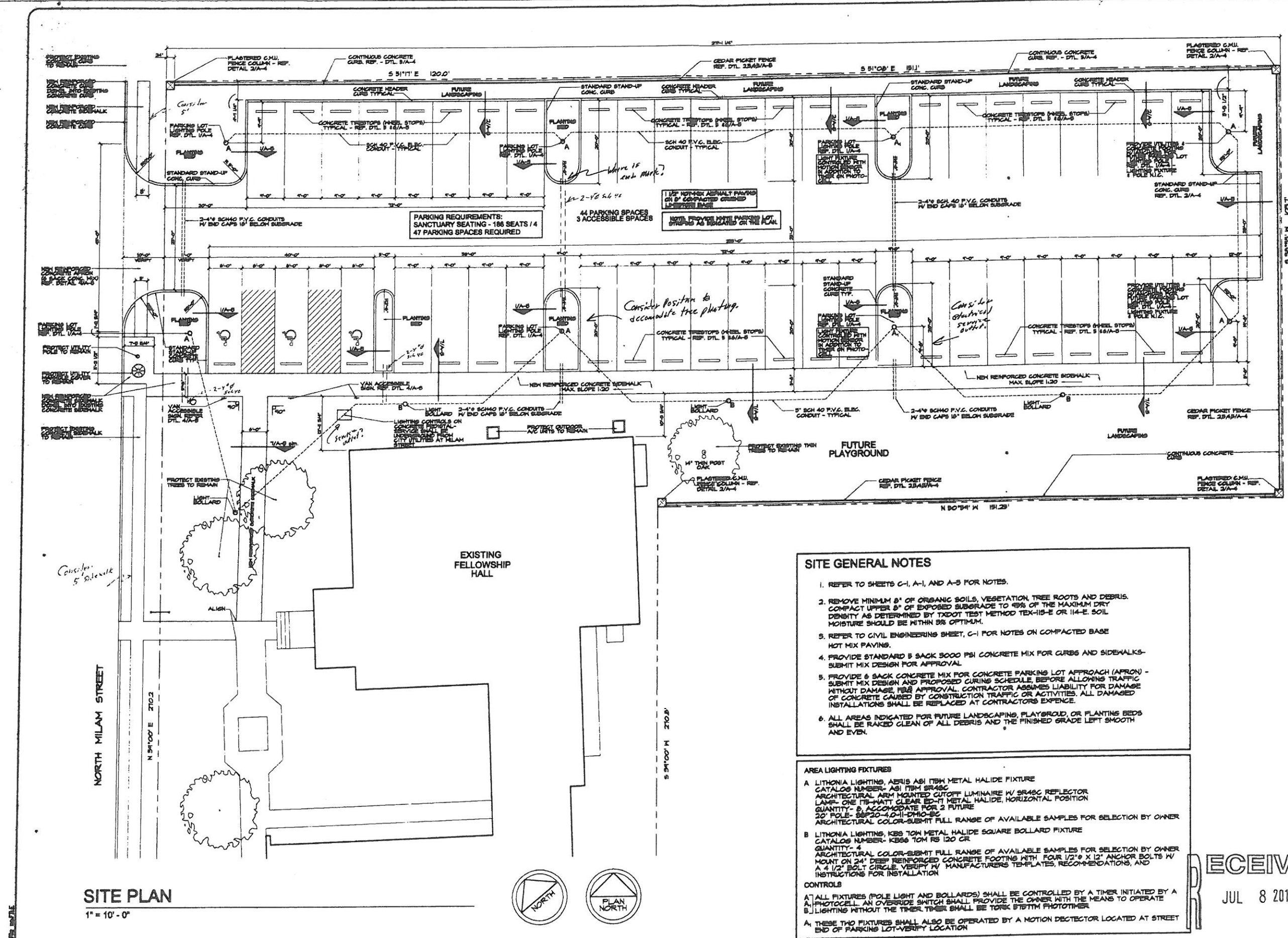
SCALE

JOB NO.

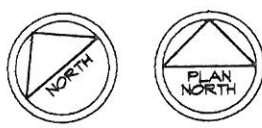
SHEET
1

OF
6

SHEET



SITE PLAN
1" = 10' - 0"



SITE GENERAL NOTES

1. REFER TO SHEETS C-1, A-1, AND A-3 FOR NOTES.
2. REMOVE MINIMUM 8" OF ORGANIC SOILS, VEGETATION, TREE ROOTS AND DEBRIS. COMPACT UPPER 8" OF EXPOSED SUBGRADE TO 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY TxDOT TEST METHOD TEX-113-E OR 114-E. SOIL MOISTURE SHOULD BE WITHIN 3% OPTIMUM.
3. REFER TO CIVIL ENGINEERING SHEET, C-1 FOR NOTES ON COMPACTED BASE HOT MIX PAVING.
4. PROVIDE STANDARD 5 SACK 3000 PSI CONCRETE MIX FOR CURBS AND SIDEWALKS. SUBMIT MIX DESIGN FOR APPROVAL.
5. PROVIDE 6 SACK CONCRETE MIX FOR CONCRETE PARKING LOT APPROACH (APRON) - SUBMIT MIX DESIGN AND PROPOSED CURING SCHEDULE, BEFORE ALLOWING TRAFFIC WITHOUT DAMAGE. PER APPROVAL, CONTRACTOR ASSUMES LIABILITY FOR DAMAGE OF CONCRETE CAUSED BY CONSTRUCTION TRAFFIC OR ACTIVITIES. ALL DAMAGED INSTALLATIONS SHALL BE REPLACED AT CONTRACTORS EXPENSE.
6. ALL AREAS INDICATED FOR FUTURE LANDSCAPING, PLAYGROUND, OR PLANTING BEDS SHALL BE RAKED CLEAN OF ALL DEBRIS AND THE FINISHED GRADE LEFT SMOOTH AND EVEN.

AREA LIGHTING FIXTURES

- A LITHONIA LIGHTING, AERIS ASI 150W METAL HALIDE FIXTURE
CATALOG NUMBER- ASI 150W GR48C
ARCHITECTURAL ARM MOUNTED CUTOFF LUMINAIRE W/ BR48C REFLECTOR
LAMP- ONE 150-WATT CLEAR ED-M METAL HALIDE, HORIZONTAL POSITION
QUANTITY- 8, ACCOMMODATE FOR 2 FUTURE
20' POLE- BFP20-4.0-11-DHIO-8C
ARCHITECTURAL COLOR-SUBMIT FULL RANGE OF AVAILABLE SAMPLES FOR SELECTION BY OWNER
- B LITHONIA LIGHTING, KES 10W METAL HALIDE SQUARE BOLLARD FIXTURE
CATALOG NUMBER- KES6 10W RS 120 CR
QUANTITY- 4
ARCHITECTURAL COLOR-SUBMIT FULL RANGE OF AVAILABLE SAMPLES FOR SELECTION BY OWNER
MOUNT ON 24" DEEP REINFORCED CONCRETE FOOTING WITH FOUR 1/2" X 12" ANCHOR BOLTS W/ A 4 1/2" BOLT CIRCLE. VERIFY W/ MANUFACTURERS TEMPLATES, RECOMMENDATIONS, AND INSTRUCTIONS FOR INSTALLATION

CONTROLS

- A) ALL FIXTURES (POLE LIGHT AND BOLLARDS) SHALL BE CONTROLLED BY A TIMER INITIATED BY A PHOTOCELL. AN OVERRIDE SWITCH SHALL PROVIDE THE OWNER WITH THE MEANS TO OPERATE B) LIGHTING WITHOUT THE TIMER. TIMER SHALL BE TORK 876T1M PHOTO TIMER
- A) THESE TWO FIXTURES SHALL ALSO BE OPERATED BY A MOTION DETECTOR LOCATED AT STREET END OF PARKING LOT-VERIFY LOCATION

STERLING-KLEIN-THOMAS-ARCHITECTS, P.L.L.C.
STEVEN KLEIN, AIA - PROJECT ARCHITECT
300 C WEST MAIN STREET
FREDERICKSBURG, TEXAS 78624
PHONE: 530-997-4383 FAX: 530-990-9272



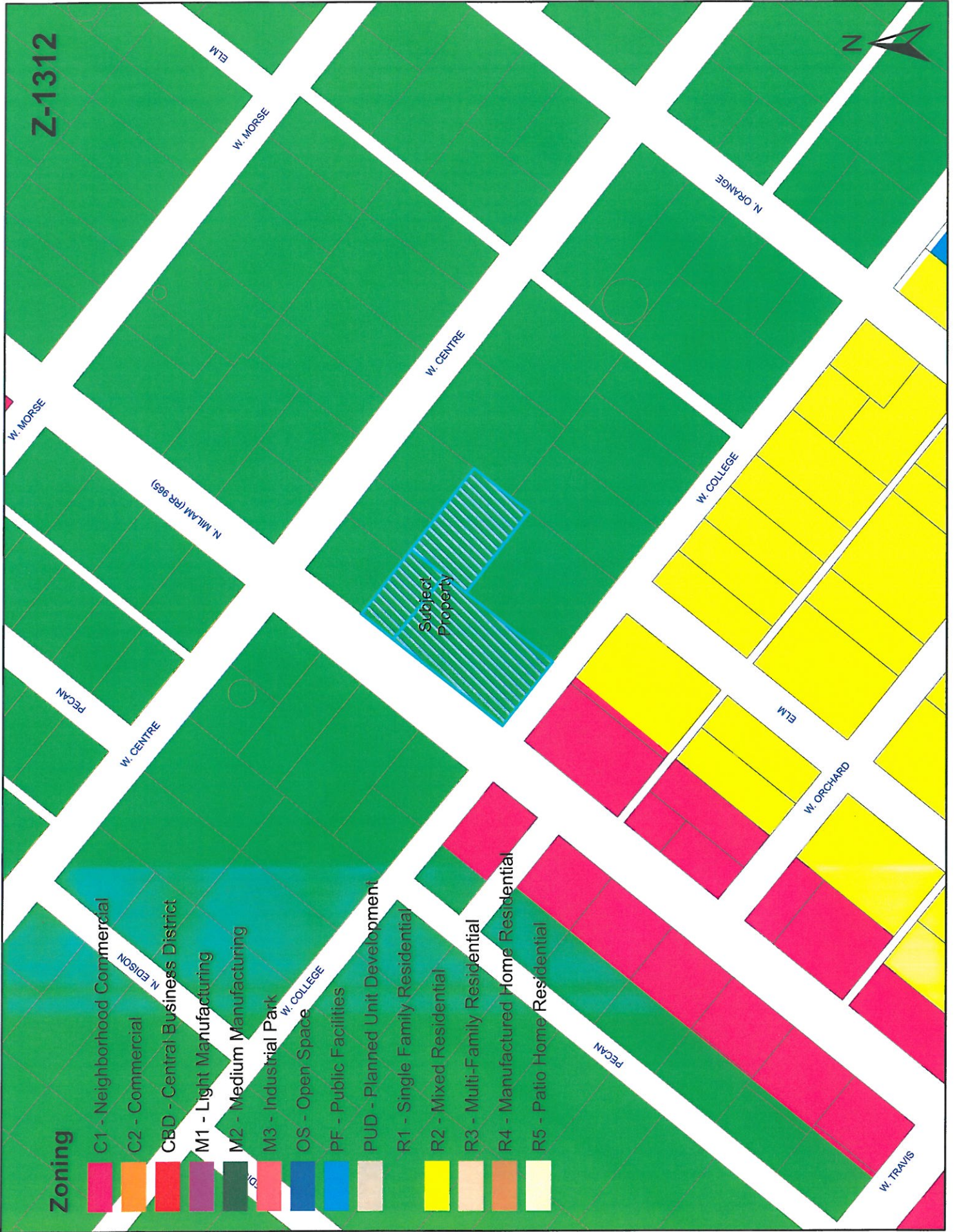
**PARKING LOT FOR THE
MEMORIAL PRESBYTERIAN CHURCH**
601 N. MILAM
FREDERICKSBURG, TEXAS 78624

DATE	9-30-05
PROJECT NUMBER	02-26
REVISION	

RECEIVED
JUL 8 2013

PARKING LOT PLAN
A-2









Z-1312



Z-1312

200' Notification Area

N. MILAM (RR 965)

W. CENTRE

PECAN

N. EDISON

W. MORSE

N. ORANGE

W. COLLEGE

ELM

W. ORCHARD

W. COLLEGE

PECAN

A	702	N. Milam	Ruben A. Grenwelge, Jr.
B	701	N. Milam	Edgar L. & Karen Beevers
C	314	W. Centre	Jerry W. & Suzanne N. Green
D	312	W. Centre	Ruby Rowe
E	310	W. Centre	Gregory Don & Linda Hayes
F	308	W. Centre	Sean X & Cassell D. Heep
G	307	W. Centre	Hoegemeyer Living Trust
H	309	W. Centre	Selene C. Wisseman
I	313	W. Centre	Selene C. Wisseman
J	315	W. Centre	Vera Bonn
K	607	N. Milam	Memorial Presbyterian Church
L	610	N. Milam	Kenneth L & Lorene Reissig
M	402	W. Centre	Juan & Laurie Villa
N	608	N. Milam	Ray Edwin & Frances M. Johnson
O	604	N. Milam	Robert K. Riggie
P	602	N. Milam	Marsh M Weiershausen
Q	404	W. College	Robert K. Riggie
R	508	N. Milam	Barry Wagner
S	403	W. College	Dustin R. Moore
T	506	N. Milam	Wanda Wunderlich
U	319	W. College	E. Dwight & Karen Oestreich
V	315	W. College	Brian Heath
W	313	W. College	James M & Nancy Wallace
X	308	W. College	Randall C. & Audelle Burkey
Y	310	W. College	Jo Ann Mogford & H Buford Durst
Z	312	W. College	John K. Dooley
AA	314	W. College	Fred E. & Lucille Dietel
BB	601	N. Milam	Memorial Presbyterian Church
CC	605	N. Milam	Memorial Presbyterian Church
			Z-1312



City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

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

HEARING

DATE: AUGUST 7, 2013

TIME: 5:30 PM

REQUEST

NUMBER: Z-1312

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 the Land Use Plan and Zoning.

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 19, 2013

TIME: 7:00 PM

REQUEST

NUMBER: Z-1312

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

APPLICANT: Providence Hall

LOCATION: 601 N. Milam
(see accompanying map)

REQUEST: Conditional Use Permit to allow a Private School in the R-1, Single Family Residential Zoning District

(DETACH BELOW)

REQUEST NO. Z-1312

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

Signed _____

Date _____

Printed Name _____

Address _____

34

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 next section describes the methodology used in the study, including the data collection and analysis techniques. The results of the study are then presented, followed by a discussion of the findings and their implications. The paper concludes with a summary of the main points and a list of references.

The research was conducted in a systematic and rigorous manner, following the principles of good research practice. The data was collected from a representative sample of the population, and the analysis was carried out using appropriate statistical methods. The results of the study are presented in a clear and concise manner, and the implications of the findings are discussed in detail.

The findings of the study have important implications for the field of research. They provide valuable insights into the nature of the phenomenon being studied, and they suggest areas for further research. The results also have practical implications for the development of policies and programs aimed at addressing the issue.

In conclusion, the study has made a significant contribution to the understanding of the topic. The findings are robust and reliable, and they provide a solid basis for further research and action.



CITY COUNCIL MEMO

DATE: August 2, 2013

TO: Planning and Zoning Commission

FROM: Brian Jordan, AICP

SUBJECT: P-1309 - Replat of Lots 36, 37 and 38, Block 2 of the Schultz Addition - Variance Request to Section 38-14 (a) of the Subdivision Ordinance.

Summary:

Lots 36, 37 and 38, Block 2 of the Schultz Addition are located on Plum Street, between W. Ufer Street and Fulton Street. Code of Ordinances , item 38-14 (a) Street layout, right-of-way, and pavement widths requires Local Streets to have 50' of right-of-way and 40' of pavement width. Plum Street is classified as a "Local" street on the Thoroughfare Plan. The original Schultz Addition called for a 50' right-of-way for Plum Street. However, the current survey and plat revealed that the right-of-way width adjacent to this tract is slightly less at approximately 47.6'. The applicant has submitted a request for a variance to allow for less than the required right-of-way.

Recommendation:

Development Services, Public Works and Engineering Staff support the request of this variance for the reasons mentioned in the following Background/Analysis section.

The City of Fredericksburg

Background / Analysis:

The curb line of Plum Street is already established and built and 5 feet of right-of-way behind the curb lines for utilities already exists in most location in this area. This amount of right-of-way is minimal and will not effect the existing or future conditions in this neighborhood.

The staff feels that the granting of the request for the variance to the minimum right-of-way width of Plum Street adjoining the subject property will not be detrimental to public health, safety or welfare, or injurious to other property in the area.

SULTEMEIER

SURVEYING & ENGINEERING

805 North Llano
Fredericksburg, TX 78624
Tel.: (830) 990-1221 Fax: (830) 990-1222

August 2, 2013

*Mr. Brian Jordan
Director of Development Services
City of Fredericksburg
126 West Main
Fredericksburg, TX 78624*

RE: P-1309, RESUBDIVISION OF LOTS 36, 37 & 38 IN BLOCK 2, SCHULTZ ADDITION

Dear Mr. Jordan:

As surveyor for Michael Kaderli, et al we respectfully request a variance from City Code, Chapter 38-14(j). Application of this code would require dedication of additional right-of-way adjacent to Plum Street, a fifty foot (50') wide platted street per record plat in Volume 28, Page 24 of the Gillespie County Deed Records.

Our request is based on curb lines being in place along the street and the relatively low traffic volume generated by residents in this subdivision.

Please contact our office if you have any questions or need any additional information for your consideration.

Sincerely,

Dale Allen Sultemeier, P.E., R.P.L.S.







40

The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the current state of the field and the challenges that researchers face. The second part of the paper presents the methodology used in the study, including the data collection methods and the analytical techniques employed. The third part of the paper discusses the results of the study and the implications of the findings. The final part of the paper concludes the study and provides recommendations for future research.

The research was conducted using a combination of qualitative and quantitative methods. Data was collected through interviews, surveys, and archival research. The data was then analyzed using statistical software and thematic analysis. The results of the study show that there is a significant gap in the current understanding of the field and that further research is needed to address this gap. The findings also suggest that there are several key factors that influence the outcomes of the research and that these factors should be taken into account in future studies.

The implications of the findings are far-reaching and have the potential to impact a wide range of fields. The research suggests that there is a need for a more integrated approach to the study of the field and that researchers should work together to address the challenges that they face. The findings also suggest that there are several key areas that need to be explored in future research and that these areas should be a priority for the research community.

In conclusion, the research provides a comprehensive overview of the current state of the field and highlights the need for further research. The findings suggest that there are several key factors that influence the outcomes of the research and that these factors should be taken into account in future studies. The research also suggests that there is a need for a more integrated approach to the study of the field and that researchers should work together to address the challenges that they face.

Memo

To: Planning and Zoning Commission
From: Brian Jordan, AICP
Date: August 1, 2013
Re: Summary of Bed and Breakfast discussion

Attached, please find a summary of the B&B discussion we have been having over the past few months. I have tried to break this down into our historic or previous interpretation, the current interpretation and finally, the proposed or possible guidelines for B&B's.

We intend to have one more discussion at the meeting next week, and then initiate the actual change to the Zoning Ordinance for the next scheduled meeting.

Bed and Breakfast: Previous/Historic Interpretation

Definition: Tourist lodging services within rooms of the property owner's principal residence or one separate guest house on lots of 10,000 square feet or greater within R-1 zoning district.

Transient: Occupancy of a dwelling unit or sleeping unit for not more than 30 days.

R-1 District:

- B&B allowed in rooms of property owners principal residence (no limit to number), or 1 separate guest house allowed on lots of 10,000 square feet or greater.
- **Exception:** The primary residence may be used as a B&B without it being the property owner's principal residence, but limited to one(1) single B&B rental, dwelling unit per property.
- Owner must provide proof of the collection and payment of State and Local Hotel/Motel Occupancy Tax to the city upon request.
- Parking required is 2 spaces

R-2 District:

- Allows Single Family Residential, Duplex Residential, Condominium Residential, Townhouse Residential, Multiple Family Residential, Group Residential
- Density – Minimum Site area per dwelling unit:
 - Efficiency: 2,500 square feet
 - 1 Bedroom: 3,000 square feet
 - 2+ Bedrooms: 3,500 square feet
- B&B's were considered similar to "Multiple-Family Residential" and were allowed based on the district regulations.
- Number of units allowed was based on the density above.
- Parking :
 - Efficiency – 1 space per unit
 - 1-Bedroom – 1.5 spaces per unit
 - 2+ Bedrooms – 2 spaces per unit
- Maximum Impervious Coverage, Maximum Building Coverage, Minimum Lot Size and Width, Height and Setbacks same for all R-2.

R-3 District:

- Same as R-2 above except for Density as follows:
 - Efficiency – 1,600 square feet
 - 1 Bedroom – 2,000 square feet
 - 2+ Bedrooms – 2,400 square feet
- B&B's were considered similar to "Multiple-Family Residential and were allowed based on the district regulations.

C-1, C-2 and CBD Districts:

- Same as R-3 above
- B&B's were considered similar to "Multiple-Family Residential and were allowed based on the district regulations.

Bed and Breakfast: Current Interpretation

Definition: Tourist lodging services within rooms of the property owner's principal residence or one separate guest house on lots of 10,000 square feet or greater within R-1 zoning district.

Transient: Occupancy of a dwelling unit or sleeping unit for not more than 30 days.

Multiple family Residential: The use of a site for three or more dwelling units, within on or more buildings.

Dwelling Unit: A residential unit other than a manufactured home providing complete, independent living facility for one family, including permanent provisions for living, sleeping, eating and cooking.

Hotel-Motel: Lodging services involving the provisions of room and/or board. Typical uses include hotels, motels and inns.

Lodging Unit: A room or group of rooms in a dwelling unit or a group residential use, for overnight occupancy on a transient or residential basis. Where designed or used for occupancy by more than two persons, each two person capacity shall be deemed a separate lodging unit.

R-1 District:

- B&B allowed in rooms of property owners principal residence (no limit to number), or 1 separate guest house allowed on lots of 10,000 square feet or greater.
- **Exception:** The primary residence may be used as a B&B without it being the property owner's principal residence, but limited to one(1) single B&B rental, dwelling unit per property.
- Owner must provide proof of the collection and payment of State and Local Hotel/Motel Occupancy Tax to the city upon request.
- Parking required is 2 spaces

R-2 and R-3 District:

- Since a B&B does not fall within the definition of "Multiple Family Residential – Dwelling Unit" they are not permitted.
- Other residential uses, including Single family, multiple family, condominiums, townhouses, duplexes and group residential are permitted.

C-1 District:

- B&B not permitted since not considered Multiple Family Residential – Dwelling unit.
- Hotel/Motel or Lodging not permitted
- Group residential a permitted use.
- Single family, duplexes, condominiums, and townhouses permitted by CUP.

C-2 and M-1 Districts:

- B&B's permitted since Hotel/Motel Lodging a permitted use

CBD District:

- B&B's permitted by CUP (under the definition of Hotel/Motel or Lodging facility)

Bed and Breakfast: Proposed

R-1 District:

- I think the current regulations are fine and for the most part have preserved the integrity of the residential neighborhoods while allowing B&B activities with certain limitations.

R-2 District:

- Allow any existing structure to be utilized as a B&B and it need not be owner occupied.
- New construction, or additions, could be governed by the existing density regulations (as we have done in the past). Concerns regarding this are that a B&B is a “commercial” operation and not residential. And, if you had a large enough tract (like the Hoffman House) you might be able to build 20+ units.
- Also, should we consider having a minimum structure size to address the concern about future use when the B&B is no longer viable (this did not seem to be a big concern)?
- Could establish a list of criteria that would need to be met:
 - Require stiffer parking requirements, or make sure parking is off the street
 - Limit or not allow signage
 - Have restrictions on lighting
 - Have restrictions on screening
 - Limit number of guests or having large parties or gatherings (difficult to enforce)
 - Breakfast be the only meal allowed to be served
 - Require a license

C-1 District:

- Allow any existing structure to be utilized as a B&B and it need not be owner occupied.
- New construction, or additions, could be governed by the existing density and parking regulations.
- Since the goal of the C-1 district is to provide for restrictive commercial activity that is compatible with the residential character of the neighborhood, could consider establishing a maximum number of units such as 5-8.
- Could consider the same or a portion of the criteria listed above in R-2

C-2 District:

- Allow B&B's as a permitted use, only limited by the district regulations.

CBD District:

- Could consider allowing a certain number 5-8 as a permitted use, and require a CUP for anything over the established amount. The CUP would allow us to ensure that we are protecting the retail area of town, and would allow us to establish limitations on how many are within a block or some spacing requirements.
- Could establish a requirement that a certain percentage of the building be retained as retail/commercial. This could include the ground floor, or a portion of the ground floor facing the street.

M-1 District:

- Not sure we should include B&B's in a manufacturing district.