

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, September 4, 2013
5:30 P.M.
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

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

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PUBLIC HEARINGS

3. Public Hearing (Z-1304) by The City of Fredericksburg to consider an amendment to Section 2.100 of the Zoning Ordinance pertaining to the definition of Bed and Breakfast facilities as a permitted use and / or a use subject to Conditional Use Permit in R-1, Single Family Residential, R-2, Mixed Residential, R-3, Multi-Family Residential, C-1, Neighborhood Commercial, C-2, Commercial, and CBD, Central Business District
4. Consider making a recommendation on Z-1304

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SITE PLANS

5. SP-1312 - Consider a site plan for Fairfield Inn & Suites at 513 Friendship Lane
6. SP-1313 - Consider a site plan for Texas Rangers Heritage Center at 1618 Hwy 290 East

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DISCUSSIONS

7. American Planning Association Conference

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
August 7, 2013
5:30 P.M.

On this the 7th day of August, 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
BOBBY WATSON
CHRIS KAISER
BRENDA SEGNER
TODD WILLINGHAM
BILL PIPKEN

ABSENT: STEVE THOMAS
MATT LINES

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

Chris Kaiser stepped down from the Commission for the consideration of Z-1311.

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. - It was moved by Bobby Watson and seconded by Charlie Kiehne to open 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. Cass Phillips presented the application. Billy and Sharon Grona were also present. Mr. Phillips noted the photo from the mid 1940's shows a large paved area with full access from both Main Street and Washington. Mr. Phillips stated the owners plan to build a 3-story lodging facility with 4 units on the main floor, 5 units on the middle floor and one large suite on the top floor. Mr. Phillips stated they have hired a civil engineer to address the great challenges that exist on the property. Mr. Phillips noted the City is planning to put a new sidewalk along Washington and the owners would like to blend that into their project.

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 applicants still have to go before the Historic Review Board for approval of the building design. Mr. Jordan noted this is the third project the Commission has seen that involves lodging in the Central Business District within the last six months. Mr. Jordan noted the Commission needs to concentrate on the functionality of the project and noted the adjoining building will be slightly lower than the proposed building. Mr. Jordan added there will be a single entrance drive and all the other existing drive openings will be closed off. Mr. Jordan confirmed the sidewalk will be extended along Washington from the Inn on Baron's Creek to this property. Mr. Jordan noted the scale is three stories and the building does not extend all the way to the front property line, which is allowed in CBD zoning. Mr. Jordan stated the original proposed parking met the code requirement, which allows a reduction in required parking in this block, but Staff recommended there be at least one parking space per unit and the applicants have revised the plans to show that. Mr. Jordan commented there will be some parking on Main Street and there is a possibility a few additional angled spaces could be put on Main Street in front of the building when the entrance is closed, but that will be at TXDOT's discretion. Mr. Jordan continued the use of bed and breakfast units on Main Street has been discussed and at one time the Commission was considering requiring some type of retail on the bottom floor of a bed and breakfast, but that was never adopted so it is up to the Commission's discretion if this use is appropriate for the property. Mr. Jordan noted the Commission needs to determine if implementing the use creates a better situation from a public health and safety standpoint while looking at it from a planning perspective, which includes circulation, pedestrian access, parking and functionality of the site. Janice Menking asked how the proposed drive aligns with the drive across Washington. Mr. Jordan noted the drive across the street is to the northwest, approximately 30 or 40 feet from the proposed drive. Mr. Jordan added he believes putting this drive as far away from the intersection of Main Street and Washington is just as favorable as aligning the two drives. Mr. Jordan added there were no letters received in support or opposition of the project. Bill Pipken asked if an environmental clean up of the property has been completed and Sharon Grona noted it was done approximately 16 months ago.

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

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

Charlie Kiehne moved to approve Application Z-1311 with the conditions set forth by Staff. Bobby Watson seconded the motion. All voted in favor and the motion carried.

Chris Kaiser returned to the Commission.

PUBLIC HEARING (Z-1312) BY PROVIDENCE HALL FOR A CONDITIONAL USE PERMIT TO ALLOW A PRIVATE SCHOOL IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AT 601 N. MILAM - It was moved by Brenda Segner and seconded by Chris Kaiser to open Public Hearing Z-1312 by Providence Hall for a Conditional Use Permit to allow a private school in an R-1, Single Family Residential zoning district at 601 N. Milam. Leslie Spraggins, co-founder of the school, presented the application. Also present were Ann Holk, Pastor of Memorial Presbyterian Church, Byron Scarborough and Tessa Burns, executive board members of the church. Ms. Spraggins

noted she and her co-founder, Elizabeth Beall, started a plan for the school last year and it was based on providing education for children with different learning styles. Ms. Spraggins stated they met with a lot of different people and after receiving a positive response to their philosophy, moved forward to find a location for the school. Ms. Spraggins stated after looking around they decided their best option was to find a location that was not currently being used, but was move-in ready. Ms. Spraggins commented their proposal was attractive to the church because the classrooms are existing and they were sitting vacant. Ms. Spraggins noted they have a one year lease with the church to use the buildings for 10 months out of the year. Ms. Spraggins added there will be students in grades Kindergarten through 12th grade and they currently have 20 children enrolled. Ms. Spraggins stated there are six classrooms that will be utilized and added her co-founder visited with the neighborhood and at that time they were all in favor of the school using the church's classrooms. Ms. Spraggins added she is aware now some of those neighbors have changed their mind and have since sent in protest letters citing parking and traffic issues. Ms. Spraggins stated they will have four full time and five part time teachers and four students who will drive to school, so there would not be more than ten parking spaces used at any time during the day and the church has allocated ten spaces for the school. Ms. Spraggins added in the afternoon the older students will leave school earlier than the younger grades. Ms. Spraggins noted the school is not church supported so the church will not add any buildings for the school and if the school size increases, they will have to find a different location.

Bobby Watson moved to close Public Hearing Z-1312 and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, distributed copies of the protest letters City Staff received. Mr. Jordan noted the church has obtained a Conditional Use Permit previously for different items and Staff feels as though this kind of school, with an unique, start-up element and a limited number of students, would be a reasonable use of a building that is being under-utilized. Mr. Jordan noted the concerns Staff has seen are College Street and Milam being used as drop off points. Mr. Jordan noted given the limited size and the number of students using the space, the school would be a compatible use. Mr. Jordan added there is a screening fence between the church and the neighborhood and there is currently playground equipment in place that the children will use, so there will be no additional equipment or buildings needed. Mr. Jordan noted when the original parking area was built there were 44 parking spaces and 3 handicapped spaces. Mr. Jordan also commented the interior layout of the building and classrooms has been provided. Mr. Jordan confirmed no one knows what the school will become and agrees at some point there becomes a threshold where the church facilities cannot accommodate the school, but they only have a one year lease at this time and if the Commission is inclined, they can limit the Conditional Use Permit to a specific amount of time to determine how the school functions on this site.

Mr. Jordan noted Staff recommendation of approval given the limitation on the size of the school and the limited number of students, and the fact that no expansion or improvements are planned.

Charlie Kiehne asked about specifics of allowing a Conditional Use Permit and questioned if the use is vacated or if a new school would want to come in, how the approval will affect those situations. Brenda Segner asked if there is currently a daycare or nursery at the church and Ms. Spraggins stated there was not. Ms. Segner asked what the children will do for lunch and Ms. Spraggins noted the K-8 students will eat on campus, and the high school students will leave for lunch. Ms. Segner commented the traffic at the lunch hour will be somewhat minimal. Todd Willingham asked where the parking lot entrances are

located. Mr. Jordan stated the entrance off Milam is the only entrance to the main parking area and there is another drive that City Staff is suggesting not be used off of College Street. Ms. Polk noted that drive only goes to the sanctuary and does not connect with the main parking lot so it would be of no use to the school. Ms. Segner asked where the playground is located and how often recess will take place. Ms. Spraggins stated the playground will be used once in the morning, at lunch time, and once in the afternoon and there will be approximately five children on the playground at any one time. Bill Pipken asked the applicant how she envisioned student drop off. Ms. Spraggins stated she is going to tell the parents to go all the way to the end of the parking lot before dropping children off so the entrance on Milam will not get backed up.

Mr. Kiehne suggested the Conditional Use Permit be approved for only Providence Hall and the approval be limited to one year. Ms. Spraggins asked how early they could come back for a Conditional Use Permit for the second year and there followed discussion that the application would have to be made within six months to prepare for the next school year.

Charlie Kiehne moved to approve Z-1312 with the condition the Conditional Use Permit approval is for a two year period and is issued specifically to Providence Hall School. Bobby Watson seconded the motion. All voted in favor and the motion carried.

PLATS

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 STREET - Dale Sultemeier presented the application and noted there are three side by side lots with an existing residence and improvements and stated the owners would like to resubdivide the property into two lots. Mr. Sultemeier explained 50 feet of right of way is required in the City's ordinance and there is only 47 1/2 feet now. Mr. Sultemeier noted instead of dedicating a 3/4 foot right-of-way, the applicants are asking for a variance to allow the existing right of way to remain.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted similar requests have come before the Planning and Zoning Commission before and like those, the engineering department is supporting the variance and has provided a memo to that regard. Mr. Jordan noted the street width varies from one end of the street to the other but City Staff does not anticipate the street ever becoming a thoroughfare because it is bordered by houses, streets, and a creek so a need for more right-of way is not probable. Mr. Jordan stated the existing right-of-way is sufficient and noted Staff recommendation of approval.

Bobby Watson moved to approve P-1309 and Bill Pipken seconded the motion. All voted in favor and the motion carried.

MINUTES

Bobby Watson moved to approve the minutes from the July, 2013 regular meeting and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

UPDATE ON VARIOUS CITY PROJECTS - Brian Jordan, Director of Development Services, introduced Clinton Bailey, Director of Public Works and Utilities, and Mr. Bailey presented a slide show highlighting the Morning Glory Drive improvements and the Austin Street bridge improvements. Mr. Bailey also touched on the sidewalk project that will begin this year and the revenue bond that has been approved for water and wastewater projects. Mr. Bailey explained there are a number of storage tanks that are leaking and need to be replaced and enlarged and added the bond will also be used for some needed work at the wastewater treatment plant.

BED AND BREAKFAST DEFINITION AND USE CLASSIFICATION

Brian Jordan, Director of Development Services, noted Staff interpretation of each zoning district in relation to bed and breakfast units and stated the commercial zoning districts are where B&Bs could create some potential issues. Mr. Jordan commented what has been previously discussed is leaving R-1 as it currently is, and in R-2 allow any existing structure to be used as a B&B and any new construction or additions be governed by the existing density requirements. Mr. Jordan then touched on establishing a minimum size requirement for a new bed and breakfast so the structure could be turned into a residence when the B&B has lived its life. It was determined that was not a concern of the Commission. Mr. Jordan stated historically B&Bs have been allowed in the C-1 zoning district by density and asked the Board to think about where they think bed and breakfast units should be allowed and how they should be limited. Mr. Jordan asked the Board if they were ready to make a recommendation to the City Council and they stated they were and asked Mr. Jordan to call a public hearing for a general change to the ordinance regarding a bed and breakfast definition and its use in different zoning districts.

ELECT CHAIR AND VICE-CHAIR

Janice Menking opened the floor for nominations. There followed some discussion and Charlie Kiehne moved to appoint Janice Menking as Chair and Brenda Segner as Vice-Chair. Bobby Watson seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Bobby Watson moved to adjourn. Todd Willingham seconded the motion. All voted in favor and the meeting was adjourned at 7:14 p.m.

PASSED AND APPROVED this 4th day of September, 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 then presents a literature review of the existing research on the topic. The second part of the paper describes the methodology used in the study, including the data collection and analysis techniques. The third part of the paper presents the results of the study, and the fourth part discusses the conclusions and implications of the findings.

The study was conducted using a quantitative research design. Data was collected from a sample of 100 participants, and the results were analyzed using statistical software. The findings of the study indicate that there is a significant relationship between the variables being studied.

The results of the study suggest that the research has important implications for the field. Further research is needed to explore the relationship between the variables in more detail.

In conclusion, the study has provided valuable insights into the topic and has contributed to the existing body of knowledge. The findings have important implications for the field and suggest that further research is needed.



CITY COUNCIL MEMO

DATE: August 30, 2013

TO: Planning and Zoning Commission

FROM: Brian Jordan, AICP

SUBJECT: Amendment to the Zoning Ordinance creating a definition of Bed and Breakfast, establishing which zoning districts they are permitted and establishing criteria under which they may be developed (Z-1304)

Summary:

At the beginning of 2013, we had several multi unit B&B lodging projects proposed in the CBD Central Business District. When reviewing the projects, we realized that these complexes really did not fall under the definition of multiple-family residential and we did not have a definition of B&B's other than in the R-1 Single Family Residential District. However, we did have a definition of a Hotel/Motel (which we felt more closely resembled a B&B) which would be considered a Conditional Use in the CBD District. Therefore, we processed both projects as Conditional Use Permits. At that time, we agreed to look into creating standards for B&B's, including a definition, appropriate districts to allow them in and establishing minimum criteria .

We have met on several occasions and have done significant research into this issue. What we have found is that most cities that have B&B's have a list of standards, but there does not seem to be a consistent definition or set of guidelines. Therefore, we have selected what we feel are good elements and tried to incorporate this information into our guidelines. In addition, we have used our experience locally over the years and how we have regulated B&B's in the past.

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

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Recommendation:

The staff recommends incorporating the definition, criteria and standards attached.

Background / Analysis:

A new definition of a B&B has been prepared. The current standards applicable in the R-1 Single Family Residential zoning district have worked well and will remain the same. As proposed, B&B's will be allowed in the R-2 and R-3 Districts, with the maximum number of units being based on the density standards of each district. B&B's will be permitted in the C-1, Neighborhood Commercial zoning district, with a limit of the density the same as R-3, up to a maximum of 8 units. B&B's will be a permitted use in C-2 Commercial District. And, B&B's will be permitted in the CBD Central Business District with the maximum density based on the R-3 District, up to 8 units. Over 8 units will require a Conditional Use Permit.

In addition, the requirements attached in the summary will apply to all B&B's. This will include parking, length of stay, signs, licensing and permitting, food service, building codes, fire protection, lighting and other activities.

Additional items that we may want to consider would include a requirement for a Conditional Use Permit for any B&B, or complex, within the Historic Shopping District Overlay, or at least on the first floor. Criteria for consideration could be similar to Historic Shopping District Overlay Ordinance. Also, while we have not created the permit, our intent would be to have a better way of tracking these facilities and to ensure compliance with the guidelines.

The City of Fredericksburg

Z-1304 Bed and Breakfast Amendment

Definition: Tourist lodging services within rooms of the property owner's principal residence or separate lodging units (cabins, guest homes, etc.) where breakfast may be the only meal served and sleeping accommodations are provided/offered for transient guests for compensation.

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 for the residence.

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 are governed by the R-2 District (section 3.110).
- Density regulations are governed by the R-2 District (section 3.110)
- Parking shall be one space per unit.
- Maximum impervious coverage, building coverage, minimum lot size and width, height and setbacks as per the R-2 District (section 3.110)

R-3 District:

- Allow any existing structure to be utilized as a B&B and it need not be owner occupied.
- New construction or additions are governed by the R-2 District (section 3.120).
- Density regulations are governed by the R-2 District (section 3.120)
- Parking shall be one space per unit.
- Maximum impervious coverage, building coverage, minimum lot size and width, height and setbacks as per the R-2 District (section 3.120)

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 are governed by the C-1 District (section 3.200).
- Density regulations are governed by the R-3 District (section 3.120)
- Parking shall be one space per unit.
- The maximum number of units in one contiguous complex or property shall be 8.

C-2 District:

- Allow B&B's as a permitted use, subject to C-2 District regulations (section 3.210)
- Parking shall be one space per unit.

CBD District:

- Allow any existing structure to be utilized as a B&B and it need not be owner occupied.
- New construction or additions are governed by the CBD District (section 3.220).
- Density regulations are governed by the R-3 District (section 3.120)
- Parking shall be one space per unit.
- A maximum of 8 units in one contiguous complex or property shall be permitted. Complexes over 8 units shall be subject to Conditional Use Permit approval in accordance with Section 5.400 of the Zoning Ordinance.
- Parking shall be one space per unit.

R-4, R-5, M-1, M-2, M-3 and PF Districts:

- B&B's are not permitted in abovementioned districts.

Bed and Breakfast Facilities are subject to the following requirements:

- a) *Parking:* One off-street parking space per guest room or unit.
- b) *Length of Stay:* The maximum length of stay for each guest shall be limited to 30 days.
- c) *Signs:* Signs shall conform to Chapter 29 of the Code of Ordinances.
- d) *License or Permit:* Each owner of the facility must acquire a permit/license for the facility from the building department prior to issuance of a certificate of occupancy.
- e) *Food Service:* Only overnight guests may be served meals. The meals shall be confined to a continental-type breakfast, consisting of pastries (prepared outside the establishment), milk, cereal, fruit, fruit juice, and coffee, unless the facility meets all State and Gillespie County Health Division requirements for commercial food service.
- f) *Building Codes:* The structure(s) must conform to all city and state building codes for existing or new construction as the situation dictates, including applicable ADA standards.
- g) *Fire Protection:* Each bed and breakfast facility must comply with the appropriate section on "Lodging and Rooming Houses" contained in NFPA 101 Life Safety Code.
- h) *Other Activities:* Other activities such as weddings, parties and other functions are limited to commercial zoning districts.
- i) *Lighting:* External lighting in residential zoning districts shall be shielded from adjoining properties.
- j) *Hotel/Motel Tax:* The owner must provide proof of the collection and payment of State and Local Hotel/Motel Occupancy Tax to the city upon request.

Sec. 3.100. - R-1: SINGLE FAMILY RESIDENTIAL.

Intent

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

Principal Permitted Uses

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

Single Family Residential (Detached)	Local Utility Services
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Uses Permitted Subject to Conditional Use Permit

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

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

Property Development Standards

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

Site Development Regulations

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

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 2½ stories, 28 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density (Living Area Only)	Maximum Dwelling Units per Lot, 1 per Lot Minimum Dwelling Areas 750 Square feet
Maximum Building Coverage	Percent of Lot Area, 40%
Nonconforming Uses	<u>Section 6.100</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Temporary/Accessory Building	<u>Section 8.000</u>
Home Occupations	<u>Section 8.300</u>

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

Intent

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

Principal Permitted Uses

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

Single Family Residential (detached)	Local Utility Service
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Uses Permitted Subject to Conditional Use Permit

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

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

Property Development Standards

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

Site Development Regulations

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

Feature	Regulations
Lot Size	Minimum Lot Area, 4,500 Square Feet
Lot Width	Minimum Lot Width, 45 feet
Height	Maximum Building Height, 2 Stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 for Garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minimum Dwelling Areas (Living Area Only)	750 Square Feet
Maximum Building Coverage	Percent of Lot Area, 50%
Maximum Impervious Coverage	Percent of Lot area, 60%
Nonconforming Uses	<u>Section 6.100</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Temporary/Accessory Building	<u>Section 8.000</u>
Home Occupations	<u>Section 8.300</u>

(Ord. No. 18-014, § 3.101, 12-1-2008)

Sec. 3.110. - R-2: MIXED RESIDENTIAL.

Intent

This zone is intended to provide for medium density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. (See Site Development Regulations). Additional uses necessary and incidental to multiple family residential dwellings are also permitted. It is a zone well suited as a buffer between single family uses and other more intense uses. This zone is typically associated with Medium Density Residential Land Use category but is allowed within all Land Use categories except "Open Space/Park," "Public Facility" and "Industrial."

Principal Permitted Uses

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

Community Recreation	Local Utility Service
Duplex Residential	Multiple Family Residential
Townhouses (Section <u>7.610</u>)	Condominiums (Section <u>7.610</u>)
Group Residential	Single Family Residential (Detached)
Single Family Small Lot (Section <u>3.101</u> R-1-A)	

Uses Permitted Subject To Conditional Use Permit

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

Private Primary Educational Facilities	Private Secondary Educational Facilities
Day Care Services	
Convalescent Services	
Cultural Services	Religious Assembly
Guidance Services	

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of

record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the R-2 district shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 5,000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	2½ Stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Minimum Site Area per Dwelling Units,
	Efficiency: 2,500 Square feet
	1 Bedroom: 3,000 Square feet
	2 Bedroom: 3,500 Square feet
Maximum Impervious Coverage	65%
Maximum Building Coverage	Percent of Lot Area, 55%
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Building	<u>Section 8.000</u>
Home Occupations	<u>Section 8.300</u>

In an R-2 Zone the R-1-A Site Development Regulations may apply to the development of single family dwellings at the option of the Owner. (Ord. No. 18-014, § 3.110, 12-1-2008)

Sec. 3.120. - R-3: MULTI-FAMILY RESIDENTIAL.

Intent

This zone is intended to provide for higher density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 2,400 square feet of lot area. (See Site Development Regulations.) Additional uses necessary and incidental to multiple family residential dwellings are also permitted. It is a zone well suited as a buffer between single family uses and other more intense uses. This zone is typically associated with the Medium Density Residential Land Use category, but is allowed within all Land Use categories except "Open Space/Parks," "Public Facilities" and "Industrial."

Principal Permitted Uses

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

Community Recreation	Multiple Family Residential
Duplex Residential	Religious Assembly
Group Residential	Single Family Residential
Local Utility Services	Townhouses (Section <u>7.610</u>)
Condominiums (Section <u>7.610</u>)	

Uses Permitted Subject to Conditional Use Permit

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

Club or Lodge	Guidance Services
Convalescent Services	Private Primary Educational Facilities
Cultural Services	Private Secondary Educational Facilities
Day Care Services	

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width and depth,

dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the R-3 district shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Minimum Site Area per Dwelling Units,
	Efficiency: 1600 Square feet
	1 Bedroom: 2000 Square feet
	2 Bedrooms: 2400 Square feet
Maximum Impervious Coverage	65%
Maximum Building Coverage	Percent of Lot Area, 55%
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Buildings	<u>Section 8.000</u>
Home Occupations	<u>Section 8.300</u>

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

Intent

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

Principal Permitted Uses

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

Administrative and Business Office	Multiple Family Residential
Convalescent Services	Personal Services
Cultural Services	Private Primary Educational Services
Day Care Services	Private Secondary Educational Facilities
Group Residential	Professional Office
Local Utility Services	Religious Assembly
Medical Services	

Uses Permitted Subject to Conditional Use Permit

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

Arts and Crafts	Duplex Residential
Automotive Washing	Food Sales
Building Maintenance Services	Guidance Services
Business School	Laundry Services
Business Support Services	Limited Retail Sales
Club or Lodge	Liquor Sales
Communication Services	Personal Improvement Services
Condominium Residential (Section <u>7.610</u>)	Pet Services
Consumer Repair Services	Restaurant - Limited
Convenience Storage	Single Family Residential (detached)
Convenience Store/Self Serve Gasoline	Townhouse Residential Drive through Facilities Associated with any use

Property Development Standards

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

Site Development Regulations

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

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 25 feet
Interior Side Yard	Minimum Required Setback, 5 feet*
Rear Yard	Minimum Required Setback, 10 feet
Maximum Impervious Coverage	70%
Maximum Building Coverage	Percent of Lot Area, 50%
Residential Density	<u>Section 3.120</u>
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Building	<u>Section 8.000</u>
Signs	Sign Ordinance
*10 feet when adjacent to R-1 or R-5	

Sec. 3.210. - C-2: COMMERCIAL.

Intent

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

Principal Permitted Uses

Administrative and Business Office	General Retail Sales
Agricultural Sales and Services	Guidance Services
Arts and Crafts	Hotel/Motel
Automotive Rentals	Horticulture
Automotive Repair Services	Hospital Services (Limited)
Automotive Sales	Indoor Entertainment
Automotive Washing	Indoor Sports and Recreation
Building Maintenance Services	Kennels
Business or Trade School	Laundry Services
Business Support Services	Liquor Sales
Club or Lodge	Local Utility Services
Cocktail Lounge	Maintenance and Service Facilities
Commercial Off-Street Parking	Medical Offices
Communication Services	Multiple Family Residential
Construction Sales and Services	Outdoor Entertainment
Consumer Convenience Services	Outdoor Sports and Recreation
Consumer Repair Services	Pawn Shop Services
Convalescent Services	Personal Improvement Services
Convenience Store/Self Serve Gas.	Personal Services
Cultural Services	Pet Services
Custom Manufacturing	Private Primary Educational Facilities
Day Care Services	Private Secondary Educational Facilities
Equipment Repair Services	Professional Offices
Equipment Sales	Religious Assembly
Exterminating Services	Research Services
Financial Services	Restaurant - Drive-In/Fast Food
Food Sales	Restaurant
Funeral Services	Service Station
Group Residential	Veterinary Services

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

Uses Permitted Subject to Conditional Use Permit

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

Camp Grounds (Section 7.610)	Duplex Residential Condominium Residential Single Family Residential (Detached)
Convenience Storage	Townhouse Residential (Section 7.610)
Drive through facilities associated with any use	Transportation Terminals

Property Development Regulations

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

Site Development Regulations

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

Feature	Regulation
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 15 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 0 feet*
Rear Yard	Minimum Required Setback, 0 feet*
Maximum Impervious Coverage	80%

Maximum Building Coverage	Percent of Lot Area, 75%
Residential Density	<u>Section 3.120</u>
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Building	<u>Section 8.100</u>
Signs	Sign Ordinance
*10 feet when adjacent to R-1 or R-5	

Sec. 3.220. - CBD: CENTRAL BUSINESS DISTRICT.

Intent

This zone is intended 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 tourist as well as the residents of the City.

Principal Permitted Uses

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

Administrative and Business Office	Liquor Sales
Arts and Crafts	Local Utility Services
Club or Lodge	Multiple Family Residential
Cocktail Lounge	Personal Improvement Services
Consumer Convenience Services	Personal Services
Consumer Repair Services	Pet Services
Cultural Services	Private Primary Educational Facilities
Day Care Services	Private Secondary Educational Facilities
Financial Services	Professional Offices
General Retail Sales	Religious Assembly
Guidance Services	Restaurant

Uses Permitted Subject to Conditional Use Permit

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

Business or Trade School	Horticulture
Business Support Services	Hospital Services (Limited)
Commercial Off-Street Parking	Hotel/Motel
Communications Services	Indoor Entertainment
Condominium Residential (Section <u>7.610</u>)	Indoor Sports and Recreation
Custom Manufacturing	Medical Offices
Drive through Facilities associated with any use	Outdoor Entertainment
Duplex Residential	Outdoor Sports and Recreation
Food Sales	Single Family Residential (Detached)
Funeral Services	Townhouse Residential (Section <u>7.610</u>)
Group Residential	Transportation Terminals

Property Development Standards

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

Site Development Regulations

Each site in the CBD District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 0 feet
Street Side Yard	Minimum Required Setback, 0 feet
Interior Side Yard	Minimum Required Setback, 0 feet*
Rear Yard	Minimum Required Setback, 0 feet*
Maximum Impervious Coverage	90%
Maximum Building Coverage	
Residential Density	<u>Section 3.120</u>
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u>
Special Yard Regulation	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Accessory Building Regulations	<u>Section 8.200</u>
Signs	Sign Ordinance
*10 feet when adjacent to R-1 or R-5	

Sec. 3.510. - HSD: HISTORIC SHOPPING DISTRICT OVERLAY.

Intent.

This zone is intended to encompass that portion of the City which constitutes the in-town historic shopping and tourist area. The area within the District is subject to the requirements of the underlying zoning district, the Historic Overlay District, if within its defined area, and the requirements of this Historic Shopping District.

Principal Permitted Uses

See uses listed in the underlying district.

Uses Permitted Subject to issuance of a Conditional Use Permit using the review and evaluation criteria of Section 5.460. See the uses listed for the underlying district.

Uses Permitted Subject to issuance of a Conditional Use Permit using review and evaluation criteria in Sections 5.460 and 5.461. Any Standardized Business may be located in the Historic Shopping District subject to a Conditional Use Permit as provided in Section 5.400 using the review and evaluation criteria set forth in Sections 5.460 and 5.461.

For the purpose of this section, the following definitions shall apply:

A.

Historic Shopping District shall be all properties generally located between Elk Street and Acorn Street including the properties fronting on both sides of Acorn Street, and between San Antonio Street including the properties fronting on both sides of such street, and Austin Street including the properties fronting on both sides of such street, as they are depicted on the map of the area attached to this ordinance.

B.

Standardized Business shall mean a business which is required by contractual or other arrangement or affiliation to maintain one or more of the following items: standardized ("formula") array of services and/or merchandise, trademark, logo, signs, service mark, symbol, decor, architecture, layout, uniform, menu, or similar standardized features and which causes it to be substantially identical to more than ten other businesses regardless of ownership or location at the time the application therefor is completed. Standardized Businesses can include, but are not limited to: restaurants, retail stores, banks, sales offices, spas, hair and nail salons, art galleries, and hotel/motel/inn/bed and breakfast establishments. A statement made under oath, and subject to penalties for perjury concerning the status as a standardized business shall be submitted with the application

for Conditional use permit, along with any other reasonable proof required by the person administering the City's Zoning ordinance.

Property Development Standards

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

- [A.] Lot Area - The minimum lot area shall be as provided in any underlying zone or as may be required upon approval of a Conditional Use Permit.
- B. Lot Dimensions - Shall be as provided in any underlying zone, or as may be required upon approval of a Conditional Use Permit.
- C. Yards - Each lot shall have front, side and rear yards extending across the full widths and lengths of the lot as may be required in the underlying zone, or as may be required upon approval of a Conditional Use Permit.
- D. Height Regulations - Shall be as provided in the underlying zoning District.
- E. Fences, Walls and Visibility - Section 7.530
- F. Parking - The standards of Section 7.800 shall apply.
- G. Temporary/Accessory Building Regulations - Section 8.000
- H. Historic Preservation Ordinance.
- I. Signs - Sign Ordinance.

(Ord. No. 18-002, § 3.510, 4-21-2008; Ord. No. 19-005, § 3.510, 4-20-2009)

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 large sample of participants, ensuring the representativeness of the findings. The analysis was conducted using advanced statistical techniques, allowing for a detailed examination of the data. The results of the study are presented in a clear and concise manner, highlighting the key findings and their implications.

The findings of the study suggest that there is a significant relationship between the variables under investigation. This relationship is supported by the statistical analysis, which shows a strong correlation between the two variables. The results also indicate that the proposed model is a good fit for the data, suggesting that the theoretical framework is valid.

The study has several limitations, which should be acknowledged. First, the sample size, while large, may not be representative of all populations. Second, the study is cross-sectional, which limits the ability to draw causal inferences. Finally, the study is limited to the specific context in which it was conducted, and the findings may not be generalizable to other settings.

Despite these limitations, the study makes a valuable contribution to the field. It provides a detailed and comprehensive analysis of the subject matter, highlighting the key findings and their implications. The study also identifies areas for future research, providing a clear direction for further investigation.

**SITE PLAN
BACKGROUND INFORMATION**

File Number: SP-1312

Project Name: Fairfield Inn & Suites (Hotel)

Address/Location: 513 Friendship Lane (west of US Highway 87 South approximately 650')

Previous Approval: The site plan approved for this project in January, 2010 has expired. Only very minor changes are proposed.

Site Area: 2.076 acres (90,459 square feet)

Zoning: C-2 - Commercial.

Adjacent Land Uses/Zoning:

North:	Undeveloped land, zoned R-2
South:	Commercial, zoned C-2
East:	Residential and generally undeveloped, zoned R-1
West:	Generally undeveloped and Commercial, zoned C-2

Building Size: First Floor Footprint – 17,500 square feet.
Total all floors – 53,489 square feet
Total Number of Guest Rooms - 78

Building Height: Three stories – 32'-8" measured to the deck line.
(Maximum height is 38', plus additional 15% for parapet walls). Actual height measured to top of parapet wall is 42'-9".

Building Coverage: 21% (max. allowed - 75%)

Impervious Coverage: 78% (max allowed – 80%)

Site Access: Single drive off of Friendship Lane located on adjacent tract, aligning with an existing drive cut installed when Friendship Lane was improved. This drive is intended to serve the adjoining property when developed.

Sidewalks: A sidewalk is required and provided along Friendship Lane.

Parking Required/Provided: 83 spaces required (1.1 spaces per room for first 50 rooms, plus 1 space per additional room over 50)
99 spaces provided, including 5 handicap spaces

Screening Required: Screening is required along the east side of the property as per Section 7.940 of the Zoning Ordinance.

Applicant is proposing a hedge-like screen of evergreen plant material which must be capable of reaching a minimum height of 8' at maturity. Dumpster located at the rear of the property is screened by a masonry enclosure.

Landscape/Tree Preservation:

There are no trees located on the property. The applicant has provided a Landscape Plan for our review. A final Landscape Plan meeting the requirements of Section 7.900 of the Zoning Ordinance will be required prior to issuance of a building permit.

Stormwater Detention:

Storm water will be tied into the existing system located in Friendship Lane that drains into the regional detention pond located to the east of this property across Friendship Lane.

P&Z Action:

Final approval

Recommendation:

Approval, conditioned upon the following:

1. Approval of the Landscape Plan prior to issuance of a building permit.
2. Approval of final civil plans prior to issuance of a building permit.
3. Exterior lighting to be shielded from adjoining properties and approved by staff.



APPLICATION FOR SITE PLAN REVIEW

APPLICATION IS HEREBY MADE TO THE PLANNING AND ZONING COMMISSION FOR SITE PLAN REVIEW IN THE CITY OF FREDERICKSBURG HEREINAFTER SET FORTH:

1. **APPLICANT:** TERRY F. BREWER
2. **ADDRESS:** 5409 N. JIM MILLER RD, SUITE 110, DALLAS, 75227
3. **APPLICANT TELEPHONE NUMBER:** 972-298-3525
4. **APPLICANT FAX NUMBER:** 214-702-5236
5. **OWNER (if different from applicant):** NEW FREDERICKSBURG PROPERTIES, INC.
6. **ADDRESS:** 1424 RIVERSIDE ROAD, ROANOKE, TX 76262
7. **OWNER TELEPHONE NUMBER:** 817-688-6762
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**
ADDRESS: 513 FRIENDSHIP LANE
LEGAL DESCRIPTION: LOT NO. 2 ALTON IMMEL SUBDIVISION
LOT SIZE: 175' FRONT x 517' DEEP **LOT AREA:** 2.076 ACRES
PROPOSED USE: HOTEL:
USE CLASSIFICATION: COMMERCIAL
9. **EXISTING ZONING:** C-2 DISTRICT
10. **INFORMATION TO BE PROVIDED BY THE APPLICANT:** Seven (7) copies of a site plan at least 24 x 36 inches, drawn to scale and sufficiently dimensioned as necessary to show the following:
 - A. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.
 - B. The location and dimensions of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements.
 - C. The location, height, and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting site within 50 feet.
 - D. The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access, utility or service areas, fencing and screening, and lighting.
 - E. The center line of existing water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100-year flood plain.
 - F. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.
 - G. For sites with an average slope greater than 10%, a plan showing existing and proposed topography and grading and proposed erosion control measures.
 - H. The location and size of proposed signs, if known.
 - I. The location and size of the existing and proposed landscaped areas.
 - J. A calculation of the impervious area (this includes buildings, paved areas, etc. other than natural ground or landscaped areas) of the site.

10. SIGNATURE OF APPLICANT: Terry F. Brewer

PRINTED NAME OF ABOVE: TERRY F. BREWER

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

11. SIGNATURE OF OWNER: Harish L Patel

PRINTED NAME OF ABOVE: HARISH L PATEL

DATE: 12/10/09

TITLE SEARCH: 2008
Date

12. CONSENT OF LIEN HOLDER: NEW FREDERICKSBURG INC
Signature Harish L Patel

PRINTED NAME OF ABOVE: NEW FREDERICKSBURG INC

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

13. RETURN COMPLETED APPLICATION TO: Brian Jordan or Tammie Loth, City of Fredericksburg, 126 West Main St., Fredericksburg, Texas 78624.



RECEIVED
AUG 23 2013

AREA	SQ FT	OCCUPANT LOAD
1st Floor	17,500	87
2nd Floor	17,394	87
2nd Floor	17,394	87
Canopy	1200	
TOTAL	53,489	261
# OF GUEST ROOMS	78	
SF/ ROOM	686	
Parking Spaces Required		
11 Spaces Required for first 50 guest rooms	55	
28	28	
1 Space Required for next 28 guest rooms		
1 Space Required for 40 sf of Meeting Room	16	638/40
Total Parking Required & Provided	99	
Maximum Building Height	42'-9"	
ZONING	C-2	COMMERCIAL
SETBACKS	North	15'-0" Front Yard
	South	None
	East	10'-0" Side Yard
	West	None
TOTAL SITE AREA	90,459	
Maximum Impervious Allowed at 80%	72,367	
Proposed Impervious at 78 %	70,869	
Maximum Building Coverage Allowed at 75%	67,844	
Proposed Building Coverage at 59 %	53,489	

2012 TAS / ADA GENERAL SITE NOTES

- 4) *TAS Texas Accessibility Standard & (ADA) Americans with Disabilities Act, article number. 1) These notes shall supersede any grades shown on any plans. Bring to the attention of the Architect and Civil Engineer any discrepancy.
- 5) Cross slope on any sidewalk shall not exceed 2 percent. *(403.3)
- 6) Slope in any direction in mobility impaired parking spaces shall not exceed 2 percent. *(502.4)
- 7) Slope in any direction in lot out areas shall not exceed 2 percent. *(503.4)
- 8) Maximum slopes along any sidewalk or mobility impaired routes shall not exceed 5 percent. Cross slope on any route shall not exceed 2 percent. *(403.3)
- 9) Ramps exceeding 5 percent shall have hand rails on both sides. Ramps can not rise more than 30" without landings. *(405.1)
Ramps can not rise more than 1/12. *(405.1)
Handrails to meet ADA requirements. *(405.8)
- 10) All outside doors shall have ADA landings. Landing slopes shall not exceed 2 percent in any direction. All exterior door shall have no more than 1/4" to 1/2" ADA level change, this shall include the threshold. *(404.2.5)
- 11) Curb ramp can not exceed 1/12 and can not rise more than 6". Curb ramp side flare can not exceed 1/10 and can not rise more than 6". Ramps can not extend into a parking lot out area. *(405.1)
- 12) Slope in any direction at swimming pool deck or under canopy shall be less than 1-1/2 percent.



This drawing is preliminary
without the handwritten
signature and date on the
Architect's or Engineer's Seal.

TERRY F. BREWER & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
5409 North Jim Miller Road, Suite 110, Dallas, Texas 75287-1500
Phone: (972) 998-5525 Fax: (214) 709-5236
m2tfoa.com www.tfoa.com

New Fredericksburg Properties, Inc.
Marriott Project 8306
513 Friendship Lane
Fredericksburg, Texas 78624

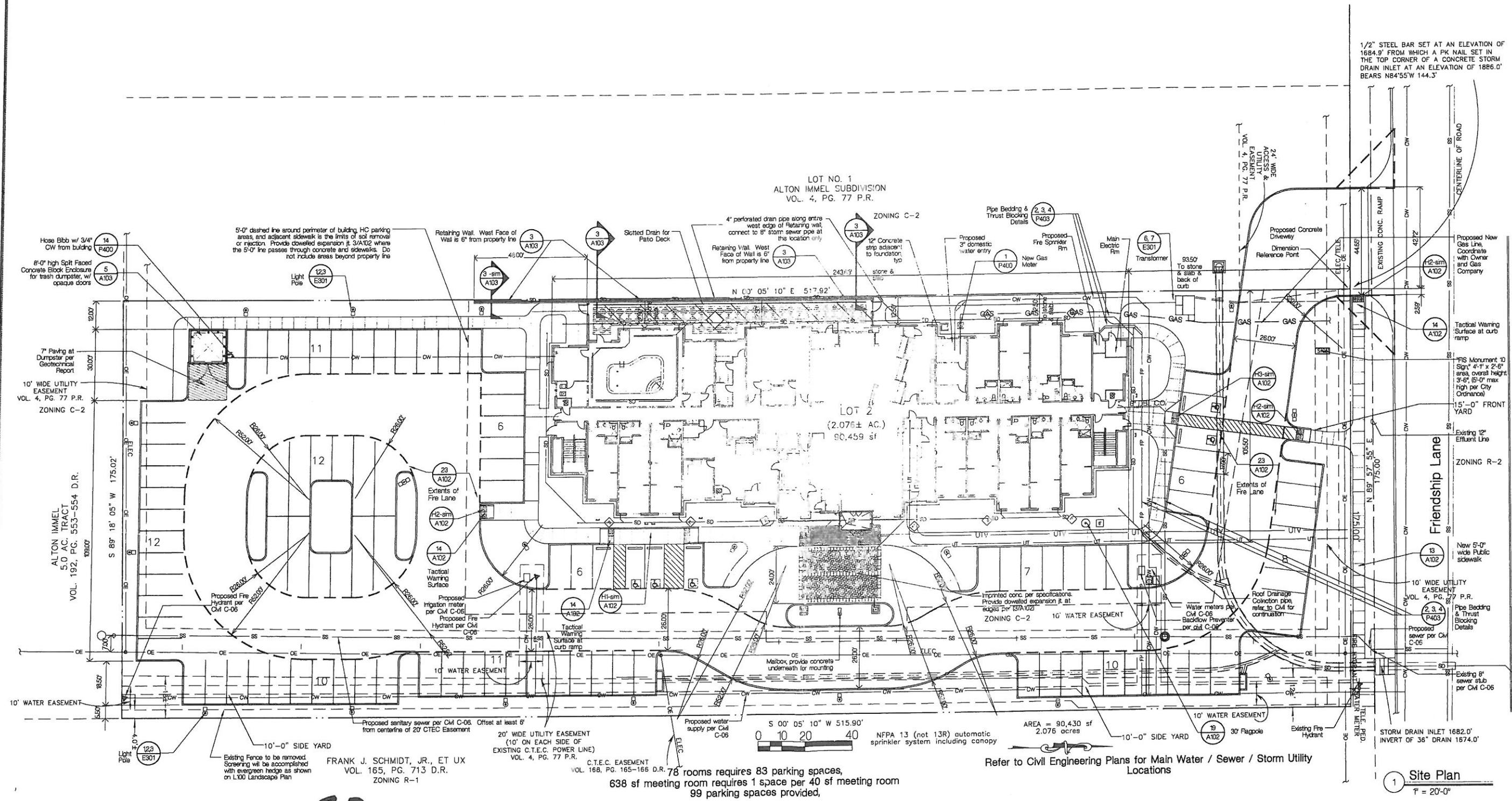


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Revisions:

Sheet No.

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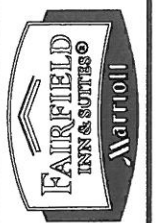
32



This drawing is preliminary without the handwritten signature and date on the Architect's or Engineer's Seal.

TERRY F. BREWER & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
5409 North Jim Miller Road, Suite 110, Dallas, Texas 75227-1500
Phone: (972) 998-3525 Fax: (214) 702-5236
m@tffba.com

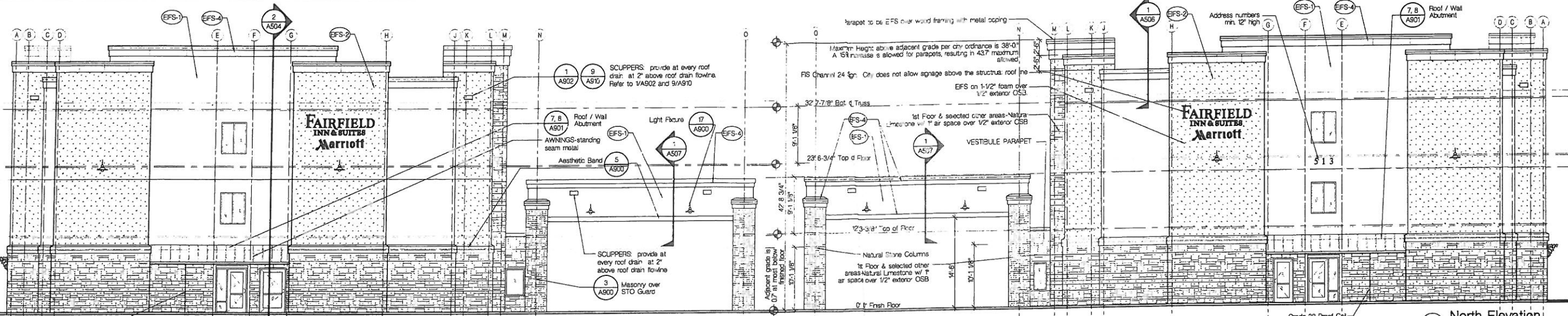
New Fredericksburg Properties, Inc.
Marriott Project 8306
513 Friendship Lane
Fredericksburg, Texas 78624



Job #: 2012-6

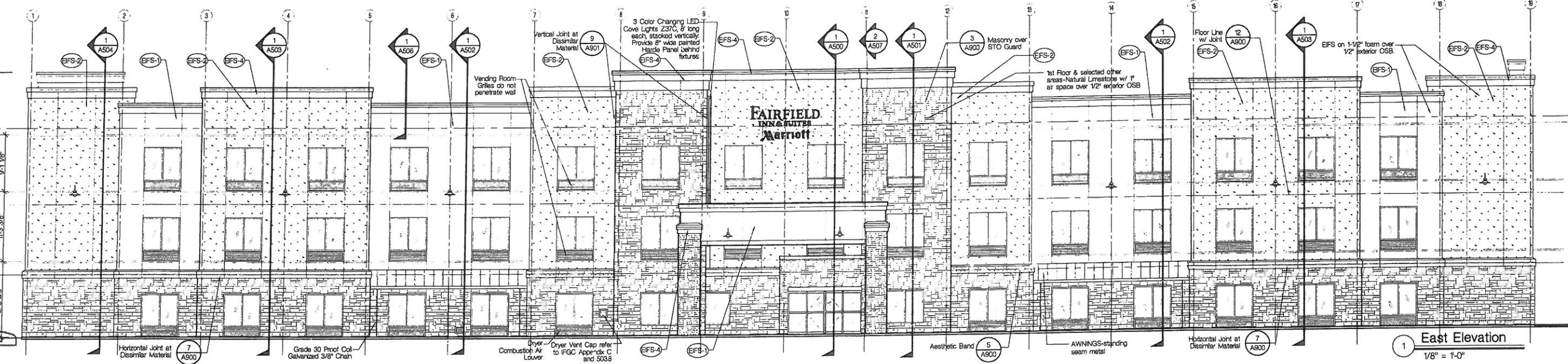
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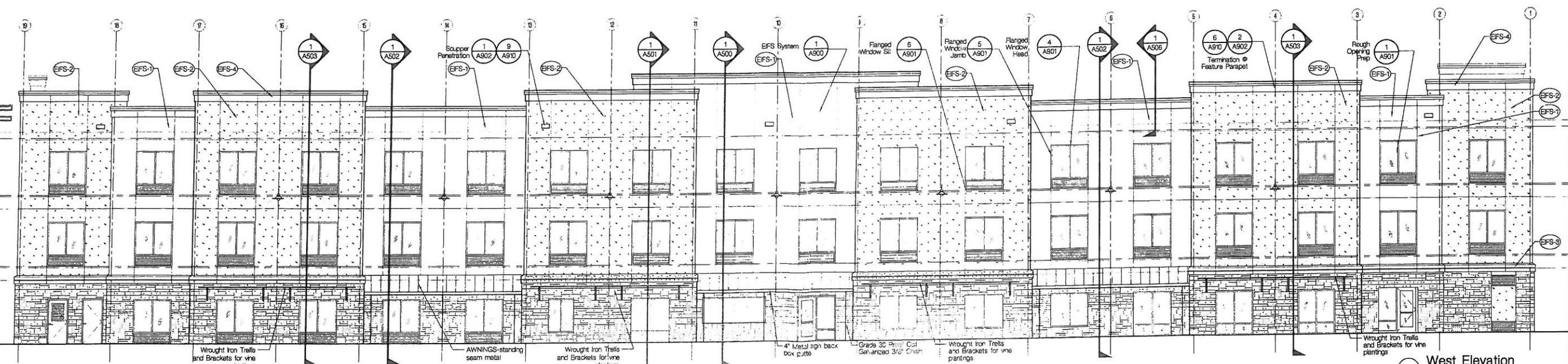


4 South Elevation
1/8" = 1'-0"

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



1 East Elevation
1/8" = 1'-0"



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

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AUG 23 2013

33

SP-1312



FRIENDSHIP LN

WASHINGTON (HWY 87 S)

Organizational Identity and the Role of the Firm in Society

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SITE PLAN
BACKGROUND INFORMATION

August, 2013

File Number: SP-1313

Applicant: Steve Thomas, AIA on behalf of the Former Texas Ranges Foundation.

Property Owner: City of Fredericksburg

Project Type: Texas Rangers Heritage Center (Museum)

Address/Location: 1618 E. US Highway 290, across from the entrance to Heritage Hill Country, adjacent to Fort Martin Scott.

Site Area: 11.9 acres

Zoning: PF – Public Facilities

Adjacent Land Uses/Zoning:

North:	Fort Martin Scott, zoned PF
South:	Barons Creek and the Hill Country University Center, zoned PF
East:	Baron's Creek and undeveloped land, zoned PF
West:	Light commercial and residential, zoned PUD

Project Phasing: The project is planned to be developed in two phases, with phase one including a pavilion, parking and main infrastructure, and phase two to include the Heritage Center and additional parking.

Building Size: Pavilion (phase 1) – 8,321 square feet
Heritage Center (phase 2) – 32,933 square feet

Building Height: Pavilion – 33'-2" to top of ridge.
Heritage Center – 34'-4" to top of ridge.

Building Coverage: 15% (max. allowed – 75%)

Impervious Coverage: 62% (max allowed – 85%)

Site Access: There will be a single, divided entrance drive on US Highway 209 (Main Street) which will align with Heritage Hills Drive. We expect this intersection to be signalized in the future. The main drive will serve the main parking in front of the building as well as the parking to the rear of the building. A fire lane will be provided in phases as the parking lot and drives are constructed.

Parking Required/Provided:	Phase 1 Pavilion – 89 spaces (1 space per 5 persons) Phase 2 Heritage Center – 67 spaces (1 space per 400 square feet) Total spaces required = 156 spaces Total spaces provided – Phase 1 = 183 spaces Total spaces provided – total = 235 spaces
Sidewalks:	A sidewalk is required and is proposed along US Highway 290. Final details of the alignment and connection to the bridge to be determined as part of the construction plans.
Screening Required:	The trash containers are located to the rear of the Pavilion and the Heritage Center buildings. All containers will be screened in accordance with the Zoning Ordinance. No additional screening will be required.
Signage:	No information has been provided for signage. Signage shall meet the ordinance.
Lighting:	No detailed information provided on the type of fixtures to be utilized. Lighting shall be shielded from adjoining properties.
Landscape/Tree Preservation:	The site currently contains a few significant oak trees which are intended to be incorporated into the project. Other landscaping will comply with the Landscape Ordinance.
Stormwater Detention:	Stormwater detention will not be required given the proximity of this site to Baron's Creek. Final grading and drainage plans shall be approved as part of the Construction Plans.
Utilities:	Water and sanitary sewer are currently available to serve the project. Internal utility extensions will be required and are subject to approval of construction plans.
P&Z Action:	Final approval
Recommendation:	Approval, conditioned upon: 1. Approval of a Landscape Plan prior to issuance of a building permit. 2. All lighting being shielded. 3. Approval of Construction Plans prior to issuance of a building permit. 4. TXDOT Approval of the proposed sidewalk and entrance drive into the site. 5. Signage complying with current ordinance.

APPLICATION FOR SITE PLAN REVIEW

APPLICATION IS HEREBY MADE TO THE PLANNING AND ZONING COMMISSION FOR SITE PLAN REVIEW IN THE CITY OF FREDERICKSBURG HEREINAFTER SET FORTH:

1. **APPLICANT:** Steve N. Thomas, AIA
2. **ADDRESS:** 300 C West Main Fredericksburg, Texas 78624
3. **APPLICANT TELEPHONE NUMBER:** 830-997-0383
4. **APPLICANT FAX NUMBER:** 830-990-9272
5. **OWNER (if different from applicant):** Former Texas Rangers Foundation
6. **ADDRESS:** 103 Industrial Loop, Ste 700 Fredericksburg, Texas 78624
7. **OWNER TELEPHONE NUMBER:** 830-990-1192
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**
ADDRESS: 1618 E. US Highway 290
 Being part of that 106.47 acre tract of land described in conveyance to the City of
LEGAL DESCRIPTION: Fredericksburg found of record in volume 77, pages 378-380 of the deed records of Gillespie County, Texas
LOT SIZE: approx. 1210' x 995' x 835' **LOT AREA:** 11.968 acres
PROPOSED USE: Civic
USE CLASSIFICATION: Cultural Services
9. **EXISTING ZONING:** PF- Public Facilities DISTRICT
10. **INFORMATION TO BE PROVIDED BY THE APPLICANT:** Seven (7) copies of a site plan at least 24 x 36 inches, drawn to scale and sufficiently dimensioned as necessary to show the following:
 - A. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.
 - B. The location and dimensions of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements.
 - C. The location, height, and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting site within 50 feet.
 - D. The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access, utility or service areas, fencing and screening, and lighting.
 - E. The center line of existing water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100-year flood plain.
 - F. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.
 - G. For sites with an average slope greater than 10%, a plan showing existing and proposed topography and grading and proposed erosion control measures.
 - H. The location and size of proposed signs, if known.
 - I. The location and size of the existing and proposed landscaped areas.
 - J. A calculation of the impervious area (this includes buildings, paved areas, etc. other than natural ground or landscaped areas) of the site.

10. SIGNATURE OF APPLICANT: _____

Steven Thomas

PRINTED NAME OF ABOVE: STEVEN H. THOMAS, AIA

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

11. SIGNATURE OF OWNER: _____

Joe B. Davis

PRINTED NAME OF ABOVE: JOE B. DAVIS

DATE: AUGUST 27 2013

TITLE SEARCH: _____

Date

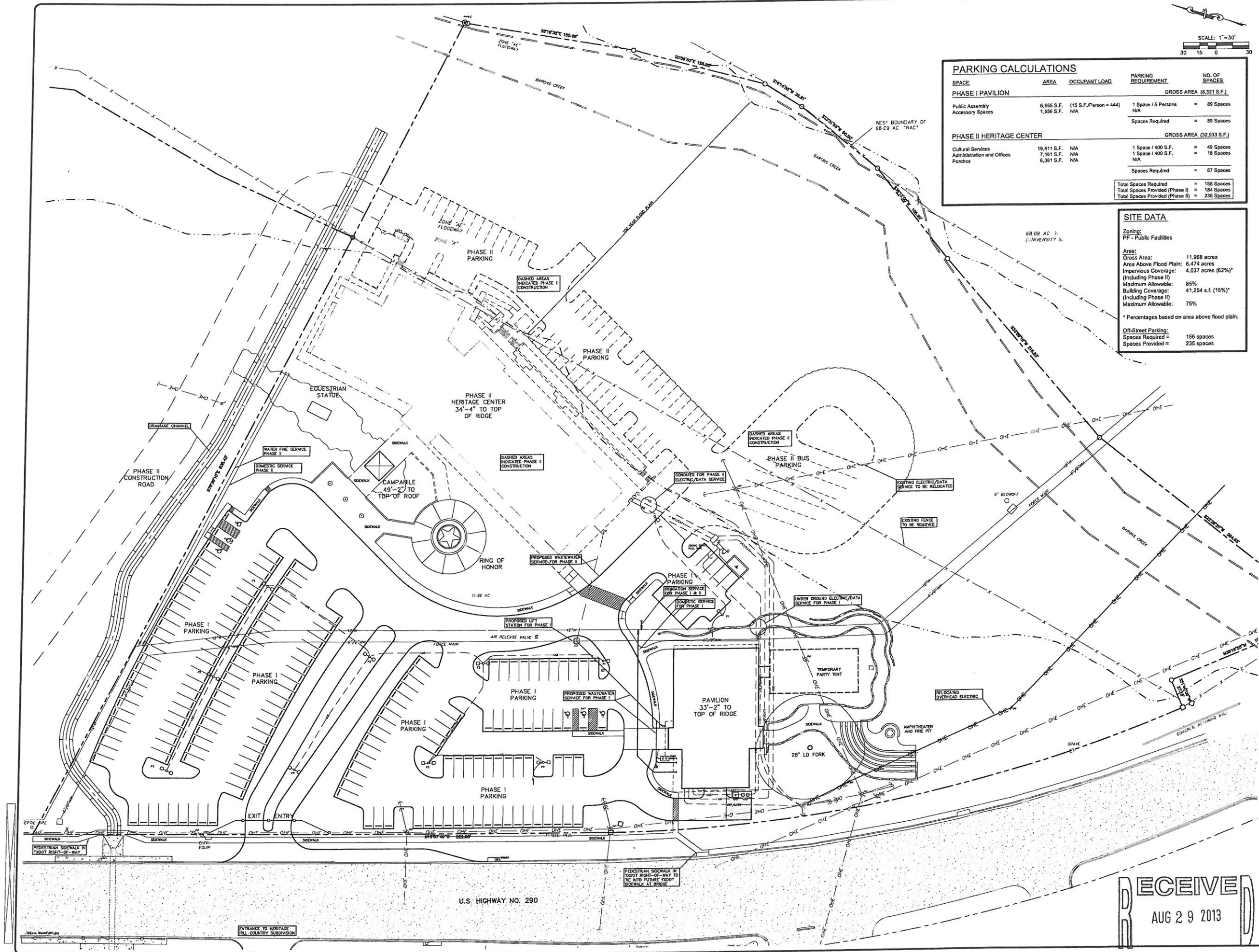
12. CONSENT OF LIEN HOLDER: _____

Signature

PRINTED NAME OF ABOVE: _____

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

13. RETURN COMPLETED APPLICATION TO: Brian Jordan or Tammie Lott, City of Fredericksburg, 126 West Main St., Fredericksburg, Texas 78624.



PARKING CALCULATIONS				
SPACE	AREA	OCCUPANT LOAD	PARKING REQUIREMENT	NO. OF SPACES
PHASE I PAVILION				
			GROSS AREA (8,321 S.F.)	
Public Assembly	6,685 S.F.	(15 S.F./Person = 444)	1 Space / 5 Persons	= 89 Spaces
Accessory Spaces	1,636 S.F.	N/A	N/A	= 89 Spaces
			Spaces Required	= 89 Spaces
PHASE II HERITAGE CENTER				
			GROSS AREA (32,833 S.F.)	
Cultural Services	19,411 S.F.	N/A	1 Space / 400 S.F.	= 49 Spaces
Administration and Offices	7,161 S.F.	N/A	1 Space / 400 S.F.	= 18 Spaces
Porches	6,361 S.F.	N/A	N/A	
			Spaces Required	= 67 Spaces
			Total Spaces Required	= 156 Spaces
			Total Spaces Provided (Phase I)	= 184 Spaces
			Total Spaces Provided (Phase II)	= 236 Spaces

SITE DATA	
Zoning:	PF - Public Facilities
Area:	11.968 acres
Gross Area:	6,474 acres
Area Above Flood Plain:	4,037 acres (62%)
Impervious Coverage:	85%
(Including Phase II)	41,254 s.f. (15%)
Building Coverage:	75%
(Including Phase II)	
Maximum Allowable:	
* Percentages based on area above flood plain.	
Off-Street Parking:	156 spaces
Spaces Required =	236 spaces
Spaces Provided =	

Klove
ENGINEERING
Site Development Engineering Services
www.kloveengineering.com (214) 465-5483

TEXAS RANGERS HERITAGE CENTER
HIGHWAY 290
FREDERICKSBURG, TEXAS
SITE PLAN EXHIBIT

RECEIVED
AUG 29 2013
C1.0

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TEXAS RANGERS HERITAGE CENTER

FREDERICKSBURG, TEXAS

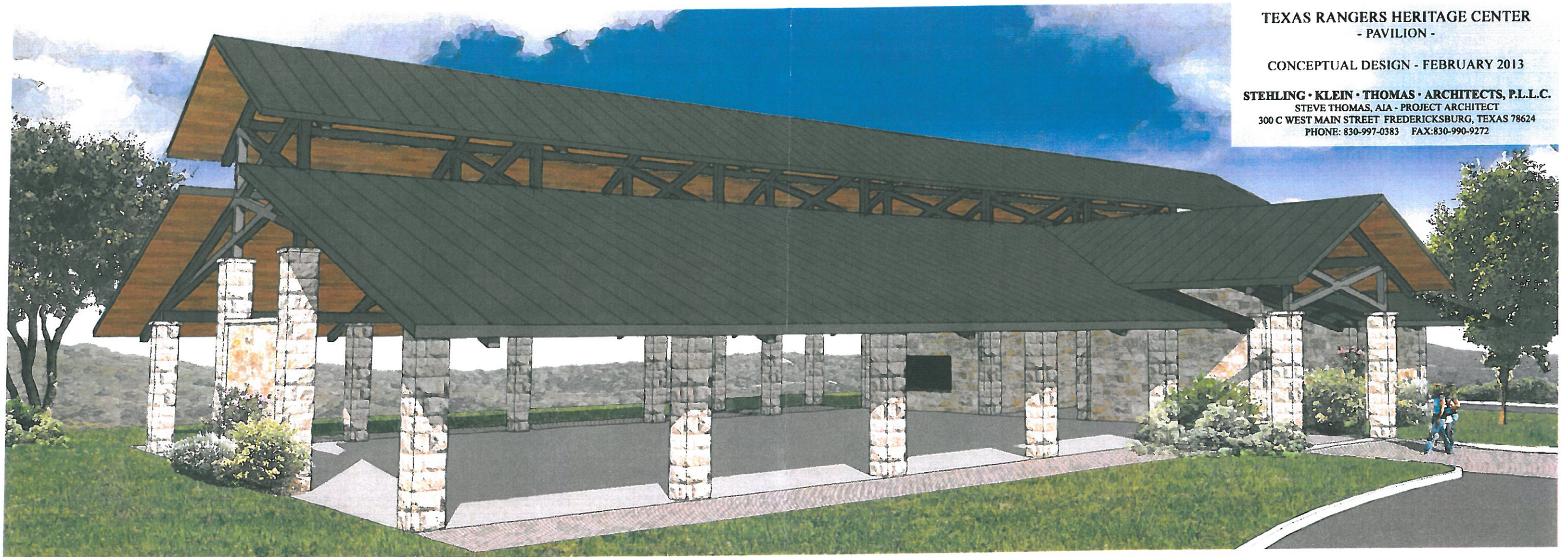
CONCEPTUAL DESIGN
SEPTEMBER 2012

STEHLING • KLEIN • THOMAS • ARCHITECTS, P.L.L.C.
STEVE THOMAS, AIA - PROJECT ARCHITECT
300 C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 FAX: 830-990-9272

TEXAS RANGERS HERITAGE CENTER
- PAVILION -

CONCEPTUAL DESIGN - FEBRUARY 2013

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STEVE THOMAS, AIA - PROJECT ARCHITECT
300 C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
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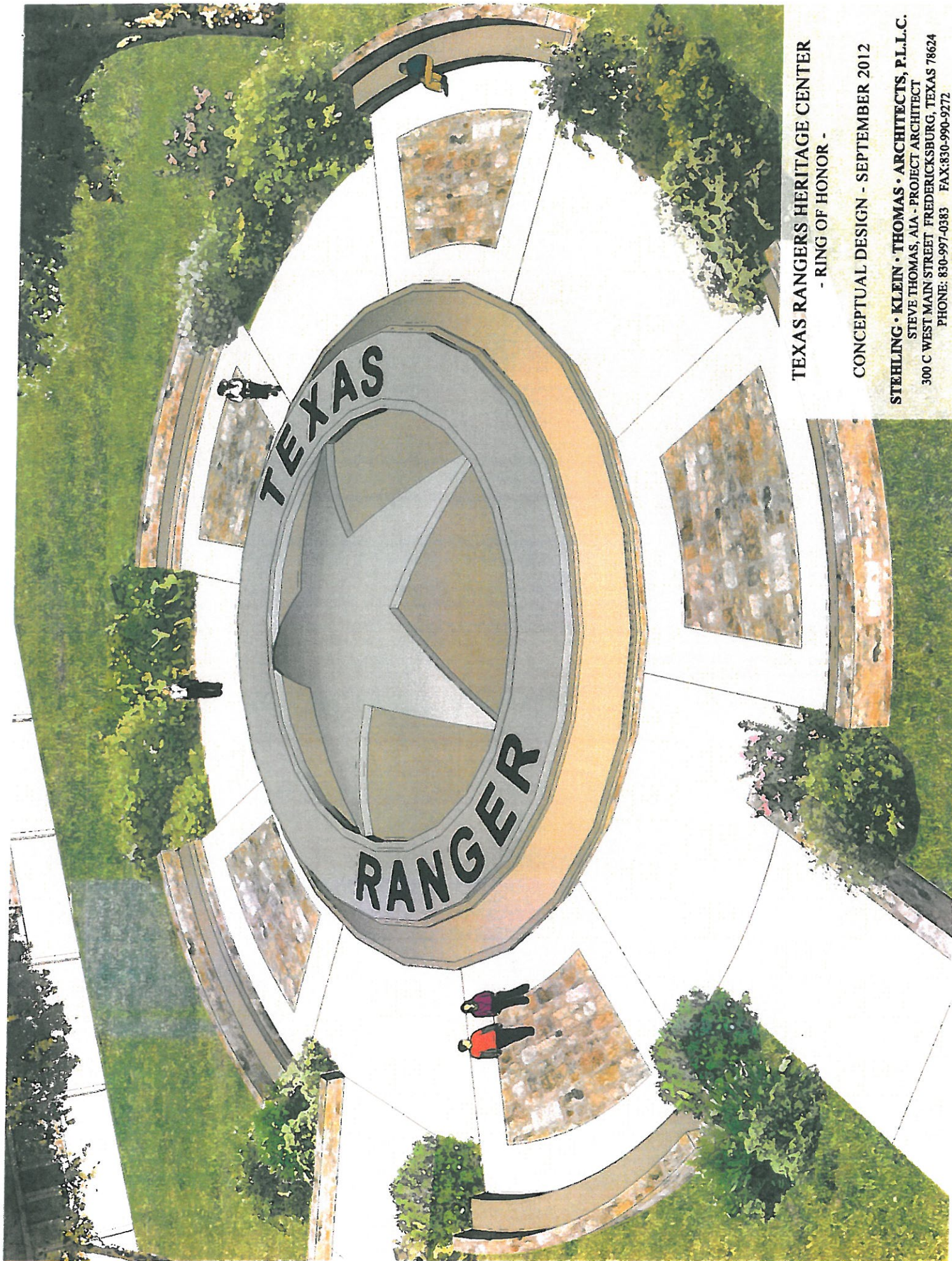




**TEXAS RANGERS HERITAGE CENTER
- CAMPANILE -**

CONCEPTUAL DESIGN - SEPTEMBER 2012

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PHONE: 830-997-0383 FAX: 830-990-9272



TEXAS RANGERS HERITAGE CENTER
- RING OF HONOR -
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PHONE: 830-997-0383 FAX: 830-990-9272

SP-1313

