

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONNING COMMISSION

Wednesday, November 8th, 2017

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the October 2017 Regular Meeting

Pp 1-2

PUBLIC HEARING

3. (Z-1710) Conditional Use Permit to allow a Drive Through associated with First United Bank in the Keller Crossing Addition located near the intersection of S. Milam and Hwy. 16 South.
4. (Z-1711) A Change in the Land Use Plan from Commercial, to MediumDensity Residential And Rezone preoprty from M-1, Light Manufactruing to R2, Mixed Residential for several Properties located between Walnut Street and Hale Street west of Kraupehan Street

Pp 3-20

Pp 21-31

ACTION ITEM

5. Receive Recommendation and consider Z-1710
6. Receive Recommendation and consider Z-1711

ADJOURN

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

**PLANNING & ZONING COMMISSION
OCTOBER 4, 2017
5:30 P.M.**

On this the 4th day of October, 2017 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
JIM JARREAU
DARYL WHITWORTH
BRENDA SEGNER
JIM WARREN
STEVE THOMAS
CHRIS KAISER
BILL PIPKIN

ABSENT:

TIM DOOLEY

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
SHELBY COLLIER – Development Coordinator
GARRETT BONN – Assistant City Engineer

Janice Menking called the meeting to order at 5:29 P.M.

ACTION ITEM

Consider (SP-1715) Site Plan and Design Guidelines for Natural Grocers Retail at 610 E. Main

Kevin Beck PE, LEED AP of Equity Ventures presented the application. He explained Natural Grocers is a National Retailer that sells 100% organic groceries and currently have about 125 stores nationwide. They are wanting to develop the site at 610 E. Main. The application as presented consists of a 13,400 sq. ft. store with 65 parking spaces. This site will also require a retaining wall. A single ingress/egress is proposed on E. Main Street. The configuration and location of said drive is subject to TXDOT approval.

Jim Jarreau asked if driveways lined up with something on the opposite side of the street, he said he is specifically referencing page 13 of the packet. Brian Jordan, Director of Development Services, stated no, the driveways do not line up.

Steve Thomas asked if the Developer planned on providing cross access between this property and the adjacent property? If not, should they? Would this development propose an access issue for the neighboring vacant property? Brian stated it is a good idea, looking to the future, but this property is not creating an issue, the neighboring vacant property still has access to East Main Street.

Bill Pipkin stated he had an issue with all the traffic and there is still no turn lane at this location. Brian stated that there are no options for a turn lane here. TxDOT cannot deny access to E. Main although they could limit it. If TxDOT changes the proposed access to the property, City Staff could always bring the Site Plan back to the Commission for approval.

Jim Jarreau asked when the Developer expected to hear back from TxDOT. Mr. Beck stated 2 months is the current timeline. Garrett Bonn, Assistant City Engineer, stated that TxDOT has a new access management process and the request goes to the district office. Should expedite the process.

Jim Jarreau commented that delivery's would be difficult. Mr. Beck said the internal radius is large enough for the large trucks to turn around.

Daryl Whitworth asked if the large oak would be removed from this property. Brian stated that the large oak Daryl is thinking about is on the neighboring property. He went on to say that the Developer is aware that they must reintroduce native trees as part of their Landscape Plan.

Motion made to recommend approval of Application SP-1715 conditioned upon, approval of a Landscape Plan, TxDOT approval of Access, and Public Works approval of Civil Construction Plans. by Daryl Whitworth seconded by Jim Warren. Bill Pipkin opposed, all others voted in favor and the motion carried.

MINUTES

Jim Jarreau moved to approve the minutes of the October, 2017 meeting and Brenda Segner seconded The motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Bill Pipkin moved to adjourn. Brenda Segner seconded the motion. All voted in favor and the meeting was adjourned at 6:17 p.m.

PASSED AND APPROVED this 8th day November, 2017.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

CONDITIONAL USE PERMIT BRIEF

Request Z-1710

Project: First United Bank

Applicant: Kevin Spraggins, VEI Consulting Engineers

Location: Corner of S. Milam Street and Highway 16 S.

Existing Zoning: C-2, Commercial

Request: Conditional Use Permit to allow a Drive-through facility associated with a bank

Site Plan Overview:

- A Conditional Use Permit was approved in June, 2016 for Burger King Restaurant and a building for Office/Retail. The bank is replacing the office/retail portion of the development.
- The site area consists of 2 lots, with Lot 3 being 1.02 acres and Lot 4 being 0.86 acres, for a total area of 1.88 acres.
- The Burger King is under construction, as are the site improvements for the remainder of the Keller Crossing subdivision.
- Twenty nine parking spaces are proposed for the bank, exceeding the required number of spaces.
- The drive-through for the bank is located on the south side of the building, opposite the restaurant.
- Access to the site will be provided by a drive from Highway 16 near the electric substation, and a proposed driveway to be provided by Keller Crossing Drive, a new street proposed to serve the development. Keller Crossing Drive will connect between S. Milam and S Highway 16. The intersection of the Keller Crossing Drive and S. Milam will be restricted to right-in and right-out turning movements.
- Access to the bank and Burger King will be shared.
- Building coverage is estimated to be approximately 20% (75% maximum allowed in the C-2 District).
- Impervious coverage is estimated to be approximately 77% (80% maximum allowed in the C-2 District).
- The bank will be a single story in height.
- The site is currently under construction, and is surrounded by vacant land and residential homes to the north, vacant land and the hospital to the east, High School parking lot and baseball field to the south and a construction company to the west.
- Adjacent zoning is C-1 to the north, C-2 to the east, PF to the south and C-2 to the west.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- The site complies with applicable regulations, including parking, impervious coverage, building coverage and setbacks.

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

- The proposed bank would be compatible with existing and permitted uses.

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

- The proposed Keller Crossing Drive will alleviate the concerns staff had with regard to access to the property. Also, access is being shared between the two properties.

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

- The proposed site plan is very similar to the approved plan from last year. And, as you may recall, the intersection of Keller Crossing Drive and Milam Street will be limited to right-in and right-out turning movements.

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

- The original concern of the staff regarding access into this property was the configuration of Milam Street along with the proximity to Highway 16. It was suggested during the pre-application conference that staff would not support an access directly into the restaurant site from Milam or Highway 16. The applicant's responded by proposing an interior public street (Keller Crossing Drive) connecting Milam to Highway 16 to allow access to each lot. In addition, the street access on Milam Street will be designed to limit access to right-in or right-out turning movements. Also, the drive access on Highway 16 is proposed to accommodate 3 lanes of traffic.

We believe this will be an acceptable solution to access and circulation in the vicinity.

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

- Appropriate plans will be in place to address flooding and water damage as part of the site construction. No issues are anticipated for other items listed.

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

- All signs and lighting will comply with current ordinances. Signs noted on the plan are for illustration only and shall not be considered approved as part of this plan.

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

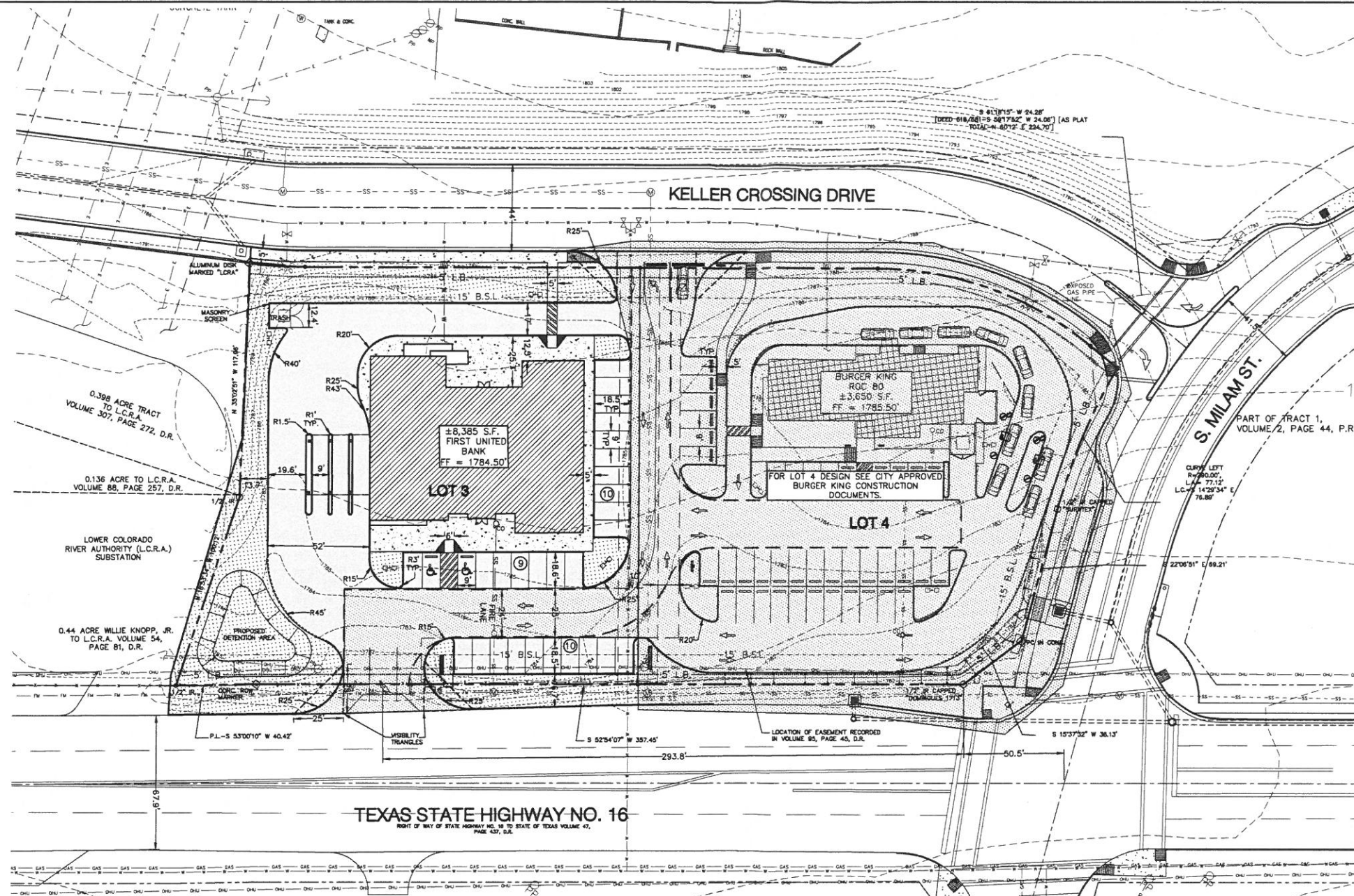
- Adequate parking is provided on the bank property. Cross access is provided between each of the properties so parking can be shared.

- 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:**
- Affirmative
- L. **DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT AND THE SURROUNDING AREA:**
- See Items D and E above.
- 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:**
- See Items D and E above.

OPPOSITION/SUPPORT OF REQUEST: No comments to date.

DESIGN STANDARDS AND DESIGN GUIDELINES: This project location falls within the Design Standards and Guidelines for Entry Corridors of the Comprehensive Plan Update. Historic Preservation Officer, Anna Hudson, has worked with the architect for the project and is in support of plans. The architects response to the design guidelines and standards is included in the packet.

STAFF RECOMMENDATION: Approval

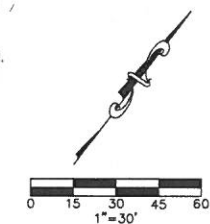


LOCATION MAP

SCALE: 1" = 2,000'

NOTES:

1. THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
2. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
3. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
4. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
7. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
8. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
9. FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
10. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.



SUMMARY TABLE

LOT 3	
LOT AREA	43,282 sq. ft. / 0.99 Ac.
ZONING	C2 - COMMERCIAL
MINIMUM LOT AREA	5,000 sq. ft.
MINIMUM LOT WIDTH	50 ft.
MINIMUM FRONT YARD SETBACK	15 ft.
MINIMUM STREET SIDE YARD SETBACK	15 ft.
MINIMUM SIDE YARD SETBACK (INTERIOR)	0 ft.
MINIMUM REAR YARD SETBACK	0 ft.
MAXIMUM STRUCTURAL HEIGHT	3 STORIES, 38 ft.
PROPOSED STRUCTURAL HEIGHT	1 STORY, 27 ft. 7 in.
MAXIMUM LOT BUILDING COVERAGE	75%
LOT BUILDING COVERAGE PROVIDED	20%
PROPOSED BUILDINGS AREA	8,385 sq. ft. / 0.19 Ac.
MAXIMUM LOT IMPERVIOUS COVERAGE	80%
PROPOSED IMPERVIOUS PERCENTAGE	77%
PERVIOUS AREA	9,976 sq. ft. / 0.23 Ac.
IMPERVIOUS AREA	33,305 sq. ft. / 0.76 Ac.
PARKING SPACES REQUIRED (1 PER 400 sq. ft.)	21
PARKING SPACES PROVIDED (INCLUDES H.C.)	29
HANDICAP PARKING SPACES REQUIRED	1 STD. + 1 VAN
HANDICAP PARKING SPACES PROVIDED	1 STD. + 1 VAN

EXISTING	PROPOSED
EXISTING SITE IMPROVEMENTS	PROPOSED BUILDING
PROPERTY BOUNDARY	PROPOSED CONCRETE PAVING
ADJACENT PROPERTY BOUNDARY	PROPOSED ASPHALT PAVING
BUILDING SETBACK LINE	PROPOSED PARKING STRIPE
EXISTING WATER LINE	PROPOSED LANDSCAPE AREAS
EXISTING SANITARY SEWER	PROPOSED EASEMENT
EXISTING GAS LINE	PROPOSED WATER LINE
EXISTING OVERHEAD UTILITY LINE	PROPOSED SANITARY SEWER
EXISTING ROAD CENTERLINE	PROPOSED 5' LANDSCAPE BUFFER
EXISTING EASEMENT	PROPOSED FIRE LANE
EXISTING CONTOURS	PROPOSED CONCRETE CURB
EXISTING FENCE LINE	PROPOSED ROAD CENTERLINE
EXISTING STORM SEWER	TRIANGULAR VISIBILITY
EXISTING CURB INLET	PROPOSED CULVERT
EXISTING MONUMENT SIGN	PROPOSED DUMPSTER ENCLOSURE
IRON ROD FOUND	PROPOSED NUMBER OF PARKING SPACES
PROPERTY CORNER (AS NOTED)	PROPOSED WHEEL STOP
EXISTING WATER METER	PROPOSED HANDICAP SPACE
EXISTING SANITARY SEWER MANHOLE	PROPOSED LIGHT POLE
EXISTING UTILITY POLE	PROPOSED CLEANOUT
EXISTING STORM MANHOLE	PROPOSED MONUMENT SIGN
EXISTING DROP INLET	

A
SITE PLAN
FOR

FIRST UNITED
BANK

LOT NO. 3 OUT OF THE
KELLER SUBDIVISION, ±.99 ACRES TOTAL

FIRST UNITED BANK

CONTACT: BRAD HARDIN
1710 N. LLANO
FREDERICKSBURG, TX 78624

DEVELOPER

(830) 990-7775
FAX: (830) 997-9479

GENSLER

CONTACT: TAYLOR COLEMAN, AIA
TWO LINCOLN CENTER
5420 LBJ FREEWAY, STE. 1100
DALLAS, TX 75240

ARCHITECT

(214) 866-2449

VEI CONSULTING ENGINEERS

CONTACT: KEVIN W. SPRAGGINS
507-D E. HIGHWAY ST.
FREDERICKSBURG, TX 78624

ENGINEER

(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

DATE: 10/08/2017

FILE NO: 17067

SHEET: SP (1 OF 3)

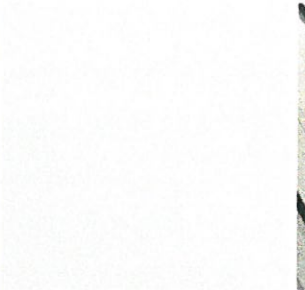
EXTERIOR MATERIALS

	MATERIAL	COLOR	
S-1	HONED AND FILLED LIMESTONE	CREAM	
S-2	LARGE FORMAT LIMESTONE	BUFF	48" X 60"
M-1	STANDING SEAM METAL ROOF	SLATE GRAY	
M-2	CORTEN STEEL	BRUSHED BLACK	VARIES
W-1	WOOD CLADDING	NATURAL STAINED	6" WIDE PANELS
W-2	EXTERIOR WOOD CLADDING	CONTRASTING NATURAL STAINED	6" WIDE PANELS

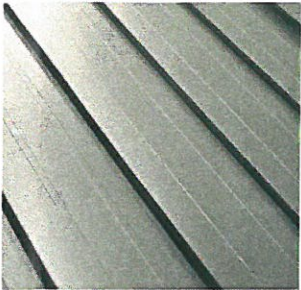
S-1



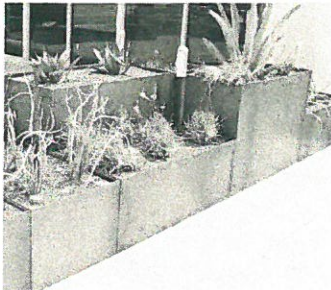
S-2



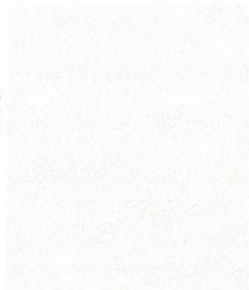
M-1



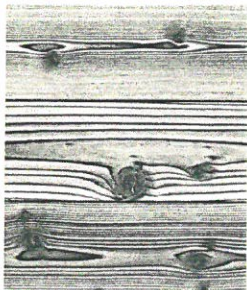
M-2



W-1



W-2



FIRST UNITED BANK OF
FREDERICKSBURG

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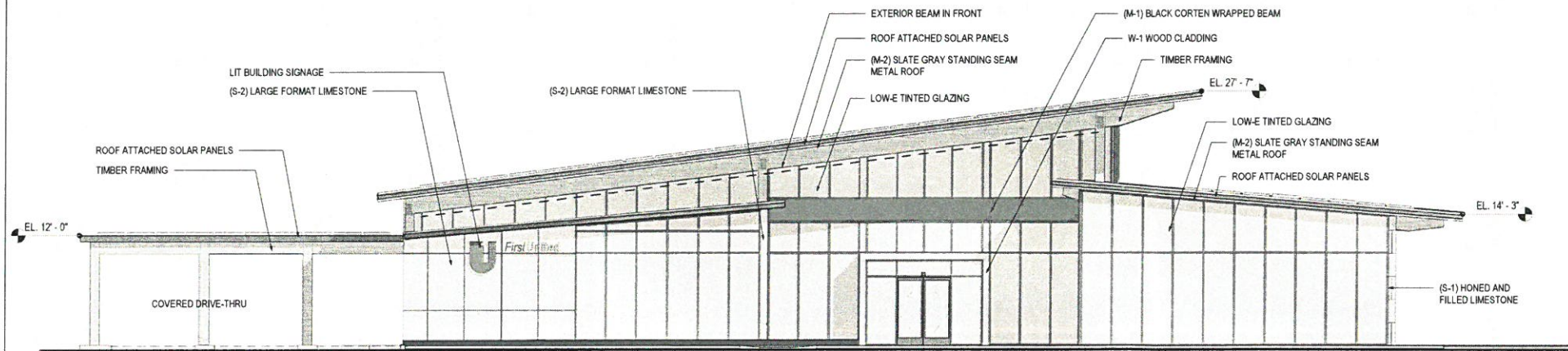
Two Lincoln Centre
5420 LBJ Freeway Suite 1100
Dallas, TX 75240
United States

Tel 214.273.1500
Fax 214.273.1505



1400 W Main Street
Durant, OK 74701
Tel (580) 924-2211

Date Description



1 SOUTH FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH FRONT ELEVATION

	SQ. FOOTAGE	PERCENTAGE OF FACADE
GLAZING	1,750 SF	86%
MASONRY	250 SF	13%
WOOD	25 SF	1%

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

FIRST UNITED BANK
FREDERICKSBURG

Project Number

27.6813.200

Description

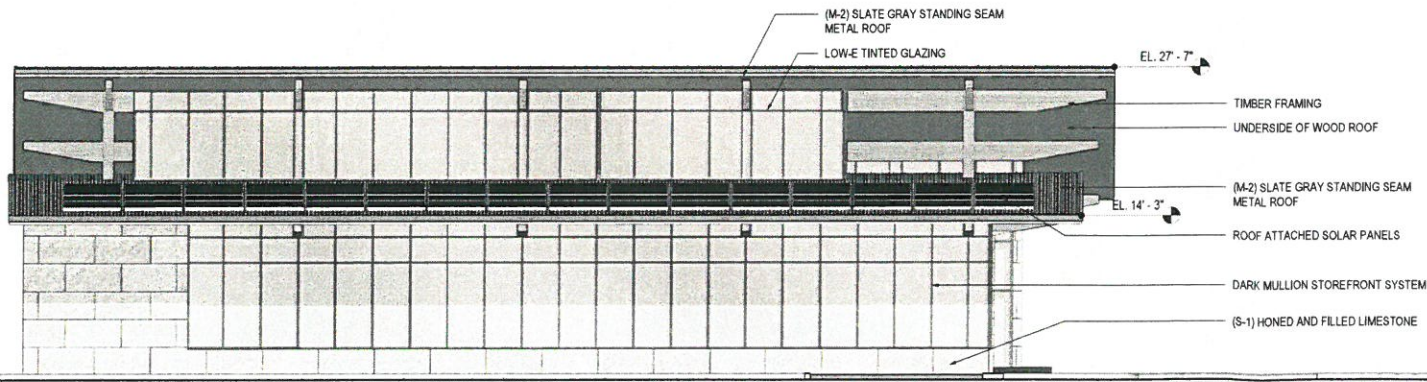
P & Z ELEVATIONS

Scale

As Indicated

P.02

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2 EAST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

EAST SIDE ELEVATION

	SQ. FOOTAGE	PERCENTAGE OF FACADE
GLAZING	1,350 SF	84%
MASONRY	260 SF	16%
WOOD	0 SF	0%

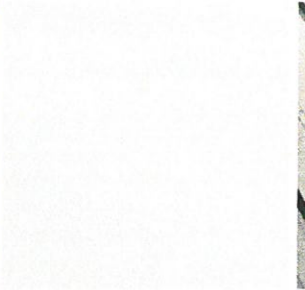
EXTERIOR MATERIALS

	MATERIAL	COLOR	SIZE
S-1	HONED AND FILLED LIMESTONE	CREAM	
S-2	LARGE FORMAT LIMESTONE	BUFF	48" X 60"
M-1	STANDING SEAM METAL ROOF	SLATE GRAY	
M-2	CORTEN STEEL	BRUSHED BLACK	VARIES
W-1	WOOD CLADDING	NATURAL STAINED	6" WIDE PANELS
W-2	EXTERIOR WOOD CLADDING	CONTRASTING NATURAL STAINED	6" WIDE PANELS

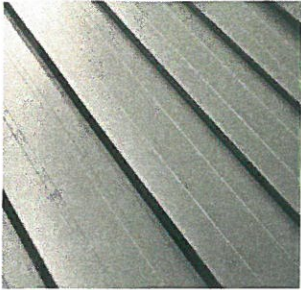
S-1



S-2



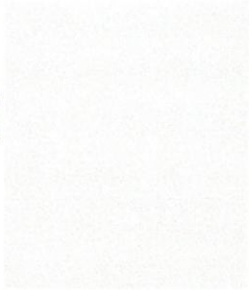
M-1



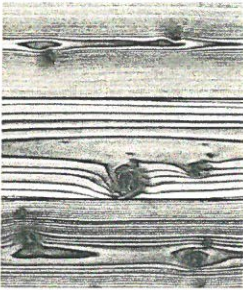
M-2



W-1



W-2



FIRST UNITED BANK OF
FREDERICKSBURG

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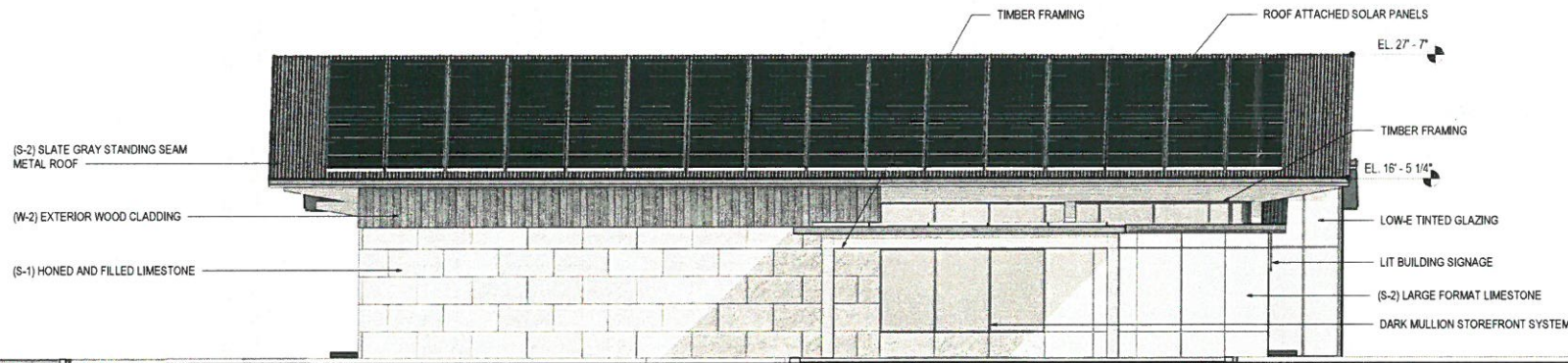
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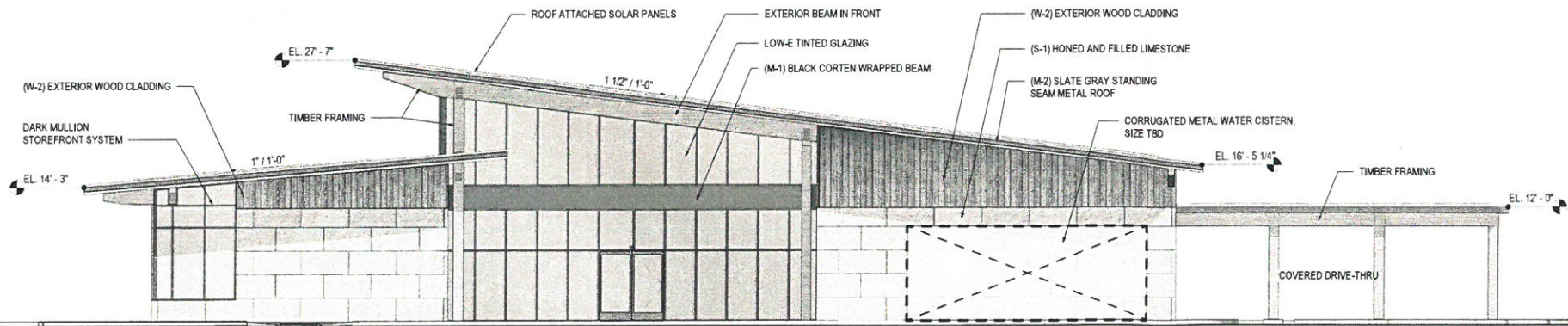
Date Description



1 WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

WEST SIDE ELEVATION

	SQ. FOOTAGE	PERCENTAGE OF FACADE
GLAZING	330 SF	23%
MASONRY	840 SF	58%
WOOD	250 SF	18%



2 NORTH BACK ELEVATION
SCALE: 1/8" = 1'-0"

NORTH BACK ELEVATION

	SQ. FOOTAGE	PERCENTAGE OF FACADE
GLAZING	1,000 SF	49%
MASONRY	730 SF	36%
WOOD	320 SF	15%

NOT FOR
CONSTRUCTION

Project Name

FIRST UNITED BANK
FREDERICKSBURG

Project Number

27.6813.200

Description

P & Z ELEVATIONS

Scale

1/2" = 1'-0"

P.03

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

HEARING
DATE: **NOVEMBER 8, 2017**

TIME: **5:30 PM**

REQUEST
NUMBER: **Z-1710**

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 Conditional Use Permit.

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

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

HEARING
DATE: **NOVEMBER 20, 2017**

TIME: **6:00 PM**

REQUEST
NUMBER: **Z-1710**

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

APPLICANT: VEI Consulting Engineers

LOCATION: Lot 3R-1 of the Keller Subdivision Located near the Intersection of South Milam Street and State Hwy 16 South
(see accompanying map)

REQUEST: Conditional Use Permit to allow a Drive Through associated with First United Bank

(DETACH HERE)

REQUEST NO. Z-1710

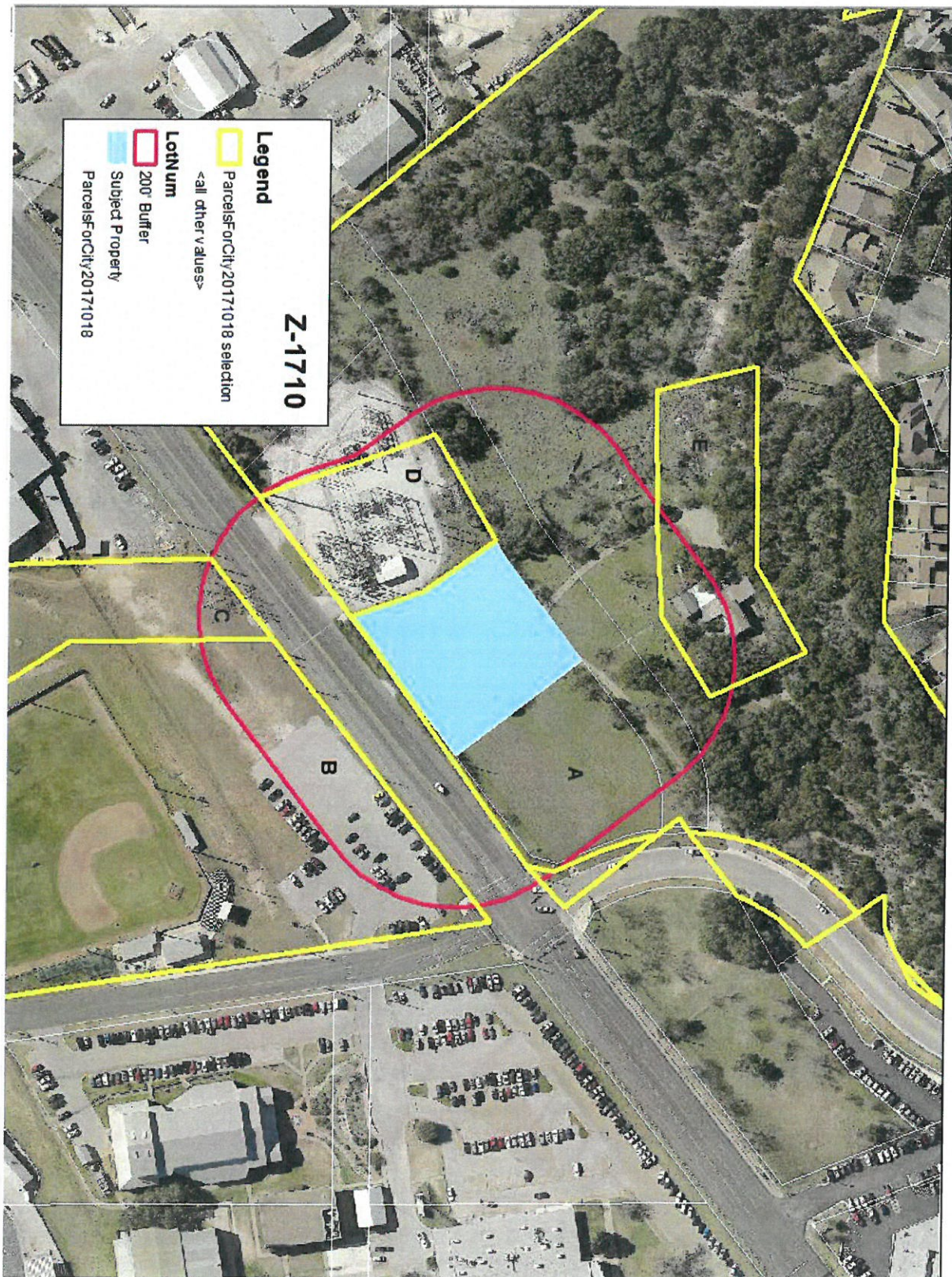
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____

Date _____

Printed Name _____

Address _____



Letter	Owner	Address
A	IDA MAE KELLER	114 MEDICAL DR. FREDERICKSBURG, TX 78624
B	FISD	234 FRIENDSHIP LN. FREDERICKSBURG, TX 78624
C	LANOGA CORPORATION	S. STATE HWY 16 FREDERICKSBURG, TX 78624
D	LCRA TRANSMISSION SERVICES CORP	1116 S. ST HWY 16 FREDERICKSBURG, TX 78624
E	IDA MA KELLER	114 MEDICAL DR. FREDERICKSBURG, TX 78624
Z-1710		

5420 LBJ Freeway
Suite 1100
Dallas TX 75240
USA

Tel 214.273.1500
Fax 214.273.1505

Gensler

October 5, 2017

The City of Fredericksburg
Design Guideline Narrative
First United Bank of Fredericksburg, Texas

Dear Anna:

The following is narrative outline of our understanding and conformance or response with the City Design Guidelines.

Project Summary: The proposed project is a new ground up local branch bank office building for First United Bank. The use will be for banking purposes, and the site is approximately .99 acres with 29 parking and a shared entrance with the adjacent property, Burger King.

As a new member of the Fredericksburg community; the building will house banking services, offices, community space, and lobby/lounge space. The project will be designed to pursue a Net Zero Energy performance with solar panels utilized on the roof. Rain water will be harvested from the roof and HVAC equipment to serve as irrigation supplementation. The building uses a combination of natural building materials and sustainable design practices. With this it is our hope that the building will remain distinctive while still responding to the atmosphere of the Fredericksburg community.

BUILDING DESIGN:

1. ARCHITECTURAL STYLE

The architectural style of the building is intended to blend with the architecture seen in the Texas Hill Country. The use of expressed timber, pitched metal roofs, native limestone, rain water collection cisterns, black metal, and native landscaping create a unique design that will allow the building to blend while still remaining distinct.

2. ARCHITECTURAL MATERIALS

The building exterior is composed of limestone, timber framing, wood cladding, glass, and black metal(Corten). Two architecturally cut limestones will be used, the main stone used is a cream colored honed and filled stone. This stone will have be vein cut and have natural color variation from the veins. The accent stone will be a honed smooth linen white limestone.

3. ARCHITECTURAL COLOR

The most prominent materials used on the building is limestone and glass. The use of exposed timber structural framing will define the building aesthetic.

3.1 Two tones of natural wood stains will be utilized, a lighter stain will be used on the underside of the roof and a darker stain will be used for the columns and beams.

3.2 The use of a wooding panel siding will be implanted on the upper portion of the stone reduce the need to cut stone on the angle of the roof. The product is real wood that is treated for exterior use.

3.3 Building signage will be very minimal as seen on the rendered elevations submitted. The owner utilizes a red for their emblem, this is a low percentage of the façade. Less than 10%.

A.4 Architectural Features

The façade entrance faces TX HW 16, and is defined by dramatic roof angles and exposed structural elements.

4.1 The façade facing TX HW 16 will not be blank or featureless. It's distinction will be emphasized by the elements outlined in 4.2.

4.2 The façade facing TX HW 16 utilizes six elements, such as large overhangs, recesses and projections, distinctive roof forms, outdoor plazas, display windows, and integral planters.

4.3 The project is new construction, there are no materials to be reused.

A4.4 The project utilizes large amounts of storefront, the vertical mullions are spaced to create an equally spaced rhythm.

4.5 More than 40 percent of the street facing façade will be clear windows.

4.6 This is a single tenant commercial project. Standard does not apply.

4.7 Horizontal reveals and mullions have been added to increase the human scale factor. A lower portion of the roof is also utilized to provide human scale.

4.8 The projects roofs are pitched and this guideline will not apply.

A5 MASSING AND SCALE

5.1 Three proportionally spaced bays of the front façade, all with different offsets.

5.2 The building uses a variety of recognizable materials and textures to create variation and create a sense of scale.

5.3 The building is centered on the site as shown in the standards.

5.4 All facades have an architectural offset or strong material contrast to meet this requirement.

5.5 The building height is (27'-7") at its maximum. The single story building responds to the surrounding scale.

5.6 No faux windows are utilized for this project.

5.7 There is only a single building on our site.

6 SIGNAGE

6.1 Landscaping is being provided at the base of the monument signage to meet this guideline. Reference landscape drawings provided.

6.2 First United Bank utilizes a red emblem of U with the number 1 cut out of the center. They have requested to be able to use this as building signage. It is 3'-6" tall by 2'-10" wide.

6.3 Building Signage is integrated into the reveal pattern in the stone to create a continuous pattern.

6.4 Building signage is offset from the main door. The main door is surrounded by clear windows and the location has been designed to follow the reveal pattern in the stone and storefront mullions.

7 BUILDING HEIGHT

7.1 The max building height is 27'-7" this allows for a full clerestory to allow natural daylight to fill the lobby during the day and reduce the need for artificial lighting.

7.2 Building height is designed to create an environment that is both welcoming and exciting.

7.3 The center of the building has the heights points. The sides of the building have the lower ends of the pitch that brings the roof down to a more recognizable human scale.

7.4 The building is only a single floor. Ceiling heights will vary through the project. With the use of heavy timber as the primary building structural material it is our intention to leave many areas exposed to let the users enjoy the beauty and craftsmanship of the system. Where heights become out of scale ceiling elements will be suspended to create a sense of scale.

8 SETBACKS AND FRONTAGE

- 8.1 The main door faces TX HW 16, there are also doors at the of the building for the future ring road development.
- 8.2 Sidewalks are on north side of site.
- 8.3 Guideline does not apply to project location.
- 8.4 A shared access drive separates our building and the neighbor.

9 LANDSCAPING

The landscape design at the First United Bank was provided to complement the architecture of the proposed building. Native and drought tolerant plants are proposed to meet the guidelines of the Comprehensive Plan. Some modern yet rustic details in the planting bed edge have been added to also match the architecture of the building.

- 9.1 New landscaping will be installed to create a the requested buffer between parking and the street.
- 9.2 The landscaping design will implement this guideline
- 9.3 Native drought resistant species have been selected for the majority of the landscaped areas.
- 9.4 85% of species are from the approved list.
- 9.5 Impervious coverage has been minimized to 77%
- 9.6 Open spaces have been created at the rear of the building for enjoy the outdoors.
- 9.7 Turf is not being utilized, plants will conform with height and sight triangle requirements.
- 9.8 Coordination with subsurface utilities location and tree plantings was considered during the design
- 9.9 The area is being developed to allow full use of the site.
- 9.10 No mature vegetation currently exists on the site.
- 9.11 Existing vegetation is minimal. Grading will be minimized as possible.
- 9.12 Efficient irrigation plans will be used. The irrigation is to be run off a rain water harvesting system that collects HVAC condensation and roof runoff.

9.13 Root barriers will be implemented in sidewalk areas.

10. LIGHTING

10.1 All fixtures selected are from the Dark-Sky Association. Pole mounted fixture is Landscapeforms LEO, and lit bollard is the Landscapeforms Hawthorne.

10.2 A minimal amount of fixtures are utilized to light the site beyond the pathways and parking.

10.3 Light fixture selection are shown within architectural submission. Fixtures have been chosen to blend with architectural style of the building.

10.4 Light fixture selection and design meet these guidelines.

10.5 Project will implement a "night" setting that will be activated at night.

11. SERVICE AREAS

11.1 The trash area is clearly defined on the site plan, there will not be parking to interfere with pick up and removal.

11.2 Trash/recycling area will be screened with wood siding at 6' high to hide it from the rear street.

11.3 A 6' screen shall be utilized.

11.4 Wood siding fence shall be utilized.

11.5 Not applicable.

11.6 Not applicable.

11.7 Separate recycling and trash dumpsters will be utilized.

12. PARKING & ACCESS

12.1 No creek is present adjacent to site.

12.2 All parking will comply with current ADA guidelines.

12.3 Adjacent site is connected via a shared drive, it is continuous across both sites.

12.4 Pedestrian pathway is located on the north side of the site, connecting adjacent properties.

12.5 Landscape will respond to requirement.

12.6 Building has conforming sidewalks and plaza areas around all entry and parking.

13. DRAINAGE AND STORMWATER

13.1 Rain water cisterns will be utilized to capture rainwater from the roof and provide irrigation for the site.

13.3 Existing drainage patterns will be preserved to the greatest extent possible.

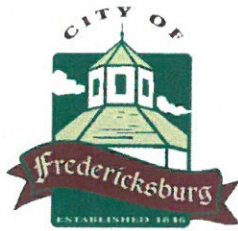
14. STREETSCAPE

14.1 Sidewalks on site shall conform with width requirement.

14.2 Sidewalk is along the north side of the site and connects with building.

14.3 Exterior plaza is located in the rear of the building under overhangs with outdoor seating.

14.4 All pedestrian areas will comply.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

2-1710

A. Project Information (Please complete all items.)

Project Name: First United Bank

Project Address: Lot 3R1 in Keller Subdivision, Gillespie County, Texas

Tax ID Number (s): TBD

Application Type (Check all items that apply.)

- | | | |
|--|--|--|
| ☒ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☒ Site Plan* | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Other |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | ☐ Waiver of Right to
30-day action |
| ☐ Variance Request | ☐ Final Plat* | |
| | ☐ Development Plat | |

Revision of Approved Plan / Plat? ☐ Yes ☒ No Name:

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: .99 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: Lot 3R1 in Keller Subdivision, Gillespie County, Texas

Current Land Use Plan: Not Applicable
Use Corridor

Proposed Land Use Plan: Mixed

Current Zoning: C2- Commercial

Proposed Zoning: C2- Commercial

Location: Lot 3R1 in Keller Subdivision, Gillespie County, Texas

Proposed Use(s): Bank

Applicant's Signature

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

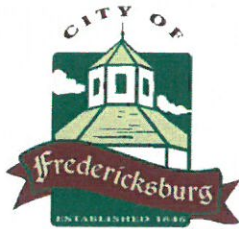
I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: [Handwritten Signature]

Printed Name: Kevin Spraggins Date: 10/06/17

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s)

Firm Name (if applicable): St. Juste Management Coup.

Owner Name: Robes St. Juste

Address: P.O. Box 546

Phone: 210-366-9900

Fax: 210-399-9901

Email:

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

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

Firm Name (if applicable): V.E.I.

Address: 507-D E. Highway St. Fredericksburg, Tx. 78624

Primary Contact Name: Kevin Spraggins

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): V.E.I.

Applicant Name (s): Kevin Spraggins

Address: 507-D E. Highway St. Fredericksburg, Tx. 78624

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

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

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

Firm Name (if applicable): V.E.I.

Address: 507-D E. Highway St. Fredericksburg, Tx. 78624

Primary Contact Name: Kevin Spraggins

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

C. Fee Schedule (Please attach appropriate fee to application.)

- ☒ Conditional Use Permit Application - \$200
- ☒ Site Plan Application - \$200
- ☐ Application for Zoning Change - \$200
- ☐ Application for Land Use Change - \$200
- ☐ Variance Request - \$100
- ☐ Minor Plat - \$200
- ☐ Replat - \$200
- ☐ Amending Plat - \$200
- ☐ Preliminary Plat - \$200 plus \$20 per lot
- ☐ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1711

APPLICANT: Santiago Najera on behalf of a number of property owners in the South Side Addition neighborhood

LOCATION: 11 properties in the area of Walnut Street, S. Lincoln Street, Kraupahen Street and Hale Street (see attached map)

EXISTING ZONING: M-1, Light Manufacturing

PROPOSED CHANGE:

1. Change in the Land Use Plan from Commercial to Medium Density Residential, and
2. Change in Zoning from M-1, Light Manufacturing to R-2 Mixed Residential.

FINDINGS:

- The request consists of 11 properties of various sizes within the block and a half west of Kraupahen Street, between Walnut Street and Hale Street. Owners of these properties have joined together to change the zoning.
- Four of the properties within the area are not included in this request (see the attached map) and are not in favor of the proposed change.
- The neighborhood is characterized by a mixed of businesses and residential property.
- Property to the north and east is non-residential, and to the south is primarily residential.
- The zoning of surrounding property is M-1 to the north and east, and R-2 to the south and west (see attached exhibit).
- The Land Use Plan identifies the subject property as Commercial, property to the north and east as Commercial, and property to the south and west as Medium Density Residential.

LAND USE PLAN: The properties within the subject area were given a designation of Commercial when the Land Use Plan was adopted in 2006. The designation of the surrounding area to the west and south is Medium Density Residential. Although the property in the subject area is a mix of residential and non-residential uses, the land use and zoning is non-residential. This is likely due to the fact that property along S. Washington Street and north of Walnut Street was developed with higher intensity commercial and industrial type uses.

Commercial Land Use Description: Commercial uses are shown in limited areas of the Future Land Use Map. They include retail and office uses as well as the light commercial activities that typically need some outdoor storage, display and sales areas.

For the most part, this land use category is found in areas where a mix of non-residential uses already exists and where change is not anticipated.

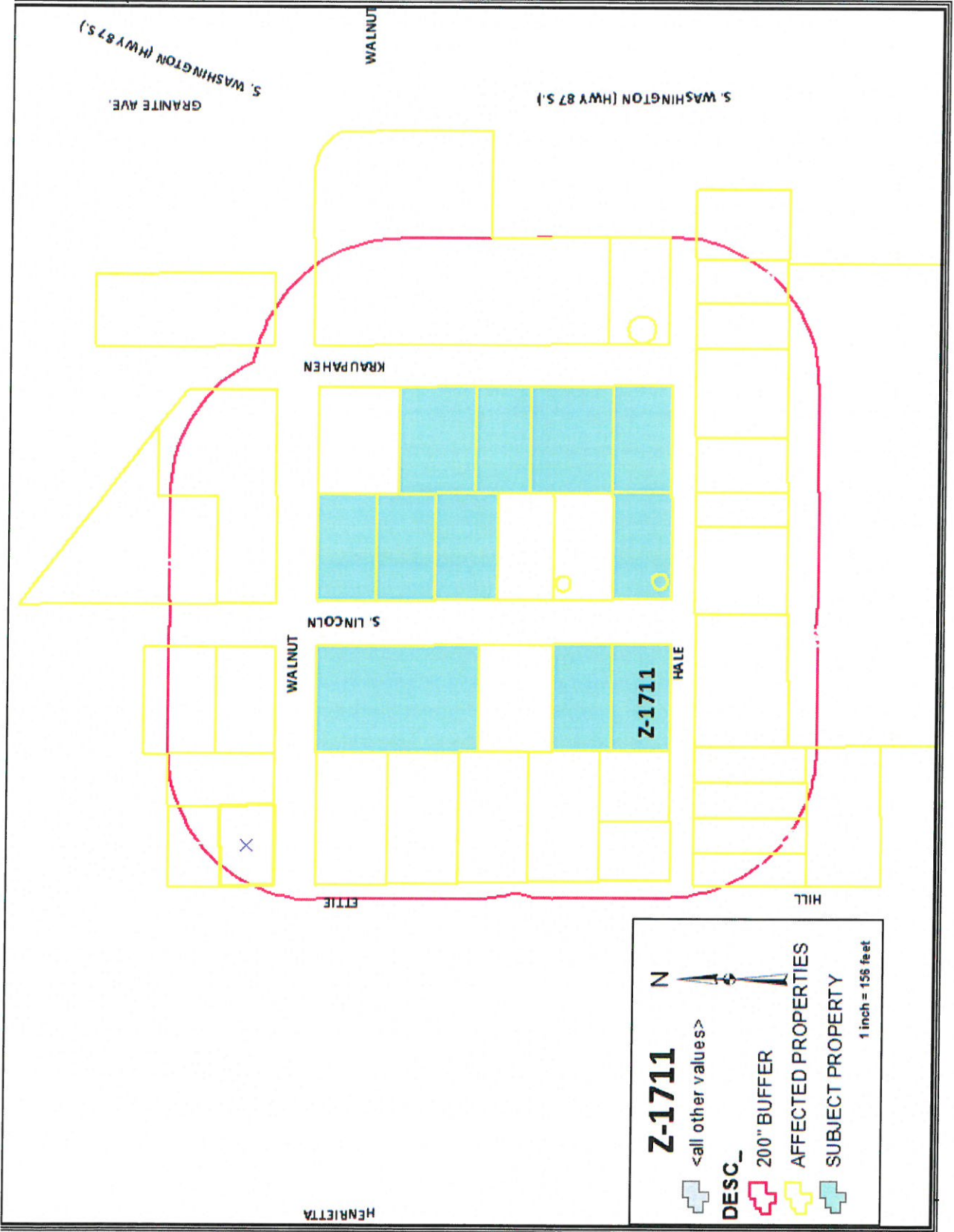
Medium Density Residential: This use category includes single family detached dwelling on smaller lots and attached dwelling unit, such as duplex units and townhomes. Medium density land uses often provide housing for “empty nesters” who may not want the maintenance of a large lot single family home, and for young families who may find a townhome or duplex more affordable than a single family home. They play an important role in providing workforce housing as well. These residential uses can provide a buffer between lower density residential areas and more intensive residential, non-residential or mixed use areas.

ZONING: Currently, the subject property is zoned M-1, Light Manufacturing. The applicant’s are requesting that the zoning be changed to R-2, Mixed Residential District to reflect the more residential character in the vicinity. Should the zoning be changed, the existing businesses in the area would be considered legal non-conforming uses and be grandfathered. This means they would not be able to be enlarged, modified or changed. And, if the use were to be vacated for a period of 90 days, any use thereafter would be required to be in compliance with the zoning in place.

OPPOSITION/SUPPORT OF REQUEST: A list of property owners in support of the request has been submitted. A final summary of the support/opposition will be provided at the meeting.

STAFF RECOMMENDATION: The owners of property who have filed this request are concerned about the potential uses that are permitted within the M-1, Light Manufacturing Zoning District. However, there are owners who do not support the change and have invested in the property because of the uses allowed in M-1. Although a majority of the owners support the change, the support is not unanimous. A map is attached showing the owners who are requesting the change and those who do not.

Staff does not recommend changing just the properties that are requesting the R-2 zoning and leaving the others as M-1. In our opinion, this would result in an inappropriate land use and zoning pattern. The zoning should either remain as M-1, or all the area should be changed to R-2. Should the Commission wish to consider a change to all of the area, including those properties not included in the request, the Commission would need to direct staff to call a public hearing to change all properties. If so, we would schedule the hearing for the December meeting.





**NOTICE OF PUBLIC HEARING FOR
A CHANGE IN THE LAND USE PLAN AND ZONING**

HEARING

DATE: NOVEMBER 8, 2017

TIME: 5:30 PM

REQUEST

NUMBER: Z-1711

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 a change in Zoning.

According to 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: NOVEMBER 20, 2017

TIME: 6:00 PM

REQUEST

NUMBER: Z-1711

For additional information, contact Development Services Coordinator, Shelby Collier at 830-997-7521.

APPLICANT: Santiago Najera representing several property owners within the subject area

LOCATION: Several properties located between Walnut Street and Hale Street west of Kraupehan Street
(see accompanying map)

REQUEST: A) A change in the Land Use Plan from Commercial, to Medium Density Residential, and
B) Rezone property from M-1, Light Manufacturing to R2, Mixed Residential

(DETACH BELOW)

REQUEST NO. Z-1711

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

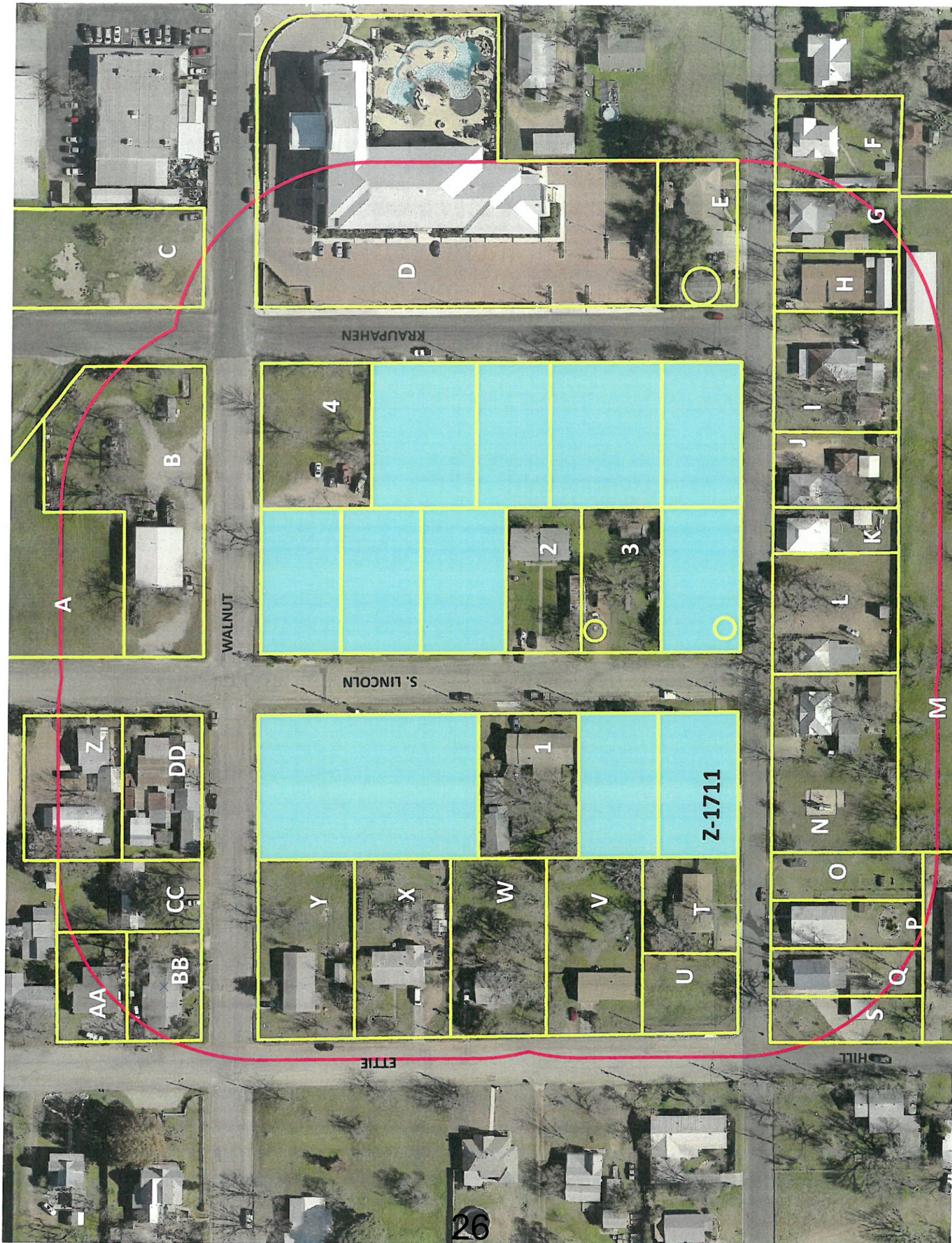
Signed

Date

Printed Name

Address

Letter	Owner	Address
A	JUPE MILLS II INC	443 S. LINCOLN FREDERICKSBURG, TX 78624
B	JAMES & SUE KLINGSIEK	449 S. LINCOLN FREDERICKSBURG, TX 78624
C	JUPE MILLS II INC	445 KRAUPAHEN FREDERICKSBURG, TX 78624
D	FREDERICKSBURG ENTERPRISES INC	500 S. WASHINGTON FREDERICKSBURG, TX 78624
E	KENNETH KOTHE	314 HALE ST FREDERICKSBURG, TX 78624
F	LYNN REDDICK	319 E. HALE ST FREDERICKSBURG, TX 78624
G	LUCY ANGEL	317 HALE ST FREDERICKSBURG, TX 78624
H	VERONICA ROBLEDO	315 HALE ST FREDERICKSBURG, TX 78624
I	MANUEL & MARIA GONZALES	311 HALE ST FREDERICKSBURG, TX 78624
J	RUMALDA RIVERA	307 HALE ST FREDERICKSBURG, TX 78624
K	MICHAEL HOGAN	305 HALE ST FREDERICKSBURG, TX 78624
L	RAMIRO GONZALEZ	301 HALE ST FREDERICKSBURG, TX 78624
M	RAINEY & DEANNA THREADGILL	610 S. WASHINGTON FREDERICKSBURG, TX 78624
N	LUCIA CANTU	209 HALE ST FREDERICKSBURG, TX 78624
O	WAYNE & DEBRA REED	205 HALE ST FREDERICKSBURG, TX 78624
P	WAYNE & DEBRA REED	205 HALE ST FREDERICKSBURG, TX 78624
Q	ISMAEL & ROSA OLVERA	203 HALE ST FREDERICKSBURG, TX 78624
R	JUDY SIRACUSA	907 HILL ST FREDERICKSBURG, TX 78624
S	ISMAEL & ROSA OLVERA	203 HALE ST FREDERICKSBURG, TX 78624
T	FRIENDLY NEIGHBOR LLC	210 HALE ST FREDERICKSBURG, TX 78624
U	REESE INVESTMENT PROPERTIES II LLC	HALE ST FREDERICKSBURG, TX 78624
V	ALVINO & MARTHA RIVERA	807 ETTIE FREDERICKSBURG, TX 78624
W	ALTON KLIER	805 ETTIE ST FREDERICKSBURG, TX 78624
X	MITCHEL & SUZANNE BELL	803 ETTIE ST FREDERICKSBURG, TX 78624
Y	USIEL AGUILAR	401 WALNUT ST FREDERICKSBURG, TX 78624
Z	SLEEPING PUP PROPERTIES LLC	446 S LINCON FREDERICKSBURG, TX 78624
AA	COSME & DORIS AGUILAR	709 ETTIE ST FREDERICKSBURG, TX 78624
BB	ABC PROPERTIES LLC	402 WALNUT ST FREDERICKSBURG, TX 78624
CC	COSME & DORIS AGUILAR	406 WALNUT ST FREDERICKSBURG, TX 78624
DD	COSME & DORIS AGUILAR	448 S. LINCOLN FREDERICKSBURG, TX 78624
1	JOSEPH JONES	528 S. LINCOLN FREDERICKSBURG, TX 78624
2	DURANGO HOMES LLC	507 S. LINCOLN ST FREDERICKSBURG, TX 78624
3	DURANGO HOMES LLC	509 S. LINCOLN ST FREDERICKSBURG, TX 78624





Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

E-1711

A. Project Information (Please complete all items.)

Project Name:

Project Address:

Tax ID Number (s):

Application Type (Check all items that apply.)

- | | | |
|--|--|--|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan* | ☐ Replat* | ☐ Annexation* |
| ☒ Zoning Change | ☐ Amending Plat* | ☐ Other |
| ☒ Land Use Plan Change | ☐ Preliminary Plat* | ☐ Waiver of Right to
30-day action |
| ☐ Variance Request | ☐ Final Plat* | |
| | ☐ Development Plat | |

Revision of Approved Plan / Plat? ☐ Yes ☒ No Name:

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: No. of Lots:

Original Survey & Abstract No:

Legal Description: (see attached map)

Current Land Use Plan: Commercial

Proposed Land Use Plan: medium density residence

Current Zoning: M-1 Light manufacturer

Proposed Zoning: R-2 mixed residence

Location: Kraupaken, Walnut and Hale (See attached map)

Proposed Use(s):

Applicant's Signature

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

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

Signature: Santiago P. Najera

Printed Name: Santiago P. Najera

Date: 10/9/2017

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s) *See ATTACHED List*

Firm Name (if applicable):

Owner Name: *Santiago P. Najera*

Address: *506 Kraupahn Street*

Phone: *830-889-5530* Fax:

Email: *Spnajera2@austin.rr.com*

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): *Santiago P. Najera*

Address: *506 Kraupahn Street*

Phone: *830-889-5530* Fax:

Email: *Spnajera2@austin.rr.com*

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:



North

South

Number	Owner	Address
A	SPOTROCK, LLC <i>[Signature]</i>	500 S. LINCOLN ST FREDERICKSBURG, TX 78624
B	JOSEPH ALLEN MICHAL JONES <i>[Signature]</i>	528 S. LINCOLN ST FREDERICKSBURG, TX 78624
C	KARL & MARY RANSLEBEN <i>[Signature]</i>	1007 BALCONES DR FREDERICKSBURG, TX 78624
D	JAMIE & JENNIFER ORTEGA <i>[Signature]</i>	212 HALE ST FREDERICKSBURG, TX 78624
E	JOE SALINAS <i>[Signature]</i>	P.O. BOX 66 FREDERICKSBURG, TX 78624
F	LARRY & MELINDA BRICK <i>[Signature]</i>	14316 W US HWY 290 FREDERICKSBURG, TX 78624
G	RODGER MOLDENHAUER <i>[Signature]</i>	505 S. LINCOLN FREDERICKSBURG, TX 78624
H	DURANGO HOMES, LLC	610 PRICKLY PEAR CRT FREDERICKSBURG, TX 78624
I	DURANGO HOMES, LLC	610 PRICKLY PEAR CRT FREDERICKSBURG, TX 78624
J	DALENE ST. CLAIRE <i>[Signature]</i>	302 HALE ST FREDERICKSBURG, TX 78624
K	JUPE MILLS II INC.	P.O. BOX 474 WEST, TX 76691
L	SANTIAGO & JO ANNA NAJERA <i>[Signature]</i>	506 KRAUPAHEN FREDERICKSBURG, TX 78624
M	EFRAIN ALBITER <i>[Signature]</i>	507 S. COLUMBUS FREDERICKSBURG, TX 78624
N	CHARLIE SEGNER <i>[Signature]</i>	512 KRAUPAHEN ST FREDERICKSBURG, TX 78624
O	JACOBY & DAN JOST <i>[Signature]</i>	514 KRAUPAHEN ST FREDERICKSBURG, TX 78624
	<i>[Signature]</i>	

To The Members of the Zoning Board:

We, the undersigned, as owners of the outlined blocks of property, do hereby petition you to Re-Zone said blocks to "R-2 - Mixed Residential", *AND CHANGE THE LAND USE PLAN FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL.*
We ask that you compassionately consider that:

- (1) The majority of the properties in the outlined blocks are residential homes.
- (2) That the majority of the homes were established beginning in the late 1800's, before the City began zoning.

O.	Dan Jacoby / Kim Jost
A.	Duffy
I	Dorene St. Clair
N	Charles Segner
D	Joim Ortega
G	Leslie & Carol Wildentauer
L	Santiago & Johnny Najera
E	Joe Salazar
C	Maray Bravo
M	Francis Abbeles
F	Larry & Birk / Melinda Birk