

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, November 9, 2016

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

1. Call to Order

PAGE REF.

2. Approve minutes from the September 2016 Regular Meeting

Pp 1-4

SITE PLAN

3. Consider (SP-1616) Site Plan for Pedernales Business Center at 565 FM 2093

Pp 5-11

DISCUSSIONS

4. Meeting date for December

ADJOURN

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

**PLANNING & ZONING COMMISSION
September 7, 2016
5:30 P.M.**

On this the 7th day of September, 2016 the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

JANICE MENKING
STEVE THOMAS
BILL PIPKIN
JIM WARREN
JIM JARREAU
TIM DOOLEY

ABSENT: BRENDA SEGNER
DARYL WHITWORTH
CHRIS KAISER

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

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

SITE PLANS

CONSIDER (SP-1614) SITE PLAN FOR A MEMORY CARE FACILITY AT 2230 N. LLANO Keith Parkan, engineer for the project, presented the application. Mr. Parkan noted the owner would like to construct a 16 room memory care facility. Mr. Parkan noted the improvement will include additional parking and improved fire access.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the Paige House is located on the east end of the property being discussed and the western portion of the lot is not developed, which is where this project will be constructed. Mr. Jordan noted there are a significant number of trees on the property and several will have to be removed. Mr. Jordan noted the developer will be able to take advantage of the existing drainage channel and detention pond that was built when Stone Ridge was developed. Mr. Jordan added an additional entrance will not have to be constructed because access will be off the existing drive. Mr. Jordan noted the circulation will be redeveloped with a fire lane as an interior loop and there will also be an interior drop off drive. Mr. Jordan commented the building will be single story with a metal roof to match the existing building. Mr. Jordan noted the developer complies with the zoning requirements. Mr. Jordan stated there is not a lighting plan provided but the developer is aware all exterior fixtures will have to be compliant with the lighting ordinance.

Mr. Jordan noted Staff recommendation of approval conditioned upon approval of civil construction plans and a Landscape Plan prior to issuance of a building permit.

Tim Dooley asked if the port-a-cache will be constructed on the new development and if covered access to the drive through will be provided and Mr. Parkan noted it would. Jim Jarreau asked if the property would be gated and Mr. Parkan noted it would be, and that it was a requirement of the State. Mr. Dooley asked how wide the drainage easement is and Mr. Jordan noted it is probably 50 – 60 feet wide.

Jim Jarreau moved to approve Application #SP-1614 with the conditions set forth by Staff and Tim Dooley seconded the motion. All voted in favor and the motion carried.

CONSIDER (P-1618) AMENDING PLAT OF LOT 1, BLOCK 1 AND LOT 2, BLOCK 2 OF THE APELTS ACREAGE

ADDITION - Brian Jordan, Director of Development Services, noted the applicant was not in attendance and he would be presenting the application. Mr. Jordan noted this request is not typically allowed, but it does make sense and has some value. Mr. Jordan noted the applicants have bought the property in question from Dr. Eckert. Mr. Jordan commented there is only a barn located on the north property and it has not been used as part of the business. Mr. Jordan noted the property is part of an old platted subdivision, almost 100 years old, and most of the property in the subdivision has not been developed. Dr. Neal Eckhardt arrived at the meeting and Mr. Jordan continued the presentation and invited Dr. Eckhardt to comment. Mr. Jordan noted the back portion of the subdivision is not in the city limits. Mr. Jordan explained Dr. Eckert has two tracts of land that are separated by a 50' right-of-way with no utilities or street located in the right-of-way. Mr. Jordan clarified if this was a new subdivision the abandonment would most likely not be recommended, but since it is unlikely the subdivision will develop, the 50' strip could be abandoned so Dr. Eckhardt has use of that portion of the property.

Brian Jordan noted Staff recommendation of approval.

Jim Jarreau asked if the approval of the amended plat would abandon any other easements and Mr. Jordan stated it would not. Bill Pipkin asked if the amended plat would cause any property to be land locked and Mr. Jordan noted it would not because there is right-of-way off Mulberry Street. Mr. Jordan commented City Staff has considered moving the right-of-way to the east to align with one of the streets across the way, but there would be difficulty to get it aligned and also somewhat unnecessary. Tim Dooley noted there is not any real advantage to align right-of-way with Trailmoor or Grothe at this time. Mr. Jordan agreed that is true, and noted if Dr. Eckhardt develops the property at a later date it may be advantageous to have another road for access at that time. Mr. Jordan noted without knowing what or if anything may develop, the additional right-of-way now wouldn't serve much of a purpose.

Kris Kneese, Assistant Director of Public Works and Utilities, noted aligning the streets would be ideal under a different situation, but at this time it doesn't make much sense to get additional right of way for streets. Mr. Kneese added there are drainage issues on the northern side of the property so moving the right-of-way there is not an ideal situation either and concurred with the recommendation of City Staff.

Tim Dooley moved to approve Application #P-1618 and Jim Jarreau seconded the motion. All voted in favor and the motion carried.

CONSIDER (P-1620) FINAL PLAT FOR KELLER SUBDIVISION, AN 18.47 ACRE TRACT OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF MILAM STREET AND HWY 16 SOUTH. – Kevin Spraggins of V&I Engineering presented the application, Dennis Kusenberger, Realtor for the owners, was also in attendance. Mr. Spraggins noted the preliminary plat and the site plan have both been approved. Mr. Spraggins noted there will be a 60' right-of-way off Milam Street all the way through the property to Highway 16. Mr. Spraggins stated access off Milam will be a right in, right out only. Mr. Spraggins noted there is full entrance and exit off Highway 16 from a new drive and an existing drive previously approved by TXDOT which will also provide full access. Tim Dooley asked if there will be a flow through the different tracts and Mr. Spraggins noted there would be. Mr. Spraggins noted sewer is on the west side of Hwy 16 and water will be brought across Hwy 16. Mr. Spraggins noted storm water detention will go to the regional detention pond on a portion of the property and the remainder will flow out toward Hwy 16.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted City Staff spoke at length about the access when the Conditional Use Permit was considered, and specifically the requirement of right-in, right-out only on Milam Street. Mr. Jordan noted the Public Works Department has suggested a much more sophisticated layout than what has been used at other developments. Kris Kneese, Assistant Director of Public Works, noted the proposed entrance will be a true right in, right out with a raised curb to deter people from using it any other way. Jim Jarreau asked how many car lengths are provided between the access on Milam Street and the stop light and after discussion it was determined approximately 8 car lengths would be provided.

Mr. Jordan noted the city will insure cross access through the property by a dedicated easement crossing the two tracts, connecting the internal driveways with Hwy 16 and Milam. Tim Dooley asked if there will be direct pedestrian access from Highway 16 to the entrance of the development and Mr. Jordan noted there is a crosswalk on all four sides of the Milam St. and Highway 16 intersection and pedestrians can then access the entrance from the sidewalk along Milam Street.

Brian Jordan noted Staff recommendation of approval with the condition the construction plans are approved prior to release for construction.

Jim Jarreau moved to approve Application #P-1620 and Jim Warren seconded the motion. All voted in favor and the motion carried.

MINUTES

Jim Jarreau moved to approve the minutes of the August, 2016 meeting and Steve Thomas seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

MEETING DATE FOR OCTOBER – Brian Jordan, Director of Development Services, noted he will not be in town for the next scheduled Planning & Zoning meeting and asked if the Commission wants to move the meeting date or meet on the regularly scheduled date. Mr. Jordan commented City Staff is only expecting one submittal for a site plan. It was decided the meeting would be held on the scheduled date.

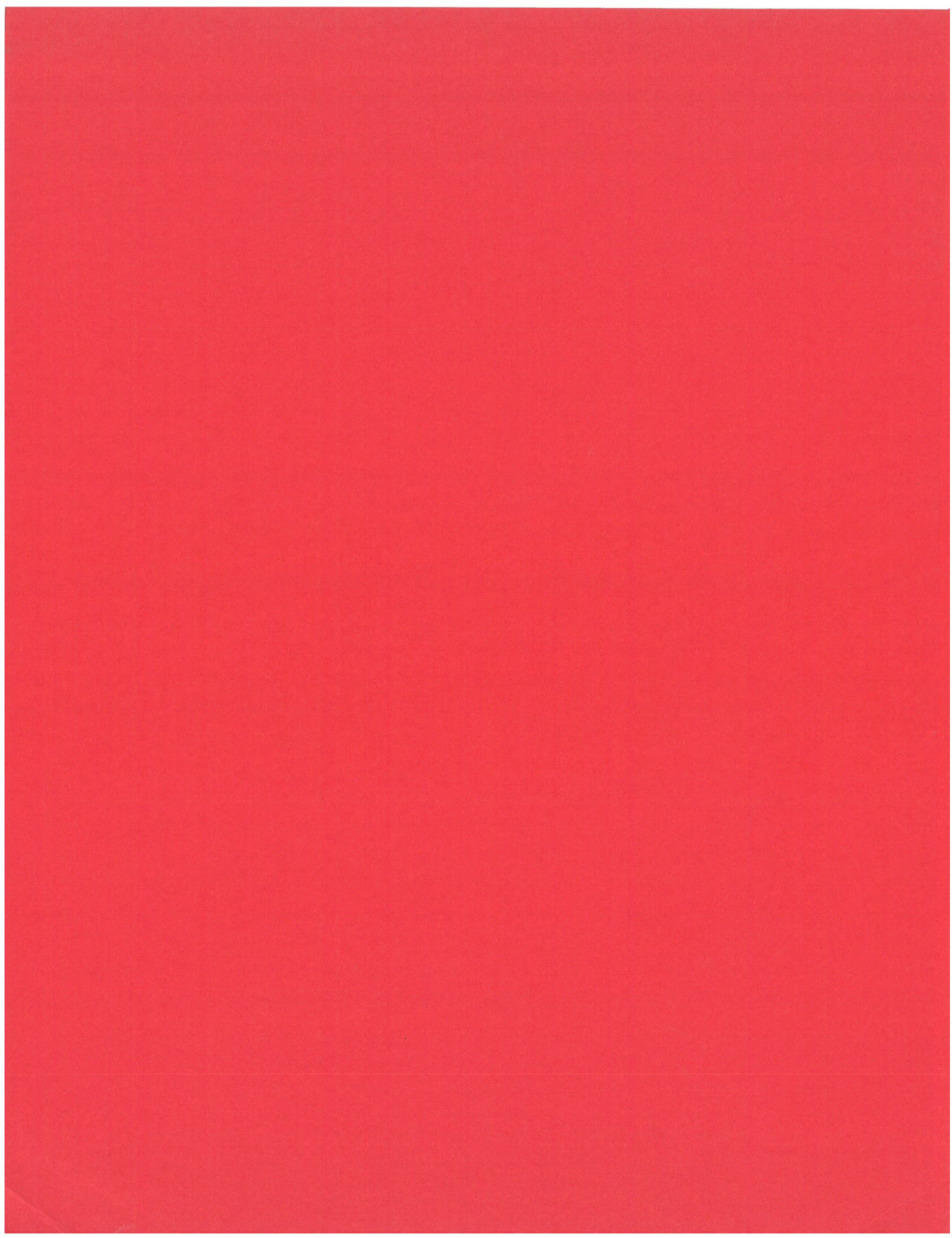
ADJOURN

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Steve Thomas seconded the motion. All voted in favor and the meeting was adjourned at 6:10 p.m.

PASSED AND APPROVED this 9th day of November, 2016.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman



SITE PLAN
BACKGROUND INFORMATION
November, 2016

File Number:	SP 1616.
Address/Location:	565 FM 2093
Applicant:	Mustard Design
Owner:	Marty Vaughn
Proposed Use:	Multi-use warehouse/office space.
Site Area:	Approximately 2.0 acres (87,120 square feet)
Zoning:	M-2, Medium Manufacturing
Adjacent Land Uses/Zoning:	
North:	Commercial, zoned M-2
South:	Office/warehouse, zoned M-2
East:	Vacant land, zoned M-2
West:	Vacant land, zoned M-2
Building:	Single building with approximately 24,000 square feet
Building Coverage:	27% (80% maximum permitted)
Impervious Coverage:	80% (85% maximum permitted)
Building Height:	Single-story.
Site Access:	Single drive on FM 2093 located near the center of the property.
Parking Required:	Basing the parking on the office ratio, 60 spaces are required.
Parking Provided:	60 spaces are provided, including the appropriate handicap spaces.
Sidewalk:	No Sidewalk is required on FM 2093.
Screening Required:	Around the Trash Dumpster (noted on the plan).
Tree Preservation:	No trees on site.

Lighting:

Exterior lighting will be shielded from adjoining properties.

Drainage/Detention:

A detention pond is proposed on the south side of the building. Final design will be subject to construction plan approval.

P&Z Action:

Final approval

Recommendation:

Approval

Conditions:

- 1) Landscape plan be approved by staff before issuance of a building permit.
- 2) Site lighting being shielded and screened from adjoining properties.
- 3) Approval of Construction Plans for grading, drainage and utilities prior to issuance of a Building Permit.



Project Application

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

A. Project Information (Please complete all items.)

Project Name: PEDERNALES BUSINESS CENTER

Project Address: 565 FM 2093, FREDERICKSBURG, TX, 78624

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:

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: M-2

Proposed Zoning: M-2

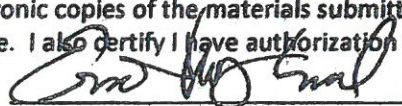
Location: 565 FM 2093, FREDERICKSBURG, TX, 78624

Proposed Use(s): MULTIUSE WAREHOUSE SPACE

Applicant's Signature

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

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

Signature: 

Printed Name:

ERIC MUSTARD

Date:

10/10/16

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): TEXAS STEEL BUILDINGS, INC.

Owner Name: MARTY VAUGHN

Address: 6048 N US HWY 87, FREDERICKSBURG, TX, 78624

Phone: 830.889.0000

Fax: 830.997.4610

Email: texassteel@ctesc.net

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

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

Firm Name (if applicable): MUSTARD DESIGN

Address: 150 E. MAIN ST., SUITE 201, FREDERICKSBURG, TX, 78624

Primary Contact Name: ERIC MUSTARD

Phone: 830.997.7024

Fax: 830.990.8424

Email: emustard@mustarddesign.net

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): MUSTARD DESIGN

Applicant Name (s): ERIC MUSTARD

Address: 150 E. MAIN ST., SUITE 201, FREDERICKSBURG, TX, 78624

Phone: 830.997.7024

Fax: 830.990.8424

Email: emustard@mustarddesign.net

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

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

Firm Name (if applicable): MUSTARD DESIGN

Address: 150 E. MAIN ST., SUITE 201, FREDERICKSBURG, TX, 78624

Primary Contact Name: ERIC MUSTARD

Phone: 830.997.7024

Fax: 830.990.8424

Email: emustard@mustarddesign.net



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.

\\ASIS\Current Projects File\Current Projects File\2015\1537 - PEDERNALES BUSINESS CENTER (CD)\1537 - PEDERNALES BUSINESS CENTER - CD 04.rvt

OWNER INFORMATION:

MARTY VAUGHN
6048 N US HWY 87
FREDERICKSBURG, TEXAS 78624

LEGAL DESCRIPTION:

TRACT 3CR, A RESUBDIVISION OF TRACT 3, JENKE
SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG,
GILLESPIE COUNTY, TEXAS, PLAT FOUND OF RECORD IN
VOLUME 2, PAGE 189 OF THE PLAT RECORDS OF GILLESPIE
COUNTY, TEXAS.

TRACT 3CR
JENKE
SUBDIVISION
VOL. 2, PG. 189
PLAT RECORDS

ZONING:

ZONED: M-2 MEDIUM MANUFACTURING
PROPOSED USE: MULTIUSE WAREHOUSE SPACE

MIN. ALLOWABLE LOT AREA: 10,000 SQ FT
TOTAL LOT AREA: 87,394 SQ FT (1.74 ACRES)

SETBACKS:
FRONT YARD: 10 FT
STREET SIDE YARD: 10 FT
INTERIOR SIDE YARD: 10 FT
REAR SIDE YARD: 10 FT

MAX. ALLOWABLE BUILDING COVERAGE: 80% OF LOT AREA (69,915 SF)
TOTAL PROPOSED BUILDING COVERAGE: 27% (24,095 SF)

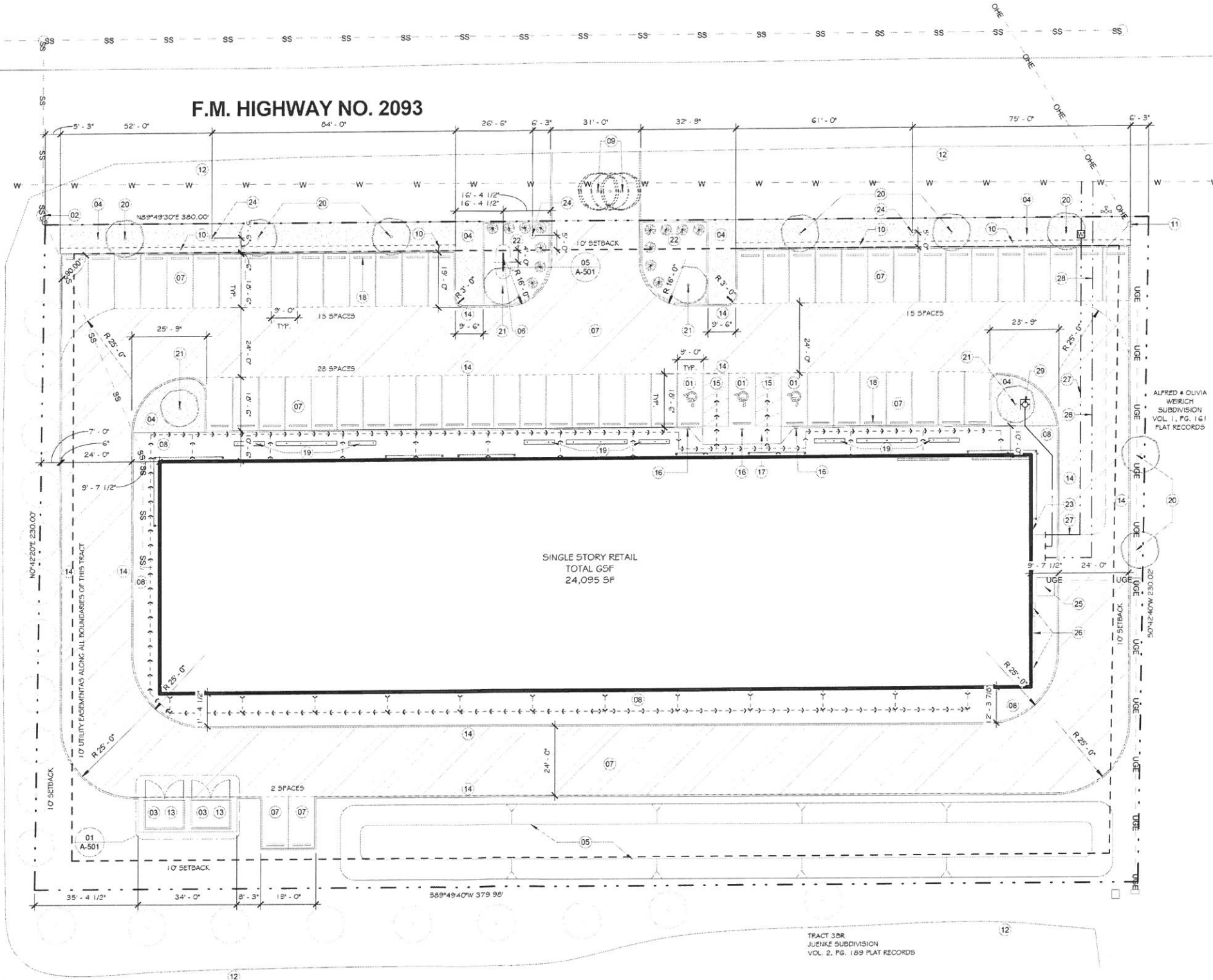
MAX ALLOWABLE IMPERVIOUS COVERAGE: 85% OF LOT AREA (74,285 SF)
PROPOSED IMPERVIOUS COVERAGE: 80% (69,958 SF)

MAXIMUM ALLOWABLE BUILDING HEIGHT: 3 STORIES - 38' - 0"
MAXIMUM PROPOSED BUILDING HEIGHT: 1 STORY - 18'-0"

INTERIOR LANDSCAPE REQUIRED: 2,310 SF
INTERIOR LANDSCAPE PROPOSED: 18,856 SF

REQUIRED PARKING SPACES:

1 SPACE PER 400 SQFT
TOTAL REQ. PARKING: 60
TOTAL SPACES PROVIDED: 60
ADA PARKING REQ.: 3
ADA PARKING PROVIDED: 3



SITE PLAN NOTE:

CONTRACTOR IS TO PROTECT ALL EXISTING
TREES ALONG WEST & SOUTH PROPERTY
LINES.

SITE PLAN KEY NOTES

- HANDICAP PARKING SPACES.
SIDEWALK FROM HANDICAP PARKING
AREA TO BUILDING ENTRANCES AND
PUBLIC SIDEWALKS MUST COMPLY
WITH ALL ADA GUIDELINES
- NEW MANHOLE INSTALLED BY OWNER.
REF. CIVIL DRAWINGS FOR DETAILS
- DUMPSTER STORAGE AREA, REF.
DETAILS 01/A-501 & 02A-501
- BERMUDA GRASS
- DETENTION, REF. CIVIL DRAWINGS FOR
LOCATION & DETAILS
- PROPERTY SIGN, REF. DETAILS
05A-501 & 06A-501
- ASPHALT PAVEMENT, REF. CIVIL
DRAWINGS
- CONCRETE SIDEWALK WITH BROOM OR
TROWEL FINISH, REF. CIVIL FOR
DETAILS
- REMOVE EXISTING MESQUITE TREES
- RED TIP PHOTINIA HEDGE 2" HIGH MIN.
48" APART - 2 GALLON
- EXISTING POWER POLE TO REMAIN
- EXISTING EDGE OF PAVEMENT
- CONCRETE PAVEMENT, REF. CIVIL FOR
DETAILS
- MARK FIRELANE ON BOTH EXTERIOR
EDGES WITH 4" RED PAINTED STRIPE &
WORDING, "NO PARKING - FIRE LANE"
- ACCESSIBLE PARKING AISLE
- GROUND MOUNTED ACCESSIBLE
PARKING SIGN
- CURB RAMP, REF. CIVIL
- CONCRETE WHEEL STOP, TYP.
- IN-GROUND PLANTERS
- SYCAMORE TREE, 15' CROWN
DIAMETER MIN, TRUNK 5" IN HEIGHT
AND 1" - 1 1/2" DIAMETER MIN.
- ORANGE MYRTLE TREES, GROUPED TO
FORM 15' CROWN DIAMETER MIN,
TRUNK 5" IN HEIGHT AND 1" - 1 1/2"
DIAMETER MIN.
- PLANTING BED WITH MAIDEN GRASS &
GULF MUMPL GRASS 36" APART - 3
GALLON
- COMMUNICATION BOX, REF. MEP
DRAWINGS
- POLE LIGHTING ON 36" TALL CONCRETE
BASE, REF. MEP DRAWINGS
- PAD MOUNT TRANSFORMER, REF. MEP
DRAWINGS
- TENANT METER BANK & DISCONNECT,
REF. MEP DRAWINGS
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- FIRE DEPT. CONNECTION

SITE PLAN LEGEND

- FOUND 1/2" STEEL ROD
- WATER METER
- FIRE LANE
- FIRE HYDRANT
- PROPOSED WATER LINE
- ACCESSIBLE PATH OF EGRESS

© 2016 MUSTARD DESIGN

mustard
DESIGN

150 East Main Street, Suite 201
Fredericksburg, Texas 78624
830.997.7024

PEDERNALES BUSINESS CENTER

565 FM 2093,
FREDERICKSBURG, TX 78624

REVISIONS NO. DATE

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PRELIMINARY

THESE DRAWINGS ARE FOR
INTERIM REVIEW AND NOT FOR
REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ERIC MUSTARD
14525
10.31.16

SITE & LANDSCAPE PLANS

Drawn By: LAW

Checked By: EAM

Approved By: EAM

Project No: 1537

Original Issue Date: 10.31.16

01 SITE & LANDSCAPE PLANS

SCALE: 1" = 20'-0"



A-001

