



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, DECEMBER 4, 2019 ~ 5:30 P.M. LAW ENFORCEMENT CENTER ~ 1601 EAST MAIN STREET

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

Polly Rickert, Member
Jill Tabor, Member
Tim Dooley, Member
Steve Thomas, Member

The Planning and Zoning Commission will meet in a regular session on December 4, 2019 at 5:30 p.m. in the Conference Room at City Hall, 126 West Main Street, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on November 27, 2019 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

November 2019 regular meeting minutes

4. PUBLIC COMMENTS

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

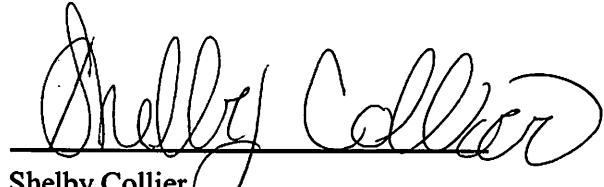
5. ACTION ITEMS

- A. Consider (EC-1908) Request by Kevin Kunz to consider Entry Corridor Design Standards and Guidelines for 706 E. Main Street.
- B. Consider (Z-1918) Request by City of Fredericksburg to consider an Ordinance amending the text of the Zoning Ordinance for C1.5, Medium Commercial Zoning District.

6. MISCELLANEOUS

7. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 11:00 a.m. on November 27, 2019 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelby Collier,
Development Coordinator

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

**PLANNING & ZONING COMMISSION
November 5, 2019
5:30 P.M.**

On this the 5th day of November, 2019 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
POLLY RICKERT
TIM DOOLEY
STEVE THOMAS
JIM JARREAU
JILL TABOR
CHRIS KAISER
BRENDA SEGNER

ABSENT:

DARYL WHITWORTH

ALSO PRESENT:

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

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

MINUTES

Jim Jarreau moved to approve the minutes of the October 2019 meeting and Polly Rickert seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Consider (SP-1920) Request by Andy Bray to consider a Parking Agreement for Off-Site or Remote Parking for a Restaurant located at 207 E. San Antonio.

Andy Bray presented the application.

Brian Jordan, Director of Development Services, stated a Site Plan has been submitted to convert the property at 207 E. San Antonio Street into the West End Pizza Restaurant. The Site Plan is going through the Development Review Process and is pending consideration and approval of their off-site or remote parking proposal. As part of their plan, a total of 17 parking spaces are required. They are proposing that 10 parking spaces be located on site and the remaining 7 spaces be located across San Antonio Street.

Given the limited amount of space on site, staff does not object to the offsite parking proposal. San Antonio Street also has significant parking available on the street. Since the agreement is for a period of 5 years, we would recommend that a condition of approval be that this plan would expire in five years.

Motion to recommend approval per staff recommendation made by Tim Dooley for Application SP-1920. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Action to Initiate an Amendment to the C1.5 Zoning District.

Brian Jordan stated it was recently brought to Staff's attention that the uses approved for the C1.5 Zoning District do not match the uses that were adopted in the ordinance. Brian recommended that that the commission take action to direct staff to prepare an amendment to the C1.5 Zoning District to correct the discrepancies in the adopted ordinance.

Motion made by Jim Jarreau to direct staff to prepare an amendment to the C1.5 Zoning District. Seconded by Polly Rickert. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Seconded by Brenda Segner. All voted in favor and the meeting was adjourned at 5:44 p.m.

PASSED AND APPROVED this 4th day of December 2019.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: December 4, 2019
TO: Planning and Zoning Commission
FROM: Brian Jordan, AICP
SUBJECT: Amendment to the C1.5 Medium Commercial Zoning District.

Summary: The City Council adopted Ordinance 2019-12 on April 15, 2019. This ordinance established the new C 1.5 Medium Commercial Zoning District. This district was established to provide a zoning District between the C-1 Neighborhood Commercial District and the C-2, Commercial District. As you may recall, we also established the MU-1 and MU-2 zoning districts at the same time. It was recently brought to our attention when someone was considering a use on a property that the uses approved do not match the uses that were adopted in the ordinance. In this particular case, someone was proposing an "Indoor Sports and Recreation Use" which is not permitted, but an "Outdoor Sports and Recreation Use" was listed as a permitted use. In reality, neither of these uses were to be permitted.

Recommendation: Approval of the corrected list of permitted and conditional uses. It is also recommended that we review the list of uses to determine if there are other uses that could be included.

Background / Analysis: As you can see from the attached Schedule of Uses matrix and the adopted ordinance, there are uses that should not be on the permitted list, uses that should be on the permitted list and are not, uses that should be permitted by Conditional Use, and uses that are omitted from the list. We are not sure how this discrepancy occurred, but the intent of this amendment is to correct these errors.

Attachments:

Ordinance 2019-12 (with corrections), Schedule of Use Matrix



Department Approval

The City of Fredericksburg

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING SECTION 3.205 – C-1.5: MEDIUM COMMERCIAL, OF APPENDIX B - ZONING ORDINANCE, OF THE CODE OF ORDINANCES; TO ~~ESTABLISH AN ADDITIONAL~~ AMEND THE PERMITTED USES AND CONDITIONAL USES FOR THE C-1.5: MEDIUM COMMERCIAL ZONING DISTRICT IN THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application for a text amendment of the Zoning Ordinance, related to the creation of an additional commercial zoning district in the City, has been initiated by motion of the ~~City Council~~ Planning and Zoning Commission; and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has determined that such text amendment is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the text amendment be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such text amendment is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning text amendment, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

Section 1. That, Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the ~~addition~~ of Section 3.205 – C-1.5: Medium Commercial ~~as follows in its entirety, and the following substituted therefore:~~

Sec. 3.205. – C-1.5: MEDIUM COMMERCIAL.

Intent

This zone represents an effort to provide a district between the Neighborhood Commercial District and the Commercial District. Uses have been selected from each of the various districts, with the intent that the proposed uses could function as a transition between highway commercial and residential neighborhoods, but could also provide a lower impact zone along other major roadways.

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
Arts and Crafts
Business Support Services
Communication Services
Consumer Repair Services
Convalescent Services
Cultural Services
Day Care Services
Financial Services
Guidance Services
Hospital Services (Limited)
Local Utility Services
Medical Offices
Mobile Food Establishments
Outdoor Sports and Recreation
Park and Recreation Services
Personal Improvement Services
Personal Services
Pet Services
Professional Offices
Private Primary Educational Facilities
Private Secondary Educational Facilities
Religious Assembly
Restaurant - Limited
Retail Sales - Limited

Single Family Residential (Detached) – if structure was not used as other than residential in its most recent use
Duplex <u>Group</u> Residential
Townhouse Residential
Condominium Residential
Multiple Family Residential

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.

Automobile Rentals <u>Washing</u>
Building Maintenance Services
Business or Trade School
Club or Lou <u>ndge</u>
Cocktail Lounge
Convenience Storage
Consumer Convenience Services
<u>Convenience Store/Self Serve Gasoline</u>
Custom Manufacturing
Food Sales
Outdoor Sports and Recreation
Drive through or Drive-in facilities associated with any use
Group Residential
General Retail Services <u>Sales</u>

Kennels
Laundry Services
Liquor Sales
Mobile Food Establishments
Single Family Residential (Detached) – new construction or after cessation of use other than residential
Duplex Residential
Townhouse Residential
Condominium Residential

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-1.5 District shall be subject to the following site development regulations:

<u>Feature</u>	<u>Regulation</u>
Lot Size	Minimum Lot Area, 7,500 Square feet
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 20 feet
Street Side Yard	Minimum Required Setback, 20 feet

Interior Side Yard	Minimum Required Setback, 5 feet*
Rear Yard	Minimum Required Setback, 10 feet*
Maximum Impervious Coverage	75%
Maximum Building Coverage	Percent of Lot Area, 60%
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000 and 7.100
Yard Regulations	Section 7.300
Height Regulations	Section 7.510
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1-A, and R-5
*25 feet when adjacent to residential zoning district	

{End of code text}

Section 2. That all references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 3. ~~That~~Severability or Invalidity. If any provision of this ordinance or the application hereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without defeating the purpose or objective of the provisions, and to this end, the provisions of this ordinance are declared to be severable.

Section 4. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Effective Date. This this Ordinance shall take effect upon the date of its passage.

PASSED AND APPROVED on this the ____ day of _____, 20_____.

Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, TRMC
City Secretary

APPROVED AS TO FORM:

Daniel Jones, City Attorney

APPENDIX D: SCHEDULE OF USES

SCHEDULE OF USES	R-1	R-2	R-3	R-4	R-5	C-1	C1-5	C-2	CBD	MU-1	MU-2	M-1	M-2	M-3	OS	HO	PF	PUD
RESIDENTIAL USES:																		
Single Family Residential (Detached)	*	*	*	*	*	C	C	C	C	*	*					*		C
Duplex Residential		*	*			C	C	C	C	*	*					*		C
Manufactured Home Residential				*														C
Townhouse Residential		C	C			C	C	C	C	*	*					C		C
Condominium Residential		C	C			C	C	C	C	*	*					C		C
Multiple Family Residential		*	*			*	*	*	*	*	*					C		C
Group Residential		*	*			*	*	*	C	C	C					C		
INDUSTRIAL USES:																		
Basic Industry														C				C
Custom Manufacturing							C	*	C	*	*	*	*	*				C
General Warehousing & Distribution													C	C				C
Light Manufacturing												C	C	C				C
Limited Warehousing & Distribution												C	C	C				C
Resource Extraction														C				C
Stockyards													C	C				C
CIVIC USES:										*	*							
Administration Services																*	*	
Aviation Facilities																	C	
Cemetery																	C	
Club or Lodge			C			C	C	*	*	*	*	*	*			*		C
College or University Facilities										*	*					C	*	
Community Recreation	C	*	*	*	C					*	*					C		
Convalescent Services		C	C			*	*	*		*	*							
Cultural Services		C	C			*	*	*	*	*	*					*	*	C
Day care Services	C	C	C	C	C	*	*	*	*	*	*					*		C
Detention Facilities																C	*	
Guidance Services	C	C	C		C	C	*	*	*	C	C					C	*	
Hospital Services (General)									C								*	
Hospital Services (Limited)						C	*	*		*	*	*	*			*		
Local Utility Services	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Maintenance and Service Facilities								*				*	*	*			*	
Major Utility Facilities																	*	
Military Installations																	*	
Park and Recreation Services										*	*				*	*	*	
Postal Facilities																*	*	
Private Primary Educational Facilities	C	C	C	C	C	*	*	*	*	C	C					*		

SCHEDULE OF USES	R-1	R-2	R-3	R-4	R-5	C-1	C1-5	C-2	CBD	MU-1	MU-2	M-1	M-2	M-3	OS	HO	PF	PUD
Private Secondary Educational Facilities	c	c	c	c	c	*	*	*	*	c	c					*		
Public Primary Educational Facilities																*	*	
Public Secondary Educational Facilities																*	*	
Railroad Facilities														c			c	
Religious Assembly	c	c	*	c	c	*	*	*	*	*	*	*				*		c
Safety Services																*	*	
Transportation Terminals								c	c	c	c	c	c	c		c	c	
AGRICULTURAL USES:																		
Horticulture								*	c			*	*	*		c		
COMMERCIAL USES:																		
Administrative and Business						*	*	*	*	*	*	*	*	*		*		c
Agriculture Sales and Services								*				*	*	*				
Arts and Crafts						c	*	*	*	*	*	*				*		
Automobile Rentals								*		c	c	*	*	*				
Automotive Repair Services								*				*	*	*				
Automotive Sales								*				*	*	*				c
Automotive Washing						c	c	*				*	*	*				
Building Maintenance Services						c	c	*				*	*	*				
Business Support Services						c	*	*	c	*	*	*	*	*		*		c
Business or Trade School						c	c	*	c	c	c	*	*	*		*		c
Campgrounds								c				c	c		c		c	
Cocktail Lounge							c	*	*	*	*	*				*		c
Commercial Off-Street Parking								*	c			*	*			*		c
Communication Services						c	*	*	c			*	*	*		c		c
Construction Sales and Services								*				*	*	*				
Consumer Convenience Services						c	c	*	*	*	*	*				*		c
Consumer Repair Services						c	*	*	*	*	*	*				*		c
Convenience Storage						c	c	c		c	c	*	*	*				
Convenience Store/ Self Service Gas						c	c	*				*	*	*				c
Equipment Repair Services								*				*	*	*				
Equipment Sales								*				*	*	*				
Extenuating Services								*				*	*	*				
Financial Services							*	*	*	*	*	*	*	*		*		c

SCHEDULE OF USES	R-1	R-2	R-3	R-4	R-5	C-1	C1-.5	C-2	CBD	MU-1	MU-2	M-1	M-2	M-3	OS	HO	PF	PUD
Food Sales						c	c	*	c	*	*	*	*	*		*		c
Funeral Services								*	c			*	*	*		c		
General Retail Sales							c	*	*	*	*	*	*	*		*		c
Hotel - Motel								*	c	*	*	*				c		c
Indoor Entertainment								*	c	*	*	*	*			*		
Indoor Sports and Recreation								*	c	*	*	*	*			*		c
Kennels							c	*		*	*	*	*					
Laundry Services						c	c	*		*	*	*	*			*		c
Liquor Sales						c	c	*	*	*	*	*				*		c
Medical Offices						*	*	*	c	*	*	*				*	*	c
Mobile Food Establishments							c	*	*	*	*							
Outdoor Entertainment								*	c	*	*	*	*			*		c
Outdoor Sports and Recreation								*	c	c	c	*	*			*	c	
Pawn Shop Services								*				*	*					
Personal Improvement Services						c	*	*	*	*	*	*				*		c
Personal Services						*	*	*	*	*	*	*				*		c
Pet Services						c	*	*	*	*	*	*				*		c
Professional Offices						*	*	*	*	*	*	*	*			*		c
Research Services								*				*	*	*				c
Restaurant - Drive-In/ Fast Food								*		*	*	c	c	c		c		c
Restaurant								*	*	*	*	*	*			*		c
Restaurant - Limited						c	*	*	*	*	*							
Retail Sales- Limited						c	*	*	*	*	*							
Scrap and Salvage Services													c	c				
Service Station								*				*	*					c
Stables															c		c	
Vehicle Storage													c				c	
Veterinary Services								*				*	*					c
Shopping center										*	*							c
Drive-In Facilities						c	c	c	c	c	c	c	c	c		c		c

* - Permitted Uses

c - Conditional Uses



PLANNING & ZONING COMMISSION MEMO

DATE: December 4, 2019
TO: Planning and Zoning Commission
FROM: Brian Jordan, AICP
SUBJECT: Entry Corridor Design Standards for EC-1908 at 706 E Main Street

Summary: The current business at 706 E Main St is proposing a remodel that includes demolition and reconstruction of the front portion of the building facing Main Street. As such, the project is subject to Entry Corridor Design Standards and Guidelines.

Recommendation: Approval of the updated plans dated November 25, 2019, based on the narrative provided by the applicant explaining how each applicable standard or guideline have been met. Colors have not been presented for approval at this time. Colors must be submitted before a building permit will be released.

Background / Analysis: The Entry Corridor Design Standards and Guidelines provide direction to property owners and developers when they plan investments to properties along entry corridors. They ensure that such alterations, repairs, and new construction will help to achieve the design objectives of the area. The Standards also provide a basis for the City to determine the appropriateness of such improvements when they are proposed. The City uses the Standards for formal review of projects. In this review, it is important to recognize that each case, a unique combination of design variable is at play, and as a result, the degree to which each relevant Design Standard is applicable may vary.

Attachments:

Site plan
Building Elevations
Narrative

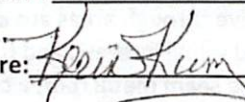


Entry Corridor Design Standards Application

Required for all exterior modifications to properties directly adjacent
to 290 E&W, Hwy 16 N&S, Hwy 87 N&S, FM 965N

For more information on the Entry Corridor Design Standards & Guidelines refer to the
2015 Comprehensive Plan Update and Ordinance 25-016

Subject Property Address 706 East Main Date Submitted 11-4-19
Owner name: Kevin Kunz Phone # 830-998-2000
Owner Address: 281 SK Lane, Fredericksburg, TX 78624
Authorized Applicant: Brandon Weinheimer Phone # 830-997-0383

Applicant Signature:  Applicant E-mail: brandon@sktarchitects.com
Applicant certifies that he/she is the Owner or duly authorized agent
for the owner of the property. Desired Start Date: January 2020
Desired Completion Date: April 2020

Please give a detailed description of the exterior changes/work to be completed. A copy of the Design Standards are available on-line or in person. The standards apply to 14 categories including building and site design. Provide a narrative explaining how the proposed changes comply with each of the applicable guidelines and standards.

Front portion of building - 1,107 s.f., 8 ft wall height, fiber cement siding and standing seam metal
hipped roof - to be removed. It will be replaced with 1,416 s.f. addition - 10 ft wall height, gable roof
structure with contemporary storefront facade to include architectural metal paneling and stucco on walls
with anodized aluminum storefront.

See attached.

(attach another sheet if necessary)

Attach supporting documentation including: ☐ paint color ☒ color photographs ☒ site plan
☒ elevations & floorplans ☒ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # EC-1908 Year Built: _____
DRC Meeting Date: _____ Zoning: C2
Insignificant Alteration ☐ Yes ☐ No Application Fee \$100 paid
Planning & Zoning Date Dec 4, 2019 \$100.00
Cin # 10662

Staff Comments regarding Insignificant Alteration:

Director of Development Services Signature _____ Planning & Zoning Chair Signature _____

Attachment #1 - Continuation of Entry Corridor Design Standards Application

Response to Design Standards

- 1. Architectural Style** – The existing building is non-historic and consists of a non-distinct storefront design. The design of the new addition proposes a more contemporary storefront façade using forms and elements commonly found in the area (parapet walls, segmented arches, rod supported canopy) to be compatible with adjacent buildings on Main Street.
- 2. Architectural Materials** – painted siding on the existing portion of the building is proposed to remain. The new addition will include stucco veneer on the majority of the walls and is a material commonly found in the area. The main entry and drive through areas are accented with architectural metal paneling to emphasize these areas, to add visual interest, and to break up the massing of the façade. The roof will be galvalume standing seam metal roof, a common and quality roofing material prevalent in this area.
- 3. Architectural Color** – Exact colors are to be determined and will be submitted at a later date for approval. The main body color (to be used on the stucco) will be a warm, muted color compatible with the traditional Fredericksburg palette. A secondary color will be used on the architectural metal panel to compliment and contrast with the stucco. Lastly, an accent color will be used on the canopy and various trims to tie the building elements together. The building signage will incorporate colors associated with the business image/branding.
- 4. Architectural Features** – The proposed design includes architectural features commonly found in newer commercial retail storefronts; aluminum storefront windows, large amounts of glass, parapet walls, and a rod supported canopy. The canopy provides protection over the entry and adds depth to the façade.
- 5. Massing and Scale** – The massing and scale is consistent with adjacent buildings. As mentioned above, the various materials (stucco and metal paneling) and wall forms on the façade help break up the massing.
- 6. Signage** – Signage will be building-mounted and integrated with the design of the façade. It will incorporate colors and logo associated with the business image/branding. See drawings.
- 7. Building Height** – The one-story height is consistent with adjacent buildings. The proposed façade wall height is 15 ft with the main entry wall at 19 ft to provide an appropriate proportion for a retail storefront and allow sufficient room for canopy and signage.
- 8. Setbacks and Frontage** – The front of the building is located behind the 15 ft front yard setback on the property as required and is consistent with the setbacks of adjacent buildings. The main entrance faces the entry corridor. A new sidewalk will connect the building entrance to the public sidewalk.
- 9. Landscaping** – Proposed landscaping in front of building will be consistent with what currently exists; rock beds with native plants to soften the building storefront.

- 10. Lighting – Primary exterior lighting will be mounted underneath main entry and drive thru canopies. Secondary lighting for security at parking lot and for egress will be wall mounted. All lighting will be shielded.**
- 11. Service Areas – Service areas (trash and recycling) are currently located towards the rear of the building and will remain there, hidden from view of the entry corridor.**
- 12. Parking and Access – Parking is located to the side of the building so as to not obstruct the view of the building from the entry corridor. Parking near the street is screened with native landscaping.**
- 13. Drainage and Stormwater – Proposed development minimally impacts or increases stormwater runoff. Current drainage pattern towards the rear of the property will be maintained.**
- 14. Streetscape – Existing 5 ft concrete sidewalk in TxDOT right-of-way will remain. Adjacent landscaping will be restored upon completion of the project.**

November 25, 2019

Brian Jordan, AICP, Director of Development Services
City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

RE: SP-1919 Site Plan and EC 1908 Entry Corridor Standards for proposed modification to the WB Liquor at 706 E. Main Street, Fredericksburg, Texas

Please see responses to the City of Fredericksburg's comments below:

1. Completed Site Plan Checklist attached.
2. Signed Project Application attached.
3. Existing Conditions Plan attached.
4. Metal paneling on façade has been replaced with stucco. Siding is proposed on either side of stucco element to add interest and provide a break between stucco surfaces. See attached drawings.
5. Colors will be submitted for approval as soon as they are selected.
6. Revised drawings indicate windows to be "clear, Low E". Because the windows will be facing southwest, low-e coatings must be applied to the glass to meet minimum energy requirements. These coatings will inevitably reduce visible light transmission and darken the glass to some degree.
7. A 4" tree has been added to the site plan.

Sincerely,



Brandon Weinheimer, Architect
Stehling Klein Thomas Architects

Attachments:

Existing Conditions Plan 11-25-19

Architectural Site Plan - Revised 11-25-19

Floor Plan and Elevations - Revised 11-25-29

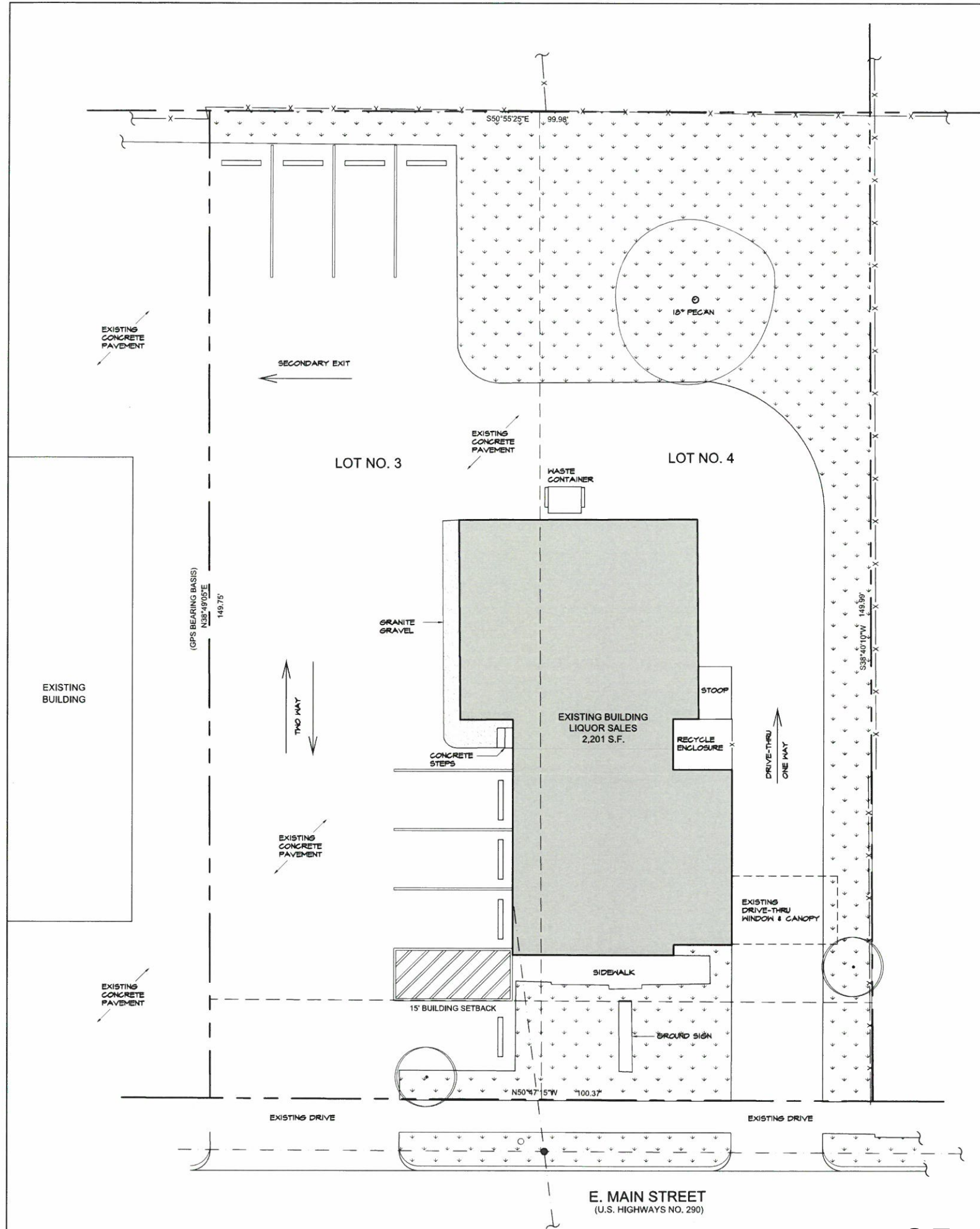
Site Plan Checklist (Signed)

Project Application (Signed)



706 East Main
Existing Views from Main Street





EXISTING CONDITIONS PLAN
1/8" = 1'-0"



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BRANDON WEINHEIMER
PROJECT ARCHITECT
NUMBER 24171



REMODEL AND ADDITION FOR
WB LIQUORS AND WINE
706 EAST MAIN FREDERICKSBURG, TEXAS

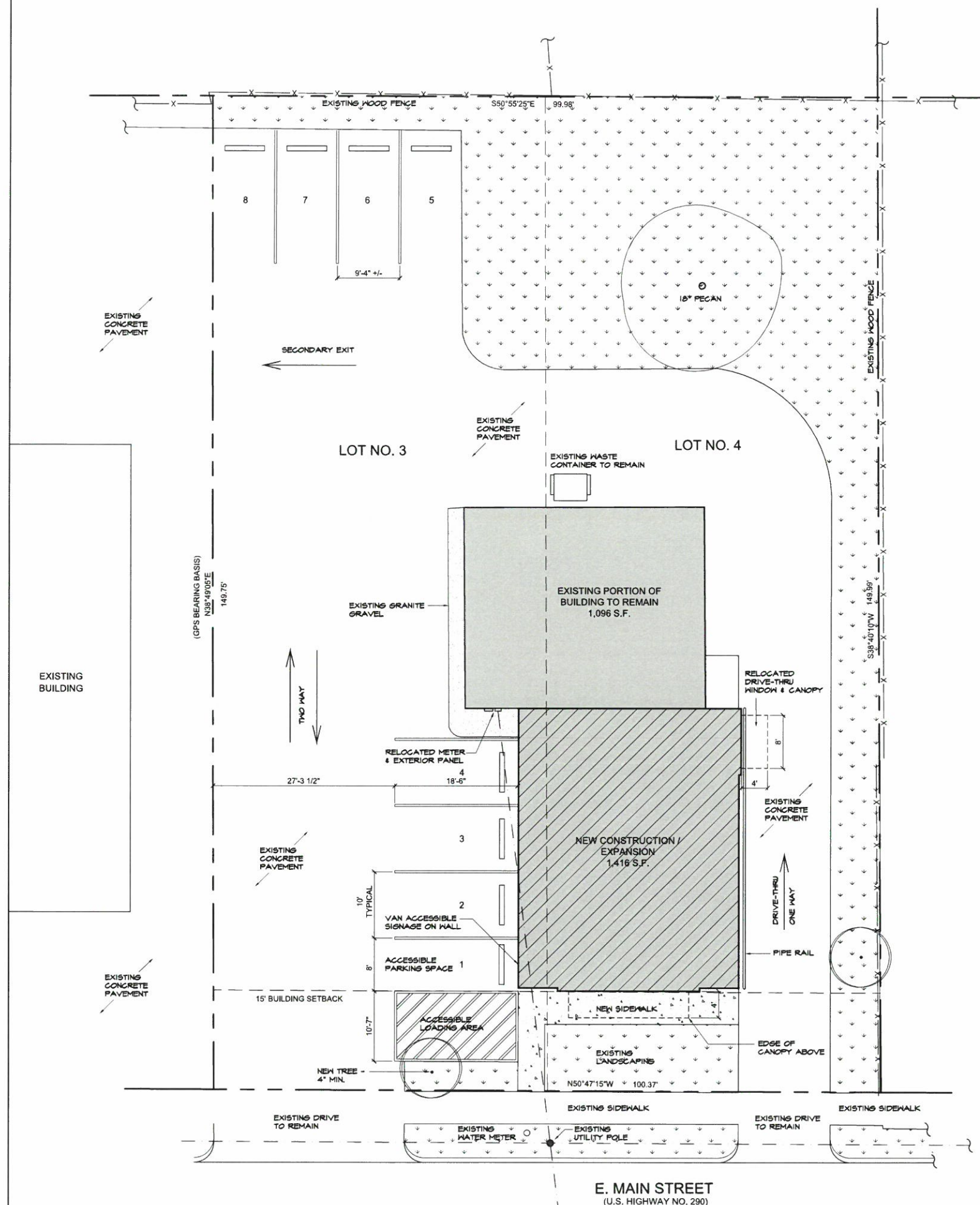
PROJECT # 00-00
DATE 11-25-19
REVISION

EXISTING CONDITIONS PLAN

A-0

SK ARCHITECTS

STEHLE KLEIN THOMAS ARCHITECTS, PLLC
300 C. West Main St. Fredericksburg, Texas 78624 | 830-997-0383



PROPERTY OWNER KEVIN KUNZ 281 5K LN. FREDERICKSBURG, TX 78624 830-938-2000	LEGEND  EXISTING BUILDING  NEW CONSTRUCTION  NEW CONCRETE SURFACE  PERVIOUS AREA  GRANITE GRAVEL  PROPERTY LINE  EASEMENT BOUNDARY  OVERHEAD UTILITY LINE  FENCE  EXISTING UTILITY POLE
BUILDING AREA (GROSS S.F.) EXISTING BUILDING 2,201 S.F. PORTION TO BE DEMOLISHED + 1,107 S.F. NEW CONSTRUCTION + 1,416 S.F. TOTAL PROPOSED BLDG. AREA 2,512 S.F.	

DEVELOPMENT NOTES

PROJECT DESCRIPTION

The existing 2,200 s.f. building is currently used for liquor sales. Proposed building use after renovation/expansion to remain liquor sales. Proposed improvements include removing the front 1,107 s.f. portion of the building and constructing a 1,416 s.f. addition with new storefront facade. Drive-thru window to be shifted further north to increase stack space. Site modification will be minimal.

ZONED: C-2 Commercial

LOT SIZE (5,000 SF MIN.): 15,013 SF (.34 ACRES) total both lots

SETBACKS: 15' Front Yard, 15' Side Yard, 0' Interior Side Yard, 0' Rear Yard

IMPERVIOUS COVERAGE: Existing: 10,756 SF = 72%
Proposed: 11,007 SF = 73%
Max. Allowed = 80%

BUILDING COVERAGE: Existing: 2,201 SF = 15%
Proposed: 2,512 SF = 17%
Max. Allowed = 75%

BUILDING HEIGHT: Existing: Single Story / 20 ft +/- to ridge
Proposed: Single Story / 20 ft
Max. Allowed = 3 Stories / 38 ft

ON-SITE PARKING REQUIREMENTS: Liquor Sales: 1 space / 400 s.f.
2,512 s.f. / 400 s.f. = 6 spaces required
8 spaces provided

UTILITIES

Electrical / Data
Existing electrical / data service enters west side of building to be demolished via an overhead line. The meter and exterior panel will be relocated to the rear portion of building to remain and reconnected with overhead service (see site plan).

Water / Sewer
Existing water and sewer currently serve one restroom (one toilet and lavatory) and are intended to remain as currently installed.

DRAINAGE

The property currently drains to the NW corner where it crosses the property to the west and onto North Columbus Street via a concrete drive. It is assumed that proposed building improvements will not alter this drainage pattern.

LANDSCAPING

Approximately 650 s.f. of landscaped area on south and east sides of building. Existing landscaping to remain. Any landscaping disturbed by construction will be replaced with planting of similar type.

NOTE:
THE BOUNDARIES SHOWN HEREON ARE APPROXIMATE. THEY ARE BASED ON STEEL BARS THAT WERE FOUND IN MARCH OF 2000 AT THE FOUR CORNERS OF LOTS NO. 3 & 4 WHILE COMPLETING SURVEY OF ADJACENT LOTS NO. 1 & 2. ONLY ONE BAR REMAINS ON LOT 1, ALL OTHER BARS HAVE BEEN REMOVED. MORE BOUNDARY SURVEYING WILL BE REQUIRED TO COMPLETE A FINAL BOUNDARY SURVEY.

ARCHITECTURAL SITE PLAN

$$\overline{1/8'' = 1'-0''}$$


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NUMBER 24171



REMODEL AND ADDITION FOR
WB LIQUORS AND WINE
706 EAST MAIN FREDERICKSBURG, TEXAS

PROJECT #	00-00
DATE	11-4-19
REVISION	
	11-25-19

SITE PLAN

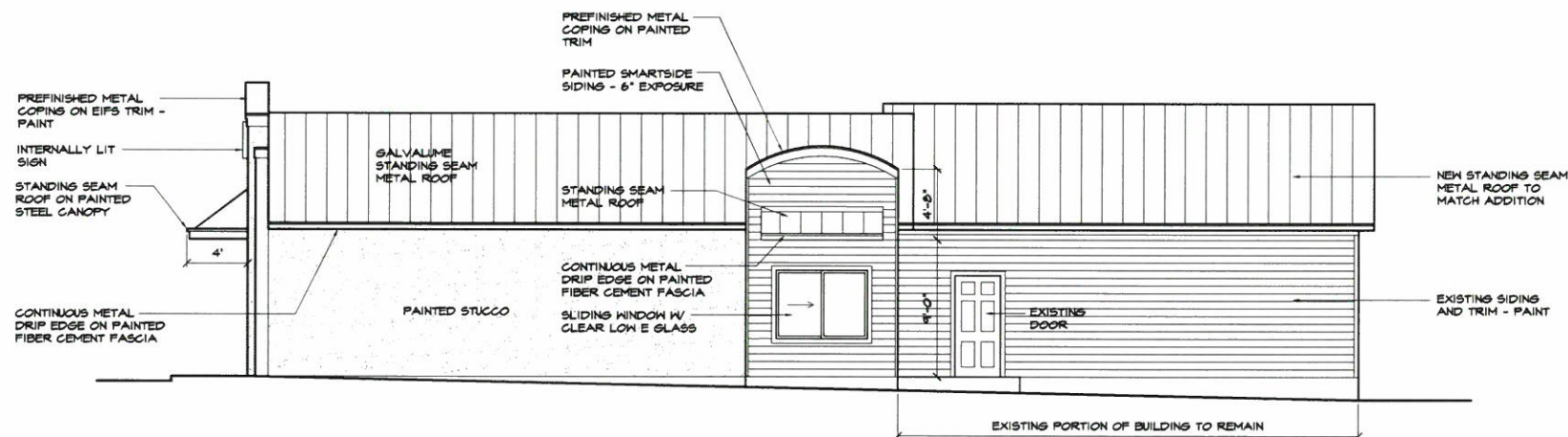
A-1

STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St., Fredericksburg, Texas 78624 | 830-997-0383



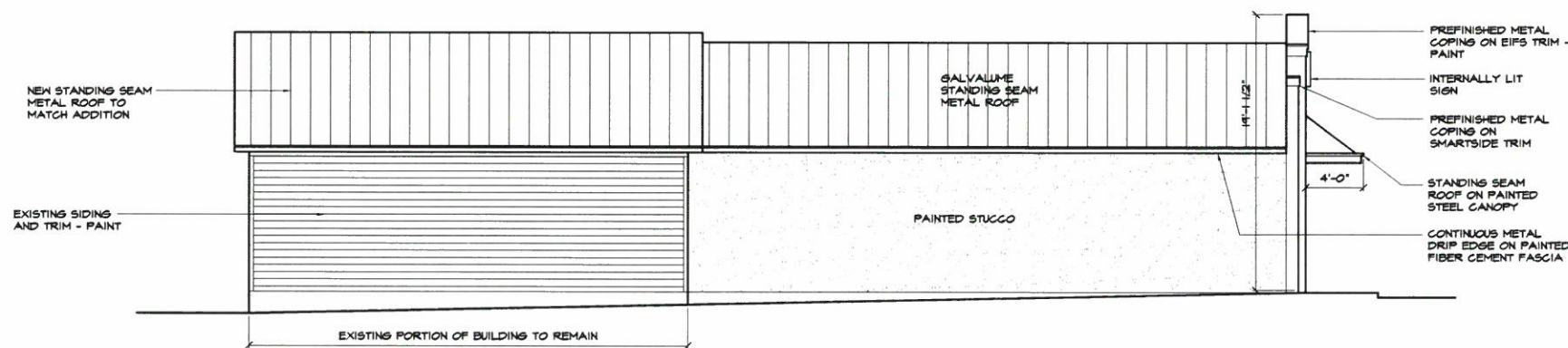
SOUTH (FRONT) ELEVATION

3/16" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"

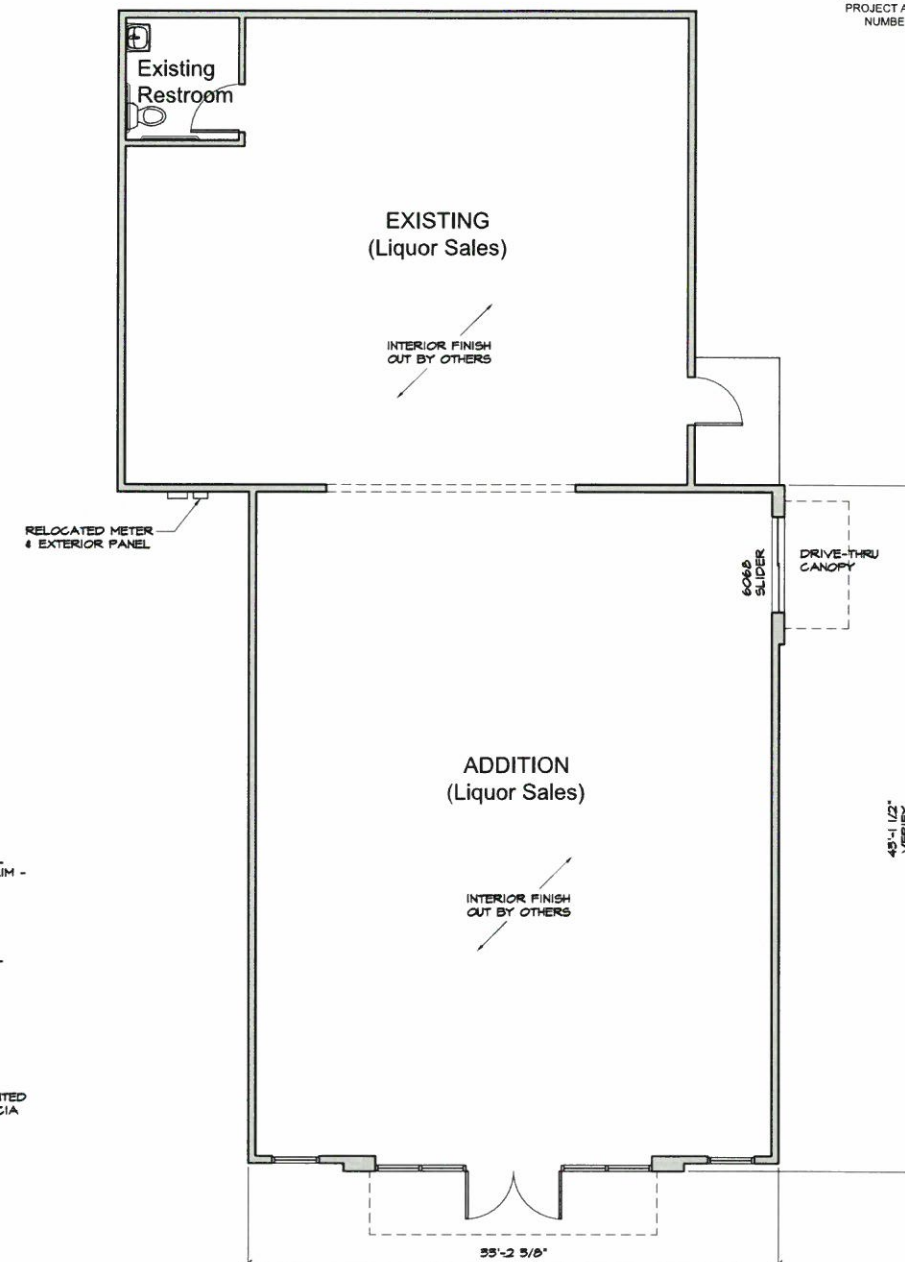


WEST ELEVATION

3/16" = 1'-0"



VIEWS FROM MAIN ST.



FLOOR PLAN

3/16" = 1'-0"

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REMODEL AND ADDITION FOR
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FLOOR PLAN / ELEVATIONS

A-2