

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONNING COMMISSION

Wednesday, December 6, 2017

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

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

PUBLIC HEARING

3. (Z-1711) A Change in the Land Use Plan from Commercial, to Medium Density Residential And Rezone property from M-1, Light Manufacturing to R2, Mixed Residential for several Properties located between Walnut Street and Hale Street west of Kraupehan Street

ACTION ITEM

4. Receive Recommendation and consider Z-1711
5. Consider (SP-1622) Site Plan for Hilda's Restaurant at 149 FM 2093
6. Consider (SP-1713) Site Plan for Wellness Court Medical at Wellness Court and West Windcrest Dr.
7. Consider (SP-1719) Site Plan for Ford Townhomes in the 700 Block of East Highway St.

ADJOURN

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

**PLANNING & ZONING COMMISSION
NOVEMBER 8, 2017
5:30 P.M.**

On this the 8th day of November, 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 WARREN
JIM JARREAU
TIM DOOLEY
BRENDA SEGNER
BILL PIPKIN

ABSENT:

CHRIS KAISER
STEVE THOMAS
DARYL WHITWORTH

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
KRIS KNESSE – Assistant Director of Public Works
SHELBY COLLIER – Development Coordinator

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

PUBLIC HEARING

Consider (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 South Milam and Hwy 16 South.

Motion made to open Public Hearing by Brenda Segner seconded by Jim Warren. All voted in favor and the motion carried.

Kevin Spraggins, Engineer for the project, presented the application. He began the presentation by explaining the approval is requested for a drive through and circulation between the Burger King and First United Bank properties located in the Keller Crossing Addition near the intersection of South Milam and Highway 16 S.

A representative from Gensler Architects presented the Design Guidelines for the project. He explained that the project would consist of exposed timber, white limestone, and a cream colored stone for a natural look. There will also be significant glass work to allow ample natural light. In addition, there will be large overhangs that lend itself to an outdoor plaza with multiple planters. A rain harvesting system will be installed to provide for the native landscaping that will be installed and all fixtures will be night sky compliant.

Tim Dooley asked if the bank was going to sell their other location. Kevin responded no, they intended to keep both properties.

Motion made to close Public Hearing by Tim Dooley seconded by Jim Jarreau. All voted in favor and the motion carried.

Brian Jordan, Director of Development, stated this application is requesting a drive through associated with the bank. The developer has provided 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.

Site complies with all requirements. Staff recommends approval conditioned upon approval of Civil Construction Plans.

Motion made to approve Application Z-1710 by Jim Jarreau seconded by Tim Dooley. All voted in favor and the motion carried.

Consider (Z-1711) A change in the Land Use Plan from Commercial, to Medium Density Residential and Rezone property from M-1, Light Manufacturing to R2, Mixed Residential for several Properties located between Walnut Street and Hale Street west of Kraupehan Street.

Motion made to open Public Hearing by Jim Jarreau seconded by Tim Dooley. All voted in favor and the motion carried.

Santiago Najarea presented the application. He explained that his neighbors and him were concerned about possible Commercial Development due to the zoning of their property. He explained that this location is all residential and residentially used and the neighborhood would like to keep it that way. Therefore, the neighborhood would like to request this be rezoned to a Residential Zoning.

Janice Menking called for those present to speak.

Carlos & Cheryl Hernandez: They are from the Quality of Life Visioning Committee and Mr. Najarea came to the committee and spoke about the issues facing his neighborhood due to a Zoning issue. They felt moved to speak on his behalf. They have lived here for 1 year, and moved to Fredericksburg for its sense of Community and would love to see the Community aspect stay intact. They spoke in Support of Zoning Change.

Charles Segner: Owns property at 512 Kraupehan St. and wants to see this area stay as a Residential Neighborhood. Spoke in Support of Zoning Change.

Helen Jacoby: Owns property in proposed Zoning Change area. She wants the neighborhood to stay quiet and peaceful like it is currently. Keeping the area zoned Commercial would allow for an increase in traffic and commercial business not compatible with the area. She owns the oldest home on the block and has lived there for 40 years. Spoke in Support of Zoning Change.

Joe Salinas: Owns property at 421 Walnut. His office and business are also next door. Office is only opened Monday through Friday 8:00 Am – 5:00 PM and is a quiet operation. To allow commercial business in this area such as a bar or someplace that serves alcohol would be detrimental to the neighborhood. Spoke in Support of Zoning Change.

Michael McCrea: Owns 2 lots on Walnut St. Made an offer to buy the lot on the corner of Kraupahen St and Walnut St. He has heard a bar is proposed to be built there and would like to purchase the lot to alleviate the potential issue.

Dixie Cope: Owns a business in the Neighborhood, the old upholstery shop.

Holly Edwards: Owns 2 properties on South Lincoln in the proposed rezoning area. She doesn't understand the request to rezone. There are currently 5 or more business operating in this area and 12 homes. She believes these properties should keep the current zoning. Spoke in Opposition of Zoning Change.

Megan Koenecke: Owns the lot at 504 Kraupahen St. She feels there has been a lot of misinformation. Her husband and her plan on opening a locally owned and operated brew pub and restaurant that would be family friendly and cater to locals. When they purchased this property, they did so because it was zoned M1 and allowed for their type of business. Spoke in Opposition of Zoning Change.

Motion made to close Public Hearing by Tim Dooley seconded by Brenda Segner. All voted in favor and the motion carried.

Brian Jordan stated that this application was for a Rezoning request 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 request the change in Zoning. Four of the properties within the area are not included in this request (it's shown on the map) and are not in favor of the proposed change. The neighborhood is characterized by a mix of businesses and residential property.

To be clear, if the zoning is changed from M1 to R2, the current businesses in this neighborhood, including the proposed project at 504 Kraupahen by Mr. Joel Edwards, would become nonconforming. This means that they could never expand or add additional space to the business. Mr. Edwards's project is included in this because he has already started the process with an application for Site Plan Approval for his business, prior to the zoning change.

Brian stated that City Staff did not recommend approval of the Zoning Change as it was presented. He recommended that the zoning should remain as M1, or all the area should be changed to R2. 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.

Jim Jarreau asked for clarification, because Joel Edwards has already made application he will be able to build his brew pub regardless of whether the zoning changes today or not. Brian stated that is correct.

Janice asked if there were any restrictions regarding hours of operation for the brew pub. Joe Salinas asked if the Noise Ordinance would apply. Brian stated that you could not regulate the hours of operations but the Noise Ordinance would apply as it does for all businesses.

Tim asked if Joel Edwards builds a Brew Pub and then sells it, the building use would then revert to R2 if the Zoning Change is approved. Brian stated that the building could still be used as a Brew Pub or an R2 approved use.

Tim Dooley asked the public that was present if they understood that if the Zoning Change was approved the current businesses would never be able to expand. This includes the potential new Brew Pub at 504 Kraupahen. The public present stated that they understood.

Motion made to direct City Staff to call a Public Hearing to consider the rezone of the entire area between Walnut Street and Hale Street west of Kraupehan Street by Jim Jarreau seconded by Tim Dooley. All voted in favor and the motion carried.

MINUTES

Bill Pipkin 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, Jim Jarreau 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 6th day of Decmber , 2017.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

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: 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 original 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 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.

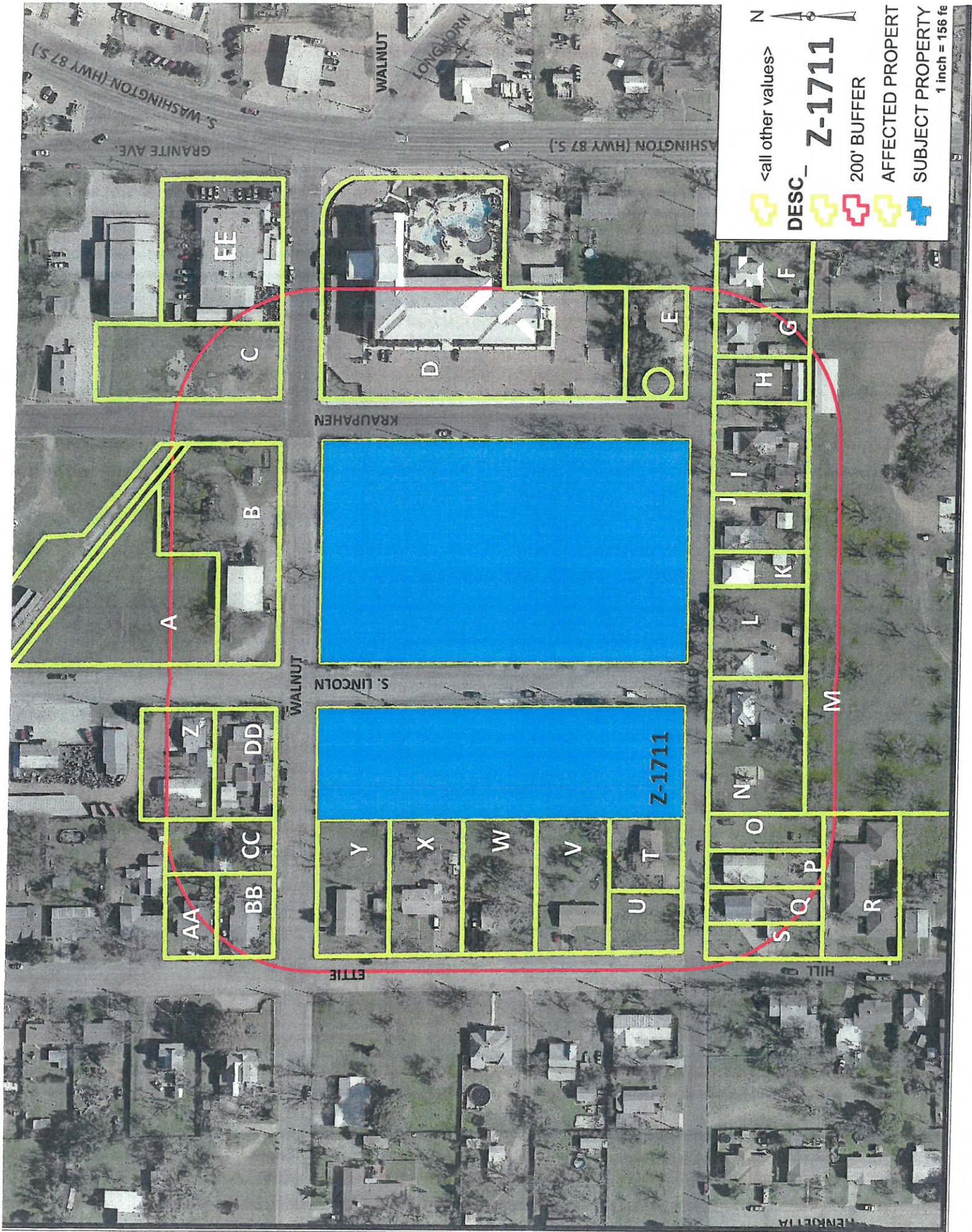
For the most part, this land use category is found in areas where a mix of non-residential uses already exists and where change is not anticipated.

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: At the Planning and Zoning Commission on November 8, 2017, we heard from members of the neighborhood in support of the request, and owners of property in the subject area in opposition to the request. For the most part, those in support of the request were concerned about possible uses that could occur under the current zoning of M-1. The owner’s of 504 Kraupahen stated they bought the property with the intent to build a restaurant and brew pub on their property. Staff also mentioned that these owners had submitted a Site Plan for the purpose of developing the property under the M-1 regulations, and that this submittal would allow them to build their intended use regardless of the outcome of the zone change, as long as the proposed project complied with all development regulations. It was suggested by staff that the Planning Commission either approve the requested change, deny the change, or direct the staff to call a public hearing to include all properties within the area, including those properties opposed to the request. The Commission directed staff to call a hearing for December 6, 2017 to include all properties.

STAFF RECOMMENDATION: Staff agrees that the neighborhood in question is more residential than commercial. We also recognize that the former heavy commercial activities to the east have transitioned to more traditional commercial activities. In addition, there remains a significant amount of land to the north of this property that is zoned for light manufacturing and commercial uses. As such, we believe that a change in the Land Use Plan from Commercial to Medium Density Residential and a change in the zoning from M-1 Light Manufacturing to R-2 Mixed Residential is reasonable and we therefor recommend approval of this request.



<all other values>



DESC_

Z-1711



200' BUFFER

AFFECTED PROPERTY

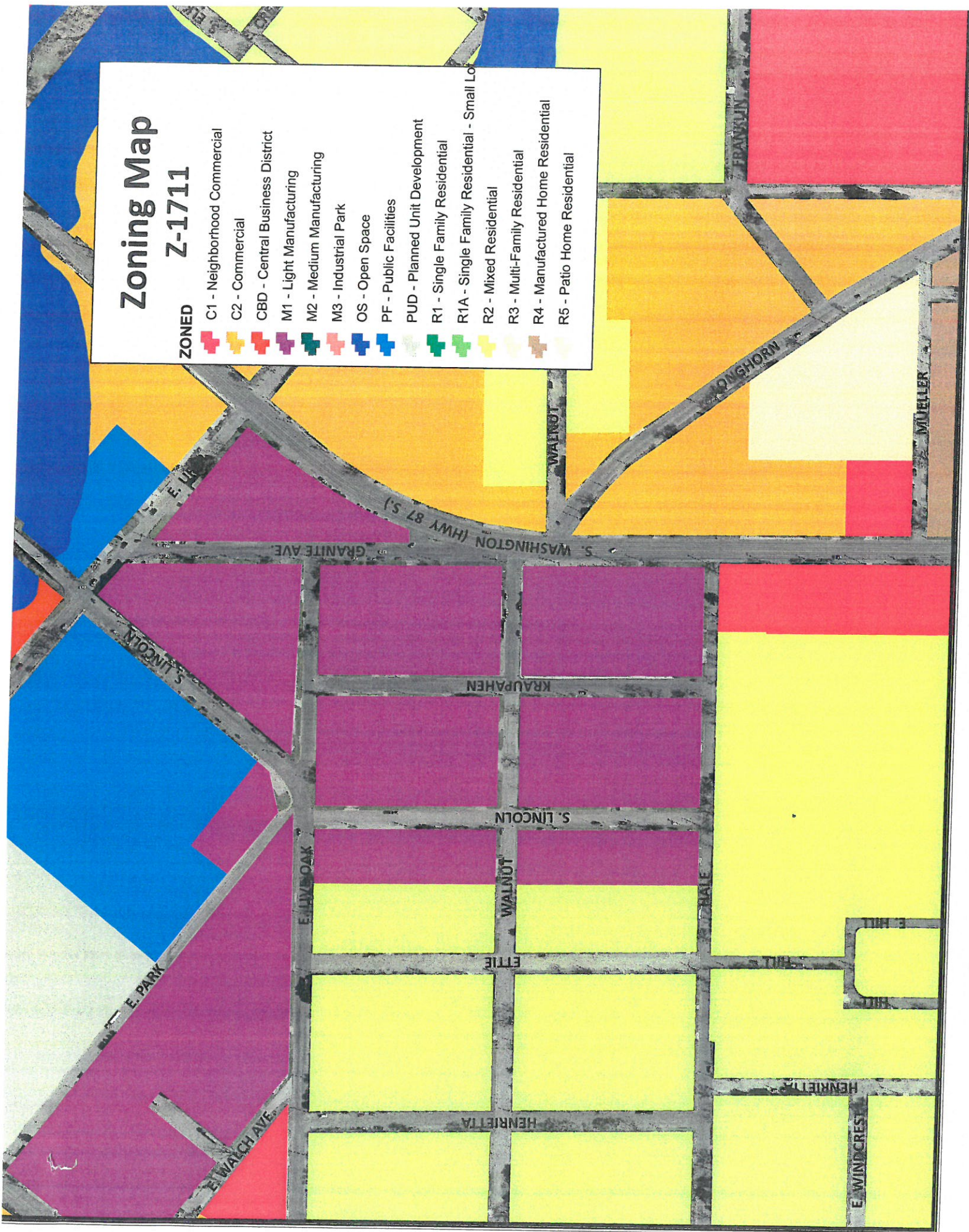
SUBJECT PROPERTY

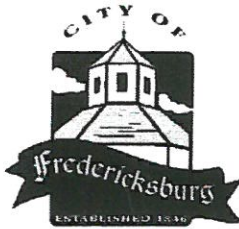
1 inch = 156 feet

Z-1711

ZONED

- | | |
|---|--|
|  | C1 - Neighborhood Commercial |
|  | C2 - Commercial |
|  | CBD - Central Business District |
|  | M1 - Light Manufacturing |
|  | M2 - Medium Manufacturing |
|  | M3 - Industrial Park |
|  | OS - Open Space |
|  | PF - Public Facilities |
|  | PUD - Planned Unit Development |
|  | R1 - Single Family Residential |
|  | R1A - Single Family Residential - Small Lots |
|  | R2 - Mixed Residential |
|  | R3 - Multi-Family Residential |
|  | R4 - Manufactured Home Residential |
|  | R5 - Patio Home Residential |





Project Application

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

2-1711

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:

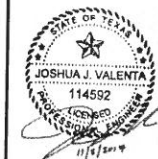
Email:

**SITE PLAN
BACKGROUND INFORMATION
November, 2017**

File Number:	SP 1622
Address/Location:	149 FM 2093
Owner:	Hilda Bopp
Applicant:	Miguel Arreola
Project Description:	Hilda's Restaurant addition. The dining area will remain the same, and the building addition will be utilized for production area (see attached floor plan).
Site Area:	Approximately 1.32 acres
Zoning:	M-2, Medium Manufacturing
Adjacent Land Uses/Zoning:	
North:	Commercial and RV Park, zoned M-2 and C-2.
West:	Large vehicle mechanic shop, zoned M-2.
East:	Auto mechanic and body shop, zoned M-2
South:	Undeveloped land, zoned C-2
Building Breakdown:	Existing Building – 4,242 square feet. Proposed Addition – 1,867 square feet Total Building Area – 6,109 square feet.
Building Height:	One Story.
Building Coverage:	10.6% (80% maximum)
Impervious Coverage:	65.6% (85% maximum permitted)
Site Access:	The existing drives on FM 2093 will remain. A new drive will be provided around the perimeter of the existing and proposed building addition. This drive will primarily serve for drop-off and delivery of supplies.
Parking Required:	Parking is based on the square footage of the dining room. As such, 20 parking spaces are required.
Parking Provided:	38 total parking spaces are provided, including adequate handicap spaces.

Landscaping:	The significant trees on site will remain. A Landscape Plan will be required prior to issuance of a building permit.
Screening:	No perimeter screening will be required. Screening will be required around trash receptacles.
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Water and sanitary sewer lines will be adjusted on site to accommodate the proposed building addition.
Detention:	A detention pond, located on the southwest portion of the property is designed to accommodate the storm water from this development. A storm water report has been provided and will be required to meet the City's storm water ordinance.
P&Z Action:	Final approval
Recommendation:	Approval, conditioned upon approval of a Landscape Plan prior to issuance of a building permit.

Rev.

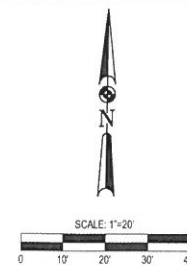


MATKINHOOVER
ENGINEERING
& SURVEYING
CONSULTANTS

P.O. BOX 54
1 SPENCER ROAD SUITE 100
BUENOS AIRES, TEXAS 78009
PHONE: 817.255.0000 FAX: 817.255.0001
WWW.MATKINHOOVER.COM

PROPOSED SITE PLAN
FOR
HILDA'S TORTILLAS RESTAURANT & BAR
FREDERICKSBURG, TEXAS 78624

JOB NO. 2820.00
DATE NOV 2017
CHECKED JJV
DESIGNED JMV
SHEET 1 OF 1



LEGEND

- OVERALL PROPERTY BOUNDARY
EXISTING 1' CONTOUR
EXISTING 5' CONTOUR
EXISTING DOWN SPOT
EXISTING SEPTIC ALARM
EXISTING SEPTIC TANK
EXISTING SANITARY SEWER CLEANOUT
EXISTING A/C PAD
EXISTING ELECTRIC BOX
EXISTING ELECTRIC METER
EXISTING UTILITY LIGHT POLE
EXISTING UTILITY POLE WITH GUY WIRE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING WATER HEATER
EXISTING SPOUT
EXISTING COMMUNICATION BOX
EXISTING CONTROL POINT
EXISTING WATER LINE
EXISTING COMMUNICATION LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
LIMITS OF CONSTRUCTION
EXISTING CONCRETE PAVEMENT
EXISTING GRAVEL
EXISTING ASPHALT PAVEMENT
EXISTING FENCE
EXISTING TREE

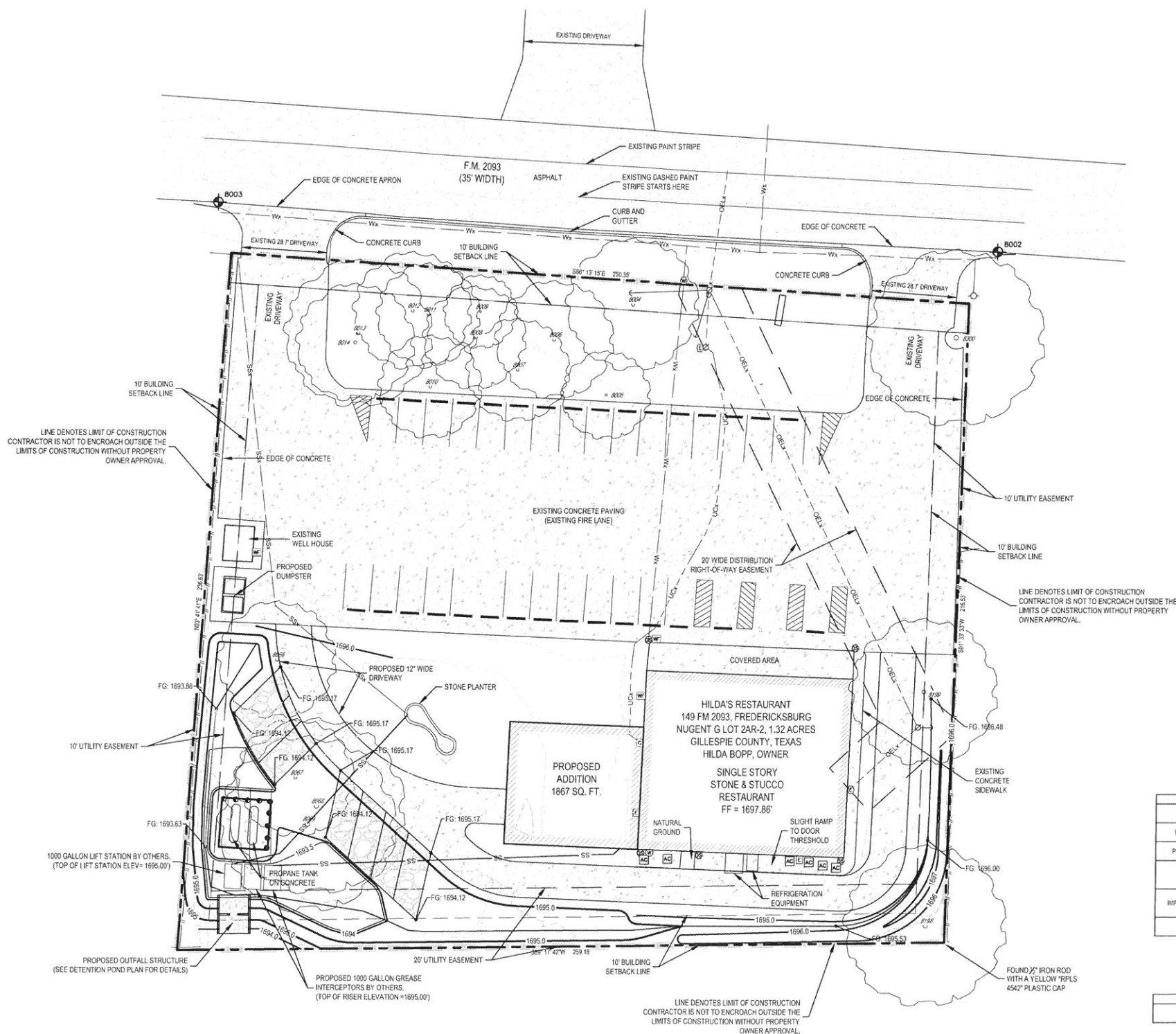
SETBACK	ZONING SUMMARY TABLE			
	FRONT	BACK	INTERIOR	REAR
EXISTING BUILDING	10'	10'	10'	10'
PROPOSED BUILDING	10'	10'	10'	10'
PARKING	10'	10'	10'	10'
IMPERVIOUS COVERAG	40.00% (37,223 SQ. FT.)	40.00% (37,223 SQ. FT.)	40.00% (37,223 SQ. FT.)	40.00% (37,223 SQ. FT.)
LOT SIZE	10,000 SF	57,637.31 SQ. FT.	100 FT	229.18 FT

REQUIRED SPACES CALCULATION
1,155 SQ. FT. DRIVING = 19.25 SPACES OR 20 SPACES REQUIRED
154

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& SURVEYING
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CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS



COMMON ABBREVIATIONS

TOP OF CURB
GUTTER
GRADE BREAK
NATURAL GROUND
POINT ON LINE
POINT ON CURVE
BREAKLINE
CONCRETE
TOP OF SLOPE
TOP OF SLOPE
EDGE OF CONCRETE
EDGE OF PAVEMENT
FACE OF CURB
BACK OF CURB
SPOT ELEVATION

T
G
GB
NG
POL
POC
BL
CONC
TOE
TOP
EC
EP
FOC
BOC
SE

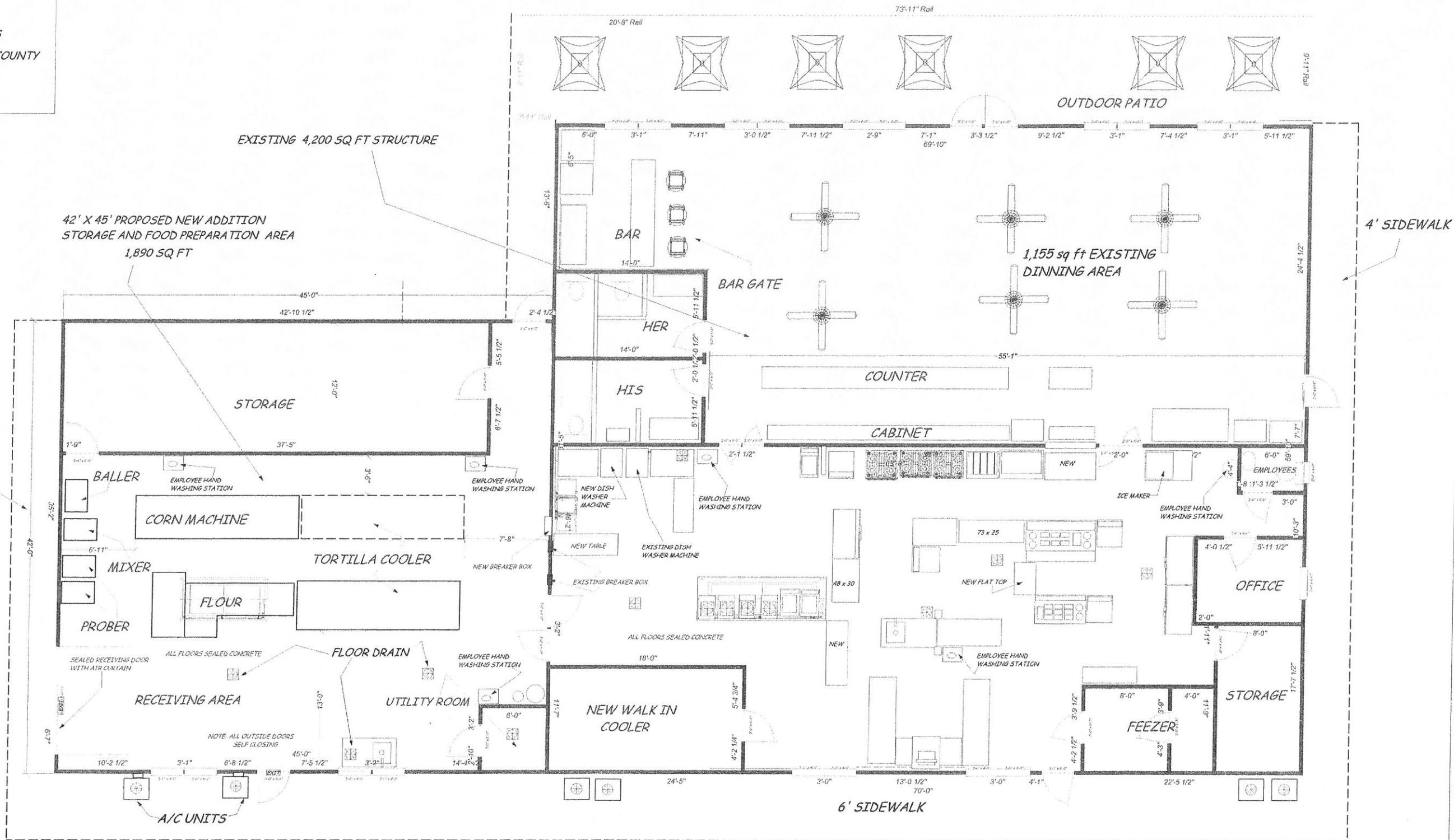
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
8002	10058137.80	2750254.99	1698.68	SET PK NAIL IN ASPHALT
8003	10058154.03	2749990.98	1698.54	SET PK NAIL IN ASPHALT

POST ORKANT NUMBER	SPECIES	TRUNK DIA (IN)	SPREAD (FT)
8006	POST OAK	22	45
8005	POST OAK	16	35
8006	POST OAK	19	40
8007	POST OAK	12	35
8008	POST OAK	14	35
8009	POST OAK	19	25
8010	POST OAK	17	35
8011	POST OAK	19	35
8012	POST OAK	19	40
8013	POST OAK	16	50
8014	POST OAK	19	40
8056	POST OAK	25	40
8067	POST OAK	19	40
8068	POST OAK	25	60
8069	POST OAK	25	60
8156	POST OAK	28	55
8199	POST OAK	34	50
8300	POST OAK	25	60

HILDA'S RESTAURANT
149 FM 2093 FREDERICKSBURG TEXAS
NUGENT 6 LOT 2AR-2, 1.32 ACRES GILLESPIE COUNTY
HILDA BOPP, OWNER
DRAWING BY: MIGUEL ARREOLA

N
SCALE 1:10

4' SIDEWALK







Project Application (Page 1 of 3)

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: HILDAS TORTILLAS ADDITION

Project Address: 149 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 |
| ☐ Variance Request | ☐ Final Plat* | 30-day action |
| | ☐ Development Plat | |

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

Jurisdiction: ☒ City Limits ____ ETJ Total Acres: 1.32 No. of Lots 1

Original Survey & Abstract No.: _____

Legal Description: NUGENT G LOT 2 AB-2 GILLESPIE COUNTY TEXAS

Current Land Use Plan: COMMERCIAL Proposed Land Use Plan: COMMERCIAL

Current Zoning: M2 Proposed Zoning: _____

Location: 149 FM 2093 FREDERICKSBURG TX 78624

Proposed Use(s): RESTAURANT

Applicant's Signature

Applicant's Role: ____ Owner ____ Developer ____ Other: PROJECT MANAGER (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: _____

Printed Name: MIGUEL APPEOLA Date: 12/16/2016
998-5775 (C)

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application



Project Application (Page 2 of 3)

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): HILDA BOPP
Owner Name: HILDA BOPP
Address: 149 FM 2093 FREDERICKSBURG TX 78624
Phone: 830 997-6105 Fax: _____ Email: _____

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): _____

Address: _____

Phone: 998-5775 (C) Fax: _____ Email: _____

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

Role: _____ Agent _____ Engineer _____ Surveyor _____ (note role)

Firm Name (if applicable): _____

Address: _____

Primary Contact Name: _____

Phone: _____ Fax: _____ Email: _____

**SITE PLAN
BACKGROUND INFORMATION
November, 2017**

File Number:	SP 1713
Address/Location:	West Windcrest Drive and Wellness Court
Owner:	C2FBG, LLC
Applicant:	Mark Cornett, P.E.
Project Description:	Medical Office complex
Site Area:	Approximately 5.037 acres
Zoning:	C-1, Neighborhood Commercial
Adjacent Land Uses/Zoning:	
North:	Undeveloped Land and scattered residential, zoned C-1
West:	Villages of Windcrest senior housing project, zoned C-1.
East:	Undeveloped Land, zoned C-1
South:	Windcrest neighborhood, zoned C-1
Building Breakdown:	4 separate buildings totaling 34,000 square feet.
Building Height:	One Story.
Building Coverage:	16% (50% maximum)
Impervious Coverage:	67% (70% maximum permitted)
Site Access:	Wellness Court, a public street serves all lots within the development. The Fire Marshal has approved the fire access which will be provided within the interior drives serving the lots.
Parking Required:	1 space per 300 square feet – 113 spaces
Parking Provided:	232 spaces, including adequate handicap spaces.
Landscaping:	There are no significant trees located within the site. A Landscape Plan will be required prior to issuance of a building permit.
Screening:	No perimeter screening will be required. Screening will be required around trash receptacles.
Lighting:	Exterior lighting to be ordinance compliant.

Utilities:

Water and sanitary sewer lines will be extended within the site to serve each of the buildings. Utility easements, where necessary will be provided as part of any future replatting.

Detention:

A detention pond, located on the northwest portion of the property is designed to accommodate the storm water from this development.

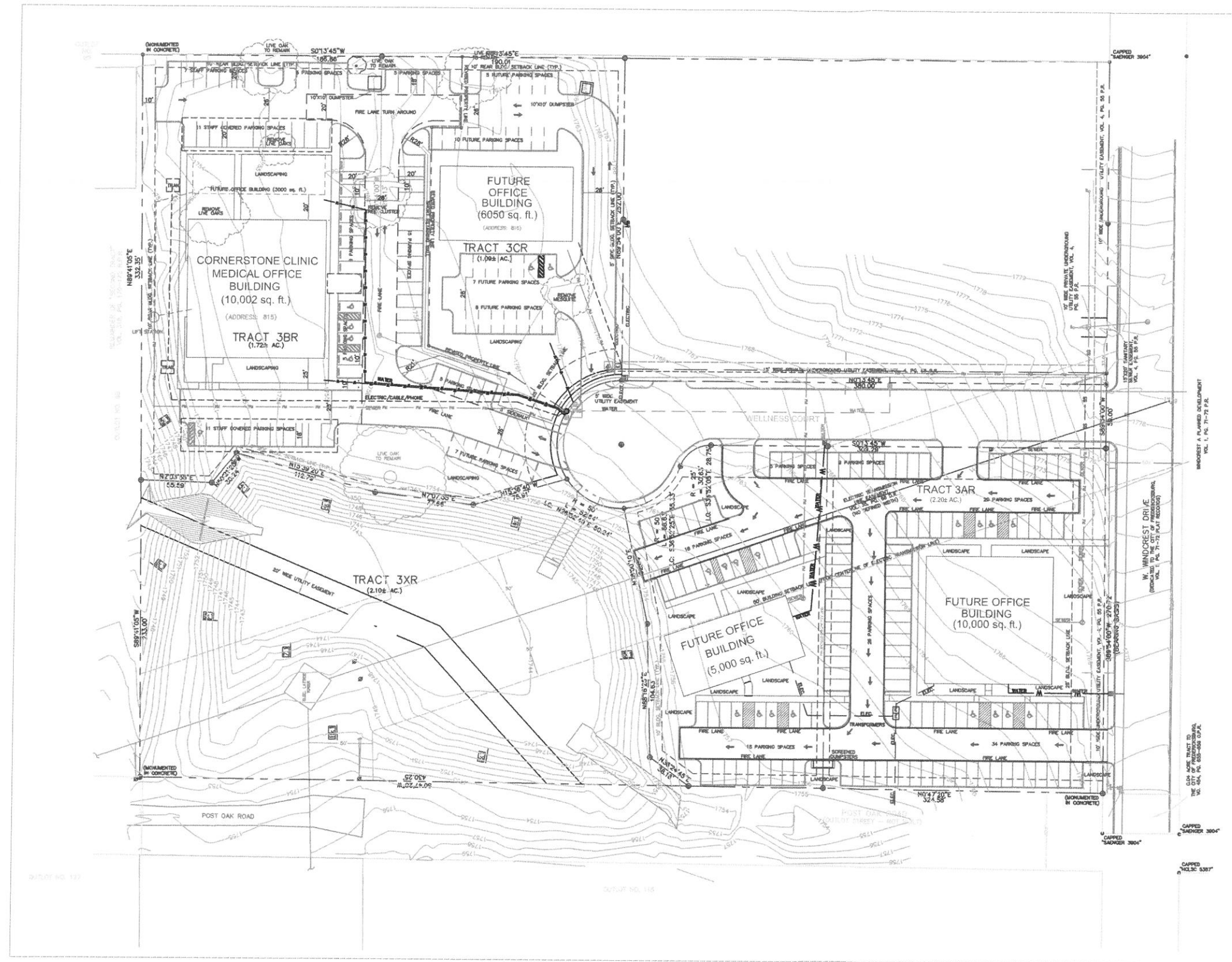
P&Z Action:

Final approval

Recommendation:

Approval, conditioned upon:

- 1) Approval of construction plans prior to issuance of a building permit, and
- 2) Approval of a Landscape Plan prior to issuance of a building permit.



OVERALL SITE PLAN



SCALE: 1" = 40'



NOTE:
STORMWATER CONTROL REQUIREMENTS FOR THE PROPOSED DEVELOPMENT ARE SATISFIED BY THE DETENTION FACILITY CONSTRUCTED AS PART OF THE WINDCREST MEDICAL ADDITION COMMERCIAL DEVELOPMENT. ALL PROPOSED DEVELOPMENT INCLUDED IN THIS SITE PLAN SHALL BE DESIGNED IN ACCORDANCE WITH THE ORIGINAL DESIGN ASSUMPTION FOR THE DETENTION FACILITY.

DEVELOPMENT NOTES:

ZONING

ZONING DISTRICT: C-1 NEIGHBORHOOD COMMERCIAL
PERMITTED USES: MEDICAL SERVICES

BUILDING SET BACKS AS FOLLOWS:

25' MIN. FRONT YARD SETBACK
5' MIN. SIDE YARD SETBACK
5' MIN. INTERIOR SIDE YARD SETBACK
10' MIN. REAR YARD SETBACK

PROPOSED PERVIOUS - IMPERVIOUS COVERAGE

TOTAL SITE AREA = 219,139 S.F. (5.037 ACRES)
IMPERVIOUS COVER = 114,000 S.F. (67%) (EXCLUDES BUILDINGS)
MAX ALLOWED = 70%
BUILDING COVERAGE = 34,000 S.F. (16%)
MAX ALLOWED = 50%

SITE DRAINAGE

APPROXIMATE EXISTING CONTOURS SHOWN ON DRAWING (1 FOOT INTERVALS). WATER CURRENTLY FLOWS TO SITE DEVELOPMENT DETENTION POND LOCATED IN THE NORTHWEST CORNER OF THE CULDESAC.

GENERAL DIRECTION OF FLOW TO BE MAINTAINED AS INDICATED BY ARROWS (→). RIBBON CURBS WILL BE USED THROUGHOUT SITE SO AS TO NOT IMPEDE FLOW. SHALLOW SWALES WILL ROUTE DRAINAGE AROUND BUILDINGS IN SOUTHEAST CORNER.

PROPOSED ON-SITE PARKING

OFFICE: 1 SPACE PER 400 S.F.
ALL PARKING SPACES ARE SHOWN AS 9' X 20' SPACES.
VEHICLE CIRCULATION IS SHOWN AS 25' WIDE PATHS.

TOTAL SPACES REQUIRED: 84 SPACES
TOTAL SPACES PROVIDED: 232 SPACES

BUILDING INFORMATION

BUILDING AREA: 34,000 S.F.

AVERAGE BUILDING HEIGHT: TBD (ONE STORY)

MAX. BUILDING HEIGHT ALLOWED ON SITE: 38 FEET (3 STORIES)
NO BUILDINGS ON ABUTTING PROPERTIES WITHIN 50 FEET OF SITE

SITE LIGHTING AND SIGNAGE

THERE WILL BE MINIMAL POLE MOUNTED LIGHTING FOR SITE SECURITY. PARKING AND DRIVEWAY AREAS WILL BE ILLUMINATED WITH WALL MOUNTED FLOOD LIGHTS, SHIELDED TO AVOID LIGHT SPILL ONTO ADJACENT PROPERTIES. GROUND SIGN AT ENTRY DRIVE WILL BE EXTERNALLY ILLUMINATED BY FLOOD LIGHT AT TOP OF SIGN.

LANDSCAPING / TREES

LOCATION OF EXISTING TREES IS APPROXIMATE. ALL TREES ON SITE ARE LESS THAN 12" IN DIAMETER WITH ONE EXCEPTION. THERE IS A VERY LARGE LIVE OAK TO BE PROTECTED AND MAINTAINED.

LANDSCAPING TO BE INSTALLED PER CITY ORDINANCE.

NOTE:

ALL DEVELOPMENT WORK SHALL BE COMPLIANT WITH THE CURRENT 2012 TEXAS ACCESSIBILITY STANDARDS AS REGULATED BY THE TEXAS DEPARTMENT OF LICENSING & REGULATION-ARCHITECTURAL BARRIERS DIVISION.

NOTE:

SIDEWALKS SHALL NOT EXCEED 5% SLOPE (1:20). CROSS SLOPES IN SIDEWALKS SHALL NOT EXCEED 2% (1:48).

OWNER / DEVELOPER:

C2FBG,LLC
1174 FUNF KINDER
FREDERICKSBURG, TX 78624
210-213-1195
mark@cornettengineering.com

CITY OF FREDERICKSBURG APPROVED BY:

SURVEYOR

BONN SURVEYING
503 LONGHORN STREET
FREDERICKSBURG, TX 78624
830-997-3884
EMAIL: bonnsurveying@verizon.net

PROJECT DESCRIPTION:

PROJECT WILL BE A SINGLE-STORY MEDICAL OFFICE/CLINIC FACILITY HOUSING MULTIPLE PHYSICIANS AND THEIR STAFF. PARKING EXCEEDS THE CITY REQUIREMENTS TO MEET THE NEEDS OF A MEDICAL FACILITY.

TREES:

TREES WITHIN THE DEVELOPMENT ARE LIVE OAKS. MOST OF THE ARE CLUSTERS OF SMALL LIVE OAKS, WHERE POSSIBLE, SMALL LIVE OAKS WILL BE SALVAGED IN AREAS OUTSIDE OF THE DEVELOPMENT.

NOTE:

ALL BUILDING STRUCTURES ARE WELL WITHIN ALL ALLOWED BLDG. SETBACK LINES

NOTE:

UTILITY INFRASTRUCTURE IS IN PLACE. UTILITY LAYOUT IS DIAGRAMATICAL.

LOCATION MAP



PRELIMINARY

THESE DOCUMENTS ARE FOR INFORMATION ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR CONTRACTING. PROJECT ENGINEER: CORNETT ENGINEERING NUMBER 92341

NEW OFFICE FACILITY FOR WELLNESS COURT ONE FREDERICKSBURG, TEXAS 78624

CORNETT ENGINEERING
Mark D. Cornett, P.E. - Project Engineer
1174 Funf Kinder | Fredericksburg, Texas 78624 | 830-997-4118

PROJECT # 00-00

DATE 6-29-17

REVISION

10-20-17 CORNETT ENGINEERING

SITE PLAN

C-1



ZONED

- C1 - Neighborhood Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential







Project Application

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

SP-1713

A. Project Information (Please complete all items.)

Project Name: Wellness Court Medical

Project Address: Wellness Court & Windercrest

Tax ID Number (s): 101444, 101445, 109534, 109535



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: Wellness Court One

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 4.9 No. of Lots: 4

Original Survey & Abstract No:

Legal Description: Windercrest Medical Addition Lot 3BR, Lot 3CR, Lot 3AR-1R, Lot 3AR-2R

Current Land Use Plan: Commercial Proposed Land Use Plan: Commercial

Current Zoning: C-1 Proposed Zoning: C-1

Location: NW Corner of Windercrest & Wellness Ct, NE end of Wellness Ct Cul de sac

Proposed Use(s): Professional Office Space

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: Mak Cornett

Printed Name: C2 FBG, LLC Mak Cornett Date: 7-10-17

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): C2 FBG, LLC db Mark Cornett

Owner Name:

Address: 1174 Funf Kinder, Fredericksburg Texas 78624

Phone: 997-6418

Fax:

Email: funfkinder04@hotmail.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: Mark Cornett

Phone: 210 213 1195

Fax:

Email: funfkinder04@hotmail.com

Secondary Contact Name: Steve Thomas

Phone: 997-0383

Fax:

Email: steve@sktarchitects.com

III. Applicant

Firm Name (if applicable): C2 FBG, LLC

Applicant Name (s):

Address: same as above

Phone:

Fax:

Email:

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:

**SITE PLAN
BACKGROUND INFORMATION
November, 2017**

File Number: SP 1719

Address/Location: South side of Highway Street, east of Columbus Street.

Owner: Charles and Judit Ford

Applicant: Kevin Spraggins, P.E. VEI Consulting Engineers

Project Description: 13 Condominiums

Site Area: Approximately 1.44 acres

Zoning: R-2, Mixed Residential

Adjacent Land Uses/Zoning:

North:	Single Family Homes, zoned R-2
West:	Single Family Homes, zoned R-1.
East:	Single family Home and Elderly Housing, zoned R-2
South:	Undeveloped land, zoned R-2

Building Breakdown: 13 - Two bedroom units, 1,300 square feet each

Building Height: One Story.

Building Coverage: 27% (55% maximum)

Impervious Coverage: 65% (65% maximum permitted)

Site Access: A single ingress/egress will be provided on Highway Street. The Fire Marshal has approved the fire access which will be provided within the interior drive serving the property.

Parking Required: 2 spaces per unit – 26 spaces

Parking Provided: 26 spaces, including 2 handicap spaces.

Landscaping: Most existing trees within the site will be removed to accommodate the proposed development. A Landscape Plan will be required prior to issuance of a building permit.

Screening: Screening will be required along the west side of the property where adjacent to the R-1, Single Family Residential zoning.

Lighting:

Exterior lighting to be ordinance compliant.

Utilities:

Water will be extended within the site and tie into the main line on the west side of the property as well as the line in Highway Street. Sanitary Sewer will be extended from the existing main located on the west side of the property.

Detention:

A detention pond is proposed near the entrance drive to the property. Final design will be subject to approval of the Civil Construction Plans.

Park Dedication:

Park dedication fees will be due in the amount of \$500 per unit, or \$6,500, will be due at the time of issuance of a building permit.

P&Z Action:

Final approval

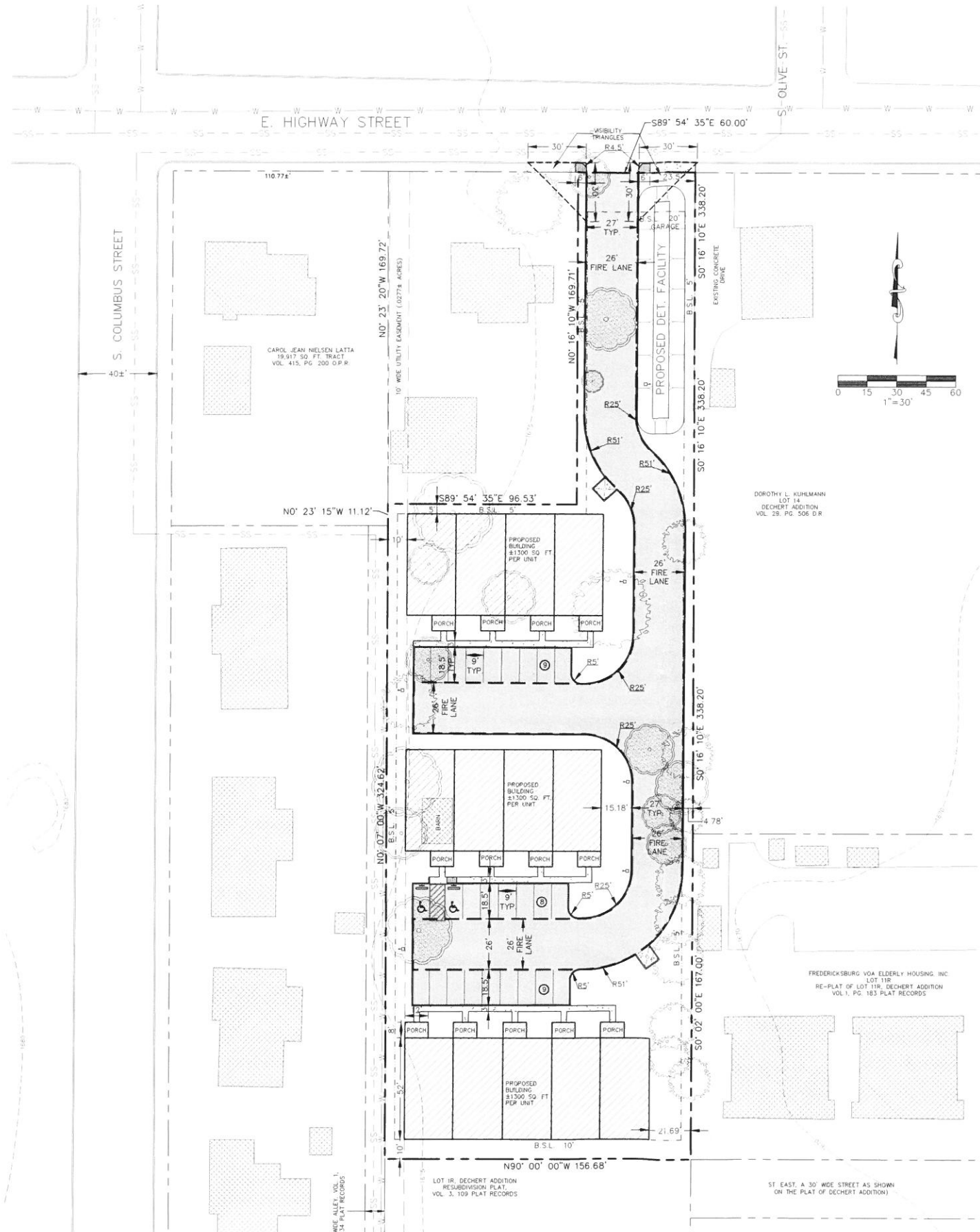
Recommendation:

Approval, conditioned upon:

- 1) Approval of construction plans prior to issuance of a building permit, and
- 2) Approval of a Landscape Plan prior to issuance of a building permit.

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.
11. ALL SIDEWALK AND DRIVEWAY IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY STANDARDS.



LOCATION MAP

NOT TO SCALE

LEGEND

EXISTING	
	EXISTING STRUCTURES
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING EASEMENT
	BUILDING SETBACK LINE
	EXISTING CONTOURS
	EXISTING CONCRETE CURB
	BUILDING SETBACK LINE
	UTILITY EASEMENT
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
PROPOSED	
	PROPOSED BUILDING
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED PARKING STRIPE
	PROPOSED CONCRETE CURB
	PROPOSED LIGHT POLE
	PROPOSED HANDICAP SIGN
	PROPOSED HANDICAP SPACE
	PROPOSED WHEEL STOP
	PROPOSED NUMBER OF PARKING SPACES
	PROPOSED BARRIER-FREE RAMP
	PROPOSED DUMPSTER

SUMMARY TABLE

ZONING	R2 - MIXED RESIDENTIAL
LOT AREA	62,770 sq. ft. / 1.44 Ac.
MINIMUM SITE AREA PER 2 BEDROOM UNITS	3,500 sq. ft. PER UNIT
PROPOSED SITE AREA PER 2 BEDROOM UNITS	4,828.46 sq. ft. PER UNIT
PROPOSED BUILDINGS AREA	16,900 sq. ft. / 0.39 Ac.
13, 2 BEDROOM, ±1300 SQ. FT. EACH	
MAXIMUM STRUCTURAL HEIGHT	2.5 STORIES, 28 ft.
PROPOSED STRUCTURAL HEIGHT	1 STORY
PARKING SPACES REQUIRED (2 SPACES/UNIT)	26
PARKING SPACES PROVIDED	26
HANDICAP PARKING SPACES REQUIRED	2
HANDICAP PARKING SPACES PROVIDED	2
PERVIOUS AREA	22,029.77 sq. ft. / .51 Ac.
IMPERVIOUS AREA	40,740.23 sq. ft. / .94 Ac.
ALLOWABLE IMPERVIOUS PERCENTAGE	65%
PROPOSED IMPERVIOUS PERCENTAGE	65%
BUILDING COVERAGE ALLOWED	55%
BUILDING COVERAGE PROVIDED	27%

A PRELIMINARY SITE PLAN FOR

FORD PLACE

±1.44 AC.
700 BLOCK OF E. HIGHWAY ST.
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS.

CHARLES & JUDIT FORD DEVELOPER

13654 VICTORY BLVD #489 (818) 618-2938
VAN NUYS, CA 91401

VEI CONSULTING ENGINEERS ENGINEER

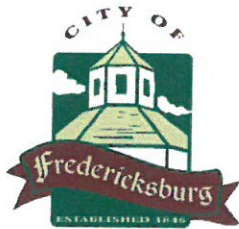
ENGINEERING CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507-D E. HIGHWAY ST. FAX: (830) 997-6967
FREDERICKSBURG, TX 78624 Texas Registration # F-165

FILE NO: 17076

DATE: 11/13/2017

SHEET: SP (1 OF 4)





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: Ford Townhomes

Project Address: 700 Block of E. Highway St.

Tax ID Number (s): 85591

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 |
| ☐ Variance Request | ☐ Final Plat* | 30-day action |
| | ☐ Development Plat | |

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

Jurisdiction: ☒ City Limits ☐ ETJ

Total Acres: 1.441

No. of Lots: 1

Original Survey & Abstract No: Resubdivision of Lots 15R and 16 R, Dechert Addition, Situated in City of Fredericksburg, Gillespie County, Texas, Resubdivision Plat Found of Record in Volume 3, Page 109 of the Plat Records of Gillespie County, Texas

Legal Description: Dechert Lot 15RR

Current Land Use Plan: Medium Density Residential

Proposed Land Use Plan: Medium Density Residential

Current Zoning: R2- Mixed Residential
Residential

Proposed Zoning: R-2 Mixed

Location: Dechert Lot 15RR

Proposed Use(s): Condominiums

Applicant's Signature

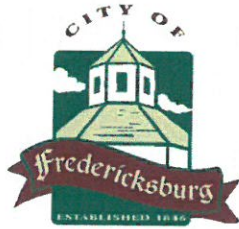
Applicant's Role: ☐ Owner ☐ Developer ☒ Other (note role): Engineer

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: _____

Printed Name: _____

Date: 10/26/2017



Project Application

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

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.

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

I. Property Owner(s)

Firm Name (if applicable): N/A

Owner Name: Charles & Judit Ford

Address: 13654 Victory Blvd. # 489, Van Nuys, CA. 91401

Phone: (818) 618-2938

Fax:

Email: juditford@yahoo.com

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