



CITY OF FREDERICKSBURG

PLANNING AND ZONING MEETING AGENDA WEDNESDAY, JANUARY 5, 2022, ~ 5:30 P.M. LAW ENFORCEMENT CENTER – 1601 E. MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member

Emily Kirchner, Member
Polly Rickert, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in regular session on **Wednesday, January 5, 2022, at 5:30 p.m. The meeting will be in person at the Law Enforcement Center 1601 E. Main Street.**

This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube

<https://www.youtube.com/channel/UCrhniFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

4. PUBLIC COMMENTS

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Planning and Zoning Commission is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted:

1. Must be received by 2 p.m. on January 4, 2022.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center to comment.

You will be limited to 3 minutes to speak.

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. PUBLIC HEARINGS

- A. PUBLIC HEARING REGARDING REQUEST Z-2126, BY KEVIN SPRAGGINS, TO CONSIDER A REQUEST FOR A FUTURE LAND USE CHANGE FROM “MIXED-USE CORRIDOR” (MU) TO A FUTURE LAND USE CLASSIFICATION OF “COMMERCIAL” (C) FOR APPROXIMATELY 8 ACRES OF LAND, TO BE SUBDIVIDED FROM, ABS A0002 W H ANDERSON #197, TRACT III, 22.28 ACRES, LOCATED AT 1100 FRIENDSHIP LANE.
- B. PUBLIC HEARING REGARDING REQUEST Z-2126, BY KEVIN SPRAGGINS TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “INDUSTRIAL PARK” (M3) TO A ZONING CLASSIFICATION OF “COMMERCIAL” (C2) FOR APPROXIMATELY 8 ACRES OF LAND, TO BE SUBDIVIDED FROM, ABS A0002 W H ANDERSON #197, TRACT III, 22.28 ACRES, LOCATED AT 1100 FRIENDSHIP LANE.
- C. PUBLIC HEARING REGARDING REQUEST Z-2127, BY JEFFERY MORIN AND LORNE KOWERT, OWNERS, TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “SINGLE-FAMILY RESIDENTIAL” (R1) TO A ZONING CLASSIFICATION OF “MIXED RESIDENTIAL” (R2) FOR APPROXIMATELY 6.69 ACRES OF LAND, DESCRIBED AS, 1.26 ACRES OUT OF THE GE CO #10, 0.93 ACRES OUT OF THE GE CO #10, 1.38 ACRES OUT OF THE GE CO #10, AND LOT 1 OF THE BRENTWOOD OAKS SUBDIVISION, LOCATED AT 626, 702, 704, AND 616 SOUTH EAGLE STREET.

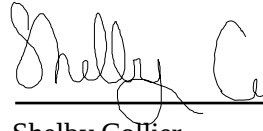
6. ACTION ITEMS

- A. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST Z-2126, BY KEVIN SPRAGGINS, TO CONSIDER A REQUEST FOR A FUTURE LAND USE CHANGE FROM “MIXED-USE CORRIDOR” (MU) TO A FUTURE LAND USE CLASSIFICATION OF “COMMERCIAL” (C) FOR APPROXIMATELY 8 ACRES OF LAND, TO BE SUBDIVIDED FROM, ABS A0002 W H ANDERSON #197, TRACT III, 22.28 ACRES, LOCATED AT 1100 FRIENDSHIP LANE.
- B. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST Z-2126, BY KEVIN SPRAGGINS TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “INDUSTRIAL PARK” (M3) TO A ZONING CLASSIFICATION OF “COMMERCIAL” (C2) FOR APPROXIMATELY 8 ACRES OF LAND, TO BE SUBDIVIDED FROM, ABS A0002 W H ANDERSON #197, TRACT III, 22.28 ACRES, LOCATED AT 1100 FRIENDSHIP LANE.
- C. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST Z-2127, BY JEFFERY MORIN AND LORNE KOWERT, OWNERS, TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “SINGLE-FAMILY RESIDENTIAL” (R1) TO A ZONING CLASSIFICATION OF “MIXED RESIDENTIAL” (R2) FOR APPROXIMATELY 6.69 ACRES OF LAND, DESCRIBED AS, 1.26 ACRES OUT OF THE GE CO #10, 0.93 ACRES OUT OF THE GE CO #10, 1.38 ACRES OUT OF THE GE CO #10, AND LOT 1 OF THE BRENTWOOD OAKS SUBDIVISION, LOCATED AT 626, 702, 704, AND 616 SOUTH EAGLE STREET.
- D. REQUEST SP-2129 – BY KEVIN SPRAGGINS WITH VEI TO CONSIDER A SITE PLAN FOR A MULTI-FAMILY PROJECT LOCATED AT 162 HOLLMIG LANE.

- E. REQUEST SP-2130 – BY RANDY STEHLING WITH SKT ARCHITECTS TO CONSIDER A PARKING AGREEMENT FOR THE EMIGRANT LOCATED AT 406 EAST MAIN STREET.

7. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on December 30, 2021, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas as well as the City of Fredericksburg's website fbgtx.org.

A handwritten signature in cursive script, appearing to read "Shelby C.", is written over a solid horizontal line.

Shelby Collier,
Associate Planner



PLANNING & ZONING COMMISSION MEMO

DATE: January 3, 2022

TO: Planning & Zoning Commission

FROM: Jason Lutz

SUBJECT: Z-2126 – REQUEST BY KEVIN SPRAGGINS, APPLICANT, TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “INDUSTRIAL PARK” (M3) TO A ZONING CLASSIFICATION OF “COMMERCIAL” (C2) FOR APPROXIMATELY 8 ACRES OF LAND, TO BE SUBDIVIDED FROM, ABS A0002 W H ANDERSON #197, TRACT III, 22.28 ACRES, LOCATED AT 1100 FRIENDSHIP LANE.

Summary:

The applicant is seeking a zoning change from M3 to C2 to construct a hotel and conference center located along Friendship Lane.

Analysis:

The property is currently vacant undeveloped land located on the south side of Friendship Lane behind the existing Sutherlands facility.

Land uses surrounding this property include intense retail to the east and north (Sutherlands & Walmart), vacant land and multi-family to the west, and an RV Park and single-family residential (ETJ) to the south.

Surrounding zoning is Industrial Park (M3) to the west, Planned Unit Developments (PUDS) to the north and east, Medium Manufacturing (M2) to the southeast, and unzoned property (ETJ) to the southwest.

The Future Land Use Plan identifies the subject area as a “Mixed Use Corridor”, but the property is not currently in the City’s Entry Corridor Overlay District.

The Future Land Use Describes the “Mixed Use Corridor” classification as a district that would be generally applicable along major roadways, such as US Highway 290 and 87, and State Highway 16. The City’s present C-1 and C-2 zoning districts allow residential uses only by CUP (conditional

The City of Fredericksburg

use permit), but in this district residential uses would be permitted by right. Although uses could be mixed, there would be no requirement that they be “integrated” into a project or within the same building. This new district should incorporate many of the new TND (Traditional Neighborhood Design) and New Urbanism concepts that are being developed in many parts of the country today. These design concepts could be incorporated through a zoning overlay district for these areas. In this district, commercial uses should be limited, and retail, office, hospitality, and institutional uses should be encouraged. This district will ultimately encourage a better image of Fredericksburg along these major roadways.

The current zoning of Industrial Park (M3) is not compatible with the existing zoning and land uses in the area and staff supports a change from M3 to any other Commercial zoning category within the city.

Staff did have a concern with the requested future land use change as this would create an island of “Commercial” between two Mixed Use Corridors. The owner of the remainder of the M3 tract has submitted a zoning and land use change application to be considered at the February P&Z meeting. Given this new application would bring the entire property into the same zoning and land use categories, staff can support the requested changes.

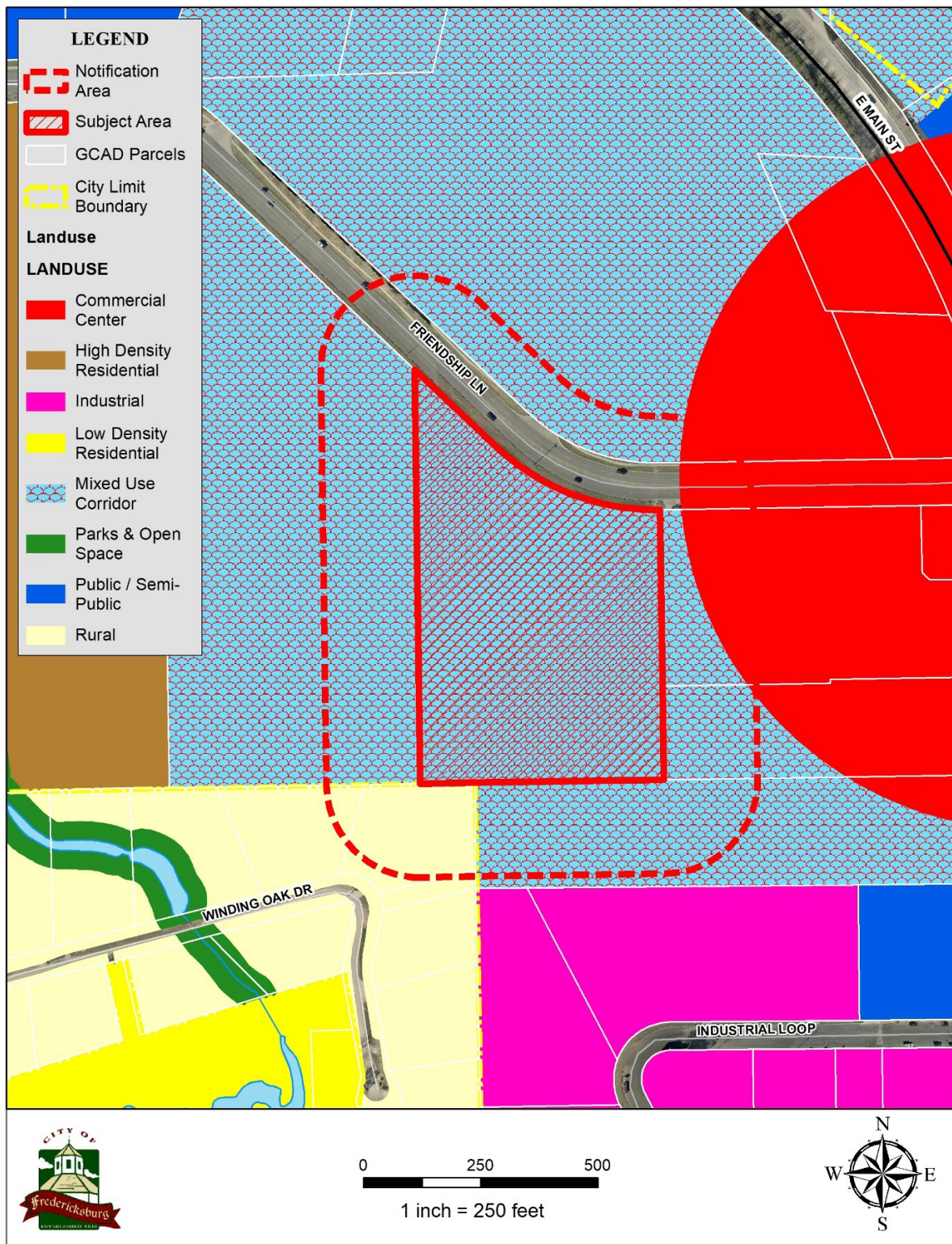
Recommendation:

Staff recommends approval of the requested future land use and zoning change requests due to the following factors:

1. Changing the zoning from M3 to C2 would be a better use of the land, given its location.
2. The M3 zoning district would allow uses that would not be compatible with adjacent zoning and existing land uses.

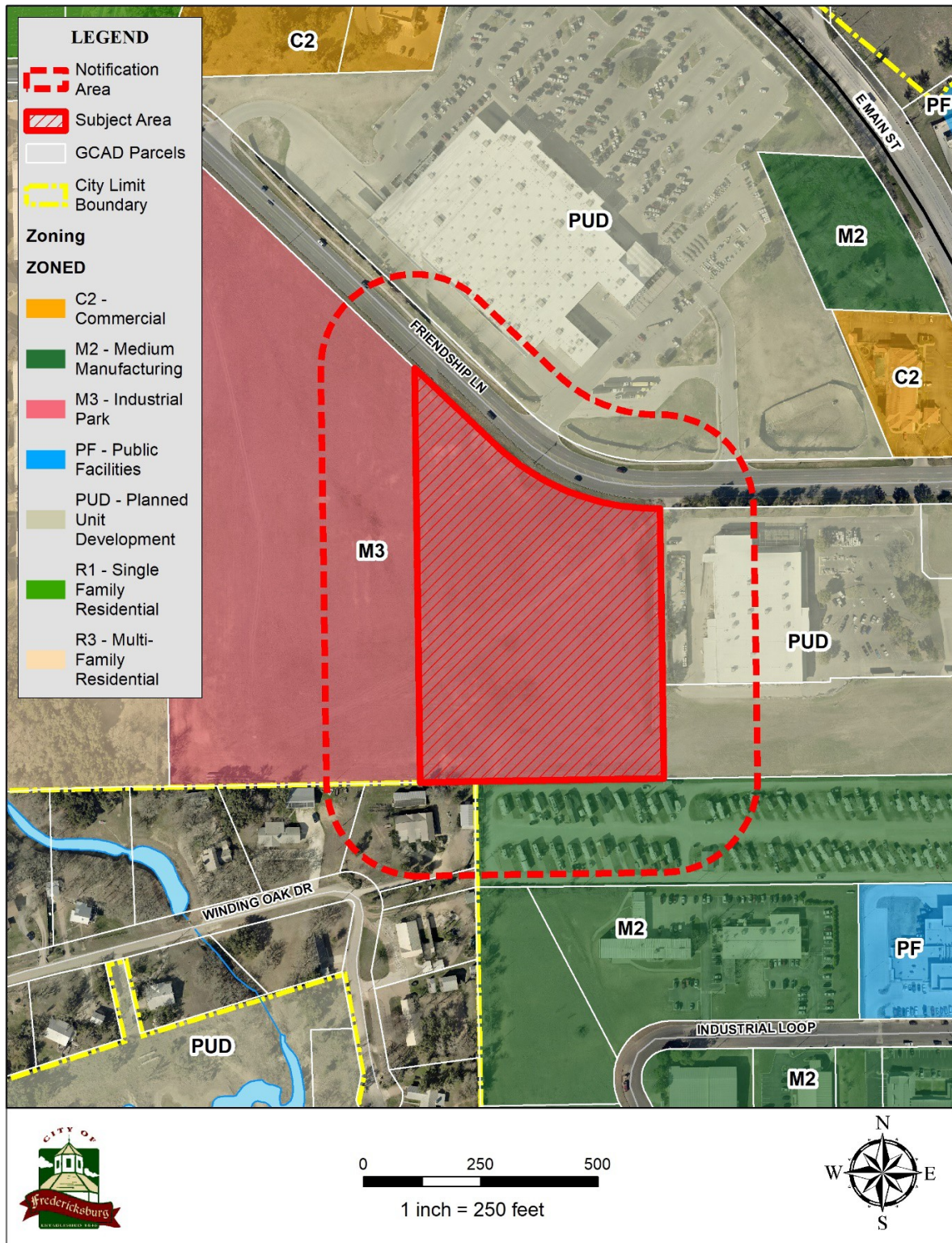
Attachments:

Location/Zoning Map & Future Land Use Map



The City of Fredericksburg

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



The City of Fredericksburg

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



PLANNING & ZONING COMMISSION MEMO

DATE: January 3, 2022

TO: Planning & Zoning Commission

FROM: Jason Lutz

SUBJECT: Z-2127 – REQUEST BY JEFFERY MORIN AND LORNE KOWERT, OWNERS, TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “SINGLE-FAMILY RESIDENTIAL” (R1) TO A ZONING CLASSIFICATION OF “MIXED RESIDENTIAL” (R2) FOR APPROXIMATELY 6.69 ACRES OF LAND, DESCRIBED AS, 1.26 ACRES OUT OF THE GE CO #10, 0.93 ACRES OUT OF THE GE CO #10, 1.38 ACRES OUT OF THE GE CO #10, AND LOT 1 OF THE BRENTWOOD OAKS SUBDIVISION, LOCATED AT 626, 702, 704, AND 616 SOUTH EAGLE STREET.

Summary:

The applicant is seeking a zoning change from Single-family residential (R1) to Mixed Residential (R2).

Analysis:

The property currently consists of vacant undeveloped land and single-family structures, some of which are being operated as STRs.

Land uses and zoning surrounding this property include multi-family (R3) to the north, vacant land (Mixed Residential, R2) to the west, vacant land (Commercial, C1, proposed apartment complex) to the south, and Single-family (R1) across S. Eagle St. to the east.

The Future Land Use Plan identifies the subject areas as a “Medium Density Residential”, which would allow the R2 zoning district and require no changes to the City’s future land use plan.

Given that the subject parcels are adjacent to the requested zoning, located between proposed and existing multi-family developments (north and south), and the zoning request is inline with the City’s comprehensive plan staff can support the requested zoning change.

The City of Fredericksburg

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

Recommendation:

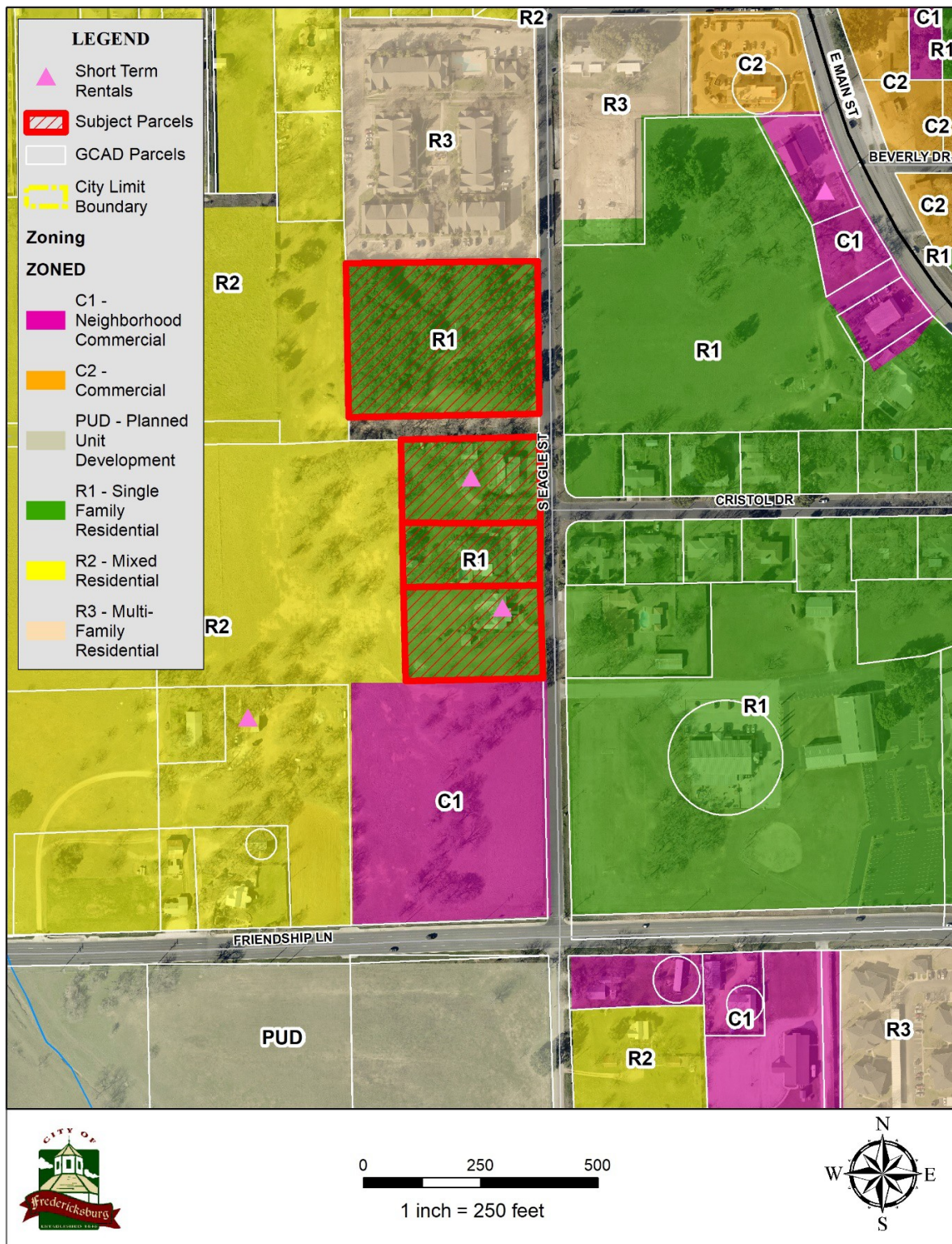
Staff recommends approval of the requested zoning change

Attachments:

Location/Zoning Map & Future Land Use Map

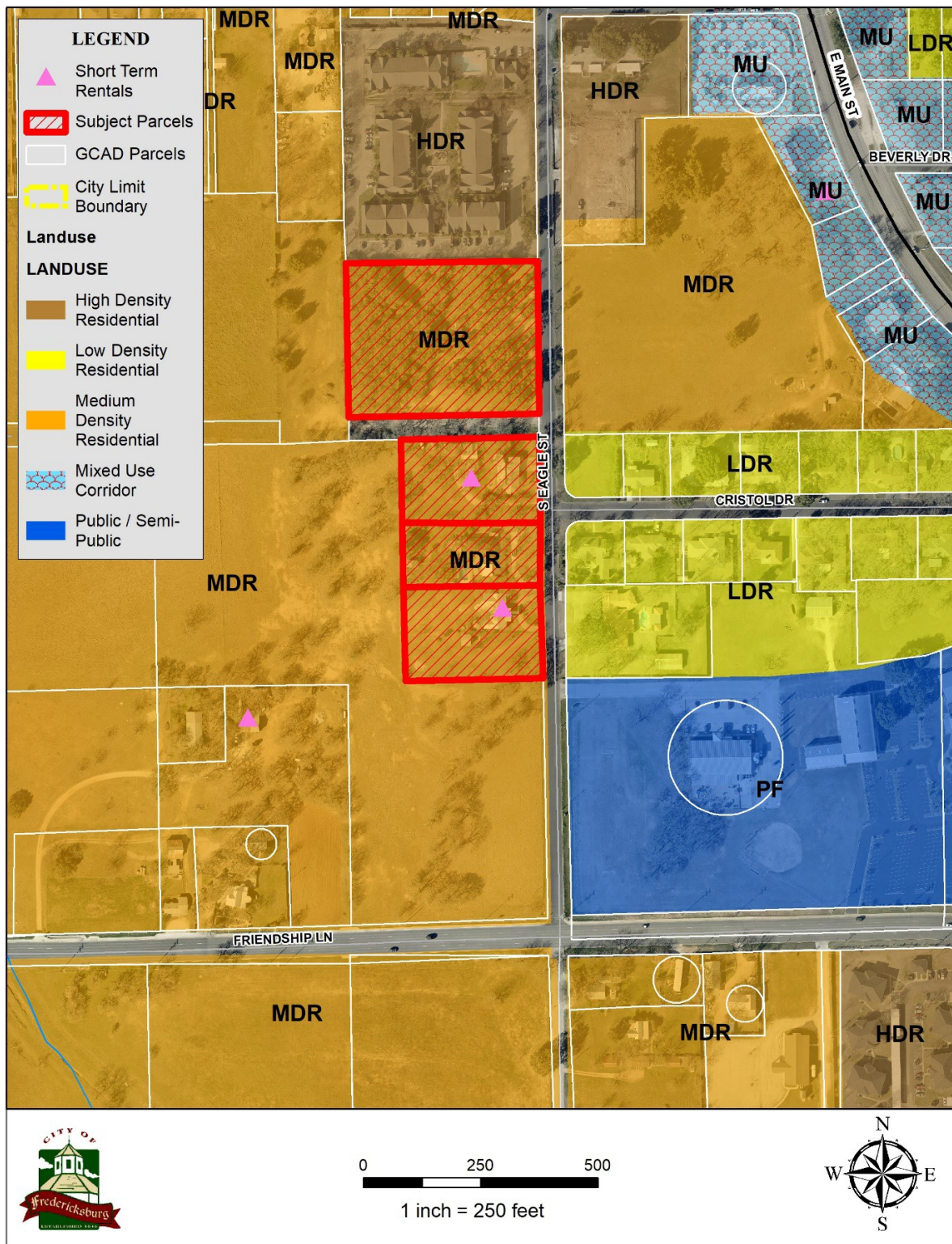
The City of Fredericksburg

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



The City of Fredericksburg

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



The City of Fredericksburg

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



PLANNING & ZONING COMMISSION MEMO

DATE: January 3, 2022

TO: Planning and Zoning Commission

FROM: Jason Lutz

SUBJECT: CONSIDER SP-2129 – REQUEST BY KEVIN SPRAGGINS, WITH VEL., TO CONSIDER A SITE PLAN FOR A MULTI-FAMILY PROJECT LOCATED AT 162 HOLLMIG LANE.

Summary: A Site Plan has been submitted to consider a multi-family development located along Friendship Lane and Hollmig Lane. The proposed project consists of 2 sites, the first was recently rezoned to R3 and is a proposed multi-family site but would be age restricted and provide individual covered parking. Site 2 is currently zoned C1 and would be a standard multi-family development.

Site Plan Background information:

- | | |
|------------------------|---|
| 1. File Number | SP-2129 |
| 2. Applicant | Kevin Spraggins |
| 3. Project Description | Multi-family Project |
| 4. Site Area | Site 1 = 9 acres
Site 2 = 9.74 acres |
| 5. Building | Site 1 = 8 multi-family residential structures & 3 parking structures
Site 2 = 13 Multi-family residential structures & a Clubhouse/Pool |
| 6. Building Height | Site 1 = 3 Story (37' – 2")
Site 2 = 1 Story (TBD) |
| 7. Building Coverage | Site 1 = 34% (Max 50%)
Site 2 = 26% (Max 50%) |
| 8. Impervious Coverage | Site 1 = 69% (Max 70%)
Site 2 = 56% (Max 70%) |
| 9. Density | The proposed density meets the R3 zoning regulations for both sites. |

The City of Fredericksburg

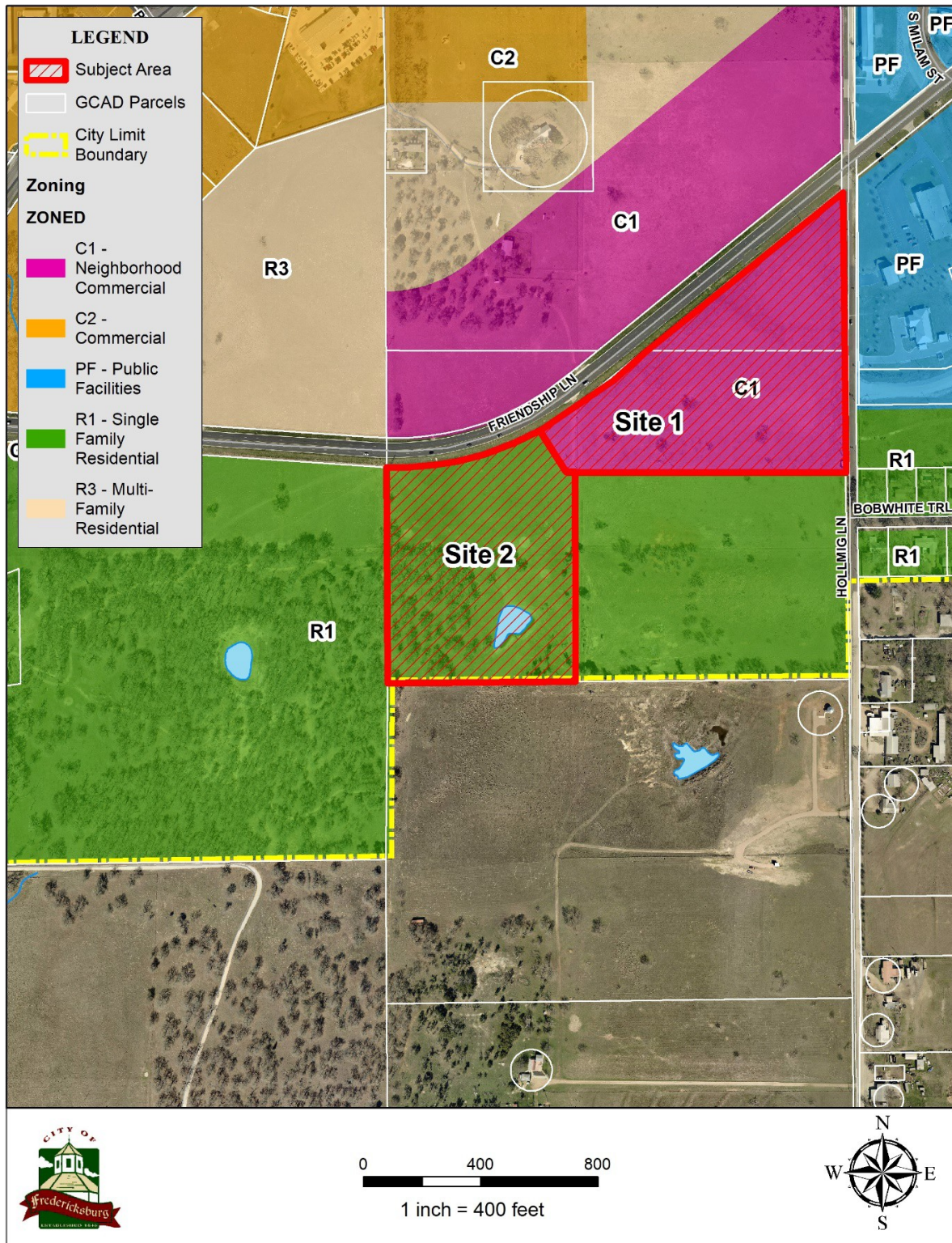
10. Parking	Site 1 = 410 spaces provided (398 Required) Site 2 = 115 spaces provided (114 Required) *NOTE* Staff has concerns regarding parking for Site 2 as these spaces are private and not open to other guests. The applicant has agreed to add an additional 30 guest spaces, but has not updated the current site plan.
11. Streets	None Provided
12. Landscaping	Shall be reviewed as part of the building permit application
13. Sidewalk	Provided along Friendship Ln.
14. Screening	8' Privacy required adjacent residential zoning districts.
15. Lighting	Shall meet City Regulations
16. Utilities	Shall be reviewed as part of the civil construction plan review process
17. Detention	Shall be reviewed as part of the civil construction plan review process
18. Park Dedication	Fee shall be required for each dwelling unit at \$500 per unit and paid at Prior to issuance of a building permit.

Recommendation: Staff recommends approval of the proposed site plan and approval shall be contingent on all comments and conditions being satisfied.

Comments/Conditions:

1. Submit Traffic Impact Analysis to City for review and approval.
2. Each lot will be served with a water master meter. See attached detail. All fire lines, fire hydrants, and water line within the site will be private. Please add note to site plan.
3. All water lines and fire hydrants installed within Friendship Lane ROW will be public.
4. Provide 30 additional parking spaces for the western portion of the development (site 2).
 - a. Since these units will have private parking, no overflow parking is available for other guests when these units are vacant.
5. Landscaping plan shall be submitted with building permits.
6. Provide an elevation of the proposed project to verify height.
7. Review/approval of Civil Construction Plans.
8. The property must be platted prior to issuance of a building permit.
9. Parkland dedication fees (\$500.00) per unit shall be paid prior to issuance of a building permit.
10. Show required screening fence adjacent to residential zoning districts.

Attachments: Location Map & Proposed Site Plans



The City of Fredericksburg

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

NOT BE SUBJECT TO ANY OTHER LAND USE OR ZONING.

NOT BE SUBJECT TO ANY OTHER LAND USE OR ZONING.

NOT BE SUBJECT TO ANY OTHER LAND USE OR ZONING.

NOT BE SUBJECT TO ANY OTHER LAND USE OR ZONING.

NOT BE SUBJECT TO ANY OTHER LAND USE OR ZONING.

NOT BE SUBJECT TO ANY OTHER LAND USE OR ZONING.

NOT BE SUBJECT TO ANY OTHER LAND USE OR ZONING.

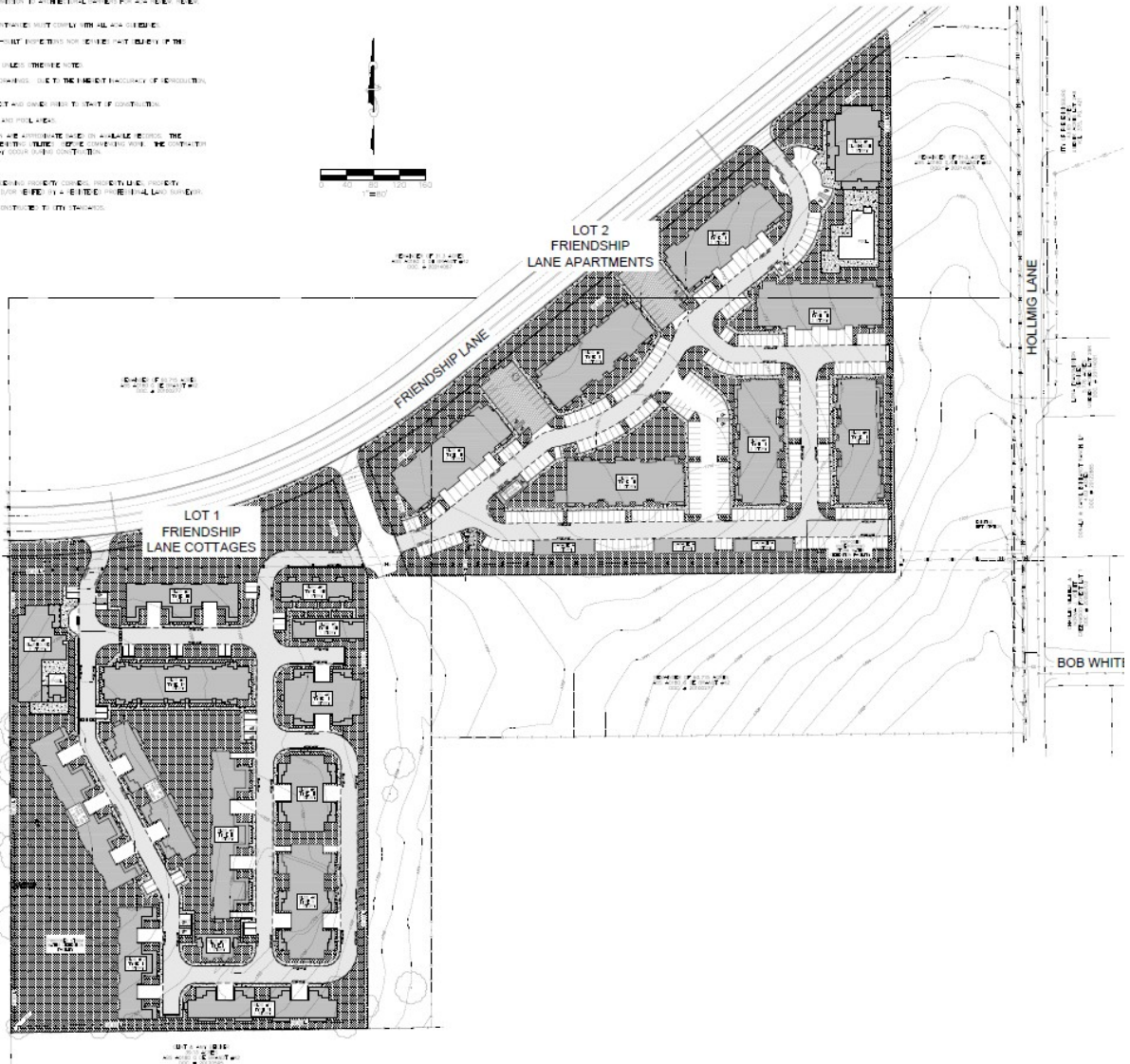
NOT BE SUBJECT TO ANY OTHER LAND USE OR ZONING.

NOT BE SUBJECT TO ANY OTHER LAND USE OR ZONING.

NOT BE SUBJECT TO ANY OTHER LAND USE OR ZONING.

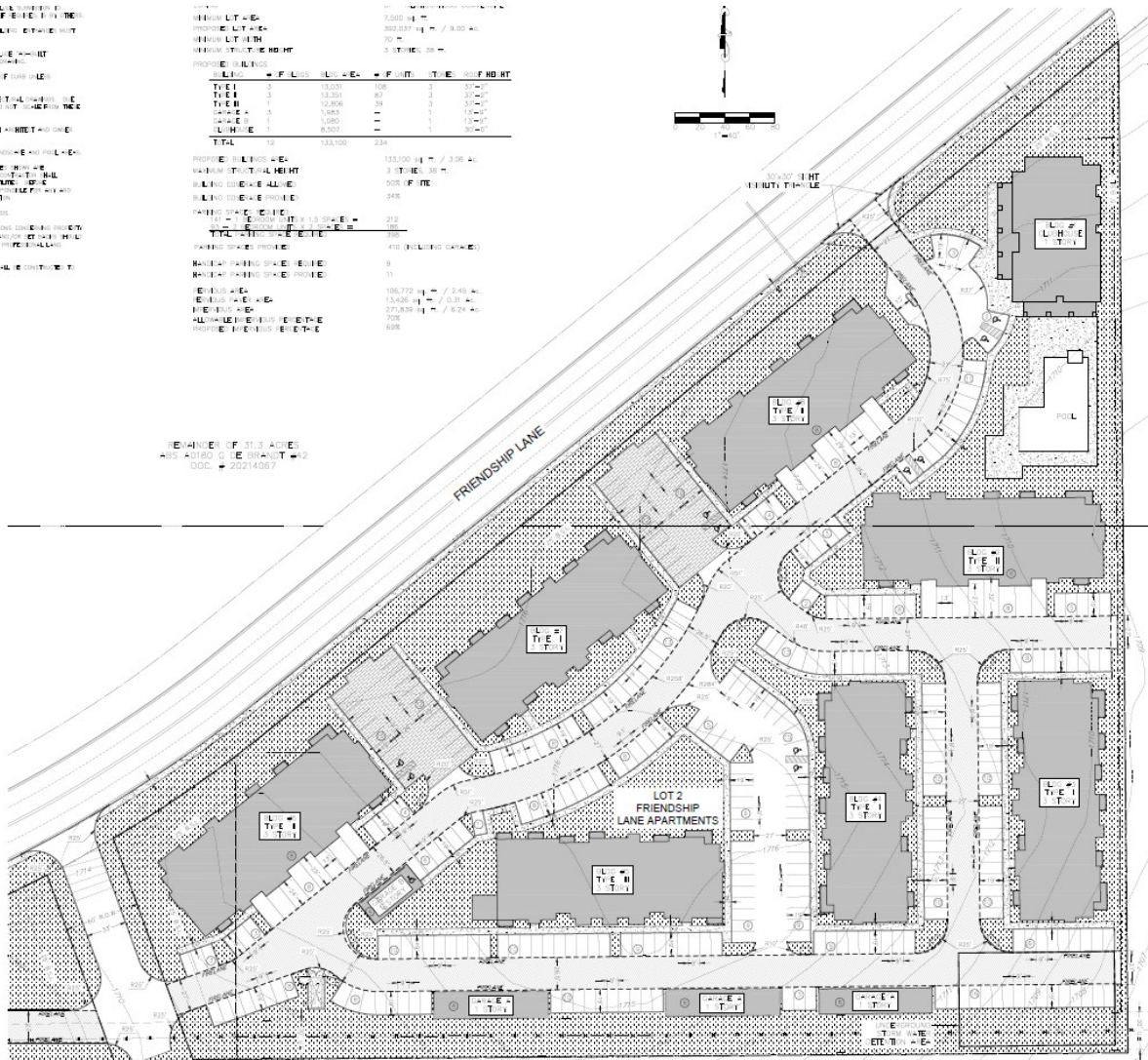
NOT BE SUBJECT TO ANY OTHER LAND USE OR ZONING.

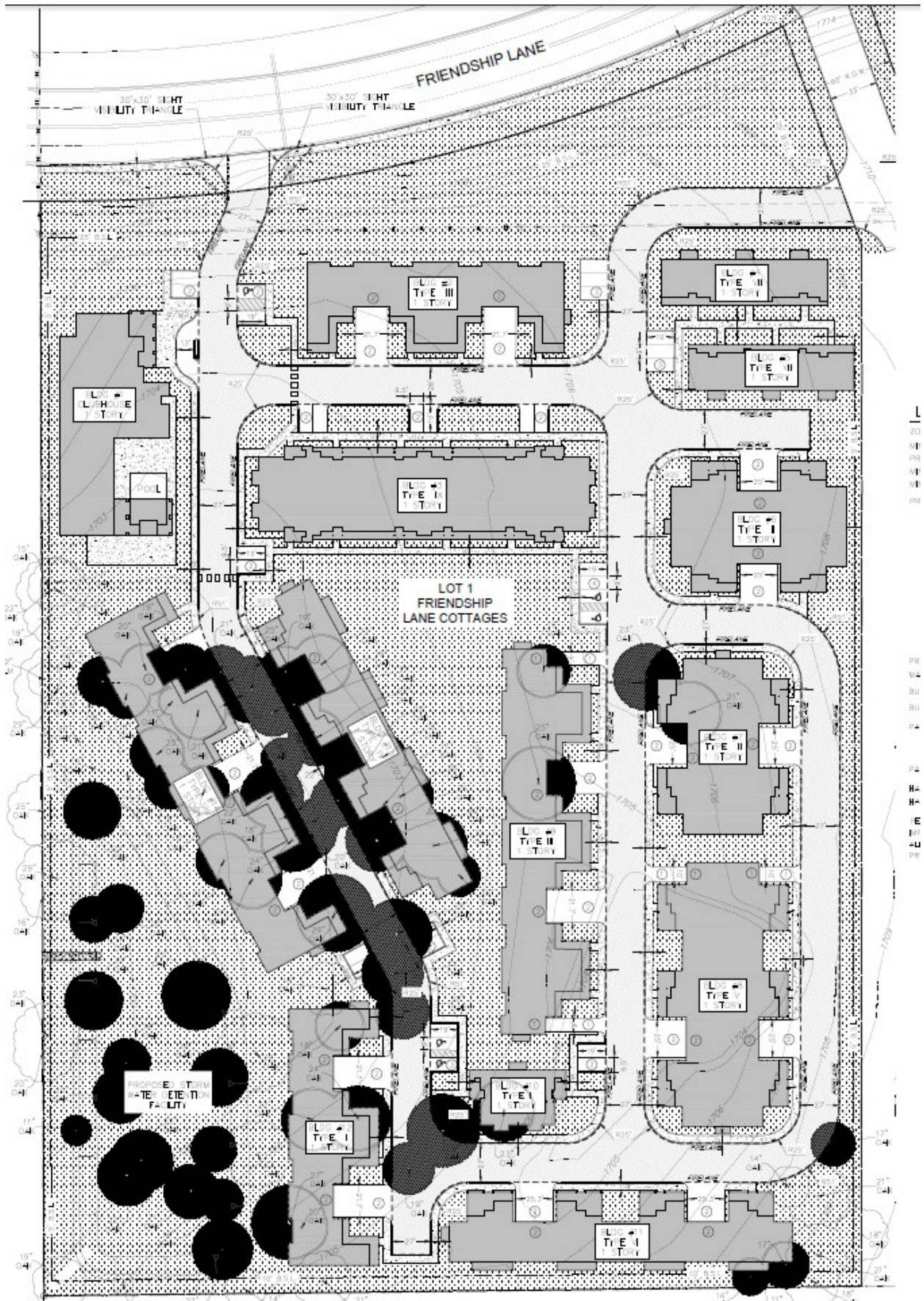
NOT BE SUBJECT TO ANY OTHER LAND USE OR ZONING.



The City of Fredericksburg

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





The City of Fredericksburg

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



PLANNING & ZONING COMMISSION MEMO

DATE: January 3, 2022

TO: Planning and Zoning Commission

FROM: Jason Lutz

SUBJECT: CONSIDER A REQUEST BY RANDY STEHLING WITH SKT ARCHITECTS TO CONSIDER AN OFF-SITE PARKING AGREEMENT FOR THE EMIGRANT LOCATED AT 406 EAST MAIN STREET.

Summary: The developer of the Emigrant Inn is seeking an off-site parking agreement to provide parking for the hotel. The basement of the hotel is being considered for a proposed bar and would result in an additional 11 spaces that would need to be provided.

The Emigrant site cannot support additional parking and the applicant is seeking an agreement with the property owner at 406 E. Main Street. The proposed location of the off-site parking does meet the requirements of the city code to be considered.

Given the location and proximity to the hotel, staff can support an agreement, but any such agreement would need to be for the life of the building and could not go away. This could be accomplished via a permanent easement or other mechanism recorded at the County.

At this time no agreement has been presented regarding the details of the spaces, but a site plan has been provided for you review.

While the proposed Parking Agreement meets the minimum requirements set forth by Section 7.863 Staff has concerns regarding the length of the agreement, its permanency, and how the parking will be enforced by the hotel.

Background / Analysis:

Section 7.850 of the Zoning Ordinance provides that the Planning and Zoning Commission may approve (by Site Plan Review) location of a portion of the parking required for a use on another site. In determining whether to approve off-site parking, the Planning and Zoning shall consider all relevant factors, including

The City of Fredericksburg

the location of the use and the proposed off-site parking, existing and potential parking demand created by other uses in the vicinity, the characteristics of the use, including employee and customer parking demand, hours of operation and projected convenience and frequency of use of the off-site parking, adequacy, convenience and safety of pedestrian access to off-site parking, and traffic patterns on adjacent streets, and proposed access to the off-site parking.

The Commission may require such guarantees as it deems necessary to ensure the continued availability and usability of any off-site parking.

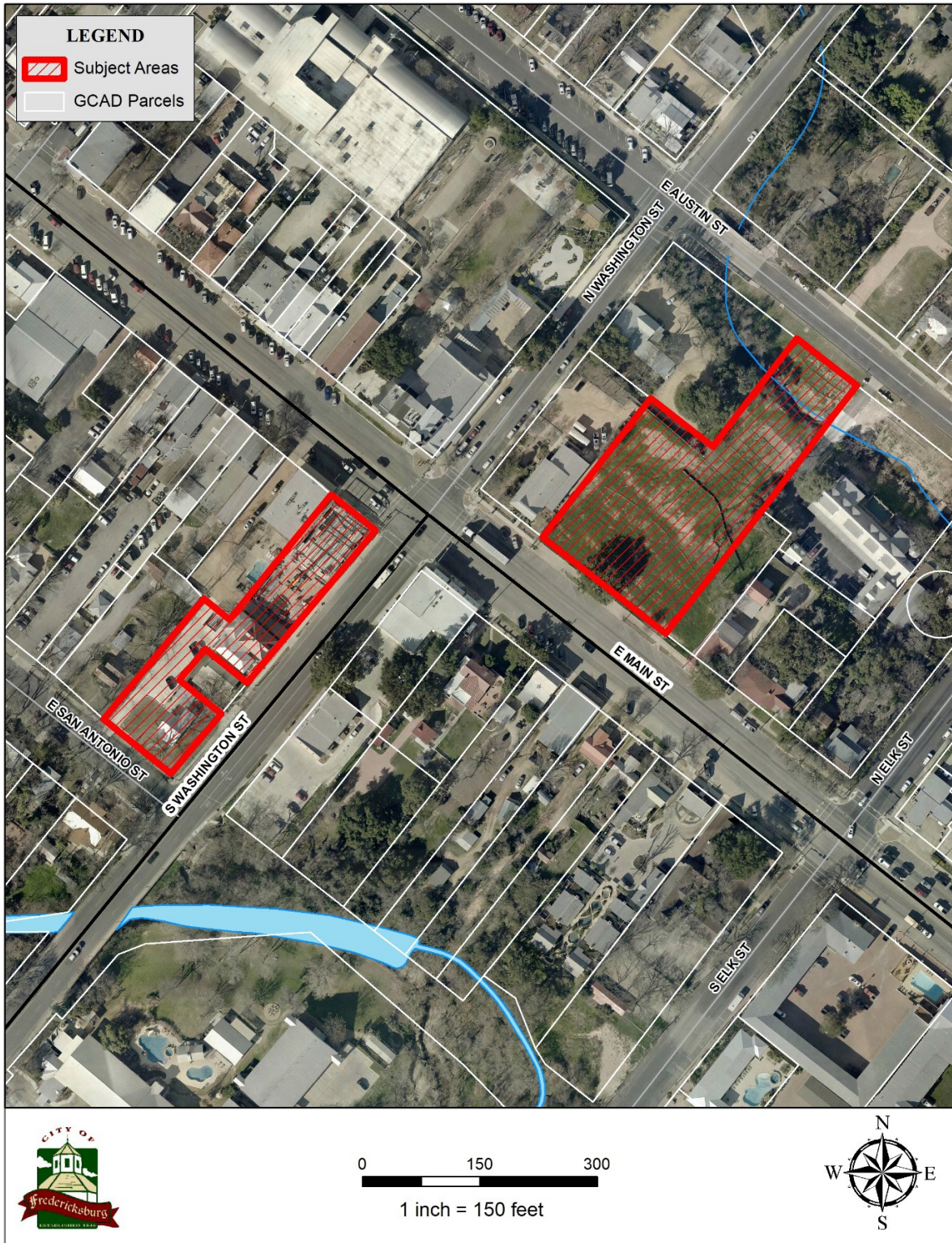
Recommendation:

Staff recommends approval with the following conditions:

1. That the agreement be permanent in nature and require City approval to be terminated.
2. That the draft agreement be reviewed and approved by the City Attorney for language and “Term Length”.
3. That the parking be screened from the public view.
4. That the site plan receives HRB approval.

Attachments:

Site Plan, and Location Map



The City of Fredericksburg

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