

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION  
MARCH 4, 2020  
5:30 P.M.

On this the 4<sup>th</sup> day of March 2020 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

**PRESENT:**

JANICE MENKING  
JIM JARREAU  
JILL TABOR  
BRENDA SEGNER  
TIM DOOLEY  
CHRIS KAISER

**ABSENT:**

DARYL WHITWORTH  
STEVE THOMAS  
POLLY RICKERT

**ALSO, PRESENT:**

BRIAN JORDAN – Director of Development Services  
DANIEL JONES – City Attorney  
GARRET BONN – Assistant City Engineer  
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 February 2020 meeting and Tim Dooley seconded the motion. All voted in favor and the motion carried.

**ACTION ITEM**

**Consider (SP-2003) Request by Whitney Koch to consider a Parking Agreement for Off-Site or Remote Parking for a Restaurant located at 504 Granite.**

Whitney Koch with Mustard Design presented the application. She stated her client wishes to convert this residential property at 504 Granite Avenue into a small restaurant. This use would require 11 parking spaces, the proposal is to supply 3 parking spaces on site with 8 parking spaces located at the neighboring property, Herbert Auto Supply.

Brian Jordan, Director of Development, presented the Brief.

He stated, given the limited amount of space on site, Staff does not object to the offsite parking proposal. The owners of Herbert Auto Supply recently added parking to their site that has not really been used for their customers. Since the agreement is for a period of 6 years, we would recommend that a condition of approval be that this plan would expire in six years.

Jim Jarreau made a motion to Approve Application SP-2003 conditioned upon the applicant returning for approval of a new off-site parking agreement at the end of the current 6-year contract. Tim Dooley seconded the motion. All voted in favor and the motion carried.

## **ACTION ITEM**

### **Action to Initiate a Zoning Change to C1.5 and Land Use Change to Commercial on property located at 525 Friendship Lane.**

Brian Jordan, Director of Development, stated City Council recently approved a Land Use Plan change from Low Density Residential to Commercial and a Zoning change on property located at 521 Friendship Lane from R-1, Single Family Residential to C1-5, Medium Commercial. During the discussion of this request, it was recommended by the Planning and Zoning Commission, and confirmed by the City Council, to initiate a rezoning request on the adjacent property located at 525 Friendship Ln.

Staff recommends the Planning and Zoning Commission take action to initiate a Land Use Change from Low Density Residential to Commercial and a Zoning change from R-1, Single Family Residential to C-1.5, Medium Commercial on property located at 525 Friendship Ln.

Tim Dooley stated he was not comfortable extending Commercial Zoning down Friendship Lane.

Tom Musselman, current City Councilmen, spoke regarding his displeasure of the "Commercial Creep" affecting Friendship Lane.

Jarreau made a motion direct Staff to Initiate a Zoning change to C-1.5 and Land Use change to Commercial on property located at 525 Friendship Lane. Seconded by Brenda Segner. Tim Dooley voted in opposition all others voted in favor and the motion passed.

## **MISCELLANEOUS**

Garret Bonn, Assistant City Engineer, presented a report on the Transportation Project Traffic Impact Study.

## **ADJOURN**

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Jill Tabor. All voted in favor and the meeting was adjourned at 7:07 p.m.

**PASSED AND APPROVED this 8<sup>th</sup> day of July 2020.**

  
SHELBY COLLIER, Development Coordinator

  
JANICE MENKING, Chairman