

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

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

On this the 4th 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
BRENDA SEGNER
DARYL WHITWORTH
TIM DOOLEY
STEVE THOMAS
CHRIS KAISER

ABSENT:

JILL TABOR

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 March 2020 meeting and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider (Z-2009) Request by Carol Reeh to change the Zoning from C1, Neighborhood Commercial, to C1.5, Medium Commercial and to obtain a Conditional Use Permit to operate a Mobile Food Establishment on property located at 1103 N. Llano Street.

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

Carol Reeh presented the application and stated she was instructed that in order to have a Food Truck on her property at 1103 N. Llano she would need to obtain a Zoning Change from C1 to C1.5 and a Conditional Use Permit. She stated her only desire is to have a Food Truck on the property.

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

Brian Jordan, Director of Development, presented the Brief.

To accommodate the use proposed by the applicant, it is necessary to have the appropriate zoning before they can even apply for the Conditional Use Permit for the mobile food establishment. In considering the current Land Use Plan and Zoning of the subject property, we will need to decide whether the request for a change to C-1.5 would be appropriate within the Mixed Use Corridor designation, or whether a Mixed Use Corridor Zoning District would be more appropriate. In either case, we would not recommend changing only the subject property.

Regarding the proposed CUP for a mobile food establishment, we will not review this request in detail until the zoning matter is resolved.

Staff recommends that the Commission consider initiating the rezoning of the subject property, and the additional properties fronting on N. Llano Street from Mulberry Street to the city limits. A copy of the C-1.5 Zoning District and the Mixed-Use Corridor District are attached for your review and consideration.

Tim Dooley made a motion to Deny Application Z-2009. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

Consider Z-2010 – Request by City of Fredericksburg to change the Land Use Plan from Low Density Residential to Commercial and change the Zoning from R1, Single Family Residential, to C-1.5, Medium Commercial on property located at 525 Friendship Ln.

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

Brian Jordan, Director of Development, presented the Brief.

He reminded the Commission of the recent Zoning and Land Use Change to the Property to the west which prompted the Commission to direct Staff to research this change.

In reviewing the current Land Use Plan and Zoning for the subject property, it is the only remaining property that is designated low density residential land use and R-1 zoning fronting on the south side of Friendship Lane. When the adjoining property to the west was recently rezoned to C-1.5 Medium Commercial, it was recommended by staff and the Commission to consider a change on the subject property as well. We have talked often about the future of the Friendship Lane Corridor and whether we should consider alternatives to the mostly mixed residential zoning. And, we have now adopted a C-1.5 Medium Commercial and MU-2, Mixed Use - Infill Zoning Districts as possible options for consideration. In reviewing the intent of both districts, one could certainly argue that this particular property would fall within either of these categories. Staff Recommends approval of the Land Use Plan change from Low Density Residential to Commercial and the zoning from R-1 Single Family Residential to C-1.5 Medium Commercial.

Mr. Jordan stated we received opposition letters from 2 of the property owners within 200 ft: and 11 letters/phone calls from other property owners within the vicinity stating their opposition to the request.

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

Daryl Whitworth made a motion to recommend Approval for Application Z-2010. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Consider SP-2009-Request by Steve Thomas to consider a Site Plan for phase two of the Texas Rangers Heritage Center located at 1618 Highway 290 East.

Consider EC-2003-Request by Steve Thomas to consider Entry Corridor Design Guidelines for phase two of the Texas Rangers Heritage Center located at 1618 Highway 290 East.

Steve Thomas recused himself

Jody Gin with the Former Texas Rangers presented the application. He stated the Heritage Center is ready to build phase two of the previously approved development.

Brian Jordan, Director of Development, presented the Brief.

When the original Site Plan was considered and approved, the City had not adopted the ordinance relating to Entry Corridor Standards and Guidelines. Staff has requested that the applicant consider these standards and guidelines and provide a response to each of these elements. Given the circumstances that the plans were approved previously and have not changed, it would be our opinion that no additional changes be required.

He stated Staff recommends approval conditioned upon Public Works approval of civil construction plans prior to issuance of a building permit and approval of a Landscape Plan for the additional area being developed.

Jim Jarreau made a motion to Approve Applications SP-2009 and EC-2003 per Staff Recommendation. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

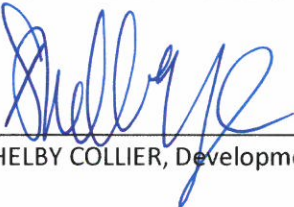
MISCELLANEOUS

Brian Jordan, Director of Development, presented the Commission an update regarding the multiple Annexation projects.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Chris Kaiser. All voted in favor and the meeting was adjourned at 6:31 p.m.

PASSED AND APPROVED this 5th day of August 2020.



SHELBY COLLIER, Development Coordinator



JANICE MENKING, Chairman

