

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

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

On this the 5th day of AUGUST 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
JILL TABOR

ABSENT:

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

Tim Dooley moved to approve the minutes of the July 2020 meeting and Jim Jarreau seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider Z-2007 – Request by Todd Christianson for a Conditional Use Permit to operate a first floor Bed and Breakfast in the Historic Shopping District Overlay (section 3.510 of the Zoning Ordinance) on property located at 411 E. Main Street.

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

Todd Christianson presented the application. He stated it was his desire to build 4 small, short term rental units at the back of 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.

The applicant is proposing 4 short term rental units to the rear of the building located at 411 E. Main Street. This request requires a Conditional Use Permit for a Bed & Breakfast (Short Term Rental) unit on the first floor (Section 3.510 of the Zoning Ordinance)

Approval is recommended. The use of this space for first floor retail does not seem reasonable, and we do not think the proposed use as additional short-term rentals jeopardizes the intent of the ordinance.

Daryl Whitworth made a motion to recommend Approval for Application Z-2007 per Staff Recommendation. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

Consider Z-2011 – Request by Erin Welch with Land Strategies, LLC for a Conditional Use Permit to operate a Club or Lounge, General Retail Services, Liquor Sales, Cocktail Lounge, Food Sales, Micro brewing/Distillery and a Mobile Food Establishment on a C1.5 Zoned property located at 206 N. Milam Street.

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

Erin Welch with Land Strategies, LLC presented the application. She stated the owner was in the process of marketing the proposed space for tenants wanted to be able to provide a list of approved uses such as a Cocktail Lounge. The C1.5 Zoning requires a Conditional Use Permit for these types of uses.

James Griffin with Killen, Griffin & Farrimond spoke regarding his client's concern for the number of potential alcohol related uses at this location. His clients Clark & Alice Welder, Robert Lotito, Cydney Donnell, Dickie Longoria and John Graham are not comfortable with the application as submitted and are in 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.

Jim Jarreau expressed his concern about the surrounding neighborhood regarding the number of alcohol related uses that are being requested.

Brian Jordan, Director of Development, presented the Brief. The proposed Fredericksburg Market is an adaptive reuse of the long vacant Super S grocery store located at 206 N. Milam Street. The intent is to divide the main floor area into multiple suites for use by local businesses, to create a vibrant urban space.

The building is approximately 13,800 square feet in size and the site contains 1.6 acres. The applicants are requesting a Conditional Use Permit for several uses that they intended for the proposed space. These uses include a club or lodge, cocktail lounge, food sales, general retail sales, liquor sales, mobile food establishments and a microbrewery /distillery.

In staff's opinion, the proposed Fredericksburg Market project represents an appropriate reuse of an otherwise underutilized property. It is our recommendation to approve this project as proposed.

Mr. Jordan stated Staff received several opposition letters regarding this request.

Chris Kaiser made a motion to recommend that alcohol related business be restricted to 1/3 of the building square footage and that the hours of operation be limited to 10:00 PM for Application Z-2011. Daryl Whitworth seconded the motion. Tim Dooley voted in opposition, all others voted in favor and the motion carried.

Consider Z-2012 – Request by Jordan Muraglia, Richard Beaupre and Mickey Dunn for a Land Use Change from Low Density Residential to Medium Density Residential, and a Zoning Change from R1, Single Family Residential to R2, Mixed Residential on property located at 110 N. Bowie Street, 603 W. Austin Street and 605 W. Austin Street.

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

Jordan Muraglia presented the application. He stated he was interested in changing the Zoning from R1, Single Family Residential, to R2, Mixed Residential to allow the use of his property for multiple dwellings.

Harold Coates spoke regarding his opposition to the request.

Brent and Pam Geistweidt spoke regarding their opposition to the request.

John Shore spoke regarding his opposition to the request.

Jack Arnold spoke regarding his opposition to the request.

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

Brian Jordan, Director of Development, presented the Brief. The subject request consists of three properties fronting on W. Austin Street. 110 N. Bowie Street contains a single-family structure and log cabin, 603 W. Austin Street is vacant, and 605 W. Austin contains a single-family structure. Surrounding land uses include commercial businesses to the south fronting on Main Street, a mix of residences and short-term rentals to the east, and primarily single-family residences to the north and west. Surrounding property is zoned C-2 to the south, R-1 to the west and north, and R-2 to the east.

To accommodate the use proposed by the applicant, it is necessary to have R-2 zoning. Staff does not recommend changing the land use and zoning only on the subject properties.

Tim Dooley made a motion to recommend denial of Application Z-2012. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Consider EC-20-04 – Request by Chris Guido to consider Entry Corridor Design Standards for property located at 1328 S. Hwy 16.

A representative with Guido Materials spoke regarding the request to demolish the existing building and develop a new office building.

Brian Jordan, Director of Development, stated that the applicant has been working closely with Staff regarding the Entry Corridor Design Standards and Staff recommends approval of the revised plans.

Jim Jarreau made a motion to approve Application EC-20-04 per Staff Recommendation. Seconded by Daryl Whitworth. All others voted in favor and the motion carried.

Consider P-2013 Request by Steve Olfers for a Preliminary Plat for the Olfers Addition located in the 100 Block of Hale Street.

Steve Olfers presented the application. He stated that it was his family's desire to subdivide the property into 5 lots.

Brian Jordan, Director of Development, presented the Brief. He stated that 2 lots will front on Hale Street and three lots would front on East Windcrest Street. Staff recommends approval conditioned upon the applicant

providing utility service to each lot and providing stormwater measures as designed by the applicant's engineer.

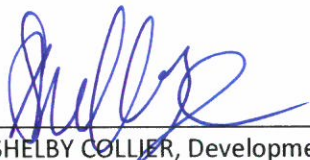
Jim Jarreau made a motion to Approve Application P-2013 per Staff Recommendation. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

MISCELLANEOUS

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 7:34 p.m.

PASSED AND APPROVED this 9th day of September 2020.



SHELBY COLLIER, Development Coordinator



JANICE MENKING, Chairman