

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

**PLANNING & ZONING COMMISSION
SEPTEMBER 4, 2019
5:30 P.M.**

On this the 4th day of September 2019 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
POLLY RICKERT
TIM DOOLEY
BRENDA SEGNER
STEVE THOMAS
DARYL WHITWORTH
JILL TABOR
CHRIS KAISER

ABSENT:

JIM JARREAU – arrived at 6:09

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 August 2019 meeting and Polly Rickert seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider (Z-1915) Request by Chris Frishkey to amend the Land Use Plan from Low Density Residential to Medium Density Residential and to change the Zoning from R1, Single Family Residential, to R2, Mixed Residential, on property located at 207 S. Bowie.

Daryl Whitworth made a motion to open the Public Hearing. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

Chris Frishkey, the applicant, stated he bought the property a few years ago as a dual unit B&B and would like to continue that use. For that to happen he would need to change the Zoning from R1 to R2 which allows for multiple units to be rented.

Rebecca Higgins spoke regarding this request. She stated she knew the previous owners, the Haggards, and knew that they had permission from the City many years back to rent this property as a dual unit B&B.

John Klein spoke on behalf of the neighbor that owns property at 512 W. He said that this project does not comply with the Short-Term Rental ordinance.

Polly Rickert made a motion to close the Public Hearing. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Janice Menking called the item to receive recommendation and consider (Z-1915)

Brian Jordan, Director of Development Services, stated the applicant is requesting a change in the Land Use Plan from Low Density Residential to Medium Density Residential and a change in the Zoning from R1 to R2.

Brian stated the previous owners did the work to create two separate rentable B&B units and the Building Permit was not issued for that purpose. Brian said at that time City Staff did not have a way to enforce the B&B ordinance. Since then, that ordinance has changed. Brian acknowledges that the two-unit B&B did exist, however, city staff discovered this and said this was not allowed as part of the R1 zone. The applicant has since requested to change the zoning from R1 to R2 which would allow the two-unit B&B.

Polly asked if there are minimum lot size requirements. Brian stated it is 4500 sq. ft for R2.

Brian stated City Staff received one response in favor and two were received in opposition of the request.

Daryl Whitworth asked if the property was previously given a B&B permit. Brian there was not a permit process at that time.

Daryl Whitworth stated no matter the decision, this will go to council for approval. Brian stated if P&Z votes to deny, it would take a super majority vote to approve this request.

Tim Dooley made a motion to deny Application Z-1913. Steve Thomas seconded the motion. Polly Rickert and Brenda Segner voted against the motion. All others voted in favor and the motion carried.

ACTION ITEM

Consider (SP-1815) Request by Kevin Spraggins on behalf of Buffalo Capital Partners for a Site Plan related to a Hotel located at 618 & 620 E. San Antonio Street.

Kevin Spraggins stated the property is zoned C2, and the request is compliant with the zoning. He stated the entrance to this project is off East San Antonio Street. A CLOMR is being performed for this property like what Natural Grocers did on that property. There will be a connection to East Main with a Pedestrian Bridge but no driveway as TX Dot will not allow it. Kevin presented the new elevations to the Commission. Building is 3 story which complies with C2 Guidelines.

Brian Jordan stated the property is C2 and complies with all technical standards. This project is required to comply with Entry Corridor Guidelines. Brian stated Staff did not receive the revised elevations until today, so staff is not able to provide a recommendation tonight and will have to hear this again at the next meeting.

Brian Jordan voiced his concern regarding the removal of trees.

Tim Dooley asked if there would be visual buffering from Main Street. Kevin stated yes.

Polly Rickert asked if the Entry corridor element will come back to the Commission. Brian stated that is correct.

Polly Rickert asked what kind of water volume was going to come off the property. Kevin stated that is part of the CLOMR. Brian commented that is also part of the Civil Construction Plans.

Tim Dooley moved to approve with staff conditions Application SP-1815. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

ACTION ITEM

Consider (SP-1916) Request by Jesse Barter on behalf of Texas Food & Wine Hunter, LLC for a Site Plan related to a restaurant at 206 – 210 S. Adams.

Steve Thomas recused himself and left the table.

Jesse Barter presented the application. He stated his family has acquired the property and have an interest in opening a new restaurant. It is his intent to move on the property and operate a family restaurant like what the Pedragons did for many years.

Brian stated this project would update the existing restaurant and convert the existing historic building into a retail and coffee shop. Existing buildings to remain with major renovations to the kitchen and restaurant. The existing apartment building to the rear of the residence will be converted to an outdoor patio.

There are currently enough parking spaces located on site to accommodate the historic buildings and the proposed restaurant. The use of the proposed outdoor covered patio is still being determined at this time. Under the current plan, this space will be used as an area to support the proposed restaurant as an outdoor waiting area. As such, it does not require parking. Should the use be converted to an outdoor activity, event or dining area, additional parking will be required. The applicant is aware of this and has been working on plans for off-site parking

Brian stated Staff recommends approval conditioned upon Public Works approval of civil construction plans prior to issuance of a building permit and approval of exterior building modifications by the Historic Review Board prior to issuance of a building permit

Daryl Whitworth motion to approve per staff conditions. Jim Jarreau seconded. All voted in favor and the motion carried.

MISCELLANEOUS

Brain Jordan stated the next meeting is scheduled for October 9th however, he will be at a conference and will need to change this date. October 2nd and October 8th were both suggested. Brian stated Staff will confirm with an email.

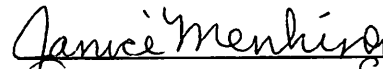
ADJOURN

With nothing further to come before the Commission, Polly Rickert moved to adjourn. Seconded by Jim Jarreau. All voted in favor and the meeting was adjourned at 6:24 p.m.

PASSED AND APPROVED this 8th day of October 2019.



SHELBY COLLIER, Development Coordinator



JANICE MENKING, Chairman