

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

**PLANNING & ZONING COMMISSION
SEPTEMBER 9, 2020
5:30 P.M.**

On this the 9th day of SEPTEMBER 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
JEFF LAWRENCE
DARYL WHITWORTH
TIM DOOLEY
STEVE THOMAS
JILL TABOR

ABSENT: BRENDA SEGNER
CHRIS KAISER

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 2020 meeting and Steve Thomas seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider Z-2013 – Request by Neil Eckert for a Conditional Use Permit to enlarge the legal non-conforming use of a Veterinary Clinic (section 6.110 of the Zoning Ordinance) at property located at 1203 N. Llano.

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

Barry Wagner, Architect for the project, presented the application on behalf of Neil Eckert. He explained to the Commission that it was the Applicants desire to add an addition to the existing veterinary clinic, to do this he will need a Conditional Use Permit.

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

Brian Jordan, Director of Development, stated the applicant intends to build an addition to the current clinic building and enlarge the barn to continue to provide veterinary services that comply with current regulations for animal care and accessibility. The proposed 3010 square foot addition will house a new waiting room, restrooms, staff breakroom, offices, and exam rooms. The existing building will be remodeled for surgical areas, cat and dog kennel spaces and other support spaces.

The proposed 2770 square foot addition to the existing barn will provide larger covered pens and storage for large animals.

Section 6.110 of the Zoning Ordinance requires a Conditional Use Permit for the expansion of a non-conforming use in a commercial zoning district. Staff recommends approval.

Jim Jarreau made a motion to recommend Approval for Application Z-2013 per Staff Recommendation. Steve Thomas seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Consider EC-20-05 – Request by Neil Eckert to consider Entry Corridor Design Standards for property located at 1203 N. Llano Street.

Barry Wagner, Architect for the project, presented the application on behalf of Neil Eckert.

Brian Jordan, Director of Development, stated Staff has reviewed the project for compliance with the Entry Corridor standards and guidelines. Appropriate measures have been taken for this project to comply.

Jim Jarreau made a motion to Approve Application EC-20-05 per Staff Recommendation. Steve Thomas seconded the motion. All voted in favor and the motion carried.

Consider EC-20-06 – Request by Denis O’Leary to consider Entry Corridor Design Standards for property located at 103 Heritage Hills Drive.

Denis O’Leary presented the application. He stated he is requesting to build two buildings on property located at 103 Heritage Hills to be used as Medical Offices.

Brian Jordan, Director of Development, stated the proposed project has been reviewed for compliance with our Entry Corridor Standards and Guidelines. Appropriate measures have been taken for this project to comply. Staff recommends Approval.

Daryl Whitworth made a motion to Approve Application EC-20-06. Jill Tabor seconded the motion. All voted in favor and the motion carried.

MISCELLANEOUS

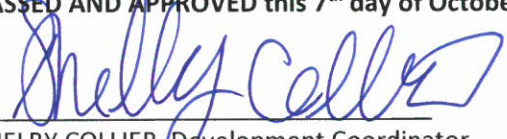
Brian Jordan, Director of Development, discussed the upcoming APA conference with the Commission. The conference will be virtual this year due to Covid-19 which provides the Commission an opportunity to participate in the training sessions without the need to travel.

An update on the previously discussed Conditional Use Permit (CUP) for 206 N. Milam was provided. Brian Jordan stated City Council approved the CUP with conditions separate from what the Commission recommended in August of 2020.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Jeff Lawrence. All voted in favor and the meeting was adjourned at 6:05 p.m.

PASSED AND APPROVED this 7th day of October 2020.


SHELBY COLLIER, Development Coordinator


JANICE MENKING, Chairman