

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

**PLANNING & ZONING COMMISSION
OCTOBER 8, 2019
5:30 P.M.**

On this the 8th day of October, 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
JIM JARREAU
DARYL WHITWORTH

ABSENT:

CHRIST KAISER
STEVE THOMAS
BRENDA SEGNER
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 5:37 P.M.

MINUTES

Jim Jarreau moved to approve the minutes of the September 2019 meeting and Polly Rickert seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider (Z-1916) Request by Dotty Duecker on behalf of St. Vincent De Paul Society for a Conditional Use Permit to Expand a Nonconforming Use Per Section 6.110 of the Zoning Ordinance at 610 & 612 W. Live Oak Street.

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

Cass Phillips presented the application. He stated St. Vincent is wanting to expand and would like to add a 2,500 sq. ft addition.

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

ACTION ITEM

Janice Menking called the item to receive recommendation and consider (Z-1916)

Brian Jordan, Director of Development Services, stated the applicant is requesting a Conditional Use Permit and 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.

The site is approximately 1.8 acres, including the two lots owned by the society. Access to the property is from W. Live Oak Street. The surrounding Zoning is C1, to the east, west and south, and property to the north is outside the city limits.

Brian Jordan stated City Staff supports the request and approval is recommended.

Motion to recommend approval per staff recommendation by Tim Dooley for Application Z-1916. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

PUBLIC HEARING

Consider (Z-1917) Request by City of Fredericksburg to Consider an Amendment to the Low-Density Residential Land Use Category of the Comprehensive Plan and Consider Zoning on Approximately 117.1 acres of Land Situated in Gillespie County, Texas along the South Side of West Live Oak Street, being Considered for Annexation.

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

Brian Jordan stated the subject property consists of approximately 117.1 acres of land located on the south side of W. Live Oak Street, extending from the city limit line near Post Oak Road to west of Smokehouse Road (see attached map). The City has initiated the annexation of this area as directed by the City Council. Public Hearings on the annexation are scheduled for October 7 and 21, 2019.

The property is characterized by a mix of residential homes and commercial businesses. There are a number of properties that are undeveloped in this area as well. As part of the annexation, the City will be required to extend utilities to serve the properties. This information is being included in a Service Plan that will be considered by the City Council. Surrounding property located within the City Limits is zoned R-1 and R-1A to the west and south, R-2 to the southeast, and C-1 to the east (see attached zoning map). The Land Use Plan identifies the subject property and surrounding property as Low Density Residential.

Staff recommends approval to change the Land Use Plan as follows: Change the area east of Post Oak Road from Low Density Residential to Commercial, and change the first two tracts west of Post Oak Road from Low Density Residential to Medium Density Residential and establish the zoning on this area as follows: C1 – Neighborhood Commercial on the area east of Post Oak Road, R-2 Mixed Residential on the two tracts west of Post Oak Road, R-1 Single Family Residential zoning on the remaining tracts over to Smokehouse Road, and R-1A Single Family Residential – Small Lot on the tracts west of Smokehouse Road.

Bobby Stewart, property owner in the area under consideration, spoke regarding his plans to develop his property under the R3 Zoning densities. He commented he had been working with the City for 2 – 3 years and has plans to enter into a Developers Agreement. He supports the requested Zoning and Land Use changes.

Skip Prebble, property owner in the area under consideration, spoke regarding his intent to develop a subdivision with higher densities.

Jim Jarreau 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-1917)

Polly Rickert recommended matching the R1-A to proposed R1-A across on Smokehouse Ln.

Jim Jarreau stated he is concerned about the amount of R1-A lots currently in the City. He would recommend all R1 Zoning and let the developer's request R1-A if they desire to develop smaller lots.

Motion to recommend approval per staff recommendation of Land Use changes with one modification to change the area west of Post Oak Road to High Density Residential by Tim Dooley for Application Z-1917. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Motion to recommend approval for C1 Zoning east of Post Oak, R3 Zoning west of Post Oak, R-1, Single Family Residential zoning on the remaining tracts over to Smokehouse Road and R-1A, Single Family Residential – Small Lot on the tracts west of Smokehouse Road per staff recommendation by Polly Rickert for Application Z-1917. Seconded by Tim Dooley. All voted in favor and the motion carried.

ACTION ITEM

Consider (SP-1815) Request by Kevin Spraggins on behalf of Buffalo Capital Partners for Entry Corridor Standards and Guidelines related to a Hotel Proposed at 618 & 620 E. San Antonio Street.

Kevin Spraggins presented the application.

Brian Jordan, stated The Planning and Zoning Commission approved the Site Plan for the proposed Springhill Suites Hotel on September 4, 2019. Review and approval of the entry corridor standards and guidelines was pending at the time of approval.

The applicants made a number of changes based on the initial submittal and comments by staff. Changes proposed are acceptable to staff based on the standards and guidelines.

Motion to approve of Application SP-1815 per staff recommendation by Jim Jarreau. Seconded by Tim Dooley. All voted in favor and the motion carried.

MISCELLANEOUS

Discuss Proposed Zoning on Property along Friendship Lane and uses within C1.5 Zoning District.

Brian Jordan stated a potential project is upcoming that may request an Indoor Sport Use and C1.5 Zoning. He explained that in the C1.5 Zoning, Outdoor Sports Use is Permitted by right and with a Conditional Use Permit. Brian Jordan believes this was done in error and that Indoor Sports should have been permitted by right. Brian Jordan discussed the possibility of amending the Ordinance with the Commission.

Councilman, Tom Musselman, spoke regarding Commercial Business on Friendship Lane. He stated he is opposed to any Commercial Development on Friendship Lane.

Discuss date for November Planning & Zoning Meeting.

Brian Jordan stated he will be leaving for the Texas APA Conference and would like to move the P&Z Meeting to November 5th.

Discuss Required Training for Planning & Zoning Committee Members.

Shelby Collier, Development Coordinator, reminded the Commission of the required training that had been previously emailed. She will send another email with the link to the training.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Polly Rickert. All voted in favor and the meeting was adjourned at 7:00 p.m.

PASSED AND APPROVED this 5th day of November 2019.


SHELBY COLLIER, Development Coordinator


JANICE MENKING, Chairman