

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

**PLANNING & ZONING COMMISSION
November 4, 2020
5:30 P.M.**

On this the 4th day of NOVEMBER 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
BRENDA SEGNER
JIM JARREAU
JEFF LAWRENCE
DARYL WHITWORTH
TIM DOOLEY
JILL TABOR

ABSENT:

STEVE THOMAS
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 October 2020 meeting and Brenda Segner seconded the motion. All voted in favor and the motion carried.

Chairwoman, Janice Menking invited Public Comment. No comments made.

PUBLIC HEARING

Consider Z-2016 – Request by Justin Cop for a Conditional Use Permit to allow a Standardized Business in the Central Business District, CBD, per Section 3.510 of the Zoning Ordinance on property located at 257 W. Main Street.

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

Justin Cop presented the application. He explained that it was his desire to place small signage identifyin his affiliation with Compass Real Estate on the doors of his business and was informed that this process would be required.

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 Fredericksburg Realty, LLC is looking to establish a business relationship with Compass Real Estate, a national real estate brokerage firm. By definition, this relationship would be considered a standardized business because it is required by contractual or other arrangement or affiliation to maintain one or more of the following items: standardized array of services and/or merchandise, trademark, logo, signs, service mark, symbol, décor, architecture, layout, uniform, menu, or similar

standardized features and which causes it to be substantially identical to more than ten (10) other businesses regardless of ownership or location at the time the application therefor is completed.

Fredericksburg Realty, LLC has been working out of the same location (a part of the old Knopp and Metzger Department Store) since October 2018 and has made substantial improvements to the interior of the building. Should the agreement with Compass Real Estate be established, Fredericksburg Realty would be required to put a sign on the front door of the business. Texas Real Estate Commission rules state that if you have a supervising broker, you are required to have a sign identifying such.

Daryl Whitworth made a motion to recommend Approval for Application Z-2016. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

Consider Z-2017 – Request by Whitney Koch on behalf of CMC Barons Creek LTD for a Zoning Change from CBD, Central Business District, to PUD, Planned Unit Development and consider a Conditional Use Permit to allow for Multi-Family Residential and Restaurant use on property located at 202 E. Ufer Street.

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

Whitney Koch with Mustard Design presented the application. She stated it was her clients desire to build an 86-unit development that would function as a multi – family residential complex.

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

Brian Jordan, Director of Development Services, stated the Barons Creek Development is proposed to consist of 86 apartment units and a free-standing restaurant (see proposed Site Plan). The property is located on the north side of Ufer Street, between S. Llano Street and S. Lincoln Street.

The proposed apartment units will consist of 7 Efficiency Units, 47 1-Bedroom Units and 32 2-Bedroom Units. Total building area is approximately 35,185 square feet. The proposed restaurant building is approximately 3,467 square feet.

Access to the property is from Ufer Street, and S. Llano Street. Entrances will be secured by a perimeter fence. The access on Ufer Street will serve as the visitor entrance. 149 parking spaces are proposed for the apartment complex and 22 spaces for the restaurant. The site is laid out in such a way that the apartment complex is separate from the restaurant. Platting of the property will correspond with this layout.

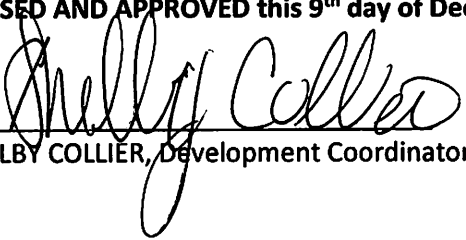
Previously, the site was approved for the Wine and Culinary Center, as well as a condominium complex with ground floor retail. The surrounding zoning is CBD to the north, west and east, and Public Facilities (Old Fair Park) to the south. Surrounding land uses include vacant land to the west proposed as a hotel, a mix of homes and businesses to the north across Baron's Creek, commercial to the east across Lincoln Street and Old Fair Park to the south.

Tim Dooley made a motion to recommend Approval for Application Z-2017 per Staff recommendation. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

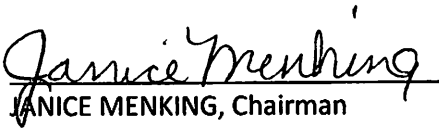
ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Tim Dooley. All voted in favor and the meeting was adjourned at 6:42 p.m.

PASSED AND APPROVED this 9th day of December 2020.



SHELBY COLLIER, Development Coordinator



JANICE MENKING, Chairman