STATE OF TEXAS	**PLANNING & ZONING COMMISSION**
COUNTY OF GILLESPIE	**NOVEMBER 7, 2018**
CITY OF FREDERICKSBURG	**5:30 P.M.**

On this the 7th day of November 2018 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 STEVE THOMAS DARYL WHITWORTH POLLY RICKERT JIM WARREN TIM DOOLEY BRENDA SEGNER
ABSENT:	CHRIS KAISER
ALSO PRESENT:	BRIAN JORDAN – Director of Development Services DANIEL JONES – City Attorney KRIS KNEESE – Assistant Public Works Director SHELBY COLLIER – Development Coordinator

Janice Menking called the meeting to order at 5:30 P.M.

PRESENTATION

Impact Fee Advisory Committee Presentation.

Grady Reed, Project Manager at HDR Engineering provided an information presentation to the Committee explaining impact fees, the purpose of impact fees and how to calculate impact fees. He explained that December of 2007 was the last time that the City updated the impact fees and State law requires every 5 years.

Grady discussed specifics such as the impact fee design and how HDR Engineering determined the maximum fee.

Tim Dooley asked Grady Reed if he could provide the Committee with the City of Fredericksburg's impact fee history. Grady did not have that information available but will be presenting again in January of 2019.

ACTION ITEM

Consider (P-1803) Final Plat for phase 1 of the Frieden Subdivision located on Hwy 87 South.

Brian Jordan, Director of Development Services, explained to the Commission that the Preliminary Plat and annexation were being considered concurrently last year. City Staff is not sure why, but the Construction Plans for Phase 1 were approved without the approval of the Final Plat. So, the project has begun, and construction is underway for Phase 1.

Brian stated City Staff recommends approval.

Motion to approve Application P-1803 as presented by Jim Jarreau. Seconded by Tim Dooley. All voted in favor and the motion carried.

Consider (P-1823) Preliminary Plat for The Madrona Subdivision on approximately 13 acres located on Smokehouse Rd.

Kevin Spraggins presented the application and explained this development consists of 53 lots on 13 acres in an R1 Zone. This project provides onsite detention and requires screening as well as a small amount of right-of-way on W. Windcrest.

Brian Jordan stated this project is zoned differently than its neighbor to the north, The Beginnings. This development adjoins the future extension of W. Windcrest Dr and Section 6.12 of the Subdivision Ordinance states a developer is responsible for their proportional share of an abutting street such as W. Windcrest Dr. The Developers share of the street construction shall be determined by the Engineer and approved by the Director of Public Works and Utilities. Staff is currently evaluating the proposal made by Kevin Spraggins. This information will be finalized as part of the Final Plat.

Brian went on to say that a consultant has been hired to do a Traffic Impact Study for this area and the project is underway.

Tim Dooley asked Kevin Spraggins what he was purposing for the screening requirement. Kevin stated a 6-foot cedar privacy fence. Tim asked why vegetation was not purposed. Brian stated vegetation could be used but vegetation only would not satisfy the screening requirement. A solid masonry wall or cement substitute must be provided.

Motion to approve Application P-1823 as presented by Jim Warren. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Consider – Change to building design for the proposed Starbucks in the Barons Creek Shopping Center Z-1714.

Joe Sosa, Civil Engineer for the project presented the application. He stated the tenant proposes modifications to the architectural elements of the building that were previously approved in February of 2018.

Brian Jordan stated the application is for architectural elements only. No changes are proposed to the site layout or design. Staff recommends approval of the amended design for the Starbucks as presented.

It meets the Entry Corridor Standards and Guidelines and is sufficiently distinguished from the prototype by incorporating the required architectural features and building materials.
Daryl Whitworth asked Brian if the purposed changes would modify the parking lot. Brian stated this project was previously approved in February of 2018 and the current application does not propose changes for the layout just the look of the building.

Brenda Segner commented that the new look compliments what exists at this location.

Jim Warren commented that the biggest difference he noticed is the awnings. Four awnings were eliminated, and the remaining awnings have a flat design that provides a more modern look.

Motion to approve Amended Application Z-1714 as presented by Polly Rickert. Seconded by Jim Warren. All voted in favor and the motion carried.

MISCELLANEOUS

Discuss Mixed Use Zoning District

Brian Jordan presented the Commission with forms including the Mixed-Use Zoning Matrix and Design Standards for review.

Tim Dooley commented he does not want the building height raised to 4 stories. He believes it is important to maintain the “small town” feel. Jim Warren disagreed, he thinks there is opportunity for 4 story buildings, perhaps with a Conditional Use Permit. Brian stated the max height would be a worthwhile conversation, criteria would need to be established.

Steve Thomas stated he believes streetscape is important and needs to be explored.

Other items discussed included outdoor display of merchandise and seasonal items, hours of operation, screening and shared parking. No final decisions were made.

MINUTES

Jim Warren moved to approve the minutes of the October 2018 meeting and 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 Brenda Segner. All voted in favor and the meeting was adjourned at 7:15 p.m.

PASSED AND APPROVED this 5th day of December 2018.

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SHELBY COLLIER, Development Coordinator	JANICE MENKING, Chairman