

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

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

On this the 9th day of DECEMBER 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
TIM DOOLEY
JILL TABOR
STEVE THOMAS

ABSENT: DARYL WHITWORTH
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 November 2020 meeting and Jill Tabor seconded the motion. All voted in favor and the motion carried.

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

ELECT VICE CHAIRMEN

Brenda Segner made a motion to elect Tim Dooley as Vice Chairmen. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider Z-2018 – Request by Joseph Simmons and Kelly Graham to Consider a Zoning Change from R1, Single Family Residential, to R2, Mixed Residential and change the Land Use Plan from Low Density Residential to Medium Density Residential on Property located at 305 N. Elk Street and 502 E. Schubert Street.

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

Joe Simmons presented the application. He stated he purchased the property several years ago and the property had multiple structures on one R1 Zoned lot. He was informed that he would not be able to Short Term Rent more than one structure on the property thus leaving many structures vacant and not usable. He would like to request a zoning change from R1 to R2 which would allow him to use all the the property.

Glenn Morrow, a property owner within 200 ft of the subject property spoke in protest.

Kristina Seracen, a property owner within 200 ft of the subject property spoke in protest.

Kathy Schreiber, a property owner within 200 ft of the subject property spoke in protest.

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

Brian Jordan, Director of Development, stated the block in question is mostly Medium Density and R-2. And the same situation occurs in the block to the south. Since there is one property remaining in the block not represented in this request, or already zoned R-2, staff does not recommend changing the zoning without also considering that property. Therefore, if the Commission agrees, we recommend delaying action on this request, and calling a public hearing to change the remaining lot in this block (506 E. Schubert) with his request.

Tim Dooley asked Joe Simmons if he would be opened to submitting a joint application with the neighbors who own 506 E. Shubert as recommended by Staff. Joe stated he would like to pursue that option and withdrew his application.

No action was taken on this item as the applicant withdrew his application.

SITE PLAN

Consider SP-2012 – Request by Thomas Duval on behalf of The MacDonald Companies for approval of the Site Plan of The Reserve at Vineyard Oaks for a Multi-Family Apartment Complex located at the North West Corner of South Eagle Street and Friendship Lane.

Brenda Segner recused herself and left the table.

Thomas Duval presented the application on behalf of The MacDonald Companies. He stated it was the applicants desire to develop a 12 building, 152-unit apartment project. Primary access to the property will be provided on South Eagle Street with a secondary access available on Sunrise Street.

Jeffrey Morin voiced his concerns regarding the drainage of this development.

Brian Jordan, Director of Development Services stated Staff recommends approval, conditioned upon approval of the Landscape Plan prior to issuance of a building permit.

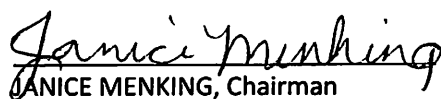
Jim Jarreau made a motion to approve Application SP-2012 per Staff recommendation. Tim Dooley seconded the motion. All voted in favor and the motion carried.

ADJOURN

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

PASSED AND APPROVED this 6th day of January 2021.


SHELBY COLLIER, Development Coordinator


JANICE MENKING, Chairman