



CITY OF FREDERICKSBURG

SPECIAL PLANNING AND ZONING MEETING AGENDA MONDAY, DECEMBER 13, 2021, ~ 5:30 P.M. LAW ENFORCEMENT CENTER – 1601 E. MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member

Emily Kirchner, Member
Polly Rickert, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in a special session on **Monday, December 13, 2021, at 5:30 p.m. The meeting will be in person at the Law Enforcement Center 1601 E. Main Street.** This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube
<https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Planning and Zoning Commission is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted:

1. Must be received by 2 p.m. on December 13, 2021.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center to comment.

You will be limited to 3 minutes to speak.

The Planning and Zoning Commission (P&Z) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the P&Z regarding an item on this agenda is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda and shall be limited to 3-minutes in duration. At the discretion of the P&Z Chair, or upon an affirmative vote of the P&Z, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the P&Z to complete its legislative agenda. Persons addressing the P&Z are prohibited from trading time with other speakers or reserving of time.

4. VICE CHAIRMAN SELECTION

- A NOMINATION AND SELECTION OF THE PLANNING & ZONING VICE CHAIRMAN FOR THE DECEMBER 13, 2021, PLANNING & ZONING COMMISSION MEETING.

5. PUBLIC HEARINGS

- A REQUEST Z-2103 – BY ROBERT MOSLEY, APPLICANT, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 5.400 FOR CONDOMINIUM RESIDENTIAL USE ON A C1 ZONED PROPERTY LOCATED AT 803 SOUTH EAGLE STREET.
- B REQUEST Z-2114 – BY WES AND TAMMY PACK TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.510 TO CONSTRUCT A FIRST FLOOR BED AND BREAKFAST UNIT IN THE HISTORIC SHOPPING DISTRICT OVERLY ON PROPERTY LOCATED AT 514 WEST SAN ANTONIO STREET.
- C REQUEST Z-2115 – BY CAROLYN ELLEBRACHT TO CONSIDER A VOLUNTARY ANNEXATION AND REQUESTED ZONING OF “SINGLE-FAMILY RESIDENTIAL” (R1) FOR APPROXIMATELY 10.839 ACRES OF LAND OUT OF A REMAINING PORTION OF A 258 ACRE TRACT DESCRIBED IN VOLUME 63, PAGE 366, DEED RECORDS, GILLESPIE COUNTY, TEXAS, ALSO BEING SITUATION IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2 GILLESPIE COUNTY, TEXAS LOCATED AT THE SOUTH END OF STONELEDGE DRIVE, EAST OF THE STONERIDGE SUBDIVISION.
- D REQUEST Z-2122 – BY JOHN HEWITT, WITH HEWITT ENGINEERING, TO CONSIDER A REQUEST FOR A FUTURE LAND USE CHANGE FROM “MEDIUM DENSITY RESIDENTIAL” (MDR) AND “LOW DENSITY RESIDENTIAL (LDR) TO A FUTURE LAND USE OF “HIGH DENSITY RESIDENTIAL” (HDR) FOR APPROXIMATELY 6.9 ACRES OF LAND DESCRIBED AS LOT 1, OF THE VILLAGES OF WINDCREST SUBDIVISION, LOCATED ON THE NORTH SIDE OF WEST WINDCREST DRIVE, APPROXIMATELY 1,300 FEET WEST OF THE POST OAK ROAD AND WEST WINDCREST DRIVE INTERSECTION.
- E REQUEST Z-2122 – BY JOHN HEWITT, WITH HEWITT ENGINEERING, TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “MEDIUM RESIDENTIAL” (R2) TO “MULTI-FAMILY RESIDENTIAL” (R3) FOR APPROXIMATELY 6.9 ACRES OF LAND DESCRIBED AS LOT 1, OF THE VILLAGES OF WINDCREST SUBDIVISION, LOCATED ON THE NORTH SIDE OF WEST WINDCREST DRIVE, APPROXIMATELY 1,300 FEET WEST OF THE POST OAK ROAD AND WEST WINDCREST DRIVE INTERSECTION.
- F REQUEST Z-2123 – BY WHITNEY KOCH WITH MUSTARD DESIGN TO CONSIDER A REQUEST FOR A FUTURE LAND USE CHANGE FROM “PARKS OPEN SPACE” (POS) TO A FUTURE LAND USE CLASSIFICATION OF “COMMERCIAL” (C) FOR THE REAR PORTION OF PROPERTY LOCATED AT 305 SOUTH WASHINGTON STREET.
- G REQUEST Z-2123 – BY WHITNEY KOCH WITH MUSTARD DESIGN TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “MULTI-FAMILY RESIDENTIAL” (R3) AND “OPEN SPACE” (OS) TO A ZONING CLASSIFICATION OF “COMMERCIAL” (C2) FOR THE REAR PORTION OF PROPERTY LOCATED AT 305 SOUTH WASHINGTON STREET.

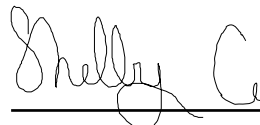
6. ACTION ITEMS

- A REQUEST Z-2103 – BY ROBERT MOSLEY, APPLICANT, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 5.400 FOR CONDOMINIUM RESIDENTIAL USE ON A C1 ZONED PROPERTY LOCATED AT 803 SOUTH EAGLE STREET.

- B REQUEST Z-2114 – BY WES AND TAMMY PACK TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.510 TO CONSTRUCT A FIRST FLOOR BED AND BREAKFAST UNIT IN THE HISTORIC SHOPPING DISTRICT OVERLY ON PROPERTY LOCATED AT 514 WEST SAN ANTONIO STREET.
- C REQUEST Z-2115 – BY CAROLYN ELLEBRACHT TO CONSIDER A VOLUNTARY ANNEXATION AND REQUESTED ZONING OF “SINGLE-FAMILY RESIDENTIAL” (R1) FOR APPROXIMATELY 10.839 ACRES OF LAND OUT OF A REMAINING PORTION OF A 258 ACRE TRACT DESCRIBED IN VOLUME 63, PAGE 366, DEED RECORDS, GILLESPIE COUNTY, TEXAS, ALSO BEING SITUATION IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2 GILLESPIE COUNTY, TEXAS LOCATED AT THE SOUTH END OF STONELEDGE DRIVE, EAST OF THE STONERIDGE SUBDIVISION.
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- G REQUEST Z-2123 – BY WHITNEY KOCH WITH MUSTARD DESIGN TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “MULTI-FAMILY RESIDENTIAL” (R3) AND “OPEN SPACE” (OS) TO A ZONING CLASSIFICATION OF “COMMERCIAL” (C2) FOR THE REAR PORTION OF PROPERTY LOCATED AT 305 SOUTH WASHINGTON STREET

7. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on December 10, 2021, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas as well as the City of Fredericksburg’s website fbgtx.org.



Shelby Collier,
Associate Planner



PLANNING & ZONING COMMISSION MEMO

DATE: December 13, 2021

TO: P&Z Commissioners

FROM: Jason Lutz

SUBJECT: Z-2103 – PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY ROBERT MOSLEY TO CONSIDER A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT A CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED AT 803 SOUTH EAGLE STREET.

Summary:

The applicant is requesting a conditional use permit for the property at 803 South Eagle Street to construct a construct a condominium development, consisting of 8 units.

Background:

This item was previously considered at the November 3, 2021, Planning and Zoning Commission Regular Meeting. Due to a staff error, regarding the required 200' landowner notification letters, staff has called this Special Meeting to ensure all affected landowners have the opportunity to attend a public hearing and provide their input on the requested conditional use permit (CUP) and ensure all procedures are properly adhered to.

The proposed site plan was slightly modified from the site plan originally included in the Nov. 3rd P&Z meeting and staff has updated the staff report to reflect those changes.

The site is in the C1 zoning district and is currently vacant property. The applicant is looking to construct, 4 attached structures consisting of 8 residential condominiums.

Zoned: C1 – Neighborhood Commercial

Lot Size: 30,209.6 sq. ft. (after R.O.W. dedication) – 7,500 sq. ft. required

- This is an existing non-conforming lot and may be developed given its current size

Setbacks:	25' front yard, 25' street side yard, 5' interior side yard, 10' rear yard
Density:	1 unit per 2,400 sq. ft. required (19,200 sq. ft. required)
Impervious Cover:	70% allowed (62% proposed)
Building Height:	3 stories & 38' allowed (1 story, 18' proposed)
Parking:	2 space per unit (16 spaces required) (16 spaces provided)
Adjacent Land Uses:	Mixed use development to the west, single-family to the east, single-family to the south, and a Church/Day Care to the north.
Adjacent Zoning:	PUD to the west (Mixed-Use Development), C1 to the east, R2 to the South, and R1 to the north.

Analysis:

C1 allows single-family residential and multi-family by right but requires a CUP for condominiums. The applicant is proposing to construct a single-family attached product and has constructed another similar project in the area. The city has a need for additional housing and this development is a much-needed residential type within the community.

Staff does have parking concerns regarding the 16 spaces, as there is no guest parking within the development and no on street parking is allowed. Staff does see areas where additional parking spaces could be provided, if the parking faces the structures, an additional 6 spaces in front of units 302 & 201 could possibly be provided.

Additionally, since other sidewalks are planned in the area, staff recommend providing sidewalks to connect to the other developments, especially the mixed-use PUD to the west.

The applicant does need to address some minor comments regarding the site plan and staff will outline those in the recommendation below.

Recommendation:

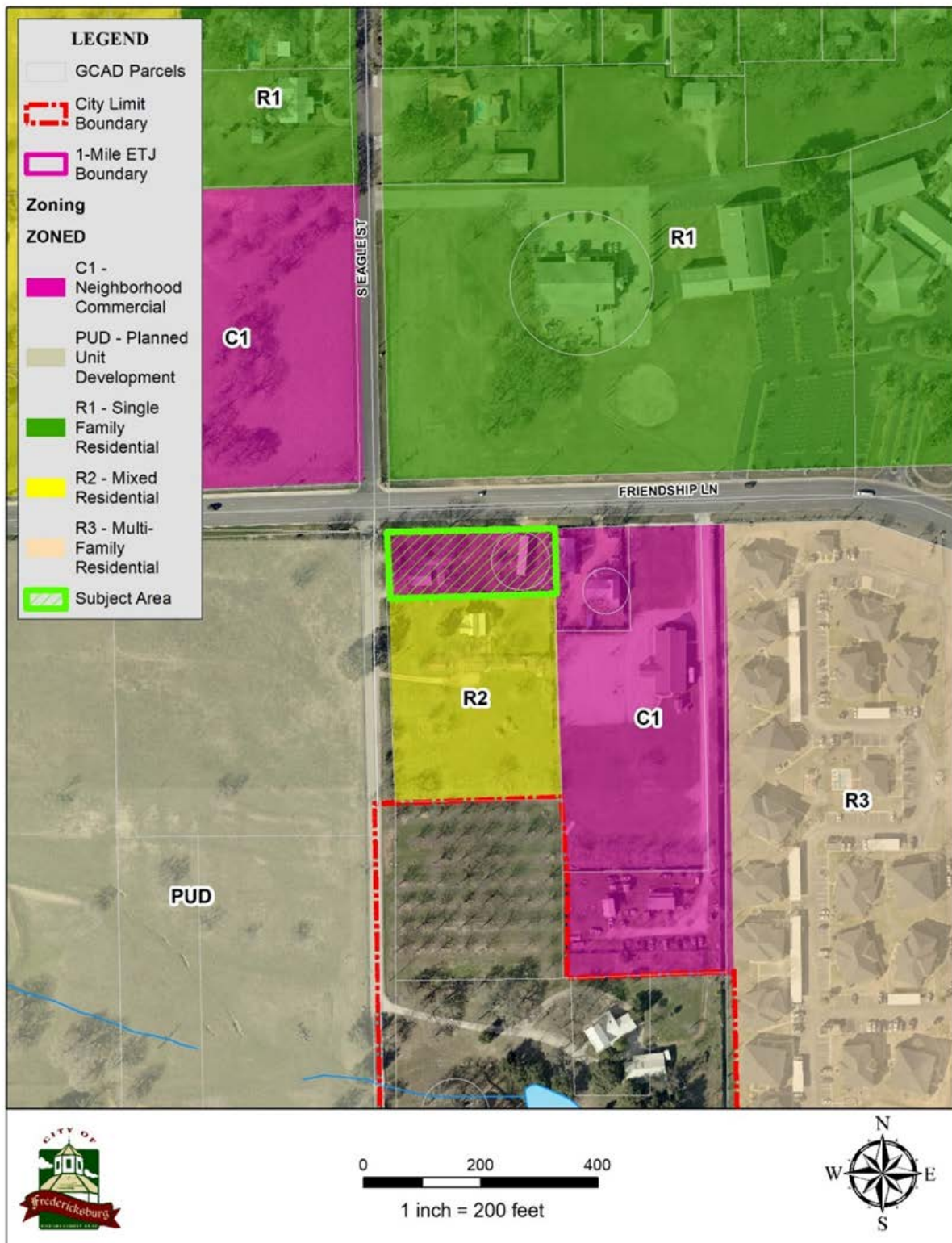
P&Z previously recommended approval of the project with the conditions listed by staff.

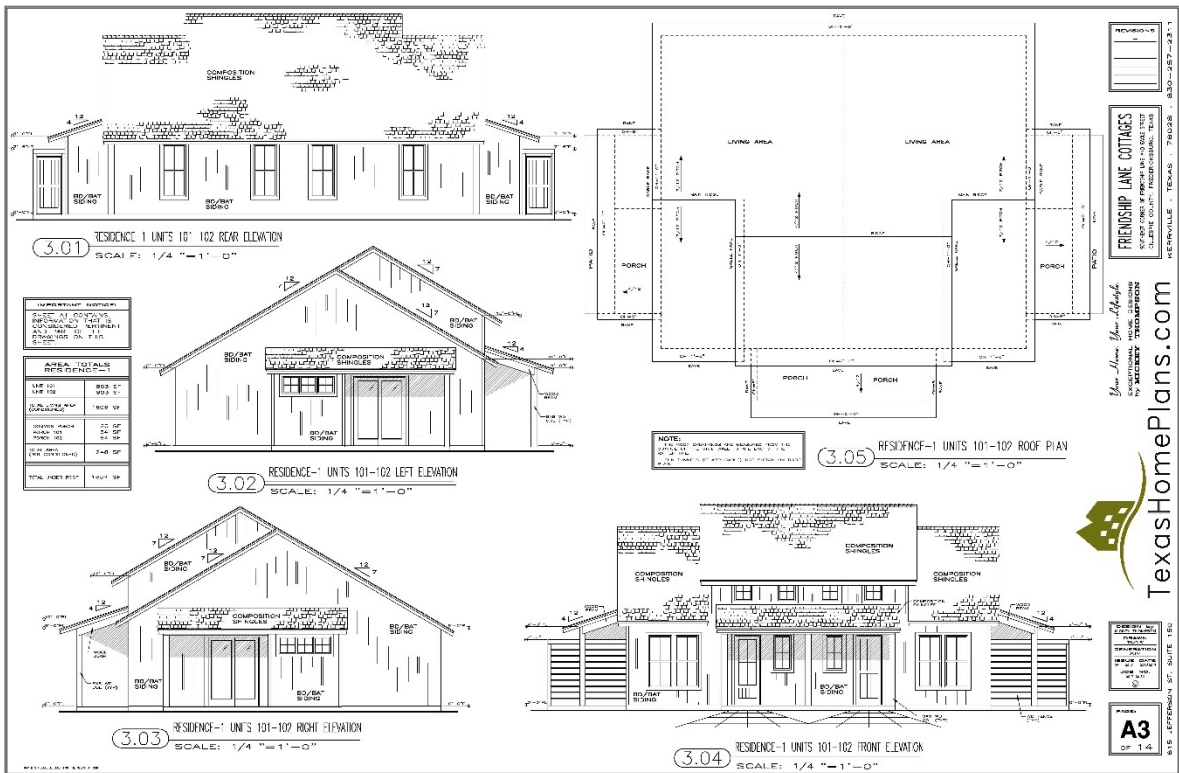
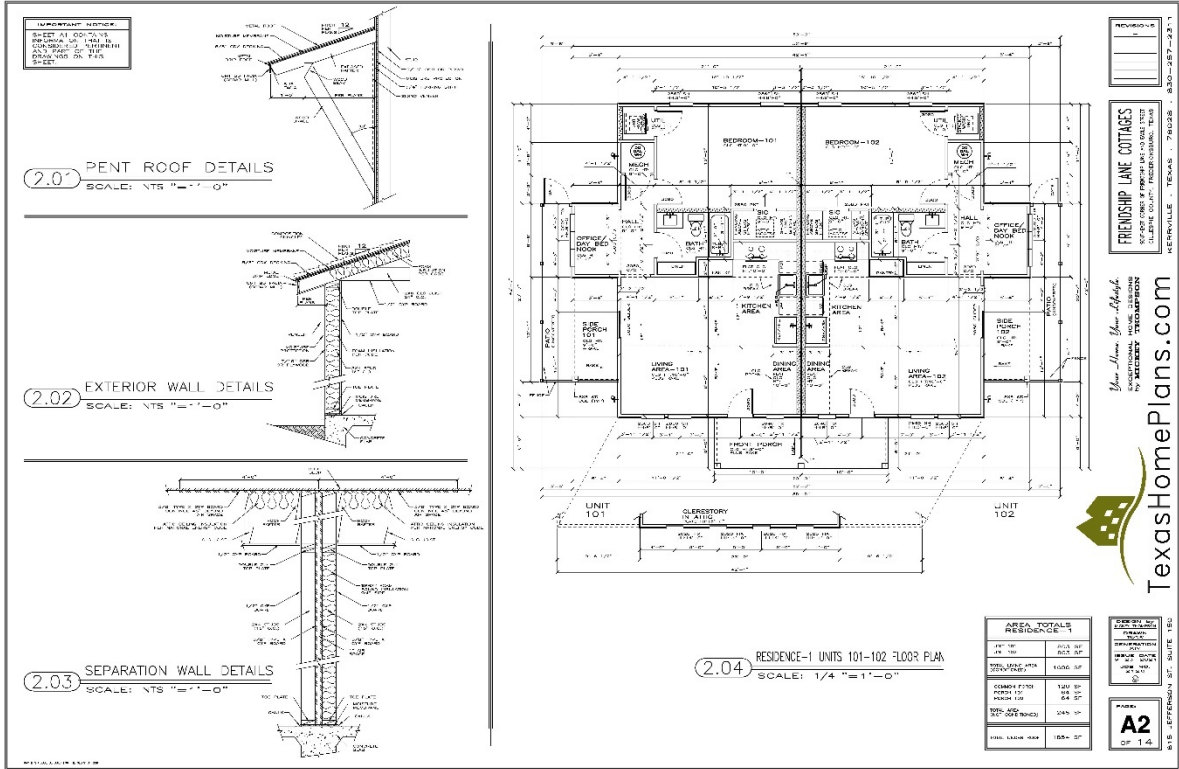
1. ***CUP Recommendation:*** Based on the property's location, and the need for this type of residential product, staff recommends approval of the requested CUP with the following conditions.
 - a. Provide additional guest parking
 - b. Provide sidewalks along Friendship Lane
 - c. Re-address the property to Friendship Lane

2. **Site Plan Recommendation:** staff recommends approval of the proposed site plan with the following conditions.
- a. Stripe both sides of the fire lane (end of parking spaces to the curb line of the parking area).
 - b. Move the dumpster location out of the setbacks and show the screening walls
 - c. Provide sidewalks along Friendship Lane
 - d. Approval of Civil Construction Plans
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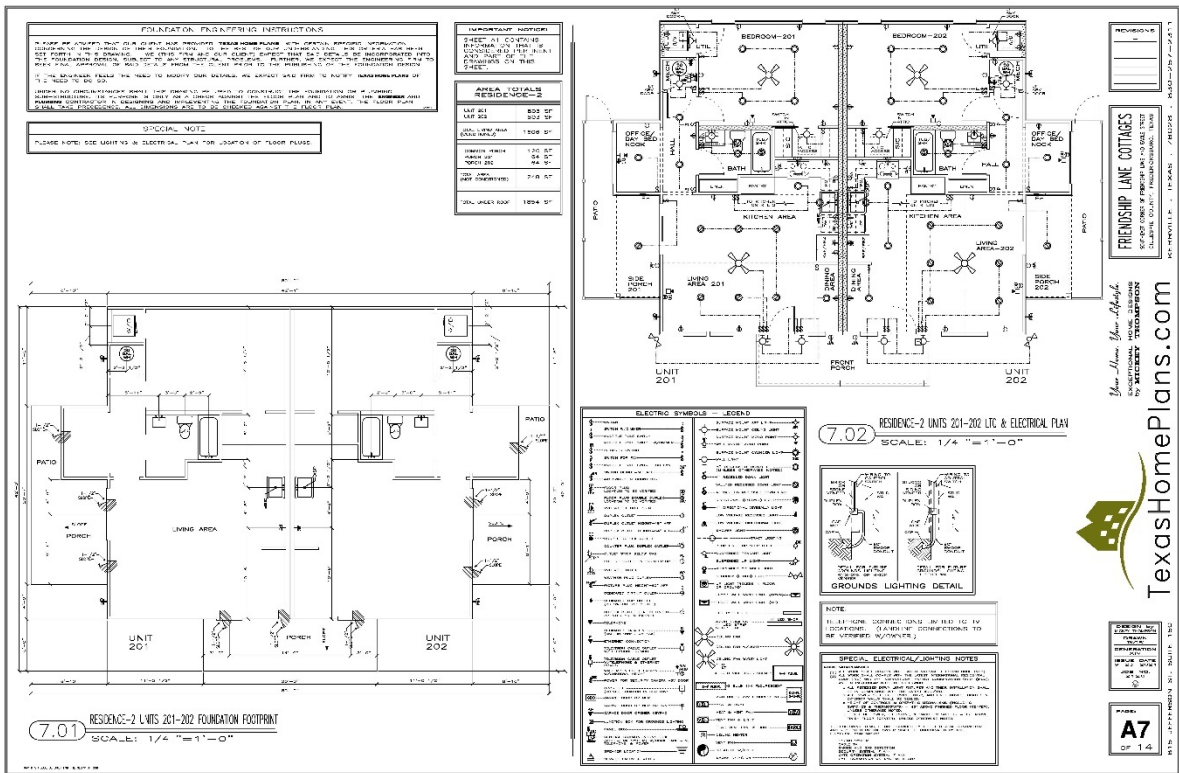
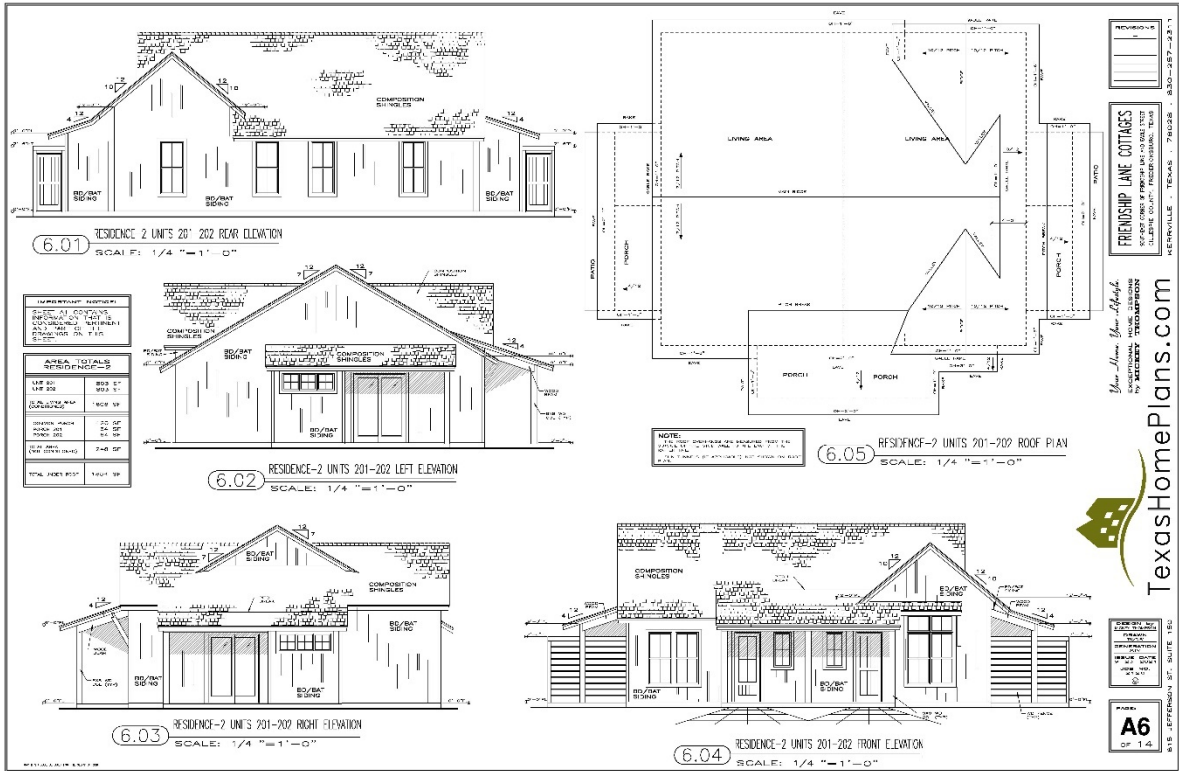
Attachments:

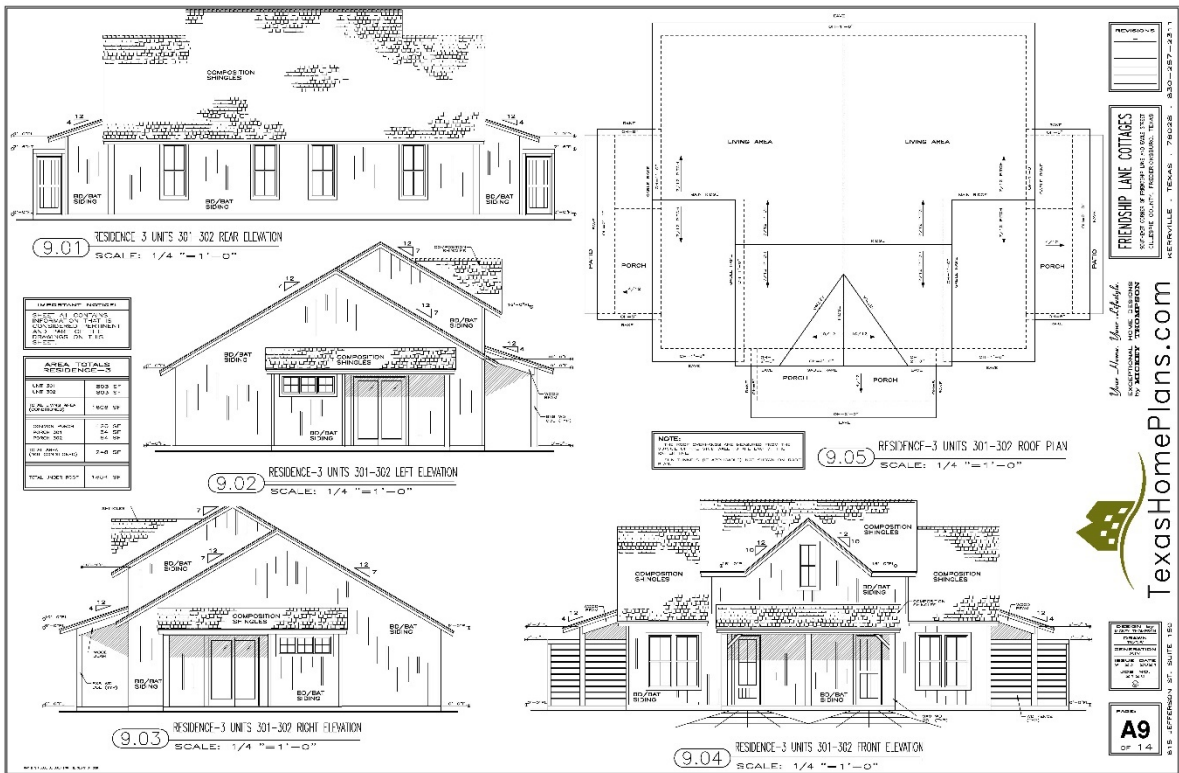
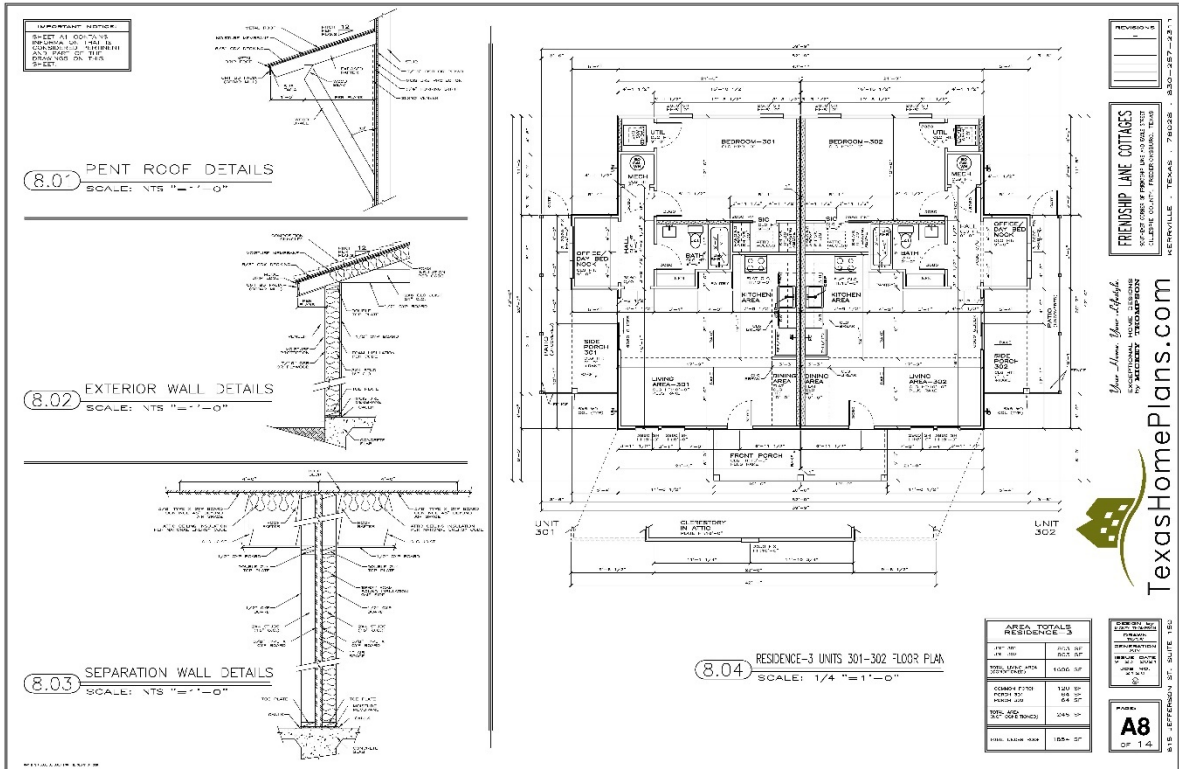
Zoning/Location map, Proposed Site Plan, and Architectural Drawings.

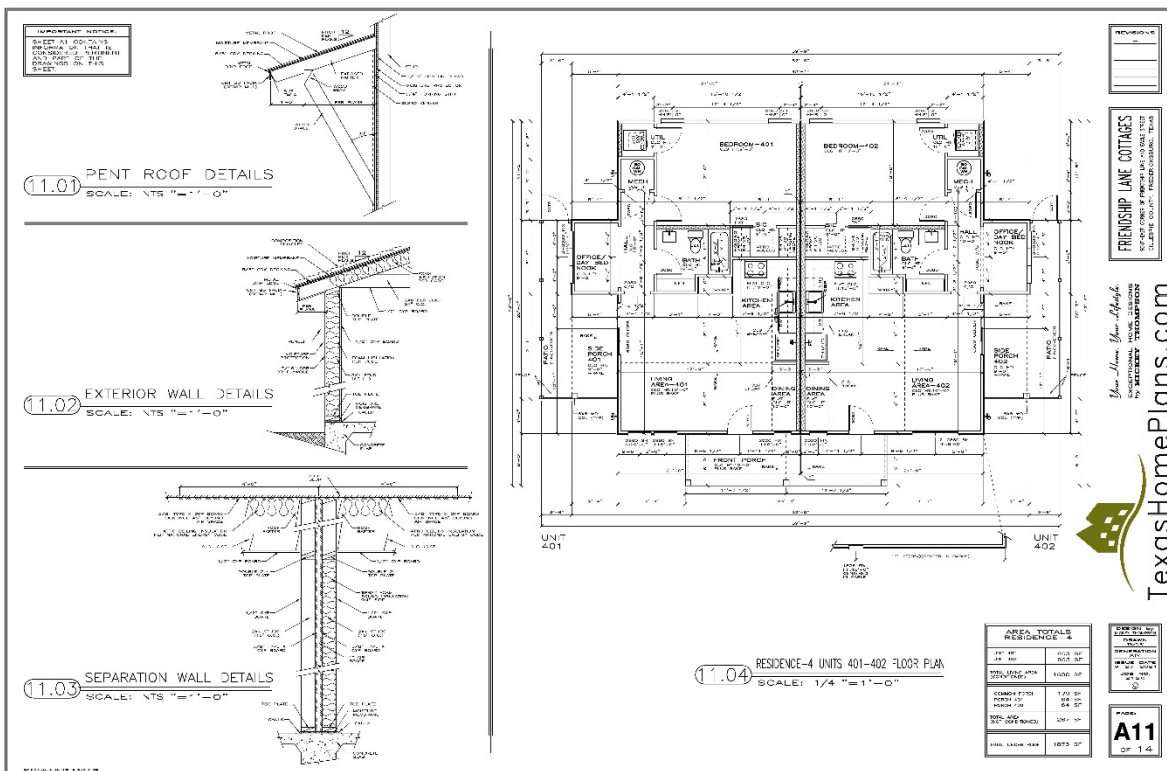
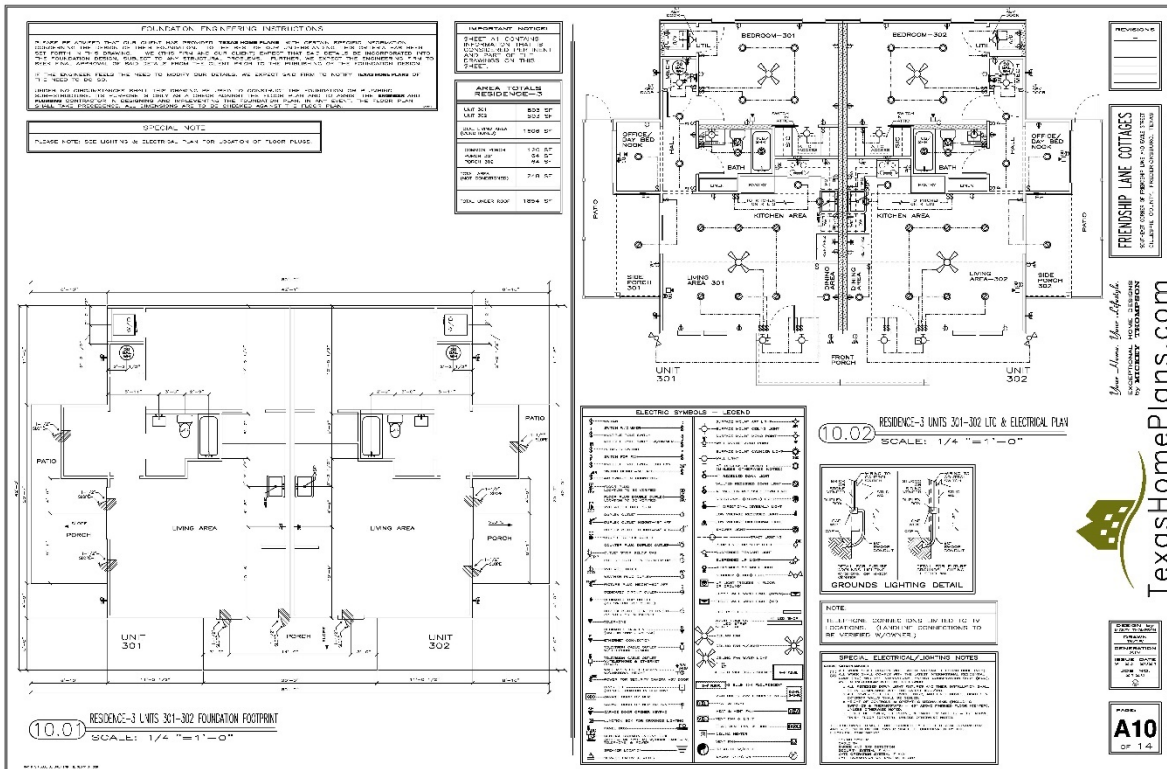














PLANNING & ZONING COMMISSION MEMO

DATE: December 13, 2021

TO: P&Z Commissioners

FROM: Jason Lutz

SUBJECT: Z-2114 – Public Hearing, Consideration, and Recommendation regarding a request by Wes and Tammy Pack to consider a Conditional Use Permit (CUP) per section 3.510 to construct a first-floor bed and breakfast unit in the Historic Shopping Overlay District on property located at 514 W. San Antonio St.

Summary:

The applicant is requesting a conditional use permit for the property at 514 W. San Antonio St. to construct a first-floor bed and breakfast unit (3 additional).

Background / Analysis:

This item was previously considered at the November 3, 2021, Planning and Zoning Commission Regular Meeting. Due to a staff error, regarding the required 200' landowner notification letters, staff has called this Special Meeting to ensure all affected landowners have the opportunity to attend a public hearing and provide their input on the requested conditional use permit (CUP) and ensure all procedures are properly adhered to.

The applicant requested a CUP for a bed and breakfast in August of 2021. This request was recommended approval to City Council with conditions regarding occupancy limits and screening requirements. The request was denied by City Council due to parking and density concerns.

The site is in the R2 zoning district and is currently a 2-unit short-term rental structure. The applicant is looking to construct 3 additional (STRs) to include private spa areas. The Historic Review Board had several concerns regarding the location of the spa areas and parking configuration but ultimately approved the Certificate of Appropriateness based on the renderings and HRB guidelines (not zoning guidelines).

The applicant has redesigned the site layout and increased the available parking to 7 spaces + 1 ADA space.

Zoned:	R2 – Mixed Residential
Lot Size:	17,424 s.f. (0.40 acres)
Setbacks:	15' front yard (7.5' existing), 5' side yard (5' on west, 13' on east provided), 10' rear yard (30' provided)
Density:	16,000 s.f. required (17,424 s.f. provided)
Impervious Cover:	65% allowed (53% proposed)
Building Height:	2 stories & 28' allowed (1 story proposed)
Parking:	1 space per STR unit (5 spaces required) (8 spaces provided)
Adjacent Land Uses:	Single-family residential to the west and east, commercial to the north, mix of STRs and single-family residential to the general area.

Recommendation:

P&Z previously recommended approval of the requested CUP with the following conditions:

1. That occupancy be limited to two guests for the new units.
2. That a screening fence be provided along the side and rear property lines.

Based on the property's location, adjacent to commercial zoning, staff recommends approval of the requested CUP with the following conditions:

1. That occupancy be limited to two guests for the new units.
2. That a screening fence be provided along the side and rear property lines.

Attachments:

Zoning/Location map & Proposed Site Plan



CITY COUNCIL MEMO

DATE: December 13, 2021

TO: P&Z Commissioners

FROM: Jason Lutz

SUBJECT: Z-2115 – PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY CAROLYN ELLEBRACHT TO CONSIDER A VOLUNTARY ANNEXATION AND REQUESTED ZONING OF “SINGLE-FAMILY RESIDENTIAL” (R1) FOR APPROXIMATELY 10.839 ACRES OF LAND OUT OF A REMAINING PORTION OF A 258 ACRE TRACT DESCRIBED IN VOLUME 63, PAGE 366, DEED RECORDS, GILLESPIE COUNTY, TEXAS, ALSO BEING SITUATION IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2 GILLESPIE COUNTY, TEXAS LOCATED AT THE SOUTH END OF STONELEDGE DRIVE, EAST OF THE STONERIDGE SUBDIVISION.

Summary:

This item was previously considered at the November 3, 2021, Planning and Zoning Commission Regular Meeting. Due to a staff error, regarding the required 200’ landowner notification letters, staff has called this Special Meeting to ensure all affected landowners have the opportunity to attend a public hearing and provide their input on the requested voluntary annexation and proposed R1 zoning and ensure all procedures are properly adhered to.

The property owner has requested voluntary annexation of approximately 10.839 acres of land to construct a single-family subdivision. The proposed annexation area is for the development of Stone Ridge Unit 11. The requested zoning of the property is R1.

The property is located at the south end of Stoneledge Street, east of the Stoneridge Subdivision. The developer would be required to extend utilities to serve their property and then be required to extend utilities to adjacent landowners as part of the platting/subdivision process.

There are currently 372 lots within Stone Ridge subdivision, and the proposed phase will add an additional 24 lots bring the total to 396 lots.

Council approved an annexation agreement on September 20, 2021.

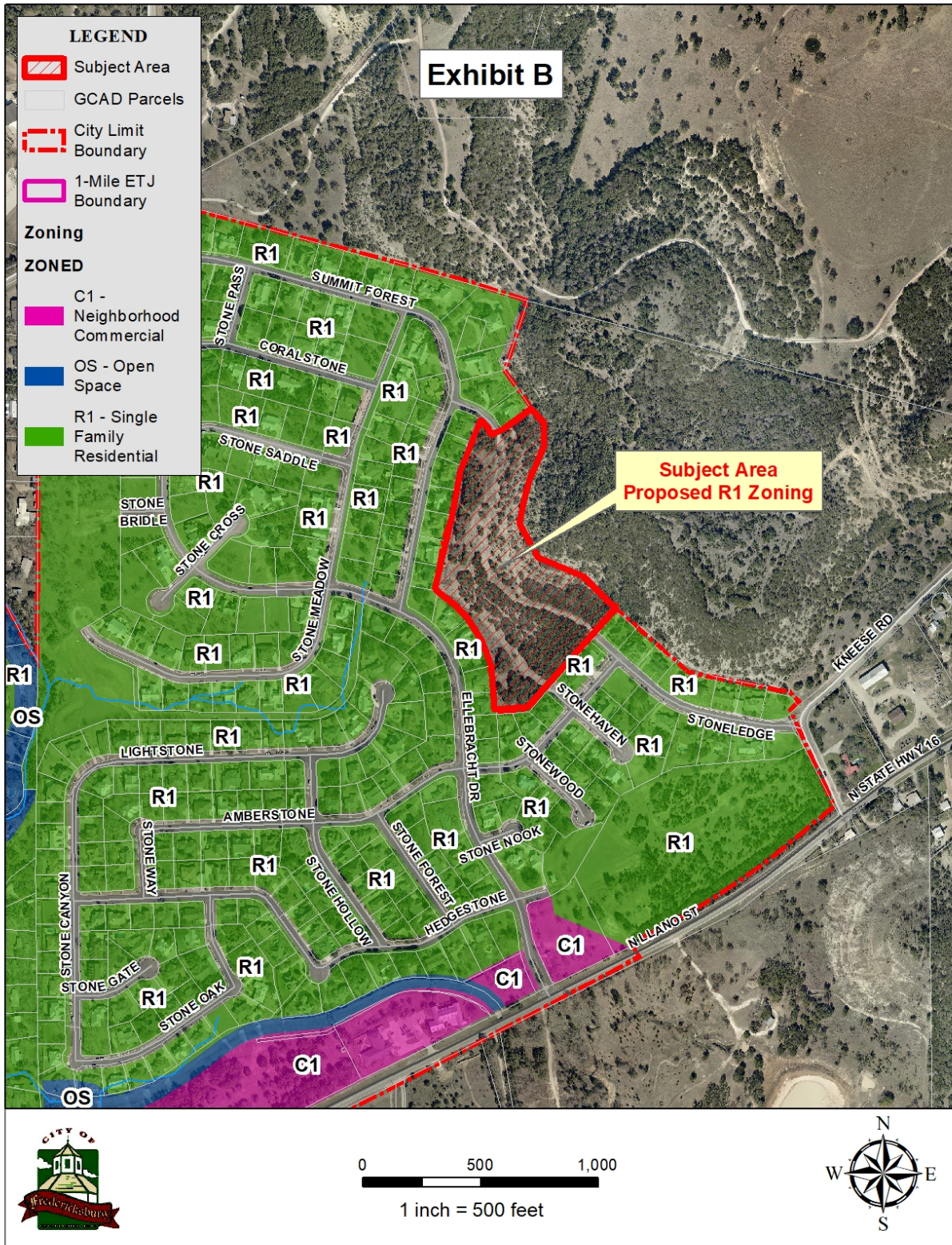
The City's Future Land Use plan calls this area out as Rural Residential, which is a low-density residential category and the requested R1 zoning would be compatible with the future land use plan and the existing zoning in the area.

Recommendation:

P&Z previously recommended approval of the voluntary annexation and requested zoning of R1.

Staff recommends approval of the voluntary annexation and requested zoning of R1.

Attachments: Location/Zoning Map





PLANNING & ZONING COMMISSION MEMO

DATE: December 13, 2021

TO: P&Z Commissioners

FROM: Jason Lutz

SUBJECT: Z-2122 – PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY JOHN HEWITT, WITH HEWITT ENGINEERING, TO CONSIDER A REQUEST FOR A FUTURE LAND USE CHANGE FROM “MEDIUM DENSITY RESIDENTIAL” (MDR) AND “LOW DENSITY RESIDENTIAL (LDR) TO A FUTURE LAND USE OF “HIGH DENSITY RESIDENTIAL” (HDR) FOR APPROXIMATELY 6.9 ACRES OF LAND DESCRIBED AS LOT 1, OF THE VILLAGES OF WINDCREST SUBDIVISION, LOCATED ON THE NORTH SIDE OF WEST WINDCREST DRIVE, APPROXIMATELY 1,300 FEET WEST OF THE POST OAK ROAD AND WEST WINDCREST DRIVE INTERSECTION.

Z-2122 – PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY JOHN HEWITT, WITH HEWITT ENGINEERING, TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “MEDIUM RESIDENTIAL” (R2) TO “MULTI-FAMILY RESIDENTIAL” (R3) FOR APPROXIMATELY 6.9 ACRES OF LAND DESCRIBED AS LOT 1, OF THE VILLAGES OF WINDCREST SUBDIVISION, LOCATED ON THE NORTH SIDE OF WEST WINDCREST DRIVE, APPROXIMATELY 1,300 FEET WEST OF THE POST OAK ROAD AND WEST WINDCREST DRIVE INTERSECTION.

Summary:

The applicant is requesting a future land use change and zoning change to construct a multi-family project.

Background / Analysis:

This item was previously considered at the November 3, 2021, Planning and Zoning Commission Regular Meeting. Due to a staff error, regarding the required 200' landowner notification letters, staff has called this Special Meeting to ensure all affected landowners have the opportunity to attend a public hearing and provide their input on the requested future land use and zoning change requests, and to ensure all procedures are properly adhered to.

The site is in the R2 zoning district and is currently vacant property. The applicant is looking to construct 96 units in multiple structures. 4 buildings will be 2-story and contain 48 two-bedroom units, while another 3-story building will contain 48 1-bedroom units.

Future Land Uses: The property consists of 2 Future Land Use Categories (Medium Density Residential and Low Density Residential). The property is bounded by High Density Residential to the north, commercial to the east, and Low Density to the South.

Existing Land Uses: The property is adjacent to vacant property to the north and west, single-family residential to the south, and an Assisted Living Facility to the east/south.

Existing Zoning: The property is adjacent to R3 zoning to the north, R1 to the south, R1 to the west, and R2 to the east/south.

Proposed Site Plan:

Proposed Zoning:	R3 – Multi-family Residential
Lot Size:	6.9 acres (7,500 sq. ft. required)
Setbacks:	25' front yard, 15' street side yard, 5' interior side yard, 10' rear yard
Density:	1-bed units (2,000 sq. ft. per unit required) 2-bed units (2,400 sq. ft. per unit required) Total land required – 211,000 sq. ft. (300,564 sq. ft. provided)
Impervious Cover:	65% allowed (59% proposed)
Building Coverage:	55% allowed (21% proposed)
Building Height:	3 stories & 38' allowed (2 and 3 story, 42' to highest point of roof proposed)
Parking:	1.5 spaces per 1-bedroom unit 2 spaces per 2-bedroom unit 168 spaces required (181 spaces provided)

Recommendations:

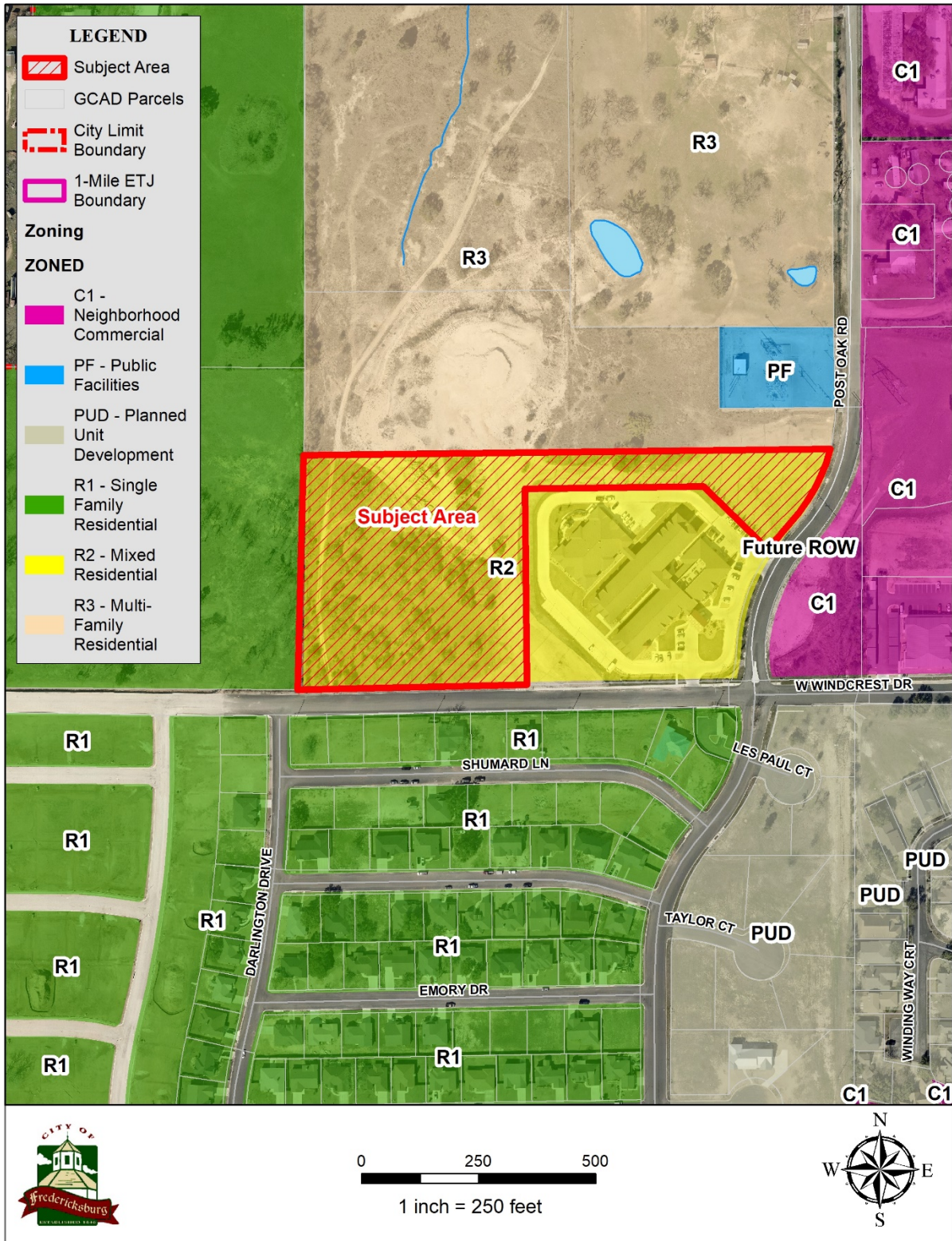
P&Z previously recommended approval of the requested future land use and zoning changes as presented.

1. ***Future Land Use Recommendation:*** Based on the property's location, adjacent to other High Density Residential, staff recommends approval of **Z-2122** for the requested land use changes.
2. ***Zoning Recommendation:*** Based on the property's location, adjacent to other Multi-family Residential zoning, staff recommends approval of **Z-2122** for the requested zoning change.

Attachments:

Future Land Use Map, Zoning/Location map, and Proposed Site Plan







PLANNING & ZONING COMMISSION MEMO

DATE: December 13, 2021

TO: P&Z Commissioners

FROM: Jason Lutz

SUBJECT: Z-2122 – PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY WHITNEY KOCH, WITH MUSTARD DESIGN, TO CONSIDER A REQUEST FOR A FUTURE LAND USE CHANGE FROM “PARKS OPEN SPACE” (POS) TO A FUTURE LAND USE CLASSIFICATION OF “COMMERCIAL” (C) FOR THE REAR PORTION OF PROPERTY LOCATED AT 305 SOUTH WASHINGTON STREET.

Z-2122 – PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY WHITNEY KOCH, WITH MUSTARD DESIGN, TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “MULTI-FAMILY RESIDENTIAL” (R3) AND “OPEN SPACE” (OS) TO A ZONING CLASSIFICATION OF “COMMERCIAL” (C2) FOR THE REAR PORTION OF PROPERTY LOCATED AT 305 SOUTH WASHINGTON STREET.

Summary:

The applicant is requesting a future land use change and zoning change to construct a short-term rental facility, with an office.

Background / Analysis:

This item was previously considered at the November 3, 2021, Planning and Zoning Commission Regular Meeting. Due to a staff error, regarding the required 200’ landowner notification letters, staff has called this Special Meeting to ensure all affected landowners have the opportunity to attend a public hearing and provide their input on the requested future land use and zoning change requests, and to ensure all procedures are properly adhered to.

The site is in the C2 and R3 zoning district and has an existing structure on the front lot and vacant land on the rear tract. The applicant is looking to construct 6 short-term rental units and maintain the existing structure as the office/retail uses.

Future Land Uses: The property consists of 2 Future Land Use Categories (Commercial and Parks & Open Space). The property is bounded by Commercial to the north, Commercial to the east, Commercial to the south, and Parks & Open Space to the east.

Existing Land Uses: The property is adjacent to vacant property to a creek to the east, a short-term rental facility to the north, retail to the south, and retail/restaurant to the west (across S. Washington St.).

Existing Zoning: The property is adjacent to C2 zoning to the north, C2 and R3 to the south, C2 to the west, and Open Space (OS) to the east.

Proposed Site Plan:

Proposed Zoning:	C2 – Commercial
Lot Size:	34,466 sq. ft. (5,000 sq. ft. required)
Setbacks:	Required - 15' front yard, 15' street side yard, 0' interior side yard, 0' rear yard Provided - 40' front yard, n/a street side yard, 5' interior side yard, 63' rear yard
Impervious Cover:	80% allowed (59% proposed)
Building Coverage:	75% allowed (21% proposed)
Building Height:	3 stories & 38' allowed (1 story proposed)
Parking:	1 space per 1- STR unit 1 space per 400 sq. ft. of office/retail 10 spaces required (15 spaces provided)

Recommendations:

P&Z previously recommended approval of the requested future land use and zoning changes as presented.

1. ***Future Land Use Recommendation:*** Based on the property's location, adjacent to other Commercial, staff recommends approval of **Z-2123** for the requested land use changes.
 2. ***Zoning Recommendation:*** Based on the property's location, adjacent to other Commercial zoning, staff recommends approval of **Z-2123** for the requested zoning change.
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Attachments:

Future Land Use Map, Zoning/Location map, and Proposed Site Plan

