



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, February 8, 2023 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

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

Tom Musselman, Member
Polly Rickert, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on Wednesday, February 8, 2023, at 5:30 PM. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube <https://www.youtube.com/c/FredericksburgTexasUSA>).

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on February 8, 2023.
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, 1601E. Main Street, in order to comment.

You will be limited to 3 minutes to speak.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. January 4, 2023, Regular Meeting Minutes

4. PUBLIC HEARING

- A. REQUEST #Z-2229: BY SCOTT HORTON TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.120 TO OPERATE A STR-CONDOMINIUM IN

A R3 MULTI-FAMILY RESIDENTIAL ZONED AREA FOR PROPERTY
LOCATED AT 510 MUELLER STREET UNIT # 23

- B. REQUEST #Z-2232: BY MATT DURRETTE WITH COZI VACATION RENTALS TO CONSIDER THE FOLLOWING:
 - 1. FUTURE LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR), TO MIXED USE CORRIDOR (MUC) FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
 - 2. A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL, TO (R2) MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
- C. REQUEST #Z-2235: BY SERGIO MENDEZ TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 6.110 TO ALLOW FOR EXPANSION OF A LEGAL NONCONFORMING USE FOR PROPERTY LOCATED AT 903 NORTH MILAM STREET .

5. ACTION ITEMS

- A. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2229: BY SCOTT HORTON TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.120 TO OPERATE A STR-CONDOMINIUM IN A R3 MULTI-FAMILY RESIDENTIAL ZONED AREA FOR PROPERTY LOCATED AT 510 MUELLER STREET UNIT #23.
- B. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2232: BY MATT DURRETTE WITH COZI VACATION RENTALS TO CONSIDER THE FOLLOWING:
 - 1. FUTURE LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR), TO MIXED USE CORRIDOR (MUC) FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
 - 2. ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL, TO (R2) MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
- C. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2235: BY SERGIO MENDEZ TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 6.110 TO ALLOW FOR EXPANSION OF A LEGAL NONCONFORMING USE FOR PROPERTY LOCATED AT 903 NORTH MILAM STREET
- D. REQUEST P-2225 BY MARK SPARROW WITH HK FREDERICKSBURG TO CONSIDER A FINAL PLAT OF FRIENDSHIP OAKS SUBDIVISION PHASE 2

LOCATED ON SOUTH CREEK STREET.

- E. REQUEST P-2240 – BY CHRISTOPHER DANZE TO CONSIDER A PRELIMINARY PLAT OF 528 SOUTH MILAM SUBDIVISION LOCATED AT 528 SOUTH MILAM STREET.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda at 12:00 p.m. on February 3, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier
Associate Planner