



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, June 7, 2023 ~ 4:30 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, June 7, 2023, at 4:30 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 June 7, 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. **COMMISSIONER TRAINING**
4. **BUSINESS MEETING 5:30**
5. **APPROVAL OF MINUTES**
 - A. MAY 3, 2023, REGULAR MEETING MINUTES

- B. APRIL 18, 2023 JOINT CITY COUNCIL & PLANNING AND ZONING MEETING MINUTES

6. PUBLIC HEARING

- A. Z-2311 - Request by JESSE DURDEN with KEPT PROPERTY GROUP, LLC to consider a CONDITIONAL USE PERMIT per SECTION 3.110 to allow for a CONDOMINIUM USE for property located 1 LOT EAST OF 591 FRIENDSHIP LANE. Property is defined as GERMAN EMIGRATION COMPANY LOT 24.
- B. Z-2312 - Request by KEVIN SPRAGGINS with VEI to consider a CONDITIONAL USE PERMIT (CUP) PER SECTION 3.210 to allow a "DRIVE THROUGH OR DRIVE-IN FACILITIES" for property located at 720 SOUTH ADAMS STREET.

7. ACTION ITEMS

- A. Discussion, Consideration and Recommendation for Z-2311 request by JESSE DURDEN with KEPT PROPERTY GROUP, LLC to consider a CONDITIONAL USE PERMIT (CUP) per SECTION 3.110 to allow for a CONDOMINIUM USE for property located 1 LOT EAST OF 591 FRIENDSHIP LANE. Property is defined as GERMAN EMIGRATION COMPANY LOT 24.
- B. Discussion, Consideration and Recommendation of Z-2312 request by KEVIN SPRAGGINS with VEI to consider a CONDITIONAL USE PERMIT PER SECTION 3.210 to allow "DRIVE THROUGH OR DRIVE-IN FACILITIES" for property located at 720 SOUTH ADAMS STREET.
- C. P-2308 - Request by BRYAN SHERRIEB with DUNAWAY ASSOCIATES, LLC to consider a PRELIMINARY PLAT FOR THE MEUSE DEVELOPMENT at HWY 290 WEST and US HWY 87 NORTH
- D. SP-2305 - Request by KEVIN SPRAGGINS with VEI to consider a SITE PLAN for a MODULAR MULTI-FAMILY DEVELOPMENT located at SOUTH EAGLE AND FRIENDSHIP LANE.
- E. SP-2306 - Request by KEVIN SPRAGGINS with VEI to consider a SITE PLAN FOR A HOTEL COMPLEX LOCATED AT 1100 FRIENDSHIP LANE.

8. DISCUSSION ITEMS

- A. Director's Report

9. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda at 12:00 PM. on June 2, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier
Associate Planner