



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, August 2, 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 August 2, 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 August 2, 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. July 2023, Regular Meeting Minutes
- B. June 19, 2023 Joint City Council and Planning and Zoning Special Meeting Minutes

4. PUBLIC HEARING

- A. Request #Z-2311: By Jesse Durden with Kept Property Group, LLC to consider a Conditional Use Permit (CUP) per Sec. 3.110 to allow for a Condominium Use for property located 1 lot east of 591 Friendship Lane. The property is defined as German Emigration Company Lot 24.
 - i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the Conditional Use Permit

- B. Request #Z-2316: By Whitney Koch with Mustard Design to consider a Conditional Use Permit (CUP) per Sec. 3.320 of the Zoning Ordinance to allow for General Warehousing & Distribution and Light Manufacturing uses for property located at 977 Kerr Rd.
 - i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on Conditional Use request

- C. Request #Z-2315: By Bob Walch and Haden Simmons to change the Land use from Low Density Residential (LDR) to Commercial (C) and change the Zoning from (R1) Single Family Residential to (C1) Neighborhood Commercial for 2 properties located in the 500 Block of West Live Oak between 528 S. Milam and 610 W. Live Oak.
 - i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the land use change and rezone request

- D. Request #Z-2310: By Nick Skuteris with DC Partners to consider an amendment to the Planned Unit Development (PUD) for property located at 1149, 1293, 1389, 1413 and 1449 US Hwy 87 North, formerly referred to as the Seven Hills Development, now called The Meuse .
 - i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the rezone request (PUD Amendment)

5. ACTION ITEMS

- A. Request #P-2307 - Final Plat for the Friendship Oaks Subdivision Phase 2.

- B. Request #SP-2308 - Site Plan Extension for a Mixed-Use Development referred to as Seco located at the southwest corner of Friendship Ln and South Eagle St.

6. DISCUSSION ITEMS

A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM on July 28, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier
Associate Planner