



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, October 4, 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 October 4, 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 October 4, 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. September, Regular Meeting Minutes

4. PUBLIC HEARING

- A. Request #Z-2319: By Mitchell Sharrock to Consider a Conditional Use Permit (CUP) per Section 3.200 to Operate a Restaurant - Limited Use on Property

- Located at 811 North Llano Street.
- 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 request
- B. Request #Z-2317: By William Joseph to Consider a Conditional Use Permit (CUP) per Section 3.110 to Operate a STR-Unoccupied in a R2 Zoned Area Located in the Historic Overlay District on Property Located at 411 East Creek Street.
- 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 request
- C. Request #Z-2308: By Theresa Guettler to Consider a Conditional Use Permit to Operate a STR-Condominium in a C2, Commercial Zoned Area for Property located at 510 Mueller Street # 33.
- 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 request
- D. Request #Z-2320: By Amelia Zesch to Consider a Conditional Use Permit to Operate a STR-Unoccupied in a R2 Zoned Area located in the Historic District on Property located at 407 W. San Antonio St.
- 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 request

5. ACTION ITEMS

- A. Request #P-2311: By Michael Penick to Consider the Preliminary Plat Review for the Penick Subdivision located at Friendship Ln and Holmig Ln.
- B. Request #P-2322: By Josh Leamons to Consider the Final Plat Review for the Woodcrest Addition located at 210 Woodcrest.
- C. Request #SP-2316: By Kathryn Sharrock to Consider the Site Plan Review for a STR-Facility located at 510 E Creek St.

6. DISCUSSION ITEMS

A. Sober and Halfway house land use

B. Staff Update

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM on September 29, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

A handwritten signature in black ink, appearing to read 'Shelby', is written above a horizontal line.

Shelby Collier
Associate Planner