



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, December 6, 2023 ~ 5:00 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 December 6, 2023, at 5:00 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 December 6, 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, 1601 E. Main Street, in order to comment.

You will be limited to 3 minutes to speak.

NOTE: The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made on the basis of the Executive Session discussion. The Commission may also publicly discuss any item listed on the agenda for the Executive Session.

Attendance By Other Elected or Appointed Officials: It is anticipated that the City Council, Historic Review Board, Charter Review Committee, and Board of Adjustments members may attend the Planning & Zoning Commission Meeting at the date and time above in numbers that may constitute a quorum. Notice is hereby given that at the P&Z Meeting at the date and time above, no Board or Commission action will be taken by such in attendance unless such item and action are specifically provided on a separate agenda posted subject to the Texas Open Meeting Act. This is not an agenda of an official meeting of any other City Council, Boards and Commissions, and minutes will not be taken.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. November 8, 2023 Regular Meeting Minutes
- B. October 4, 2023 Regular Meeting Minutes

4. PUBLIC HEARING - TO BE HELD AT 5:30 PM

- A. Request #Z-2309: By Thomas Mackie, Sarah Dak, Raul Rodriguez and Austin Rodriguez to consider the following:

- A To change the Land Use from Low Density Residential (LDR) to Medium Density Residential (MDR) for properties located at 107, 109, 111, and 113 Shaw Avenue.

- B To change the Zoning from R1, Single Family Residential to R2, Mixed Residential for properties located at 107, 109, 111, and 113 Shaw Avenue.

- i. Presentation by the 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-2325: By Earline Lund to consider the following:

- A A Land Use Change from Industrial (I) to Commercial (C) for property located at 305 E. Highway Street.

- B A Zoning Change from M2, Medium Manufacturing to C2, Commercial for property located at 305 E. Highway Street.

- i. Presentation by the 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 #SP-2321: By Mark Cornett to consider the Site Plan and Entry Corridor review for a Professional Office development located at 512 S. Washington Street.

- B. Request #SP-2323: By Mark Cornett to consider the Site Plan review for Soccer Fields located at South Fair Drive and West of SH 16 South.
- C. Request #SP-2324: By Kevin Spraggins to consider the Site Plan for 2 hotels at 1100 Friendship Lane

6. DISCUSSION ITEMS

- A. Discussion on Hotel Conference Center "The Meuse" project at 1293 N US Hwy 87
- B. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on December 1, 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