



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, January 3, 2024 ~ 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 January 3, 2024, 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 January 3, 2024.
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.

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. December 6, 2023, Regular Meeting Minutes

4. ACTION ITEMS

- A. Request #P-2330: By Jeff Boerner with MDS Land Surveying to Consider the Preliminary Plat Review of the Chick-Fil-A FBG Subdivision located at US 87 and Friendship Lane.
- B. Request #P-2332 - By Carroll Bryla to Consider the Final Plat Review of the Prospect Addition Phase 2 located at Friendship Lane and Holmig Lane.

5. PUBLIC HEARING

- A. Request #Z-2326: By Morgan De Sanchez to Consider a Conditional Use Permit per Sec. 3.110 of the Zoning Ordinance, to Operate a STR-Unoccupied in a R2 Zoned Area Located in the Historic Overlay District on Property Located at 110 East Orchard.
 - 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
- B. Request #Z-2328: By Juan Rodriguez with Lique Engineers, LLC to Consider the Following:
 - A. Land Use Change from Parks Open Space (POS) to Downtown Central Business District (DCBD) for Property Located at 620 East San Antonio Street.
 - B. Zoning Change From Open Space (OS) to Commercial (C2) for Property Located at 620 East San Antonio 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 Land Use and Zoning Changes
- C. Request # Z-2329: By Adam Montgomery to Consider a Conditional Use Permit per Sec. 3.110 of the Zoning Ordinance, to Operate a STR-Unoccupied in a R2 Zoned Area Located in the Historic Overlay District on Property Located at 205 West Travis 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
- D. Request #Z-2324: By John Scribner to Consider a Conditional Use Permit per Sec. 3.210 of the Zoning Ordinance, to Operate a Drive Through in a C2 Zoned area Located at the Southeast Corner of Friendship Lane and Highway 87 South.
 - 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

6. DISCUSSION ITEMS

- A. Changes to the site plan for Hotel/Ballroom, Retail and Condo at the "Y" intersection at 1149, 1293, 1389, 1413 and 1449 US Hwy 87 North since the last P&Z Discussion in December.
- B. Discussion of zoning associated with a potential annexation request for residential use on Mariposa Drive backing up to Sunday Circle.
Legal Description: KINMAN SUBD LOT 2BR, 9.37
- C. Director's Report

7. ADJOURN

CERTIFICATION

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



Anna Hudson
Director of Development Services