

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION  
JANUARY 8, 2020  
5:30 P.M.

On this the 8<sup>th</sup> day of January, 2020 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

**PRESENT:**

JANICE MENKING  
JILL TABOR  
JIM JARREAU  
STEVE THOMAS  
POLLY RICKERT  
DARYL WHITWORTH  
BRENDA SEGNER  
TIM DOOLEY  
CHRIS KAISER

**ABSENT:**

**ALSO PRESENT:**

BRIAN JORDAN – Director of Development Services  
DANIEL JONES – City Attorney  
ANNA HUDSON – Historic Preservation Officer  
SHELBY COLLIER – Development Coordinator

Janice Menking called the meeting to order at 5:30 P.M.

**MINUTES**

Brenda Segner moved to approve the minutes of the December 2019 meeting and Jim Jarreau seconded the motion. All voted in favor and the motion carried.

**PUBLIC HEARING**

**Consider (Z-1919) Request to establish R1, Single Family Residential Zoning on approximately 13.404 acres of land situated in Gillespie County, Texas to the West of Ellebracht Drive and South of Lower Crabapple Road, otherwise known as Stoneridge, Unit 10.**

Motion made to open the public hearing by Jim Jarreau seconded by Daryl Whitworth. All voted in favor and the motion carried.

Alan Lindskog presented the application. He stated the Developer is requesting to annex phase 10 and the Stoneridge project.

Motion made to close the public hearing by Daryl Whitworth seconded by Jim Jarreau. All voted in favor and the motion carried.

Brian Jordan, Director of Development, stated over the years, Stone Ridge has annexed and zoned the individual phases as they are developed. The Unit 10 area is located in the northwest portion of the project, near the corner of Lower Crabapple Road and Ellebracht Drive (see the attached exhibit ). The proposed R-1, Single Family Residential zoning is consistent with the remainder of the development and previous phases. Staff recommends approval of the R1, Single Family Residential Zoning.

Motion to recommend approval for R1 Zoning by Jim Jarreau seconded by Polly Rickert. All voted in favor and the motion carried.

### **ACTION ITEMS**

#### **Consider (P-1921) Request by Levi Ellebracht to consider a Preliminary Plat for Stoneridge Unit 10.**

Alan Lindskog presented the application. He stated the Developer is requesting approval of the Preliminary Plat for Stoneridge phase 10. This phase includes 13 acres with 27 residential lots.

Brain Jordan, Director of Development, stated Staff recommends approval of the requested 27 lot development conditioned upon approval of the final Construction Plans prior to the start of construction.

Motion to approve Application P-1921 by Daryl Whitworth per staff recommendation seconded by Jim Jarreau. All voted in favor and the motion carried.

#### **Consider (EC-1906) Request by Ricca Keepers to consider Entry Corridor Design Standards for property located at 621 S. Washington.**

Ricca Keepers presented the application. She stated the property owners are requesting to add a converted shipping container to be used as a Short Term Rental to their property.

Anna Hudson, Historic Preservation Officer, presented Staff findings. She stated the residence at 621 S Washington is adding a Short Term Rental Unit that is a converted shipping container. As such, the project is subject to Entry Corridor Design Standards and Guidelines. It will be located behind the house and will be clad with wood siding. The site plan has been approved administratively.

Given the small size, location at the rear of the property, and proposed cedar siding, staff recommends approval. Outdoor lighting has not been addressed, and any outdoor lighting will have to meet the minimum standards set forth in the City's Lighting Ordinance.

Daryl Whitworth asked if the building shown on the aerial is the requested new construction. Brian Jordan stated that the building shown on the Site Plan is a storage shed.

Tim Dooley voiced his opposition to shipping containers being allowed in the City Limits as homes. Polly Rickert stated that the affordable housing committee is looking at shipping containers as a viable option for housing.

Motion to approve application EC-1906 by Daryl Whitworth per Staff recommendation. Seconded by Chris Kaiser. Tim Dooley voted in opposition all others voted in favor and the motion carried.

### **MISCELLANEOUS**

Brain Jordan stated Staff scheduled a joint meeting with City Council on February 11<sup>th</sup> from 2:00 to 5:00.

**ADJOURN**

With nothing further to come before the Commission, Brenda Segner moved to adjourn. Seconded by Daryl Whitworth . All voted in favor and the meeting was adjourned at 6:16 p.m.

PASSED AND APPROVED this 5<sup>th</sup> day of February 2020.

  
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SHELBY COLLIER, Development Coordinator

  
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JANICE MENKING, Chairman