

**STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG**

**PLANNING & ZONING COMMISSION  
January 5, 2011  
5:30 PM**

On this the 5<sup>th</sup> day of January, 2011, the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

JANICE MENKING - Chairman  
STEVE THOMAS  
CHARLIE KIEHNE  
CHRIS KAISER  
FRITZ METZGER  
BRENDA SEGNER  
GUENTHER MAENIUS  
RON WOELLHOF

ABSENT: JASON HELFRICH

ALSO PRESENT: BRIAN JORDAN - Director of Development Services  
CRAIG WALLENDORF - Director of Public Services  
TAMMIE LOTH - Development Coordinator

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

**SITE PLANS**

**CONSIDER SP-1002 A SITE PLAN FOR A HOLIDAY INN EXPRESS LOCATED AT 500 S. WASHINGTON** - Charlie Domingues, surveyor for the project, presented the application. Mr. Domingues presented the Board members with a packet of information that included the correspondence between Kenneth Kothe, developer of the project, and TXDOT. Mr. Domingues noted TXDOT did not originally approved the requested curb cut for the entrance to the hotel, but after much correspondence they did give Mr. Kothe the permit approval.

**STAFF COMMENTS**

Brian Jordan, Director of Development Services, explained TXDOT did originally say no to the permit but Mr. Kothe convinced them to allow the entrance as proposed. Mr. Kothe based his request on the fact that the area is wide open now and there is no control of where individuals turn in and what he is proposing is for a 30 foot ingress only drive, which would offer more control than what is currently in place. Janice Menking asked Mr. Domingues if the drive was indeed only for entrance and if that criteria was stated on the TXDOT permit. Mr. Domingues commented he believes it is stated on the permit because they are only giving 30 feet. Fritz Metzger stated he has driven by the site many times and this type of controlled entry is probably better than what has been there. Brenda Segner noted if TXDOT approved the entrance at the location the applicants presented, she was also fine with approving it. Charlie Kiehne commented he wanted to hear from TXDOT before they made a recommendation and

since TXDOT approved the entrance, he is comfortable with approving the request. Brian Jordan noted Staff recommendation of approval and reiterated the conditions for approval which include:

1. Approval of the Landscape Plan prior to issuance of a building permit.
2. Approval of final civil plans and addressing all Engineering comments prior to issuance of a building permit.
3. Exterior lighting to be shielded from adjoining properties and approved by Staff.
4. Property to be replatted prior to issuance of a building permit.

Mr. Jordan commented he has spoken to the Director of Public Works about the intersection close to the proposed entrance where several streets come together because it was a concern of the Commission. Mr. Jordan noted there are several problematic intersections in town and they are considering pooling all the intersections and hiring an engineer professional to look at them to evaluate and prioritize the most important ones, and as money becomes available, improve those intersections.

Ron Woellhof moved to approve Application SP-1002 with the conditions set forth by Staff. Fritz Metzger seconded the motion. All voted in favor and the motion carried.

## **PLATS**

**CONSIDER VACATING TRACT 2 OF THE ERNA HEINER SUBDIVISION PLAT** - Carey Bonn presented the application. Mr. Bonn explained the property was platted approximately 20 years ago when one of the siblings wanted to build a house on the property. Mr. Bonn noted the owners of the property are now deceased and their children would like to split the property evenly among them. Mr. Bonn noted they are wanting to vacate the plat so they can immediately turn around and plat the acreage into three tracts, each greater than five acres. Mr. Bonn commented the City wants some right of way for a future road and the details of that still need to be worked out.

## **STAFF COMMENTS**

Brian Jordan, Director of Development Services, noted there was some confusion in regard to how much right-of-way is needed because the City was originally asking for 50 feet to meet the requirements of a ETJ street, but the engineering department has asked for 60 feet to meet the requirement of a city street. Mr. Jordan noted Staff is comfortable they can work out the details with the applicants if the Commission is comfortable with Staff determining the amount of right-of-way needed.

Charlie Kiehne moved to approve Application P-1017 with the condition Staff secure the appropriate amount of right-of-way. Brenda Segner seconded the motion. All voted in favor and the motion carried.

## **MINUTES**

Ron Woellhof moved to approve the minutes from the December 2010 meeting as presented. Brenda Segner seconded the motion. All voted in favor, with the exception of Guenther Maenius and Chris Kaiser who abstained, and the motion carried.

With nothing further to come before the Commission, Ron Woellhof moved to adjourn. Guenther Maenius seconded the motion and the meeting was adjourned at 6:09 p.m.

PASSED AND APPROVED this the 9<sup>th</sup> day of February, 2011.

---

SHELLEY BRITTON, City Secretary

---

JANICE MENKING, Chairman