

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

**PLANNING & ZONING COMMISSION  
May 4, 2011  
5:30 PM**

On this the 4<sup>th</sup> day of May, 2011, the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

BRENDA SEGNER - Vice-Chair  
STEVE THOMAS  
CHARLIE KIEHNE  
CHRIS KAISER  
FRITZ METZGER  
GUENTHER MAENIUS  
RON WOELLHOF

ABSENT: JANICE MENKING  
JASON HELFRICH

ALSO PRESENT: BRIAN JORDAN - Director of Development Services  
CRAIG WALLENDORF - Director of Public Works  
PAT MCGOWAN - City Attorney  
TAMMIE LOTH - Development Coordinator

Brenda Segner called the meeting to order at 5:30 PM.

**MINUTES**

Fritz Metzger moved to approve the minutes from the February 2011 meeting as presented. Ron Woellhof seconded the motion. All voted in favor and the motion carried.

**DISCUSSIONS**

**RECEIVE AN UPDATE AND INFORMATION ON THE PUBLIC WORKS AND ENGINEERING DEPARTMENTS AND ON VARIOUS PUBLIC WORKS PROJECTS THROUGHOUT THE CITY (CRAIG WALLENDORF, PE., DIRECTOR OF PUBLIC WORKS AND UTILITIES** - Craig Wallendorf gave an overview of each department under his supervision which includes the street, water, electric, solid waste and engineering departments. Mr. Wallendorf had a powerpoint presentation which showed each department's budget, the number of

employees and the responsibilities of each department. Mr. Wallendorf also showed photos of the new landfill cell, from the very first step of construction to the finished project. Mr. Wallendorf then had a comparison of Fredericksburg's utility rates to several surrounding cities which showed our rates are very low.

**RECEIVE AN UPDATE ON THE STATUS OF THE WAYFINDING AND GUIDING SIGNAGE PROJECT** - Brian Jordan, Director of Development Services, explained the consultant and staff are still working with Texas Department of Transportation regarding placement of signs. Mr. Jordan noted they are trying to explain the proposal has merit because Fredericksburg is a unique community and the committee doesn't want to have standard issue signage. Mr. Jordan stated he believes they will come to an agreement, but it is just taking a lot more time than was anticipated. Mr. Jordan also noted the signs on the city's right of way can be put in place, but the majority of the signs are in TXDOT's right of way.

**REVIEW POSSIBLE ZONING AMENDMENTS (S. ADAMS/UFER ST., N. ADAMS & TRAVIS, 600 BLK OF W. MAIN ST., AND E. AUSTIN & ELK ST.)** - Brian Jordan, Director of Development Services, informed the Commission of forthcoming applications they will have to consider. The first one Mr. Jordan spoke about was at HEB Grocery. Mr. Jordan noted they are going to propose a 1500 square foot addition to the east side of the building and a diesel fueling station. Mr. Jordan stated one more proposal they will make is to add a shade canopy to the front of the store where plants and outdoor goods are located.

Mr. Jordan then spoke about the piece of property located at the corner of W. Travis and N. Adams. Mr. Jordan stated this property is zoned R-2 and there was previously a business located inside the building, but the building has now been vacant for more than six months and because of that, a business will not be allowed to be put back into the building. Mr. Jordan commented the property will be almost unusable because it is located in the Historic District and the building is rated as such that it can not be torn down, but the structure is not suitable for a residence.

Mr. Jordan stated there is a property on W. Main St. that is still zoned Public Facilities, because it used to belong to the City, among several blocks of C-2 zoning, and that property needs to be changed to C-2. Mr. Jordan noted the property currently has a credit union on site and that use is allowed in a C-2 zoning district.

Mr. Jordan told the Commission the Admiral Nimitz Foundation purchased a piece of property on the corner of E. Austin and Elk and they would like to extend their Public Facilities zoning to that lot. Mr. Jordan commented he told the foundation that was a possibility if the house on the property is operated and made available for rent by the Admiral Nimitz Foundation.

## **ADJOURN**

With nothing further to come before the Commission, Fritz Metzger moved to adjourn. Charlie Kiehne seconded the motion and the meeting was adjourned at 6:59 p.m.

PASSED AND APPROVED this the 8<sup>th</sup> day of June, 2011.

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SHELLEY BRITTON, City Secretary

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JANICE MENKING, Chairman