

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

**PLANNING & ZONING COMMISSION
January 4, 2012
5:30 P.M.**

On this the 4th day of January, 2012, 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 - Chair
CHARLIE KIEHNE
CHRIS KAISER
STEVE THOMAS
RON WOELLHOF
BRENDA SEGNER
MATT LINES
BJORN KIRCHDORFER

ABSENT: JASON HELFRICH

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

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

PUBLIC HEARINGS

PUBLIC HEARING (Z-1109) BY JOSEPH R. MCSPARIN FOR A CONDITIONAL USE PERMIT TO ALLOW CONSUMER REPAIR SERVICES IN A C-1, NEIGHBORHOOD COMMERCIAL ZONING DISTRICT LOCATED AT 904 N. MILAM - It was moved by Ron Woellhof and seconded by Bjorn Kirchdorfer to open public hearing Z-1109 by Joseph R. McSparin for a Conditional Use Permit to allow Consumer Repair Services in a C-1, Neighborhood Commercial Zoning District located at 904 N. Milam. Joseph McSparin presented the application and noted he would like to put a computer repair business in this location because he is currently located on Main Street, which is a tourist location and not convenient for local residents. Mr. McSparin stated he has two employees and usually one car parked at the business. Mr. McSparin noted the location will mainly be a place to meet with customers and occasionally they will drop off a computer for repair, but most of their work is done off site at the business or home of the customer. Mr. McSparin stated he would like an easier access for his customers and would also like to get in the view of local residents.

PUBLIC COMMENTS

Pat Becker at 404 W. Hackberry stated she has no objection to the computer business going into the property but had questions why she had not received a notice before when other businesses went into the property. Brian Jordan, Director of Development Services, explained the reason for the letter and the requirements in the City's ordinance when an application for a Conditional Use Permit is received.

Ron Woellhof moved to close Public Hearing Z-1109. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, explained some of the uses that have been allowed in the building and explained why the nature of the proposed business requires a Conditional Use Permit.

Mr. Jordan noted the applicant does not have a clean site to work with, but has to work with what is already in place and noted parking is limited, but appropriate. Mr. Jordan commented City Staff does not normally like to see parking heading in off the highway, but that is what is there. Mr. Jordan stated the nature of the activity proposed is appropriate and noted Staff recommendation of approval.

Charlie Kiehne moved to approve application Z-1109. Matt Lines seconded the motion. All voted in favor and the motion carried.

MINUTES

Bjorn Kirchdorfer moved to approve the minutes from the December 2011 meeting as presented. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

DISCUSS COUNTY PROPERTY AT 1601 E. MAIN AND CONSIDER INITIATING A PUBLIC HEARING TO CHANGE THE ZONING ON SAID PROPERTY

- Brian Jordan, Director of Development Services, noted there are two combinations of properties Staff would like the Commission to look at to see if they believe a public hearing should be initiated to change the zoning. The first property Mr. Jordan spoke about it where the law enforcement center is located and explained the only zoning the city has in place that allows a detention center is Public Facilities. Mr. Jordan noted the subject property is currently zoned M-2, Medium Manufacturing, and there is a possibility a new jail facility could be built on-site and at that time the County would have to go through a zoning change request.

Charlie Kiehne asked why this would not be considered spot zoning and Mr. Jordan explained there are small areas around town that are zoned Public Facilities because that zoning is put in place to identify what the use is. Bjorn Kirchdorfer stated he was in favor of being pro-active and initiating the zoning change now.

Bjorn Kirchdorfer moved to direct City Staff to initiate a zoning change at 1601 E. Main Street. Brenda Segner seconded the motion. All voted in favor and the motion carried.

DISCUSS PROPERTIES AT 603 AND 605 S. WASHINGTON STREET, AND 508 LONGHORN STREET, AND CONSIDER INITIATING A PUBLIC HEARING TO CHANGE THE LAND USE AND ZONING ON SAID PROPERTIES

- Brian Jordan, Director of Development Services, noted this comes from a public hearing that was held last month when a property in this vicinity was re-zoned at the owner's request. Mr. Jordan stated one of the councilmen suggested the city rezone the two adjoining tracts as well. Mr. Jordan noted he has not contacted the property owners yet but he believes it may be beneficial to them to have it re-zoned to Commercial. Mr. Jordan stated it would probably be best to contact the owners before a zoning change is initiated to get their input. Mr. Jordan also noted he believes either all the tracts should be re-zoned or none of them so as to keep the zoning districts in line. The Commission agreed with Mr. Jordan and directed City Staff to contact the owners about re-zoning their property.

ADJOURN

With nothing further to come before the Commission, Bjorn Kirchdorfer moved to adjourn. Brenda Segner seconded the motion and the meeting was adjourned at 6:17 p.m.

PASSED AND APPROVED this the 8th day of February, 2012.

SHELLEY BRITTON, City Secretary

JANICE MENKING, Chairman