



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, MAY 5, 2021 ~ 5:30 P.M. **ROCKBOX THEATER at 109 N. LLANO ST**

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member

Chris Kaiser, Member
Jill Tabor, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in a regular session on **Wednesday, May 5, 2021, at 5:30 p.m.** The meeting will be in person at the Rockbox Theater at 109 N. Llano St. This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube
<https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

April 2021 regular meeting minutes

4. PUBLIC COMMENTS

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the City Council is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on May 3, 2021.
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 Rock Box Theater in order to comment.

You will be limited to 3 minutes to speak.

The Planning and Zoning Commission (P&Z) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the P&Z regarding an item on this agenda is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda and shall be limited to 3-minutes in duration. At the discretion of the P&Z Chair, or upon an affirmative vote of the P&Z, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the P&Z to complete its legislative agenda. Persons addressing the P&Z are prohibited from trading time with other speakers or reserving of time.

5. PUBLIC HEARINGS

- A. REQUEST #Z-2104 BY KEVIN SPRAGGINS WITH VEI CONSULTING ENGINEERS TO:
- 1) CONSIDER A REQUEST TO CHANGE THE FUTURE LAND USE PLAN FROM “EMPLOYMENT CENTER” (EC) TO “COMMERCIAL CENTER” (CC) FOR APPROXIMATELY 17.461 ACRES OF LAND OUT OF THE THOMAS J. STELL SURVEY NO. 44, ABSTRACT NO. 646, LOCATED AT 3255 S. SH-16.
 - 2) CONSIDER A REQUEST FOR VOLUNTARY ANNEXATION AND REQUESTED ZONING OF “COMMERCIAL” (C-2) FOR APPROXIMATELY 17.461 ACRES OF LAND OUT OF THE THOMAS J. STELL SURVEY NO. 44, ABSTRACT NO. 646, LOCATED AT 3255 S. SH-16.
 - 3) CONSIDER A REQUEST FOR A “CONDITIONAL USE PERMIT” (CUP) TO ALLOW A LAND USE OF “CAMP GROUNDS” FOR APPROXIMATELY 17.461 ACRES OF LAND OUT OF THE THOMAS J. STELL SURVEY NO. 44, ABSTRACT NO. 646, LOCATED AT 3255 S. SH-16.
- B. REQUEST #Z-2105 REQUEST BY WHITNEY KOCH WITH MUSTARD DESIGN TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 5.400 FOR CONDOMINIUM RESIDENTIAL USE ON A C1 ZONED PROPERTY LOCATED AT 815 WELLNESS COURT.
- C. REQUEST #Z-2106 REQUEST BY JOSEPH SIMMONS TO:
- 1) CONSIDER A LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT 305 N. ELK STREET AND 502 AND 506 E. SCHUBERT STREET.
 - 2) CONSIDER A ZONING CHANGE FROM R1, SINGLE FAMILY RESIDENTIAL, TO R2, MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 305 N. ELK STREET AND 502 AND 506 E. SCHUBERT STREET.
- D. REQUEST #Z2107 REQUEST BY YVONNE B. KLAERNER, OWNER, TO:
- 1) CONSIDER A REQUEST FOR VOLUNTARY ANNEXATION AND REQUESTED ZONING OF “MULTI-FAMILY RESIDENTIAL” (R-3) FOR APPROXIMATELY 10 ACRES OF LAND OUT OF THE B. ADAME SURVEY NO. 123, ABSTRACT NO. 1714, LOCATED AT 701 W. LIVE OAK ST.

6. ACTION ITEMS

- A. DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST #Z-2014

- B. DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST #Z-2105
- C. DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST #Z-2106
- D. CONSIDER #P-2108 REQUEST BY MARK CORNETT WITH CORNETT ENGINEERING FOR A PRELIMINARY PLAT OF THE ALSADAT ESTATES SUBDIVISION LOCATED AT 318 E. COLLEGE STREET.
- E. CONSIDER #SP-2105 REQUEST BY WHITNEY KOCH WITH MUSTARD DESIGN FOR SITE PLAN APPROVAL OF AN OFFICE PROJECT.

7. ADJOURN

This is to certify that I, Jason Lutz, posted this Agenda before 5:00 PM. on April 30, 2021 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Jason Lutz,
Director of Development Services