

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

**PLANNING & ZONING COMMISSION
April 7, 2021
5:30 P.M.**

On this the 7th day of APRIL 2021 the PLANNING AND ZONING COMMISSION convened in regular Session via Zoom with the following members present to constitute a quorum:

PRESENT: JANICE MENKING
CHRIS KAISER
JEFF LAWRENCE
TIM DOOLEY
JIM JARREAU
JILL TABOR
STEVE THOMAS
DARYL WHITWORTH

ABSENT: CHRIS KAISER
BRENDA SEGNER

ALSO, PRESENT: JASON LUTZ – 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

Jim Jarreau moved to approve the minutes of the March 2021 meeting and Jill Tabor seconded the motion. All voted in favor and the motion carried.

ACTION ITEMS

Consider P-2105 – Request by Kevin Spraggins on behalf of Fredericksburg Land Holdings, LLC for a Final Plat of the Lost Draw Subdivision located on West Live Oak Street, East of Kerr Road.

Kevin Spraggins presented the application. He stated the Commission recently viewed the Preliminary Plat for this project and not much has changed.

Jason Lutz, Director of Development Services stated Staff recommends approval conditional upon the following: Acceptance of a financial surety by City Council, approval of the Construction Plans prior to the start of construction, label Lost Draw Road as “Public Rights-of-Way”, remove all references and depictions of structures, fences, street pavement sections and other information not needed for recording of the plat. A parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat, add “AC” to Lot one and provide a flood study for the development to establish the base flood elevation and extent of the 100-year floodplain. Provide an easement for the floodplain based on the results of the flood study in accordance with Section 6.07 of the City’s subdivision ordinance. Dedicate floodplain easement & add appropriate notes to the plat.

Jill Tabor made a motion to Approve Application P-2015 Per Staff recommendation. Seconded by Tim Dooley. All voted in favor and the motion carried.

Consider SP-2102 – Request by Whitney Koch on behalf of Woerner Warehouse for an off-site parking agreement for a Site Plan located at 405 E. Live Oak Street

Whitney Koch presented the application. She stated her applicant plans to build an additional onto an existing structure at 405 E. Live Oak and has entered into an Off-Site Parking agreement to supply parking for this project.

Jason Lutz, Director of Development stated A Site Plan has been submitted to convert the property at 405 E. Live Oak St into a restaurant (new location of Woerner Café). The Site Plan has been reviewed and is pending consideration and approval of their off-site or remote parking proposal. As part of their plan, a total of 22 parking spaces are required. They are proposing that 7 parking spaces be located on site and the remaining 15 spaces and the dumpster pad be located on the adjoining vacant property to the west (see attached Site Plan & maps). The parking agreement is for a term of 5 years.

Given the limited amount of parking provided on site and the short lease term, staff has major concerns regarding the parking proposal. Since the agreement is for a period of 5 years, there exists the possibility that the parking area could go away through redevelopment of the property leaving the restaurant with only 7 spaces on site, all of which would not be accessible from the street. Staff recommends that a condition of approval be that this parking agreement would need to be for a term equal to the life of the building.

Should the parking agreement be approved, staff can recommend approval of the proposed site plan with the following conditions: landscape plan be provided and approved prior to the commencement of construction, provide detention for the development in accordance with the City's stormwater control ordinance, and should the site plan need to be modified to account for detention, staff will bring the site plan back to P&Z for review and approval.

Whitney Koch wanted to inform the Commission that it is the Applicants intent to purchase the neighboring property.

Tim Dooley commented that if the applicant intends to purchase the neighboring lot, then he would like to see the deed for that prior to considering this request.

Jim Jarreau made a motion to Approve Application SP-2102. Steve Thomas Seconded the motion. Tim Dooley voted in opposition, all others voted in favor and the motion carried.

Consider SP-2103 – Request by Andy Bray on behalf of Riparian Research Corporation for a Site Plan for a Multi-Family Residential project located at 813 Wellness Court.

Andy Bray presented the Application.

Jason Lutz, Director of Development said A Site Plan has been submitted to develop the property at 813 Wellness Court into a Multi-family apartment complex. The proposed complex will be developed with eleven (11) one-bedroom multi-family type units, outdoor amenities such as a pool, covered and open outdoor areas, required onsite parking, covered trash enclosure, landscaping, and dark sky compliant lighting. The wood framed, one -bedroom units will be single story, have a covered porch, be equipped with a fire sprinkler.

The Site Plan has been reviewed and meets all city code regarding land use and development regulations. The only outstanding issues are regarding drainage easements and fire protection (see the conditions listed by staff).

The fire code requires an extension of the fire lane along the northern property line to provide adequate fire coverage for all the units (see redline on the proposed site plan). The applicant has not provided the updated site plan, but they have been communicating with the fire marshal to meet his requirements.

Staff recommends Approval conditioned upon the following: Landscape plan be provided and approved prior to the commencement of construction, provide detention for the development in accordance with the City's stormwater control ordinance, utilize drainage easement across the neighboring tract for conveying storm water to the detention pond instead of conveyance through the cul-de-sac and extend the fire lane further onto the site, along the northern property line, in order to provide adequate fire protection coverage.

Jim Jarreau made a motion to Approve Application SP-2103. Chris Kaiser Seconded the motion. All voted in favor and the motion carried.

Consider Z-2101 – Request by John Needham with Seco Enterprises LLC for Annexation and Requested Zoning of a Planned Unit Development (PUD) for Approximately 5.044 Acres of Land Located on the West Side of South Eagle Street, Approximately 1,000 Feet South of the Southwest Corner of Friendship Lane and South Eagle Street.

John Needham with Seco presented the application.

Jason Lutz, Director of Development said the applicant is requesting annexation in order to develop a mixed-use development that will contain multi-family structures, single-family type structures, commercial facilities, and office/live work facilities.

The project area consists of approximately 32 acres of land located at the southwest corner of friendship lane and south eagle street. Approximately 27 acres are in the City limit and an additional 5 acres of land located in the ETJ.

The applicant is requesting a zoning designation of Planned Unit Development (PUD), for the 5 acres being annexed to obtain the correct zoning for the project. The PUD zoning requested is the same zoning and regulations approved by P&Z and Council regarding the adjacent property, currently in the City limits.

Staff recommends approval with the request requiring final approval from City Council.

Jim Jarreau made a motion to recommend Approval of Application SP-2103. Steve Thomas Seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Jill Tabor. All voted in favor and the meeting was adjourned at 6:12 p.m.

PASSED AND APPROVED this 5th day of May 2021.



SHELBY COLLIER, Development Coordinator



JANICE MENKING, Chairman