

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
January 6, 2021
5:30 P.M.

On this the 6th day of JANUARY 2021 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

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

ABSENT: CHRIS KAISER

ALSO, PRESENT: BRIAN JORDAN – Director of Development Services
GARRET BONN – City Engineer
DANIEL JONES – City Attorney
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 December 2020 meeting and Jeff Lawrence seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider P-2023– Request by Luke Barnett to Replat Lot 5 of the Walters Addition Located at 504 N. Milam Street, into Two Lots, One Fronting on North Milam Street, and the Other Fronting on Pecan Street.

Motion to open Public Hearing made by Tim Dooley seconded by Jim Jarreau. All voted in favor and the motion carried.

Luke Barnett presented the application. He stated it is his desire to subdivide the lot into two lots, one fronting on North Milam Street and the other fronting on Pecan Street.

Motion to close Public Hearing made by Tim Dooley seconded by Jim Jarreau. All voted in favor and the motion carried.

Brian Jordan, Director of Development, stated Staff recommends approval, conditioned upon the removal of the structure encroaching on the proposed lot line prior to recordation of the plat.

Motion to Approve Application P-2023 made by Jim Jarreau Seconded by Daryl Whitworth. All voted in favor and the motion passed.

PLAT

Consider P-2027 – Request by Kevin Spraggins on behalf of Fredericksburg Land Holdings, LLC for a Preliminary Plat of the Lost Draw Subdivision located on West Live Oak Street, East of Kerr Road.

Kevin Spraggins presented the application. He stated the Preliminary Plat consists of 13 plus acres that would be subdivided into 6 lots that would have their own well and septic systems.

Brian Jordan, Director of Development Services stated the project will be served by the creation of Lost Draw Road, an ETJ roadway extending out to Live Oak Street. Each lot will include the standard ETJ well and septic setbacks. In addition, there is currently an overhead utility line crossing the property.

Staff recommends approval conditioned upon Approval of the Final Plat and Final Construction prior to the start of construction.

Daryl Whitworth made a motion to approve Application P-2027 per Staff recommendation. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

Consider P-2029 – Request by Mark Sparrow on behalf of HK Fredericksburg, LLC for a Preliminary Plat of The Friendship Oaks Subdivision Formerly Known as The Heather Glenn Subdivision Located on the South Side of Friendship Lane in the Vicinity of South Creek Street.

Mark Sparrow presented the application. He stated he is requesting approval for a Preliminary Plat for the Friendship Oaks Subdivision.

Brian Jordan, Director of Development Services stated the project will be served by the extension of S. Creek Street. Internal streets will be provided to serve all the proposed lots within the development. In addition, street extensions are proposed onto adjoining property for future connections.

Section 6.14 of the Subdivision Ordinance requires screening where lots back onto a thoroughfare or collector roadway. Since Creek Street is a collector roadway, a preliminary screening plan is to be submitted with the Preliminary Plat. No plan has been provided. Per the Annexation Agreement, a public sidewalk will be provided along the extension of S. Creek Street and along the south side of Friendship Lane.

Staff Recommends approval conditioned upon the following: Approval of the Final Plat and Final Construction Plans for each phase prior to the start of construction. Approval of a screening plan for along Creek Street prior to consideration of a Final Plat for the first phase. The Annexation Agreement approved by the City Council July 1, 2019 shall govern the responsibilities of the City and the Developer.

Brenda Segner made a motion to approve Application P-2029 per Staff recommendation. Jim Jarreau seconded the motion. All voted in favor and the motion carried.


The Commission made it a point to thank Mr. Brian Jordan, Director of Development Services, for his many years of service to the City of Fredericksburg. Mr. Jordan will be retiring, and a new Director will start on February 1, 2021.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Brenda Segner. All voted in favor and the meeting was adjourned at 6:10 p.m.

PASSED AND APPROVED this 3rd day of February 2021.


SHELBY COLLIER, Development Coordinator


JANICE MENKING, Chairman