

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

**PLANNING & ZONING COMMISSION
March 3, 2021
5:30 P.M.**

On this the 3rd day of MARCH 2021 the PLANNING AND ZONING COMMISSION convened in regular Session via Zoom 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: JASON LUTZ – Director of Development Services
GARRET BONN – City Engineer
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 February 2021 meeting and Jill Tabor seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider Z-2101 – Request by John Needham with Seco Enterprises LLC to Change the Zoning from Mixed Use Residential Zoning District (R2) to a Planned Unit Development (PUD) for Approximately 27.491 Acres of Land Located at the Southwest Corner of Friendship Lane and South Eagle Street.

Brenda Segner recused herself.

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

Joshua Needham presented the application. He stated this project is a Multi-family development with a focus on affordable housing and also provides single family units for rent.

Kelly Musselman spoke in protest of the project.

Buzz White spoke regarding concerns for the area. He stated the intersection at South Eagle and Friendship is busy and is concerned that a large development would make the intersection more dangerous.

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

Jason Lutz, Director of Development, stated as discussed, the applicant is requesting several changes to accommodate its planned Mixed-Use Development. In order to accommodate the use proposed by the applicant, it is necessary to have the appropriate land use designation, zoning, and the remaining portion of the property annexed into the City before the applicant can apply for their project.

In reviewing the current Land Use Plan and Zoning for the subject property and other properties in the area, the main concern from staff's perspective is does this area make sense for a higher density and mix of commercial uses than what the current zone allows.

Given the size and category of Friendship Lane as a Major Arterial, that connects two entry corridor areas, that the MU-2 zone intent meets most of the requirements for this area, adequate utilities are available, and that the PUD gives the City some protection from future changes, staff recommends approval of the requested future land use changes and the requested zoning changes with the following conditions. The Rear Setback be 25' and the middle access point, in front of the leasing office, not be permitted.

Jim Jarreau asked Joshua Needham what the price point was for the residential units. Joshua responded they are targeting an income group of 50K – 75K which would put the monthly cost at \$1150 - \$1350 for apartments and \$2,000 - \$2,300 for the Single-Family Units.

Jill Tabor made the comment that the developers price points seemed a little high for the area.

Tim Dooley stated he has real concerns regarding a few of the uses that would be allowed with the application as proposed. He would like to disallow the following uses: Cocktail Lounge, Food Sales, Laundry Services, Liquor Sales, Mobile Food, Outdoor Entertainment, Custom Manufacturing, Kennels and Drive in Fast Food. He asked for clarification on the definition of Convenience Services, which was provided by Jason Lutz. He stated that this use, Convenience Services could be allowed as a CUP. He was also vocal about the need for Outdoor Amplified music to be banned in this area.

Daryl Whitworth commented on the 3 story buildings on the corner of South Eagle and Friendship. He said he did not think the 3 stories were overly intrusive especially considering the proximity to 290 East and businesses like Walmart and the La Quinta.

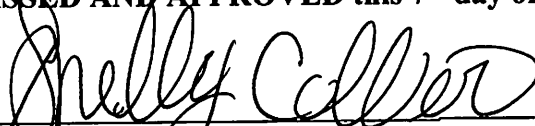
Motion to recommend Approval of Application Z-2101-A per Staff recommendation excluding the following uses: Cocktail Lounge, Outdoor Amplified Music, Food Sales, Laundry Services, Liquor Sales, Mobil Food, Outdoor Entertainment, Drive-In Fast Food, Custom Manufacturing, Kennels. With Convenience Services allowed as a Conditional Use and MF – 1 &2 located on Tract A should be 2 story not 3 story made by Jim Jarreau Seconded by Tim Dooley. All voted in favor and the motion carried.

Motion to recommend Approval of Application Z-2101B &C Per Staff recommendation made by Daryl Whitworth. Seconded by Jim Jarreau. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Daryl Whitworth moved to adjourn. Seconded by Steve Thomas. All voted in favor and the meeting was adjourned at 7:13 p.m.

PASSED AND APPROVED this 7th day of April 2021.



SHELBY COLLIER, Development Coordinator



JANICE MENKING, Chairman