

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

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

On this the 7th day of JULY 2021 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center located at 1601 E. Main Street with the following members present to constitute a quorum:

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

ABSENT:

ALSO, PRESENT: JASON LUTZ – Director of Development Services
DANIEL JONES – City Attorney
ANNA HUDSON – Historic Preservation Officer
SHELBY COLLIER – Associate Planner

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

MINUTES

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

ACTION ITEMS

REQUEST #Z-2110 REQUEST BY MARK SPARROW TO CONSIDER THE FOLLOWING:

A ZONING CHANGE FROM R2, MIXED RESIDENTIAL, TO R3, MULTI – FAMILY RESIDENTIAL ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 10.143 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A LAND USE CHANGE FROM, MEDIUM DENSITY RESIDENTIAL (MDR), TO HIGH DENSITY RESIDENTIAL (HDR) ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 10.143 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A ZONING CHANGE FROM R2, MIXED RESIDENTIAL, TO R1A, SINGLE-FAMILY RESIDENTIAL, SMALL LOT ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 0.3 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A LAND USE CHANGE FROM, MEDIUM DENSITY RESIDENTIAL (MDR), TO LOW DENSITY RESIDENTIAL (LDR) ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 0.3 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A ZONING CHANGE FROM R1A, SINGLE-FAMIL RESIDENTIAL – SMALL LOT, TO R3, MULTI –

FAMILY RESIDENTIAL ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 4.76 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A LAND USE CHANGE FROM, LOW DENSITY RESIDENTIAL (LDR), TO HIGH DENSITY RESIDENTIAL (HDR) ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 4.76 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A ZONING CHANGE FROM R1A, SINGLE-FAMIL RESIDENTIAL – SMALL LOT, TO R3, MULTI – FAMILY RESIDENTIAL ON PROPERTY LOCATED APPROXIMATELY 1,600 FEET EAST OF THE INTERSECTION AT FRIENDSHIP LANE AND US HIGHWAY 87LANE ON A 5.986 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A LAND USE CHANGE FROM, LOW DENSITY RESIDENTIAL (LDR), TO HIGH DENSITY RESIDENTIAL (HDR) ON PROPERTY LOCATED APPROXIMATELY 1,600 FEET EAST OF THE INTERSECTION AT FRIENDSHIP LANE AND US HIGHWAY 87LANE ON A 5.986 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

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

Mark Sparrow, the applicant for the project spoke regarding the desire to change the zoning and land use as stated.

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

Jason Lutz, Director of Development Services stated The applicant is requesting a zoning change from Mixed Residential (R2) to Single-family Residential – Small Lot (R1A) for approximately 0.3 acres, a zoning change from Mixed Residential (R2) to Multi-family Residential (R3) for approximately 10.143, a zoning change from Single-family Residential – Small Lot (R1A) to Multi-family Residential (R3) for approximately 4.46 acres, and a zoning change from Single-family Residential – Small Lot (R1A) to Multi-family Residential (R3) for approximately 5.986 acres. Prior to the Commission recommending a change to the zoning districts, multiple land use changes would also need to be made to the City’s Future Land Use Plan map.

The applicant has requested corresponding land use changes in addition to the requested zoning changes. The requests are a land use change from Medium Density Residential (MDR) to Low Density Residential (LDR) for approximately 0.3 acres, a land use change from Medium Density Residential (MDR) to High Density Residential (HDR) for approximately 10.143, a land use change from Low Density Residential (LDR) to High Density Residential (HDR) for approximately 4.46 acres, and a land use change from Low Density Residential (LDR) to High Density Residential (HDR) for approximately 5.986 acres.

Recommendation:

Staff recommends approval of the requested Future Land Use and zoning changes for the 10.143 acre tract due to its location adjacent to commercial property. Staff also recommends approval of the requests regarding the 0.3 acre tract to keep consistency in the development.

Staff recommends approval for the 4.76 acre tract, as this tract abuts C1.5 Zoning not R1, single-family residential as stated in error in the packet. Staff will support the requested changes for only the portion of this tract that is adjacent to the commercial tract.

Staff recommend denial of the requested changes to the 5.986 acre tract as this portion of the property is also adjacent to single-family residential property and given.

Tom Musselman, current City Council Member and Friendship Lane resident, spoke regarding high density along Friendship and the need for a Traffic Impact Analysis (TIA).

Jim Jarreau made a motion to approve a Zoning Change from R2, Mixed Residential, to R3, Multi-Family Residential on property located east of US Hwy 87 South and South of Friendship Lane on a 10.143 Acre tract of the proposed Friendship Oaks Subdivision and a Land Use Change from Medium Density Residential (MDR), to High Density Residential, (HDR) on property located east of US Hwy 87 South and South of Friendship Lane on a 10.143 Acre tract of the proposed Friendship Oaks Subdivision.

A Zoning Change from R2, Mixed Residential, to R1-A, Single-Family Residential, Small Lot on property located east of US Hwy 87 South and South of Friendship Lane on a 0.3 Acre tract of the proposed Friendship Oaks Subdivision. A Land Use Change from Medium Density Residential (MDR), to Low Density Residential (LDR) on property located east of US Hwy 87 South and South of Friendship Lane on a 0.3 Acre tract of the proposed Friendship Oaks Subdivision.

A Zoning Change from R1-A, Single-Family Residential, Small Lot, to R3, Multi-Family Residential on property located approximately 1,600 Feet East of the intersection at Friendship Lane and US Hwy 87 on a 5.986 Acre Tract of the proposed Friendship Oaks Subdivision. And a Land Use Change from Low Density Residential (LDR), to High Density Residential (HDR) on property located approximately 1,600 Feet East of the intersection at Friendship Lane and US Hwy 87 on a 5.986 Acre Tract of the proposed Friendship Oaks Subdivision. Seconded by Tim Dooley. All voted in favor and the motion carried.

Jim Jarreau made a motion to deny a Zoning Change from R1-A, Single Family Residential-Small Lot, to R3, Multi-Family Residential on property located Approximately 1,600 Feet East of the intersection at Friendship Lane and US Hwy 87 South on a 5.986 Acre Tract of the proposed Friendship Oaks Subdivision and a Land Use Change from, Low Density Residential (LDR), to High Density Residential (HDR) on property located Approximately 1,600 Feet East of the intersection at Friendship Lane and US Hwy 87 South on a 5.986 Acre Tract of the proposed Friendship Oaks Subdivision.

CONSIDER #SP-2106 BY JOHN PURR WITH ROOT ARCHITECTURE FOR SITE PLAN APPROVAL OF A MULTI-FAMILY PROJECT LOCATED AT 619 WEST LIVE OAK ST.

John Purr with Root Architecture presented the application. He stated it was his clients desire to redevelop this existing property into a 71 unit apartment complex. The units will be 1 bed/1 bath with the new construction being 2 story.

Jason Lutz, Director of Development Services stated the applicant is requesting approval of a Site Plan for a proposed 71 Unit Multi-Family project that consists of 99 parking spaces and will require plating and park land dedication fees.

Jim Jarreau made a motion to Approve Application SP-2106 per Staff Recommendation. Seconded by Jill Tabor. All voted in favor and the motion carried.

DISCUSSION ITEMS

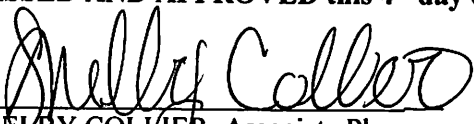
PRESENTATION BY HISTORIC PRESERVATION OFFICER ON HISTORIC DISTRICT DESIGN GUIDELINESE/STANDARDS.

Anna Hudson, Historic Preservation Officer, informed the commission that the Historic Review Board has been working on new Historic District Design Guidelines and Standards. She presented a Power Point that highlighted the proposed changes and the intent of the document.

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 6:28 p.m.

PASSED AND APPROVED this 4th day of August 2021.


SHELBY COLLIER, Associate Planner


JANICE MENKING, Chairman