

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

**PLANNING & ZONING COMMISSION
AUGUST 4, 2021
5:30 P.M.**

On this the 4th day of AUGUST 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
DARYL WHITWORTH
EMILY KIRCHNER
TIM DOOLEY
JIM JARREAU
STEVE THOMAS
POLLY RICKERT @ 5:36

ABSENT: JEFF LAWRENCE
JILL TABOR

ALSO, PRESENT: JASON LUTZ – Director of Development Services
DANIEL JONES – City Attorney
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 July 2021 meeting and Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

ACTION ITEMS

REQUEST #Z-2113 BY STEVE AND MARSHA MENGLE TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.510 TO CONSTRUCT A FIRST FLOOR BED & BREAKFAST UNIT IN THE HISTORIC SHOPPING DISTRICT OVERLAY ON PROPERTY LOCATED AT 211 WEST AUSTIN.

Steve Thomas recused himself and left the table.

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

Brandon Weinheimer presented the application on behalf of the applicant. He stated it is the applicants desire to construct a Short-Term Rental Complex to include 8 Short Term Rentals, an Office, Commercial Kitchen and living quarters for an onsite manager.

Mike Haley, who lives at 209 West Austin, spoke in protest. He stated he lives next door full time, and he has concerns with the increase in noise, trash, traffic, and potential run-off issues this development could create.

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 conditional use permit for the property at 211 W. Austin St. to construct a first-floor bed and breakfast unit.

Recommendation:

Based on the CBD zoning district land use chart and allowed uses, staff recommends approval of the requested CUP.

Daryl Whitworth made a motion to recommend Approval for Z-2113 conditioned upon a recommendation of an 8 ft tall perimeter fence for the East and West sides of the property. This recommendation is for the consideration of the Historic Review Board. Jim Jarreau Seconded the Motion. All voted in favor and the motion carried.

REQUEST #Z-2114 BY WES AND TAMMY PACK TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.510 TO CONSTRUCT A FIRST FLOOR BED & BREAKFAST UNIT IN THE HISTORIC SHOPPING DISTRICT OVERLAY ON PROPERTY LOCATED AT 514 WEST AUSTIN.

Steve Thomas continued to recuse himself and did not join the table.

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

Randy Stehling presented the application on behalf of the applicant. He stated it was the Applicants desire to construct 3 additional Short Term Rental Units to 514 West Austin which currently has 2 Short Term Rentals in operation.

Greg Kaderli, who lives at 611 West San Antonio, spoke in protest.

Rebecca Davis spoke in protest on behalf of Mrs. Montgomery who owns property at 515 West San Antonio.

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

Recommendation:

Jason Lutz, Director of Development Services stated the applicant is requesting a conditional use permit for the property at 514 W. San Antonio St. to construct a first-floor bed and breakfast unit.

Based on the property's location, between 3 single-family residential properties, staff can support approval of the requested CUP with additional conditions or reconfiguration of the parking and additional setbacks of the spa area. If the applicant does not agree with additional conditions or site modifications, staff recommends denial of the requested CUP.

Jim Jarreau made a motion to recommend Approval for Z-2114 conditioned upon construction of an 8 ft privacy fence around the perimeter of the property as well as an occupancy limit of 2 per unit for the proposed new units. Tim Dooley Seconded the Motion. All voted in favor and the motion carried.

REQUEST P-2119 BY JOSHUA NEEDHAM WITH SECO VENTURES FOR A PRELIMINARY PLAT OF THE PROPOSED SECO SUBDIVISION FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

Steve Thomas returned to the Table as a voting member.

Joshua Needham presented the application. He stated it was their intent to plat approximately 32.54 acres into 4 lots for the Seco Development.

Recommendation:

Jason Lutz, Director of Development Services stated Staff recommends approval of the proposed Preliminary Plat conditioned upon deferral of the Plat Notes to the Final Plat.

Jim Jarreau made a motion to Approve P-2119 per Staff Recommendation. Tim Dooley Seconded the Motion. All voted in favor and the motion carried.

REQUEST P-2121 BY MARK SPARROW ON BEHALF OF HK FREDERICKSBURG FOR A FINAL 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 they were asking approval for the Final Plat.

Recommendation:

Jason Lutz, Director of Development Services stated the applicant is requesting Final Plat approval for Phase one of the Friendship Oaks Subdivision.

Staff recommends approval of the proposed final plat with the conditions that the plat be recorded after Construction Plans are reviewed, approved, and constructed or if prior to construction of public infrastructure, a financial guarantee is presented and accepted by the City Council and all parkland fees are paid.

Jim Jarreau made a motion to Approve P-2121 per Staff Recommendation. Daryl Whitworth Seconded the Motion. All voted in favor and the motion carried.

REQUEST SP-2110 BY TAMI KING FOR SITE PLAN APPROVAL OF A NEW VFW HALL LOCATED AT 710 SOUTH WASHINGTON.

Cass Phillips presented the application on behalf of the applicant. He stated the local VFW Chapter had been working on the proposed Site Plan for a few years and it is their intent to demolish the existing building a construct a new building towards the rear of the property. He stated this would be a phased project as the existing building currently serves as the cantina and would be demolished after the new facility is built.

Recommendation:

Jason Lutz, Director of Development Services stated the applicant is requesting site plan approval of a new hall.

Staff recommends approval of the proposed site plan on the conditions that the building elevations and proposed landscaping be reviewed and approved for Entry Corridor compliance prior to the issuance of a building permit. A full review of the plan will be conducted as part of the Civil Construction Plan Review Phase. As noted on the site plan, the City will review the drainage plans for the proposed development. TxDOT will also need to review and approve the plans since the site drains onto State ROW. Sidewalks will be required along the S. Washington frontage of the property, in accordance with the City's adopted Sidewalk Plan. If the sidewalk lies within State ROW, TxDOT approval will be required in addition to the driveway approval that

is noted on the site plan.

Tim Dooley made a motion to Approve SP-2110 per Staff Recommendation. Jim Jarreau Seconded the Motion. All voted in favor and the motion carried.

REQUEST SP-2111 BY KEVIN SPRAGGINS FOR SITE PLAN APPROVAL OF THE VINEYARD HILLS RV RESORT LOCATED AT 35255 SOUTH HIGHWAY 16.

Kevin Spraggins presented the application. He stated he is requesting approval of the Vineyard Hills RV Resort Site Plan. He reminded the Commission they previously saw this project for annexation and Zoning.

Recommendation:

Jason Lutz, Director of Development Services stated the applicant is requesting approval of a Site Plan for the proposed Vineyard Hills RV Resort. This project will include accommodations for RV's and Motorcoaches as well as an amphitheater, laundry and bath house, clubhouse, pavilion, maintenance facility as well as several outdoor amenities such as pickle ball courts, corn hole and washer pits.

Staff recommends approval of the proposed site plan with the following conditions. All signage to comply with current Sign Ordinance. The building elevations and proposed landscaping be reviewed and approved for Entry Corridor compliance prior to the issuance of a building permit. A full review of the plan will be conducted as part of the Civil Construction Plan Review Phase. TxDOT approval will be required for the drive approaches on HWY 16 South. TxDOT approval will be required for utilities installed in HWY 16 South. The location of the utilities (water and sewer) will need to be determined as part of the Civil Construction Plan review. They are currently shown to be installed in TXDOT right-of-way, but water will need to be installed on private property within public water line easements as noted on the site plan, the City will review the drainage plans for the proposed development. TxDOT will also need to review and approve the plans since the site drains onto State ROW.

Polly Rickert made a motion to Approve SP-2111 per Staff Recommendation. Emily Kirchner Seconded the Motion. All voted in favor and the motion carried.

DISCUSSION ITEMS

Provide Update Regarding Potential Short Term Rental Ordinance Amendment

Jason Lutz informed the Board of the next steps in the proposed Short Term Rental Ordinance Amendments for including upcoming timelines and when they could expect to see a rough draft of Staff's recommended changes.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Tim Dooley. All voted in favor and the meeting was adjourned at 7:16 p.m.

PASSED AND APPROVED this 8th day of September 2021.


SHELBY COLLIER, Associate Planner


JANICE MENKING, Chairman