CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA
WEDNESDAY, JANUARY 8, 2020 ~ 5:30 P.M.
LAW ENFORCEMENT CENTER ~ 1601 EAST MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Brenda Segner, Member
Chris Kaiser, Member

Polly Rickert, Member
Jill Tabor, Member
Tim Dooley, Member
Steve Thomas, Member

The Planning and Zoning Commission will meet in a regular session on January 8, 2020 at 5:30 p.m. in the Conference Room at City Hall, 126 West Main Street, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on January 3, 2020 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES
   December 2019 regular meeting minutes

4. PUBLIC COMMENTS

   The Planning and Zoning Commission (P&Z) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the P&Z regarding an item on this agenda is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda, and shall be limited to 3-minutes in duration. At the discretion of the P&Z Chair, or upon an affirmative vote of the P&Z, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the P&Z to complete its legislative agenda. Persons addressing the P&Z are prohibited from trading time with other speakers or reserving of time.

5. PUBLIC HEARING

   A. Consider (Z-1919) Request to establish R1, Single Family Residential Zoning on approximately 13.404 acres of land situated in Gillespie County, Texas to the west of Ellebracht Drive and south of Lower Crabapple Road, otherwise known as Stoneridge, Unit 10.
6. ACTION ITEMS

A. Consider (P-1921) Request by Levi Ellebracht to consider a Preliminary Plat for Stoneridge Unit 10.

B. Consider (EC-1906) Request by Ricca Keepers to consider Entry Corridor Design Standards for property located at 621 S. Washington.

7. MISCELLANEOUS

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 11:00 a.m. on January 3, 2019 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

[Signature]
Shelby Collier
Development Coordinator
On this the 4th day of December, 2019 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
- POLLY RICKERT
- JIM JARREAU
- TIM DOOLEY
- STEVE THOMAS
- CHRIS KAISER
- DARYL WHITWORTH
- BRENDA SEGNER

ABSENT:
- JILL TABOR

ALSO PRESENT:
- BRIAN JORDAN – Director of Development Services
- 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 November 2019 meeting and Brenda Segner seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider (EC-1908) Request by Kevin Kunz to Consider Entry Corridor Design Standards and Guidelines for 706 E. Main Street.

Steve Thomas recused himself and left the table.

Brandon Weinheimer presented the application. He discussed a change to the drive through with a shed roof instead of the arched roof that was submitted and reviewed by City Staff.

Brian Jordan stated staff recommends approval conditioned upon color selection, he saw no issue with the proposed roof change.

Brenda Segner asked if the existing ground sign would remain. Brandon stated this would be removed.

Polly made a motion to approve application EC-1908 with shed roof over drive-through and no color selection. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

Consider (Z-1918) Request by City of Fredericksburg to Consider an Ordinance Amending the Text of the Zoning Ordinance for C1.5, Medium Commercial Zoning District.
Jim Jarreau made a motion to open the Public Hearing. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

Brian Jordan, Director of Development, presented the application. He stated the City Council adopted this Ordinance 2019-12 on April 15, 2019. This ordinance established the new C 1.5 Medium Commercial Zoning District. This district was established to provide a zoning District between the C-1 Neighborhood Commercial District and the C-2, Commercial District. It was recently brought to our attention when someone was considering a use on a property that the uses approved do not match the uses that were adopted in the ordinance.

Staff recommends approval of the corrected list of permitted and conditional uses. It is also recommended that the Commission review the list of uses to determine if there are other uses that could be included. Indoor Sports and Recreation was discussed as a use that could be included.

Jim Jarreau made a motion to close the Public Hearing. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

Janice Menking called the item to receive recommendation and consider (Z-1918)

Jim Jarreau made a motion to recommend changes per staff recommendation, including adding Indoor Sports and Recreation as a Conditional Use. Polly Rickert seconded. All voted in favor and the motion carried.

MISCELLANEOUS

Brian Jordan stated Staff would like to schedule a joint meeting with the Council, HRB and P&Z at the end of January or early February. The Commission recommended an evening or late afternoon meeting.

The Commission expressed an interest in evaluating zoning along the Friendship Lane Corridor. Perhaps a Comprehensive Plan discussion for 2020.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Chris Kaiser. All voted in favor and the meeting was adjourned at 5:59 p.m.

PASSED AND APPROVED this 8th day of January 2020.

________________________________________  ______________________________
SHELBY COLLIER, Development Coordinator   JANICE MENKING, Chairman
PLANNING & ZONING COMMISSION MEMO

DATE: January 8, 2019
TO: Planning and Zoning Commission
FROM: Brian Jordan, AICP

Summary: Over the years, Stone Ridge has annexed and zoned the individual phases as they are developed. The Unit 10 area is located in the northwest portion of the project, near the corner of Lower Crabapple Road and Ellebracht Drive (see the attached exhibit). The proposed R-1, Single Family Residential zoning is consistent with the remainder of the development and previous phases.

Recommendation: Approval of the R-1 Single Family Residential zoning.

Background / Analysis: The City Council will be considering the annexation of this property while we are reviewing the zoning and considering the Preliminary Plat of Stone Ridge Unit 10. As you can see from the attached Schedule, we would anticipate the annexation, zoning and platting to be completed sometime after the Institution of Annexation Proceedings in February 2020.

Attachments:
Annexation schedule, overall Stone Ridge map, Zoning Map
File Number: P-1921

Subdivision Name: Stone Ridge Unit 10

Location: South of Lower Crabapple Road, west of Ellebracht Drive (see attached map).

Zoning: The property is being annexed concurrently with this plat submittal. Consistent with the Land Use Plan, the property is proposed to be R-1, Single Family Residential.

Tract Size: 13.395 acres

Number/Size of Lots: 27 residential lots. All lots exceed the minimum size requirements. Following this phase, the total number of lots in Stone Ridge will be 372 lots.

Roadways: Access into this phase will be provided by the extension of Stone Meadow and two streets connecting from Ellebracht Drive.

Right-of-way: Internal streets will contain the minimum 50’ of right-of-way.

Utilities: The extension of utilities will be the sole responsibility of the developer of the project. All utilities are being reviewed by the Engineering and Public Works Departments.

Easements: Typical drainage and utility easements on each lot, along with a number of internal easements necessary to serve the development.

Easements Abandoned: NA

Stormwater Detention: Detention is provided in the pond constructed in Unit 5. All drainage is subject to approval of the Construction Plans by Engineering and Public Works as part of the Final Plat.

Drainage: See above.

Park Dedication: Park Dedication requirements for Stone Ridge were addressed as part of the original Development Agreement.
<table>
<thead>
<tr>
<th><strong>Construction Plans:</strong></th>
<th>Construction Plans will be required as part of the Final Plat. All development will be subject to approval of the Construction Plans.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Screening Plan:</strong></td>
<td>Section 6.14 of the Subdivision Ordinance requires screening where lots back or side onto a thoroughfare or collector roadway. The situation occurs on Lower Crabapple Road.</td>
</tr>
<tr>
<td><strong>P&amp;Z Action:</strong></td>
<td>Final approval</td>
</tr>
<tr>
<td><strong>Staff Recommendation:</strong></td>
<td>Approval</td>
</tr>
<tr>
<td><strong>Conditions:</strong></td>
<td>Approval of the final Construction Plans prior to the start of construction.</td>
</tr>
</tbody>
</table>
Project Application
City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX  78624 – (830)997-7521

A. Project Information  (Please complete all items)

Project Name:  Stone Ridge Unit 10
Project Address:  Address not assigned
Tax ID Number(s):  15846

Application Type (Check all items that apply)

☐ Conditional Use Permit  ☐ Minor Plat*
☐ Site Plan  ☐ Replat*
☐ Zoning Change  ☐ Amending Plat*
☐ Land Use Plan Change  ☒ Preliminary Plat*
☐ Plat Vacation  ☐ Annexation*
☐ Final Plat*

Revision of Approved Plan / Plat?  ☐ Yes  ☒ No  Name:

Jurisdiction:  ☒ City Limits  ☒ ETJ  Total Acres: 13.404  No. of Lots: 29
Original Survey & Abstract No:  WH Anderson #197, Abs. 0002
Legal Description:  13.404 Ac out of 258 tract recorded in V 63, Pg 366, DRGCT
Current Land Use Plan:  Low Density Residential  Proposed Land Use Plan:  Low Density Residenti
Current Zoning:  Unzoned (OCL)  Proposed Zoning:  R-1
Location:  West of Ellebracht Drive, south of Lower Crabapple
Proposed Use(s):  Single Family Residential

Applicant’s Signature

Applicant’s Role:  ☒ Owner  ☐ Developer  ☐ Other (note role):  

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature:  

Printed Name:  Levi Ellebracht  Date:  P. 25  =  19

Staff Use Only  Application No.:  P-1921  Date:  11/13/19

*Copy of current Title Search required with application.

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PLANNING & ZONING COMMISSION MEMO

DATE: January 8, 2020
TO: Planning and Zoning Commission
FROM: Brian Jordan, AICP
SUBJECT: Entry Corridor Design Standards for EC-190 at 621 S Washington Street

Summary: The residence at 621 S Washington is adding a Short Term Rental Unit that is a converted shipping container. As such, the project is subject to Entry Corridor Design Standards and Guidelines. It will be located behind the house and will be clad with wood siding. The site plan has been approved administratively.

Recommendation: Given the small size, location at the rear of the property, and proposed cedar siding, staff recommends approval. Outdoor lighting has not been addressed, and any outdoor lighting will have to meet the minimum standards set forth in the City’s Lighting Ordinance.

Background / Analysis: The Entry Corridor Design Standards and Guidelines provide direction to property owners and developers when they plan investments to properties along entry corridors. They ensure that such alterations, repairs, and new construction will help to achieve the design objectives of the area. The Standards also provide a basis for the City to determine the appropriateness of such improvements when they are proposed. The City uses the Standards for formal review of projects. In this review, it is important to recognize that each case, a unique combination of design variable is at play, and as a result, the degree to which each relevant Design Standard is applicable may vary.

Attachments:
Site plan
Building Elevations
Narrative of how the project meets the design standards provided by applicant