



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL AND PLANNING AND ZONING COMMISSION JOINT MEETING FEBRUARY 7, 2019

City Council Members Present:

Mayor Linda Langerhans
Councilmember Charlie Kiehne
Councilmember Jerry Luckenbach
Councilmember Tom Musselman
Councilmember Gary Neffendorf

Members Absent:

None

Planning and Zoning Commission Members Present:

Janice Menking, Planning and Zoning Commission Chair
Polly Rickert, Commissioner
Jim Jarreau, Commissioner
Jim Warren, Commissioner
Daryl Whitworth, Commissioner
Tim Dooley, Commissioner
Brenda Segner, Commissioner
Steve Thomas, Commissioner

Planning and Zoning Commission Members Absent:

Chris Kaiser, Commissioner

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager and Director of Public Works
Daniel Jones, City Attorney
Brian Jordan, Development Services Director
Steve Wetz, Police Chief
Russell Immel, Information Technology Director
Anna Hudson, Historic Preservation Officer
Shelby Collier, Development Services Coordinator
Shelley Goodwin, City Secretary

1. Pledge of Allegiance

Mayor Langerhans led the Pledge of Allegiance.

2. Call to Order

With a quorum of the City Council and a quorum of the Planning and Zoning Commission present, Mayor Langerhans called the joint meeting of the Fredericksburg City Council and the Planning and

Zoning Commission to order at 5:30 p.m. on Thursday, February 7, 2019, in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas 78624.

3. ACTION ITEMS – DISCUSSION ITEMS

A. Discussion regarding proposed revisions to the Standardized Business Ordinance.

Kent Myers, City Manager, reviewed the areas of the Standardized Business Ordinance that need to be considered for revisions.

Arron Farmer, Retail Coach, provided an update on retail development and the gap analysis report. He stated he has spoken to several developers and brokers regarding retail and restaurants. He also stated he feels the interest for developing fast food restaurants seems to be around Wal-Mart and the hospital area.

Brian Jordan, Director of Development Services, provided a map of the retail shopping district. He also reviewed the process for obtaining a Conditional Use Permit.

Kent Myers, City Manager, stated the City Council has discussed extending the Historic Shopping District both East and West.

The City Council and Planning and Zoning Commission discussed the definitions of Historic Shopping District and Standardized Business. They also discussed how to keep the downtown shopping filled with unique shops.

Ken Carr stated he has been in retail for 50 years and has developed specialty centers. He stated he feels it is really hard to limit the shops downtown to independent shops. He recommended creating criteria that would address the less than 10 stores requirement and allow businesses whose other stores would be located outside of Texas. He felt making some changes would benefit all new businesses and the market would drive them to keep their store unique to Fredericksburg.

Brian Jordan, Director of Development Services, reviewed the process used to set the criteria for the Historic Shopping District. He also recommended reviewing the criteria within the Conditional Use Permit to consider ways to define the uniqueness and expand to the West of Fredericksburg.

B. Discussion regarding proposed Mixed-Use Zoning District and proposed C-1.5 Commercial Zoning District.

Brian Jordan, Director of Development Services, reviewed the proposed Mixed-Use Zoning Districts, categories, and the areas of the City he is proposing for the zoning changes.

The City Council and Planning and Zoning Commission discussed the proposed MU-1 (Mixed-Use-Infill), MU-2 (Mixed-Use-Corridor), and C-1.5 (Medium Commercial). They also discussed amending the zoning districts and adopting the Mixed-Use Zoning District along with 290 E. They also discussed the proposed Zoning changes that could impact certain business areas and possibly consider additional restrictions to protect those areas.

C. Discussion regarding proposed Zoning Ordinance changes related to outdoor amplified sound adjacent to Residential Zoning.

Brian Jordan, Director of Development Services, reviewed the list of areas where Single Family Residential Zoning abuts C-2, CBD, M-1 and M-2 Districts. He also reviewed the maps of the different areas.

The City Council and the Planning and Zoning Commission discussed the concerns that have occurred about the businesses with outdoor amplified sound that are adjacent to Residential Zoning and how to address some of the issues.

D. Discussion regarding proposed changes to parking regulation on West Main Street.

Brian Jordan, Director of Development Services, reviewed the special parking provisions in the Zoning Ordinance. He also reviewed the issues that have occurred regarding parking.

The City Council and the Planning and Zoning Commission discussed the parking issues and the requirements of parking for businesses.

Brian Jordan, Director of Development Services, reviewed the topics the City Council wants the Planning and Zoning Commission to consider amending. He stated he will bring an Agenda Item to the February 18th City Council Regular Meeting for a motion to initiate the Planning and Zoning Commission to begin the process to review the items discussed during this Joint Meeting.

4. ADJOURN

Motion: A motion was made by Commissioner Warren, seconded by Commissioner Jarreau, to adjourn the Thursday, February 7, 2019 City Council and Planning and Zoning Commission Joint Meeting at 7:05 p.m. The City Council voted five (5) for and none (0) opposed and the Planning and Zoning Commission voted eight (8) for and none (0) opposed. The motion carried unanimously.



Linda Langerhans
Mayor



Janice Menking
Planning and Zoning Commission Chair

ATTEST



Shelley Goodwin, TRMC
City Secretary