

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

**PLANNING & ZONING COMMISSION  
DECEMBER 5, 2018  
5:30 P.M.**

On this the 5th day of December 2018 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  
JIM JARREAU  
CHRIS KAISER  
POLLY RICKERT  
JIM WARREN  
TIM DOOLEY  
BRENDA SEGNER

**ABSENT:** DARYL WHITWORTH  
STEVE THOMAS

**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.

**ACTION ITEM**

**Consider (Z-1815) Request by Michael Barnes to change the Zoning from M2, Medium Manufacturing, to C2, Commercial on property located at 1589 E. Main St**

Michael Barnes, the applicant, is requesting his property at 1589 E. Main be rezoned from M2, Medium Manufacturing, to C2, Commercial. This property includes the RV park at the back of the retail building.

Receive recommendation and consider (Z-1815)

Brian Jordan, Director of Development Services, explained to the Commission that the property currently has a retail building fronting Main Street, with an RV Park on the rear portion of the property.

The property is very long and narrow, with a width of approximately 240' and a depth of approximately 1300'. Land uses surrounding this property include the Law Enforcement Center, Jail and James Avery to the south, vacant land and Sutherlands to the north, the Wastewater Treatment Plant to the east and residential homes outside the city limits to the west. Surrounding zoning is PUD and Industrial Park to the north, Public Facilities to the east, Public Facilities and Medium Manufacturing to the south and un-zoned area outside the City Limits to the west

Brian stated he is unsure of the Zoning history on this property, but it appears that this property was zoned M2 when industrial loop was zoned. Given the compatibility with surrounding uses and zoning, we do not believe spot zoning is an issue. Approval is recommended.

Jim Jarreau asked if this included the RV park. Brian stated it did, as the RV park is an existing use it will not be required to obtain a Conditional Use Permit.

Motion to approve Application Z-1815 as presented by Jim Jarreau. Seconded by Tim Dooley. All voted in favor and the motion carried.

**Consider (Z-1816) Request by HEB to amend the Planned Unit Development Zoning located at 407 S.**

**Adams.**

Kathy Strempele with HEB presented the application. She stated HEB wanted to make several improvements to its location such as enlarging the produce area, modify the signage, add a 2000 sq. ft building for deer corn storage, add a fence to enclose the outdoor display area and enlarge the business center under the front canopy. The application originally included fuel dispensers and a change in access but HEB has requested to remove those items from the application.

Receive recommendation and consider (Z-1816)

Brian Jordan stated the building proposed for storage of corn is to be located near the pharmacy drive-through. Several parking spaces will be removed to accommodate the building. The proposed outdoor display will be enclosed by fencing and will be in the northwest corner of the building where plants and outdoor items are typically displayed now. The produce expansion will occur on the northwest corner of the building. Signage changes are minor in nature and will include a new sign over the easternmost entrance to essentially match the other entrance sign (see attached site plan and elevations). The enlarged business center will be in front of the building under the existing canopy.

The original application included a request to add two diesel fueling dispensers under another canopy, closing of the drive between the fueling area and the parking lot, relocation of the existing driveway into the fueling area and the removal of the large pecan tree on the west side of the building.

Staff recommends approval of the PUD amendments as requested.

Tim Dooley asked for clarification regarding location of the corn storage building. Kathy stated the building will be located on the pharmacy side of the building and will take up a few parking spaces on that side.

Tim Dooley asked what the building would look like. Kathy stated it would be a metal building that would have a stucco like siding that will be painted to match the store.

Motion to approve Application Z-1816 as presented by Polly Rickert. Seconded by Jim Jarreau. All voted in favor and the motion carried.

**Consider (P-1824) Request by Nancy Doyle to replat Town lot 368 into 2 lots at 615 W. Creek St.**

Chris Kaiser abstained from this hearing due to a conflict of interest.

Nancy Doyle presented the application. She stated she wanted to make 2 lots because she is not using the land and could maybe sell it.

Receive recommendation and consider (P-1824)

Brian Jordan stated this is a straightforward request that triggers a public hearing based on our ordinance. The creation of an additional lot will require payment of \$500 to meet the Park Dedication Ordinance. Staff recommends approval, conditioned upon tap fees and park dedication fees being paid for the new lot prior to recordation of the Plat.

A citizen spoke asking if this property was in the Historic District. Brian Jordan replied that it was. The citizen asked if the Historic Review Board had any objections to the subdivision. Brian stated the Historic Review Board did not oversee subdivisions of property.

Motion to approve Amended Application P-1824 as presented by Jim Jarreau. Seconded by Tim Dooley. All voted in favor and the motion carried.

**MISCELLANEOUS**

**Discuss Mixed Use Zoning District**

Brian Jordan presented the Commission with forms including the Mixed-Use Zoning Matrix and Design Standards for review.

The Planning and Zoning Commission and staff have been discussing the creation of a C-1.5 Medium Commercial Zoning District, a MU-1 Mixed Use General District and a MU-2 Mixed Use Corridor District. Over the last several meetings we have discussed the permitted uses for each of the districts, along with the conditional uses for each district. A matrix is attached showing the proposed uses for each district. In addition, we discussed special regulations that could apply to the districts, including shared parking provisions, outdoor display of merchandise and seasonal items, hours of operation, height, special screening, special setbacks between certain uses, density credits, etc. Brian has provided a draft of the three districts for your review. The C-1.5 District would be another standard district. The MU-1 and MU-2 Districts would be new but would carry special provisions applicable only to these districts. At the end of each section is a list of special provisions for discussion and consideration. For clarification, the MU-2 District would be proposed primarily along major entry corridors, and the MU-1 District is intended for infill or along other major thoroughfares. While unintentional, the uses proposed for the MU-1 and MU-2 Districts turned out to be the same. Therefore, we will need to have some way of distinguishing between the district's, otherwise only one mixed use district will be necessary. At the end of the MU-1 and MU-2 District sections, a list of Special Site and Development Regulations was provided. We will be discussing these items for possible inclusion in the ordinance. Another option for discussion is to create an overlay district. Rather than create a base district of MU-1 or MU-2, we would have a base zoning of perhaps C-2 or C-1.5, with an overlay district. The purpose would be to impose additional restrictions, permit additional uses, or implement density bonuses or incentive zoning to achieve community goals. Brian included the document entitled Mixed Use Zoning – A Planner's Guide, for review. This relatively basic document explains the mixed-use concept and many of the advantages. Other items discussed included outdoor display of merchandise and seasonal items, hours of operation, screening and shared parking. No final decisions were made.

**MINUTES**

Jim Warren moved to approve the minutes of the November 2018 meeting and Jim Jarreau seconded the motion. All voted in favor and the motion carried.

**ADJOURN**

With nothing further to come before the Commission, Brenda Segner moved to adjourn. Seconded by Chris Kaiser. All voted in favor and the meeting was adjourned at 6:48 p.m.

PASSED AND APPROVED this 9<sup>th</sup> day of January 2019.

  
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SHELBY COLLIER, Development Coordinator

  
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JANICE MENKING, Chairman