

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

**PLANNING & ZONING COMMISSION  
FEBRUARY 6, 2019  
5:30 P.M.**

On this the 6th day of February 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  
JIM JARREAU  
DARYL WHITWORTH  
POLLY RICKERT  
JIM WARREN  
TIM DOOLEY  
STEVE THOMAS  
BRENDA SEGNER

**ABSENT:**

CHRIS KAISER  
STEVE THOMAS

**ALSO PRESENT:**

BRIAN JORDAN – Director of Development Services  
DANIEL JONES – City Attorney  
KRIS KNEESE – Assistant Public Works Director  
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 January 2019 meeting and Jim Warren seconded the motion. All voted in favor and the motion carried.

**PUBLIC HEARING**

**Consider (Z-1819) Request by Dale Crenwelge to establish approximately 5.64 acres of C2 Commercial Zoning fronting US Hwy 87 South, approximately 10.97 acres of R2 Mixed Residential, 100.46 acres of R1-A, Single Family Residential-Small lot and approximately 8.15 acres of C1 Neighborhood Commercial fronting on Friendship Lane as well as various changes to the Land Use Plan on approximately 125 acres of land with frontage on Friendship Lane and US Hwy 87 South.**

Tim Dooley made a motion to open the Public Hearing. Jim Warren seconded the motion. All voted in favor and the motion carried.

Kevin Spraggins presented the application. He stated that this project is approximately 124 acres and will include 400 plus lots. The owner would like to have C2 zoning on the property that fronts Hwy 87 S, C1 on the property that fronts Friendship Ln and a mix of R1 through R2 within the property. Kevin went on to say he understood the sensitivity of the C1 zoning on Friendship Ln and after discussing it with Brian

Jordan he is aware that City Staff will be reviewing the zoning along Friendship Lane and perhaps this request would be better discussed after that review is conducted.

Tim Dooley made a motion to close the Public Hearing. Jim Warren seconded the motion. All voted in favor and the motion carried.

### **ACTION ITEM**

Janice Menking called the item to receive recommendation and consider (Z-1819)

Brian Jordan, Director of Development Services, stated this property is approximately 125 acres, with 31 acres currently being in the city limits. This development is currently working through the annexation process and the annexation agreement will include a Traffic Impact Analysis and timing of improvements, extensions of utility and street infrastructure, stormwater detention, phasing of the project, park dedication requirements and maintenance responsibilities.

Staff recommends approval of the proposed zoning of 5.62 acres of C2 Commercial fronting on Us Highway 87, 10.97 acres of R2 Mixed Residential and 100.48 acres of R-1A Single Family Residential – Small Lot as depicted on the proposed zoning exhibit. Staff did not recommend approval of the C-1, Neighborhood Commercial Zoning on the 8.15 acres adjoining Friendship Lane. While it may be appropriate following a comprehensive study, we do not believe it is appropriate at this time.

Janice Menking asked Kevin to explain the traffic flow. She questioned if the plan was to have 1 point of egress. Kevin stated he met with the Fire Marshal and the current plan is a fire exit with single access until phase 4 when the other egress point will be opened.

Brian stated egress is part of the annexation agreement involving the Traffic Impact Analysis.

Jim Jarreau asked what properties are in the city limits currently. Brian referenced the provided Map and explained that 90 acres are outside of the city limits with 31 acres being inside.

Jim Jarreau asked about the road shown on Us Highway 87 South. He asked where that road was going to come out at in relation to the existing properties. Kevin stated the old Moellering Construction building.

Polly Rickert stated that it is her understanding this will return for Plat approval and she wanted to comment on her disappointment with the lack of creativity in this design. She specifically commented on the lack of Green Space and the lack of a park.

Jim Jarreau stated 480 lots is a lot of mass. Jim Warren stated he disagrees, he believes this is the step in addressing the housing issue.

Motion to recommend approval per staff recommendation by Jim Jarreau for Application Z-1819. Seconded by Steve Thomas. All voted in favor and the motion carried.

### **PUBLIC HEARING**

**Consider (P-1902) – Request by Daniel Elliott to replat lots 1 & 2 of the Smokehouse Ranch Subdivision located on Smokehouse Rd.**

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

Josh Lemons the surveyor presented the application. He stated the owner subdivided the property resulting in a replat of Lot 1 and 2 of the Smokehouse Ranch Subdivision.

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

**ACTION ITEM**

Janice Menking called the item to receive recommendation and consider (P-1902)

Brian Jordan stated Lot 1R of the Smokehouse Subdivision is owned by Steven Harris. Essentially, the middle lot that Danny Elliot owns is being divided into a separate tract. This tract is outside of the City Limits but as it is a Platted tract it falls under the City's regulatory authority and requiring a public hearing.

Staff recommends approval.

Jim Jarreau stated the tract would be reduced in size, approximately 3 acres, he asked if this would be sufficient for a well and septic.

Brian Jordan stated that the current ownership would own both properties and City Staff is working with Gillespie County on the granted permissions that would be necessary.

Motion to approval of Application P-1902 per staff recommendation by Jim Warren. Seconded by Jim Jarreau. All voted in favor and the motion carried.

**ACTION ITEM**

**Consider (P-1825) Request by Mark Zupan for a Final Plat for a 16.81 acre tract located North of Scarlet Oak Court, known as Oaks of Windcrest, Phase V.**

Jacob Grant, the developer, presented the application. He apologized for a miscommunication that resulted in no presenter for the previous meeting where the application was originally heard. He stated he is the developer and has been working with Mark Zupan, engineer for the development. He has also reached out to Mark Cornet who will be taking over as engineer.

This is Phase V of the Oaks of Windcrest and the project has not varied much since the original approval over 10 years ago.

Brian Jordan stated the Preliminary Plat was approved by the Planning and Zoning Commission in 2005. While there are minor changes in the layout, the Final Plat conforms to the Preliminary Plat. This phase will represent the final phase of the Oaks of Windcrest.

Motion to approve Application P-1825 by Jim Jarreau. Seconded by Brenda Segner. All voted in favor and the motion carried.

**MISCELLANEOUS**

**March Meeting**

Brian Jordan stated the March Meeting will have 2 items for discussion. Amplified Music and Parking on West Main St. He also stated Kris Kneese is working on the Impact Fee Analysis.

Kris Kneese recommended a working lunch secession to address concerns the Commission might have regarding impact fees. The Commission discussed February 20<sup>th</sup> at 11:30 as a good time to meet.

**ADJOURN**

With nothing further to come before the Commission, Jim Warren moved to adjourn. Seconded by Polly Rickert. All voted in favor and the meeting was adjourned at 7:03 p.m.

PASSED AND APPROVED this 6<sup>th</sup> day of March 2019.

  
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SHELBY COLLIER, Development Coordinator

  
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JANICE MENKING, Chairman