

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

**PLANNING AND ZONING COMMISSION
MARCH 6, 2019
5:30 P.M.**

On this the 6TH day of March 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
CHRIS KAISER
POLLY RICKERT
JIM WARREN
BRENDA SEGNER

ABSENT: DARYL WHITWORTH
TIM DOOLEY
STEVE THOMAS

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
ANNA HUDSON – Historic Preservation Officer
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 February 2019 meeting and Jim Warren seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Consider (P-1905) Request by Kevin Spraggins for Final Plat of a 13.07 acre tract located on Smokehouse Road, known as Madrona Subdivision

Kevin Spraggins presented the application. He stated the Commission approved the preliminary plat previously and nothing significant has changed. He stated this is a R1 development with 53 lots. He stated the City and the Developer have come to an agreement on the Screening and the TIA has been completed. Brian Jordan, Director of Development Services, wanted to clarify that the screening that will be provided will be a cedar privacy fence instead of a masonry wall. City Staff recommends approval with conditions.

Jim Jarreau asked if the Windcrest extension will run all the way to Smokehouse Road. Brian said no and referenced the proportionality share discussed in the provided brief.

Jim Jarreau asked if the Windcrest extension was happening soon. Brian Jordan said he expects the need to extend the roadway will happen soon. Kris Kneese commented that Windcrest is on the Master Transportation Plan.

Motion to approval of Application P-1905 per staff recommendation by Jim Jarreau. Seconded by Polly Rickert. All voted in favor and the motion carried.

MISCELLANEOUS

Amplified sound adjacent to Single Family Residential Zoning District

Brian Jordan stated Council seems receptive to restricting this type of use and City Staff will propose an Ordinance for adoption in April.

Polly Rickert expressed a concern with tying the Ordinance to the R1 zone only and not the other single family residential zones. This should be for all residential zones not just R1. She specifically cited the R5 Zoning, Patio Homes.

Amendment to the Off-Street Parking Procedures of the Zoning Ordinance

Brian Jordan stated Council had made changes to parking provisions in downtown. It was extended from Bowie to Acorn. City Staff did not recommend the extension.

Council desires to restrict it back to Bowie Street.

Jim Jarreau asked for clarification on the restrictions. If it is a commercial business in this zone, they would have to provide off street parking. Brian stated currently, these businesses do not have to provide parking under the current ordinance, as long as they do not increase the size of the building.

MU-1, MU-2, and C-1.5 Zoning Districts

Brian Jordan stated this is time sensitive matter. The City is currently in the process of annexing several 290 East properties. The properties that front on 290 are currently listed as Mixed Use on the Land Use Plan so he would like to have this Ordinance to offer during the annexation or the established Zoning would be C2.

Jim Jarreau asked if the annexation group is happy with this Mixed Use. Brian stated to his knowledge there are no developers in the current group interested in utilizing the Mixed Use Zoning. Staff is comfortable with presenting a MU zoning district.

Brian Jordan stated he went through the Design Standards and Guidelines and has recommendations on what he would like to include in the MU ordinance.

Jim Warren stated his issue is the entry corridor MU and he has an issue with screening parking as a requirement. Does not believe it should be a requirement. Brian stated it is a current requirement and landscaping is allowed. A recommendation in the Design Guidelines is parking in back or on the side of the building not in front and this would be another way to address that.

Polly Rickert wants to make sure the mass and scale stays proportional to the small town feel. There is nothing currently listed about the overall size and scope. She is concerned about that.

Jim Jarreau stated there are Maximum Building Coverages listed and the number is conservative.

Brian Jordan stated he understands the concern and staff can look at that. Anna Hudson commented that there are comments listed in the Design Guidelines that Staff would like to include that might address this.

Jim Jarreau asked if the Commission could set a 1 year review.

Action items related to the Comprehensive Plan

Brian Jordan stated one of the items that came from the visioning process is things should be tied back to the Comprehensive Plan. He put together a list of the activities that have taken place in the last 2 years. He will present this to Council on the City Mangers request but wanted to show it to the Commission as well.

Jim Jarreau asked how often the plan is updated. Brian Jordan stated 5- 10 years and this will probably be updated in 5 years but the zoning ordinance is 20 plus years old and he believes they will be updated together.

Polly Rickert stated there are items in the plan she would like to see addressed, such as developers creating new neighborhoods not just subdivisions. She commented on keeping the residential scale in proportion to the small community. She referenced limiting single family to 20 acre developments instead of 125 acre developments that are large suburban sprawls.

Jim Warren said the Commission will have to pick their poison. Is the desire affordability or attractive developments.

Jim Warren will be moving and will not be able to be on the Commission after the April Meeting. He will be moving and will no longer reside in the City of Fredericksburg.

ADJOURN

With nothing further to come before the Commission, Jim Warren moved to adjourn. Seconded by Chris Kaiser. All voted in favor and the meeting was adjourned at 6:43 p.m.

PASSED AND APPROVED this 3rd day of April 2019.



SHELBY COLLIER, Development Coordinator



JANICE MENKING, Chairman