

# MINUTES OF PLANNING AND ZONING COMMISSION FOR FEBRUARY 11, 2003 MEETING

**MEMBERS PRESENT:** DAVID WRIGHT, BILL WILLIAMS,  
LUPE LOZANO AND TOM CARSON

**MEMBERS ABSENT:** JAN RUSSELL AND RANDY JONES

**STAFF PRESENT:** Carlos Vigil and Robyn Sicking

**VISITORS PRESENT:** LIST AVAILABLE

**MEETING OPENED:** 4:06 P.M.      **MEETING ADJOURNED:** 4:55 P.M.

**The First item of business was:**

To call the meeting to order and introduce Frank Lorne the replacement board member to be officially sworn in at the March meeting.

**The Second item of business was Citizen Comments:** There were none presented.

**The Third item of business was to approve the minutes from the meeting of January 14, 2003:**

Mr. Wright made a motion to accept the minutes as written, seconded by Ms. Lozano

The motion carried by the following vote: **AYES:** Wright, Williams, Lozano, & Carson: **NAYS:** None: **ABSENT:** Russell, Jones: **ABSTENTION:** None.

**The Fourth item; Sign Variance** -to consider and make a recommendation for a request submitted by Hugo Monsanto for IHOP Restaurant, to place a mono pole sign on the property located at 402 N. I-35. Case # PZ-11-03.

After a presentation by staff on the request for a sign at 402 N. I-35, the Commission made a recommendation for approval to grant the Sign Variance, with the stipulation that the sign company verify the bench mark elevation set by the Braum's sign and that the IHOP sign meet those requirements.

Ms. Lozano made a motion to approve the Sign Variance, seconded by Mr. Carson.

The motion carried by the following vote: **AYES:** Wright, Williams, Carson, Lozano, **NAYS:** None: **ABSENT:** Russell, Jones: **ABSTENTION:** None.

**The Fifth item; Site Plan Review;** to consider and make a recommendation for the I-35 Corridor Site Plan Review submitted for the property located at 501 N. I-35. Case # PZ-12-03.

After a presentation by staff on the request for a Site Plan Review, to operate a business at 501 N. I-35 the Commission made a recommendation for approval to grant the Site Plan Review, with the requirement that adequate parking be provided.

Mr. Wright made a motion to approve the Sign Variance, seconded by Ms. Lozano.

The motion carried by the following vote: **AYES:** Wright, Lozano, Carson, Williams, **NAYS:** None: **ABSENT:** Russell, Jones : **ABSTENTION:** None.

**The Sixth item; Specific Use Permit** - to consider and make a recommendation for a request submitted by Still On The Corner, Inc., for the property located at 1030 E. California St. to obtain a permit to operate a Package Store. Case # PZ-13-02.

After a presentation given by staff, the Commission made a recommendation for approval for the Specific Use Permit. It was recommended by the Commissioners that the alternate parking plan be constructed. Head-in parking off California Street should be avoided to minimize vehicles from backing up into oncoming traffic. Parking will be provided along the front and the south side of the building on Main Street, of the T.L.C. Hardware store.

Mr. Wright made a motion to approve the Specific Use Permit Request, seconded by Mr. Carson.

The motion carried by the following vote: **AYES:** Wright, Lozano, Williams, and Carson : **NAYS:** None: **ABSENT:** Russell, Jones : **ABSTENTION:** None.

**The Seventh item; Zoning District Change** - to consider and make a recommendation for a request submitted by Mr. Robert Hogan, For the property located at 816 & 818 N. Grand Ave., from General Retail (GR) to Commercial (C). Case # PZ-09-03.

After a presentation by staff, the Commission made a recommendation to deny approval of the Zoning District Change. The Commissioners discussed the goals and objective of the Comprehensive Land Use Plan and relied on the plan to weight the options for approving the re-zoning. The Vehicle Storage Facility proposed for this site is not compatible with the surrounding uses and will be determined to the character of commercial development along Grand Ave..

The Commissioners were concerned with the security, safety and traffic congestion along with the appearance of the property if vehicles were to be stored at this location on N. Grand Ave. and the way it may affect the surrounding area businesses.

Mr. Wright made a motion to deny the request for the Zoning District Change, seconded by Ms. Lozano.

The motion carried by the following vote: **AYES:** Williams, Lozano, and Wright: **NAYS:** Carson : **ABSENT:** Russell, Jones : **ABSTENTION:** None.

**The Eighth item; Street Name Change** - to consider and make a recommendation on the street name change for the Grand Ave. Y to officially rename the street. Case # PZ-14-03.

After a presentation by staff, the Commission made a recommendation for approval of the Street Name Change Request. The Commissioners unanimously agreed with the name of Grandview Street. The name change applies to the portion of the street where north Grand splits to the east and connects with Highway 82.

Ms. Lozano made a motion to approve the Street Name Change, seconded by Mr. Carson.

The motion carried by the following vote: **AYES:** Wright, Williams, Lozano and Carson: **NAYS:** None: **ABSENT:** Russell, Jones : **ABSTENTION:** None.

**The Ninth Item; Historic Preservation Overlay -Official Review Only.**

Staff presented an overview of the City of Fredricksburg Historic Preservation Ordinance and other ordinances from various cities. The Commissioners directed staff to develop building guidelines to be adopted into the building code. The guidelines should focus on maintaining the exterior "Victorian" looks and character of the downtown area. The Commissioners would like to adopt the building codes to apply to the same district as the outline of the Main Street district.

Without further business to discuss the meeting was adjourned @ 4:55 p.m.