AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION
Wednesday, July 3, 2013
5:30 P.M.
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

		PAGE REF.
1.	Call to Order	
2.	Approve minutes from the June 2013 Regular Meeting	*Pp 1 - 5*

PUBLIC HEARINGS

3.	Public Hearing (Z-1310) by VEI Consulting Engineers on behalf of The Estate of Natalie M. Massey to consider a change in zoning from R-1, Single Family Residential, to M-2, Medium Manufacturing on a 7.781 acre tract of land located at 320 FM 2093	*Pp 6 - 14*
4.	Consider making a recommendation on Z-1310	

SITE PLANS

5.	SP-1301 - Consider a site plan for an addition to Dr. Martha Walton's medical office at 755 S. Washington	*Pp 15 - 20*
6.	SP-1309 - Consider a site plan for a Professional Office Building located on a 2.753 acre tract of land on Highway 16 South	*Pp 21 - 26*

DISCUSSIONS

7.	Bed and Breakfast definition and use classification	*Pp 27 - 30*
8.	Comprehensive Plan Update	*Pp 31 - 38*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
June 5, 2013
5:30 P.M.

On this the 5th day of June, 2013 the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

JANICE MENKING - Chair
CHARLIE KIEHNE
BJORN KIRCHDORFER
STEVE THOMAS
CHRIS KAISER
MATT LINES
BRENDA SEGNER

ABSENT: JASON HELFRICH
BOBBY WATSON

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
TAMMIE LOTH - Development Coordinator

Janice Menking called the meeting to order at 5:30 P.M.

PUBLIC HEARINGS

PUBLIC HEARING (Z-1303) INITIATED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG TO :
A) CONSIDER A CHANGE IN THE LAND USE PLAN FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL ON PROPERTIES BORDERED BY EAST CREEK STREET ON THE NORTH AND BARON'S CREEK THE WEST, SOUTH AND EAST
B) CONSIDER A CHANGE IN ZONING FROM R-2, MIXED RESIDENTIAL TO R-1, SINGLE FAMILY RESIDENTIAL ON SAID PROPERTIES. - It was moved by Chris Kaiser and seconded by Bjorn Kirchdorfer to open Public Hearing Z-1303 initiated by the City Council of The City of Fredericksburg to A) Consider a change in the Land Use Plan from Medium Density Residential to Low Density Residential on properties bordered by East Creek Street on the north and Baron's Creek on the west, south, and east and B) Consider a change in zoning from R-2, Mixed Residential to R-1, Single Family Residential on said properties. Brian Jordan, Director of Development Services, presented the application and noted the request originated from a City Council retreat in February when the Council asked for some areas to be defined for a potential zoning change. Mr. Jordan then gave more history of the neighborhood being considered for re-zoning and explained a condominium site plan was approved by the Planning and Zoning Commission and the neighborhood appealed the decision to the City Council

and the appeal was upheld and the site plan denied. Mr. Jordan added another plan has been submitted to the City, which does not necessitate the need for a conditional use permit, and that plan has been reviewed, but as of the time of this meeting, Mr. Jordan commented he understands the property has changed hands and there is a new owner. Mr. Jordan further explained the potential zoning change has been discussed by the Commission a couple of times and the Planning & Zoning Commission decided not to initiate a public hearing for a land use and zoning change for the subject properties, but the City Council decided to do so and that is the reason the Commission is discussing the neighborhood again. Mr. Jordan suggested the Commission listen to the testimony that will be presented, ask questions if necessary, and determine if a zoning change is appropriate. Mr. Jordan noted 14 letters were received in support of the request from owners of properties that would be affected and eleven letters in support of the request from neighbors who reside within 200 feet of the subject properties, although one of the letters did not indicate if they were in favor or opposed to the change.

Russell Reese of 315 S. Lee noted he has bought the properties that were the subject of the condominium project and commented he plans to use the property for single family residences. Mr. Reese noted he is in favor of changing the zoning to R-1, and added the appraiser he used for his purchase stated the highest and best use for the property is single family residential.

Graham Pearson, City Councilman, noted this is an excellent opportunity for him to be an advocate for a neighborhood because the neighbors are unanimous in wanting the zoning changed to R-1. Mr. Pearson stated he wants to protect neighborhoods from unreasonable zoning and practically all the properties in this neighborhood are single family residential.

Matthew Mabery, owner of two vacant lots in the neighborhood, noted the neighborhood is not unanimous in wanting the zoning changed because he would prefer it stay zoned R-2. Mr. Mabery stated he wants to build multiple units and he is opposed to putting in condominiums, but he has built numerous houses in town with traditional Fredericksburg authenticity and style and he would like to build something that will compliment Fredericksburg and increase the value of his property.

Bill Vernon at 503 E. Ufer commented if the zoning is changed to R-1, a guest house will still be allowed and the neighbors are not opposed to bed and breakfast units, but they are opposed to multiple family units.

Mr. Mabery clarified a guest house would only be allowed on the lot if the main structure is the property owner's primary residence, which it will not be. Mr. Mabery then asked if the condominium and townhome permitted use could be taken out of R-2 zoning. Mr. Jordan noted that has been discussed by the Commission, but it was determined the uses are appropriate in R-2 zoning and they should be left as allowed uses.

Karen Lochte Watson stated zoning the property R-1 is the only way to protect her investment.

Matt Lines moved to close Public Hearing Z-1303 and Brenda Segner seconded the motion. All voted in favor and the motion carried.

Mr. Lines noted his concern is that although the majority of the owners are in favor of changing the zoning, it is not unanimous. Mr. Lines commented at the time of purchase the properties were zoned R-2 and without 100% agreement, it does not seem right to change the zoning to a more limited zone.

Chris Kaiser noted the requirements of forwarding a request to the City Council are what concerns him because one of the listed criteria is that property within 600' will not be adversely affected and he believes

Mr. Mabery's property will be adversely affected with a zoning change. Mr. Jordan stated the neighbors have researched the area and found it has been zoned R-2 since 1986, and prior to that is was zoned general residence.

Steve Thomas asked if there would be any non-conforming lots if the zoning is changed and Mr. Jordan stated he does not know, but it is a possibility.

Bjorn Kirchdorfer noted he shared Mr. Lines' concern about the neighborhood not be unanimous in wanting the change, but applauded the efforts of the neighbors in coming together in support of their neighborhood. Mr. Kirchdorfer added he feels the Commission is being influenced by the comments being made and commented they only need to consider the most appropriate use for the neighborhood.

Brenda Segner stated there is property across the street for sale that is zoned R-2 and asked how their neighborhood will be protected from development there. Mark Langerhans, owner of property at 509 E. Creek, stated the neighborhood is concerned with the property going down to the creek and the property across the street that Ms. Segner is referring to is more commercial in nature and is located on a busier street. Mr. Langerhans added putting a large number of people into a limited exit area, which this neighborhood has, would not be safe. Mr. Kirchdorfer suggested changing the boundaries of the potential zoning change and Mr. Jordan commented he would not suggest that as an option. Mr. Kirchdorfer commented the Commission has previously voiced their opinion on initiating a zoning change. Mr. Pearson commented he doesn't believe a zoning change would decrease the value of Mr. Mabery's property. Ms. Segner noted the purpose of this meeting is to determine the best land use of the subject properties and the value of a piece of property is not to be considered in that decision.

Matt Lines moved to not recommend a land use and zoning change on the properties bordered by East Creek Street on the north and Baron's Creek on the west, south, and east. Brenda Segner seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

BED AND BREAKFAST DEFINITION AND USE CLASSIFICATION - Brian Jordan, Director of Development Services, went over the criteria for allowing a bed and breakfast in different zoning districts and noted a bed and breakfast is allowed in R-1 if there is an owner occupied residence renting rooms out, or a single unit is rented out, or if the lot is large enough, the owner can have a separate guest house rented as a B&B when they reside in the main structure. Mr. Jordan noted Staff has historically allowed B&Bs in R-2 and the quantity was based on density or how much land area there was, but in discussions with the City Attorney it was discovered the definition of a multi-family use, which is what had been used, really doesn't fit a B&B, so they are now excluded as allowed uses in R-2. Mr. Jordan noted the same is true in C-1. Mr. Jordan commented there have been two applications for multiple unit bed and breakfast developments in CBD and those have been allowed by conditional use permit. In C-2, Mr. Jordan continued, B&Bs are allowed as a matter of right. Mr. Jordan noted the question now is how we define a B&B and how we handle B&Bs in, primarily, R-2, C-1, and CBD zoning districts. Mr. Jordan noted Staff is comfortable how they are handled in R-1. In R-2, Mr. Jordan questioned what becomes a nuisance to the neighborhood, whether it be the transient nature of the B&Bs, the business nature or both. C-1 zoning, Mr. Jordan noted, is typically in a transitional area between a residential area and a major thoroughfare and commented in his opinion, B&Bs work well in a C-1 zoning district. Mr. Jordan also added most of the larger developments are happening within walking distance to Main Street. Mr.

Jordan noted the purpose of CBD zoning is to have intense commercial retail development and asked if we want to see everything turn into high end B&Bs. Mr. Jordan noted there is a fine line where B&Bs becomes too much and you lose the retail and commercial nature of the shopping district, which is what draws visitors to town. Mr. Jordan added requiring a conditional use permit for a B&B development in CBD seems to have worked well. Mr. Jordan noted the city attorney has done some research in other communities and suggested allowing any existing structure in R-2, C-1 or CBD to be used as a B&B, or whatever the owner can get within that unit without expanding. Mr. Jordan noted one of the city attorney's concerns is when the structure has lived it's life as a B&B what will happen to it and suggested establishing a minium building size so when that time comes, it could be redeveloped for a residence. Steve Thomas suggested a Bed and Breakfast require a conditional use permit in all zoning districts. Mr. Jordan noted that is an option and it would be the most protective. Mr. Jordan noted it creates uncertainty for developers, but certainty for neighborhoods. Janice Menking then suggested a list of criteria be established to obtain a conditional use permit. Mr. Jordan noted Staff thought there may be a threshold where a B&B is allowed and at some point, whether it be the number of units, the size of the development, or some other criteria that is set, a conditional use permit be required. There was some discussion about revoking a B&B use once it is allowed and Mr. Jordan commented a conditional use permit can be revoked, or if a license is required for a B&B, which is not currently done, either one could be revoked if the owners do not comply with the stated guidelines. Matthew Mabery noted as a developer the requirement of a conditional use permit makes him hesitant to move forward on purchasing or developing a property. Brenda Segner commented a B&B is a commercial business and she doesn't understand how a B&B in a residential area is okay. She added it is more conducive to R-2 or C-1 districts. Mr. Jordan commented he believes we should consider using the current list of requirements and add another set of criteria for B&Bs in the R-2 zoning district and probably use the same criteria in C-1. Mr. Kirchdorfer noted a license should be required to operate a bed and breakfast. Mr. Jordan noted in CBD, a hotel/motel use requires a conditional use permit and suggested the Commission think about maintaining the integrity of the shopping district. Mr. Jordan noted they need to be careful of how multi unit B&Bs are allowed in order to keep them from dominating Main Street. Mr. Jordan asked if there should be a threshold of some number of rooms that would require a conditional use permit.

There then followed discussion about using the upstairs of buildings on Main Street as a bed and breakfast or an apartment, and it was determined that is a good use of the upstairs area. It was then suggested a portion of the building could be required to stay retail before a bed and breakfast or apartment is allowed.

Mr. Lines commented there are so many variables and asked if Staff could bullet point each district to make it clearer. Mr. Jordan stated he would lay out the existing criteria and add some suggestions for consideration at the next meeting. Mr. Lines noted there are some requirements in place now but a definition of a bed and breakfast is needed. Mr. Jordan stated there will be one more meeting for discussion on B&Bs before a recommendation will be made.

APPOINTMENTS TO THE PLANNING AND ZONING COMMISSION - Brian Jordan, Director of Development Services, asked each member who is up for re-appointment to provide a letter stating they would like to be re-appointed or they would like to step down from the Commission.

MINUTES

Brenda Segner moved to approve the minutes from the May, 2013 regular meeting and Chris Kaiser

seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Bjorn Kirchdorfer moved to adjourn. Brenda Segner seconded the motion. All voted in favor and the meeting was adjourned at 7:12 p.m.

PASSED AND APPROVED this 3rd day of July, 2013.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

ZONING CHANGE BRIEF

Rezoning Request # Z-1310

OWNER:	The Estate of Natalie M. Massey
APPLICANT:	VEI Consulting Engineers, Kevin Spraggins
LOCATION:	320 FM 2093 (See attached map).
SIZE:	Approximately 7.781 acres
EXISTING ZONING:	R-1, Single family Residential
PROPOSED CHANGE:	Change to M2, Medium Manufacturing

FINDINGS:

- The property is located on the north side of FM 2093, approximately one-quarter mile west of SH Highway 16 South.
- The property is heavily wooded and contains a single family residence and various outbuildings.
- The property has access from FM 2093.
- Water and Sanitary sewer are available to serve this property.
- Adjacent zoning is M2 Medium Manufacturing to the west, east and south, and R2 Mixed Residential to the north (see attached zoning map).
- The Land Use Plan identifies the subject property as well as the adjoining property to the west, east and south as Industrial. Property to the north is identified as Medium Density Residential.
- Adjacent land uses include commercial to the west and east and south, and undeveloped land to the north.

LAND USE PLAN: The Land Use Plan identifies the subject property as Industrial. The industrial land use designation is applied to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. In general, this designation is used in locations where industrial uses already exist and the area is unlikely to change in the near future. In considering a Land Use Plan (no change necessary) or Zoning change, the Planning and Zoning Commission shall make the following determinations prior to forwarding a recommendation to the Council.

A. The property affected by the request is adequate in size and shape to facilitate those uses normally associated with the requested designation. **Affirmative.**

B. The property affected by the request does not exceed the capabilities of the infrastructure. **Infrastructure serving this area is adequate to support heavy commercial activities.**

C. The request will have no adverse affect on any property within 600 feet of the affected property. **Since the adjoining property is already zoned for manufacturing, we do not expect the proposed zoning to have negative affects on the nearby property.**

D. The requested change is to accommodate an appropriate land use and is consistent with other elements of the Comprehensive Plan. **The Land Use Plan identifies the property as industrial and therefore the proposed change would be consistent.**

E. The request, together with the applicable conditions, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. **The proposed is consistent with the surrounding commercial uses.**

ZONING: The proposed zoning change from R1 to M2 will result in the property being zoned consistently with the surrounding area.

OPPOSITION/SUPPORT OF REQUEST: Staff has not received any letters in favor or opposition of this request.

STAFF RECOMMENDATION: Approval

RECEIVED
JUN 03 2013
Z-1310

LAND USE - ZONING

☑ ***APPLICATION FOR RE-ZONING- $100.00***

APPLICATION IS HEREBY MADE TO THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION TO AMEND THE ZONING ORDINANCE AND THE ZONING DISTRICT MAP OF THE CITY OF FREDERICKSBURG AS HEREINAFTER SET FORTH

1. APPLICANT: VEI Consulting Engineers
2. ADDRESS: 507 D East Highway St.
   PHONE NUMBER: 997-4744 FAX NUMBER: 997-6967
3. OWNER (IF DIFFERENT FROM APPLICANT) The Estate of Natalie M. Massey
4. ADDRESS: 1707 Schlieffer Avenue, Austin Tx 78722
5. PHONE NUMBER: 990-8708 FAX NUMBER:
6. ~~DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:~~
   ADDRESS: 320 FM 2093
   LEGAL DESCRIPTION: 7.781 Ac. Part of outlot 150; Gillespie Co. Tx
   LOT SIZE: 7.781 AC.
7. ZONING CHANGE REQUESTED FROM R1 ZONING DISTRICT TO M2 ZONING DISTRICT
8. JUSTIFICATION FOR REQUEST: Rezone tract same as adjacent tracts along FM 2093.
9. ARE THERE ANY DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY FROM BEING USED IN THE MANNER HEREIN PROPOSED? NO
10. EXISTING IMPROVEMENTS ON PROPERTY: If there are any structures on the property, attach a plot plan, drawn to scale (to fit on an 11 x 17" paper, if possible) showing the location and size of all existing structures and their distance from the lot lines, plus proposed development plans if any.
11. CONFORMANCE WITH LAND USE PLAN: ☑ YES ☐ NO
    An application for re-zoning will not be accepted unless the requested zoning classification conforms to the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan concurrently with a re-zoning application. However, the Planning & Zoning Commission and the City Council shall consider and make its recommendation or decision on the Comprehensive Land Use Plan change prior to the re-zoning.

☐ ***APPLICATION FOR LAND USE PLAN CHANGE-$200.00***

APPLICATION IS HEREBY MADE TO THE CITY COUNCIL AND THE PLANNING & ZONING COMMISSION TO AMEND THE LAND USE PLAN MAP OF THE CITY OF FREDERICKSBURG AS HEREIN SET FORTH:

12. CHANGE REQUESTED FROM: _____ LAND USE TO _____ LAND USE.
13. SIGNATURE OF APPLICANT: [signature]

Note: If the applicant is not the legal owner of the property, A signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner is required:

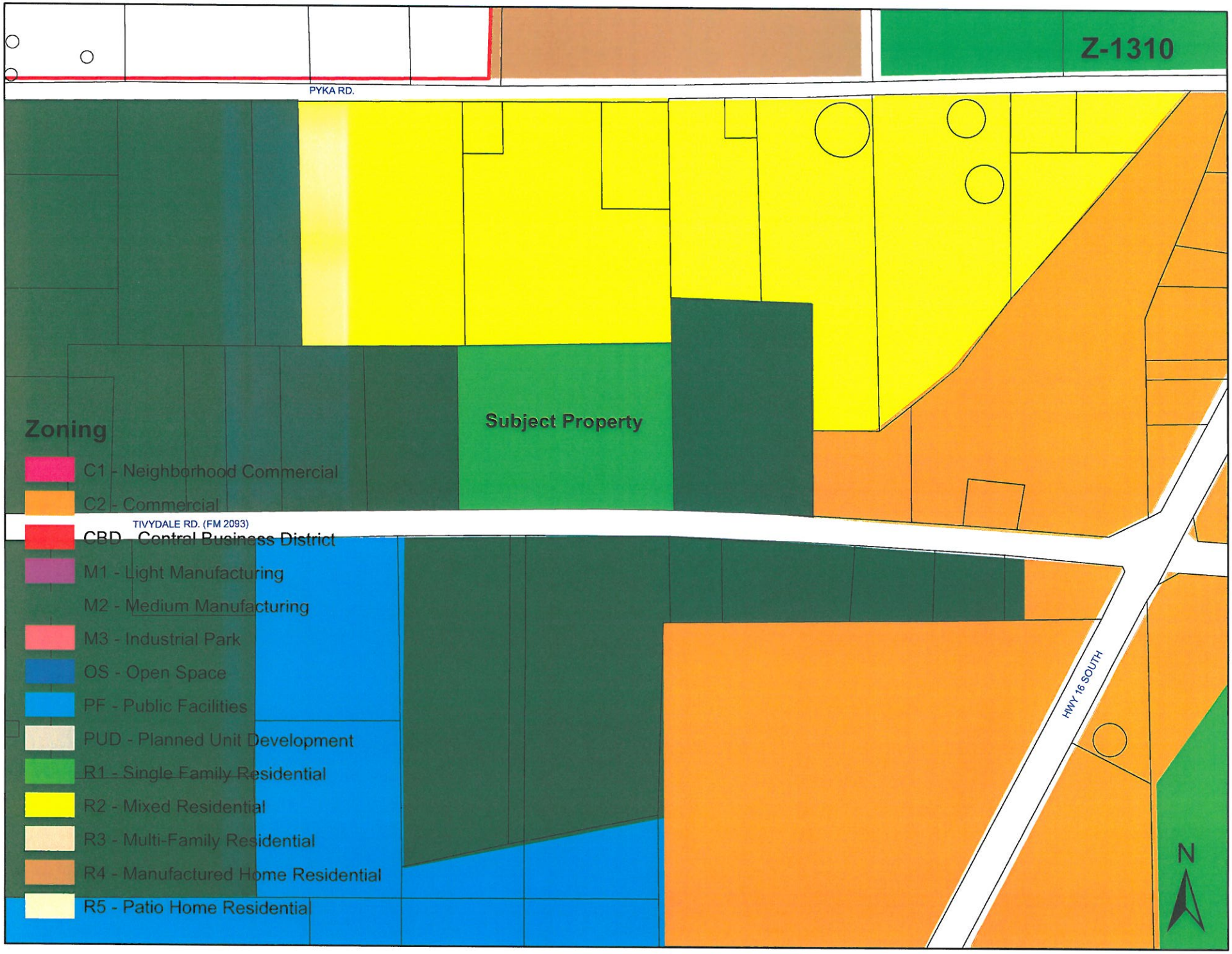
SIGNATURE OF OWNER: Barry Milton Massey

DATE: 6/3/13

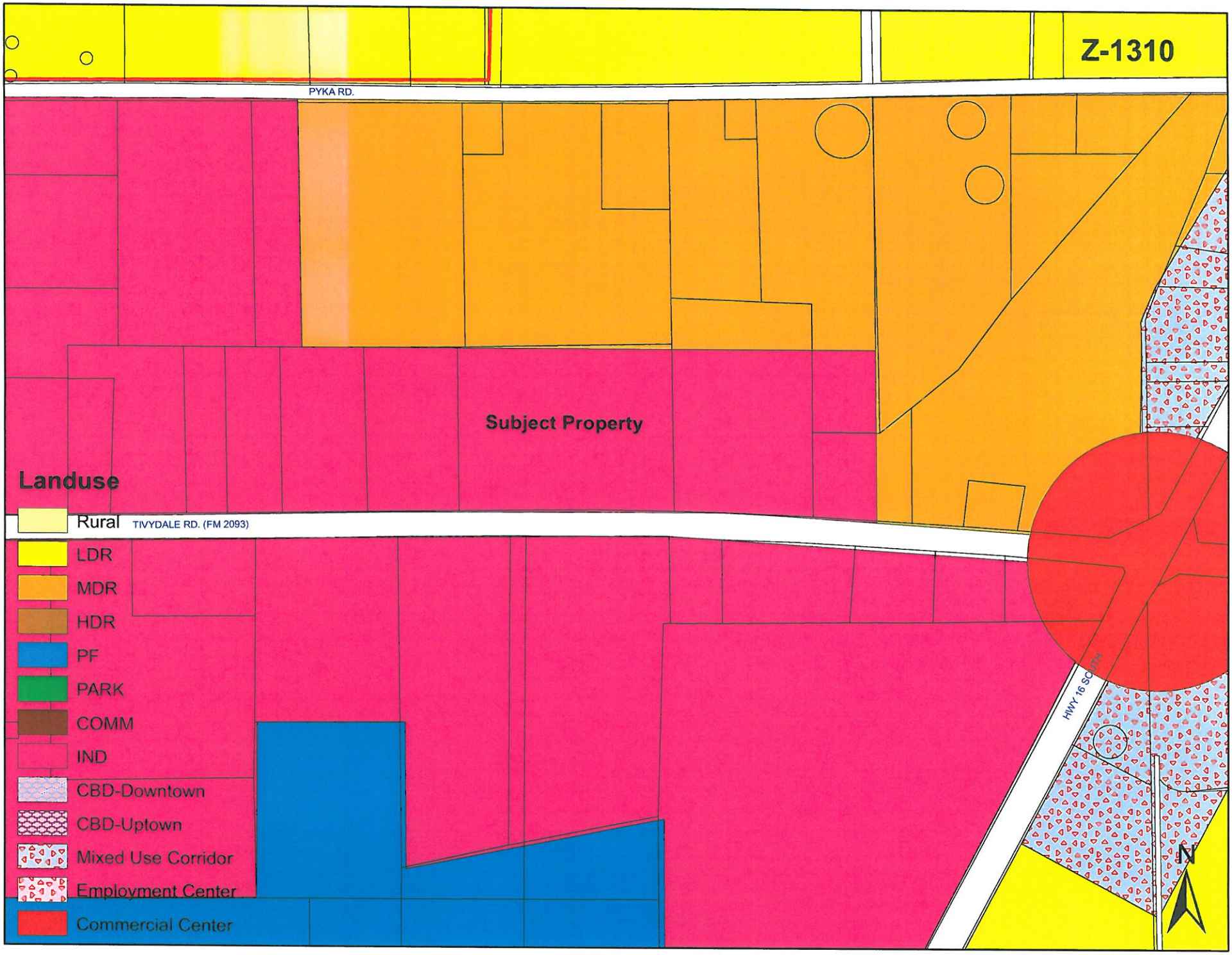
FEE PAID: 100.00 ☑ Re-zoning ☐ Land Use Plan Change

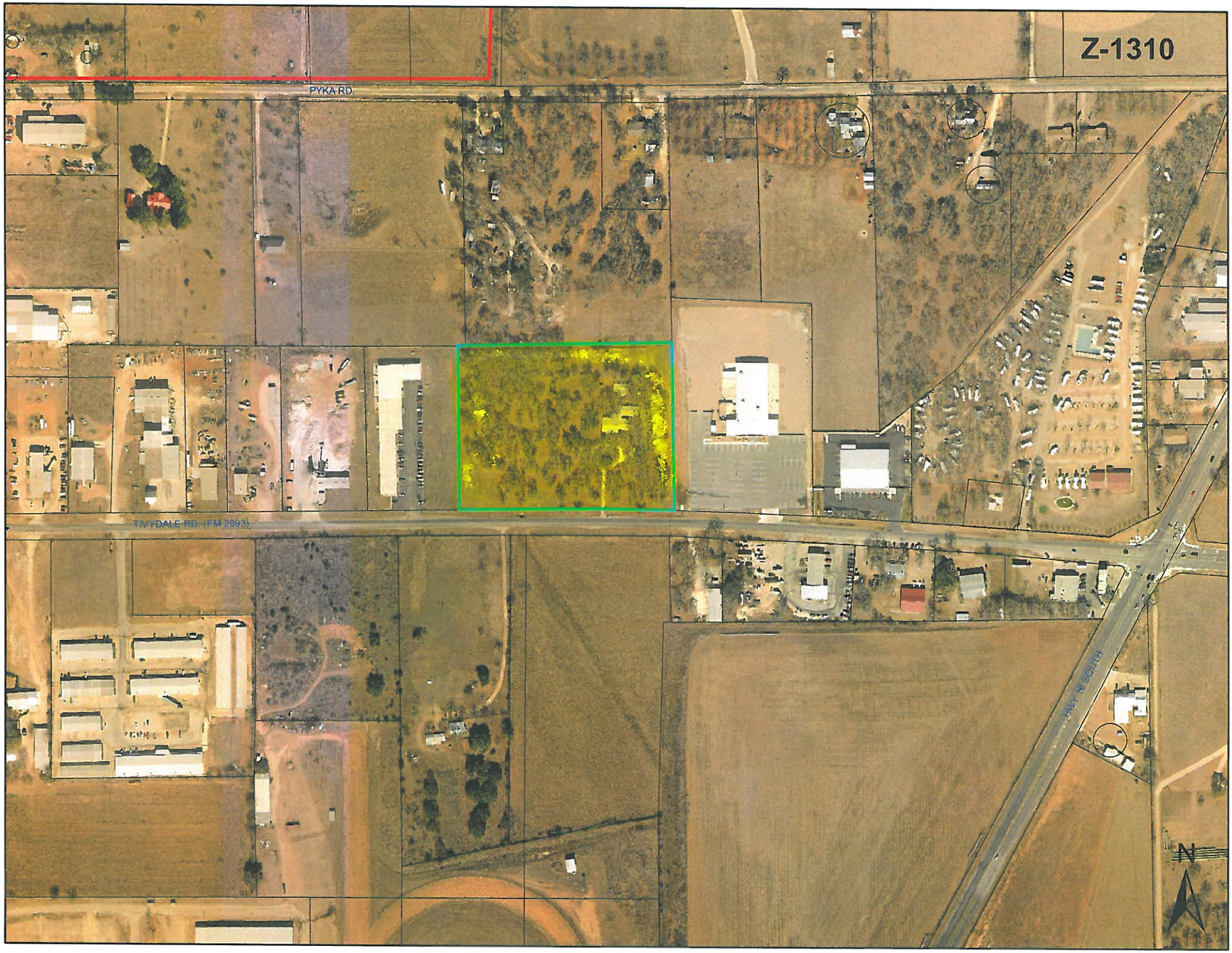
TITLE SEARCH: _____

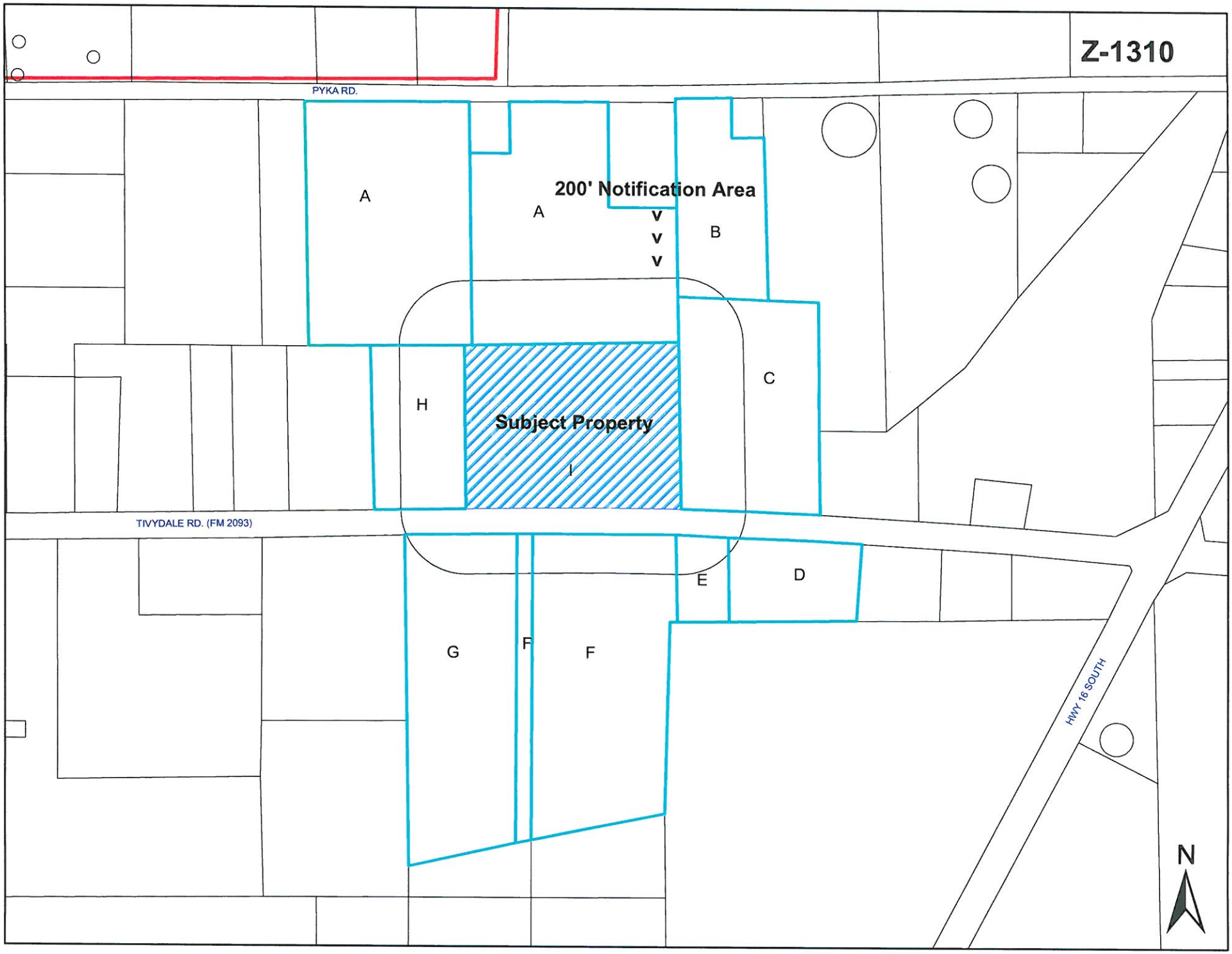
Note: A current title search must be submitted with the application


Z-1310
PYKA RD.
Subject Property
TIVYDALE RD. (FM 2093)
HWY 16 SOUTH
N
Zoning
C1 - Neighborhood Commercial
C2 - Commercial
CBD - Central Business District
M1 - Light Manufacturing
M2 - Medium Manufacturing
M3 - Industrial Park
OS - Open Space
PF - Public Facilities
PUD - Planned Unit Development
R1 - Single Family Residential
R2 - Mixed Residential
R3 - Multi-Family Residential
R4 - Manufactured Home Residential
R5 - Patio Home Residential

6


Z-1310
PYKA RD.
Subject Property
Landuse
Rural
TIVYDALE RD. (FM 2093)
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center
HWY 16 SOUTH
N


Z-1310
PYKA RD.
TIVYDALE RD. (FM 2093)
HWY 16 SOUTH
N


Z-1310
PYKA RD.
200' Notification Area
A
A
B
C
H
Subject Property
I
TIVYDALE RD. (FM 2093)
E
D
G
F
F
HWY 16 SOUTH
N

Letter	Owner	
A	Viola H. Hohmann	573 Pyka Rd
B	Radcliffe J. & Victoria S. Coyle	427 Pyka Rd
C	MFP Realty, Ltd.	224 FM 2093
D	Fritztown Partners, Sam Crenwelge & John Fox	199 FM 2093
E	Henry & Sharry C. Kahanek	259 FM 2093
F	RMG Properties, Ltd., Ruby Emily Koennecke	0 FM 2093
F	Another Closet Self Storage	383 FM 2093
F	STW Interest, Ltd.	448 FM 2093
G	Harold Massey c/o Roger Massey	320 FM 2093

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

NOTICE OF PUBLIC HEARING FOR A CHANGE IN ZONING

HEARING DATE: **JULY 3, 2013** TIME: **5:30 PM** REQUEST NUMBER: **Z-1310**

The **PLANNING & ZONING COMMISSION** of the City of Fredericksburg will hold a public hearing at the above stated time and date in the conference room of the Law Enforcement Center, 1601 E. Main St., to consider a request for a change in the Land Use Plan and Zoning.

According to City Tax Records, you are the owner of real property within 200' of the proposed change. You are **not** required to attend the meeting, but if you care to attend, you will be given full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

The decision of the PLANNING & ZONING COMMISSION is a recommendation only. Final approval must be by action of the **CITY COUNCIL**. The public hearing by the CITY COUNCIL is scheduled as follows:

HEARING DATE: **JULY 15, 2013** TIME: **7:00 PM** REQUEST NUMBER: **Z-1310**

For additional information, contact Director of Development Services, Brian Jordan at 830-997-7521.

APPLICANT: VEI Consulting Engineers on behalf of The Estate of Natalie M. Massey

LOCATION: 320 FM 2093
(see accompanying map)

REQUEST: Change in zoning from R-1, Single Family Residential, to M-2, Medium Manufacturing

(DETACH BELOW)

REQUEST NO. Z-1310
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____

SITE PLAN
BACKGROUND INFORMATION
June, 2013

File Number:	SP-1301
Applicant/Owner:	Martha A Walton
Project Type:	Addition of approximately 900 square feet to existing Medical Facility owned by Martha Walton M.D., P.A.
Development Type:	Medical Office
Address/Location:	755 S. Washington Street
Site Area:	1.2 acres (52,096 square feet)
Zoning:	C-2, Commercial
Adjacent Land Uses/Zoning:	
North:	Cancer Center, zoned C-2
South:	Car Wash, zoned C-2
East:	Undeveloped, zoned C-2
West:	Commercial, zoned C-2
Building Size:	Approximately 3,768 square feet (main building)
Building Height:	Single story
Building Coverage:	11% (75% max.)
Impervious Coverage:	35% (max allowed – 80%)
Site Access:	Single driveway off of S. Washington Street (existing and not proposed to change).
Fire Lane:	A fire lane will be designated on the entrance portion of the driveway. The Fire Marshal is requiring that a fire lane at the rear of the property be provided once the easement road is constructed.
Parking Required/Provided:	13 spaces required (based on 1 space per 300 square feet for medical service) 22 spaces provided, including 2 handicap spaces
Sidewalks:	A sidewalk is proposed along S. Washington Street.
Screening Required:	The trash container is provided and is shown to be screened as per the zoning ordinance requirement. In addition, a screen of shrubbery is proposed along the east property line adjacent to residential zoning.

Signage:	The existing sign will need to be relocated to accommodate the proposed sidewalk. Signage likely to be relocated on site. Signage shall meet the ordinance.
Lighting:	No information provided. Lighting shall be shielded from adjoining properties.
Landscape/Tree Preservation:	The site currently contains several large trees. The applicant is not indicating that existing trees will be removed to accommodate the proposed addition.
Stormwater Detention:	Stormwater detention not required given the proposed changes.
Utilities:	Water and sanitary sewer currently serve the site.
P&Z Action:	Final approval
Recommendation:	Approval, conditioned upon: 1. Pedestrian Easement be provided for the sidewalk along S. Washington Street. 2. All lighting being shielded.

RECEIVED

APR 0 2013

APPLICATION FOR SITE PLAN REVIEW

SP-1301

Prior to submittal a pre-application meeting must be held with the Planning and Engineering Depts

APPLICATION IS HEREBY MADE TO THE PLANNING AND ZONING COMMISSION FOR SITE PLAN REVIEW IN THE CITY OF FREDERICKSBURG HEREINAFTER SET FORTH:

1. **APPLICANT:** Martha A. Walton
2. **ADDRESS:** 755 S. Washington
3. **APPLICANT TELEPHONE NUMBER:** 830-997-6535
4. **APPLICANT FAX NUMBER:** 830-997-9695 email: eyega@aol.com cphillips9@austin.rr.com
5. **OWNER (if different from applicant):** _____
6. **ADDRESS:** _____
7. **OWNER TELEPHONE NUMBER:** _____
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

ADDRESS: 755 SOUTH WASHINGTON STREET

LEGAL DESCRIPTION: LOT 2, POST OAK PARK, VOL. 3, P. 90, GILLESPIE COUNTY PLAT RECORDS

LOT SIZE: 130' x 400' **LOT AREA:** 52096 S.F.

PROPOSED USE: MEDICAL OFFICES

USE CLASSIFICATION: MEDICAL OFFICES

9. **EXISTING ZONING:** C-2 DISTRICT

10. **INFORMATION TO BE PROVIDED BY THE APPLICANT**: Seven (7) copies of a site plan at least 24 x 36 inches, and 1 copy of a reduced 11 x 17 site plan, drawn to scale and sufficiently dimensioned as necessary to show the following:

A. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.

B. The location and dimensions of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements.

C. The location, height, and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting site within 50 feet.

D. The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access, utility or service areas, fencing and screening, and lighting.

E. The center line of existing water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100-year flood plain.

F. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.

G. For sites with an average slope greater than 10%, a plan showing existing and proposed topography and grading and proposed erosion control measures.

H. The location and size of proposed signs, if known.

I. The location and size of the existing and proposed landscaped areas.

J. A calculation of the impervious area (this includes buildings, paved areas, etc. other than natural ground or landscaped areas) of the site.

11. **SIGNATURE OF APPLICANT:** Martha A. Walton

PRINTED NAME OF ABOVE: Martha A. Walton

NOTE: If the applicant is not the legal owner of the property, a signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner, is required:

12. **SIGNATURE OF OWNER:** Same as above

PRINTED NAME OF ABOVE:

DATE: ~~6-9-2003~~ MAW 3-26-13

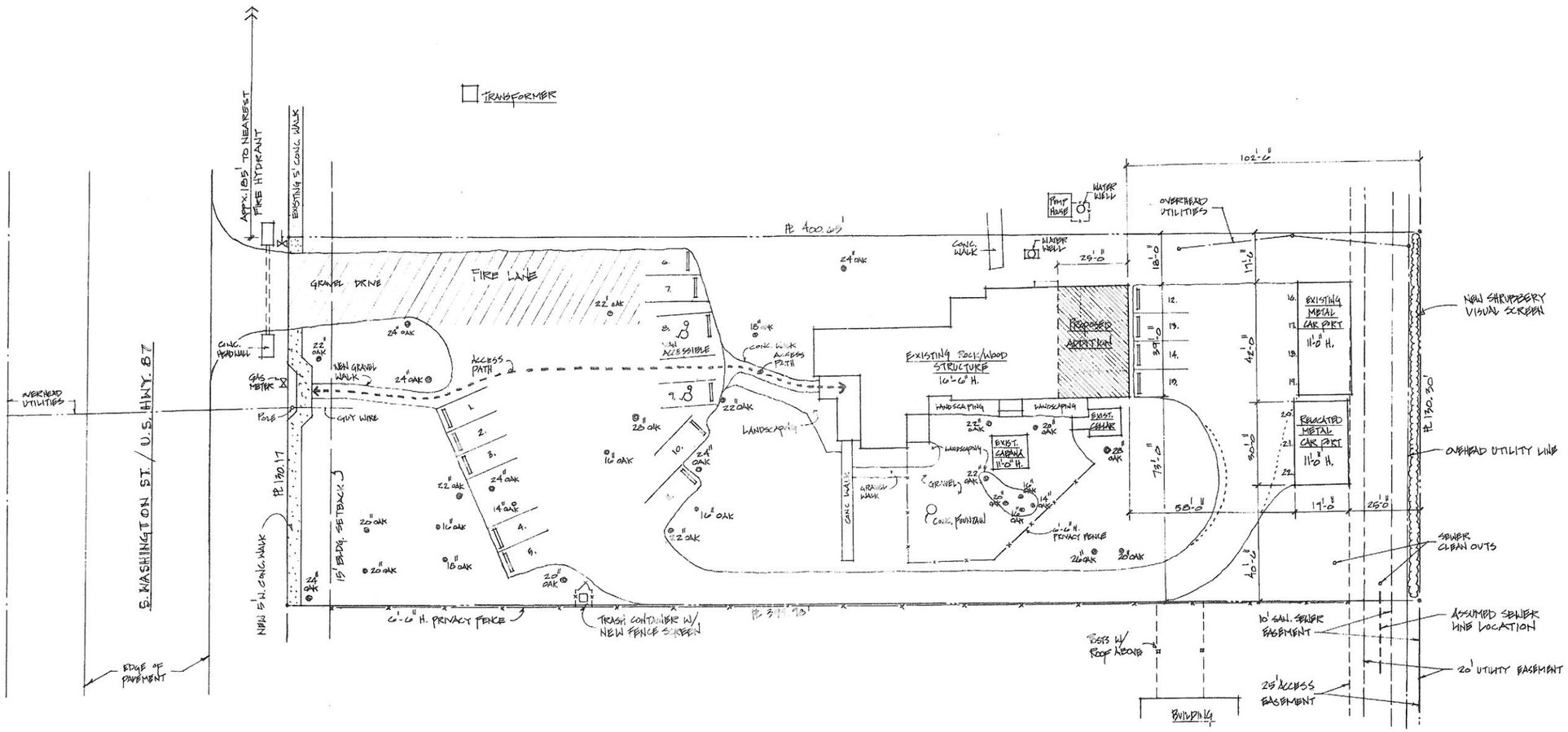
TITLE SEARCH: 6-9-2003
Date

13. **CONSENT OF LIEN HOLDER:** William B. Pipkin Broadway Bank
Signature

PRINTED NAME OF ABOVE: William B. Pipkin Jr.

NOTE: If this property is encumbered by lien, consent of the lien holder ***is required.***

14. **RETURN COMPLETED APPLICATION TO**: Tammie Loth, City of Fredericksburg, 126 West Main St., Fredericksburg, Texas 78624.



SITE PLAN

1" = 20'-0"

755 SOUTH WASHINGTON STREET, FREDERICKSBURG, TEXAS
LOT 2, POST OAK PARK, VOLUME 3 - PAGE 90 GILLESPIE COUNTY PLAT RECORDS
GILLESPIE COUNTY, TEXAS

NOTES: • AREAS ARE APPROXIMATE •

TOTAL LOT AREA	52096 S.F.	- 100%
BUILDING COVERAGE	5708	- 11%
IMPERVIOUS AREA	18465	- 35%
PERVIOUS AREA	27923 S.F.	- 54%

ZONE C2:

PRIMARY BUILDING AREA WITH ADDITION	3768 S.F.
MINIMUM REQUIRED LOT AREA	5000 S.F.
REQUIRED BLDG. SETBACKS: FRONT	15'
SIDES & REAR	0'
BUILDING HEIGHTS AS NOTED	—
MAXIMUM BUILDING HT.	38'

PARKING:
REQUIREMENT FOR MEDICAL OFFICES IS 1 SPACE PER 300 S.F.
3768 S.F. @ 1/300 = 13 SPACES
22 SPACES ARE AVAILABLE

RECEIVED
JUN 03 2013

19

Prepared By
W. CASS PHILLIPS
PLANNING & DESIGN
1000 Main Street
Fredericksburg, TX 78624
(830) 997-0169

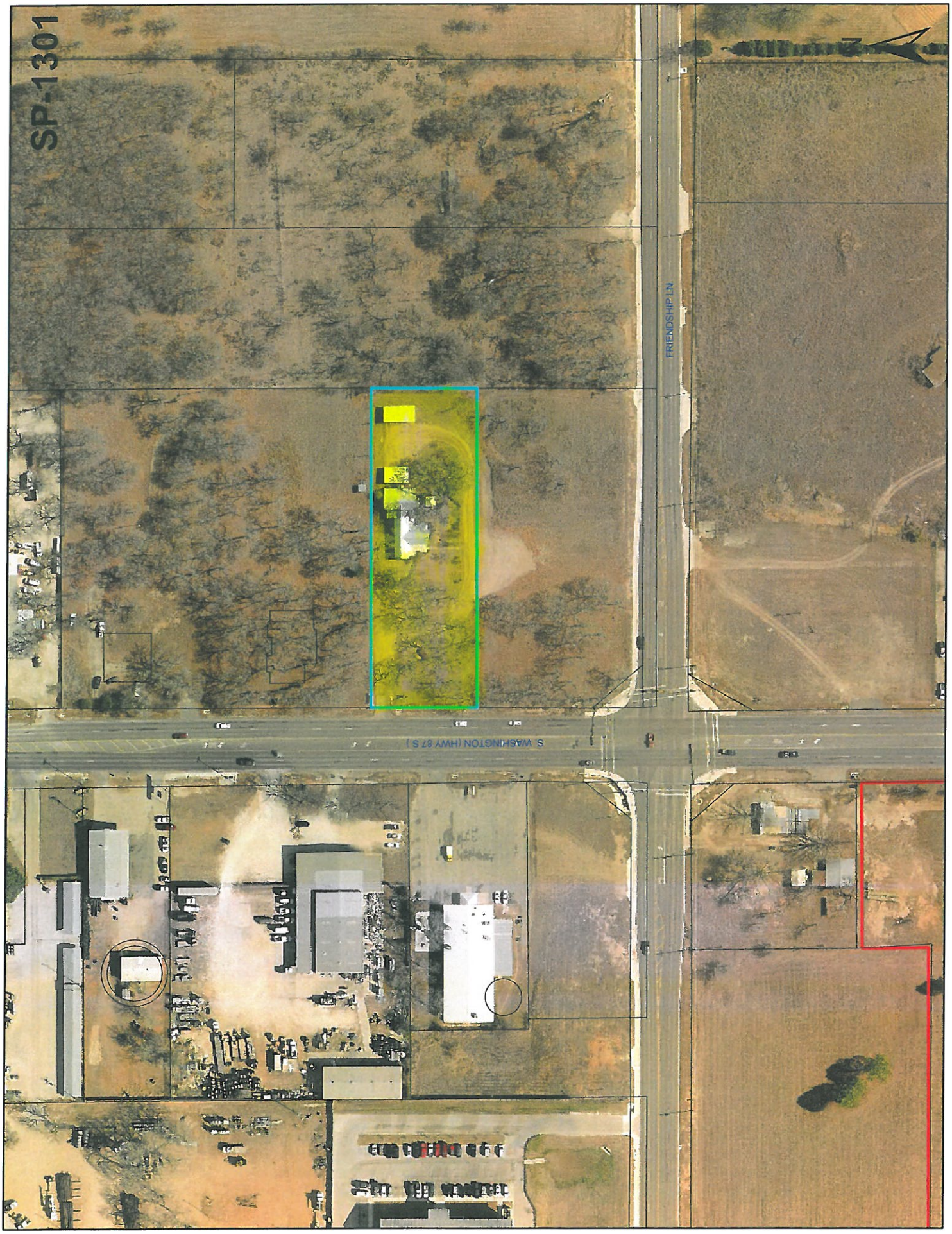
MARCH 21, 2013

FACILITY FOR

SITE PLAN FOR ADDITION TO MEDICAL FACILITY FOR
MARTHA A. WALTON M.D. P.A.

REVISED 5.29.13

1 of 1


SP-1301
S WASHINGTON (HWY 87 S)
FRIENDSHIP LN

SITE PLAN
BACKGROUND INFORMATION
June, 2013

File Number:	SP 1309 (A Site Plan for this project was approved by the P&Z in 2006 and 2011).
Address/Location:	1300 Block of S. Hwy 16 S., between Fredericksburg Clinic and SM&PT Sports Medicine and Physical Therapy Facility
Applicant:	VEI Consulting Engineers
Proposed Use:	Office and Retail
Site Area:	2.7 acres (119,922 square feet)
Zoning:	C-2, Commercial
Adjacent Land Uses/Zoning:	
North:	Medical clinic, Zoned C-2
South:	Sports Medicine and PT, zoned C-2
East:	Restaurant and vacant, zoned C-2
West:	RV Park and vacant, zoned C-2
Building Breakdown:	5 buildings ranging in size from 2,610 square feet to 8,000 square feet. Total building area – 20,399 square feet
Building Coverage:	17% (75% maximum permitted)
Impervious Coverage:	65% (80% maximum permitted)
Site Access:	One drive into the site from S. Hwy. 16 S., near the center of the site, and a shared drive onto the adjoining properties to the north and south. TXDOT approval of the entrance drive will be required prior to issuance of a permit.
Parking Required:	Varies by use, but 1 space per 300 square feet for medical office, 1 space for 400 square feet for professional office and retail.
Parking Provided:	127 spaces (1 space per 160 square feet) Parking spaces are distributed throughout the site for each of the intended buildings. Parking spaces to the rear of the property are covered.

Sidewalk:	A sidewalk is proposed along Highway 16 South. TXDOT approval will be required.
Screening Required:	Around trash dumpsters
Signage:	A sign is proposed on the north side of the entrance on S. Hwy 16 S. Size and location shall meet the requirements of the sign ordinance.
Lighting:	No information provided. Exterior lighting shall be shielded from adjoining properties.
Detention:	The site plan provides for a detention pond near the southwest corner of the property. Final plans to be approved by Engineering prior to issuance of a building permit.
P&Z Action:	Final approval
Recommendation:	Approval
Conditions:	1) Landscape plan be approved by staff before issuance of a building permit. 2) Site lighting being shielded and screened from adjoining properties. 3) Approval of Construction Plans prior to issuance of a Building Permit. 4) TXDOT approval of the entrance drive and sidewalk prior to issuance of a building permit.

APPLICATION FOR SITE PLAN REVIEW

APPLICATION IS HEREBY MADE TO THE PLANNING AND ZONING COMMISSION FOR SITE PLAN REVIEW IN THE CITY OF FREDERICKSBURG HEREINAFTER SET FORTH:

RECEIVED
JUN 03 2013
SR-1309

1. **APPLICANT:** VEI Consulting Engineers
2. **ADDRESS:** 507D Highway St.
3. **APPLICANT TELEPHONE NUMBER:** 997-4744
4. **APPLICANT FAX NUMBER:** 997-6967
5. **OWNER (if different from applicant):** Raymond Brothers I, LTD.
6. **ADDRESS:** PO Box 291445 Kerrville Tx 78029
7. **OWNER TELEPHONE NUMBER:**
8. **DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:**

ADDRESS: Lot No. 2AR of a resubdivision of Lot 2 of the Medical Center Subdivision (Vol. 3 Pg. 61)

LEGAL DESCRIPTION:

LOT SIZE: 2.753 Ac. **LOT AREA:** 119,922 SF

PROPOSED USE: Office / Retail

USE CLASSIFICATION: C5

9. **EXISTING ZONING:** C2 DISTRICT

10. **INFORMATION TO BE PROVIDED BY THE APPLICANT**: Seven (7) copies of a site plan at least 24 x 36 inches, drawn to scale and sufficiently dimensioned as necessary to show the following:

A. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.

B. The location and dimensions of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements.

C. The location, height, and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting site within 50 feet.

D. The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access, utility or service areas, fencing and screening, and lighting.

E. The center line of existing water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100-year flood plain.

F. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.

G. For sites with an average slope greater than 10%, a plan showing existing and proposed topography and grading and proposed erosion control measures.

H. The location and size of proposed signs, if known.

I. The location and size of the existing and proposed landscaped areas.

J. A calculation of the impervious area (this includes buildings, paved areas, etc. other than natural ground or landscaped areas) of the site.

10. **SIGNATURE OF APPLICANT:** _____

PRINTED NAME OF ABOVE: Kevin Spraggins

NOTE: If the applicant is not the legal owner of the property, a signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner, is required:

11. **SIGNATURE OF OWNER:** _____ ★

PRINTED NAME OF ABOVE: JAMES F RAYMOND, PRESIDENT OF RAYMOND BROTHERS GENERAL INC, THE GENERAL PARTNER OF RAYMOND BROTHERS I LTD

DATE: MAY 30, 2013

TITLE SEARCH: _____
Date

12. **CONSENT OF LIEN HOLDER:** _____
Signature

PRINTED NAME OF ABOVE: _____

NOTE: If this property is encumbered by lien, consent of the lien holder ***is required.***

13. **RETURN COMPLETED APPLICATION TO:** Brian Jordan or Tammie Loth, City of Fredericksburg, 126 West Main St., Fredericksburg, Texas 78624.

★ OWNER, RAYMOND BROTHERS I LTD AUTHORIZES KEVIN SPRAGGINS OF VEI ENGINEERING TO ACT AGENT FOR THE PURPOSE APPLICATION FOR SITE PLAN REVIEW.

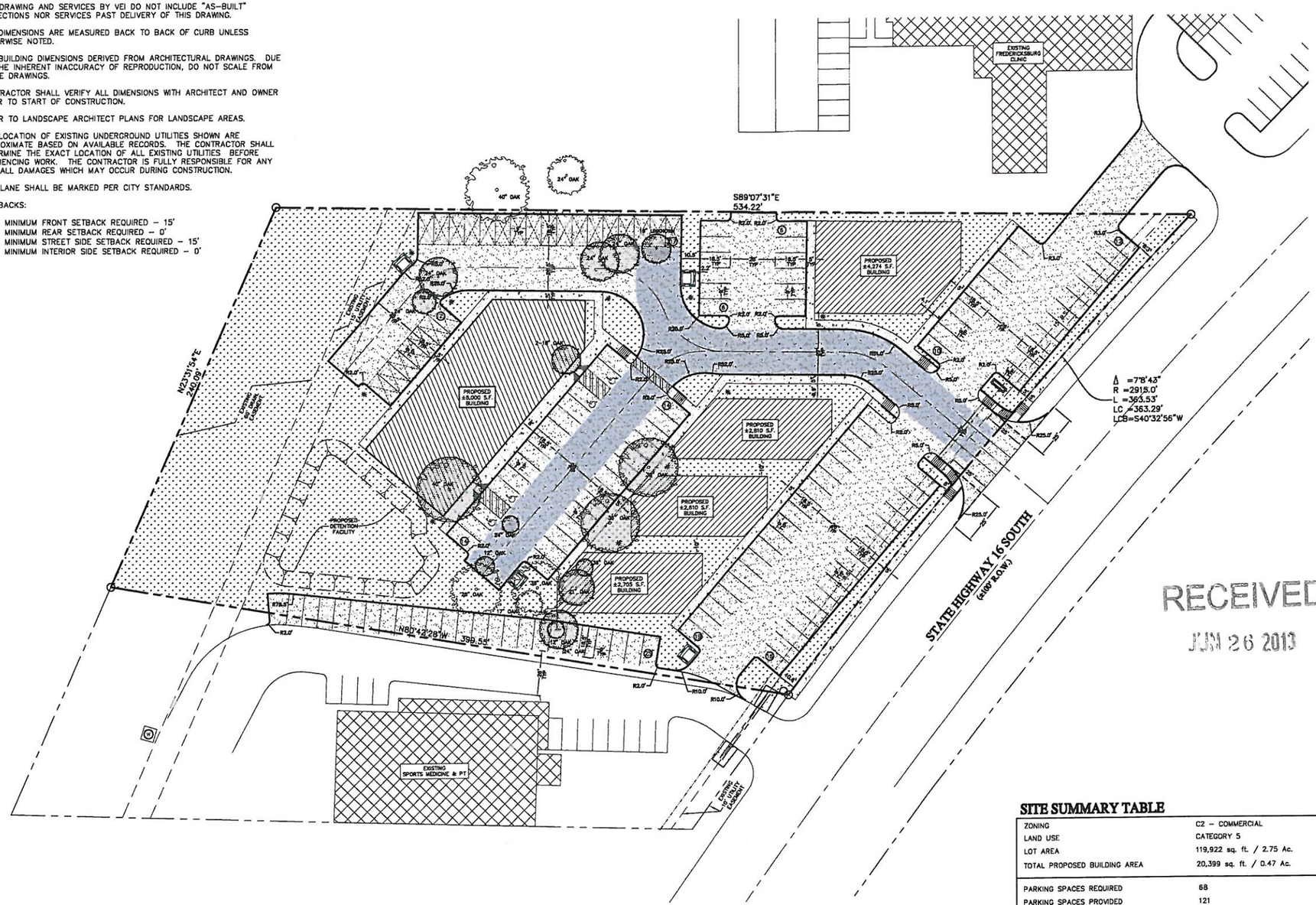
RAYMOND BROTHERS I LTD

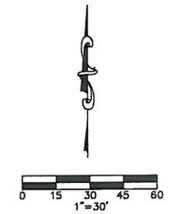
By _____
JAMES F RAYMOND, PRESIDENT
of RAYMOND BROTHERS GENERAL INC,
GENERAL PARTNER

NOTES:

1. THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
2. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
3. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
4. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
7. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
8. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
9. FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
10. SETBACKS:

    MINIMUM FRONT SETBACK REQUIRED – 15'
    MINIMUM REAR SETBACK REQUIRED – 0'
    MINIMUM STREET SIDE SETBACK REQUIRED – 15'
    MINIMUM INTERIOR SIDE SETBACK REQUIRED – 0'





LEGEND

EXISTING

- *EXISTING STRUCTURES*
- *PROPERTY BOUNDARY*
- *ADJACENT PROPERTY BOUNDARY*
- *EXISTING EASEMENT*
- *BUILDING SETBACK LINE*
- *EXISTING CONCRETE CURB*
- *IRON ROD FOUND*
- *IRON ROD SET*
- *PROPERTY CORNER*

PROPOSED

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT STRIPING
- PROPOSED LANDSCAPE AREAS
- PROPOSED ASPHALT
- PROPOSED FIRE LANE
- PROPOSED CONCRETE CURB
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED HANDICAP SPACE
- PROPOSED COVERED PARKING SPACES
- PROPOSED DUMPSTER
- PROPOSED EXTERIOR LIGHT
- PROPOSED SIGN
- VISIBILITY TRIANGLE
- EXISTING TREES TO BE REMOVED
- EXISTING CAPPED WELL

RECEIVED
JUN 26 2013

SITE SUMMARY TABLE

ZONING	C2 – COMMERCIAL
LAND USE	CATEGORY 5
LOT AREA	119,922 sq. ft. / 2.75 Ac.
TOTAL PROPOSED BUILDING AREA	20,399 sq. ft. / 0.47 Ac.
PARKING SPACES REQUIRED	68
PARKING SPACES PROVIDED	121
HANDICAP PARKING SPACES REQUIRED	3 (INCLUDES 1 VAN)
HANDICAP PARKING SPACES PROVIDED	4
PERVIOUS AREA	42,662 sq. ft. / 0.98 Ac.
IMPERVIOUS AREA	77,260 sq. ft. / 1.77 Ac.
ALLOWABLE IMPERVIOUS PERCENTAGE	80%
PROPOSED IMPERVIOUS PERCENTAGE	64%
BUILDING COVERAGE ALLOWED	75%
BUILDING COVERAGE PROVIDED	17%

A
SITE PLAN
FOR

PROFESSIONAL OFFICE CENTER

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING ALL OF LOT NO. 2AR OF A RESUBDIVISION OF LOT NO. 2 OF THE MEDICAL CENTER SUBDIVISION, AS SAID LOT IS SHOWN, DESIGNATED, AND DELINIATED ON THE MAP OR PLAT OF SAID RESUBDIVISION RECORDED IN VOL.3, PG. 61, PLAT RECORDS OR GILLESPIE COUNTY, TEXAS

CAMERON-BROOKS, INC — **OWNER**

CONTACT: CHUCK ALVAREZ
376 BUCKEYE RD.
FREDERICKSBURG, TX 78624
(830) 997-7595
FAX: (830) 997-9361

VEI CONSULTING ENGINEERS — **ENGINEER**

CONTACT: KEVIN W. SPRAGGINS
507-D E. HIGHWAY ST.
FREDERICKSBURG, TX 78624
(830) 997-4744
FAX: (830) 997-5987
Texas Registration # F-165

FILE NO: 13019

DATE: 06/25/13

SHEET: SP (1 OF 1)

25

SP-1309
N
HWY 16 SOUTH
PYKA RD
PYKA RD (FM 2093)

Development Services

Memo

To: Planning and Zoning Commission

From: Brian Jordan, AICP

\Date: June 28, 2013

Re: Summary of Bed and Breakfast discussion

Attached, please find a summary of the B&B discussion we have been having over the past few months. I have tried to break this down into our historic or previous interpretation, the current interpretation and finally, the proposed or possible guidelines for B&B's.

We intend to have one more discussion at the meeting next week, and then initiate the actual change to the Zoning Ordinance at the meeting in August.

Bed and Breakfast: Previous/Historic Interpretation

Definition: Tourist lodging services within rooms of the property owner's principal residence or one separate guest house on lots of 10,000 square feet or greater within R-1 zoning district.

Transient: Occupancy of a dwelling unit or sleeping unit for not more than 30 days.

R-1 District:

- B&B allowed in rooms of property owners principal residence (no limit to number), or 1 separate guest house allowed on lots of 10,000 square feet or greater.
- **Exception:** The primary residence may be used as a B&B without it being the property owner's principal residence, but limited to one(1) single B&B rental, dwelling unit per property.
- Owner must provide proof of the collection and payment of State and Local Hotel/Motel Occupancy Tax to the city upon request.
- Parking required is 2 spaces

R-2 District:

- Allows Single Family Residential, Duplex Residential, Condominium Residential, Townhouse Residential, Multiple Family Residential, Group Residential
- Density – Minimum Site area per dwelling unit:
    - Efficiency: 2,500 square feet
    - 1 Bedroom: 3,000 square feet
    - 2+ Bedrooms: 3,500 square feet
- B&B's were considered similar to "Multiple-Family Residential" and were allowed based on the district regulations.
- Number of units allowed was based on the density above.
- Parking :
    - Efficiency – 1 space per unit
    - 1-Bedroom – 1.5 spaces per unit
    - 2+ Bedrooms – 2 spaces per unit
- Maximum Impervious Coverage, Maximum Building Coverage, Minimum Lot Size and Width, Height and Setbacks same for all R-2.

R-3 District:

- Same as R-2 above except for Density as follows:
    - Efficiency – 1,600 square feet
    - 1 Bedroom – 2,000 square feet
    - 2+ Bedrooms – 2,400 square feet
- B&B's were considered similar to "Multiple-Family Residential and were allowed based on the district regulations.

C-1, C-2 and CBD Districts:

- Same as R-3 above
- B&B's were considered similar to "Multiple-Family Residential and were allowed based on the district regulations.

Bed and Breakfast: Current Interpretation

Definition: Tourist lodging services within rooms of the property owner's principal residence or one separate guest house on lots of 10,000 square feet or greater within R-1 zoning district.

Transient: Occupancy of a dwelling unit or sleeping unit for not more than 30 days.

Multiple family Residential: The use of a site for three or more dwelling units, within on or more buildings.

Dwelling Unit: A residential unit other than a manufactured home providing complete, independent living facility for one family, including permanent provisions for living, sleeping, eating and cooking.

Hotel-Motel: Lodging services involving the provisions of room and/or board. Typical uses include hotels, motels and inns.

Lodging Unit: A room or group of rooms in a dwelling unit or a group residential use, for overnight occupancy on a transient or residential basis. Where designed or used for occupancy by more than two persons, each two person capacity shall be deemed a separate lodging unit.

R-1 District:

- B&B allowed in rooms of property owners principal residence (no limit to number), or 1 separate guest house allowed on lots of 10,000 square feet or greater.
- **Exception:** The primary residence may be used as a B&B without it being the property owner's principal residence, but limited to one(1) single B&B rental, dwelling unit per property.
- Owner must provide proof of the collection and payment of State and Local Hotel/Motel Occupancy Tax to the city upon request.
- Parking required is 2 spaces

R-2 and R-3 District:

- Since a B&B does not fall within the definition of "Multiple Family Residential – Dwelling Unit" they are not permitted.
- Other residential uses, including Single family, multiple family, condominiums, townhouses, duplexes and group residential are permitted.

C-1 District:

- B&B not permitted since not considered Multiple Family Residential – Dwelling unit.
- Hotel/Motel or Lodging not permitted
- Group residential a permitted use.
- Single family, duplexes, condominiums, and townhouses permitted by CUP.

C-2 and M-1 Districts:

- B&B's permitted since Hotel/Motel Lodging a permitted use

CBD District:

- B&B's permitted by CUP (under the definition of Hotel/Motel or Lodging facility)

Bed and Breakfast: Proposed

R-1 District:

- I think the current regulations are fine and for the most part have preserved the integrity of the residential neighborhoods while allowing B&B activities with certain limitations.

R-2 District:

- Allow any existing structure to be utilized as a B&B and it need not be owner occupied.
- New construction, or additions, could be governed by the existing density regulations (as we have done in the past). Concerns regarding this are that a B&B is a "commercial" operation and not residential. And, if you had a large enough tract (like the Hoffman House) you might be able to build 20+ units.
- Also, should we consider having a minimum structure size to address the concern about future use when the B&B is no longer viable (this did not seem to be a big concern)?
- Could establish a list of criteria that would need to be met:
    - Require stiffer parking requirements, or make sure parking is off the street
    - Limit or not allow signage
    - Have restrictions on lighting
    - Have restrictions on screening
    - Limit number of guests or having large parties or gatherings (difficult to enforce)
    - Breakfast be the only meal allowed to be served
    - Require a license

C-1 District:

- Allow any existing structure to be utilized as a B&B and it need not be owner occupied.
- New construction, or additions, could be governed by the existing density and parking regulations.
- Since the goal of the C-1 district is to provide for restrictive commercial activity that is compatible with the residential character of the neighborhood, could consider establishing a maximum number of units such as 5-8.
- Could consider the same or a portion of the criteria listed above in R-2

C-2 District:

- Allow B&B's as a permitted use, only limited by the district regulations.

CBD District:

- Could consider allowing a certain number 5-8 as a permitted use, and require a CUP for anything over the established amount. The CUP would allow us to ensure that we are protecting the retail area of town, and would allow us to establish limitations on how many are within a block or some spacing requirements.
- Could establish a requirement that a certain percentage of the building be retained as retail/commercial. This could include the ground floor, or a portion of the ground floor facing the street.

M-1 District:

- Not sure we should include B&B's in a manufacturing district.

Development Services

Memo

To: Planning and Zoning Commission

From: Brian Jordan, AICP

Date: June 28, 2013

Re: Progress Report – Comprehensive Plan and Comprehensive Plan update

---

Attached, please find two reports from the City Manager regarding a progress report on the Comprehensive Plan and an update to the Comprehensive Plan. At a recent City Council Retreat, the City Manager provided an update on what we have accomplished since the adoption of the plan in 2006. In this discussion, the Council related that it might be time to consider an update to our Comprehensive Plan. It was also suggested that we might want to update certain sections of our Plan, and wait for several years to update the entire plan.

We discussed these options with the Consultant who assisted us during the last update. He indicated that we could do a complete update, or a partial update. In doing a partial update, he suggested that we do an Issue Based Update. The attached memo from the City Manager gives a summary of the issues we have identified as needing to be updated.

Date: June 7, 2013

To: Mayor and City Council

From: Kent Myers, City Manager

Subject: Progress Report-Comprehensive Plan

During the past several months, I have had the opportunity to review our progress in implementing the numerous recommendations included in the City of Fredericksburg Comprehensive Plan since its adoption in January, 2006. Over the past seven years many of the recommendations included in the Comprehensive Plan have been adopted and fully implemented. I have included a listing of these accomplishments and I hope that you share in the sense of pride for these accomplishments. These actions have resulted in major improvements in the community.

On the other hand, some of the recommendations included in the Plan have not been fully addressed as discussed below. These will need additional focus and attention during the next several years if it is still the City Council's intent to implement these recommendations. At the next City Council Retreat, I suggest that we discuss this progress report along with the remaining recommendations and determine a course of action. Does the City Council still want us to implement these additional action steps over the next several years?

In addition, it should be noted that normally a Comprehensive Plan is revised and updated every 10 years depending upon the growth of the community. During the recent discussions on our subdivision regulations, there were some comments made about updating the current Plan with particular emphasis on the Thoroughfare Plan. This progress report should help in determining whether the current Plan should be updated in the next year or two or whether we should instead focus our efforts at completing the implementation of the current Plan.

2006 COMPREHENSIVE PLAN ACCOMPLISHMENTS

1. **Maintained the history and unique character of the community.**

2. Created quality design standards for new development
3. Created an overall favorable business climate.
4. Kept tourism as a major focal point with Fredericksburg continuing to be a special place to visit.
5. Amended zoning ordinance to allow second unit on residential lots.
6. Amended zoning ordinance to reduce lot size to create more affordable housing opportunities.
7. Amended zoning ordinance to allow condos and townhouses as permitted use in R-2 zoning districts.
8. Established a parks dedication ordinance that has raised about $41,000 for future City parks.
9. Provided increased training for Planning Commission.
10. Updated Impact Fees
11. Employed full-time code enforcement officer to enforce property maintenance requirements.
12. Employed full-time Building Inspector to insure that all building improvements are constructed to safe standards established in building codes.
13. Established an Affordable Housing Task Force to provide recommendations on ways to create more affordable housing.
14. Maintained historic district and active Historic Commission to enforce historic district regulations.
15. Established new development review process including a more expedited review of new construction plans.
16. Created opportunities for Habitat for Humanity to build homes in the community.
17. Improved city infrastructure in several different neighborhoods including street, drainage and utility improvements.
18. Signage and wayfinding phase one completed.
19. Established a number of cooperative agreements between City and County.
20. Completed LCRA study of watershed areas in effort to preserve natural beauty along the creeks and protect water quality.
21. EDC completed targeted industry study.
22. University Center project completed to offer local educational opportunities.
23. Reuse of gray water has been expanded to include local golf courses and construction companies.
24. Completion of Friendship Lane arterial connection between Highway 290 and Highway 16.
25. Completion of Airport Master Plan.
26. Completed updated Capital Improvements Plan.

2006 COMPREHENSIVE PLAN-ENHANCEMENTS NOW UNDERWAY

1. Additional planning for alternate truck route now underway including recent discussions with County and TXDOT as well as creation of Alternate Truck Route Task Force.
2. Provided funding for complete review and revision of subdivision regulations, including new engineering standards, to be completed in October.

3. Established new funding for sidewalk improvements with phase one of these improvements scheduled to begin in July.
4. Updated annexation plan discussed at last Council Retreat and working with new Public Works Director to identify key areas for future annexation.
5. Signage and wayfinding phase two to be completed in September.
6. New Communications Manager position established for periodic communications to residents about Issues effecting future of community.
7. Chamber survey underway to identify future training and education needs of local employers.
8. Recycling Committee established to insure that the City takes the lead in supporting recycling with Committee recommendations now under consideration.
9. Initiated health focus area around the hospital to provide nucleus of services to support health care and healthy initiatives.
10. Completed master plan for Cross Mountain Park with trails and new signage now being constructed.

2006 COMPREHENSIVE PLAN-NOT ACCOMPLISHED TO DATE

1. Comprehensive review and revision of city zoning ordinance.
2. Trails Master Plan showing future locations of city trails system that will provide safe connections for hiking and biking.
3. Design standards-entry corridors.
4. Fee waivers or reductions to provide incentives for development of affordable housing.
5. More housing diversity still needed to attract quality housing for all sectors of population.
6. Cooperation with Hill Country Underground Water District to develop and implement a comprehensive water management plan.
7. City encouragement of green building techniques and use of LEED certification for new public buildings.
8. Development of the Airport Focus Area that will form a major employment center and a major attraction for visitors.
9. Creation of University Focus Area around University Center that includes businesses in targeted industries that benefit from proximity to the Center.
10. Creation of new Residential Focus area that offers a desirable environment for new housing development.
11. Construction of Southwest Hill Country Drive.
12. Establishment of a center city shuttle transportation system.
13. Planning, zoning and subdivision regulations for new residential development that includes network of sidewalks, paths and/or bike routes.
14. Completion of coordinated plan to address both the short-term and long-terms parking needs of the historic district and central business district.

15. Acquire and develop two new neighborhood parks and one community park.

In summary, much has been accomplished with the 2006 Comprehensive Plan providing some very useful focus and direction. The intent of the discussion at Friday's Retreat is to determine the next steps in implementing the Plan and I welcome your comments and guidance.

Date: June 26, 2013

To: Mayor and City Council

From: Kent Myers, City Manager

Subject: Update to City Comprehensive Plan

At the recent City Council Retreat, I provided an update on what we have accomplished since the Comprehensive Plan was adopted in January, 2006. This report noted that a large number of the recommendations that were included in this Plan have been implemented to date.

During the discussion on this progress report, the Council related that it might be time to consider an update to our Comprehensive Plan. It was also suggested that we might want to update certain sections of our Plan and wait for several years to update the entire Plan. Last week, Clinton Bailey, Brian Jordan and I had a conference call with Dan Sefko with Freese and Nichols who was one of the principal consultants involved in developing the 2006 Comprehensive Plan. I wanted to provide this summary of our conference call. At Monday's Council meeting I would like to discuss during my City Manager's Report the options for proceeding with an update to our Comprehensive Plan. This discussion will be helpful in determining if we should include funding for this update in next year's proposed City Budget.

Normally cities update their Comprehensive Plan at least once every 8-10 years depending upon a number of factors including community growth and changing conditions. Dan indicated that we can either do a complete update of our Code or only update specific sections of the Plan which is known as an

The City of Fredericksburg
126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

Issues Based Update. A complete update will, of course, involve additional costs and the need to appoint another steering committee. It will also involve a one-year planning process including a number of public hearings. In addition, it should be recognized that a major part of the Plan involves the land use study and our land use has not experienced many major changes over the past 7 1/2years.

Therefore, it recommended that we consider the Issues Based Update as an optional approach to updating the Plan. If this approach is selected, then the complete update to our Plan could likely be postponed for at least several years. In considering this option, we need to discuss what issues would need to be updated. We discussed with Dan the issues listed below. We need Council reaction and discussion on these issues at Monday's meeting if this option is preferred.

- **Update of Thoroughfare Plan-This is one of the first steps that has been suggested to establish the preferred alignment for the alternate truck route. We also have had some recent discussions about the need to define a route linking FM 1631 to Highway 290 East and this would be considered as part of the new Thoroughfare Plan.**
- **Hiking/Biking Trails Plan-The need for this Plan was discussed by Jimmy Alexander as part of the Capital Improvement Plan. We have also recently discussed this as part of the study on use of our flood plain areas along local creeks. This Plan could also include a final sidewalk plan that would like provide a linkage between our sidewalks and any future trails that would be developed.**
- **Plan for Entryway Features-One of the goals in the 2006 Plan was the establishment of "community design features and development patterns at the community's edge that communicates one's arrival into Fredericksburg." This goal has not been accomplished to date and might be addressed in the Issues Based Update.**
- **Design Standards-As noted in the Plan, our city has an adopted set of design guidelines in the Historic District. However, the Plan**

recommended that "the City should consider design standards or guidelines to address additional key areas of the community." This includes design along major corridors, design for tourism-related developments and design of buildings adjacent to the historic district. With the recent discussions involving the new Auto Zone and Whataburger, it might be timely to include these design standards as part of any update. The development of these design standards could be incorporated with the design of entryway features to provide some consistency.

There may be other planning issues that the Council has identified that need to be included in this update. Please take some time to consider the issues discussed above as well as any other issues that need to be included. In addition, please consider whether you want to proceed with this Issues Update or a complete update of our Comprehensive Plan. Following Monday's discussion, we will get back with Dan Sefko and request that he provide a cost estimate and this will be discussed by the Council as part of our upcoming budget meetings.