



City of Fredericksburg

CITY COUNCIL SPECIAL MEETING AGENDA TUESDAY, DECEMBER 6, 2022 ~ 9:00 A.M. LAW ENFORCEMENT CENTER 1601 E. MAIN STREET FREDERICKSBURG, TEXAS 78624

Jeryl Hoover, Mayor
Tony Klein, Councilmember
Bobby Watson, Mayor Pro Tem

Sharon Joseph, Councilmember
Emily Kirchner, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a special session on Tuesday, December 6, 2022 at 9:00 a.m. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube <https://www.youtube.com/c/FredericksburgTexasUSA>).

The City Council welcomes citizen participation and comments at all City Council Meetings on Agenda Items.

Comment Card for Written or Verbal Comments - submitted by 4:00 p.m. the day before the meeting.

- i. Complete the Comment Card online at www.fbgtx.org;
- ii. Make sure to check the appropriate box (verbal or written);
- iii. Only one (1) agenda item per Comment Card.

Sign up in person between 8:30 a.m. and 9:00 a.m. at the meeting location.

- i. Only one (1) agenda item per Comment Card;
 - ii. Speakers will be limited to 3 minutes to speak. **Please Note:** The Mayor can reduce the number of minutes for any speaker during Public Comment on a single agenda item depending on the number of people who sign up for it.
 - iii. Any citizen with handouts should provide them to the City Secretary before speaking. If you wish the City Council to receive your handouts for the meeting, please provide ten (10) copies; if not, the City Council will receive your handouts the following day.
-

1. CALL TO ORDER

2. INVOCATION

(Jared Squires, Heritage School)

3. PLEDGE OF ALLEGIANCE

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

5. COUNCIL COMMENTS

6. ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

- A. Consider the following actions related to Request #Z-2227 by Sean Smith with Moy Tarin Ramirez Engineers, LLC. for approximately 56.463 acres of land located at 257 Vernon's Lane (Anna Hudson, Interim Development Service Director).
(Agenda Packet Pages 5 - 18)

- i. Hold a public hearing to receive comments for or against the Request #Z-2227
- ii. Approve Ordinance 2022-38 adopting a change in the Comprehensive Plan of the City of Fredericksburg, specifically in the Land Use Map, as to approximately 56.462 acres of land, comprised out of outlots 70, 71, 72, 98, and an unnumbered outlot strip, as said outlots and strip are shown on the map of Fredericksburg, Texas and environs by the German Emigration Company, and out of the George Debrant Survey No. 42, Abstract No. 180, located at 257 Vernon's Lane; changing said property from Commercial (C), Mixed Use Corridor (MUC), and High Density Residential (HDR) to Public Facilities (PF); providing that the change become a part of the comprehensive Plan, and providing for an effective date.
- iii. Approve Ordinance 2022-39 amending the Zoning Ordinance of the City and changing the Zoning District as to approximately 56.462 acres of land, comprised out of outlots 70, 71, 72, 98, and an unnumbered outlot strip, as said outlots and strip are shown on the map of Fredericksburg, Texas and environs by the German Emigration Company, and out of the George Debrant Survey No. 42, Abstract No. 180, located at 257 Vernon's Lane, situated in the City of Fredericksburg, Texas; changing said property from (C2) Commercial, (R3) Multifamily Residential and (C1) Neighborhood Commercial to (PF) Public Facilities; and providing for an effective date.

B. Consider the following actions related to Request #Z-2226: by Ralph and Kristi Galichet for property located at 405 North Orange (Anna Hudson, Interim Development Service Director). (Agenda Packet Pages 19 - 48)

- i. Hold a public hearing to receive comments for or against Request #Z-2226
- ii. Consider the approval of a Conditional Use Permit per Section 3.110 to operate a STR-Unoccupied in a R2 Zoned area located in the Historic Overlay District.

C. Consider the following actions related to Request #Z-2225: by David Turpin to for property located at 507 Cora Street (Anna Hudson, Interim Development Service Director). (Agenda Packet Pages 49 - 66)

- i. Hold a public hearing to receive comments for or against Request #Z-2225
- ii. Consider the approval of a Conditional Use Permit per Section 3.110 to operate a STR-Facility in a R2 Zoned area located in the Historic Overlay District.

7. ACTION ITEMS AND UPDATES

A. Consider approval of City Council Minutes (Shelley Goodwin, City Secretary)

- i. November 15, 2022, Regular Meeting (Agenda Packet Pages 67 - 74)
- ii. November 21, 2022, Special Meeting (Agenda Packet Pages 75 - 76)

B. Consider an appointment to the Historic Review Board to file an unexpired term ending June 2023 (Shelley Goodwin, City Secretary) (Agenda Packet Pages 77 - 78)

C. Consider an amendment to the 2023 Employee Holiday Schedule (Shelley Goodwin, City Secretary) (Agenda Packet Pages 79 - 80)

D. Consider, discuss, and take action on the five-year summary of the performance of Lady Bird Johnson Municipal Golf Course (Chris Meade, Touchstone Golf Regional Manager). (Agenda Packet Pages 81 - 82)

- E. Consider, discuss, and take action regarding sports facilities and usage fees (Andrea Schmidt, Parks & Recreation Director)
(Agenda Packet Pages 83 - 108)
- F. Consider, discuss, and take action regarding Affordable Housing Presentation (Vince Michel, Affordable Housing Coordinator).
(Agenda Packet Pages 109 - 110)
- G. Consider an update regarding Emergency Management Plan and presentation on Winter Storm Uri Response (Justin Calhoun, Emergency Management Coordinator).
(Agenda Packet Pages 111- 112)

8. CITY MANAGER'S REPORT

- A. Short Term Rental (STR) Permitting and Code Enforcement Update
- B. STR Specialist job duties and responsibilities
- C. Boards and Commissions Update

9. ITEMS FOR FUTURE AGENDA

(Agenda Packet Page 113)

10. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections – 551.071 (Consultation with Attorney), 551.074 (Personnel Matters) and 551.072 (Real Estate).

- A. Consider and discuss the appointment of a public officer or employee, specifically the City Attorney [Sec. 551.074];
- B. Consider and discuss the appointment of a public officer or employee, specifically an individual to fill a vacancy on the Historic Review Board [Sec. 551.074]
- C. Consider and discuss the purchase, exchange, lease, or value of real property, located in the vicinity of Lady Bird Johnson Municipal Park [551.072];
- D. Consider and discuss The State of Texas, *ex rel.* Association Against Fredericksburg Annexations vs. City of Fredericksburg, Texas, pending in the 216th District Court [551.071]; and
- E. Consider and discuss preliminary analysis and recommendation to the City Council prepared by legal counsel, regarding pending ethics complaint [Section 551.071 and Section 551.074].

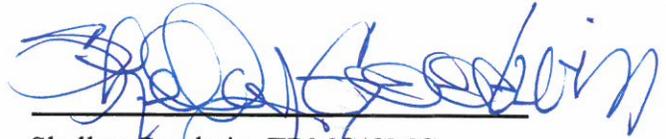
11. BUSINESS ITEM

The City Council will reconvene into Regular Session upon the conclusion of the Executive Session. The City Council may take action on any item posted in Executive Session, as necessary.

12. ADJOURN

CERTIFICATION

This is to certify that I, Shelley Goodwin, posted this Agenda at 3:15 p.m. on November 30, 2022, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelley Goodwin, TRMC/CMC
City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor and City Council

FROM: Anna Hudson - Interim Director of Development Services

MEETING DATE: December 6, 2022
Approval

CATEGORY:

CAPTION: Consider the following actions related to Request #Z-2227 by Sean Smith with Moy Tarin Ramirez Engineers, LLC. for approximately 56.463 acres of land located at 257 Vernons Lane (Anna Hudson, Interim Development Service Director).

- i. Hold a public hearing to receive comments for or against the Request #Z-2227
- ii. Approve Ordinance 2022-38 adopting a change in the Comprehensive Plan of the City of Fredericksburg, specifically in the Land Use Map, as to approximately 56.462 acres of land, comprised out of outlots 70, 71, 72, 98, and an unnumbered outlot strip, as said outlots and strip are shown on the map of Fredericksburg, Texas and environs by the German Emigration Company, and out of the George Debrant Survey No. 42, Abstract No. 180, located at 257 Vernon's Lane; changing said property from Commercial (C), Mixed Use Corridor (MUC), and High Density Residential (HDR) to Public Facilities (PF); providing that the change become a part of the comprehensive Plan, and providing for an effective date.
- iii. Approve Ordinance 2022-39 amending the Zoning Ordinance of the City and changing the Zoning District as to approximately 56.462 acres of land, comprised out of outlots 70, 71, 72, 98, and an unnumbered outlot strip, as said outlots and strip are shown on the map of Fredericksburg, Texas and environs by the German Emigration Company, and out of the George Debrant Survey No. 42, Abstract No. 180, located at 257 Vernon's Lane, situated in the City of Fredericksburg, Texas; changing said property from (C2) Commercial, (R3) Multifamily Residential and (C1) Neighborhood Commercial to (PF) Public Facilities; and providing for an effective date.

PRESENTATION: Anna Hudson, Interim Director of Development Services

SUMMARY:

The applicant is seeking a future land use classification change from “Commercial” (C), “Mixed Use Corridor” (MUC), and “High Density Residential” (HDR) to “Public Facilities” (PF) and a zoning change from (C2) Commercial, (R3) Multifamily Residential and (C1) Neighborhood Commercial to (PF) Public Facilities

BACKGROUND:

257 Vernon’s Lane is 56.463 acres that has recently been purchased by FISD for the purpose of developing the new Middle School. The property consists of a vacant, Single-Family Residence and several ancillary structures such as barns and storage buildings.

Land uses surrounding this property include Mixed Use Corridor (MUC), and High Density Residential (HDR) to the north. Public Facilities (PF) to the east across Hollmig Ln., Mixed Use Corridor (MUC), and High Density Residential (HDR) to the west, and Commercial (C), and High Density Residential (HDR) to the south across Friendship Ln.

Zoning to the north is a mix of (C2) Commercial and (R3) Multifamily Residential. Public Facilities (PF) to the east across Hollmig Ln. A mix of (R3) Multifamily Residential and (C1) Neighborhood Commercial to the South across Friendship Ln and (C2) Commercial and (R3) Multifamily Residential to the West.

This portion of Friendship Lane has recently seen significant development, including an approved Multifamily project that will add 296 Residential units (Prospect and Carbon Project) South of the Subject tract as well as the extension of Post Oak Rd to connect with Friendship Lane.

FUNDING SOURCE: N/A

FINANCIAL IMPACT: N/A

STAFF RECOMMENDATION: Planning and Zoning recommended approval on November 9, 2022.

Given the variety of Land uses and Zoning classifications surrounding the property and the fact that the property is an extension of the existing development in the area (FISD), Staff recommends approval of the requested land use classification change Commercial (C), Mixed Use Corridor (MUC), and High Density Residential (HDR) to Public Facilities (PF) and a Zoning Change from (C2) Commercial, (R3) Multifamily Residential and (C1) Neighborhood Commercial to (PF) Public Facilities per Comprehensive Plan Sec. 4.B.I – Support Existing Development Patterns.

COMMUNITY VISIONING/STRATEGIC INITIATIVES: Quality of Life

ATTACHMENTS:

1. Future Land Use Map & Location/Zoning Map
2. Project Application
3. Map with Land Uses
4. Ordinance 2022-38
5. Ordinance 2022-39

APPROVAL/REVIEW: *Annahudson*

DEPARTMENT NAME: Dev Serv

FINANCE NAME: *Raura Watterback*

CITY ATTORNEY NAME: *D. J. [Signature]*

CITY MANAGER NAME: *Ante [Signature]*

CREATED: 11/16/2022

REVIEWED:

APPROVED:

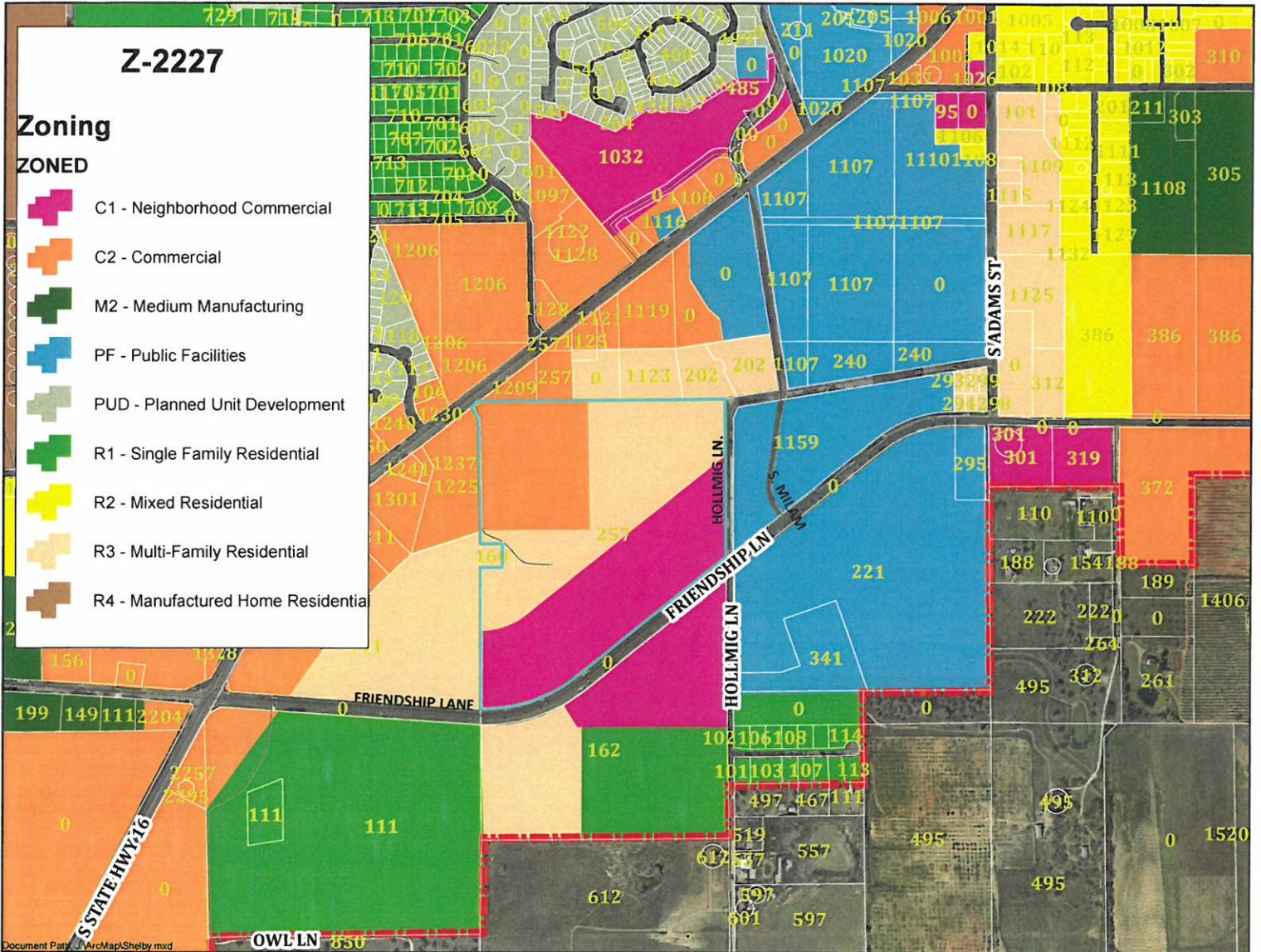
APPROVED:

Z-2227

Zoning

ZONED

-  C1 - Neighborhood Commercial
-  C2 - Commercial
-  M2 - Medium Manufacturing
-  PF - Public Facilities
-  PUD - Planned Unit Development
-  R1 - Single Family Residential
-  R2 - Mixed Residential
-  R3 - Multi-Family Residential
-  R4 - Manufactured Home Residential





Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

A. Project Information (Please complete all items)

Project Name: FISD - New Middle School
Project Address: 257 Vernons Ln Off S St Hwy 16, TX
Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|---|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat* | <input type="checkbox"/> Plat Vacation |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Replat* | <input type="checkbox"/> Annexation* |
| <input checked="" type="checkbox"/> Zoning Change | <input type="checkbox"/> Amending Plat* | <input type="checkbox"/> Final Plat* |
| <input type="checkbox"/> Land Use Plan Change | <input checked="" type="checkbox"/> Preliminary Plat* | |

Revision of Approved Plan / Plat? Yes No Name:

Jurisdiction: City Limits ETJ Total Acres: 56.46 No. of Lots: 2

Original Survey & Abstract No: ABS A0180, George Debrant Survey # 42.

Legal Description: ABS A0180 G DE BRANDT #42, 56.462 ACRES, -HOMESITE-FARM

Current Land Use Plan: Undeveloped Proposed Land Use Plan: Public Roadway and Middle School

Current Zoning: C1, C2, R3 Proposed Zoning: Public Facility (PF)

Location: Northwest corner of Friendship Ln and Hollmig Ln intersection.

Proposed Use(s): Public Roadway and Middle School

Applicant's Signature

Applicant's Role: Owner Developer Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: [Handwritten Signature]

Printed Name: Joe Rodriguez Date: 10.5.2022

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s)

Firm Name (if applicable): Fredericksburg Independent School District

Owner Name:

Address: 234 Friendship Ln Fredericksburg, TX 78624

Phone: (830) 997-9551

Fax:

Email:

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): Moy Tarin Ramirez Engineers, LLC

Address: 12770 Cimarron Path, Suite 100

Primary Contact Name: Sean Smith, PE

Phone: (210) 698-5051

Fax:

Secondary Contact Name: Edgar Calderon

Phone: (210) 698-5051

Fax:

III. Applicant

Firm Name (if applicable): Same as above

Applicant Name (s):

Address:

Phone:

Fax:

Email:

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): Same as above

Address:

Primary Contact Name:

Phone: Fax: Email:

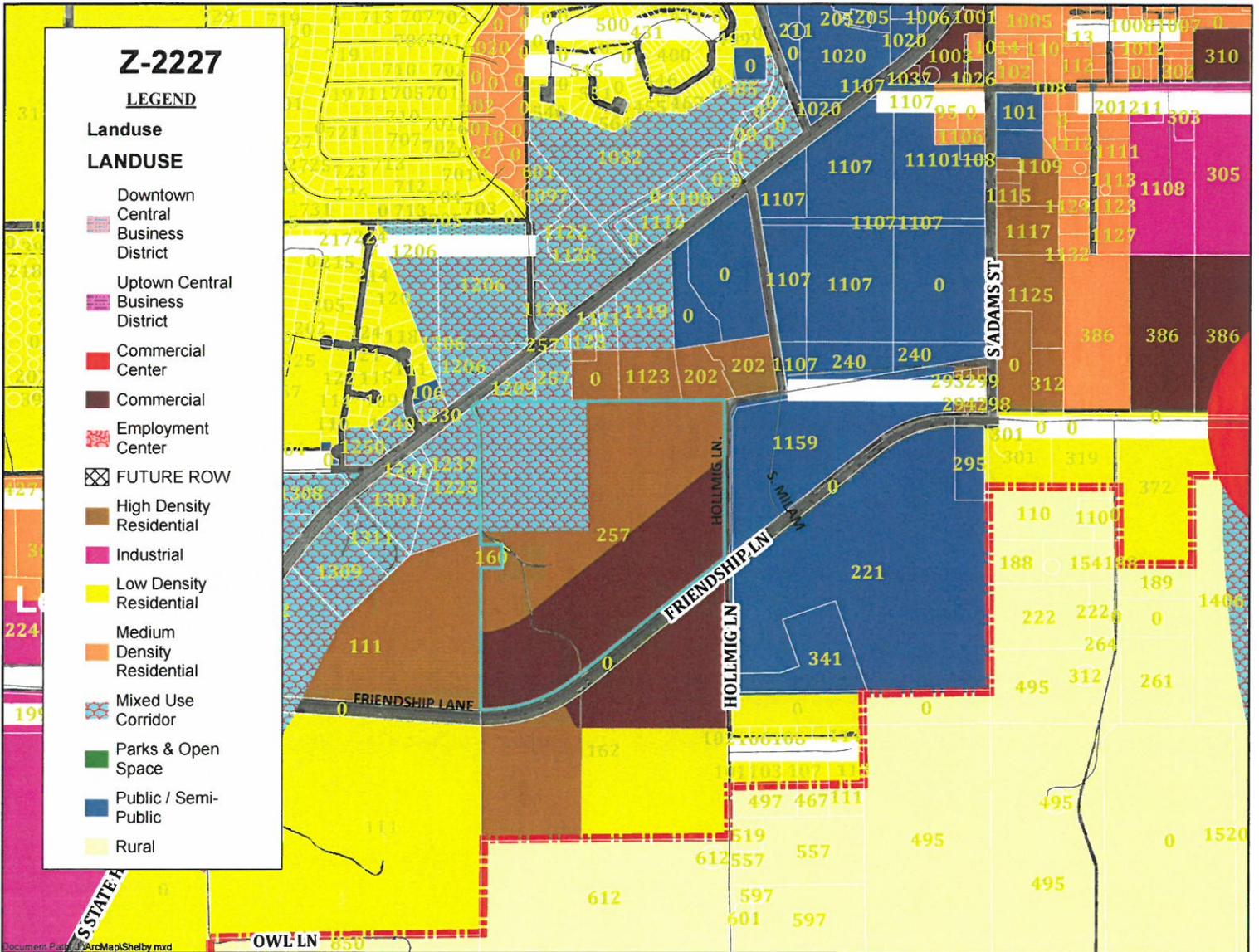
Z-2227

LEGEND

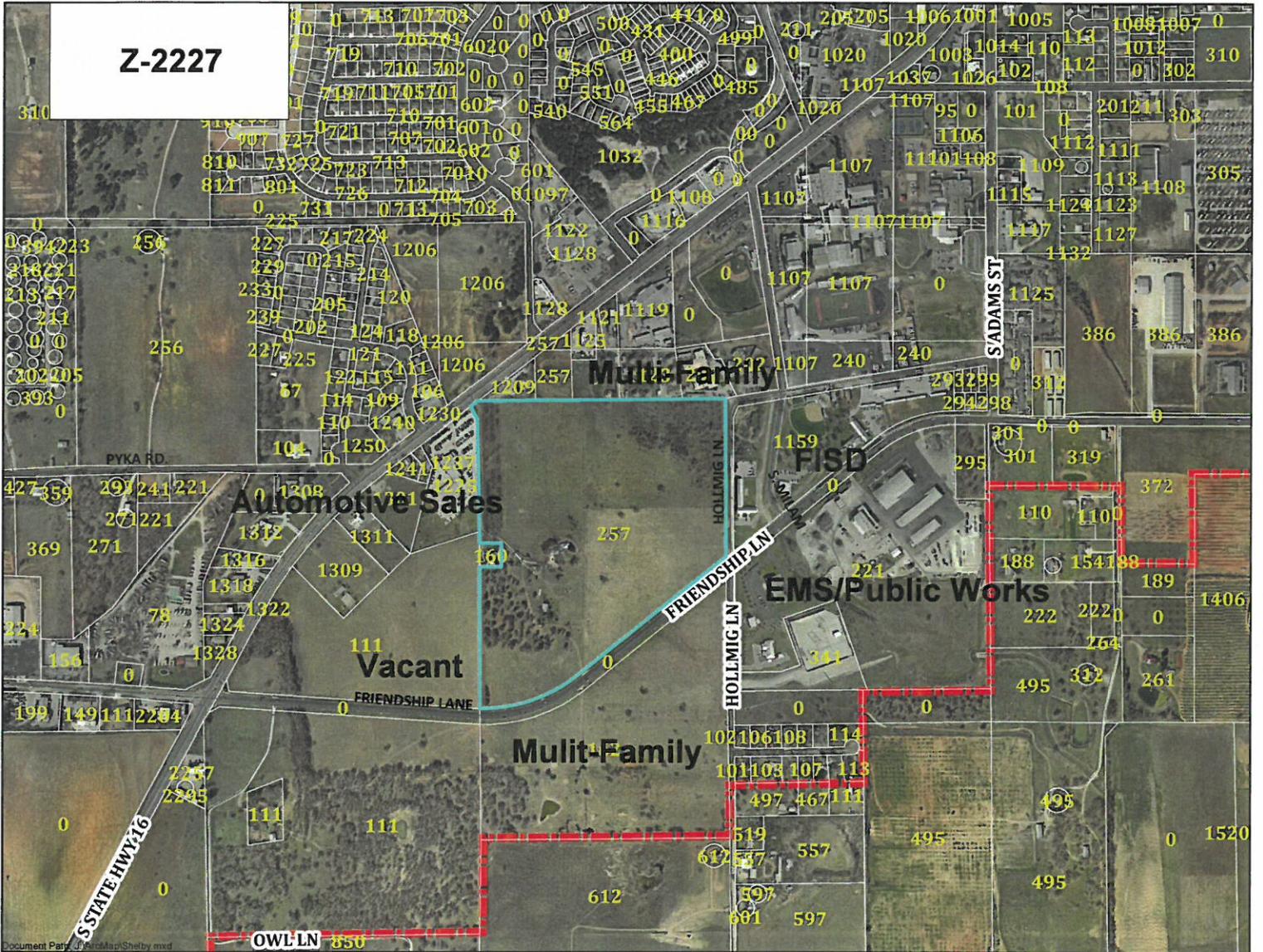
Landuse

LANDUSE

-  Downtown Central Business District
-  Uptown Central Business District
-  Commercial Center
-  Commercial
-  Employment Center
-  FUTURE ROW
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use Corridor
-  Parks & Open Space
-  Public / Semi-Public
-  Rural



Z-2227



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ORDINANCE NO. 2022-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, ADOPTING A CHANGE IN THE COMPREHENSIVE PLAN OF THE CITY OF FREDERICKSBURG, SPECIFICALLY IN THE LAND USE MAP, AS TO APPROXIMATELY 56.462 ACRES OF LAND, COMPRISED OUT OF OUTLOTS 70, 71, 72, 98, AND AN UNNUMBERED OUTLOT STRIP, AS SAID OUTLOTS AND STRIP ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND OUT OF THE GEORGE DEBRANT SURVEY NO. 42, ABSTRACT NO. 180, LOCATED AT 257 VERNON'S LANE; CHANGING SAID PROPERTY FROM COMMERCIAL (C), MIXED USE CORRIDOR (MUC), AND HIGH DENSITY RESIDENTIAL (HDR) TO PUBLIC FACILITIES (PF); PROVIDING THAT THE CHANGE BECOME A PART OF THE COMPREHENSIVE PLAN, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, upon adoption of the Comprehensive Plan for the City of Fredericksburg, the City Council recognized, as is required by such Plan, that such Plan is not static but must be re-evaluated in terms of physical, environmental, social, economic and public value factors which have occurred since the adoption of the Plan; and

WHEREAS, the Planning and Zoning Commission of the City of Fredericksburg has re-evaluated such Plan and has recommended that such Plan be changed, and that the Land Use Plan be amended to reflect such changes in land use; and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council have been duly noticed and held regarding such proposed change as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the City Council has specifically found, following the public hearing, that such change is consistent with the objectives of the Comprehensive Plan of the City of Fredericksburg and that it would be in the best interests of the public that such change be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

Section 1. That the Comprehensive Plan of the City of Fredericksburg is hereby amended to incorporate the certain change to the Land Use Plan as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, said land being known as APPROXIMATELY 56.462 ACRES OF

LAND, COMPRISED OUT OF OUTLOTS 70, 71, 72, 98, AND AN UNNUMBERED OUTLOT STRIP, AS SAID OUTLOTS AND STRIP ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND OUT OF THE GEORGE DEBRANT SURVEY NO. 42, ABSTRACT NO. 180, AND LOCATED AT 257 VERNON'S LANE in the City of Fredericksburg, Gillespie County, Texas, and as additionally shown and designated on the map attached hereto as Exhibit A, are hereby designated as PUBLIC FACILITIES (PF).

Section 2. That all references in City of Fredericksburg Code of Ordinances to the Comprehensive Plan or to the Land Use Map shall henceforth refer to such as are amended hereby.

Section 3. That this Ordinance shall take effect upon the date of its passage.

PASSED AND APPROVED on this the ____ day of _____, 20____.

Jeryl Hoover, Mayor
City of Fredericksburg, Texas

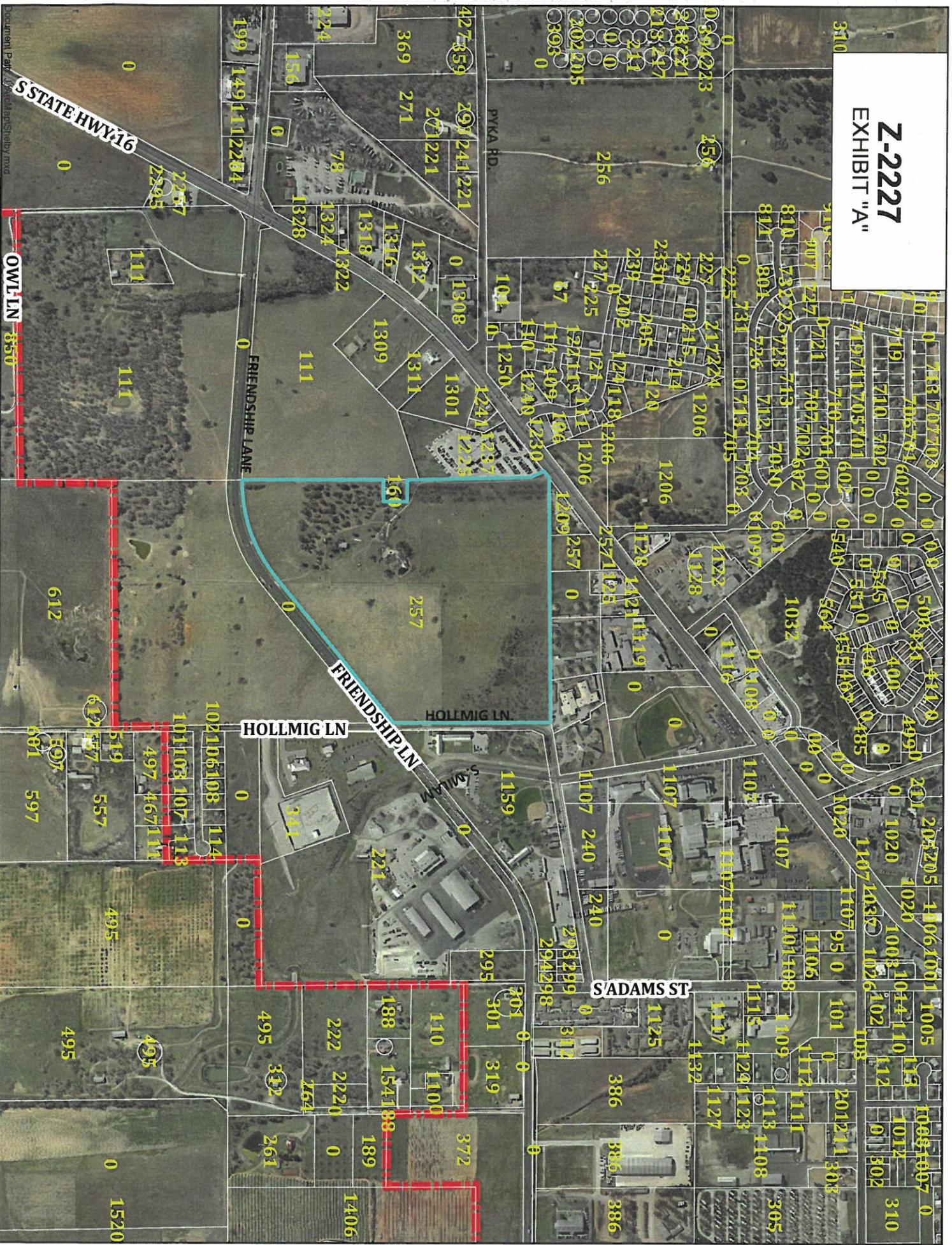
ATTEST:

Shelley Goodwin, City Secretary, TRMC/CMC

APPROVED AS TO FORM:

Daniel D. Jones, City Attorney

Z-2227
EXHIBIT "A"



ORDINANCE NO. 2022-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND CHANGING THE ZONING DISTRICT AS TO APPROXIMATELY 56.462 ACRES OF LAND, COMPRISED OUT OF OUTLOTS 70, 71, 72, 98, AND AN UNNUMBERED OUTLOT STRIP, AS SAID OUTLOTS AND STRIP ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND OUT OF THE GEORGE DEBRANT SURVEY NO. 42, ABSTRACT NO. 180, LOCATED AT 257 VERNON'S LANE, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM (C2) COMMERCIAL, (R3) MULTIFAMILY RESIDENTIAL AND (C1) NEIGHBORHOOD COMMERCIAL TO (PF) PUBLIC FACILITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for Rezoning has been submitted by the owners of lots described as APPROXIMATELY 56.462 ACRES OF LAND, COMPRISED OUT OF OUTLOTS 70, 71, 72, 98, AND AN UNNUMBERED OUTLOT STRIP, AS SAID OUTLOTS AND STRIP ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND OUT OF THE GEORGE DEBRANT SURVEY NO. 42, ABSTRACT NO. 180, LOCATED AT 257 VERNON'S LANE in the City of Fredericksburg, Texas, to change the present zoning district of said lots from (C2) COMMERCIAL, (R3) MULTIFAMILY RESIDENTIAL AND (C1) NEIGHBORHOOD COMMERCIAL TO (PF) PUBLIC FACILITIES; and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has determined that such zoning change is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the rezoning be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning request, or of the area of the

property immediately adjoining the same and extending two hundred feet (200') therefrom.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

Section 1. That the zoning ordinance of the City of Fredericksburg is hereby amended to incorporate the certain change in zoning district as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, said lots being described as APPROXIMATELY 56.462 ACRES OF LAND, COMPRISED OUT OF OUTLOTS 70, 71, 72, 98, AND AN UNNUMBERED OUTLOT STRIP, AS SAID OUTLOTS AND STRIP ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND OUT OF THE GEORGE DEBRANT SURVEY NO. 42, ABSTRACT NO. 180, LOCATED AT 257 VERNON'S LANE in the City of Fredericksburg, Texas, and as additionally shown and designated on the map attached hereto as Exhibit A, to be and are hereby rezoned and designated as PUBLIC FACILITIES (PF).

Section 2. That all references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 3. That this Ordinance shall take effect upon the date of its passage.

PASSED AND APPROVED on this the ____ day of _____, 20____.

Jeryl Hoover, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, TRMC/CMC
City Secretary

APPROVED AS TO FORM:

Daniel D. Jones, City Attorney



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor and City Council

FROM: Anna Hudson - Interim Director of Development Services

MEETING DATE: December 6, 2022

CATEGORY:

Approval

CAPTION: Consider the following actions related to Request #Z-2226: by Ralph and Kristi Galichet for property located at 405 North Orange

- i. Hold a public hearing to receive comments for or against Request #Z-2226
 - ii. Consider the approval of a Conditional Use Permit per Section 3.110 to operate a STR-Unoccupied in a R2 Zoned area located in the Historic Overlay District.
-

PRESENTATION: Anna Hudson, Interim Director of Development Services

SUMMARY: The applicants are requesting a Conditional Use Permit per Sec. 3.110 of Ordinance 2022-13 to operate a STR-Unoccupied in a R2-zoned area located within the Historic Overlay District on property located at 405 N. Orange. The subject tract is surrounded entirely by R2 zoning, with the FISD Middle School campus located approximately 115' the east (PF zoning). The proposed development would include a three-bedroom, two bath STR unit with three on-site parking spaces provided (two off a public alleyway and one utilizing an existing curb cut). The applicants have indicated they would only be requesting a maximum occupancy of 6.

BACKGROUND: As part of the development, the applicant will be required to improve the alleyway to an all-weather, City standard surface to access the on-site parking spaces. A sidewalk will also be required along the frontage as the site lies on the City's adopted sidewalk plan. The owner has indicated that they intend to make an escrow deposit in lieu of the sidewalk construction.

The City's Historic Preservation Officer has reviewed the project application and has no objections to the proposed improvements. Public notification, including letters being sent to property owners within 200 feet. One written response in support was received and one written response in opposition was received.

FUNDING SOURCE: N/A

FINANCIAL IMPACT: N/A

STAFF RECOMMENDATION: Planning and Zoning recommended approval on November 9, 2022 with a 7-1 vote.

As presented, the proposed STR-Unoccupied use meets the requirements of a conditional use permit. As the subject tract lies within an area with a number of established STR uses, staff recommends approval, conditioned upon the following:

- review/inspection and approval of a STR Permit Application under current regulations with max occupancy of 6, as requested
- payment of applicable fees (\$350 for 3-bedroom unit)
- improvements to alley
- sidewalk construction or escrow deposit

COMMUNITY VISIONING/STRATEGIC INITIATIVES: Quality of Life

- ATTACHMENTS: 1. Public Hearing Map
2. Location/Zoning Map
 3. Surrounding Use Map
 4. Street photos
 5. Project Application Including Site & Floor Plans and CUP Narrative
 6. City Review Comments and Responses
 7. Citizen Comment Cards

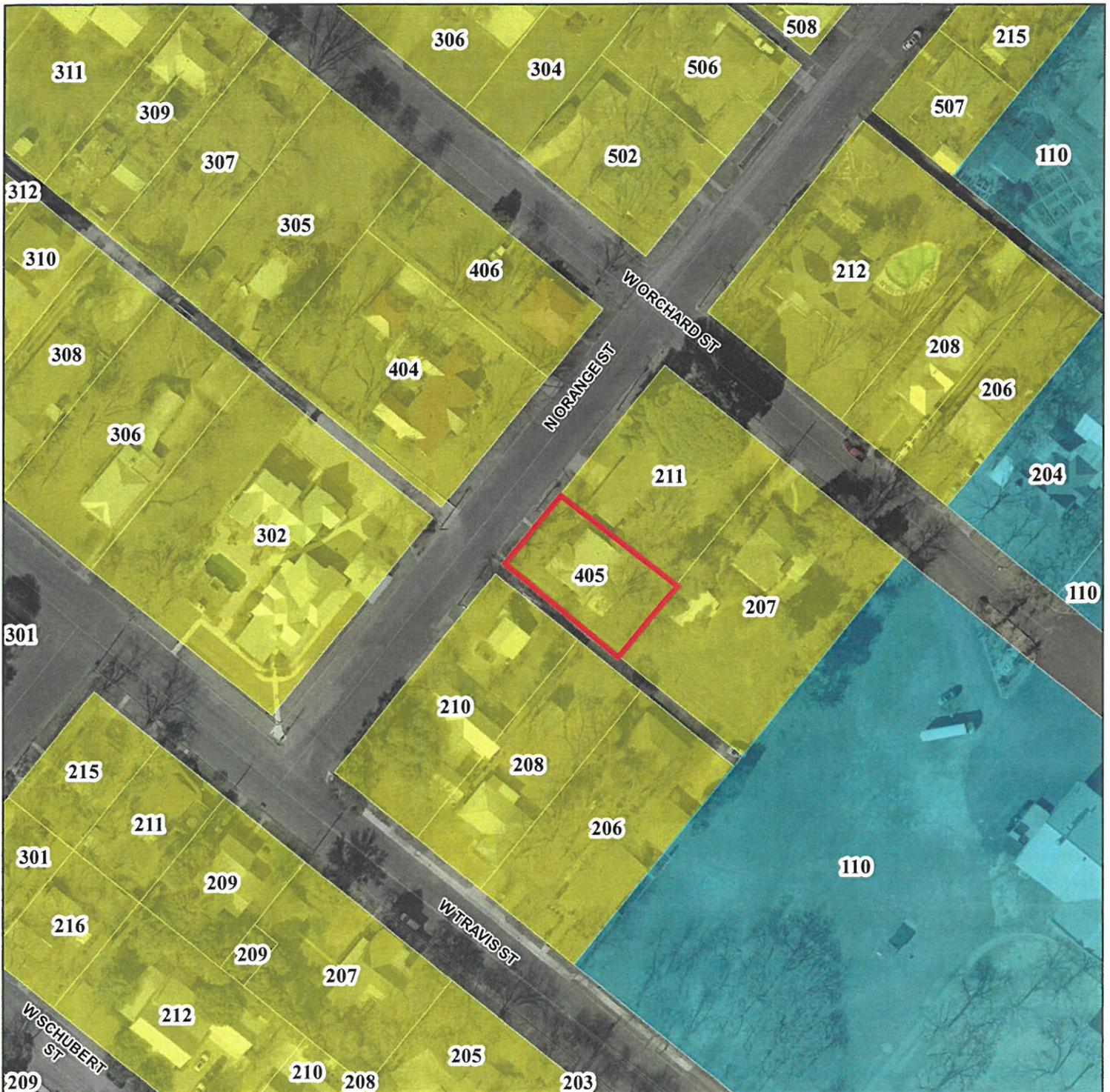
APPROVAL/REVIEW: 
DEPARTMENT NAME: Dev Serv
FINANCE NAME: 
CITY ATTORNEY NAME: 
CITY MANAGER NAME: 

CREATED: 11/16/2022
REVIEWED:
APPROVED: 11/29/2022
APPROVED: 11/29/2022

Z-2226

-  <all other values>
- desc_**
-  200' Buffer
-  Affected Property
-  Subject Property





1 inch = 100 feet

FIGURE
LOCATION/ZONING MAP

Zoning		LEGEND	
ZONED		PF - Public Facilities	GCAD Parcels
C1 - Neighborhood Commercial		PUD - Planned Unit Development	
C1.5 - Medium Commercial		R1 - Single Family Residential	
C2 - Commercial		R1A - Single Family Residential - Small Lot	
CBD - Central Business District		R2 - Mixed Residential	
M1 - Light Manufacturing		R3 - Multi-Family Residential	
M2 - Medium Manufacturing		R4 - Manufactured Home Residential	
M3 - Industrial Park		R5 - Patio Home Residential	
OS - Open Space		City Limit Boundary	
		1-Mile ETJ Boundary	



1 inch = 100 feet

FIGURE
SURROUNDING USES

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space

LEGEND

- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential
- City Limit Boundary
- 1-Mile ETJ Boundary

GCAD Parcels



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 - (830)997-7521

A. Project Information (Please complete all items)

Project Name:

Project Address: 405 N. Orange St. Fredericksburg, TX 78624

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat* | <input type="checkbox"/> Plat Vacation |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Replat* | <input type="checkbox"/> Annexation* |
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> Amending Plat* | <input type="checkbox"/> Final Plat* |
| <input type="checkbox"/> Land Use Plan Change | <input type="checkbox"/> Preliminary Plat* | |

Revision of Approved Plan / Plat? Yes No Name:

Jurisdiction: City Limits ETJ Total Acres: 0.164 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: 0.164 Acres out of Lot 4, Block Kallenburg Addition

Current Land Use Plan: Residential single family home Proposed Land Use Plan: Short term rental use Unoccupied

Current Zoning: R2

Proposed Zoning:

Location: 405 N. Orange Street Fredericksburg, TX 78624

Proposed Use(s): Short Term Rental - Unoccupied

Applicant's Signature

Applicant's Role: Owner Developer Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: Kristi Galichet & [Signature]

Printed Name: Kristi Galichet & Ralph Anthony Galichet Date: 9.23.22

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s) Kristi Galichet & Ralph (Anthony) Galichet

Firm Name (if applicable):

Owner Name: Kristi and Ralph (Anthony) Galichet
TX 78015 (mailing address)

* Physical address - 405 N. Orange St. Fredericksburg, Texas 78624

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone: Fax: Email:

Secondary Contact Name:

Phone: Fax: Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): Kristi and Ralph (Anthony) Galichet
TX 78015

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone: Fax: Email:

EXHIBIT "A"

SULTEMEIER

SURVEYING & ENGINEERING

TBPELS SURVEYING FIRM: 100930-00

TBPELS ENGINEERING FIRM: F-10608

501 West Main, Suite 109

Fredericksburg, TX 78624

Tel.: (830) 990-1221

0.164 OF AN ACRE

CITY OF FREDERICKSBURG

GILLESPIE COUNTY, TEXAS

FN-21-6998

APRIL 22ND, 2021

A DESCRIPTION OF A 0.164 OF AN ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS; BEING PART OF LOT 4 IN BLOCK I OF THE KALLENBERG ADDITION TO THE SAID CITY OF FREDERICKSBURG AS SHOWN ON A PLAT OF RECORD IN VOLUME 14, PAGE 515 OF THE DEED RECORDS OF SAID COUNTY, BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN A CONVEYANCE TO GUENTHER ELLEBRACHT FOUND OF RECORD IN A WARRANTY DEED RECORDED IN VOLUME 63, PAGE 409 OF THE SAID DEED RECORDS AND ALL OF THAT CERTAIN TRACT DESCRIBED IN A CONVEYANCE TO THE SAID GUENTHER ELLEBRACHT FOUND OF RECORD IN A WARRANTY DEED RECORDED IN VOLUME 74, PAGE 66 OF THE SAID DEED RECORDS; SAID 0.164 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the southeast line of Orange Street, and northwest line of said Block I and Lot 4, at the west corner of the said tract described in Volume 63, Page 409 and at the north corner of a 5 foot wide Public Alley described in Volume 312, Page 980 of the Real Property Records of said County, for the west corner hereof;

THENCE departing from said northwest line and passing over and across said Lot 4 with the southwest line of the said tract described in Volume 63, Page 406, S 49° 46' 10" E, a distance of 108.31 feet to a 3/8 inch iron rod (capped RPLS 4542) found on the common line of Lot 4 and Lot 5 as shown on said Plat, at the south corner of the said tract described in Volume 63, Page 406 and at the west corner of that certain 0.52 acre tract described under Register No. 20060651 of the Official Public Records of said County, for the south corner hereof;

THENCE with the said common line of Lot 4 and Lot 5, the southeast line of the said tract described in Volume 63, Page 409 and continuing with the southeast line of the said tract described in Volume 74, Page 66, N 39° 59' 45" E, a distance of 66.03 feet to a 1/2 inch iron rod found at the east corner of the said tract described in Volume 74, Page 66, for the east corner hereof;

THENCE departing from said common line and passing over and across said Lot 4 with the northeast line of the said tract described in Volume 74, Page 66, N 49° 46' 03" W, a distance of 108.31 feet to a 1/2 inch iron rod found on the said southeast line of Orange Street, and northwest line of said Block I and Lot 4, at the north corner of the said tract described in Volume 74, Page 66, for the north corner hereof;

THENCE with the said southeast line of Orange Street, and northwest line of said Block I and Lot 4, S 40° 00' 00" W (BASE BEARING FOR DIRECTIONAL CONTROL FROM PLAT REFERENCE), a distance of 66.03 feet to the POINT OF BEGINNING, containing 0.164 of an acre of land, more or less.

I, Dale Allen Sulteimeier, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey performed by me or under my direction and supervision.

SULTEMEIER SURVEYING &
ENGINEERING, LLC
501 West Main, Suite 109
Fredericksburg, Texas 78624
(830) 990-1221



Dale Allen Sulteimeier
Dale Allen Sulteimeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas

the said Guenther Ellebracht found of record in a Warranty Deed record in Volume 74, Page 66 of the said Deed Records. Said 0.164 of an acre tract, more or less, is more particularly described by metes and bounds on **Exhibit "A"** attached hereto and made a part hereof for all pertinent purposes.

This conveyance is expressly made by Grantors and accepted by Grantees subject to the following matters to the extent, but only to the extent, the same are valid and subsisting and affect the Property (without waiving rights or defenses relating to, and without ratifying, creating or reviving such matters and the mere reference herein shall not be deemed to impose, reimpose or reinstate such Exceptions to Conveyance and Warranty), to-wit:

- a. Overhead utility lines, gas meter, electric meter pad, and fence encroachments/protrusions shown on survey dated April 22, 2021, prepared by Dale Allen Sultemeier, Registered Professional Land Surveyor No. 4542.
- b. Rights of adjoining property owners, if any, in and to those portions lying between the fences and the Northeast and Southeast property lines as shown on survey dated April 22, 2021, prepared by Dale Allen Sultemeier, Registered Professional Land Surveyor No. 4542.

Ad valorem taxes on said property for the current year have been prorated and the payment thereof is assumed by Grantees.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the exceptions to conveyance and warranty.

CUP Narrative – 405 N. Orange St. Fredericksburg, TX

Brief Description of Proposed Use: We are applying for a Conditional Use Permit, as well as a Short Term Rental Permit – Unoccupied - for use of renting our home out for short term use.

This single family home is a very special home to me. I, Kristi Galichet, am the grand-daughter of the only owners of the property. This home served as my “second home” for most of my life. My grandma, Estella Rech Ellebracht, and my grandpa, Guenther Ellebracht bought the property and built this home in 1948. My mother, Doris Ellebracht Zamzow, was born here and was raised in this home her entire childhood, along with her sister.

We spent most holidays at this home, baking cookies, riding bikes all around Fredericksburg, and gardening. After 66 years of marriage, my grandpa passed away in 2006 and then, my grandma in 2012, both in their 90s. My mom and aunt subsequently inherited the home. Since this house is so special to our family and me, my husband and I decided to buy it from my parents and my aunt. Our ultimate goal for the home is to keep it in our family, eventually giving it to our children; all the while, hoping to rent it out to family friends and visitors, alike.

We ask that you please consider allowing us to rent it out for a short term rental (unoccupied), allowing us to ultimately keep the home in our family and creating more memories.









ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

11550 IH-10 West, Suite 395 • San Antonio, Texas 78230-1037 • Phone (210) 641-9999

September 21, 2022

Development Services Department
City of Fredericksburg
126 West Main Street
Fredericksburg, Texas 78624

RE: 405 N Orange St. Conditional Use Permit
SUBJECT: Sidewalk Requirement

KCI has assisted the Galichet's in preparation of the Site Plan for the Conditional Use Permit on the above referenced property. As a result of that work, it is our understanding that the City of Fredericksburg is requesting that a sidewalk be constructed at 405 N Orange as part of the review process for the Conditional Use Permit. We have reviewed the site and surrounding areas and offer the following comments:

- There are no sidewalks on North Orange St in this block so constructing this walk would not improve pedestrian circulation at this time.
- There is no visible evidence that pedestrians have been walking on the grass on either side of the street.
- Pedestrian access to the school is likely to occur on W Orchard St rather than down North Orange and then down Travis St. as the W Orchard route is shorter.
- The nearest public sidewalk is on the north side of Travis Street with no sidewalks on the east or west sides of North Orange between this property and Travis St.
- The property north of 405 N Orange St. has a wide and steep driveway approach that starts just off the common property corner of 405 N Orange. The south portion of that approach does not connect to a driveway with grass between the approach and the garage. Constructing a sidewalk adjacent to the curb along the 405 N Orange St frontage would result in an unsafe condition at the north end of the walk where there would be an abrupt change in grade. Constructing a walk at the property line would have the walk end behind the approach and pedestrians using the walk and travelling north would be directed into the neighbor's property.

Employee-Owned Since 1988

RISE TO THE CHALLENGE

WWW.KCI.COM

-The south side of 405 N. Orange St abuts an existing ten foot wide alley that does not have a concrete approach. If a walk were constructed, either at the curb or at the property line, it is likely that portions of the walk would need to be removed and replaced at such time as the city constructs an alley approach.

We would suggest that the City and the property owner enter into an agreement where the owner agrees to construct a sidewalk along their frontage at such time as a walk is constructed on either the property to the north or south so that the walk serves a purpose.

Please let me know if you have any questions or comments.

Very Truly Yours

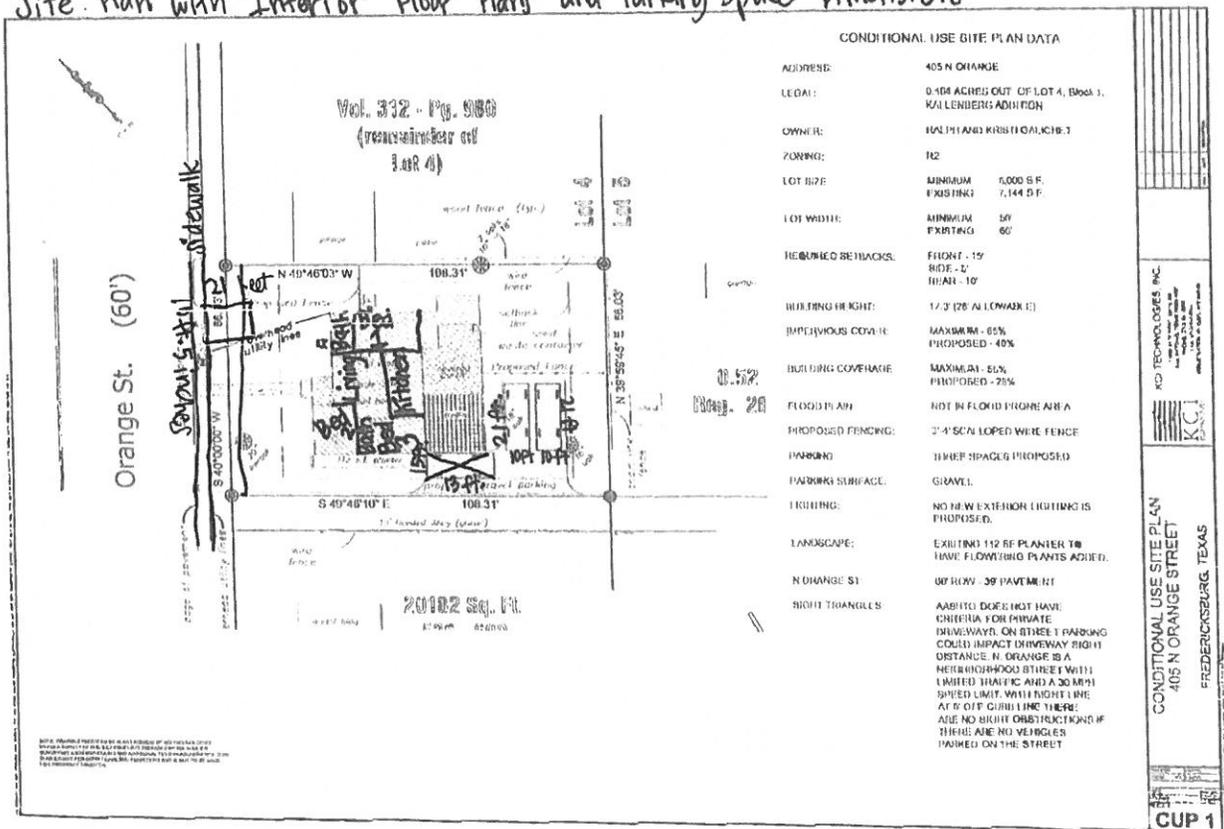
Alan D Lindskog, PE RPLS

Senior Project Manager

- Bedroom 1: 12 feet 6 inches x 9 feet 10 inches
- Bedroom 2: 11 feet 9 inches x 10 feet 9 inches
- Bedroom 3: 11 feet 7 inches x 11 feet

• Parking Space 3: in front of concrete apron - 10 feet 5 inches x 21 feet

Site Plan with Interior Floor Plans and Parking Space Dimensions



CONDITIONAL USE SITE PLAN
405 N ORANGE STREET
FREDERICKSBURG, TEXAS
KCI
CUP 1

From: [Garret Bonn](#)
To: [Kristi Galichet](#)
Cc: [Shelby Collier](#); [Anna Hudson](#); [hubby](#)
Subject: RE: Z-2226 Review Comments
Date: Wednesday, November 2, 2022 5:08:00 PM

Thank you for this response. We will incorporate this information into the staff report and if any issues remain outstanding, we will include conditions in the staff recommendation. Since the proposed onsite (off-street) parking spaces are part of an establishment of a new use and are proposed to be accessed off the alleyway, the access to the parking areas will need to be improved to current standards. Please refer to Section 7.860 of the zoning code which refers to design standards for parking improvements ([link below](#)). Pea gravel may be acceptable as an all weather surface but staff would need to review an updated site plan prior to approval.

https://library.municode.com/tx/fredericksburg/codes/code_of_ordinances?nodeld=PTIICOOR_APXBZOOOR_ENCL_S7.860DEST

Garret Bonn, P.E., CFM

Interim City Engineer

City of Fredericksburg

126 West Main Street
Fredericksburg, TX 78624
Direct 830.990.2020
Office 830.997.7521
www.fbgtx.org

From: Kristi Galichet
Sent: Wednesday, November 2, 2022 4:34 PM
To: Garret Bonn <gbonn@fbgtx.org>
Cc: Shelby Collier <scollier@fbgtx.org>; Anna Hudson <ahudson@fbgtx.org>;
Subject: Re: Z-2226 Review Comments

Thank you, Garret, for this feedback and guidance so we're able to be prepared for our upcoming meeting next week. We are in agreement for the first four requests, but still need clarification on the last item. Please see comments below and let me know if you have any questions.

-Provide detailed dimensions of bedroom areas to confirm bedroom sizes are in compliance with applicable standards.

See Site Plan with bedroom dimensions, also. Bedroom one: 12'6" x 9'10", Bedroom two: 11'9" x 10'9", Bedroom three: 11'7" x 11'.

-The proposed parallel space along the alley is called out as 13' in length and 15' in width. The City standard minimum for a parallel space is 8.5' in width and 22' in length. Please update site plan accordingly and provide dimensions for all parking spaces and drive aisles/alley. We will remove Parking Space Three and relocate it directly in front of the concrete apron. The dimensions are 10'5 inches x 21'. I have noted this on the Site Plan,

also.

-For clarification, the applicant/developer/owner will be responsible for removal of the existing driveway apron and replacement with City standard curbing along N. Orange. We will remove Parking Space three from Site Plan and, instead, have Parking Space three be directly in front of the concrete apron (on our property). The parking space dimensions will be 10'5" x 21'. I have notated this on the Site Plan.

-Although the applicant intends to submit an escrow deposit to the City for future construction of the sidewalk, the sidewalk should be shown on the site plan. I have updated the sidewalk on the Site Plan.

-As discussed in the pre-application meeting and as noted in the comment report, if the alley is to be utilized to access onsite parking areas as part of a change in use, the access to the parking spaces must be improved to City standards. As noted, the alley is the property of the City of Fredericksburg and may continue to be utilized in its current condition by the adjacent property owners. However, if the intent is to provide access to on-site parking spaces for the STR-unoccupied use, it will need to be improved to an all-weather surface.

While I appreciate that the alley would be used for access for our STR, this is not new and currently the home behind us (right side that faces Travis Street) uses this driveway for STR, as well. The other (full-time home owner) right behind us (that faces West Orchard) also uses this alley for her landscaping crews, contractors, painters, etc. In addition, can you share with me the by laws that require us to be responsible to improve a city alley driveway that does not belong to us? If that is in the by laws, we are willing to provide an all weather surface of pea gravel.

Again, we really appreciate all your help in getting us ready for the meeting but also want to make sure we are complying with reasonable requests. I have attached the updated Site Plan to this email.

Thank you,
Kristi

On Fri, Oct 28, 2022 at 3:05 PM Garret Bonn <gbonn@fbgtx.org> wrote:

Kristi:

During the Development Review Committee meeting yesterday, staff reviewed your response to comments. There are still a number of concerns with the proposed use of the property as an STR-unoccupied. Please provide responses to these remaining comments/questions:

- Provide detailed dimensions of bedroom areas to confirm bedroom sizes are in compliance with applicable standards.
- The proposed parallel space along the alley is called out as 13' in length and 15' in width. The City standard minimum for a parallel space is 8.5' in width and 22' in length. Please update site plan accordingly and provide dimensions for all parking spaces and drive

aisles/alley.

- For clarification, the applicant/developer/owner will be responsible for removal of the existing driveway apron and replacement with City standard curbing along N. Orange.
- Although the applicant intends to submit an escrow deposit to the City for future construction of the sidewalk, the sidewalk should be shown on the site plan.
- As discussed in the pre-application meeting and as noted in the comment report, if the alley is to be utilized to access onsite parking areas as part of a change in use, the access to the parking spaces must be improved to City standards. As noted, the alley is the property of the City of Fredericksburg and may continue to be utilized in its current condition by the adjacent property owners. However, if the intent is to provide access to on-site parking spaces for the STR-unoccupied use, it will need to be improved to an all-weather surface.

Staff will continue to research adjacent uses and other information as we prepare the agenda memo for P&Z but please provide additional information and then if you or your site designer have additional questions or concerns, please let us know.

Thanks.

Garret Bonn, P.E., CFM

Interim Director of Development Services/City Engineer

City of Fredericksburg

126 West Main Street
Fredericksburg, TX 78624
Direct 830.990.2020
Office 830.997.7521
www.fbgtx.org

From: Kristi Galichet

Sent: Wednesday, October 26, 2022 2:19 PM

To: Shelby Collier <scollier@fbgtx.org>

Cc: Anna Hudson <ahudson@fbgtx.org>; Garret Bonn <gbonn@fbgtx.org>;

Subject: Re: Z-2226 Review Comments

Thank you, Shelby.

-Kristi

On Tue, Oct 25, 2022 at 9:44 AM Shelby Collier <scollier@fbgtx.org> wrote:

Good morning Kristi,

Thank you for submitting the revisions.

Staff will continue our review and use this information to draft our recommendation to the Planning & Zoning Commission and City Council.

We will email you Staffs recommendations on Friday, November 4th.

Have a blessed day!

"We're leading with integrity while providing the best customer services to our community."

Shelby Collier/ Associate Planner/ City of Fredericksburg

O. 830-990-2013/ scollier@fbgtx.org

From: Anna Hudson <ahudson@fbgtx.org>

Sent: Monday, October 24, 2022 3:38 PM

To: Kristi Galichet >; [Shelby Collier <scollier@fbgtx.org>](mailto:scollier@fbgtx.org) **Cc:** Garret Bonn <gbonn@fbgtx.org>; **Subject:** Re: Z-2226 Review Comments

Kristi,

Thank you for providing more information in the narrative. Generally, when it comes to CUP's the council is interested in the impact to the neighborhood and especially immediate neighbors. They will likely ask if you plan on installing a hot tub, if you plan on putting up any privacy screening, if you plan on hanging exterior lights, if you'll use a management company. CUPs are very site specific.

If you do plan on a fence I will review it administratively, no HRB approval for fencing.

Regards,

Anna

From: Kristi Galichet

Sent: Monday, October 24, 2022 12:11 PM

To: [Shelby Collier <scollier@fbgtx.org>](mailto:scollier@fbgtx.org)

Cc: [Garret Bonn <gbonn@fbgtx.org>](mailto:gbonn@fbgtx.org); [Anna Hudson <ahudson@fbgtx.org>](mailto:ahudson@fbgtx.org); hubby

Subject: Re: Z-2226 Review Comments

Hi Shelby,

Attached is the Site Plan with Interior Floor Plan and Parking Space Dimensions noted, as well as feedback on items from Staff Comments. I have also included the Plat, as well. I included the

original CUP Narrative also for historical information about our home.

Please let me know if you have any questions.

Thank you,
Kristi

On Wed, Oct 12, 2022 at 10:06 AM Shelby Collier <scollier@fbgtx.org> wrote:

Good morning Kristi,

Please see attached Review Comments for Z-2226, 405 N. Orange.

Please feel free to contact me if you have any questions.

Have a blessed day!



"We're leading with integrity while providing the best customer services to our community."

Shelby Collier/ Associate Planner/ City of Fredericksburg

O. 830-990-2013/ scollier@fbgtx.org

Staff Review Comments and Information – 405 N. Orange Street Fredericksburg, TX

Please provide interior floor plans to determine density. Sec. 3.110

Interior floor plans are on Site Plan and are in accordance with Density requirements.

- Please update the Zoning Summary to include Density Calculations. Sec. 3.110

I have updated the Density Calculations on the Site Plan. There are 3 bedrooms in this home and the home is on 7,144 square foot lot. This home is in accordance with the Density Calculations.

- Please update the Zoning Summary to include Parking Calculations (STR-Facility) and dimension all parking spaces to show compliance with Sec. 7.863

I have also noted on Site Plan. Parking space one is 21 ft. x 10 ft., parking space two is 21 ft. x 10 ft., parking space three is 13 ft. x 15 ft.

- Site Plan requires Planning and Zoning Approval, scheduled for November 9, 2022.

Confirmed.

- ADA unit is required.

This home is not handicap accessible. The home is original, and was constructed in 1948 and was not constructed to accommodate a wheelchair. There has been no new exterior changes or construction. My grandparents build this home for their family of 4 and have been the only owners of the property. When they passed, my mom and Aunt inherited the home (my grandparent's children) , which we purchased from them. This is a home we would like to keep in our family for generations to come.

- In lieu of sidewalk construction, the owner may submit an escrow deposit to the City for future construction of the sidewalk. Current contract price for sidewalk is \$38.75/LF for City standard 5' wide sidewalk.

We will submit an escrow deposit to the City for future construction of the sidewalk.

- If the alley is to be utilized to access onsite parking areas, it must be an all-weather surface. Call out existing condition of alley and note improvements, as required,

including City standard driveway ramp off of N. Orange.

The alley is the property of City of Fredericksburg and is not our property; therefore, we are not able to make improvements on it. It is supposed to be maintained by the City of Fredericksburg, but to my knowledge, has never been maintained. There is another homeowner that lives behind us that also utilizes the alley daily for access to her driveway. The alley is constructed of pea gravel and dirt and does need to be maintained by the City.

- If existing driveway onto property will not be utilized or parking along frontage is needed, call for removal of driveway and replacement with City standard curbing.

I will call the City to remove the existing driveway apron and replace with City standard curbing.

- Provide drainage flow arrows to ensure historical drainage patterns are maintained and adjacent and downstream properties are not adversely impacted.

There has been no new exterior changes or construction to the home; therefore, historical drainage patterns are maintained and downstream properties are not adversely impacted.

- Please update CUP Narrative with specific responses to each of the review and evaluation criteria noted in Sec.5.460. This will be used by the Planning and Zoning Commission and City Council to make their determination. See below.

Conformance with applicable regulations and standards established by the Zoning Regulations. We are in conformance with applicable regulations and standards established by Zoning Regulations.

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features. There has been no new structural exterior changes or construction to the home; therefore, we are in compatibility to existing abutting sites, regarding building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use. There has been no new structural exterior changes or construction to the home; therefore, there are no potentially unfavorable affects or impacts on other existing abutting sites.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health,

safety, morals and general welfare. **We are in compliance to applicable regulations and standards that would continue to protect the public health, safety, morals, and general welfare.**

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area. **We are in compliance and agree to continue to keep the vehicular and pedestrian circulation in the vicinity in a safe manner.**

Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts. **We will continue to protect persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.**

Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties. **We are in compliance with location, lighting, and signs regarding traffic control.**

Adequacy and convenience of off-street parking and loading facilities. **We will have 3 off-street parking spaces – 1 per bedroom, on our property.**

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located. **Yes, the proposed use of our home is in accordance with the objectives of the Zoning Regulations.**

Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations. **Yes, we agree that the proposed use of our home will comply with each of the applicable provisions on the Zoning Regulations.**

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity. **There has been no new exterior construction or changes; therefore, the proposed use is compatible with existing and permitted uses in the vicinity.**

Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area. **We agree to minimize unfavorable impacts on nearby uses and ensure compatibility of the proposed use with existing uses in the same district and surrounding area.**

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. **We agree that the proposed use will not be detrimental to the public health, safety, or welfare or materially injurious to properties in the vicinity.**

- Provide a note regarding all exterior lighting shall by night sky compliant.

Yes, all exterior lighting shall be night sky compliant.

(detach and return this section to City of Fredericksburg, Att: DSD)

REQUEST NO. Z-2226

Orange

As an interested property owner, I (Protest) Approve the requested zoning amendment represented by the above file number because:

it is located in an R2 zone. It appears maintained to be the perfect size for a STR and as an STR, it will be well.

Sally S. Clark
Signed

11-05-22
Date

Sally S. Clark
Printed Name

207 W. Travis
Address



NOTICE OF PLANNING & ZONING PUBLIC HEARING:
A CONDITIONAL USE PERMIT

According to Tax Records, you are the owner of real property within 200' of the proposed changes, listed below. 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 card below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

1st HEARING REQUEST
DATE: November 9, 2022 TIME: 5:30 PM NUMBER: Z-2226

The City of Fredericksburg **Planning and Zoning Commission** will meet in a regular session on November 9, 2022, at 5:30 PM. The meeting will be held at the Law Enforcement Center, 1601 East Main Street, Fredericksburg, TX 78624.

The decision of the **PLANNING & ZONING COMMISSION** is a recommendation only. Final approval must be by action of the **CITY COUNCIL**.

2nd HEARING REQUEST
DATE: November 22, 2022 TIME: 9:00 AM NUMBER: Z-2226

The City of Fredericksburg **City Council** will meet in a regular session on November 22, 2022, at 9:00 AM. The meeting will be held at the Law Enforcement Center, 1601 East Main Street, Fredericksburg, TX 78624.

REQUEST: REQUEST #Z-2226, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT.

APPLICANT: RALPH AND KRISTI GALICHET

LOCATION: 405 NORTH ORANGE STREET (See attached map)

(detach and return this section to City of Fredericksburg, Att: DSD)

REQUEST NO. Z-2226

As an interested property owner, I (Protest) (Approve) the requested zoning amendment represented by the above file number because: ~~DURING THE~~ WE SHARE AN EASEMENT TO

ACCESS OUR DRIVEWAY & GARAGE (GREEN highlighter). SEE BACK


Signed

TIMOTHY D. ROBERTS
Printed Name

11.07.2022
Date

206 W. TRAVIS ST.
Address
FBURK. 78624

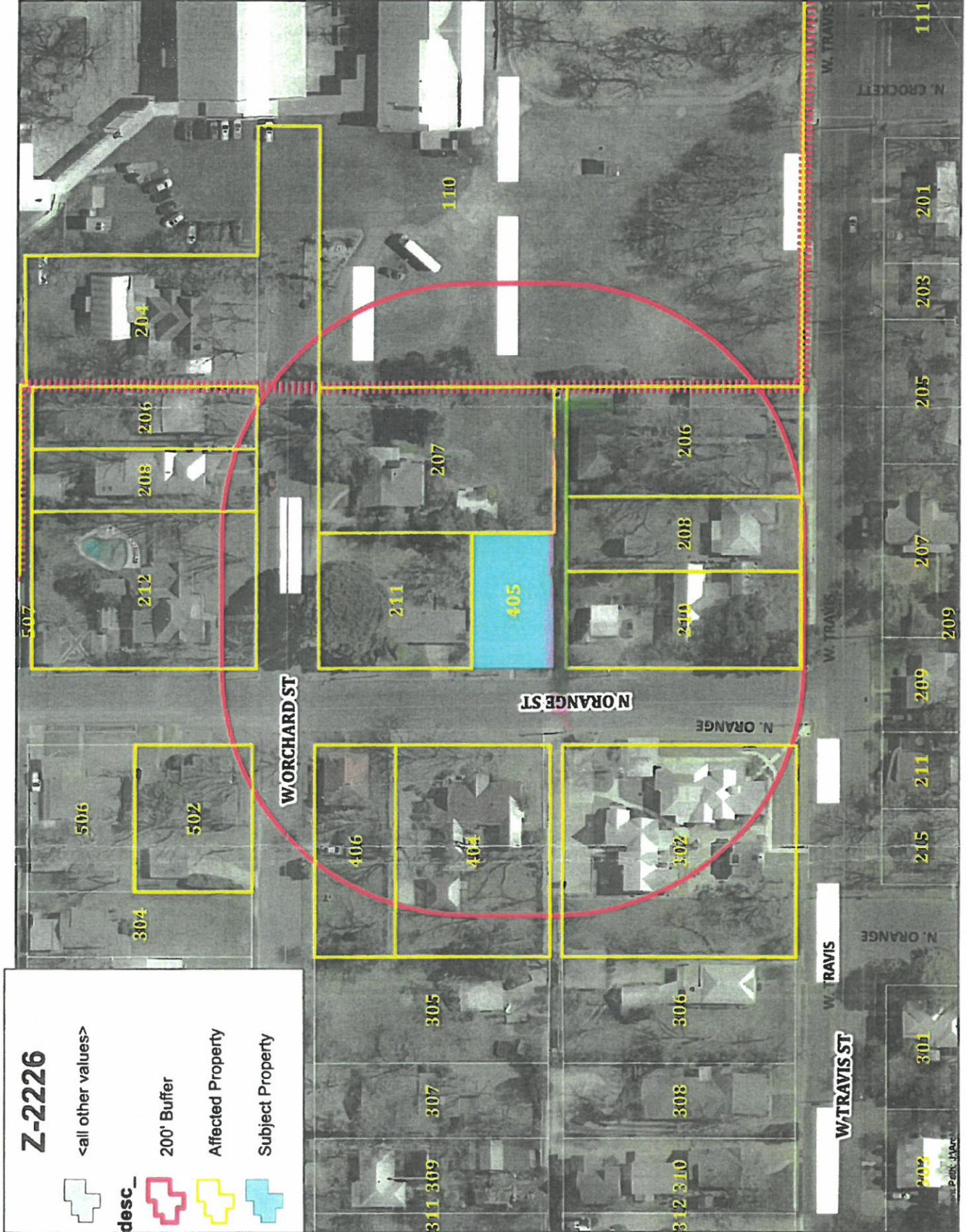
THIS IS THE ONLY PATH FOR US TO ACCESS OUR DRIVEWAY & GARAGE. DURING THE REMODELING THEY UNDERTOOK, THE EASEMENT ~~DRIVE~~ ACCESS WAS DAMAGED BY HEAVY TRUCKS, CONTRACTORS, AND THE VOLUME OF TRAFFIC. THE ONCE GRAVEL ACCESS IS NOW @ MORE DIRT, WITH DEEP RUTS.

~~WE ARE WILLING TO APPROVE~~

WE ARE WILLING TO APPROVE IF THEY RE-GRAVEL THE EASEMENT THE LENGTH FROM THE CURB TO THEIR PROPERTY LINE THAT BUTTS UP TO LOT 207. ALSO THEY NEED SIGNAGE THAT RENTERS CAN SEE "NOT TO BLOCK THE ACCESS" AS THEY WILL NOT KNOW THIS IS MY ONLY ACCESS TO MY GARAGE @ 206. ~~IF~~ WITH LIMITED PARKING I COULD SEE A RENTER PARKING IN THE EASEMENT.

CALL IF YOU HAVE QUESTIONS.

Tina = Laura Roberts





405 N Orange

Google Street view June 2022





400 N Orange Block looking South
Google Street view June 2022



400 N Orange Block looking North
Google Street view June 2022



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor and City Council

FROM: Anna Hudson - Interim Director of Development Services

MEETING DATE: December 6, 2022

CATEGORY:

Approve

CAPTION: Consider the following actions related to Request #Z-2225: by David Turpin to for property located at 507 Cora Street

- i. Hold a public hearing to receive comments for or against Request #Z-2225
 - ii. Consider the approval of a Conditional Use Permit per Section 3.110 to operate a STR-Facility in a R2 Zoned area located in the Historic Overlay District.
-

PRESENTATION: Anna Hudson, Interim Director of Development Services

SUMMARY: The Applicant is requesting a Conditional Use Permit per Sec. 3.110 of Ordinance 2022-13 to operate a STR-Unoccupied in a R2-zoned area located within the Historic Overlay District on property located at 507 Cora. The subject tract is bordered by R2 zoning to the north, south, and west, and C2 zoning to the east (properties fronting N. Llano). The proposed development would include a two-bedroom, one bath STR unit with four City-compliant parking spaces provided (two required); two on-site and two on street as allowed by code (Table 7.863).

BACKGROUND: Initially, the applicant had requested a CUP for a STR-Facility which would allow for the primary residence and accessory dwelling unit to be rented as separate units. However, after consultation with City staff regarding concerns with parking and potential negative impacts to adjacent properties, the applicant has amended the application to include an STR-unoccupied use with a maximum of 6 occupants. Previously, the property had an STR permit for the accessory dwelling unit based on 6 occupants. If approved, the STR-Unoccupied permit would only allow for short term rental of the primary residence with a maximum occupancy of 6. The accessory dwelling

unit would not be available for short term rental purposes without approval of a revised conditional use permit application.

Of 20 properties identified on the Surrounding Uses Map, 12 are known STRs, 5 are residences, 2 are commercial and 1 is vacant land.

The City's Historic Preservation Officer has reviewed the project application and has no objections to the proposed improvements. Public notification, including letters being sent to property owners within 200 feet. One written response was submitted in support. One written response was submitted against. Four citizens spoke against the request at the P&Z meeting.

FUNDING SOURCE: N/A

FINANCIAL IMPACT: N/A

STAFF RECOMMENDATION: Planning and Zoning met on November 9, 2022, and recommended approval with a maximum occupancy of six. One member recused himself, one voted in opposition and the remainder voted in favor.

As presented, the proposed STR-Unoccupied use meets the requirements of a conditional use permit. As the subject tract is primarily surrounded by STR or commercial uses, staff recommends approval, conditioned upon review/inspection and approval of a STR Permit Application under current regulations and payment of applicable fees (\$250 for 2-bedroom unit).

COMMUNITY VISIONING/STRATEGIC INITIATIVES: Quality of Life

- ATTACHMENTS:
1. Public Hearing Map
 2. Location/Zoning Map
 3. Surrounding Use Map
 4. Street photos
 5. Project Application Including Site & Floor Plans and CUP Narrative
 6. City Review Comments and Responses
 7. Written comments: support/protest

APPROVAL/REVIEW: 

DEPARTMENT NAME: Dev Serv

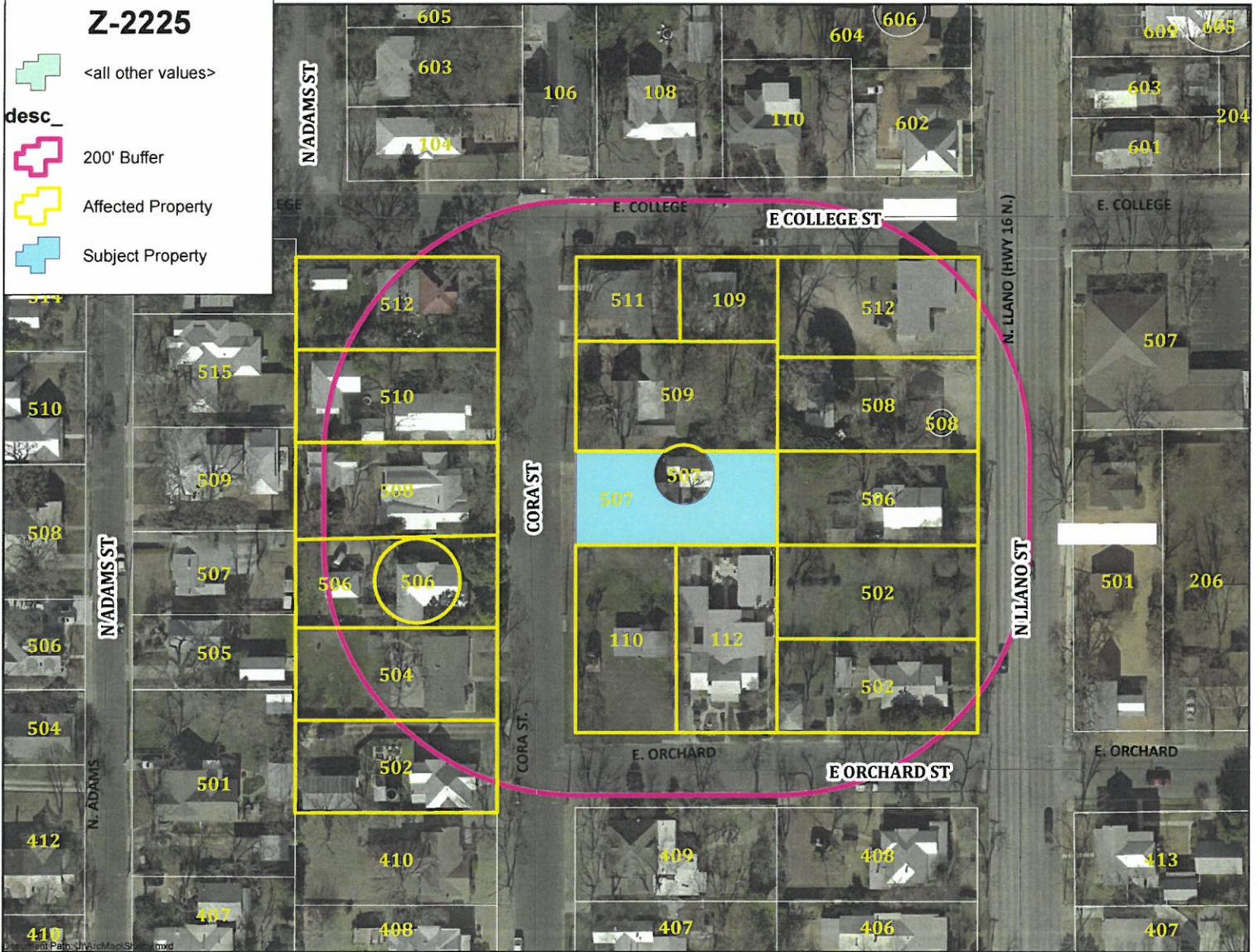
CREATED: 11/16/2022

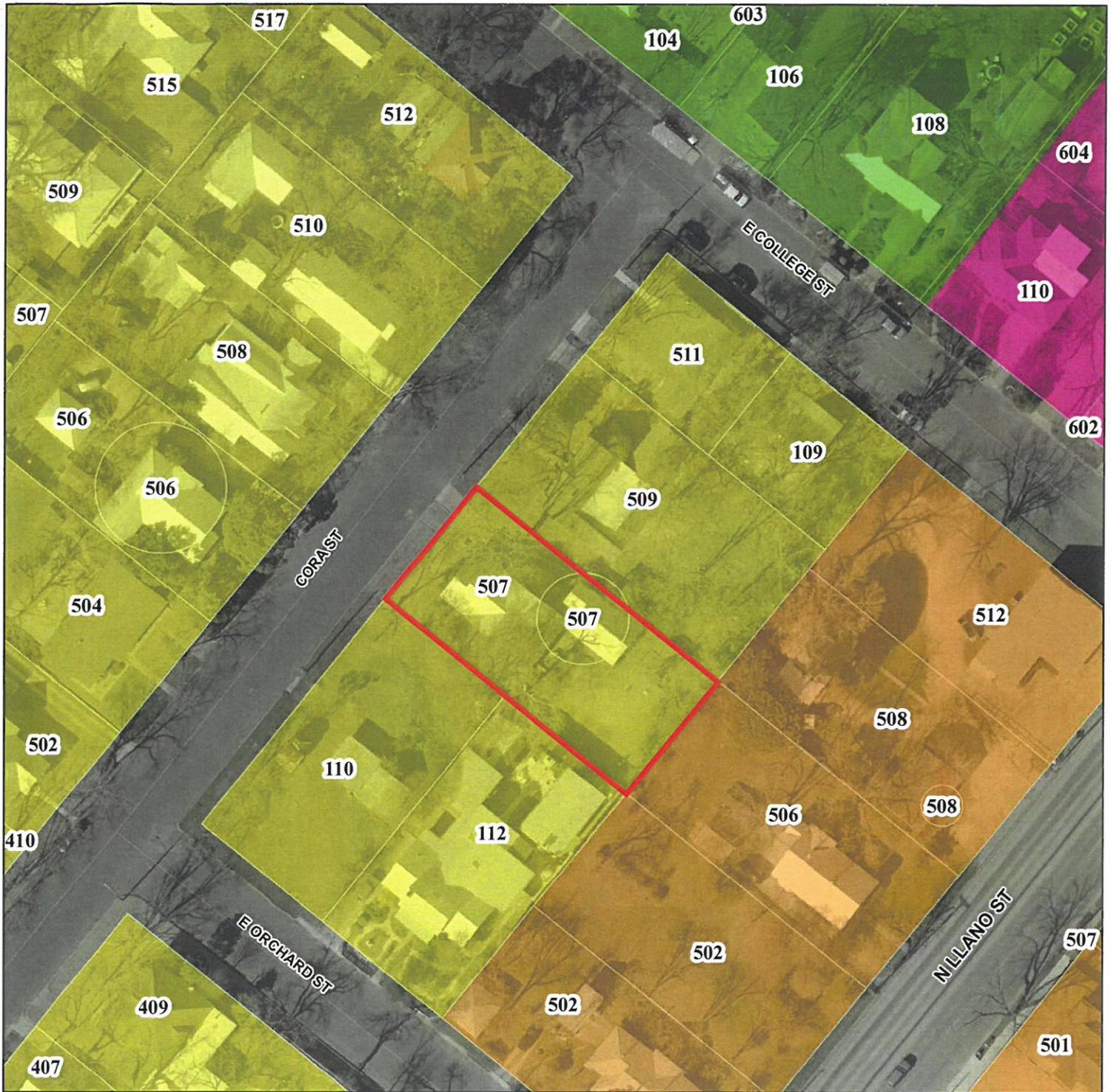
FINANCE NAME: *Sawna Hollenberg*
CITY ATTORNEY NAME: *[Signature]*
CITY MANAGER NAME: *[Signature]*

REVIEWED: 11/29/2022
APPROVED: 11/29/2022
APPROVED: 11/29/2022

Z-2225

-  <all other values>
- desc_**
-  200' Buffer
-  Affected Property
-  Subject Property





1 inch = 70 feet

FIGURE
LOCATION/ZONING MAP

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space

LEGEND

- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential
- City Limit Boundary
- 1-Mile ETJ Boundary

GCAD Parcels



1 inch = 70 feet

FIGURE
SURROUNDING USES

Zoning

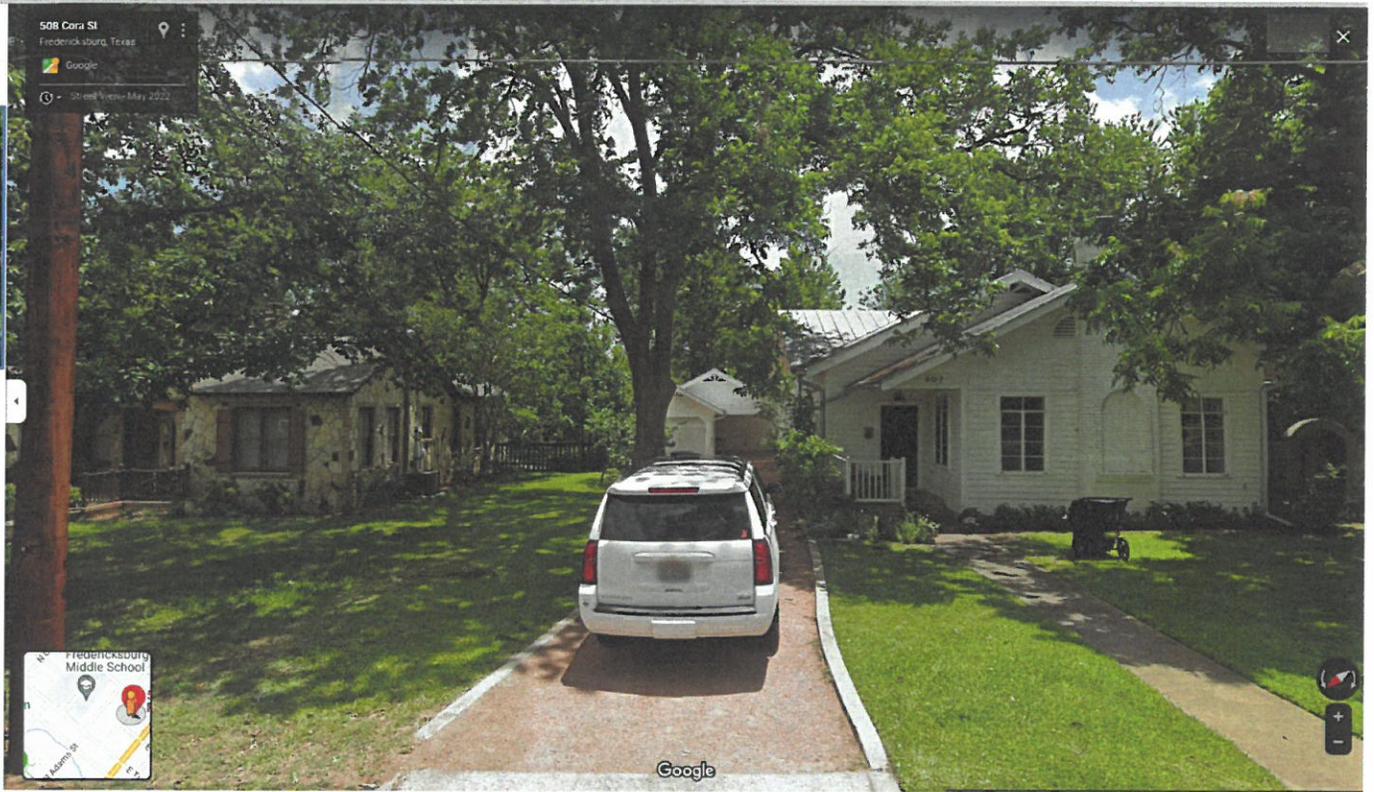
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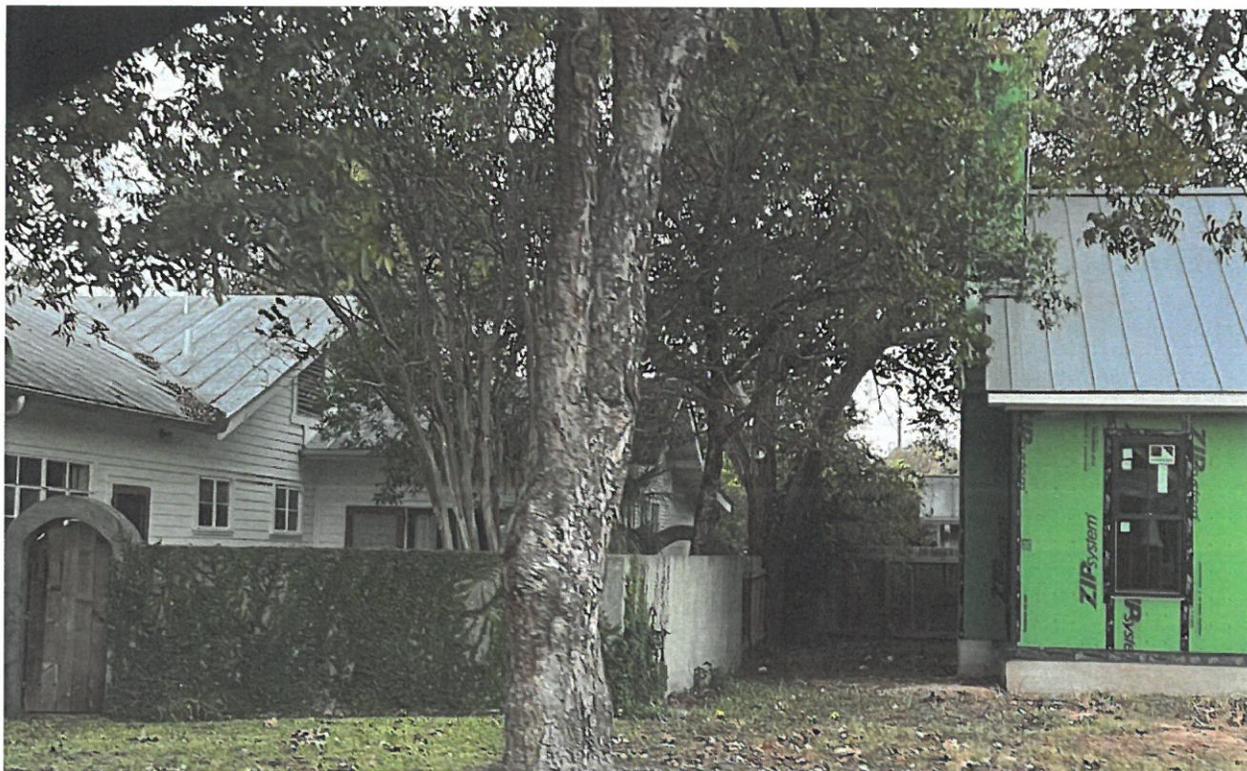
LEGEND

- PF - Public Facilities
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- R1A - Single Family Residential - Small Lot
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- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential
- City Limit Boundary
- 1-Mile ETJ Boundary

GCAD Parcels



507 Cora Street May 2022 Google View



507 Cora Street and new STR under construction at 110 E Orchard



500 block of Cora looking south



500 block of Cora looking north



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

A. Project Information (Please complete all items)

Project Name: CUP 507 Cora

Project Address: 507 Cora

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat* | <input type="checkbox"/> Plat Vacation |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Replat* | <input type="checkbox"/> Annexation* |
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> Amending Plat* | <input type="checkbox"/> Final Plat* |
| <input type="checkbox"/> Land Use Plan Change | <input type="checkbox"/> Preliminary Plat* | |

Revision of Approved Plan / Plat? Yes No Name:

Jurisdiction: City Limits ETJ Total Acres: .274 No. of Lots: 1

Original Survey & Abstract No: (see attached)

Legal Description:

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: R-2 Historic

Proposed Zoning:

Location: 507 Cora

Proposed Use(s): Unoccupied STR

Applicant's Signature

Applicant's Role: Owner Developer Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: 

Printed Name: David Turpin Date: 11.2.22

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: David Turpin

Address: 507 Cora

Phone: 310-497-3588

Fax:

Email: david@momentumcamp.com

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone: Fax: Email:



Project Application

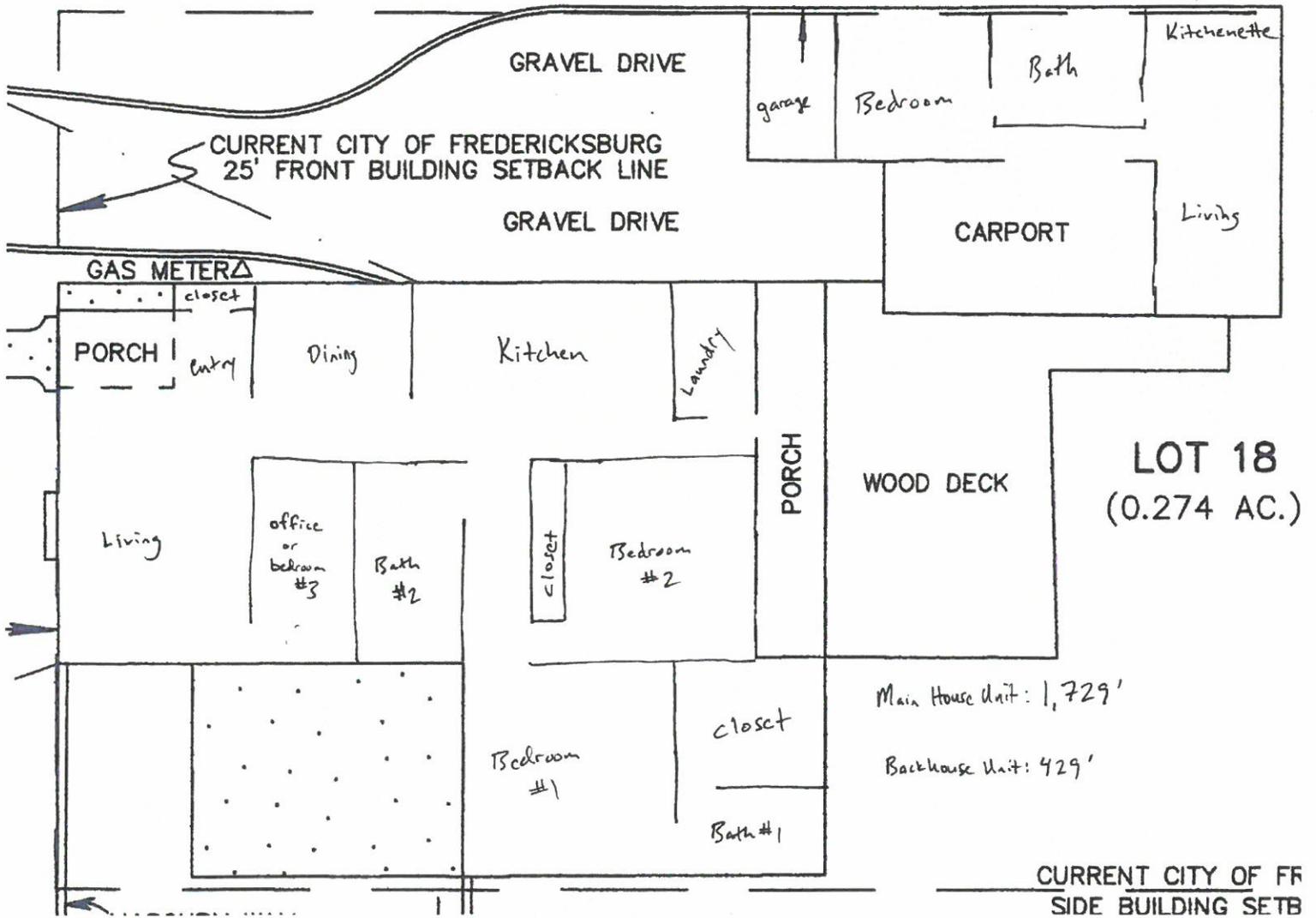
City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

C. Fee Schedule (Please attach appropriate fee to application.)

- Conditional Use Permit Application - \$400
- Site Plan Application Admin - \$300
- Site Plan Application P&Z - \$400
- Application for Zoning Change - \$400
- Application for Land Use Change - \$300
- Minor Plat - \$300
- Amending Plat - \$300
- Replat - \$300 plus \$20 per lot
- Preliminary Plat - \$400 plus \$20 per lot
- Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.



**SURVEY MAP SHOWING
 LOT 18, BLOCK B, C. HENKE ADDITION TO THE CITY
 OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS,
 PLAT FOUND OF RECORD IN VOLUME 18, PAGE 164
 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.
 SURVEY MADE AT THE REQUEST OF
 DAVID ALLAN TURPIN.**

BORROWER / ADDRESS:
 DAVID ALLAN TURPIN AND
 KATHRYN HILL TURPIN
 507 CORA STREET
 FREDERICKSBURG, TEXAS 78624



Driveway Dimension: 9.5' x 102'

SCALE 1" = 20'

LEGEND:

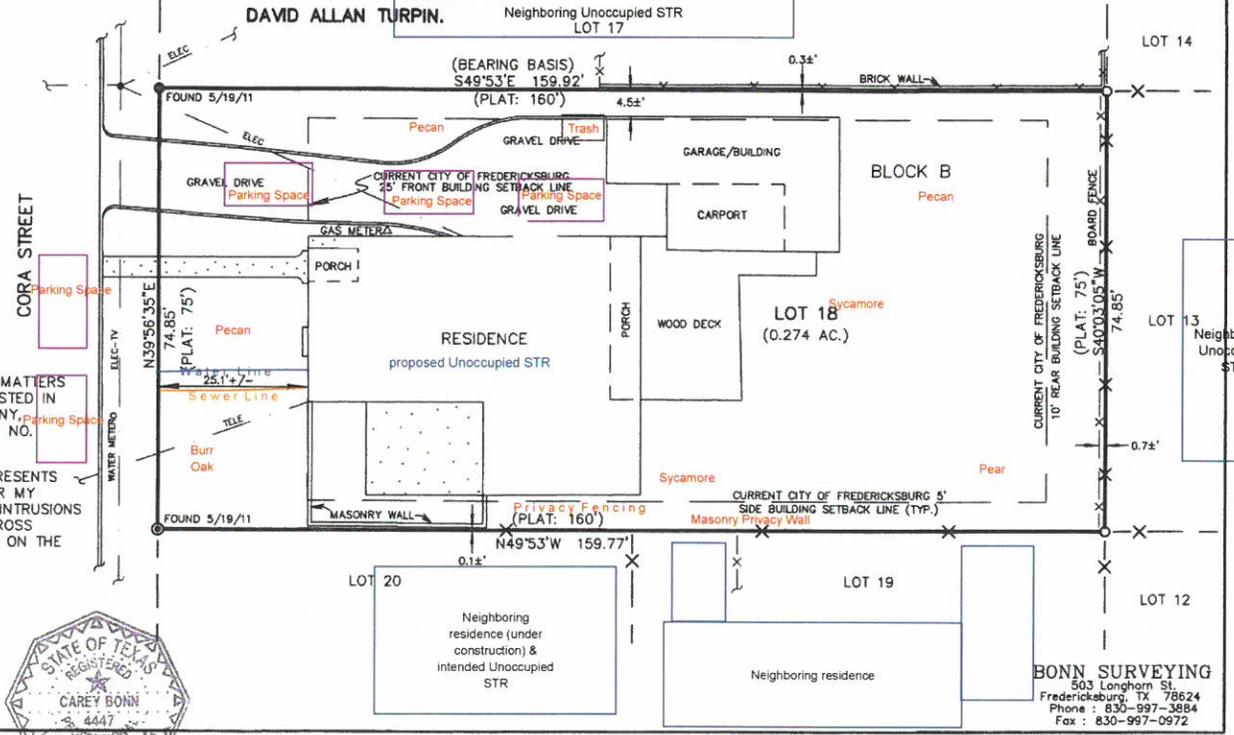
- 1/2" DIA. STEEL BAR FOUND
- ⊙ 1/2" DIA. STEEL BAR SET
- PIPE FENCE CORNER POST
- × FENCE LINE

EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS TRACT OF LAND ARE LISTED IN WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, G.F. NO. 211-279, ISSUED MAY 4, 2011.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS BOUNDARY LINES, VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

Surveyed May 13, 2002
 Updated May 19, 2011

Carey Bonn
 Carey Bonn
 Reg. Prof. Land Surveyor No. 4447



BONN SURVEYING
 503 Longhorn St.
 Fredericksburg, TX 78624
 Phone : 830-997-3884
 Fax : 830-997-0972

Address and Legal Description:

507 Cora Street. Lot 18, Block B, C. Henke addition to the City of Fredericksburg, Gillespie County, Texas. Plat found of record in volume 18, page 164 of the deed records of Gillespie County, Texas.

Proof of Title: Attached separately

Description / Narrative of Property:

This property consists of a 1,729' main house (noted on survey as RESIDENCE) as well as a 429' backhouse (noted on survey as GARAGE/BUILDING). I am requesting a permit to operate the main house (RESIDENCE) as an Unoccupied STR.

This property has been our family's home for eleven years. In that time the block has evolved into increasing unoccupied STRs. 507 Cora is currently bordered by two STRs as well as a planned third STR (under construction though not permitted) immediately to our south.

We are in the process of selling our home and moving to the county. After six weeks of unsuccessfully trying to market 507 Cora without an STR permit, I acknowledge this property becoming an STR seems inevitable, as our block is almost exclusively STR, is zoned R-2, and abuts Commercial Zoning.

Buyer's offer (we are currently under contract) is contingent upon their being able to operate an Unoccupied STR (when they are not here). In light of this reality, I seek a conditional use permit for 507 Cora to be what it is more or less surrounded by – Unoccupied STRs.

This permit application is requesting an occupancy of six guests total, a modest number, as the main house has two proper bedrooms (plus an office that we as well as prior owners used as a kid's room). The proposed occupancy of six is actually comparable to the max occupancy of our Backhouse, which we have rented for years as an owner-occupied B&B, without issue.

At the request of our potential-buyer, I had initially applied for a permit (STR-Facility) that would enable renting of the main house as well as the backhouse, but upon meeting with City Staff, I have revised my application for a permit simply for Unoccupied STR, as this use is more consistent with surrounding properties.

I (and would-be buyers) agree to comply with all standards of the new ordinance.

Zoning Summary:

- Zoned R-2: Mixed Residential (Historic)
- Minimum Lot Size: 5,000'
- Actual Lot Size: 12,000'

- Zoning Summary Density Calculations:

- Per Sec 3.110, This zone is intended to provide for medium density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area.
 - 507 Cora lot size of 12,000' and two-bedrooms is permissible as Unoccupied STR. 507 Cora meets requirements of sec 5.401 (Additional requirements for STR uses).
 - Per Sec 3.110, Unoccupied STR may be permitted if the property is immediately abutting a Non-Residential Zoning District (Open Space not included), or a PUD that allows commercial uses.
 - 507 Cora abuts commercial zoning district (to the east).
 - Conclusion: 507 Cora meets all requirements for Unoccupied STR use.
- Setbacks
 - Front Yard Minimum: 15'
 - Front Yard Actual: 25'
 - Street Side Minimum: 15'
 - Street Side Yard Actual: 25'
 - Building Height:
 - Maximum Building Height: 28'
 - Actual Building Height: 22'
 - Impervious Coverage:
 - Maximum Impervious Coverage: 65%
 - Actual Impervious Coverage: 24%
 - Building Coverage:
 - Maximum Building Coverage: 55%
 - Actual Building Coverage: 18%
 - Parking:
 - Sec 7.863 stipulates Unoccupied STR must provide parking at a ratio of 1 space per bedroom and allows on-street parking of 1 space per every 22' of lot frontage excluding driveway openings, etc. Sec 7.680 stipulates a standard parking spot be not less than 8.5' wide and 18.5' long.
 - For this proposed two-bedroom Unoccupied STR, a minimum of 2 spaces is required. The existing driveway (102' in length plus a widened area of 20' width) comfortably provides parking for three vehicles, while the street provides on-street parking of two vehicles (22' per vehicle minimum; excluding driveway opening 507 Cora has a continuous run of 58' of Cora St frontage).
 - Conclusion: 507 Cora provides safe and easy parking of a minimum five vehicles for this two-bedroom STR. There is ample parking for the proposed two-bedroom Unoccupied STR.
 - Review & Evaluation Criteria noted in Sec 5.460:

507 Cora
Conditional Use Permit Application

- 507 Cora is located in R-2 Historic, which may be permitted as an Unoccupied STR via CUP process.
- 507 Cora is compatible with existing uses on abutting sites in terms of height, bulk, scale, setbacks, and open spaces, etc. This application does not contemplate an expansion of current footprint on 507 Cora.
- As this is not a request to remodel or build a new STR, Texas Accessibility Standards shall not apply.
- 507 Cora is bordered by multiple Unoccupied STRs and its operation as an Unoccupied STR would be consistent with the existing block.
- All exterior lighting shall be night sky compliant.
- Modifications do not need to be made. 507 Cora exists as a small home and backhouse and will not present significant vehicular traffic, erosion, fire, noise, glare or other deleterious impacts.
- 507 Cora offers adequate parking on-site as well as two on-street parking spots.
- Ultimately 507 Cora being an Unoccupied STR is consistent with the existing development of the block and will not be detrimental to the public health, safety, or welfare of properties in the vicinity.



NOTICE OF PLANNING & ZONING PUBLIC HEARING:
A CONDITIONAL USE PERMIT

According to Tax Records, you are the owner of real property within 200' of the proposed changes, listed below. 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 card below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

1st HEARING

DATE: November 9, 2022

TIME: 5:30 PM

REQUEST

NUMBER: Z-2225

The City of Fredericksburg **Planning and Zoning Commission** will meet in a regular session on November 9, 2022, at 5:30 PM. The meeting will be held at the Law Enforcement Center, 1601 East Main Street, Fredericksburg, TX 78624.

The decision of the **PLANNING & ZONING COMMISSION** is a recommendation only. Final approval must be by action of the **CITY COUNCIL**.

2nd HEARING

DATE: November 22, 2022

TIME: 9:00 AM

REQUEST

NUMBER: Z-2225

The City of Fredericksburg **City Council** will meet in a regular session on November 22, 2022, at 9:00 AM. The meeting will be held at the Law Enforcement Center, 1601 East Main Street, Fredericksburg, TX 78624.

REQUEST: REQUEST #Z-2225, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-FACILITY IN A R2 ZONED AREA LOCATED AT 507 CORA STREET

APPLICANT: DAVID TURPIN

LOCATION: 507 CORA STREET (See attached map)

(detach and return this section to City of Fredericksburg, Att: DSD)

REQUEST NO. Z-2225

CORA

As an interested property owner, I (Protest) (Approve) the requested zoning amendment represented by the above file number because: _____

Roger L Schrenk / Joan Smith Schrenk

Signed

11-2-2022

Date

ROGER L SCHRENK / JOAN SMITH SCHRENK

Printed Name

*109E College (now getting
mail at 124 Parlin
Lane
FB6 TX
78624*

(detach and return this section to City of Fredericksburg, Att: DSD)

REQUEST NO. Z-2225 CORA

As an interested property owner, I (Protest) (Approve) the requested zoning amendment represented by the above file number because: we have too many STR's in this town already!

Please allow this property, ~~to~~ which is in a residential area, be ~~used~~^{for} a family.

* Kerry Kordzik
Signed

11-1-22
Date

Kerry Kordzik
Printed Name

7286 Threadgill Creek Rd
Address
Doss, TX 78618



City of Fredericksburg

CITY COUNCIL REGULAR MEETING MINUTES TUESDAY, NOVEMBER 15, 2022 ~ 9:00 A.M. LAW ENFORCEMENT CENTER 1601 E. MAIN STREET FREDERICKSBURG, TEXAS 78624

Members Present:

Mayor Jeryl Hoover
Mayor Pro-Tem Bobby Watson
Councilmember Emily Kirchner
Councilmember Tony Klein
Councilmember Sharon Joseph

Members Absent:

None

City Staff Present:

Clinton Bailey, City Manager
Daniel Jones, City Attorney
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Eric Whiting, Director of Information Technology
Garret Bonn, Interim City Engineer
Kris Kneese, Interim Director of Public Works and Utilities
Andrea Schmidt, Parks & Recreation Director
Derek Seelig, Police Lieutenant
Braxton Roemer, Police Lieutenant
Justin Calhoun, Emergency Management Coordinator
Anna Hudson, Interim Director of Development Services
Shelby Collier, Associate Planner
Leslie Embrey, Administrative Assistant
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Hoover called the Regular Meeting of the Fredericksburg City Council to order at 9:00 a.m. on Tuesday, November 15, 2022. He announced a quorum had been met.

2. INVOCATION

Alan Littman, Gillespie County resident, provided the Invocation.

3. PLEDGE OF ALLEGIANCE

Mayor Hoover led the Pledge of Allegiance.

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

Shelby Collier, Associate Planner, introduced the Short-Term Rental Specialist employee Jan Musgrove.

Clinton Bailey, City Manager, announced the following:

- Shelley Goodwin, City Secretary, for receiving the President's Choice Award from the Texas Municipal Clerk Association.
- Officers Erik Hinterlach, Luke Smith, and Denise Munoz for going above and beyond the call of duty during an accident.
- Chief Bizzell and the B Crew for going above and beyond during an accident.

Clinton Bailey, City Manager, stated that recently six employees have graduated from their leadership class - Brian Vorauer, Police Chief; Anna Hudson, Interim Director of Development Services; David Kellam, Finance Manager; Police Detective Chad Lovelady; Derek Seelig, Police Lieutenant, and Braxton Roemer, Police Lieutenant, for graduation from their leadership class.

Anna Hudson, Interim Development Service Director, announced there are flyers in the lobby at the front table regarding the Comprehensive Plan survey.

5. COUNCIL COMMENTS

Councilmember Kirchner stated she attended the following local events:

- The Neighborhood #14 Town Hall Meeting on November 10, 2022, was well-attended and engaging.
- Gillespie County Commissioner's Court is moving forward with County Subdivision Regulations.
- She appreciates the new agenda memos that include Community Visioning/Strategic Initiatives that point back to the "why" City Council and City Staff are addressing those issues.

6. CONSENT

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS PULLED AT THE REQUEST OF A MEMBER OF THE CITY COUNCIL.

- A. **Consider approval of City Council Minutes for the November 1, 2022 Special Meeting.**

- B. **Consider approval of the following purchases allocated in the Fiscal Year 2023 Budget:**
 - i. **Purchase vehicles for the Police Department \$304,025 for seven patrol vehicles and \$51,840 for one unmarked car**
 - ii. **Water/Sewer Main Replacement Project Construction Contract another year to JM Pipeline, LLC in the amount not to exceed \$600,000**
 - iii. **Purchase of equipment for Vegetation Management \$164,698 for a Bucket Trucks and for Street Department \$79,388.80 for a Side Delivery Broom and \$126,033 for an Asphalt Patch Truck**
 - iv. **NEOGOV software for the Human Resources Department in the amount of \$95,080**

- C. **Consider the approval of amendment to the Gillespie County Health Board Cooperative Agreement by amending the number of board members to the Gillespie County Health Board**

- D. **Consider approval of the confirmation of following Advisory Board appointments:**
 - i. **Gillespie County Health Board appointments of Amy Montgomery and Hollie Reno to a one-year term (expiring December 2023), reappointing**

Wanda Detmar and Cathy Lindig for two-year terms (expiring December 2024), and Brett Beyer for a three-year term (expiring December 2025)

- ii. **Gillespie County Economic Development Commission reappointments of Julie Kuhlken and Stephen Harris to serve terms expiring December 2024**

Motion: A motion was made by Councilmember Joseph, seconded by Councilmember Klein, to approve the Consent Agenda items 6. A. – 6. D. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

A. Consider the following actions related to Texas Water Development Board (TWDB) Flood Infrastructure Funding for the N. Llano Storm Sewer Project:

i. Presentation

Garret Bonn, Interim City Engineer, stated March 3, 2022, TWDB passed a resolution approving financial assistance in the amount of \$2,602,529 to the City of Fredericksburg. The approved eligible funding for the project is 15% (\$390,529) in the form of grant funds, and the City would be responsible for the remaining 85% (\$2,212,000) via a local match or a loan through the Flood Infrastructure Fund (FIF). The benefits of a loan through the FIF are the interest rate and the terms. The first payment is also not due until 18 months after the completion of project construction. The approved FY 2023 budget includes \$350,000 to allow for the design of the project, to begin with, with the intent to complete the project in late 2023 or early 2024.

Dan Wegmiller, Specialized Public Finance, Inc., stated that this grant has a zero percent (0%) interest rate, and the term can be up to 30 years.

- ii. **Consider approving Resolution 2022-24R approving a Grant Agreement in the amount of \$390,529 and an Escrow Agreement relating thereto; authorizing the Mayor and/or the City Manager, or their designees, to execute any and all documents related thereto; and other matters in connection therewith**

Motion: A motion was made by Councilmember Joseph, seconded by Councilmember Watson, to approve Resolution 2022-24R approving a Grant Agreement in the amount of \$390,529 and an Escrow Agreement relating thereto, authorizing the Mayor and/or the City Manager or their designees, to execute any and all documents related thereto; and other matters in connection therewith. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

- iii. **Consideration and approval of Ordinance 2022-37 by the City Council of the City of Fredericksburg, Texas, authorizing the issuance of “City of Fredericksburg, Texas Utility System Drainage Revenue Bonds, Series 2022”; providing for the first payment of the principal of and interest on the bonds by a first and prior lien on and pledge of the Pledged Revenues of the City's Drainage Utility System; providing for an effective date**

Motion: A motion was made by Councilmember Joseph, seconded by Councilmember Watson, to adopt Ordinance 2022-37 authorizing the City of Fredericksburg, Texas Utility System Drainage Revenue Bonds, Series 2022. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

B. Consider approving the following acquisitions and lease purchase financing of public equipment, and authorizing the execution and delivery of documents required in connection therewith:

i. Presentation

Laura Hollenbeak, Finance Director, provided the history of the projects and the need for the Resolutions. She noted that the financing was bid, and the low bid was received from BankFunding, LLC.

ii. Resolution 2022-22R Fire/EMS Radio System Equipment

Lynn Bizzell, Fire Chief, stated that Gillespie County has agreed to fund half of the project.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Klein, to approve the Resolution 2022-22R Fire/EMS Radio System Equipment. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

iii. Resolution 2022-23R Equipment Purchases for various Divisions within Public Works and the Fire/EMS Department

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Kirchner, to approve the Resolution 2022-23R Equipment Purchases for various Divisions within Public Works and the Fire/EMS Department. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

A. Consider, discuss, and take possible action on 2023 Employee Holiday Schedule

Shelley Goodwin, City Secretary, stated that the City Council approved the Employee Holidays Schedule annually. She noted that only one holiday interferes with a City Council Meeting so the meeting will be held the next day.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to approve the 2023 Employee Holiday Schedule. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

B. Consider approval to award a bid to Tuscan Pavers, LLC. for \$7.25 a square foot (not to exceed \$250,000) for the replacement of pavers at Marktplatz

Andrea Schmidt, Parks and Recreation Department Director, provided the history of the project and the cost.

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Klein, to award a bid to Tuscan Pavers, LLC. for \$7.25 a square foot and not to exceed \$200,000 for the replacement of pavers at Marktplatz. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

C. Consider, discuss, and take possible action on the soccer fields located adjacent to Oakcrest Park and the possible plans moving forward.

The City Council moved to Executive Session - Agenda Item 11. B.

Kimberly Lams, City resident, spoke in opposition to building soccer fields during an economic downfall.

Jeannette Hormuth, City resident, spoke in opposition to the soccer field since the voters have voted a sports park down twice.

Mayor Hoover reviewed the reasons why this item is on the agenda. He noted that the Soccer Association had approached the City with a proposed partnership and donations.

Dan Kemp, Hill Country United Soccer Club, reviewed the benefits of a new soccer field, proposed plans, and the different responsibilities. He reviewed the association's fund-raising efforts.

Mark Cornett, Cornett Engineering, reviewed the timeframe for developing the soccer field.

Clinton Bailey, City Manager, reviewed all the co-owned City/County buildings and projects.

D. Consider, discuss, and take possible action to initiate text amendments to Sec. 2.100 of the City's Zoning Ordinance.

Daniel Jones, City Attorney, reviewed a recent Federal Court ruling out of Louisiana related to residency and unoccupied Short-Term Rental (STR).

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Watson, to initiate text amendment to City's Zoning Ordinance, to amend definitions to STR Accessory and STR B&B, and necessary related definitions, to expand the lawful use and operations of those STR types to situations beyond the requirement that the home be the property owner's principal residence. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

9. CITY MANAGER'S REPORT

A. Town Hall Update

Jeannette Hormuth, City resident, stated that these Town Hall meetings should not replace the Citizen Comment Period on the City Council Agendas.

Clinton Bailey, City Manager, reviewed the second Town Hall held on November 10, 2022, and provided notes from the meeting. He also noted that the next Town Hall Meeting is scheduled for December 13, with the location to be determined.

B. City Manager Coffee Update

Clinton Bailey, City Manager, stated that several people have shown up to receive updates and ask questions regarding the City. He reviewed several hot topics and noted that the next coffee is scheduled for December 9 at 8:00 a.m. in the Cardinal Room.

C. Water Department Update

Clinton Bailey, City Manager, reviewed the different water projects that are currently occurring. He noted that Gillespie County is currently in a 90-day moratorium on new commercial water wells and has been extended another 90 days. The City is currently in Stage 3, and the differences between Stage 3 and Stage 4. He also reviewed some of the operational issues the system experienced during the summer months.

Kris Kneese, Interim Director of Public Works and Utilities, reviewed the 2018 Water Bonds for water infrastructure. He reviewed the different projects the funds were used for and the status of the projects.

10. ITEMS FOR FUTURE AGENDA

George Studor, City resident, spoke regarding adding a Risk and Impact of the Community during increment weather.

Gary Baldrige, City resident, spoke regarding the City Charter, conflict of interest, and volunteering on a Board or Commission.

Clinton Bailey, City Manager, reviewed the Future Agenda Items and the City Council added the following:

- Short-Term Rental Permitting and Code Enforcement Updates at all City Council Meetings
- Emergency Management Update

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.072 (Real Estate) and 551.071 (Consultation with Attorney)

A. Consider and discuss the purchase, exchange, lease, or value of real property, located in the vicinity of the intersection of East Main Street at Heritage Hills Drive, in the City of Fredericksburg, Texas [551.072]; and

B. Consider and discuss the purchase, exchange, lease, or value of real property, located in the vicinity of Lady Bird Johnson Municipal Park [551.072].

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Watson, to go out of the Regular Meeting and into the Executive Session on item 11. B. at 9:31 a.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Watson, to go out of the Executive Session and into the Regular Meeting at 10:15 a.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

The City Council then moved back to Agenda Item 8. C.

C. Receive and discuss legal advice concerning applicable Texas and Federal case law related to municipal regulation of short-term rentals [551.071(2)].

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to go out of the Regular Meeting and into the Executive Session on items 11. A. and 11. C. at 11:12 a.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Kirchner, to go out of the Executive Session and into the Regular Meeting at 11:40 a.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

12. BUSINESS ITEM

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Watson, to approve the Subordination Agreement for the Texas Rangers property site subject to the changes from Daniel Jones, City Attorney. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

The City Council then took action on Agenda Item 8.D.

13. ADJOURN

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Klein, to adjourn the Tuesday, November 15, 2022, City Council Regular Meeting at 11:45 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Jeryl Hoover
Mayor

Shelley Goodwin, TRMC/CMC
City Secretary



City of Fredericksburg

CITY COUNCIL SPECIAL MEETING MINUTES MONDAY, NOVEMBER 21, 2022 ~ 11:00 A.M. CITY HALL CONFERENCE ROOM 126 W. MAIN STREET FREDERICKSBURG, TEXAS 78624

Members Present:

Mayor Jeryl Hoover
Mayor Pro-Tem Bobby Watson
Councilmember Emily Kirchner
Councilmember Tony Klein
Councilmember Sharon Joseph

Members Absent:

None

City Staff Present:

Clinton Bailey, City Manager
Daniel Jones, City Attorney
Tammie Loth, Human Resources Director
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Hoover called the Special Meeting of the Fredericksburg City Council to order at 11:00 a.m. on Monday, November 21, 2022. He announced a quorum had been met.

2. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.074 (Personnel Matters):

- A. Consider, discuss, and interview candidates for City Attorney, and consider and discuss the appointment, evaluation, and/or duties of a public officer or employee, specifically the City Attorney [Sec. 551.074].**

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to go out of the Special Meeting and into the Executive Session at 11:05 a.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

The City Council recessed the Executive Session at 12:20 p.m.

The City Council reconvened the Executive Session at 2:32 p.m.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Watson, to go out of the Executive Session and into the Special Meeting at 4:06 p.m. The City Council voted five (5) for, and none (0) opposed. The motion carried unanimously.

3. BUSINESS ITEM

The City Council did not take any action.

4. ADJOURN

Motion: A motion was made by Councilmember Watson, seconded by Councilmember Joseph, to adjourn the Monday, November 21, 2022, City Council Special Meeting at 4:07 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Jeryl Hoover
Mayor

Shelley Goodwin, TRMC/CMC
City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

MEETING DATE: December 6, 2022

CATEGORY: Action

CAPTION: Consider an appointment to the Historic Review Board to fill an unexpired term ending on June 6, 2022 (this item will be voted on after Executive Session - Agenda Item 10. B.).

PRESENTATION: Shelley Goodwin, City Secretary

SUMMARY: The Interim Development Service Director has received a resignation for the Historic Review Board.

BACKGROUND: Historic Review Board Member Michael McCrea has resigned. His appointment expires in June 2023. The Interim Development Service Director is requesting that this vacancy be filled to assist with meeting quorums. The City has received three qualified applications.

FUNDING SOURCE: N/A

FINANCIAL IMPACT: N/A

STAFF RECOMMENDATION: Make an appointment to fill the vacancy after the item is discussed in Executive Session.

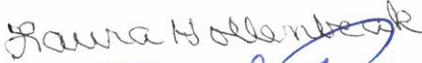
COMMUNITY VISIONING/STRATEGIC INITIATIVES: Government

ATTACHMENTS:

APPROVAL/REVIEW: 

DEPARTMENT NAME: City Secretary

CREATED: 11/28/2022

FINANCE NAME: 

REVIEWED:

CITY ATTORNEY NAME: 

APPROVED:

CITY MANAGER NAME: 

APPROVED:



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor and City Council

FROM: Shelley Goodwin, City Secretary

MEETING DATE: December 6, 2022

CATEGORY: Action

CAPTION: Consider an amendment to the 2023 Employee Holiday Schedule.

PRESENTATION: Shelley Goodwin, City Secretary

SUMMARY: This item is for Council consideration of approving an amendment to the 2023 Employee Holiday Schedule, changing Friday, December 30, 2022 to Monday, January 2, 2023.

BACKGROUND: The City Council approved Friday, December 30, 2022 as an Employee Holiday at the November 15, 2022, Regular Meeting. The City Employee Handbook states that if the holiday is on Saturday, then it is observed on Friday and if the holiday is on Sunday, then it is observed on Monday. This year New Years Day (January 1, 2023) is on Sunday, so the holiday should be observed on Monday, January 2, 2023.

FUNDING SOURCE: N/A

FINANCIAL IMPACT: N/A

STAFF RECOMMENDATION: Approve amending the 2023 Employee Holiday by replacing Friday, December 30, 2022 with Monday, January 2, 2023.

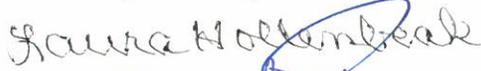
COMMUNITY VISIONING/STRATEGIC INITIATIVES: Government

ATTACHMENTS:

APPROVAL/REVIEW: 

DEPARTMENT NAME: City Secretary

CREATED: 11/28/2022

FINANCE NAME: 

REVIEWED:

CITY ATTORNEY NAME: 

APPROVED:

CITY MANAGER NAME: 

APPROVED:



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Clinton Bailey, City Manager

MEETING DATE: Dec. 6, 2022

CATEGORY: Discussion

CAPTION: Consider, discuss, and take action on the five-year summary of the performance of Lady Bird Johnson Municipal Golf Course

PRESENTATION: Chris Meade, Touchstone Golf Regional Manager

SUMMARY: This item is for the presentation and discussion of the five-year summary of the performance of Lady Bird Johnson Municipal Golf Course.

BACKGROUND: Chris Meade, Touchstone Golf Regional Manager will present a summary of the five-year performance of Lady Bird Johnson Municipal Golf Course. Touchstone began managing the golf course under a 5-year lease agreement with the City on January 1, 2018. Over the past 5 years Touchstone Golf has done an excellent job turning the golf course around financially. By increasing revenues and lowering operating costs, Touchstone has been able to overcome a roughly \$700,000 golf course deficit and invest several hundred thousand dollars back into the course and its facilities at no cost to the citizens of Fredericksburg. Additionally, Touchstone has transformed local junior golf resulting in record participation levels.

Following this presentation, staff will present a golf course lease renewal contract to Council for consideration of approval during the Regular Council Meeting scheduled for December 20, 2022.

FUNDING SOURCE: N/A

FINANCIAL IMPACT:

STAFF RECOMMENDATION: It is recommended the City Council receive and discuss the golf course presentation by Chris Meade.

COMMUNITY VISIONING/STRATEGIC INITIATIVES: Quality of Life

ATTACHMENTS:

APPROVAL/REVIEW:

DEPARTMENT NAME: City Manager

CREATED: 11/29/2022

FINANCE NAME: *Laura Holbenbeck*

REVIEWED:

CITY ATTORNEY NAME:

APPROVED:

CITY MANAGER NAME: *Chris Doherty*

APPROVED:



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks & Recreation

TO: Mayor and City Council

FROM: Andrea Schmidt, Parks & Recreation Director

MEETING DATE: Dec. 6, 2022

CATEGORY: Discussion

CAPTION: Consider, discuss, and take action regarding sports facilities and usage fees.

PRESENTATION: Andrea Schmidt, Parks & Recreation Director

SUMMARY: Discuss use of the various sports facilities including ballfields and courts at Lady Bird Johnson Municipal Park, Old Fair Park and Oakcrest Park. There has been a significant increase in use of the facilities. Current policies and fees will be discussed along with considerations and recommendations for moving forward. Staff would like to get direction from City Council for changes to policies and fees.

BACKGROUND: There has been an increase in facility use over the last few years. For example, we have gone from a few months of heavy use of the ballfields during Little League season in the spring to year around use with select and club teams being added. It has become difficult to keep up with maintenance on the fields. The fields need to be closed at times during the year for maintenance and grass recovery.

A discussion on giving certain groups priority use at the facilities will be included (public schools vs private schools, select teams vs Little League teams, tennis vs. pickleball).

A rate discussion is needed as well. There is a difference in fees charged to some organizations and, in some cases, no fees are being charged for exclusive use of the facility. Some organizations have special agreements with City Council for their rates (St. Mary's) while others are being charged based on historical fees (Little League and tennis groups) and others pay full price (adult softball, select teams and pickleball). These groups are asking why we give some groups priority use. We have no official policy other than it's always been done this way. This worked before as we had much less use.

FUNDING SOURCE: N/A

FINANCIAL IMPACT:

STAFF RECOMMENDATION: Recommend receiving presentation on sports facility use and fees and give staff direction on policy or fee changes

COMMUNITY VISIONING/STRATEGIC INITIATIVES: Quality of Life

ATTACHMENTS: Presentation, Other city fees, Standard License Agreement

APPROVAL/REVIEW: *Archer Schmidt*

DEPARTMENT NAME: PARD

CREATED: 11/16/2022

FINANCE NAME: *Sandra Hollenbeck*

REVIEWED:

CITY ATTORNEY NAME: *[Signature]*

APPROVED:

CITY MANAGER NAME: *Chris Bailey*

APPROVED:

City of Fredericksburg Parks & Recreation Department Sports Facility Use

Local organization use

- ▶ Tennis/Pickleball courts: FBG Tennis Association, Pickleball, FISD high school and middle school, Heritage, Ambleside
- ▶ Ballfields: Little League, Select teams, St. Mary's baseball/softball, Adult softball
- ▶ Soccer uses property leased to them next to Oakcrest Park.
- ▶ First come, first serve use
- ▶ Nontraditional use of fields: flag football, soccer, kickball, cross country. This is not allowed at courts.

Current Use & Fees

Teams	Parks Used	# of fields/ courts	Season*	Days per week	Daily rate	Regular rate	Actual Rate	2022 Pymts	C/F**
Little League	Oak and OFP	5	5	6	\$25	\$15,000	\$1,500	\$1,500	C
Select Teams	LBJMP/Oak/OFP		12		\$25	\$9,935		\$9,935	
Tennis Association	LBJMP	6	12	4	\$0	\$0			
Pickleball	LBJMP/OFP	8	12	6	\$0	\$0		\$785	
Soccer	Leased area				\$0	\$0			
Adult Softball	LBJMP	2	6	1	\$25	\$1,275		\$1,275	
Adult softball practices	LBJMP	2	~10	Varies	\$25	\$1656		\$1656 +	
St. Mary's baseball/softball	LBJMP/Oak	2	2	4	\$25	\$1,700	\$600	\$600	C/F
FM School tennis	LBJMP	6	2	5	\$0	\$0			
Heritage tennis	LBJMP	6	2	2	\$0	\$0			
Ambleside tennis	LBJMP	6	5	1	\$0	\$0			

*in months

**C = chalk/F = fencing

What we should be doing for all use

- ▶ If an organization is going to reserve a city facility for their exclusive use, a fee must be paid.
- ▶ If an organization is going to charge a fee to a participant for use of a city facility, a percentage of their total revenue must also be paid to the city in addition to reservation fee.

Current Process for fields

- ▶ For field use, groups may use first, come first serve
- ▶ If lights needed or they want exclusive use, they reserve for a fee (\$25 per day with or without lights)
- ▶ For tournaments, camps, clinics, fields are reserved for exclusive use at \$25 /day per field
- ▶ Use agreements in place for groups but not individual teams. Currently we are not getting a % of revenue from tournaments
- ▶ Groups use fields first come, first serve and cause wear and tear

Current Process for courts

- ▶ Groups may use first, come first serve
- ▶ Any group/individual may reserve for exclusive use for no fee
- ▶ Lights may be turned on as needed for no fee
- ▶ For tournaments, clinics, camps, courts are reserved for exclusive use for no reservation fee
- ▶ Use agreements are in place for all organizations. If they collect any revenue, they are to pay the city 10%

Tennis/Pickleball court fees

- ▶ Tennis/Pickleball courts: no group has been paying for exclusive reservations
- ▶ Only pickleball has been paying a percentage of revenue for tournaments and clinics
- ▶ Staff blows off the courts when time allows before tournaments

Ballfield fees

- ▶ Baseball/softball fields: Fbg Little League pays a flat rate of \$1,500 per season – a 90% discount
- ▶ Select teams pay full price
- ▶ St. Mary's pays \$600 – a 65% discount
- ▶ Adult softball pays full price

Ballfield extras

- ▶ Fields striped for games on weekdays only. No extra charge. No staff on weekends to stripe so materials made available.
- ▶ Staff paints outfield foul lines for all groups
- ▶ Staff drags for all groups weekdays only
- ▶ City provides temporary fencing for St. Mary's.
 - If a group reserves this field, they must take down and put back up the temporary fencing.

Soccer fees

- ▶ Soccer uses property leased to them next to Oakcrest Park. No cost for lease to soccer association. City has been covering water cost. City does not maintain these fields.

Tennis/Pickleball Considerations

- ▶ Trying to be consistent in our policies across all sports
- ▶ Courts are sometimes reserved last minute.
- ▶ Courts are reserved as overflow and not available to the public.
- ▶ Would the percentage of total revenues for tournaments be for entire tournament even though we are overflow?
- ▶ Contributions by organizations

Ballfield Considerations

- ▶ No staff to stripe/paint fields on weekends
- ▶ Do we continue to require adult softball to take up/down temp fence for St. Mary's
- ▶ With the increase in year-round play maintenance gets behind at times of the year especially when pulled off for projects and special events
- ▶ Fields need down time for maintenance and recovery
- ▶ Contributions by organizations

Court Options

- ▶ Continue as is
- ▶ Set an hourly rate for courts reserved for exclusive use
- ▶ Require everyone to pay 10% percent of total revenue when fees are charged
- ▶ Should any organizations get priority use?

Field Options

- ▶ Continue as is
- ▶ Set a standard discount across the board for local users of the fields
- ▶ Set a flat rate for local organizations
- ▶ Collect 10% of revenue for tournaments or anything where a fee is charged
- ▶ Charge more for tournament use
- ▶ Should any organizations get priority use?

Recommendations

- ▶ Do not increase current ballfield fees
- ▶ Require insurance for all events
- ▶ Continue to stripe/paint for games on weekdays only
- ▶ Close all fields in Jan./Feb. 2023 for catch up maintenance
- ▶ Annually close all fields for one month during the summer after Little League for grass to recover
- ▶ Annually close all fields on Mon./Tue. every other week for maintenance
- ▶ No adult use of small fields

Recommendations

- ▶ Charge a per court/per hour fee for court use
- ▶ Adjoining courts must be reserved for the same sport
- ▶ To reserve a facility for exclusive use, require a reservation fee
- ▶ Start charging a deposit for all first-time events
- ▶ Create a flat discount for local organizations and determine which organizations would qualify
- ▶ Discuss priority use for groups.

Baseball/Soccer Field and Tennis Court Rental Rates

City	Field Type	Non-Resident	Resident
Boerne	Soccer	NA	NA
	Ballfields	\$40/hr (lights and without lights)	\$20/hr (lights and without lights)
	Tennis and Pickleball	Membership through Boerne Tennis	Membership through Boerne Tennis
Kyle	All Fields	\$40/hr (without lights)	\$20/hr (without lights)
		\$80/hr (with lights)	\$40/hr (with lights)
		\$600/day for complex	\$600/day for complex
	Tennis and Pickleball	N/A	N/A
Kerrville	All Fields	Rental of baseball felds is through D-Bat	Rental of baseball felds is through D-Bat
		Non-Member through D-Bat \$45/hr (with lights)	Member through D-Bat \$36/hr or \$31.50/hr (with lights)
		Non-Member through D-Bat \$30/hr (without lights)	Member through D-Bat \$24/hr or \$21/hr (without lights)
			Membership \$78 or \$48
	Tennis	\$5 drop in court use fee for non members	Annual Membership Juniors \$100, Adults: \$160, Family: \$225
New Braunfels	Ballfields	\$20/hr or \$75/day (with lights)	\$20/hr or \$75/day (with lights)
	Soccer	\$20/hr or \$75/day (with lights)	\$20/hr or \$75/day (with lights)
	Tennis	\$40 pass valid for 2 seasons	\$40 pass valid for 2 seasons
	Pickleball	Indoor League \$60-\$70 per team for a month of play	Indoor League \$60-\$70 per team for a month of play
Llano	Ballfields	Rental of baseball felds is through the Little League Association	
	Tennis and Pickleball	N/A	N/A
Blanco	Ballfield	no fees maintenance agreement between Chamber and Youth Association	no fees maintenance agreement between Chamber and Youth Association
	Tennis	N/A	N/A
Marble Falls	Ballfields	\$15/hr or \$150/day (additional \$7.50/hr with lights)	\$10/hr or \$100/day (additional \$7.50/hr with lights)
	Soccer	NA	NA
	Tennis and Pickleball	NA	NA
San Angelo	All Fields	\$20/hr (additional \$1/hr with lights)	\$20/hr (additional \$1/hr with lights)
		\$25 additional for marking for Tournaments	\$25 additional for marking for Tournaments
	Tennis	Neighborhood park courts first come first serve	Neighborhood park courts first come first serve
	Pickleball	NA	NA
Round Rock		M-F 5pm-10pm and Sat and Sun \$45/hr	M-F 5pm-10pm and Sat and Sun \$45/hr
		M-F 9am-5pm \$35/hr	M-F 9am-5pm \$35/hr
		Tournament \$350 /full facility/ hr	Tournament \$350 /full facility/ hr
	Tennis	First come First serve and fee reservation aggrement with Tennis Association	First come First serve fee reservation aggrement with Tennis Association
Georgetown	All Fields	\$15/hr or \$120/day (additional \$20/hr with lights)	\$15/hr or \$120/day (additional \$20/hr with lights)
		Tournament prep \$30/field and Labor (2 person) for event \$50/hr	Tournament prep \$30/field and Labor (2 person) for event \$50/hr
	Tennis	membership or \$15 daily rate	membership or \$10 daily rate
	Pickleball	Membership or \$4 non-member drop in fee	Membership or \$4 non-member drop in fee
Bandera	All Fields	General Admission Fee \$10 per person	General Admission Fee \$5 per person
		\$100 Season Park Passes	\$100 Season Park Passes
	Tennis and Pickleball	NA	NA
Temple	All Fields	\$10/hr, 2 hr minimum (additional \$15/hr with lights)	\$10/hr, 2 hr minimum (additional \$15/hr with lights)
	Tennis	Member Pass \$30 for 10 visits	Member Pass \$30 for 10 visits
		Non-member drop in fees Non-Resident \$9 Adult, \$6 Senior, \$4 Youth	Non-member drop in fees Resident \$7 Adult, \$5 Senior, \$3 Youth
	Pickleball	Recreation Center Membership or day use fee Required	Recreation Center Membership or day use fee Required
Waco	Ballfields	\$25/hr (without lights)	\$25/hr (without lights)
		\$50/hr (with lights)	\$50/hr (with lights)
		Call for Tournament Fees	Call for Tournament Fees
	Tennis and Pickleball	Annual Memberships Individual \$275, Couple \$300, Family \$355	Annual Memberships Individual \$275, Couple \$300, Family \$355
Seguin	Ballfields	\$20/hr or 100/day	\$20/hr or 100/day
	Tennis and Pickleball	NA	NA

Killeen	All Fields	\$75 per field, per day	\$75 per field, per day
	Tennis	Neighborhood park courts first come first serve	Neighborhood park courts first come first serve
	Pickleball	Rec Center Membership or Drop in Daily Fee \$5.00	Rec Center Membership or Drop in Daily Fee \$5.00
San Marcos	Ballfields	Practice: adults \$26/hr youth \$20/hr (additional lights \$19/hr)	Practice: adults \$26/hr youth \$20/hr (additional lights \$19/hr)
		Games: \$99/field/day (additional lights \$19/hr)	Games: \$196/field/day (additional lights \$19/hr)
		Tournament Supervisor: \$20/hr	Tournament Supervisor: \$20/hr
	Soccer	Rental of soccer fields is through the youth soccer association	Rental of soccer fields is through the youth soccer association
	Outdoor Tennis and Pickleball	First Come First Serve	First Come First Serve
	Indoor Pickleball	Free to Rec Center Members \$6 for adults ages 18 to 60 and \$3 for ages 60+	Free to Rec Center Members \$6 for adults ages 18 to 60 and \$3 for ages 60+

NON-EXCLUSIVE LICENSE AGREEMENT
BETWEEN THE
CITY OF FREDERICKSBURG AND PROGRAM PROVIDER
FOR PROGRAMS WITHIN CITY PARKS

This Non-Exclusive License Agreement (“License”) is made and entered into by and between the CITY OF FREDERICKSBURG, TEXAS (“City”), a political subdivision of the State of Texas, and _____ (“Program Provider”).

NOW, THEREFORE, the City and Program Provider hereby agree as follows:

1. Grant of Non-Exclusive License. In consideration of and subject to the terms, provisions, and covenants herein contained, City hereby grants to Program Provider a license to use and occupy locations within the City property checked below:

- | | |
|---|---|
| <input type="checkbox"/> Cross Mountain Park | <input type="checkbox"/> Marktplatz (Market Square) |
| <input type="checkbox"/> Ft. Martin Scott | <input type="checkbox"/> Town Pool |
| <input type="checkbox"/> Frantzen Park | <input type="checkbox"/> Oak Crest Park |
| <input type="checkbox"/> Lady Bird Johnson Municipal Park | <input type="checkbox"/> Old Fair Park |
| | <input type="checkbox"/> All park locations listed herein |

(to be known collectively the “Licensed Premises”), in the City of Fredericksburg, Gillespie County, Texas, for Program Provider’s programs at specific dates, times, and locations as agreed upon by the parties, during the term of this License. Prior to any use of the Licensed Premises, Program Provider shall notify the City’s Director of Parks and Recreation (or his/her designee) of Program Provider’s program schedule, including the dates, times, and specific areas within the Licensed Premises that Program Provider will utilize. Program Provider shall have a continuing duty, during the term of this License, to notify City of any amendments to Program Provider’s proposed program schedule related to use of the Licensed Premises.

2. Term. The term of this License shall begin upon execution of this License and end on _____. The license granted in this License is revoked upon termination of this License.

3. License Fee. Program Provider shall pay to City a license fee, calculated as _____ percent (___%) of total revenue generated from all programs held by Program Provider on the Licensed Premises during the term of this License. Any fees due to City under this License shall be remitted to the City on or before the tenth (10th) business day following the last day of each program held by Program Provider during the term of this License.

4. Termination Election. City and Program Provider each shall have the right, either with or without cause and at any time, to terminate this License upon not less than sixty (60) days

prior written notice to the other party. Upon such termination, City and Program Provider shall be relieved of all further obligations hereunder except only for obligations accruing prior to the effective date of termination. Paragraph 14 (Indemnification) of this License shall survive the termination of this License.

5. Use. Program Provider's use of the Licensed Premises shall comply with the following:

a. Program Provider may use the Licensed Premises for pre-approved programs and for no other purpose;

b. Program Provider shall ensure that each program participant executes a waiver and release of liability prior to said participant's participation in a program on the Licensed Premises, said waiver and release of liability being in a form substantially similar to form set forth in Exhibit A, a copy of which is attached hereto and incorporated herein by reference;

c. Program Provider shall inspect the areas within the Licensed Premises that Program Provider intends to use, prior to each use of the Licensed Premises, to ensure that the premises are safe for the intended use;

d. Program Provider shall provide or require that its trainers, employees, agents, and program participants use all appropriate safety equipment;

e. Program Provider shall ensure that all persons and activities are adequately supervised by a trained adult at all times during use;

f. Program Provider shall maintain the areas used by Program Provider within the Licensed Premises in a neat and orderly condition and remove any trash generated by Program Provider's program ; and

g. Program Provider shall not install, place, or use any signage without the prior written consent of the City, and in conformance with the City's sign ordinance.

6. Other Users. Program Provider acknowledges and agrees that City may periodically authorize other users to use the Licensed Premises, including but not limited to special events or activities, which may impact Program Provider's use of the Licensed Premises, to include modification of the areas Program Provider uses within the Licensed Premises or preventing Program Provider from using portions of the Licensed Premises at certain times.

7. No Warranties; Interruption of Business. City makes no warranty or representation concerning the condition of the Licensed Premises or its suitability for any use. The Licensed Premises are accepted "AS IS". In addition, City shall not be liable or responsible to Program Provider in any manner for any interruption, or adverse impact on, Program Provider's business as a result of casualty, flooding, acts of God, utility failure, or other occurrence.

8. Insurance. Program Provider shall purchase and maintain a commercial general liability insurance policy from an insurance company licensed to do business in the State of Texas. The policy limits shall be at or above \$500,000.00 per person and \$1,000,000.00 per occurrence, and shall cover Program Provider's use of the Licensed Premises. Upon execution of this License, Program Provider shall provide the City Manager or designee with a copy of the insurance policies required hereby. In the event of failure by Program Provider to keep such insurance in effect, the License shall terminate immediately without notice. The public liability and casualty insurance policies shall name City as an "additional insured". All policies shall include a waiver of subrogation provision in favor of City. The policy and any renewal certificate shall provide that the City be notified thirty (30) days prior to cancellation or modification of any coverage. Program Provider shall provide renewal certificates to the City at least ten (10) days prior to expiration date. Policies required under this Paragraph shall be in effect for the entire term of this License.

9. Alterations and Improvements. Program Provider shall not make any alterations, additions, or improvements to the Licensed Premises, without the prior written approval of the City's Director of Parks and Recreation.

10. Access. City shall maintain its access to and use of the Licensed Premises at all times for any purpose, provided that City shall not unreasonably interfere with Program Provider's use of the Licensed Premises for programs.

11. Unsafe Conditions. The City may restrict access to the Licensed Premises for health or safety reasons at any time and without notice to Program Provider. An example of such an event is inclement weather, flooding, or potential flooding. If the City determines that access to the Licensed Premises should be restricted, then the City shall attempt to notify Program Provider as soon as is practicable. Program Provider shall remain alert as to changing weather conditions that may impact the safety of participants and use of the Licensed Premises.

12. Termination for Safety Violation or Unlawful Use. Program Provider shall not use or occupy the Licensed Premises, nor permit the Licensed Premises or any part thereof to be used or occupied for any unlawful purpose. Program Provider shall comply with all Federal, state, and local laws, ordinances, orders, rules and regulations relating to the use, condition, or occupancy of the Licensed Premises. Notwithstanding any other provision of this License, the City may terminate this License immediately upon any violation of this Paragraph, or any gross violation of any safety-related provision set forth in this License.

13. Intentionally Deleted.

14. **INDEMNIFICATION. PROGRAM PROVIDER AGREES TO INDEMNIFY, DEFEND, AND HOLD CITY, INCLUDING CITY OFFICIALS, OFFICERS, EMPLOYEES, AND AGENTS, HARMLESS OF AND FROM ALL CLAIMS, INJURIES INCLUDING DEATH, DEMANDS, LIABILITY, LOSS,**

COST AND EXPENSES (INCLUDING ATTORNEY'S FEES AND COST OF LITIGATION) IN ANY MATTER ARISING OUT OF OR RESULTING FROM PROGRAM PROVIDER'S USE OF THE LICENSED PREMISES, INCLUDING BUT NOT LIMITED TO ANY AND ALL LIABILITY, LOSS, COST AND EXPENSE ARISING FROM CLAIMS OR DEMANDS BY PROGRAM PROVIDER'S INSTRUCTORS, AGENTS, PARTICIPANTS, AND VOLUNTEERS, EXCEPT FOR LOSSES, DAMAGES, OR INJURIES CAUSED BY THE SOLE GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT OF THE CITY.

15. Assignment or Sublicense. Program Provider shall not assign or sublicense the Licensed Premises or any of its rights hereunder, in whole or in part, without the express prior written consent of the City Manager.

16. Casualty. In the event of property damage to the Licensed Premises caused by Program Provider or its instructors, agents, participants, or volunteers, Program Provider shall immediately notify the City of the specifics of such occurrence and shall restore all damaged improvements within thirty (30) days.

17. No Other Relationship. This License constitutes the entire agreement between City and Program Provider. Nothing contained herein shall be construed to create any principal/agent, employer/employee, joint venture, partnership, or other arrangement between City and Program Provider.

18. Default. If either party hereto shall fail to perform any duty or obligation under this License, and such failure shall continue for a period of (10) days after written notice of default, except for Program Provider's insurance obligations or for safety-related reasons provided in this License for which no notice or opportunity to cure shall be given, the party not in default shall have the right, at such party's option, and in addition to any other remedies available at law or in equity, to terminate this License by notice to the party in default. The failure of either party to declare any default immediately upon the occurrence thereof or delay in taking any action in connection therewith shall not waive such default, but such party shall have the right to declare any such default at any time and take such action as might be authorized hereunder or that may be available at laws or in equity.

19. Notice. Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered, whether or not actually received, when deposited in the United States mail, postage prepaid, by certified mail, return receipt requested, addressed to the parties hereto at their respective addresses as set forth below:

To CITY:
City of Fredericksburg
Attention: City Manager
126 W. Main St.
Fredericksburg, TX 78624

To PROGRAM PROVIDER:

20. Intentionally Deleted.

21. Accounting and Records. Program Provider shall keep records pursuant to generally accepted accounting principles, concerning the fees received and any expenditures made related to Program Provider's use of the Licensed Premises.

22. Warrant of Capacity. Each individual and entity executing this License hereby represents and warrants that he, she, or it has the capacity set forth on the signature page hereof with full power and authority to bind the party on whose behalf he, she, or it is executing this License to the terms hereof.

23. Approval Authority. In this License, wherever an act requires approval by or consent of the City, such approval or consent may be obtained from the City Manager, or designee.

24. Governing Law and Enforcement. This License shall be governed by the laws of the State of Texas and shall be performable in Gillespie County. Venue for any dispute arising between the parties to this License shall be in Gillespie County, Texas.

IN WITNESS WHEREOF, each of the parties hereto has executed this License, or caused the same to be executed by its duly authorized representative.

PROGRAM PROVIDER

By: _____ Date: _____
Printed Name and Title: _____

CITY OF FREDERICKSBURG, TEXAS

By: _____ Date: _____
City Manager

EXHIBIT A
SAMPLE PARTICIPANT'S WAIVER OF LIABILITY

I, the undersigned Participant, understand and agree that in consideration for my voluntary participation in a _____(insert description of program)_____ program provided by _____(insert Program Provider name)____ (“Program Provider”), I voluntarily and knowingly assume all risks associated with my participation in the Program Provider’s program, and on behalf of myself and my heirs, executors, and administrators, I voluntarily and knowingly **waive all claims against, and release and hold harmless, the City of Fredericksburg, Texas,** and its officials, officers, agents, and employees, from and against any and all claims, damages, liabilities, causes of actions, losses, costs and expenses, including reasonable attorney’s fees, arising out of or in connection with my participation in the Program Provider’s program held on City of Fredericksburg property, **including without limitation, personal injuries, death, or loss of use of personal property.**

Participant Signature: _____

Date: _____

PARENT/LEGAL GUARDIAN CONSENT
(REQUIRED FOR PARTICIPANT UNDER 18 YEARS OF AGE)

I, the undersigned Parent or Legal Guardian of the above Participant, understand and agree that participation in the above referenced program may result in personal injury, death, or personal property damage. My son/daughter has my permission to participate in the above referenced program. I understand and agree to the assumption of risk and waiver of claims set forth above.

Parent/ Legal Guardian Name: _____

Parent/ Legal Guardian Signature: _____

Date: _____



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Clinton Bailey, City Manager

MEETING DATE: Dec. 6, 2022

CATEGORY: Discussion

CAPTION: Consider, discuss, and take action regarding Affordable Housing Presentation

PRESENTATION: Vince Michel, Affordable Housing Coordinator

SUMMARY: This item will include a summary presentation by our Affordable Housing Coordinator, Vince Michel regarding background findings and recommendations included in the Affordable Housing Study completed by by Michel.

BACKGROUND: In April of this year Mr. Michel gave a presentation during the joint City Council/County Commissioners meeting regarding affordable housing. His presentation was a broad overview of his research and included a discussion of strategies to help address the local affordable housing issue moving forward. For the benefit of the public, new Mayor and Council Members, Vince will give an updated presentation to Council focusing on how rising interest rates and other changes in the real estate market are impacting affordable housing. Vince will also discuss new strategies that may be considered in the future as the Council continues to discuss the local affordable housing issue.

FUNDING SOURCE: N/A

FINANCIAL IMPACT:

STAFF RECOMMENDATION: It is recommended the City Council receive and discuss the affordable housing presentation given by Vince Michel.

COMMUNITY VISIONING/STRATEGIC INITIATIVES: Quality of Life

ATTACHMENTS:

APPROVAL/REVIEW:

DEPARTMENT NAME: City Manager

CREATED: 11/29/2022

FINANCE NAME: *Saura Hollenbeck*

REVIEWED:

CITY ATTORNEY NAME:

APPROVED:

CITY MANAGER NAME: *Ante Parker*

APPROVED:



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Emergency Management

TO: Mayor and City Council

FROM: Justin Calhoun, Emergency Management Coordinator

MEETING DATE: 12-6-2022

CATEGORY: Update

CAPTION: Consider an update regarding Emergency Management Plan and presentation on Winter Storm Uri Response.

PRESENTATION: Justin Calhoun

SUMMARY: A video will be shown that was created by the Texas A&M Engineering Extension Service (TEEX) over the City of Fredericksburg and Gillespie County's response to Winter Storm Uri. This video was created by TEEX for their Sr. Official Workshop for All Hazard Preparedness. Once the update is complete TEEX will begin using this video in their class that teaches in all 50 States.

Overview of Emergency Management and what measures are in place that will help the City of Fredericksburg respond to emergency events.

BACKGROUND: Winter Storm Uri response and measures taken since the event to improve preparedness.

FUNDING SOURCE: NA

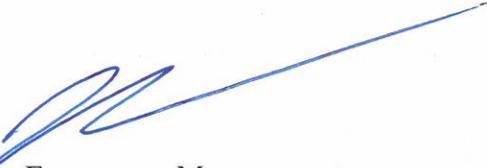
FINANCIAL IMPACT: NA

STAFF RECOMMENDATION: Mayor and City Council can provide input on changes or improvements they want to see made.

COMMUNITY VISIONING/STRATEGIC INITIATIVES: Government

ATTACHMENTS:

APPROVAL/REVIEW:



DEPARTMENT NAME: Emergency Management
11/28/2022

CREATED:

FINANCE NAME: *Laura Hollenback*

REVIEWED:

CITY ATTORNEY NAME: *D. J. [Signature]*

APPROVED:

CITY MANAGER NAME: *Chris [Signature]*

APPROVED:

**Future Agenda Worksheet
December 20, 2022**

	CITY COUNCIL MEETING DATES & FUTURE AGENDA ITEMS	ACTION	PRESENTER
	Tuesday, December 20, 2022 (Regular Meeting)		
1	December 6, 2022, Minutes	Approval	Shelley
2	East Main Street Waterline Project - Construction Contract Bid Award	Approval	Kris
3	STR Permitting and Code Enforcement	CM Update	Clinton
4	Z-2228 – 511 W. San Antonio CUP	Public Hearing/Approval	Anna
5	Z-2229 – 510 Mueller #23 CUP	Public Hearing/Approval	Anna
6	Z-2231 – Text Amendment Zoning Ordinance	Public Hearing/Approval	Anna
7	Performance Agreement – Altstadt Phase I	Approval	Evan
	FUTURE AGENDA ITEMS		
1	Capital Improvement Fund in General Fund (postponed from 5-16-2022)	Resolution	Laura
2	Naming rights for Market Square	Approval	Andrea
3	Boards and Commissions (1 Market Square Redevelopment vacancy)	Appoint	Shelley
4	W. Live Oak Zoning & Land Use Change	Public Hearing & Approval	Anna
5	CVB Lease Agreement	Approval	Clinton
6	Intersection Traffic Control Device Modifications	Public Hearing/Approval	Garret
7	Soccer Fields	Update	Andrea
8	Events - mass event rentals and fees at Market Square (January 2023)	Discussion	Andrea
9	N. Llano Storm Sewer Project Design Contract	Award	Garret
10	Performance Agreement - Friendship Oaks Phase I	Approval	Evan
11	Purchasing Policy	Approval	Laura