

Fredericksburg Comprehensive Plan



City Council Meeting | March 19, 2024
Public Hearing for ADOPTION



ADVISORY COMMITTEE

THANK YOU

WE APPRECIATE YOUR TIME &
DEDICATION

Brady Closson
Tim Crenwelge
Todd Eidson
Jacob Grant
Cindy Heifner
Jim Jarreau
Emily Kirchner
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Sarah Washburne

Project Status

- ~~❑ Advisory Committee final meeting January 23~~
- ~~❑ **Public Draft** available all of **February**~~
- ~~❑ **Online Survey**~~
- ~~❑ **February 7** – P&Z review Future Place Type Map & Small-Town-Sensitive Growth Guiding Principles~~
- ~~❑ **February 20** – Joint P&Z/City Council meeting at HCUC at 5:30~~
- ~~❑ **March 6** – P&Z Public Hearing & Recommendation~~
- ~~❑ **March 19** – City Council Public Hearing & Adoption~~

Comp Plan Webpage

<https://www.fbgtx.org/1128/Comprehensive-Plan-Update-and-Parks-Mast>

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Comprehensive Plan Update and Parks Master Plan 2024



DRAFTS

PARKS MASTER PLAN DRAFT

- [Executive Summary 2024 Parks Master Plan 1.26.24](#)
- [2024 Parks Master Plan FINAL DRAFT](#)

COMPREHENSIVE PLAN DRAFT

What you love about Fredericksburg

German
heritage

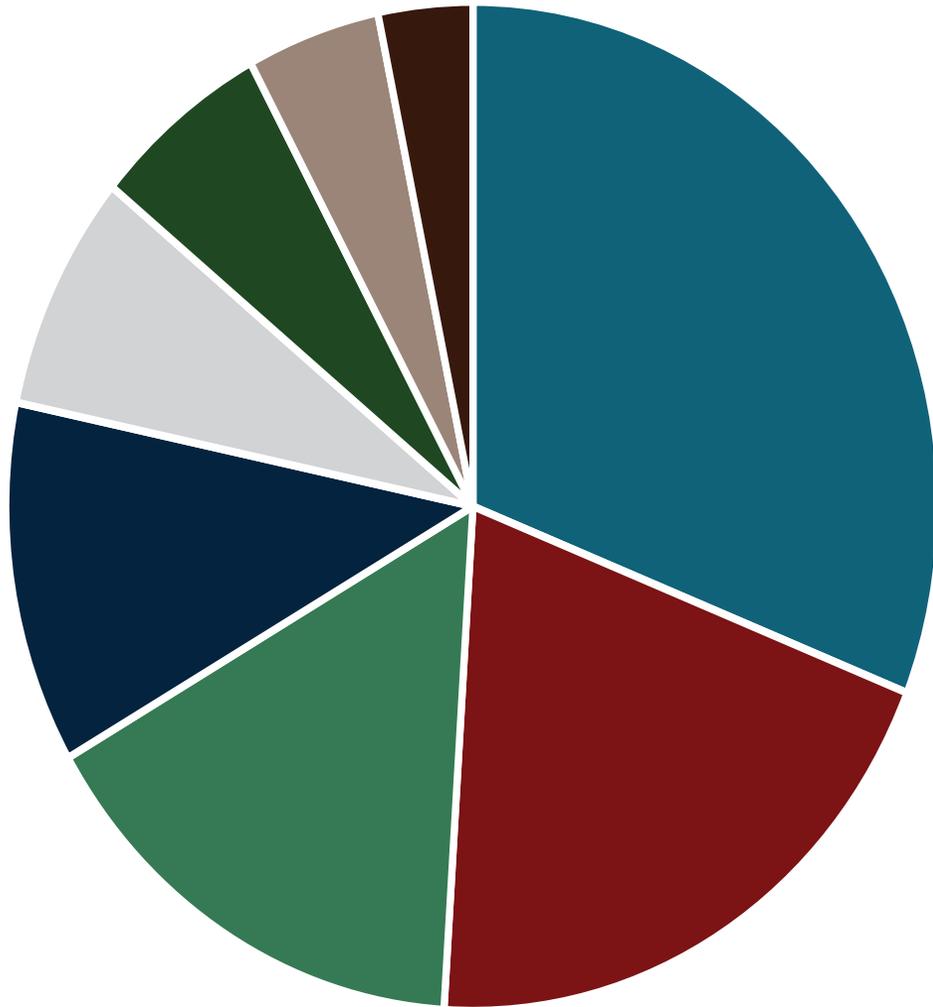
Safe

Community

Small-town feel

Family-friendly
values

What is the most critical issue facing Fredericksburg today?



- Increased housing prices or cost of living
- Other (please specify)
- Loss of character or identity
- Uncoordinated growth or redevelopment
- Increased traffic or strain on infrastructure
- Lack of labor/workers
- Lack of well-paying employment opportunities
- Loss of open space/natural resources

'Other' Answers Received

All of the above

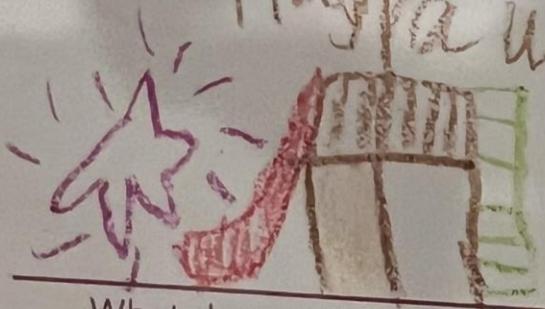
Short-term rentals

Lack of youth amenities

High property taxes

What do you like about Fredericksburg?

LOSER
PLAYGROUNDS



What do you NOT like about Fredericksburg?

GROWUPS



What is something you want in Fredericksburg in the future?

SWIMMING



What is something you do NOT want in Fredericksburg in the future?



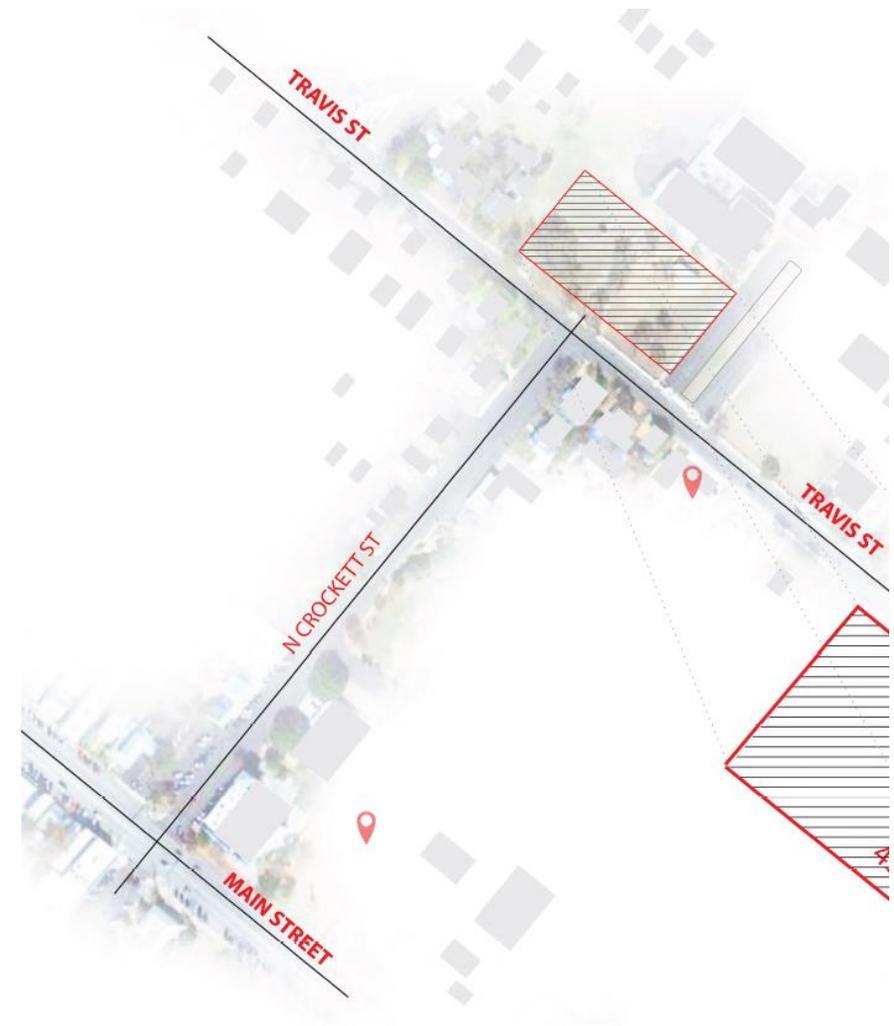
GUIDING PRINCIPLE THEMES



- NEIGHBORHOOD QUALITY
- **WORKFORCE**
- TOURISM
- CITY CENTER
- MOBILITY
- SMALL TOWN SENSITIVE GROWTH
- GOVERNANCE

NEIGHBORHOOD QUALITY (19 actions)

- Work with FISD on plans for “old” Middle School Campus
- Identify zoning and regulatory barriers to develop “Missing Middle” housing types (patio/garden homes, townhomes, etc)



TOURISM (15 actions)

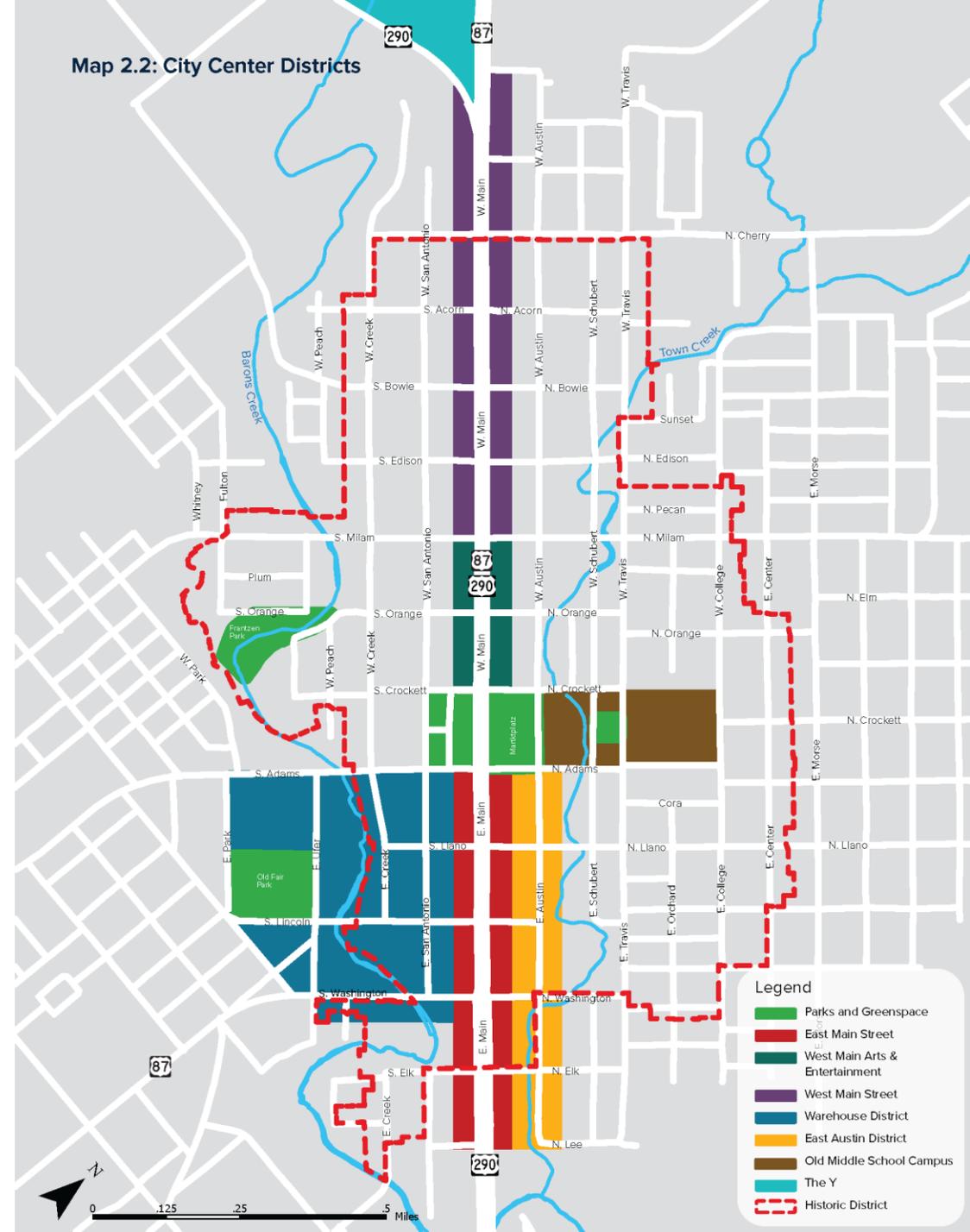
- Support the development of facilities that would attract business and mid-week trade, such as a conference center
- Pursue and promote public art



CITY CENTER (10 actions)

- Parking Management
- Balance Tourism – require C.U.P. for new alcohol-based businesses
- Create Tax Increment Reinvestment Zone to manage projects/enhancements.

Map 2.2: City Center Districts



MOBILITY (25 actions)

- Prioritize street safety in upcoming CIP projects
- Require new residential to include sidewalks/connections
- Support Regional Transit options



GOVERNANCE (37 actions)

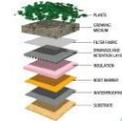
- Identify funding and build community support for new City Hall
- Hire or contract services for Grant Writer for funding to implement plan
- Amend development regulations to require Low-Impact-Design (stormwater management)

LOW IMPACT DEVELOPMENT for Eco-Conscious Stormwater Management



GREEN ROOFS

A green roof is easily installed on any type of building, residential or commercial, and can be as simple as a single layer of groundcover or as intricate as an extensive vegetable garden. In addition to providing excellent stormwater management and improving water quality, green roofs provide such benefits as reduced energy use and air pollution, and improved comfort and quality of life.



RAIN GARDENS

By slowing stormwater as it travels downhill, rain gardens provide opportunity for stormwater to infiltrate, habitat for wildlife, and attractive landscaping, all while inhibiting erosion. Plants and soils are specifically chosen and engineered to clean stormwater by reducing nutrients and overall sediment loads.



RAIN BARRELS

A rain barrel collects and stores stormwater runoff from rooftops, where it can later be used to water lawns and gardens. To be effective, they must be emptied between storms and utilized by a high percentage of a community's population. BONUS: Rain barrels can also be decorative, like the painted barrels shown here:



TREE BOXES

Stormwater planters and tree boxes are installed in sidewalks and are designed to manage stormwater runoff from streets and sidewalks. Planters are typically sunken into the sidewalk, rectangular in shape with concrete sides, and lined with a permeable fabric. They are then filled with stone or gravel and topped with soil, hardy plants, and trees. Because they are built down into the sidewalk, runoff is directed into these planters that provide storage, infiltration, and evapotranspiration.



PERMEABLE PAVEMENT

The link between high levels of impervious surfaces such as roadways and parking lots and degraded water quality is indisputable, and reducing impervious surfaces is one of the key steps in improving any community's water quality. Permeable pavement is designed to allow water to pass through it into the ground below where it is naturally filtered. Pervious pavement has a myriad of benefits including not only reduced stormwater runoff and replenished groundwater, but also reduction of flooding, pollutants, temperature, roadway ice buildup, and traffic hydroplaning accidents.



DISCONNECTED IMPERVIOUS SURFACES (DIS)

DIS is a low-cost, effective way of reducing the volume and flow of stormwater runoff by directing it from impervious areas to graded and vegetated pervious surfaces. DIS is effective for both roofs and paved areas and provides both infiltration and filtration.



STORMWATER BUMPOUT

A stormwater bumpout is a curb extension that is typically located either mid-block or at an intersection. Composed of a layer of stone that is topped with flood and nutrient tolerant plants and soil, these attractive bumpouts filter stormwater while providing an aesthetic benefit to communities. The bumpout is constructed with a curb-cut that directs stormwater runoff into the bumpout where it can be infiltrated and filtered.



GRASSED SWALES

A grassed swale is an open channel designed to manage a specific water quality volume, often along roadsides and parking lots. Stormwater runoff is slowed by vegetation as it flows in these channels, allowing the stormwater to infiltrate and be filtered by the underlying soil. Grassed swales are long and shallow in shape and have plants that are both flood and erosion resistant.



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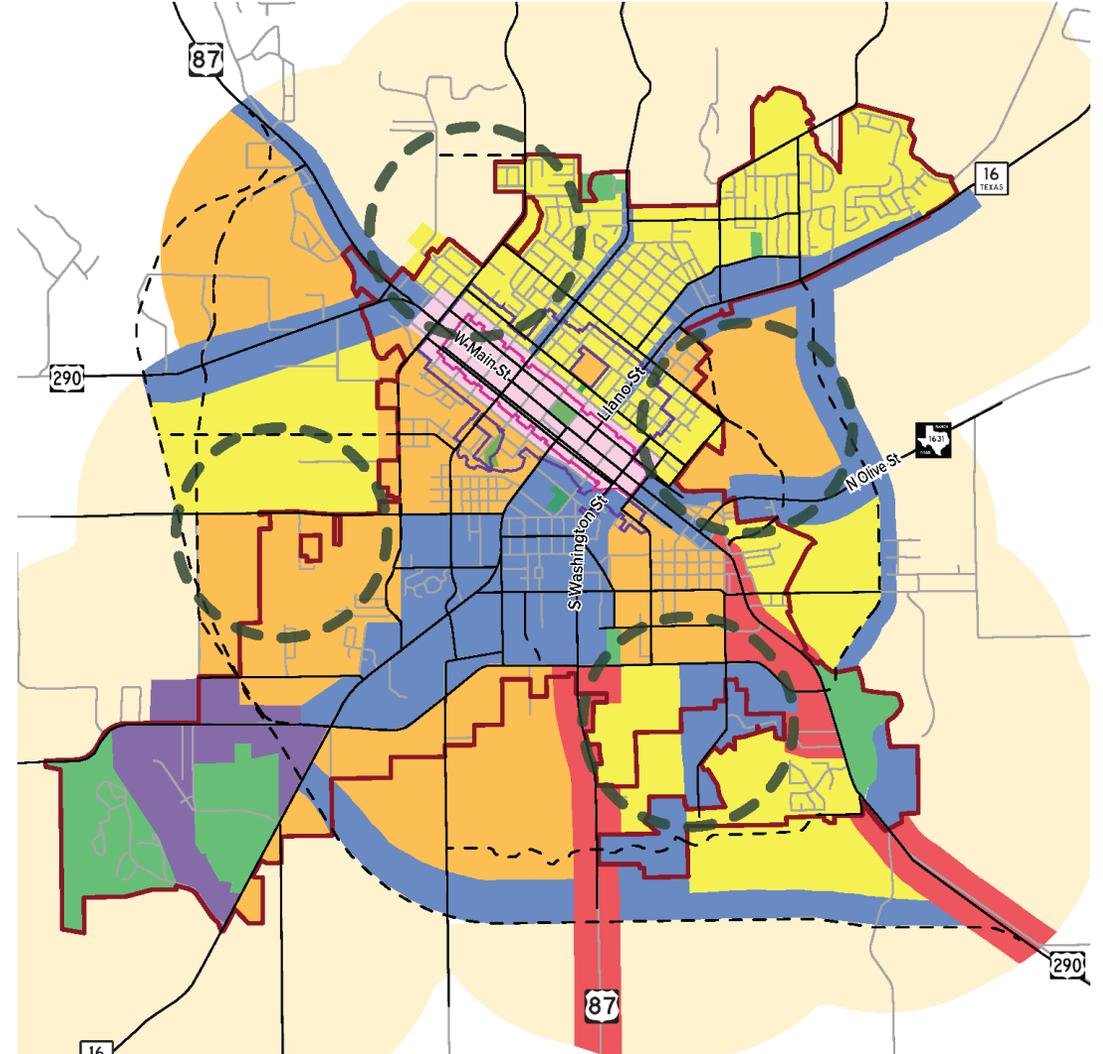
FUTURE PLACE TYPE MAP

- Visual representation of city's future
- Not zoning
- Not parcel based, not limited to city limits
- Very forward thinking
- Flexible uses, character based
- Multiple different ways to create a future land use map



Place Type Categories

- Neighborhood Residential
- Mixed Density Residential
- City Center
- General Commercial
- Mixed Use Community Corridor
- Light Industrial
- Rural
- Parks/Open Space



Future Land Use Categories

- **Parks & Open Space**
 - 100% non-residential
- **Historic Shopping District**
 - 90-70% comm, 30-10% res
- **General Commercial**
 - 100-90% comm, 10-0% res
- **Light Industrial**
 - 100% non-residential
- **Mixed-Use Community or Corridor**
 - 80-40% res, 60-40% comm
 - Missing Middle housing types such as townhouses, SF detached, SF attached, cottages, or urban lofts and apartments in walkable environments near commercial and open space
- **Neighborhood Residential**
 - 100-90% res, 10-0% small comm
 - SF detached; SF attached; Cottages; Townhouses (>3 units).
- **Mixed Density Residential**
 - 100-80% res, 20-0% comm
 - SF attached; SF detached; cottages/garden homes; townhouses (>6 units); medium density multi-family; pocket neighborhoods; mixed-use urban lofts, where appropriate.

PRIORITIES

- Review Short Term (58) and Ongoing Actions (53)
- Identify top priorities for implementation
- 25 actions could be accomplished with a Zoning & Subdivision Update

Figure A.1, Implementation Action Plan

Actions	Time Frame	Involved Departments (and Partnering Entities)	Potential Funding Resources	
Neighborhood Quality				
Guiding Principle 1: Fredericksburg will strengthen and enhance the livability of neighborhoods where families can live.				
Objective A: Protect and enhance existing and future neighborhoods and housing stock.				
N.1.A.1.	Amend zoning and subdivision regulations to ensure new infill development is visually compatible with existing neighborhood patterns.	S	City Council, P&Z, Development Services, City Manager, Public Works & Utilities	General Fund, GLO Resilient Communities
N.1.A.2.	Collaborate with Fredericksburg ISD to establish joint goals for future school siting to ensure they are well integrated into neighborhoods.	S	City Council, P&Z, Development Services, City Manager, FISD	N/A
N.1.A.3.	Register vacant, dilapidated structures and non-conforming uses and structures. Maintain a log with up-to-date information and continue to support code enforcement activities.	S	City Council, P&Z, Development Services, City Manager	General Fund
N.1.A.4.	Consider creating an STR zone and limiting future Short Term Rentals to areas in Fredericksburg where visitors could walk to attractions and destinations.	S	City Council, P&Z, Development Services, City Manager	N/A
N.1.A.5.	Evaluate neighborhood development tools to assess and invest in aging neighborhoods such as Neighborhood Improvement Districts, Tax Increment Reinvestment Zones, and Neighborhood Empowerment Zones	S	City Council, P&Z, Development Services, City Manager	General Fund
N.1.A.6.	Encourage neighborhood placemaking elements that add community character and support pride of ownership.	O	City Council, P&Z, Development Services, City Manager, PARD	General Fund



NEXT STEPS

Implementation

- City Council Priorities (Appendix A: Implementation)
- 2024-2025 Budget

