

CITY OF FREDERICKSBURG REGULAR PLANNING AND ZONING COMMISSION AGENDA

**WEDNESDAY, MARCH 6, 2019 ~ 5:30 P.M.
LAW ENFORCEMENT CENTER ~ 1601 EAST MAIN STREET**

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Brenda Segner, Member
Chris Kaiser, Member

Polly Rickert, Member
Jim Warren, Member
Tim Dooley, Member
Steve Thomas, Member

The Planning and Zoning Commission will meet in a regular session on March 6, 2019 at 5:30 p.m. in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on March 1, 2019 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

February 2019 regular meeting minutes

4. ACTION ITEMS

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

5. MISCELLANEOUS

- A. Amplified sound adjacent to Single Family Residential Zoning Districts.
- B. Amendment to the Off-Street Parking Procedures of the Zoning Ordinance.
- C. MU-1, MU-2, and C-1.5 Zoning Districts
- D. Action items related to the Comprehensive Plan.

6. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda at 11:00 a.m. on March 1, 2019, on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier,
Development Coordinator

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

**PLANNING & ZONING COMMISSION
FEBRUARY 6, 2019
5:30 P.M.**

On this the 6th day of February 2019 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
JIM JARREAU
DARYL WHITWORTH
POLLY RICKERT
JIM WARREN
TIM DOOLEY
STEVE THOMAS
BRENDA SEGNER

ABSENT:

CHRIS KAISER
STEVE THOMAS

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
KRIS KNEESE – Assistant Public Works Director
SHELBY COLLIER – Development Coordinator

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

MINUTES

Jim Jarreau moved to approve the minutes of the January 2019 meeting and Jim Warren seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider (Z-1819) Request by Dale Crenwelge to establish approximately 5.64 acres of C2 Commercial Zoning fronting US Hwy 87 South, approximately 10.97 acres of R2 Mixed Residential, 100.46 acres of R1-A, Single Family Residential-Small lot and approximately 8.15 acres of C1 Neighborhood Commercial fronting on Friendship Lane as well as various changes to the Land Use Plan on approximately 125 acres of land with frontage on Friendship Lane and US Hwy 87 South.

Tim Dooley made a motion to open the Public Hearing. Jim Warren seconded the motion. All voted in favor and the motion carried.

Kevin Spraggins presented the application. He stated that this project is approximately 124 acres and will include 400 plus lots. The owner would like to have C2 zoning on the property that fronts Hwy 87 S, C1 on the property that fronts Friendship Ln and a mix of R1 through R2 within the property. Kevin went on to say he understood the sensitivity of the C1 zoning on Friendship Ln and after discussing it with Brian

Jordan he is aware that City Staff will be reviewing the zoning along Friendship Lane and perhaps this request would be better discussed after that review is conducted.

Tim Dooley made a motion to close the Public Hearing. Jim Warren seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Janice Menking called the item to receive recommendation and consider (Z-1819)

Brian Jordan, Director of Development Services, stated this property is approximately 125 acres, with 31 acres currently being in the city limits. This development is currently working through the annexation process and the annexation agreement will include a Traffic Impact Analysis and timing of improvements, extensions of utility and street infrastructure, stormwater detention, phasing of the project, park dedication requirements and maintenance responsibilities.

Staff recommends approval of the proposed zoning of 5.62 acres of C2 Commercial fronting on Us Highway 87, 10.97 acres of R2 Mixed Residential and 100.48 acres of R-1A Single Family Residential – Small Lot as depicted on the proposed zoning exhibit. Staff did not recommend approval of the C-1, Neighborhood Commercial Zoning on the 8.15 acres adjoining Friendship Lane. While it may be appropriate following a comprehensive study, we do not believe it is appropriate at this time.

Janice Menking asked Kevin to explain the traffic flow. She questioned if the plan was to have 1 point of egress. Kevin stated he met with the Fire Marshal and the current plan is a fire exit with single access until phase 4 when the other egress point will be opened.

Brian stated egress is part of the annexation agreement involving the Traffic Impact Analysis.

Jim Jarreau asked what properties are in the city limits currently. Brian referenced the provided Map and explained that 90 acres are outside of the city limits with 31 acres being inside.

Jim Jarreau asked about the road shown on Us Highway 87 South. He asked where that road was going to come out at in relation to the existing properties. Kevin stated the old Moellering Construction building.

Polly Rickert stated that it is her understanding this will return for Plat approval and she wanted to comment on her disappointment with the lack of creativity in this design. She specifically commented on the lack of Green Space and the lack of a park.

Jim Jarreau stated 480 lots is a lot of mass. Jim Warren stated he disagrees, he believes this is the step in addressing the housing issue.

Motion to recommend approval per staff recommendation by Jim Jarreau for Application Z-1819. Seconded by Steve Thomas. All voted in favor and the motion carried.

PUBLIC HEARING

Consider (P-1902) – Request by Daniel Elliott to replat lots 1 & 2 of the Smokehouse Ranch Subdivision located on Smokehouse Rd.

Jim Jarreau made a motion to open the Public Hearing. Tim Dooley seconded the motion. All voted in favor and the motion carried.

Josh Lemons the surveyor presented the application. He stated the owner subdivided the property resulting in a replat of Lot 1 and 2 of the Smokehouse Ranch Subdivision.

Daryl Whitworth made a motion to close the Public Hearing. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Janice Menking called the item to receive recommendation and consider (P-1902)

Brian Jordan stated Lot 1R of the Smokehouse Subdivision is owned by Steven Harris. Essentially, the middle lot that Danny Elliot owns is being divided into a separate tract. This tract is outside of the City Limits but as it is a Platted tract it falls under the City's regulatory authority and requiring a public hearing.

Staff recommends approval.

Jim Jarreau stated the tract would be reduced in size, approximately 3 acres, he asked if this would be sufficient for a well and septic.

Brian Jordan stated that the current ownership would own both properties and City Staff is working with Gillespie County on the granted permissions that would be necessary.

Motion to approval of Application P-1902 per staff recommendation by Jim Warren. Seconded by Jim Jarreau. All voted in favor and the motion carried.

ACTION ITEM

Consider (P-1825) Request by Mark Zupan for a Final Plat for a 16.81 acre tract located North of Scarlet Oak Court, known as Oaks of Windcrest, Phase V.

Jacob Grant, the developer, presented the application. He apologized for a miscommunication that resulted in no presenter for the previous meeting where the application was originally heard. He stated he is the developer and has been working with Mark Zupan, engineer for the development. He has also reached out to Mark Cornet who will be taking over as engineer.

This is Phase V of the Oaks of Windcrest and the project has not varied much since the original approval over 10 years ago.

Brian Jordan stated the Preliminary Plat was approved by the Planning and Zoning Commission in 2005. While there are minor changes in the layout, the Final Plat conforms to the Preliminary Plat. This phase will represent the final phase of the Oaks of Windcrest.

Motion to approve Application P-1825 by Jim Jarreau. Seconded by Brenda Segner. All voted in favor and the motion carried.

MISCELLANEOUS

March Meeting

Brian Jordan stated the March Meeting will have 2 items for discussion. Amplified Music and Parking on West Main St. He also stated Kris Kneese is working on the Impact Fee Analysis.

Kris Kneese recommended a working lunch secession to address concerns the Commission might have regarding impact fees. The Commission discussed February 20th at 11:30 as a good time to meet.

ADJOURN

With nothing further to come before the Commission, Jim Warren moved to adjourn. Seconded by Polly Rickert. All voted in favor and the meeting was adjourned at 7:03 p.m.

PASSED AND APPROVED this 6th day of March 2019.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman

**FINAL PLAT
BACKGROUND INFORMATION
March, 2018**

File Number: P-1905

Subdivision Name: Madrona

Location: West side of Smokehouse Road, between Live Oak Road and the extension of W. Windcrest Drive (see attached map).

Zoning: R-1, Single Family Residential

Tract Size: 13.07 acres

Number/Size of Lots: 53 lots. All lots exceed the minimum width of 70', and have a depth of approximately 100'. All lots exceed the minimum size requirement of 7,000 sf.

Preliminary Plat: The Preliminary Plat for this project was approved in November, 2018. The proposed Final Plat complies with the approved Preliminary Plat.

Roadways: The project will be served by one main looped street, with access on Smokehouse Road. The internal street will be extended to adjoining property to the west for future connections. Smokehouse Road is a County Road at this time.

The property also adjoins the future extension of W. Windcrest Drive. Section 6.12 of the Subdivision Ordinance states a developer is responsible for their proportional share of an abutting street such as W. Windcrest Drive. The Developer's proportional share of the street construction shall be determined by the Developer's engineer and approved by the Director of Public Works and Utilities.

Right-of-way: Internal streets will contain the minimum 50' of right-of-way. A small portion of right-of-way is being provided along Windcrest Drive to meet the subdivision requirements.

Utilities: As part of the Annexation Agreement between the City and Developer of The Beginning subdivision to the north, water and sewer lines will be extended to the site by the City. Internal lines will be the responsibility of the developer.

Easements: Typical drainage and utility easements on each lot.

Easements Abandoned:	NA
Stormwater Detention:	A Detention Pond is proposed at the southwest corner of the development. All drainage is subject to approval of the Construction Plans by Engineering and Public Works.
Drainage:	See above.
Park Dedication:	The project qualifies under the Park Dedication requirements. Since no public park will be a part of this development, a fee in the amount of \$500 per lot shall be required prior to recording the Final Plat.
Construction Plans:	Construction Plans have been provided and are being reviewed by the Engineering Department.
Screening Plan:	Section 6.14 of the Subdivision Ordinance requires screening where lots back onto a thoroughfare or collector roadway. The developer has agreed to provide a 6' cedar wood fence along the south property line, and the W. Windcrest Street right-of-way. In staff's opinion, the screening proposed is sufficient to meet the requirements of the ordinance. In addition, the screening should be installed as part of the subdivision improvements, and not by individual property owners.
P&Z Action:	Final approval
Staff Recommendation:	Approval
Conditions:	1. Approval of the final Construction Plans prior to the start of construction. 2. Approval of the proportional share of the cost of W. Windcrest by the Director of Public Works and Utilities. 3. Approval of a screening plan along W. Windcrest prior to the Final Plat approval with installation to occur with subdivision improvements.

NOTES:

1. BASIS OF BEARING WAS ESTABLISHED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.
2. SIGHT VISIBILITY RESTRICTION: NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE SIGHT VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE SIGHT VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLANTED.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF _____

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (SHOWN HEREON)

AND DESIGNATED HEREIN AS THE SEPP SUBDIVISION TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOME NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FREE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS AND OTHER UTILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATING ORDINANCES, RULES, AND REGULATIONS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

BY: _____

DATE: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF

OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME _____

MY COMMISSION EXPIRES: _____

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF _____
COUNTY OF _____

WHEREAS, _____ ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE LIENHOLDER OF THE PROPERTY DESCRIBED HEREON, DOES HEREBY RATIFY ALL DEDICATIONS AND PROVISIONS OF THIS PLAT AS SHOWN.

BY: _____

NAME OF LIEN HOLDER, TITLE OF SIGNER
DULY AUTHORIZED AGENT

DATE: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC

TYPE OR PRINT NOTARY'S NAME _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF FINAL PLAT APPROVAL

(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

Approved _____

Chairman, Planning and Zoning Commission
City of Fredericksburg, Texas

Date _____

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the

Oaks of Windcrest Phase IV-B, a Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the

_____ day of _____, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, 20____

City Secretary
City of Fredericksburg, Texas

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____, DAY OF _____, 2017.

JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4939



STATE OF TEXAS
COUNTY OF _____

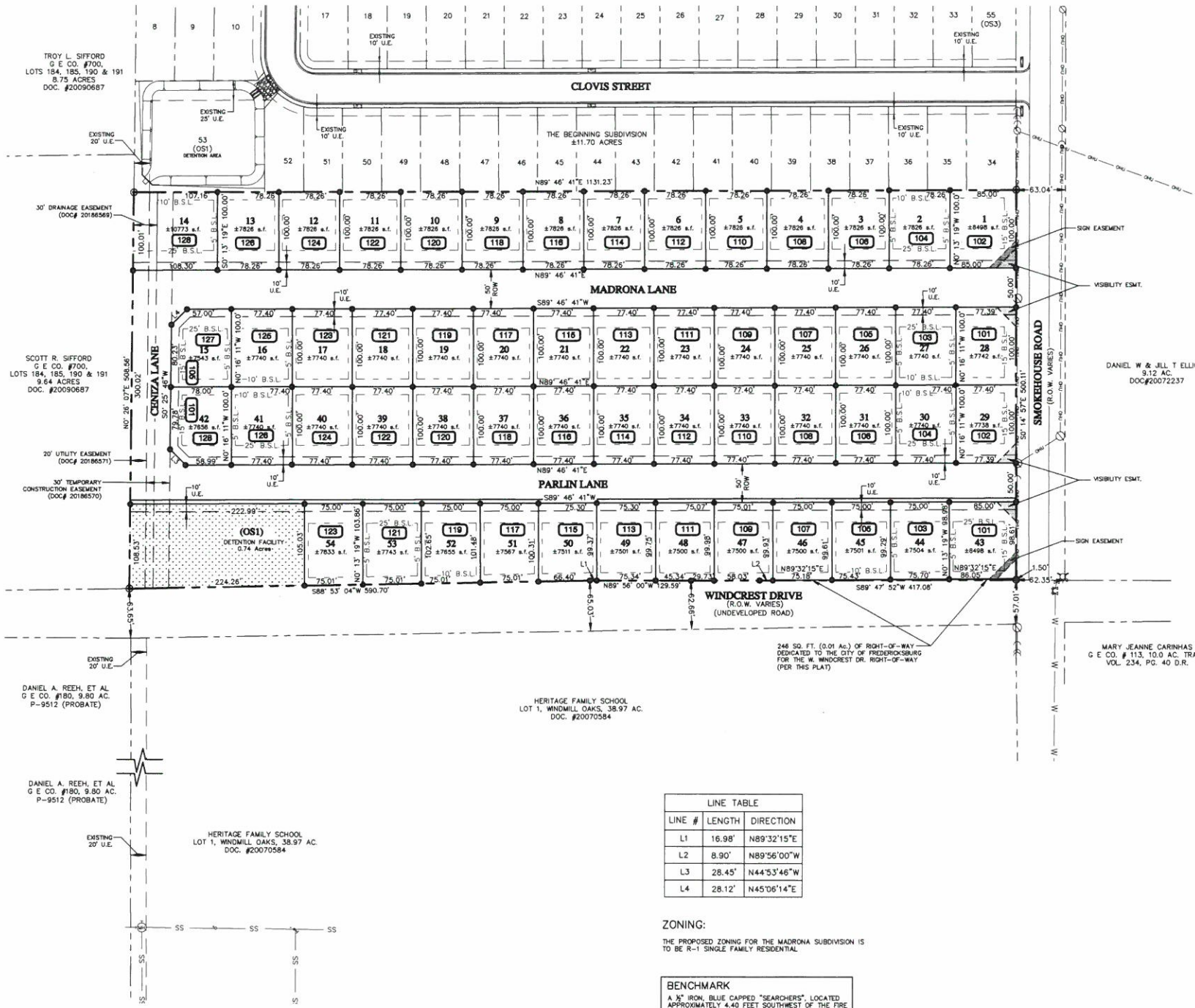
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, JEFF BOERNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME _____

MY COMMISSION EXPIRES: _____



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.98'	N89°32'15"E
L2	8.90'	N89°56'00"W
L3	28.45'	N44°53'46"W
L4	28.12'	N45°06'14"E

ZONING:

THE PROPOSED ZONING FOR THE MADRONA SUBDIVISION IS TO BE R-1 SINGLE FAMILY RESIDENTIAL.

BENCHMARK

A 1/2" IRON ROD CAPPED "SEARCHERS", LOCATED APPROXIMATELY 4.45 FEET SOUTHWEST OF THE FIRE HYDRANT AT THE NORTHEAST CORNER OF THE INTERSECTION OF W. WINDCREST DR. (UNDEVELOPED OUTLOT STREET) AND SMOKEHOUSE ROAD.

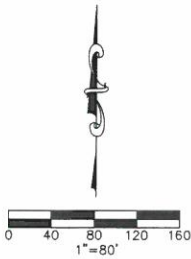
ELEVATION = 1766.06'

EASEMENTS

GRANTORS HEREBY DEDICATE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') OF THE REAR, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREET, ALLEYS, BOULEVARDS, LANES, AND ROADS OF THE SUBDIVISION, AND TEN FEET (10') ALONG THE OUTER BOUNDARIES OF ALL STREETS, BOULEVARDS, LANES, DRIVES AND ROADS, WHERE PROPERTY LINES OF INDIVIDUAL LOTS AND/OR TRACTS ARE DEEDED TO THE CENTER LINE OF SAID AVENUES AND TWENTY FEET (20') ALONG THE ENTIRE PERIMETER (BOUNDARY) OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING AND SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS OR TRACTS OF THIS SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OR EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND TO EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATION. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

NOTES

- 1) THE DEVELOPER DEDICATES THE SANITARY SEWER & WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN TWO (2) YEARS OF ACCEPTANCE OF SAID SEWER & WATER MAINS LOCATED WITHIN THIS SUBDIVISION PLAT.
- 2) DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS, OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTIONS OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.
- 3) DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
- 4) NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONSTRUCTING OR DESTROYING ANY RETAINING WALL OR OBSTRUCTING OR CHANGING THE CONTOUR OF ANY CHANNEL, SWALE, OR EMBANKMENT, OR TAKING ANY OTHER ACTION WHICH WILL OR IS LIKELY TO RETARD, CHANGE, OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.

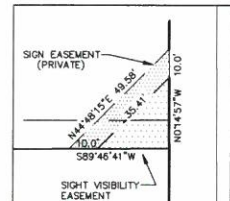


LOCATION MAP

NOT TO SCALE

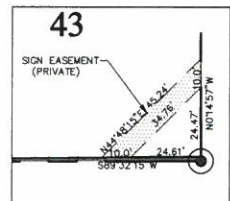
LEGEND

- SIGHT VISIBILITY EASEMENT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- BUILDING SETBACK LINES
- EXISTING EASEMENTS
- LOT LINES
- EASEMENT
- ROAD CENTERLINE
- EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- LOT ADDRESS
- 1/2" IRON ROD SET WITH "MDS" CAP
- EXISTING IRONS
- CALCULATED POINT
- B.S.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- OPEN SPACE
- (OS#)



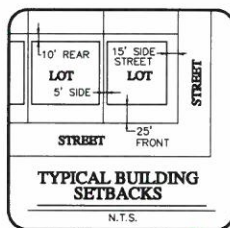
NORTH SIGN EASEMENT

SCALE: 1" = 30'-0"



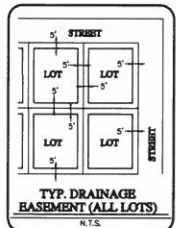
SOUTH SIGN EASEMENT

SCALE: 1" = 30'-0"



TYPICAL BUILDING SETBACKS

N.T.S.



TYP. DRAINAGE EASEMENT (ALL LOTS)

N.T.S.

A FINAL PLAT FOR

MADRONA SUBDIVISION

13.07 ACRES, SEPP SUBDIVISION LOT 2A-R, VOLUME 2 PAGE 159, AND VOLUME 2 PAGE 172, PLAT RECORDS, GILLESPIE COUNTY, TEXAS

STONEWALL DEVELOPMENT LLC

OWNER

CONTACT: PARKER ATKINS

309 SPANISH PASS ROAD

BOERNE, TX 78006

(210) 483-3242

M.D.S. LAND

SURVEYING CO., INC.

VEI CONSULTING ENGINEERS

SURVEYOR

ENGINEER

ENGINEER CONTACT: KEVIN W. SPRAGGINS
SURVEYOR CONTACT: JEFF BOERNER
507-D E. HIGHWAY ST. FREDERICKSBURG,
TX 78624

(830) 997-4744
FAX: (830) 997-6967

FILE NO: 18062

DATE: 02/04/2019

SHEET: PP (2 OF 23)



Project Application

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

Date
Submitted: 02/04/2019

A. Project Information (Please complete all items)

Project Name: Madrona Subdivision
Project Address: Smokehouse Road, next to The Beginning
Tax ID Number (s): 73958

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|--|---|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☒ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

Revision of Approved Plan / Plat? ☒ Yes ☐ No Name: Madrona Subdivision (Preliminary Plat)

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 13.07 No. of Lots: 55

Original Survey & Abstract No: Seipp Subdivision Lot 2A, Lot 2B-1, and Lot 2B-2, Gillespie County, Texas

Legal Description: See attached Title Commitment

Current Land Use Plan: Low Density Residential Proposed Land Use Plan: same

Current Zoning: R1A - Single Family Proposed Zoning: same

Location: Smokehouse Road, next to The Beginning

Proposed Use(s): Single Family Residential Subdivision

Applicant's Signature

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

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: Kevin W. Spraggins, PE Date: 2/4/2019

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.

CIN# 4275
\$1,050.00



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): Stonewall Development LLC

Owner Name: Parker Atkins, PE

Address: 309 Spanish Pass Road, Boerne, TX 78006

Phone: 210-483-3242

Fax:

Email: atkinspe@gmail.com

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

Role: ☐ Agent ☒ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable): VEI Consulting Engineers

Address: 507 E. Highway Street, Suite D, Fredericksburg, TX 78624

Primary Contact Name: Kevin W. Spraggins, PE

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name: Gwen Wells

Phone: 830-997-4744

Fax: 830-997-6967

Email: gwells@vei-tx.com

III. Applicant

Firm Name (if applicable): Stonewall Development LLC

Applicant Name (s): Parker Atkins, PE

Address: 309 Spanish Pass Road, Boerne, TX 78006

Phone: 210-483-3242

Fax:

Email: atkinspe@gmail.com

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

Role: ☐ Agent ☒ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable): VEI Consulting Engineers

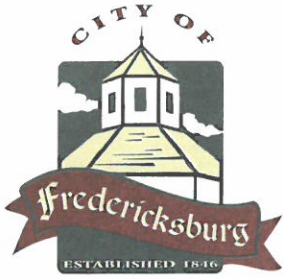
Address: 507 E. Highway Street, Suite D, Fredericksburg, TX 78624

Primary Contact Name: Kevin W. Spraggins, PE

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com



MEMO

From: Brian Jordan, Director of Development Services

To: Planning and Zoning Commission

Date: February 28, 2019

Subject: Mixed Use Zoning, C1.5 Commercial District, West Main Street Parking and Restricting Amplified Sound adjacent to Single Family Residential

At the March 6, 2019 Planning and Zoning Commission meeting, we intend to discuss the items listed above. This will be a follow-up discussion from the joint meeting with the City Council on February 7, 2019. The intent is to have an ordinance for each of these items on the April 3, 2019 meeting for consideration.

Mixed Use Districts and C-1.5 Commercial District: Attached are the latest versions of the two Mixed Use Districts and the C-1.5 Commercial District. Remaining for consideration are the Special Site and Development Regulations and the Entry Corridor Standards and Guidelines.

Amendment to the Off-Street Parking Procedures: In 2015, the City Council amended the parking procedures of the Zoning Ordinance, specifically Section 7.825 Special Provisions applicable to Central Fredericksburg. This included the expansion of these provisions west from Bowie Street to Acorn Street. The purpose of this discussion is to determine whether to go back to the original boundaries.

Prohibit Amplified Sound adjacent to Single Family Residential Zoning: At present, outdoor amplified sound is permitted as long as it meets the Sound Ordinance. The purpose of this discussion is to determine if amplified sound of any kind should be restricted or prohibited when adjacent to Single Family Residential Zoning Districts.

- **Sec. 3.210. – MU-2: MIXED USE – CORRIDOR**

SHARE LINK TO SECTION PRINT SECTION DOWNLOAD (DOCX) OF SECTIONS EMAIL SECTION
COMPARE VERSIONS

Intent

This zone represents an effort to change the typical pattern of strips of underperforming commercial development that often line highways and arterials. Rather than limiting the properties along major entry corridors to commercial uses, this category offers a variety of higher density residential and mixed use opportunities. The policy of allowing this mix of uses along major roadways supports a change in development from a pattern of older commercial structures to new projects with a variety of uses, including mixed use within an individual building project or building.

Principal Permitted Uses

NON-RESIDENTIAL USES:
Administrative and Business Office
Administrative Services
Arts and Crafts
Business Support Services
Club or Lodge
Cocktail Lounge
College or University Facilities
Community Recreation
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Cultural Services
Custom Manufacturing
Day Care Services
Financial Services
Food Sales (limit to the size)
Group Residential
General Retail Sales (limit to the size)
Hotel/Motel (limit to square footage or number of rooms)
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Medical Offices
Mobile Food Establishments
Outdoor Sports and Recreation
Park and Recreation Services
Personal Improvement Services
Personal Services

Pet Services
Professional Offices
Religious Assembly
Restaurant - Drive-In/Fast Food
Restaurant
Restaurant – Limited
Retail Sales - Limited
Shopping Center (limit to the size)
RESIDENTIAL USES:
Single Family Residential (Detached)
Duplex Residential
Townhouse Residential
Condominium Residential
Multiple Family Residential

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare.

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Automobile Rentals
Business or Trade School
Convenience Storage
Outdoor Sports and Recreation
Drive through or Drive-in facilities associated with any use
Group Residential
Guidance Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Transportation Terminals

Property Development Regulations

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the following standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the MU-2 District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 10,000 Square feet
Lot Width	Minimum Lot Width, 100 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 20 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 0 feet*
Rear Yard	Minimum Required Setback, 0 feet*
Maximum Impervious Coverage	75%
Maximum Building Coverage	Percent of Lot Area, 65%
Residential Density	<u>Section 3.120</u>
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u> and <u>7.100</u>
Yard Regulations	<u>Section 7.300</u>
Height Regulations	<u>Section 7.510</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>

Temporary/Accessory Building	<u>Section 8.100</u>
Signs	Sign Ordinance
*25 feet when adjacent to Residential property	

Special Site and Development Regulations:

1. All Entry Corridor Standards and Guidelines shall apply to development within the MU-2 District.
2. Shared access for pedestrians and vehicles shall be provided between properties.
3. Pedestrian circulation will be given priority over vehicular access.
4. Drive-thru's associated with any use shall be oriented away from any adjacent residential.
5. Exterior amplified sound associated with any use shall be prohibited when adjacent to single family residential use.
6. Required parking may be reduced by up to 25% if development can show the mix of uses do not conflict with one another .
7. Residential density for townhomes, condominiums and multi-family dwellings may be increased by 25% if utilized above ground floor level and combined with other permitted uses.
8. Outdoor storage shall be prohibited.
9. Outdoor display of merchandise shall be limited to _____% of the lot area, and shall be maintained in a neat and orderly manner.
10. Height may be increased to 4 stories if more than three different use types are included and structured parking is proposed within a single development.

Miscellaneous Provisions for Consideration:

1. Encourage biking and require bike parking.
2. Require screened parking adjacent to residential uses and along major thoroughfares.
3. Require parking to be located on the side or rear of buildings along public roadways or internal drives.
4. Reduced setbacks where a certain number or uses are included within a single development.

- **Sec. 3.210. – MU-1: MIXED USE – INFILL.**

SHARE LINK TO SECTION PRINT SECTION DOWNLOAD (DOCX) OF SECTIONS EMAIL SECTION
COMPARE VERSIONS

Intent

This zone represents an effort to provide a zoning category for properties outside of the main commercial area, and are large enough and located in proximity to the core of the city to provide for a mix of uses and that is intended to be pedestrian and bicycle oriented. Features for consideration include a balanced mix of uses, connectivity of uses, compactness, compatibility with town character or traditional context, reduced parking, good pedestrian and bicycle access.

Principal Permitted Uses

Administrative and Business Office
Administrative Services
Arts and Crafts
Business Support Services
Club or Lodge
Cocktail Lounge
College or University Facilities
Community Recreation
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Cultural Services
Custom Manufacturing
Day Care Services
Financial Services
Food Sales (limit to the size)
Group Residential
General Retail Sales (limit to size)
Hotel/Motel (limit to square footage or number of rooms)
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Medical Offices
Mobile Food Establishments
Outdoor Sports and Recreation
Park and Recreation Services
Personal Improvement Services
Personal Services
Pet Services
Professional Offices

Religious Assembly
Restaurant - Drive-In/Fast Food
Restaurant
Restaurant – Limited
Retail Sales - Limited
Shopping Center
Single Family Residential (Detached)
Duplex Residential
Townhouse Residential
Condominium Residential
Multiple Family Residential

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare.

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Automobile Rentals
Business or Trade School
Convenience Storage
Outdoor Sports and Recreation
Drive through or Drive-in facilities associated with any use
Group Residential
Guidance Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Transportation Terminals

Property Development Regulations

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the following standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the MU-1 District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 7,500 Square feet
Lot Width	Minimum Lot Width, 75 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 15 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 0 feet*
Rear Yard	Minimum Required Setback, 0 feet*
Maximum Impervious Coverage	80%
Maximum Building Coverage	Percent of Lot Area, 75%
Residential Density	<u>Section 3.120</u>
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000 and 7.100</u>
Yard Regulations	<u>Section 7.300</u>
Height Regulations	<u>Section 7.510</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Building	<u>Section 8.100</u>

Signs	Sign Ordinance
*25 feet when adjacent to Residential property	

Special Site and Development Regulations:

1. All Entry Corridor Standards and Guidelines shall apply to development within the MU-1 District.
2. Shared access for pedestrians and vehicles shall be provided between properties and uses.
3. Pedestrian circulation will be given priority over vehicular access.
4. Drive-thru's associated with any use shall be oriented away from any adjacent residential.
5. Exterior amplified sound associated with any use shall be prohibited when adjacent to single family residential use.
6. Required parking may be reduced by up to 25% if development can show the mix of uses do not conflict with one another .
7. Residential density for townhomes, condominiums and multi-family dwellings may be increased by 25% if utilized above ground floor level and combined with other permitted uses.
8. Outdoor storage shall be prohibited.
9. Outdoor display of merchandise shall be limited to _____% of the lot area, and shall be maintained in a neat and orderly manner.
10. Height may be increased to 4 stories if more than three different use types are included and structured parking is proposed within a single development.

Miscellaneous Provisions for Consideration:

1. Encourage biking and require bike parking.
2. Require screened parking adjacent to residential uses and along major thoroughfares.
3. Require parking to be located on the side or rear of buildings along public roadways or internal drives.
4. Reduced setbacks where a certain number or uses are included within a single development.

- **Sec. 3.210. – C-1.5: MEDIUM COMMERCIAL**

SHARE LINK TO SECTION PRINT SECTION DOWNLOAD (DOCX) OF SECTIONS EMAIL SECTION
COMPARE VERSIONS

Intent

This zone represents an effort to provide a district between the Neighborhood Commercial District and the Commercial District. Uses have been selected from each of the various districts, with the intent that the proposed uses could function as a transition between highway commercial and residential neighborhoods, but could also provide a lower impact zone along other major roadways.

Principal Permitted Uses

NON-RESIDENTIAL USES:
Administrative and Business Office
Arts and Crafts
Business Support Services
Communication Services
Consumer Repair Services
Convalescent Services
Cultural Services
Day Care Services
Financial Services
Guidance Services
Hospital Services (Limited)
Local Utility Services
Medical Offices
Personal Improvement Services
Personal Services
Pet Services
Professional Offices
Private Primary Educational Facilities
Private Secondary Educational Facilities
Religious Assembly
Restaurant – Limited
Retail Sales - Limited
RESIDENTIAL USES:
Single Family Residential (Detached)
Duplex Residential
Townhouse Residential
Condominium Residential
Multiple Family Residential

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare.

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Automotive Washing
Building Maintenance Services
Business or Trade School
Club or Lodge
Cocktail Lounge
Convenience Storage
Consumer Convenience Services
Custom Manufacturing
Food Sales
Outdoor Sports and Recreation
Drive through or Drive-in facilities associated with any use
Group Residential
General Retail Sales
Kennels
Laundry Services
Liquor Sales
Mobile Food Establishments
Single-Family Residential (detached)
Duplex residential
Condominium Residential
Townhouse Residential

Property Development Regulations

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the following standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the C-1.5 District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 7,500 Square feet

Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 20 feet
Street Side Yard	Minimum Required Setback, 20 feet
Interior Side Yard	Minimum Required Setback, 5 feet*
Rear Yard	Minimum Required Setback, 10 feet*
Maximum Impervious Coverage	75%
Maximum Building Coverage	Percent of Lot Area, 60%
Residential Density	<u>Section 3.120</u>
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u> and <u>7.100</u>
Yard Regulations	<u>Section 7.300</u>
Height Regulations	<u>Section 7.510</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Building	<u>Section 8.100</u>
Signs	Sign Ordinance
*25 feet when adjacent to Residential property	

APPENDIX D: SCHEDULE OF USES (New proposed zones, C-1.5, MU-1, MU-2)

SCHEDULE OF USES	R-1	R-2	R-3	R-4	R-5	C-1	C1-5	C-2	CBD	MU-1	MU-2	M-1	M-2	M-3	OS	HO	PF	PUD
RESIDENTIAL USES:																		
Single Family Residential (Detached)	*	*	*	*	*	C	C	C	C	*	*					*		C
Duplex Residential		*	*			C	C	C	C	*	*					*		C
Manufactured Home Residential				*														C
Townhouse Residential		C	C			C	C	C	C	*	*					C		C
Condominium Residential		C	C			C	C	C	C	*	*					C		C
Multiple Family Residential		*	*			*	*	*	*	*	*					C		C
Group Residential		*	*			*	*	*	C	C	C					C		
INDUSTRIAL USES:																		
Basic Industry														C				C
Custom Manufacturing							C	*	C	*	*	*	*	*				C
General Warehousing & Distribution													C	C				C
Light Manufacturing												C	C	C				C
Limited Warehousing & Distribution												C	C	C				C
Resource Extraction														C				C
Stockyards													C	C				C
CIVIC USES:																		
Administration Services										*	*					*	*	
Aviation Facilities																	C	
Cemetery																	C	
Club or Lodge			C			C	C	*	*	*	*	*	*	*		*	*	C
College or University Facilities										*	*					C	*	
Community Recreation	C	*	*	*	C					*	*					C		
Convalescent Services		C	C			*	*	*										
Cultural Services		C	C			*	*	*	*	*	*					*	*	C
Day care Services	C	C	C	C	C	*	*	*	*	*	*					*	*	C
Detention Facilities																C	*	
Guidance Services	C	C	C		C	C	*	*	*	C	C					C	*	
Hospital Services (General)									C								*	
Hospital Services (Limited)					C	*	*	*	*	*	*	*	*	*		*		
Local Utility Services	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Maintenance and Service Facilities								*				*	*	*			*	
Major Utility Facilities																	*	
Military Installations																	*	
Park and Recreation Services										*	*				*	*	*	
Postal Facilities																*	*	
Private Primary Educational Facilities	C	C	C	C	C	*	*	*	*	C	C					*		

SCHEDULE OF USES	R-1	R-2	R-3	R-4	R-5	C-1	C1-5	C-2	CBD	MU-1	MU-2	M-1	M-2	M-3	OS	HO	PF	PUD
Private Secondary Educational Facilities	c	c	c	c	c	c	.	.	.	c	c					.		
Public Primary Educational Facilities																.	.	
Public Secondary Educational Facilities																.	.	
Railroad Facilities														c			c	
Religious Assembly	c	c	.	c	c	.	.	.	.	.	.	.				.	.	c
Safety Services																.	.	
Transportation Terminals								c	c	c	c	c	c	c		c	c	
AGRICULTURAL USES:																		
Horticulture								.	c			.	.	.		c		
COMMERCIAL USES:																		
Administrative and Business						.	.	.	.	.	.	.	.	.		.	.	c
Agriculture Sales and Services								.				.	.	.				
Arts and Crafts						c	.	.	.	.	.	.				.		
Automobile Rentals								.		c	c	.	.	.				
Automotive Repair Services								.				.	.	.				
Automotive Sales								.				.	.	.				c
Automotive Washing						c	c	.				.	.	.				
Building Maintenance Services						c	c	.				.	.	.				
Business Support Services						c	.	.	c	.	.	.	.	.		.		c
Business or Trade School						c	c	.	c	c	c	.	.	.		.		c
Campgrounds								c				c	c		c		c	
Cocktail Lounge							c	.	.	.	.	.				.		c
Commercial Off-Street Parking								.	c			.	.			.		c
Communication Services						c	.	.	c			.	.	.		c		c
Construction Sales and Services								.				.	.	.				
Consumer Convenience Services						c	c	.	.	.	.	.				.		c
Consumer Repair Services						c	.	.	.	.	.	.				.		c
Convenience Storage						c	c	c		c	c	.	.	.				
Convenience Store/ Self Service Gas						c	c	c				.	.	.				c
Equipment Repair Services								.				.	.	.				
Equipment Sales								.				.	.	.				
Extenuating Services								.				.	.	.				
Financial Services							.	.	.	.	.	.	.	.		.		c

SCHEDULE OF USES	R-1	R-2	R-3	R-4	R-5	C-1	C1-5	C-2	CBD	MU-1	MU-2	M-1	M-2	M-3	OS	HO	PF	PUD
Food Sales						c	C	*	c	*	*	*	*	*		*		c
Funeral Services								*	c			*	*	*		c		
General Retail Sales							C	*	*	*	*	*	*	*		*		c
Hotel - Motel								*	c	*	*	*	*	*		c		c
Indoor Entertainment								*	c	*	*	*	*	*		*		
Indoor Sports and Recreation								*	c	*	*	*	*	*		*		c
Kennels							C	*		*	*	*	*	*				
Laundry Services						c	C	*		*	*	*	*	*		*		c
Liquor Sales						c	C	*	*	*	*	*	*	*		*		c
Medical Offices						*	*	*	c	*	*	*	*	*		*	*	c
Mobile Food Establishments							C	*	*	*	*	*	*	*				
Outdoor Entertainment								*	c	*	*	*	*	*		*		c
Outdoor Sports and Recreation								*	c	*	*	*	*	*		*	c	
Pawn Shop Services								*				*	*	*				
Personal Improvement Services						c	*	*	*	*	*	*	*	*		*		c
Personal Services						*	*	*	*	*	*	*	*	*		*		c
Pet Services						c	*	*	*	*	*	*	*	*		*		c
Professional Offices						*	*	*	*	*	*	*	*	*		*		c
Research Services								*				*	*	*				c
Restaurant - Drive-In/ Fast Food								*		*	*	C	C	C		C		C
Restaurant								*	*	*	*	*	*	*		*		c
Restaurant - Limited						c	*	*	*	*	*	*	*	*				
Retail Sales- Limited						c	*	*	*	*	*	*	*	*				
Scrap and Salvage Services													C	C				
Service Station								*				*	*	*				c
Stables															C		C	
Vehicle Storage													C				C	
Veterinary Services								*				*	*	*				c
Shopping center										*	*	*	*	*				c
Drive-In Facilities						c	C	c	c	C	C	C	C	C		C		C

* - Permitted Uses

c - Conditional Uses

MU-1 - redevelopment areas

MU-2 greenfield development

AN ORDINANCE AMENDING SECTION 7.800.- OFF-STREET PARKING PROCEDURES OF THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG, SPECIFICALLY SECTION 7.825 SPECIAL PROVISIONS APPLICABLE TO CENTRAL FREDERICKSBURG, PROVIDING FOR SEVERABILITY/PARTIAL INVALIDITY, REPEAL OF INCONSISTENT PROVISIONS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, because the development of the properties within the central part of the City as are identified below, occurred before the enactment of the parking regulations of the City, and

WHEREAS, because the properties within such area were not planned for public parking the lack of available parking on such properties inhibits the development of the same, and

WHEREAS, the City Council, based on the recommendation of the Planning and Zoning Commission, desires to encourage development in such areas, and

WHEREAS, extending the lowered parking requirements for such areas has been determined by the City Council to encourage such development, and the City Council enacts the following revisions to its parking requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT THE FOLLOWING ORDINANCE BE AND IS HEREBY ENACTED AND THAT SECTION THE CODE OF ORDINANCES OF THE CITY OF FREDERICKSBURG BE AMENDED OR ADDED AS FOLLOWS:

Sec. 7.825. - Special Provisions Applicable To Central Fredericksburg.

- A. Special parking requirements shall apply within designated portions of Central Fredericksburg in order to further enhance the unique historical character and discourage inharmonious parking facilities in such historical districts or on sites occupied by historic structures and to reduce intrusion on pedestrian-oriented street frontages by parking facility access.
- B. Special Parking Requirements Area, including all of Blocks 9, 10, 28, 34, 68, 43, 48, 53, 52, 47, 42, 67, 33 and 27 of the Fredericksburg Addition further described as those blocks bordered by Austin Street, San Antonio Street, Elk Street, and Acorn Street, and including lots 127, 127R and 138 Block 4 and lots 271R and 282 Block 3 Fredericksburg Addition (lots fronting Acorn Street).
- C. Special Provisions
 - 1. For those businesses which construct their own off-street, off-premises parking, the distance to the parking lot may be extended fifty percent (50%) in addition to the provisions in Section 7.850.
 - 2. When any existing building is: (1) converted to another use; or (2) has the usable floor area within the existing building perimeter enlarged, rehabilitated or remodeled, without enlarging said building perimeter, then said building conversion or improvement shall not require additional off-street parking, other than the number of existing off-street parking spaces which are utilized by said building.

3. For new buildings or expanded building space, the following uses shall provide fifty percent (50%) of the off-street parking requirements of Table 7.863.
4. The provisions as provided herein shall not apply for sites where a historic structure is removed and a new building built.
5. The Special Parking Provisions shall not apply to properties utilized as Bed and Breakfasts, hotels, motels or other lodgings.

-----End of Code Text-----

Severability / Invalidity.

If any provision of this ordinance or the application hereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without defeating the purpose or objective of the provisions, and to this end, the provisions of this ordinance are declared to be severable.

Repealer

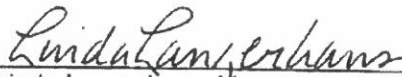
All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Penalties

Penalties provided for in the Code Ordinances of the city of Fredericksburg shall apply to violations hereof.

That this ordinance shall take effect from and after the date of its passage and publication in accordance with the law.

PASSED AND APPROVED this the 21ST day of September, 2015.



Linda Langerhans, Mayor
City of Fredericksburg

ATTEST:



Shelley Britton, City Secretary

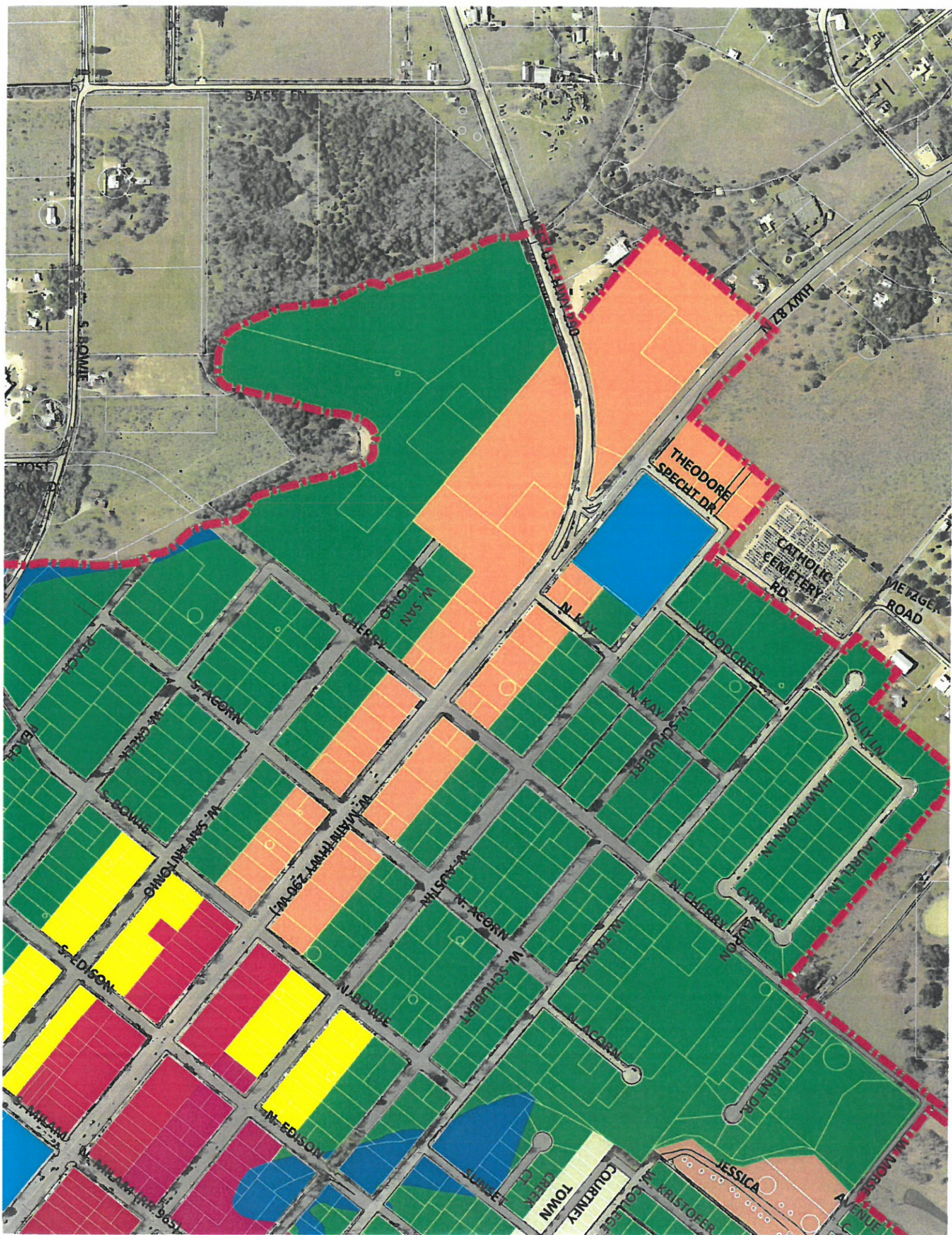
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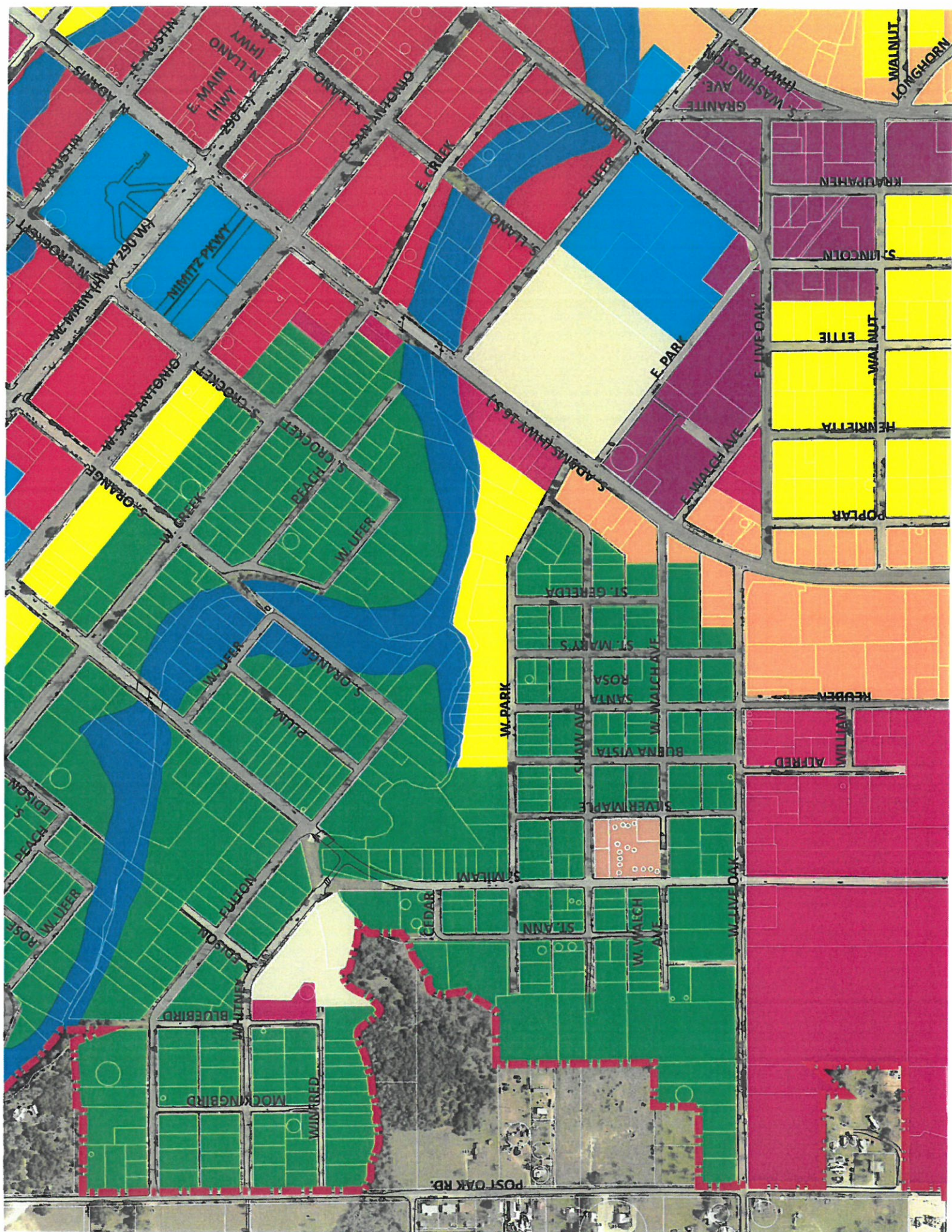


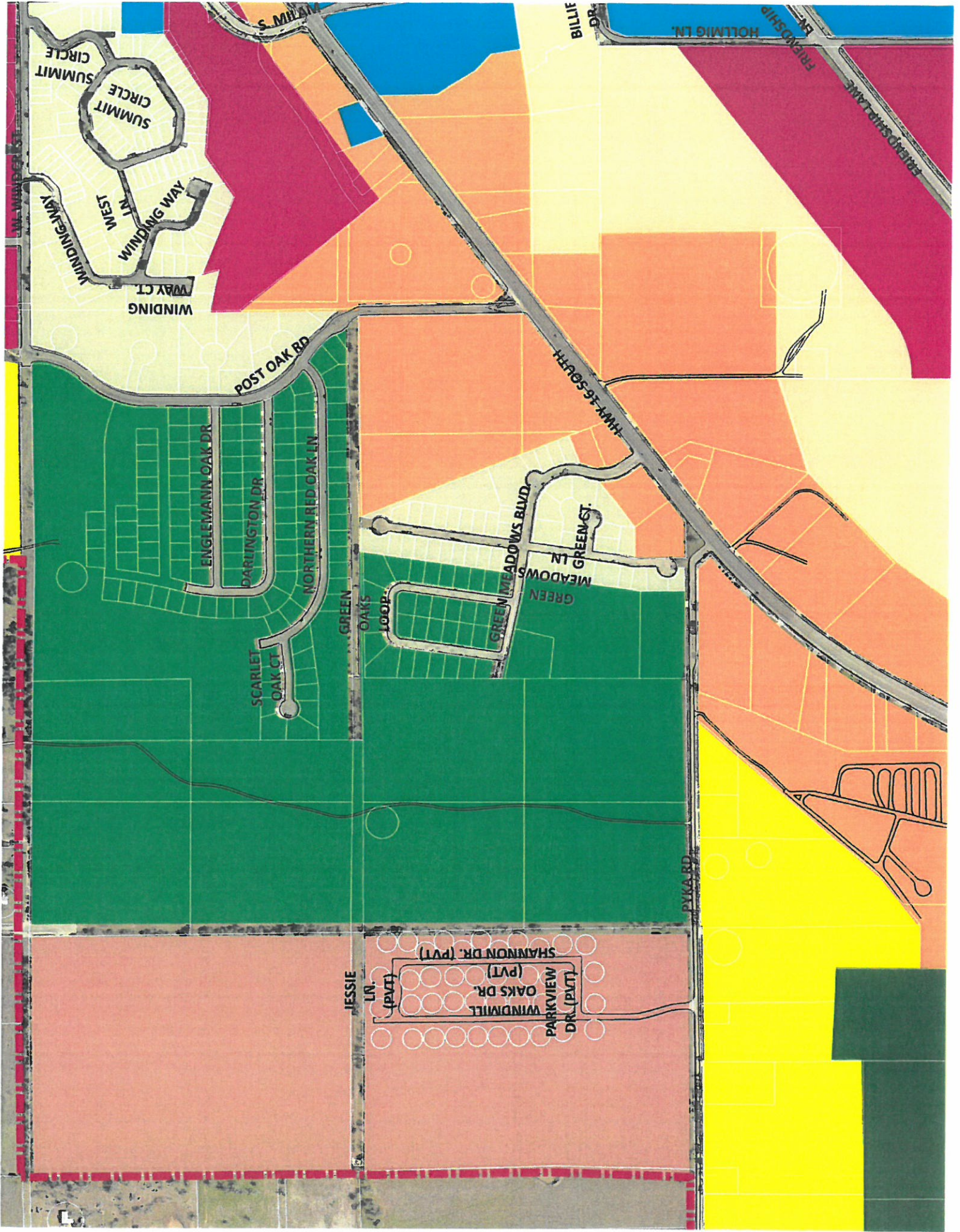
Pat McGowan, City Attorney

Areas where Single Family Residential zoning abuts C-2, CBD, M-1 or M-2

1. West Main from Bowie to the "Y".
2. 100 Block of West Creek and S. Crockett Street
3. S. Adams between Park Street and Live Oak Road
4. Highway 16 S., between Post Oak Road and Pyka Road, adjoining Green Meadows
5. South of Friendship Lane, east of Boos Lane
6. South of Friendship Lane east of Fairfield Inn and Suites
7. Industrial Loop and Heritage Hill Country
8. Adjoining First Baptist Church
9. E. Main Street and Beverly Drive
10. Crenwelge Drive and Oak Haven Lane
11. E. Main Street between Schubert Street and Eagle Street
12. E. Austin between N. Washington Street and N. Elk Street
13. N. Llano Street between E. Travis Street and E. College Street
14. Lower Crabapple Road and N. Llano Street







SUMMIT
CIRCLE

WINDING
WAY

WEST
WINDING
LN

WINDING
WAY CT

POST OAK RD

ENGLEMAN OAK DR

DARLINGTON DR

NORTHERN RED OAK LN

SCARLET
OAK CT

GREEN
OAKS
LOOP

GREEN MEADOWS BLVD

MEADOWS LN

GREEN ST

JESSIE
LN

SHANNON DR. (PVT)
WINDMILL OAKS DR. (PVT)
PARKVIEW DR. (PVT)

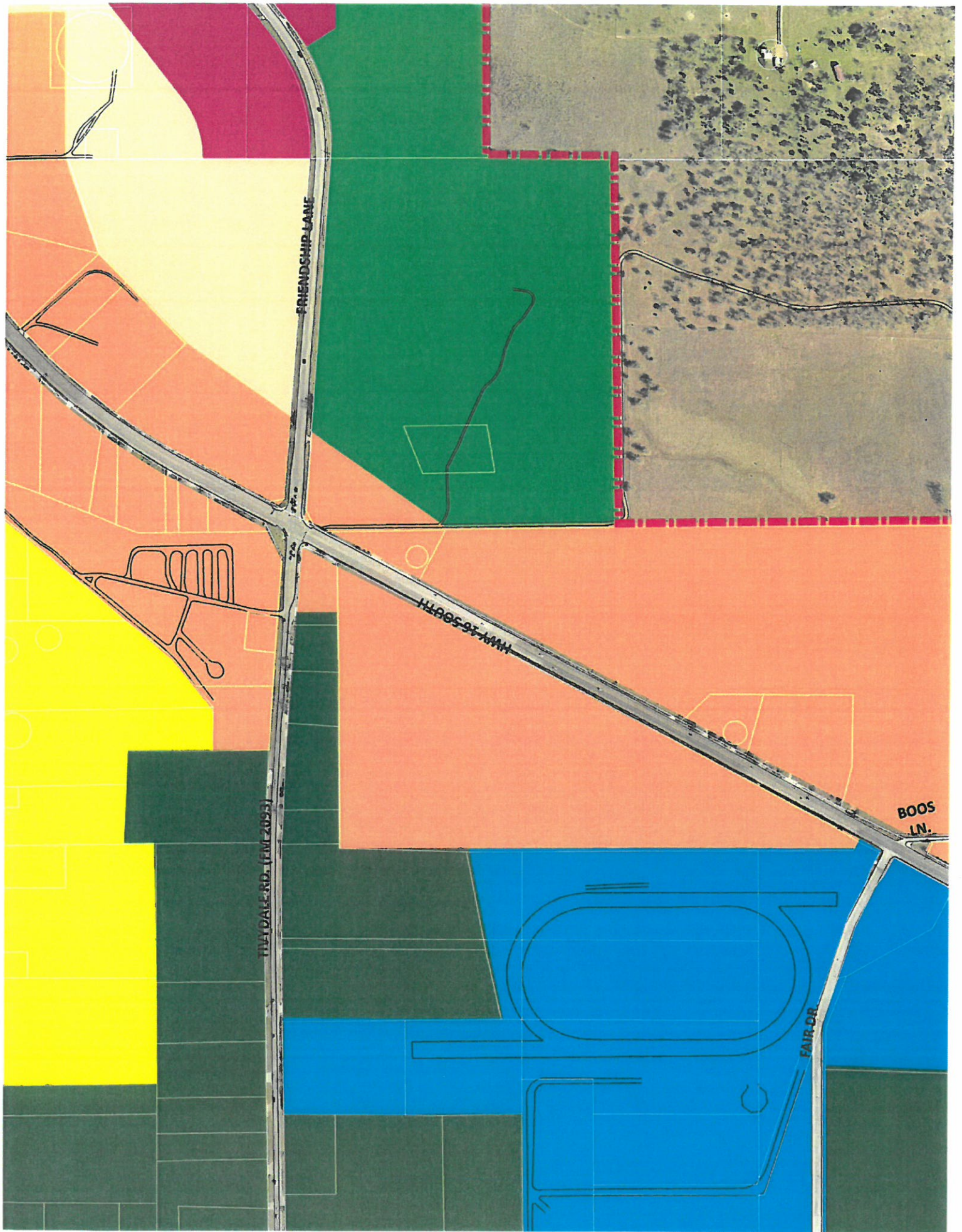
PVKA RD

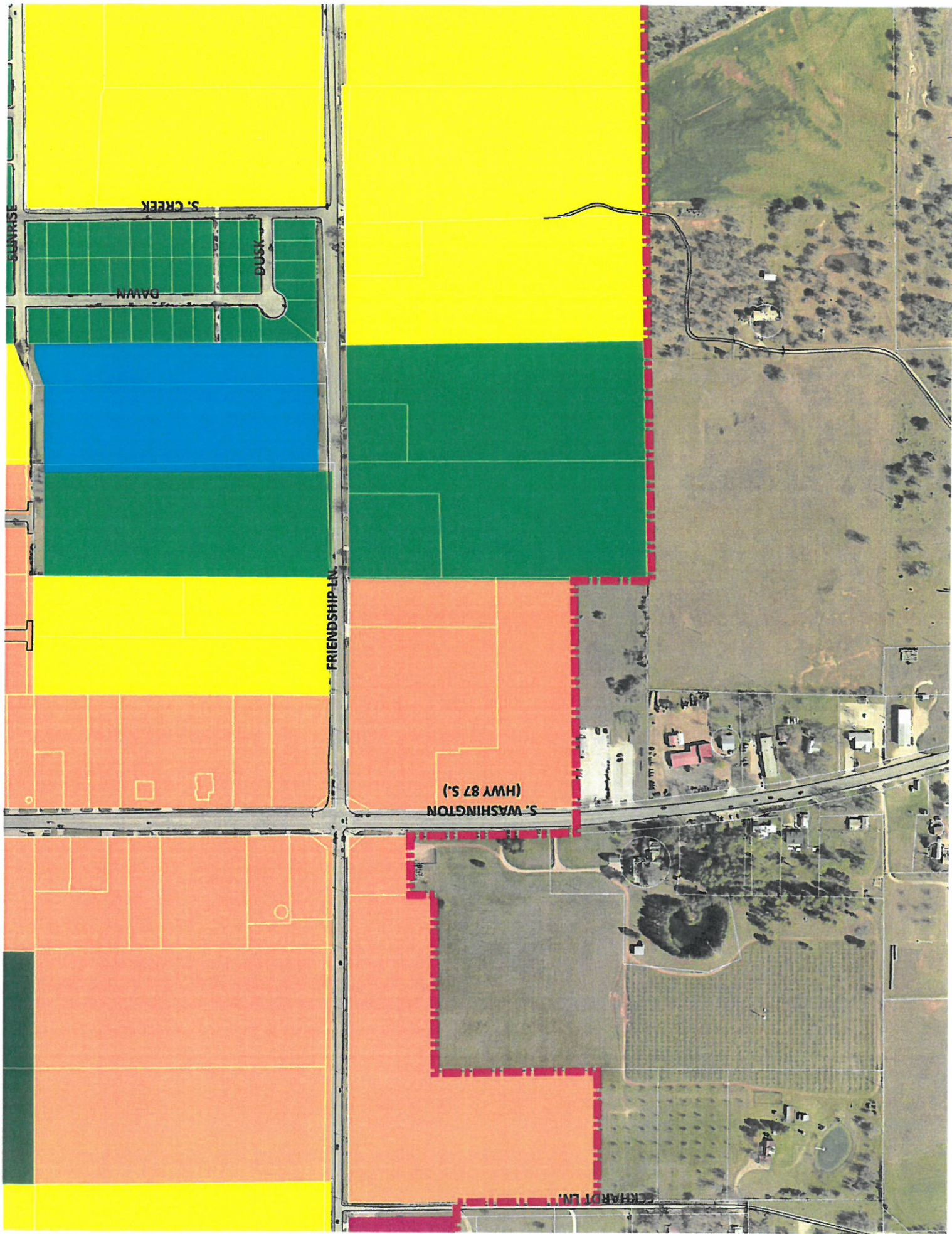
BILLIE
DR

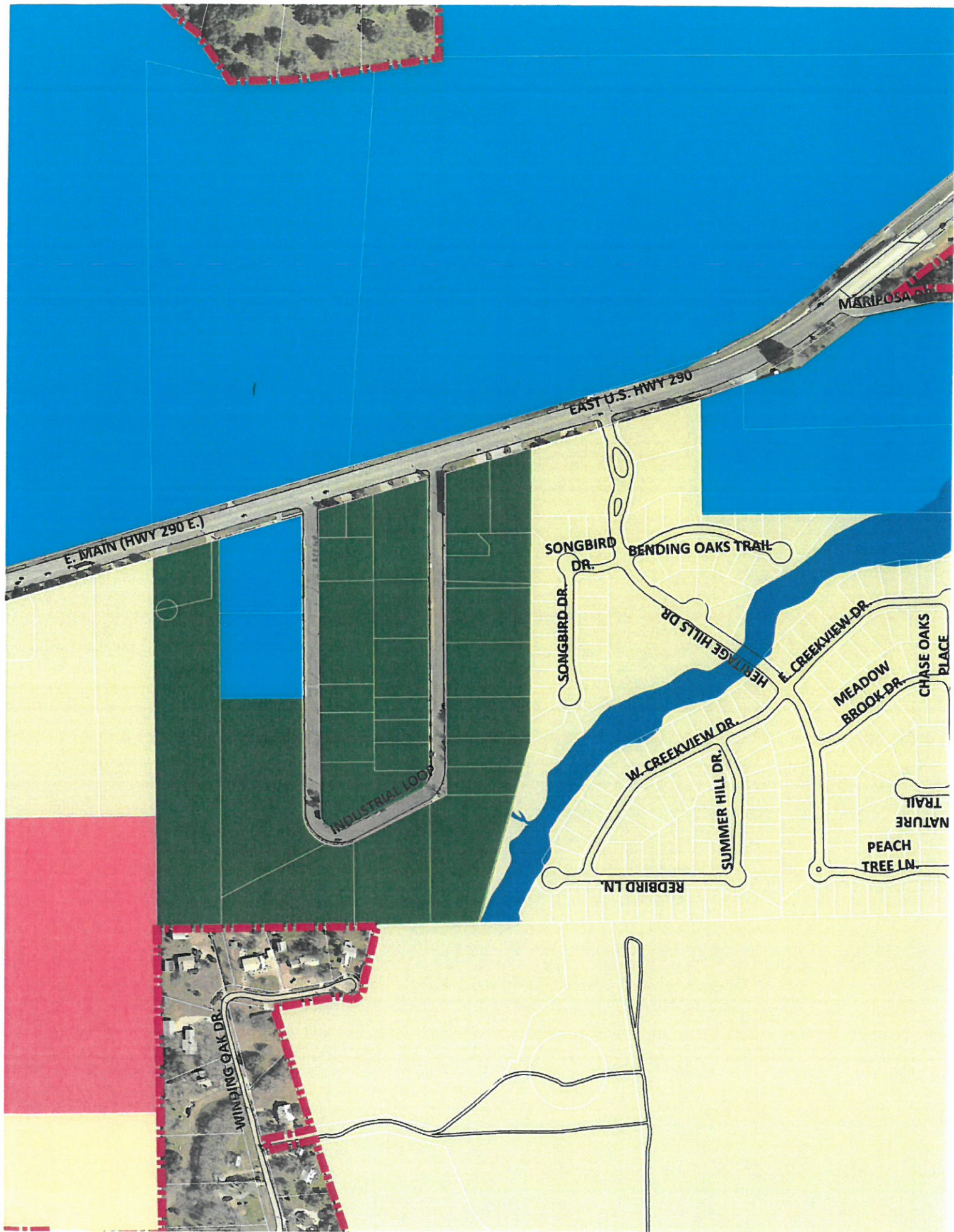
HOLLING LN

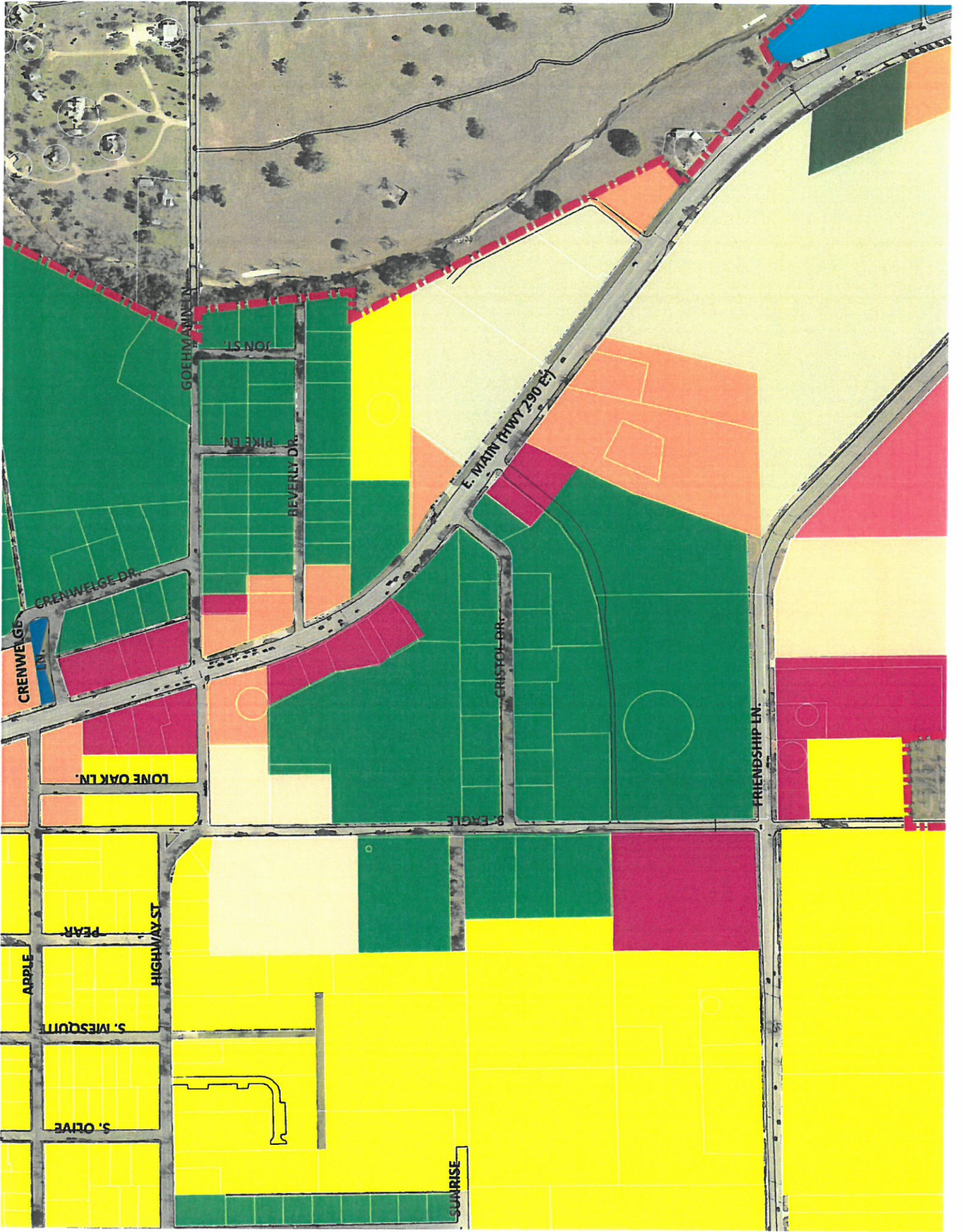
FRIENDSHIP
PK

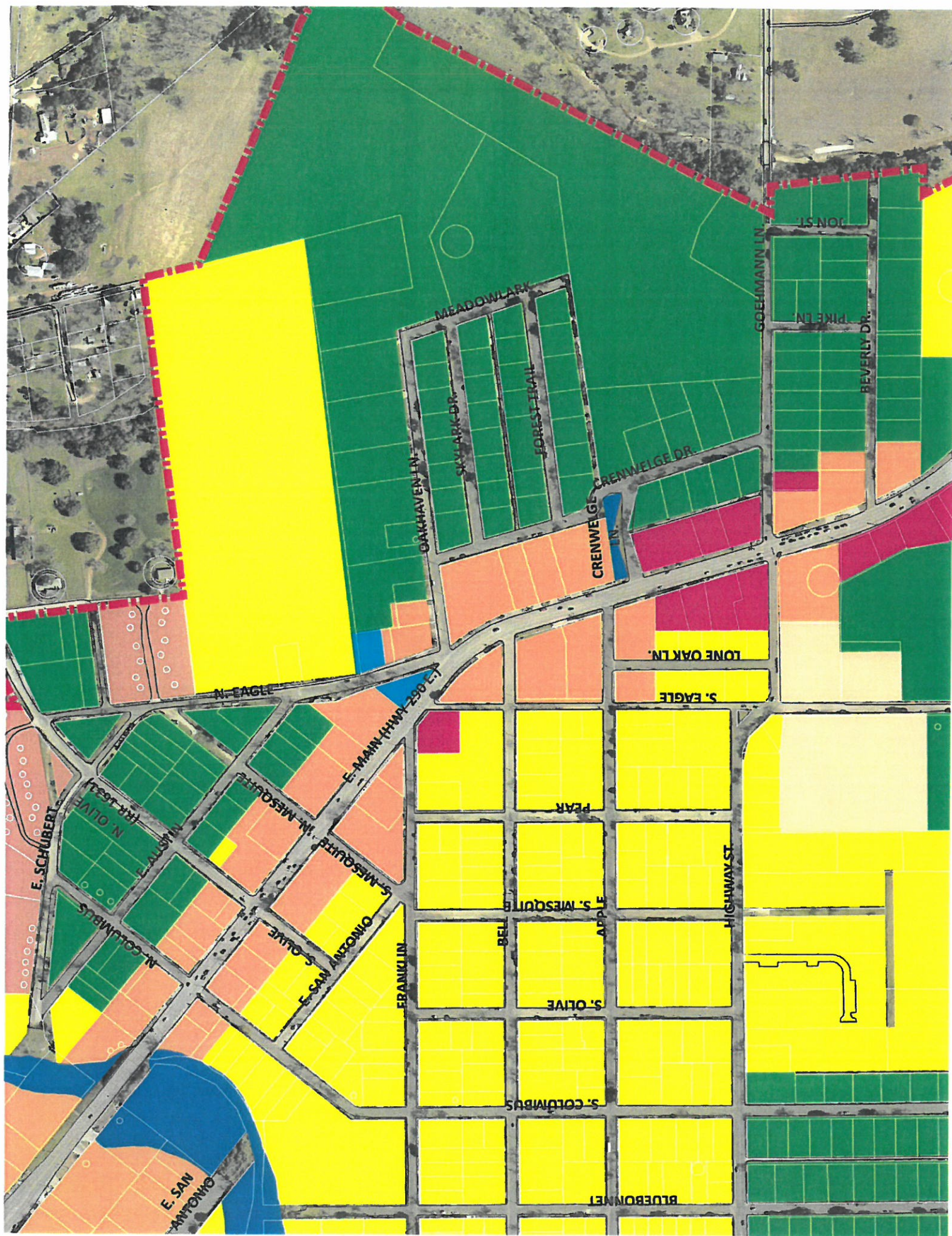
EMERSON AVE

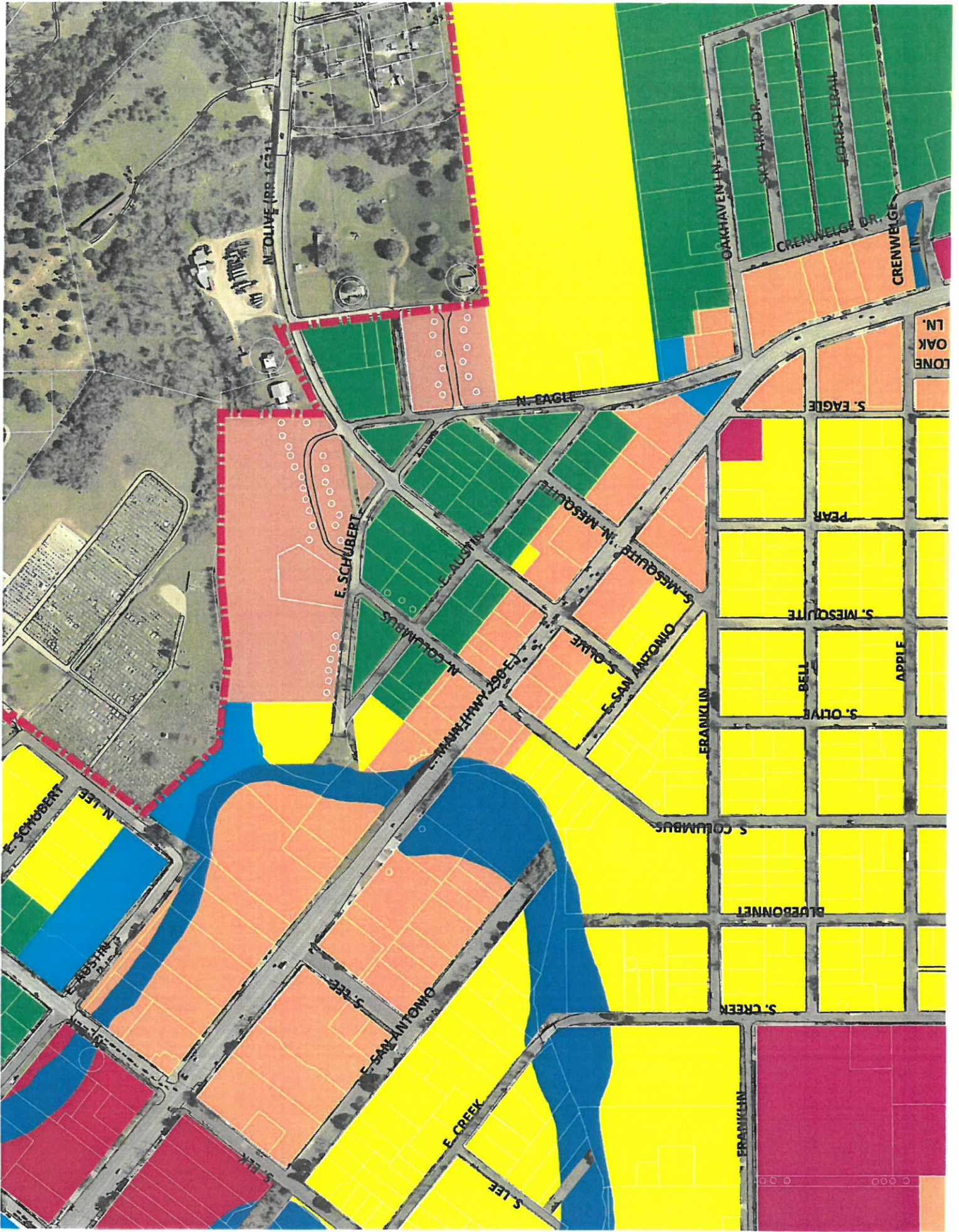


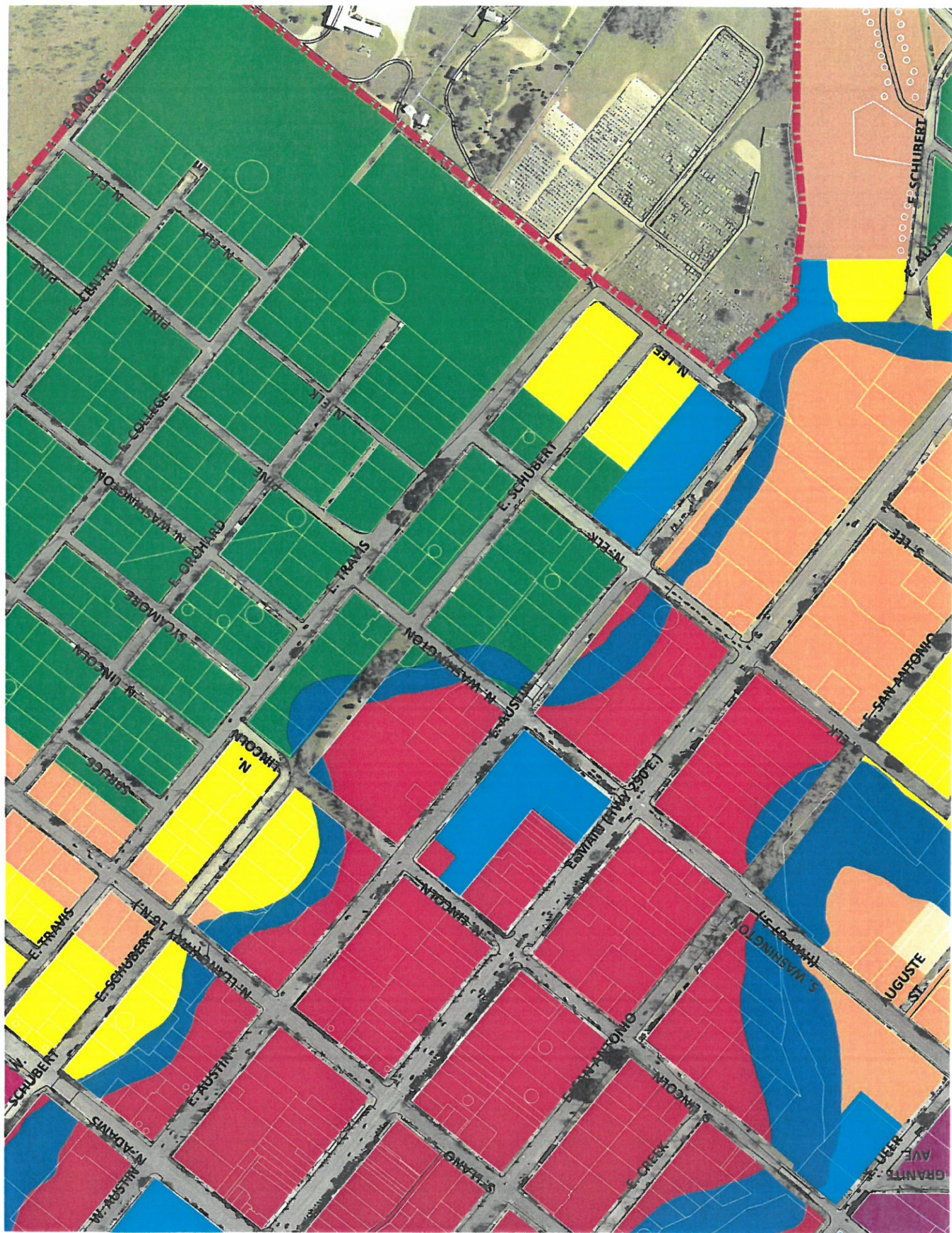




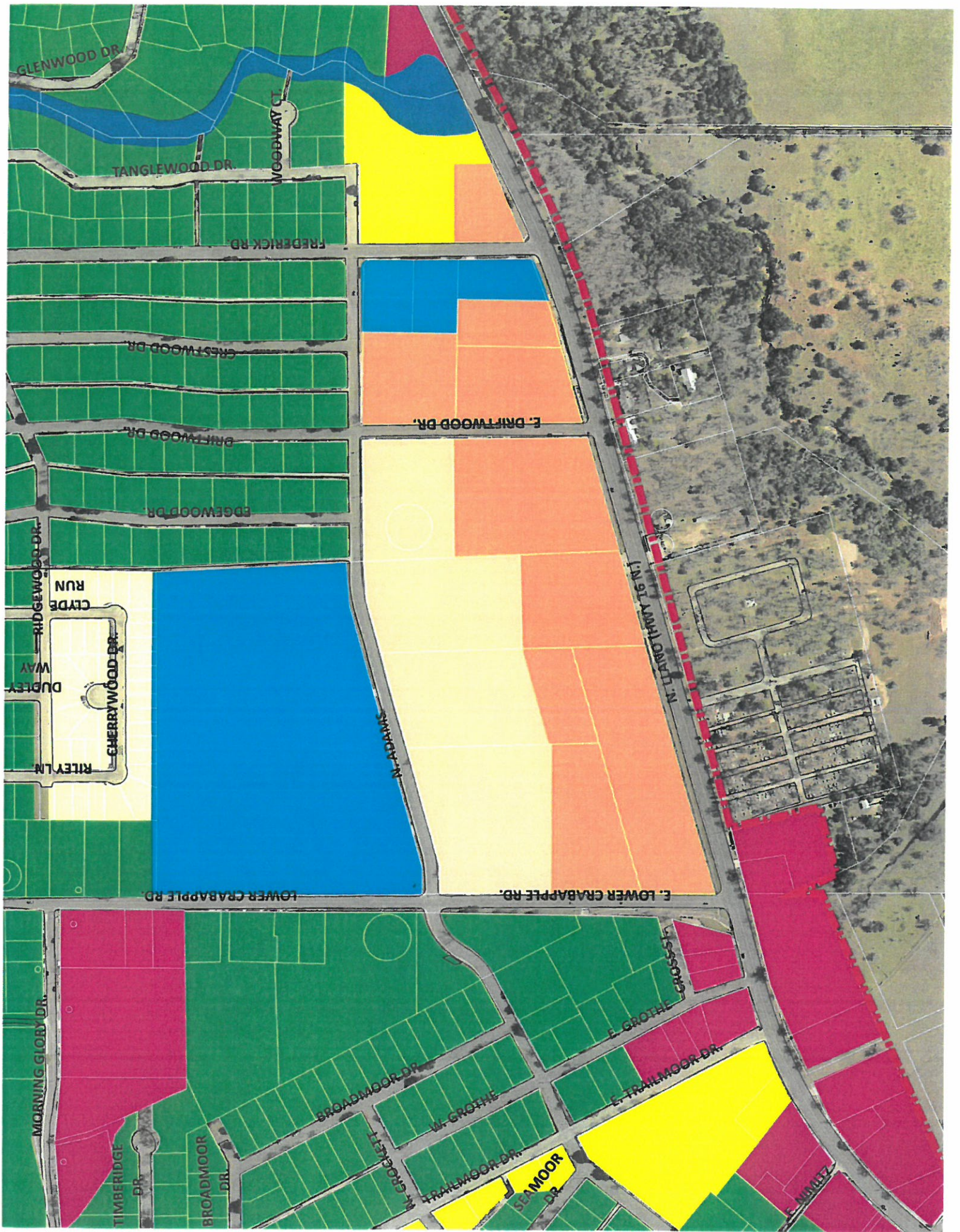


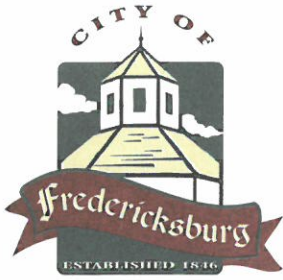












MEMO

From: Brian Jordan, Director of Development Services
To: Planning and Zoning Commission
Date: February 28, 2019
Subject: Action Items related to the Comprehensive Plan

The current Comprehensive Plan was adopted in 2006, and was updated in 2015. As defined, this plan serves as a long-range planning tool that is intended to be used by staff, decision makers and citizens to guide the growth and physical development of a community for the future. The plan has been created as a guide toward a vision of what the community should retain and what the community can ultimately become. And, once adopted, the plan should be regarded as a long-range statement of public policy.

It should always be important to evaluate whether the plan is still serving it's intended purpose, and to evaluate the action items that take place to assure they are tied back to the Comprehensive Plan. The attached list touches on various implementation items that have taken place recently.

Comprehensive Plan Accomplishments:

Zoning Ordinance:

MU-1, Mixed Use District – Corridor

MU-2, Mixed Use District – Infill

C-1.5, Commercial District

Expansion of the Historic Preservation District

R-1A Zoning – The Beginning, Crabapple Grove, Heather Glen

Subdivision Ordinance:

Adoption and Implementation of the Sidewalk Plan

Collection of Park Dedication Fees

Park Acquisition

Other Development Regulations:

Implemented Design Standards and Guidelines on Entry Corridors

Natural Grocers, Starbucks, First United Bank, Chicken Express, Century 21

Annexation:

Established a Priority Plan

US 290 East, W. Live Oak and W. Windcrest, US 290 West and 87 North, US 87 South, Highway 16 North.

Capital Improvement Plan (CIP):

Water/ Wastewater Master Plan

Major Transportation Plan

Annual Sidewalk Improvements

Fort Martin Scott Trail Plan

Drainage Master Plan

Impact Fee Ordinance Update

Other City Programs:

STR Registration and Inspections

Code Enforcement

Water Conservation Program

Historic Preservation Officer Position

Incentives & Financing Programs:

City provided off-site utilities for The Beginning

Adoption of Ordinance waiving fees for Affordable housing

HOT rebate for Conference Center

Public-Private Partnerships:

Housing Needs Study

University Center Master Plan

Start-up Funding for Trolley Operation