



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA

WEDNESDAY, APRIL 3, 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 April 3, 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 29, 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

March 2019 regular meeting minutes

February 7, 2019 City Council and Planning and Zoning Commission Joint meeting minutes

4. PUBLIC HEARING

- A. (P-1906) Request by Luke Barnett to replat lot 2AR of the Bertelson Acres Subdivision located on Green Meadows Blvd
- B. (P-1907) Request by Dale Sultemeier to replat lot 1 of the Medical Center Subdivision located on South State Highway 16
- C. (Z-1901) Request by City of Fredericksburg to consider 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.
- D. (Z-1902) Request by City of Fredericksburg to consider an ordinance amending the Zoning Ordinance of the City of Fredericksburg, prohibiting outdoor amplified sound adjacent to Single Family Residential Zoning Districts
- E. (Z-1905) Request by City of Fredericksburg to consider an ordinance amending the Zoning Ordinance to create a MU-2, Mixed Use Zoning District, establishing permitted uses and site development regulations for such district.

- F. (Z-1906) Request by City of Fredericksburg to consider an ordinance amending the Zoning Ordinance to create a MU-1, Mixed Use Zoning District, establishing permitted uses and site development regulations for such district.
- G. (Z-1907) Request by City of Fredericksburg to consider an ordinance amending the Zoning Ordinance to create a C1.5, Medium Commercial Zoning District, establishing permitted uses and site development regulations for such district.

5. ACTION ITEMS

- A. Receive recommendation and consider (P-1906)
- B. Receive recommendation and consider (P-1907)
- C. Receive recommendation and consider (Z-1901) Request by City of Fredericksburg to consider 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.
- D. Receive recommendation and consider (Z-1902) Request by City of Fredericksburg to consider an ordinance amending the Zoning Ordinance of the City of Fredericksburg, prohibiting outdoor amplified sound adjacent to Single Family Residential Zoning Districts
- E. Receive recommendation and consider (Z-1905) Request by City of Fredericksburg to consider an ordinance amending the Zoning Ordinance to create a MU-2, Mixed Use Zoning District, establishing permitted uses and site development regulations for such district.
- F. Receive recommendation and consider (Z-1906) Request by City of Fredericksburg to consider an ordinance amending the Zoning Ordinance to create a MU-1, Mixed Use Zoning District, establishing permitted uses and site development regulations for such district.
- G. Receive recommendation and consider (Z-1907) Request by City of Fredericksburg to consider an ordinance amending the Zoning Ordinance to create a C1.5, Medium Commercial Zoning District, establishing permitted uses and site development regulations for such district.

6. MISCELLANEOUS

7. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda at 11:00 a.m. on March 29, 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 AND ZONING COMMISSION
MARCH 6, 2019
5:30 P.M.**

On this the 6TH day of March 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
CHRIS KAISER
POLLY RICKERT
JIM WARREN
BRENDA SEGNER

ABSENT:

DARYL WHITWORTH
TIM DOOLEY
STEVE THOMAS

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
ANNA HUDSON – Historic Preservation Officer
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 February 2019 meeting and Jim Warren seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

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

Kevin Spraggins presented the application. He stated the Commission approved the preliminary plat previously and nothing significant has changed. He stated this is a R1 development with 53 lots. He stated the City and the Developer have come to an agreement on the Screening and the TIA has been completed.

Brian Jordan, Director of Development Services, wanted to clarify that the screening that will be provided will be a cedar privacy fence instead of a masonry wall. City Staff recommends approval with conditions.

Jim Jarreau asked if the Windcrest extension will run all the way to Smokehouse Road. Brian said no and referenced the proportionality share discussed in the provided brief.

Jim Jarreau asked if the Windcrest extension was happening soon. Brian Jordan said he expects the need to extend the roadway will happen soon. Kris Kneese commented that Windcrest is on the Master Transportation Plan.

Motion to approval of Application P-1905 per staff recommendation by Jim Jarreau. Seconded by Polly Rickert. All voted in favor and the motion carried.

MISCELLANEOUS

Amplified sound adjacent to Single Family Residential Zoning District

Brian Jordan stated Council seems receptive to restricting this type of use and City Staff will propose an Ordinance for adoption in April.

Polly Rickert expressed a concern with tying the Ordinance to the R1 zone only and not the other single family residential zones. This should be for all residential zones not just R1. She specifically cited the R5 Zoning, Patio Homes.

Amendment to the Off-Street Parking Procedures of the Zoning Ordinance

Brian Jordan stated Council had made changes to parking provisions in downtown. It was extended from Bowie to Acorn. City Staff did not recommend the extension.

Council desires to restrict it back to Bowie Street.

Jim Jarreau asked for clarification on the restrictions. If it is a commercial business in this zone, they would have to provide off street parking. Brian stated currently, these businesses do not have to provided parking under the current ordinance, as long as they do not increase the size of the building.

MU-1, MU-2, and C-1.5 Zoning Districts

Brian Jordan stated this is time sensitive matter. The City is currently in the process of annexing several 290 East properties. The properties that front on 290 are currently listed as Mixed Use on the Land Use Plan so he would like to have this Ordinance to offer during the annexation or the established Zoning would be C2.

Jim Jarreau asked if the annexation group is happy with this Mixed Use. Brian stated to his knowledge there are no developers in the current group interested in utilizing the Mixed Use Zoning. Staff is comfortable with presenting a MU zoning district.

Brian Jordan stated he went through the Design Standards and Guidelines and has recommendations on what he would like to include in the MU ordinance.

Jim Warren stated his issue is the entry corridor MU and he has an issue with screening parking as a requirement. Does not believe it should be a requirement. Brian stated it is a current requirement and landscaping is allowed. A recommendation in the Design Guidelines is parking in back or on the side of the building not in front and this would be another way to address that.

Polly Rickert wants to make sure the mass and scale stays proportional to the small town feel. There is nothing currently listed about the overall size and scope. She is concerned about that.

Jim Jarreau stated there are Maximum Building Coverages listed and the number is conservative.

Brian Jordan stated he understands the concern and staff can look at that. Anna Hudson commented that there are comments listed in the Design Guidelines that Staff would like to include that might address this.

Jim Jarreau asked if the Commission could set a 1 year review.

Action items related to the Comprehensive Plan

Brian Jordan stated one of the items that came from the visioning process is things should be tied back to the Comprehensive Plan. He put together a list of the activities that have taken place in the last 2 years. He will present this to Council on the City Mangers request but wanted to show it to the Commission as well.

Jim Jarreau asked how often the plan is updated. Brian Jordan stated 5- 10 years and this will probably be updated in 5 years but the zoning ordinance is 20 plus years old and he believes they will be updated together.

Polly Rickert stated there are items in the plan she would like to see addressed, such as developers creating new neighborhoods not just subdivisions. She commented on keeping the residential scale in proportion to the small community. She referenced limiting single family to 20 acre developments instead of 125 acre developments that are large suburban sprawls.

Jim Warren said the Commission will have to pick their poison. Is the desire affordability or attractive developments.

Jim Warren will be moving and will not be able to be on the Commission after the April Meeting. He will be moving and will no longer reside in the City of Fredericksburg.

ADJOURN

With nothing further to come before the Commission, Jim Warren moved to adjourn. Seconded by Chris Kaiser. All voted in favor and the meeting was adjourned at 6:43 p.m.

PASSED AND APPROVED this 3rd day of April 2019.



SHELBY COLLIER, Development Coordinator



JANICE MENKING, Chairman



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL AND PLANNING AND ZONING COMMISSION JOINT MEETING FEBRUARY 7, 2019

City Council Members Present:

Mayor Linda Langerhans
Councilmember Charlie Kiehne
Councilmember Jerry Luckenbach
Councilmember Tom Musselman
Councilmember Gary Neffendorf

Members Absent:

None

Planning and Zoning Commission Members Present:

Janice Menking, Planning and Zoning Commission Chair
Polly Rickert, Commissioner
Jim Jarreau, Commissioner
Jim Warren, Commissioner
Daryl Whitworth, Commissioner
Tim Dooley, Commissioner
Brenda Segner, Commissioner
Steve Thomas, Commissioner

Planning and Zoning Commission Members Absent:

Chris Kaiser, Commissioner

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager and Director of Public Works
Daniel Jones, City Attorney
Brian Jordan, Development Services Director
Steve Wetz, Police Chief
Russell Immel, Information Technology Director
Anna Hudson, Historic Preservation Officer
Shelby Collier, Development Services Coordinator
Shelley Goodwin, City Secretary

1. Pledge of Allegiance

Mayor Langerhans led the Pledge of Allegiance.

2. Call to Order

With a quorum of the City Council and a quorum of the Planning and Zoning Commission present, Mayor Langerhans called the joint meeting of the Fredericksburg City Council and the Planning and

Zoning Commission to order at 5:30 p.m. on Thursday, February 7, 2019, in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas 78624.

3. ACTION ITEMS – DISCUSSION ITEMS

A. Discussion regarding proposed revisions to the Standardized Business Ordinance.

Kent Myers, City Manager, reviewed the areas of the Standardized Business Ordinance that need to be considered for revisions.

Arron Farmer, Retail Coach, provided an update on retail development and the gap analysis report. He stated he has spoken to several developers and brokers regarding retail and restaurants. He also stated he feels the interest for developing fast food restaurants seems to be around Wal-Mart and the hospital area.

Brian Jordan, Director of Development Services, provided a map of the retail shopping district. He also reviewed the process for obtaining a Conditional Use Permit.

Kent Myers, City Manager, stated the City Council has discussed extending the Historic Shopping District both East and West.

The City Council and Planning and Zoning Commission discussed the definitions of Historic Shopping District and Standardized Business. They also discussed how to keep the downtown shopping filled with unique shops.

Ken Carr stated he has been in retail for 50 years and has developed specialty centers. He stated he feels it is really hard to limit the shops downtown to independent shops. He recommended creating criteria that would address the less than 10 stores requirement and allow businesses whose other stores would be located outside of Texas. He felt making some changes would benefit all new businesses and the market would drive them to keep their store unique to Fredericksburg.

Brian Jordan, Director of Development Services, reviewed the process used to set the criteria for the Historic Shopping District. He also recommended reviewing the criteria within the Conditional Use Permit to consider ways to define the uniqueness and expand to the West of Fredericksburg.

B. Discussion regarding proposed Mixed-Use Zoning District and proposed C-1.5 Commercial Zoning District.

Brian Jordan, Director of Development Services, reviewed the proposed Mixed-Use Zoning Districts, categories, and the areas of the City he is proposing for the zoning changes.

The City Council and Planning and Zoning Commission discussed the proposed MU-1 (Mixed-Use-Infill), MU-2 (Mixed-Use-Corridor), and C-1.5 (Medium Commercial). They also discussed amending the zoning districts and adopting the Mixed-Use Zoning District along with 290 E. They also discussed the proposed Zoning changes that could impact certain business areas and possibly consider additional restrictions to protect those areas.

C. Discussion regarding proposed Zoning Ordinance changes related to outdoor amplified sound adjacent to Residential Zoning.

Brian Jordan, Director of Development Services, reviewed the list of areas where Single Family Residential Zoning abuts C-2, CBD, M-1 and M-2 Districts. He also reviewed the maps of the different areas.

The City Council and the Planning and Zoning Commission discussed the concerns that have occurred about the businesses with outdoor amplified sound that are adjacent to Residential Zoning and how to address some of the issues.

D. Discussion regarding proposed changes to parking regulation on West Main Street.

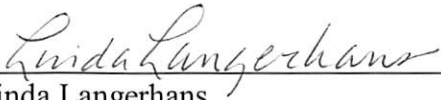
Brian Jordan, Director of Development Services, reviewed the special parking provisions in the Zoning Ordinance. He also reviewed the issues that have occurred regarding parking.

The City Council and the Planning and Zoning Commission discussed the parking issues and the requirements of parking for businesses.

Brian Jordan, Director of Development Services, reviewed the topics the City Council wants the Planning and Zoning Commission to consider amending. He stated he will bring an Agenda Item to the February 18th City Council Regular Meeting for a motion to initiate the Planning and Zoning Commission to begin the process to review the items discussed during this Joint Meeting.

4. ADJOURN

Motion: A motion was made by Commissioner Warren, seconded by Commissioner Jarreau, to adjourn the Thursday, February 7, 2019 City Council and Planning and Zoning Commission Joint Meeting at 7:05 p.m. The City Council voted five (5) for and none (0) opposed and the Planning and Zoning Commission voted eight (8) for and none (0) opposed. The motion carried unanimously.



Linda Langerhans
Mayor

Janice Menking
Planning and Zoning Commission Chair

ATTEST



Shelley Goodwin, TRMC
City Secretary

**REPLAT
BACKGROUND INFORMATION
April 3, 2019**

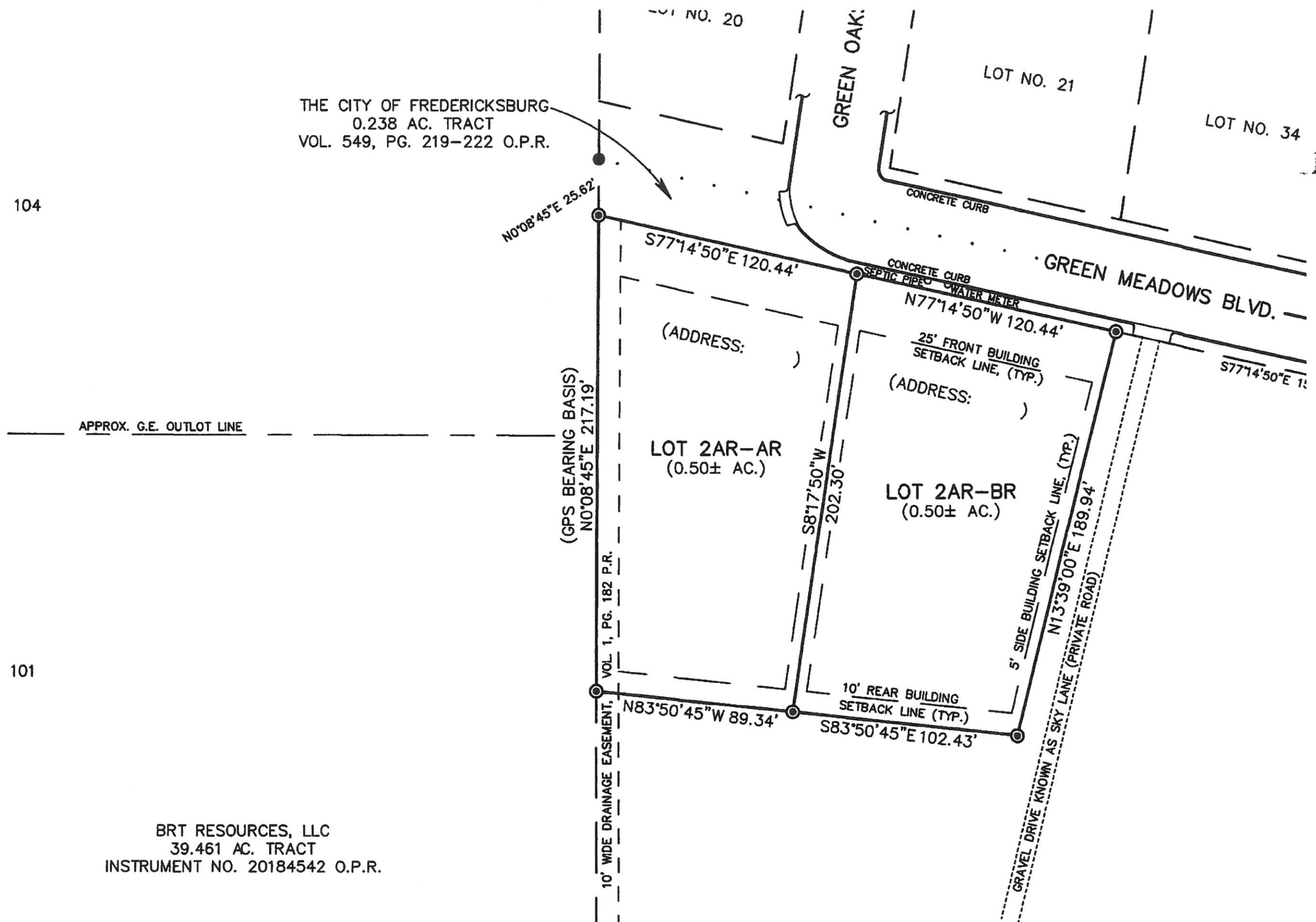
File Number:	P-1906
Subdivision Name:	Replat of Lot 2AR of the Bertelson Acres Subdivision , into Lot 2AR-AR and 2AR-BR.
Location:	225 Green Meadows Boulevard (see attached map).
Applicant:	Lucas Barnett
Number/Size of Lots:	2 lots, with Lot 2AR-AR – 0.5 acres, Lot 2AR-BR – 0.5 acres.
Roadways:	Green Meadows Boulevard provides access to both lots.
Right-of-way Dedications:	Adequate right-of-way for Green Meadows Boulevard was provided when the Green Meadows subdivision was developed.
Utilities:	A water and sanitary sewer tap will be required for the additional lot.
Easements:	An existing drainage easement is located along the west side of Lot 2AR-AR.
Easements Abandoned:	NA
Stormwater Detention:	NA
Park Dedication:	A park dedication fee in the amount of \$500 will be required for the new lot being created.
Drainage:	Will be evaluated when the property develops.
Sidewalks:	The Sidewalk Plan does not call for a sidewalk adjoining any portion of this property.
Staff Recommendation:	Approval
P&Z Action:	Final approval

104

THE CITY OF FREDERICKSBURG
0.238 AC. TRACT
VOL. 549, PG. 219-222 O.P.R.

101

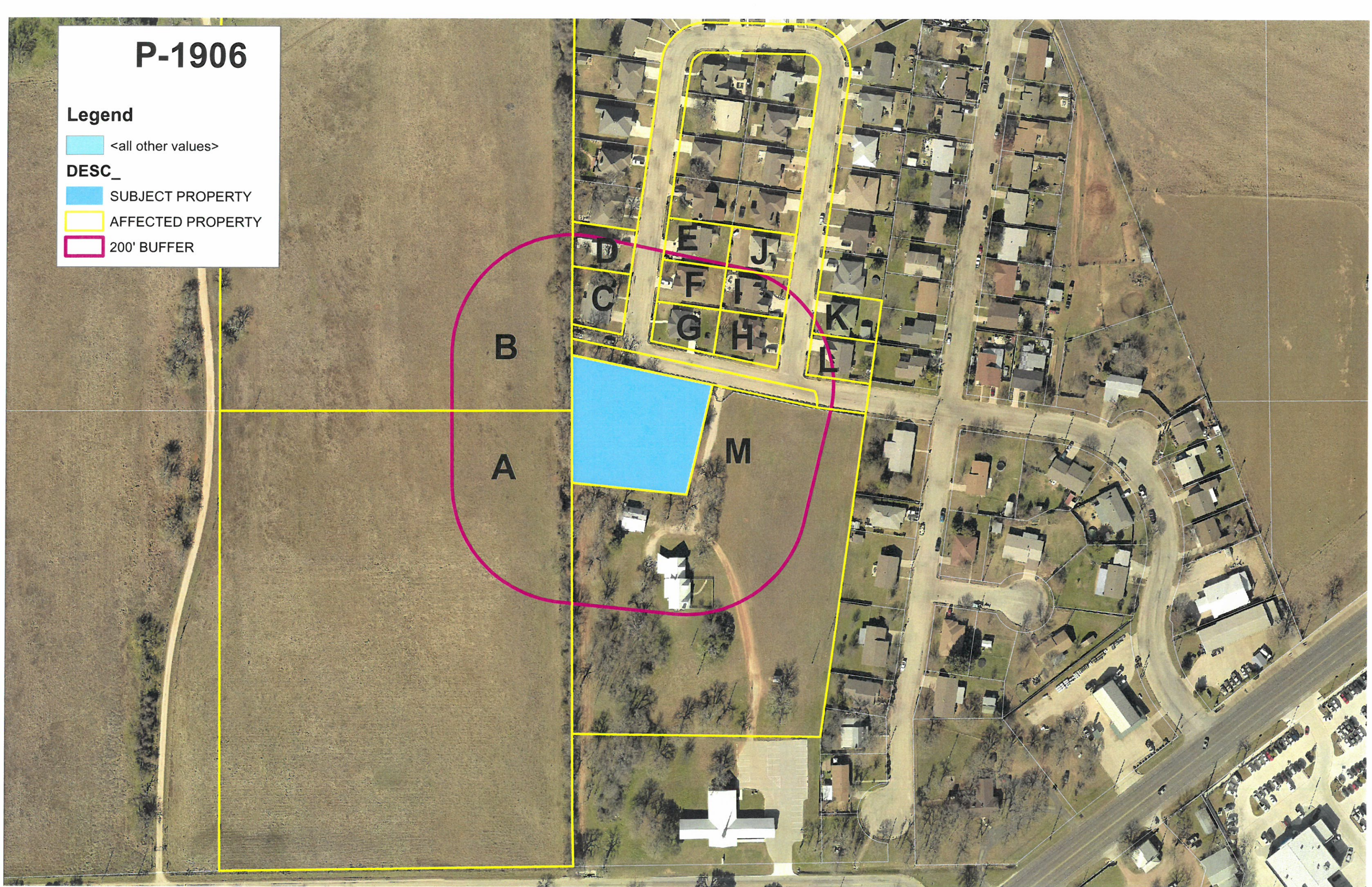
BRT RESOURCES, LLC
39.461 AC. TRACT
INSTRUMENT NO. 20184542 O.P.R.



P-1906

Legend

-  <all other values>
- DESC_**
-  SUBJECT PROPERTY
-  AFFECTED PROPERTY
-  200' BUFFER



Letter	Owner	Address
A	BRT RESOURCES LLC	1250 NE LOOP 410 STE 333 SAN ANTONIO, TX
B	BRT RESOURCES LLC	1250 NE LOOP 410 STE 333 SAN ANTONIO, TX
C	CONFIDENTIAL	239 GREEN OAKS LOOP FREDERICKSBURG, TX 78624
D	LARRY & DIANE REEH	237 GREEN OAKS LOOP FREDERICKSBURG, TX 78624
E	CODY CUPPES	236 GREEN OAKS LP FREDERICKSBURG, TX 78624
F	3 STEHLING HOMES, LLC	501 W. MAIN FREDERICKSBURG, TX 78624
G	OLIVIA GOMEZ	240 GREEN OAKS LP FREDERICKSBURG, TX 78624
H	3 STEHLING HOMES, LLC	501 W. MAIN FREDERICKSBURG, TX 78624
I	OSCAR DOMINGUEZ	204 GREEN OAKS LP FREDERICKSBURG, TX 78624
J	3 STEHLING HOMES, LLC	501 W. MAIN FREDERICKSBURG, TX 78624
K	WILFRIED & DORIS HEUER	203 GREEN OAKS LP FREDERICKSBURG, TX 78624
L	KARL & LAURA HOGSETT	P.O. BOX 3416 FREDERICKSBURG, TX 78624
M	LAWRENCE & BETTY FOSTER	67 SKY LN FREDERICKSBURG, TX 78624
P-1906		

REPLAT
BACKGROUND INFORMATION
April 3, 2019

File Number:	P-1907
Subdivision Name:	Replat of Lot 1of the Medical Center Subdivision into Lot 1-AR and Lot 1-BR.
Location:	1308 South State Highway 16 (see attached map).
Applicant:	Dale Sultemeier
Number/Size of Lots:	2 lots, with Lot 1-AR – 1.22 acres, Lot 1-BR – 2.25 acres.
Roadways:	Main access into the property is provided from State Highway 16. The new lot (1-AR) will have access from Pyka Road.
Right-of-way Dedications:	None required.
Utilities:	A water and sanitary sewer tap will be required for proposed Lot 1-AR.
Easements:	An existing 60’ drainage easement is located along the west side of Lot 1-AR, a diversion easement along the south property line and a driveway easement with the adjoining property to the south.
Easements Abandoned:	NA
Stormwater Detention:	NA
Park Dedication:	NA
Drainage:	Will be evaluated when Lot 1-AR develops.
Sidewalks:	The Sidewalk Plan does not call for a sidewalk adjoining any portion of this property.
Staff Recommendation:	Approval
P&Z Action:	Final approval

A REPLAT OF LOT 1
in
MEDICAL CENTER
SUBDIVISION

A 3.47 ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS; COMPRISING ALL OF LOT 1 IN THE MEDICAL CENTER SUBDIVISION, A PLAT OF RECORD IN VOLUME 3, PAGE 44 OF THE PLAT RECORDS OF SAID COUNTY; BEING THAT PROPERTY DESCRIBED IN A CONVEYANCE FROM FBG MEDICAL CENTER PROPERTIES, LLC TO HILL COUNTRY MEMORIAL HOSPITAL, FOUND OF RECORD IN A WARRANTY DEED EXECUTED ON FEBRUARY 6TH, 2019 AND RECORDED ON FEBRUARY 7TH, 2019 UNDER REGISTER NO. 20190634 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

Approved this _____ day of _____, 20____, as a minor plat, by the Director of Planning and Building of the City of Fredericksburg, Texas as authorized by Section 9.1100 of the City of Fredericksburg Subdivision Ordinance and Section 212.0065 of the Texas Local Government Code.

Date: _____
Chairperson, City Planning and Zoning Commission

Filed for record at _____ o'clock _____ M., this the _____ day of _____, 20____, A.D., on Page _____, Volume _____ of the Plat Records of Gillespie County, Texas.

Deputy _____
Clerk, County Court
Gillespie County, Texas

I (we), the undersigned, owner(s) of Lot 1 in the Medical Center Subdivision conveyed to me (us) by Deed recorded under Register 20190634 of the Official Public Records of Gillespie County, Texas, and designated herein as the A REPLAT OF LOT 1 IN MEDICAL CENTER SUBDIVISION to the City of Fredericksburg, Texas, and whose name(s) is (are) subscribed hereto, hereby dedicate to the Admiral Heights Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights Subdivision and to implement the requirements of the platting ordinances, rules, and other regulations thereon shown for the purpose and consideration therein expressed.

Date: _____ Owner: _____

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.
Notary Public in & for the State of TX
Type or Print Notary's Name
My Commission Expires: _____

I, Dale Allen Sultemeier, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is prepared from an actual survey of the property made under my direction and supervision on the ground on _____ and that the corner monuments were properly placed under my supervision, and that all aspects of this plat are in accordance with the City of Fredericksburg's Subdivision Ordinance.

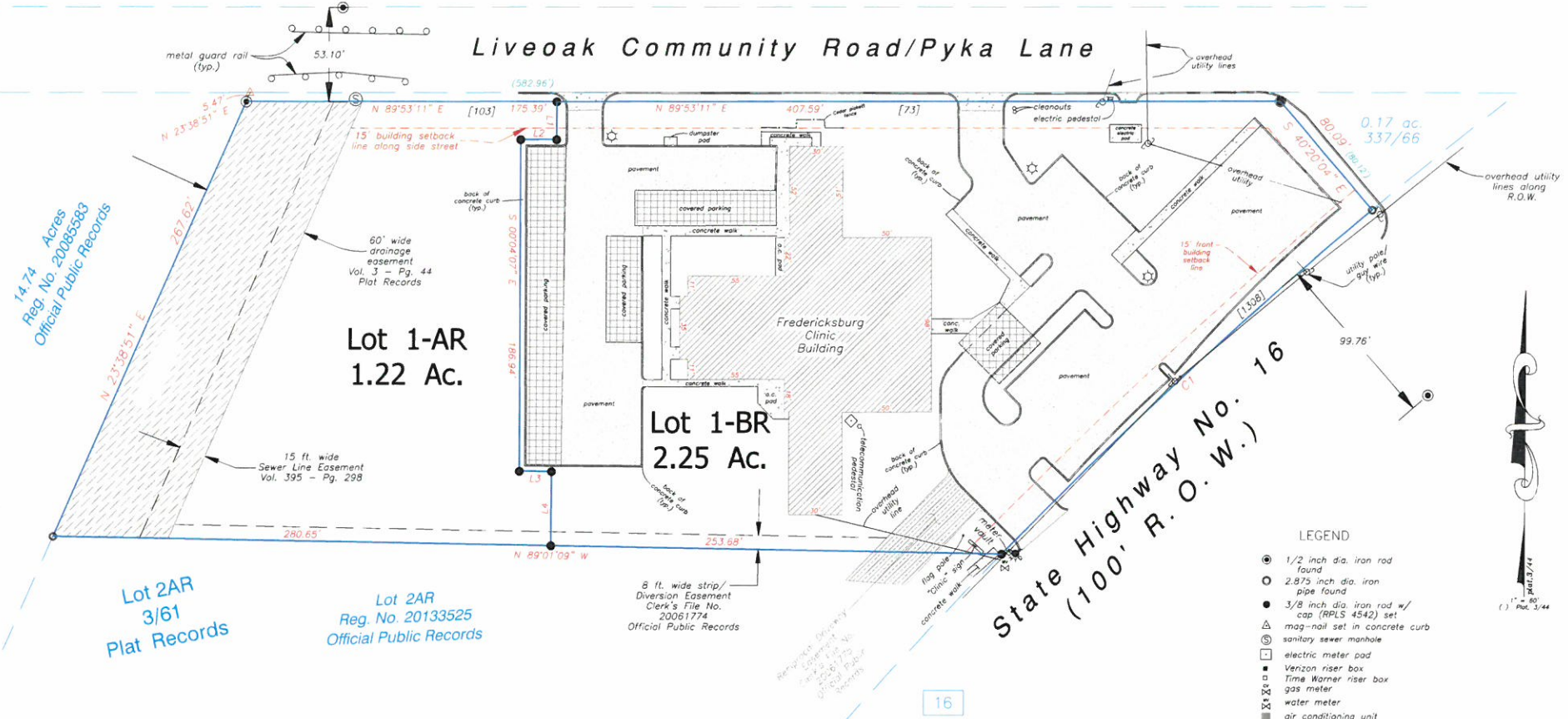
NOTE: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Date: _____
Dale Allen Sultemeier
RPLS 4542
01-25-2019
Registered Professional Land Surveyor No. 4542
SULTEMEIER SURVEYING AND ENGINEERING
(830) 990-1221

THE STATE OF TEXAS:
COUNTY OF GILLESPIE:
This instrument was acknowledged before me on this the _____ day of _____, 20____,
by _____

Notary Public in and for the State of Texas
My commission expires: _____
Printed Name of Notary

S
SULTEMEIER
SURVEYING & ENGINEERING
Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
805 North Llano Street
Fredericksburg, Texas 78624
(830) 990-1221
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dale@sultemeiersurveying.com



Edward Hodgekin
Survey No. 55
Abstract No. 298

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	284.76'	2915.00'	S 46°55'27" W	284.64'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°06'49" E	21.34'
L2	S 89°51'52" W	20.23'
L3	S 89°41'42" E	18.06'
L4	S 00°18'18" W	41.89'

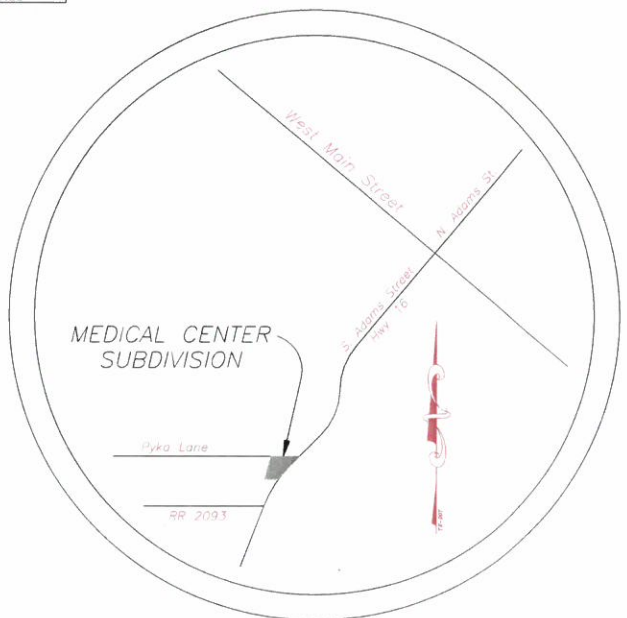
- Building setback lines on the plat reflect current C2 Commercial Zoning for this property as of the date of the plat. Building setbacks are subject to changes in property zoning.
- All future construction must adhere to setbacks shown on the current zoning at that time.

Approved _____ Date _____
Chairman, Planning and Zoning Commission
City of Fredericksburg, TX
The undersigned, the City Secretary and the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of A REPLAT OF LOT 1 IN THE MEDICAL CENTER SUBDIVISION or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, 2019, and the Commission, by formal action, then and there accepted the dedications, conveyances of land, improvements, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is not acceptable for filing with Gillespie County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance on behalf of the City thereof by signing his/her name as hereinabove subscribed.
Witness my hand on the _____ day of _____, 2019.

City Secretary
City of Fredericksburg, TX

Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fence, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing oil are part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.

Texas Licensed Surveying Firm 100930-00	Texas Registered Engineering Firm F-10608
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Location Map
(not to scale)

P-1907

Legend

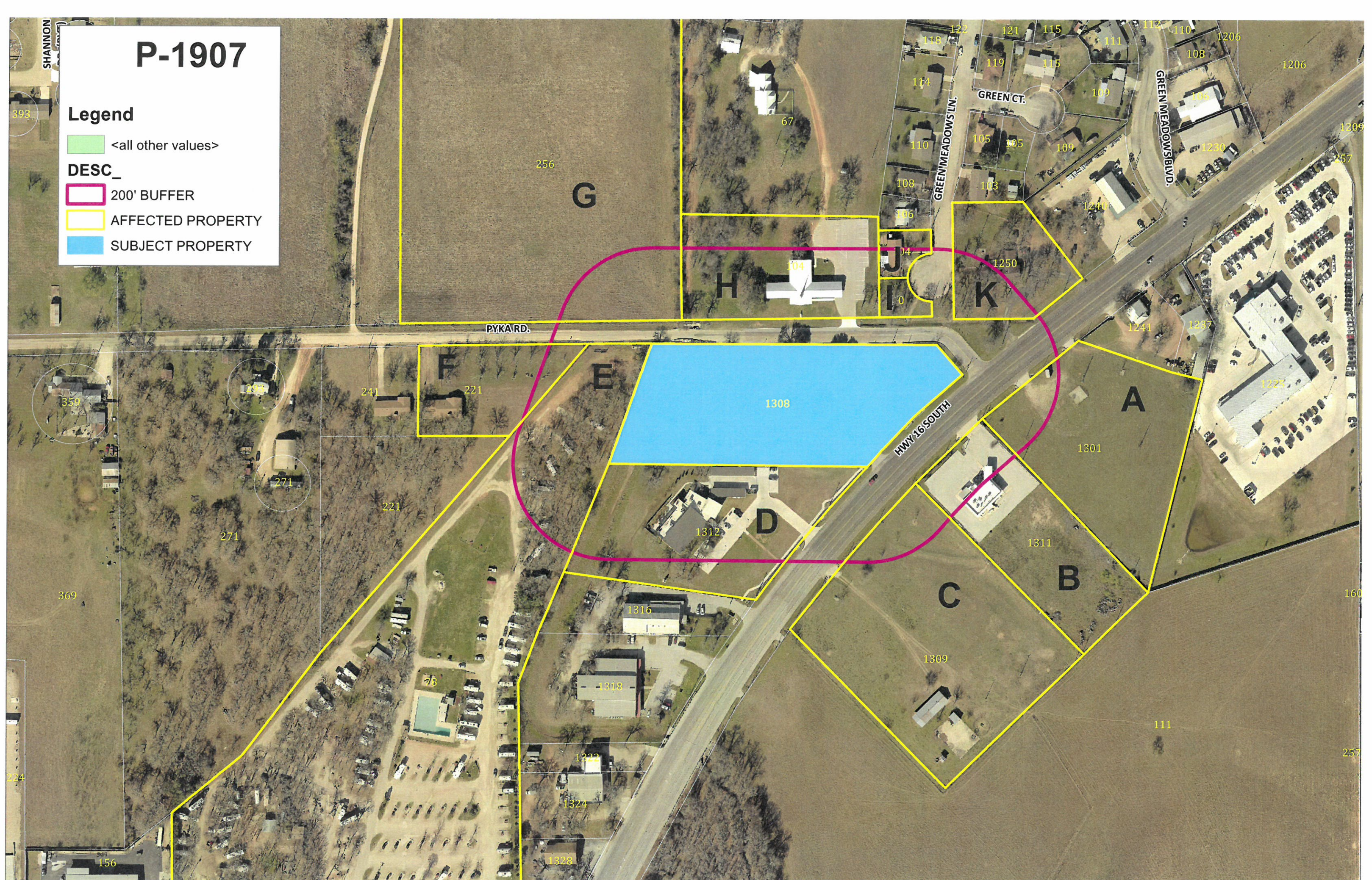
<all other values>

DESC_

200' BUFFER

AFFECTED PROPERTY

SUBJECT PROPERTY



Letter	Owner	Address
A	MARY PENICK	116 E. MAIN ST FREDERICKSBURG, TX 78624
B	MARY PENICK	116 E. MAIN ST FREDERICKSBURG, TX 78624
C	BILL HAM ESTATE	P.O. BOX 163807 AUSTIN TX
D	JC HOLDINGS LLC	1133 HOMESTEAD DR FREDERICKSBURG, TX 78624
E	OAKWOOD RV RESORT OF TEXAS LLC	P.O. BOX 6194 INCLINE VILLAGE, NV
F	MARY ANDEREGG	241 PYKA RD FREDERICKSBURG, TX 78624
G	BRT RESOURCES LLC	1250 NE LOOP 410 STE 333 SAN ANTONIO, TX
H	FREDERICKSBURG BAPTIST CHURCH	215 GREEN MEADOWS BLVD FREDERICKSBURG, TX 78624
I	CITY OF FREDERICKSBURG	126 W. MAIN FREDERICKSBURG, TX 78624
J	JORGE & EULAIA RIVAS	104 GREEN MEADOWS LN FREDERICKSBURG, TX 78624
K	GINGER MITCHELL	144 SUNDOWN LN FREDERICKSBURG, TX 78624
P-1907		



PLANNING & ZONING COMMISSION

DATE: March 28, 2019

TO: Planning and Zoning Commission

FROM: Brian Jordan, AICP

SUBJECT: Z-1901, Public Hearing to consider amending Section 7.825 of the Zoning Ordinance pertaining to Special Parking Provisions applicable to Central Fredericksburg.

Summary:

The Council adopted Ordinance 24-005 in May 2014. This ordinance amended Section 7.825 of the Zoning Ordinance, Special Parking Provisions Applicable to Central Fredericksburg by extending these provisions from Washington Street to Elk Street on the east end of town and from Milam Street to Bowie Street on the west end of town. In September, 2015, the Council adopted Ordinance 25-017 that extended these provisions from Bowie Street to Acorn Street. The 600 block of W. Main Street is zoned C-2 Commercial and the property immediately adjacent is zoned R-1 Single Family Residential. By allowing the special parking provisions to be extended into this location, the existing properties are not required to provide on-site parking unless the buildings are expanded (see existing ordinance provisions).

Recommendation:

In 2015, the Planning and Zoning Commission voted to recommend that the special parking provisions be extended to Acorn Street to correspond with the Historic District. The City Council agreed and approved the ordinance amendment. At this time, staff did not recommend approval of the change to include the block between Bowie Street and Acorn Street.

Staff recommends approval of the attached ordinance which eliminates the special parking provisions from these blocks.

The City of Fredericksburg

Background / Analysis:

There are several factors that should be considered as part of this evaluation. First of all, the speed limit along Main Street transitions from 30 MPH to 45 MPH at Bowie Street heading west. There are no cross-walks or traffic signals within the blocks west of Milam Street to protect pedestrians crossing the street. The zoning and uses of property adjacent to and behind the lots fronting on Main Street is single family residential. The potential negative affect of this would be if on street parking is not available, parking would likely extend into the residential areas.

Attachments:

Map of Area, proposed ordinance, current regulations

A handwritten signature in blue ink, appearing to be 'Bry', is written over a horizontal line.

Department Approval

The City of Fredericksburg

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING SECTION SEC. 7.825 - SPECIAL PROVISIONS APPLICABLE TO CENTRAL FREDERICKSBURG - OF APPENDIX B - ZONING ORDINANCE, OF THE CODE OF ORDINANCES; TO REDUCE THE AREA ALONG W. MAIN STREET SUBJECT TO SPECIAL PARKING REGULATIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 7.825 of the Zoning Ordinance of the City of Fredericksburg sets forth an area of the City wherein parking regulations are specific to the area which are intended to promote pedestrian-oriented street frontages and discourage inharmonious parking facilities; and

WHEREAS, an application for a text amendment to Section 7.825 of the Zoning Ordinance has been initiated by motion of the City Council; 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 text amendment 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 text amendment be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such text amendment 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 text amendment, 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, Section 7.825 - Special Provisions Applicable to Central Fredericksburg - of Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the deletion of Section 7.825(B) in its entirety, and the following substituted therefore:

Sec. 7.825 - Special Provisions Applicable to Central Fredericksburg

B. The Special parking requirements and provisions in this Section shall apply to all areas of blocks 15, 16, 21, 22, 27, 28, 33, 34, 42, 43, 47, 48, 52, 53, 57, 58, 67 and 68 of the Fredericksburg Addition, and which is further described as those blocks bordered by Austin Street, San Antonio Street, Elk Street and Bowie Street.

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____.

Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, City Secretary

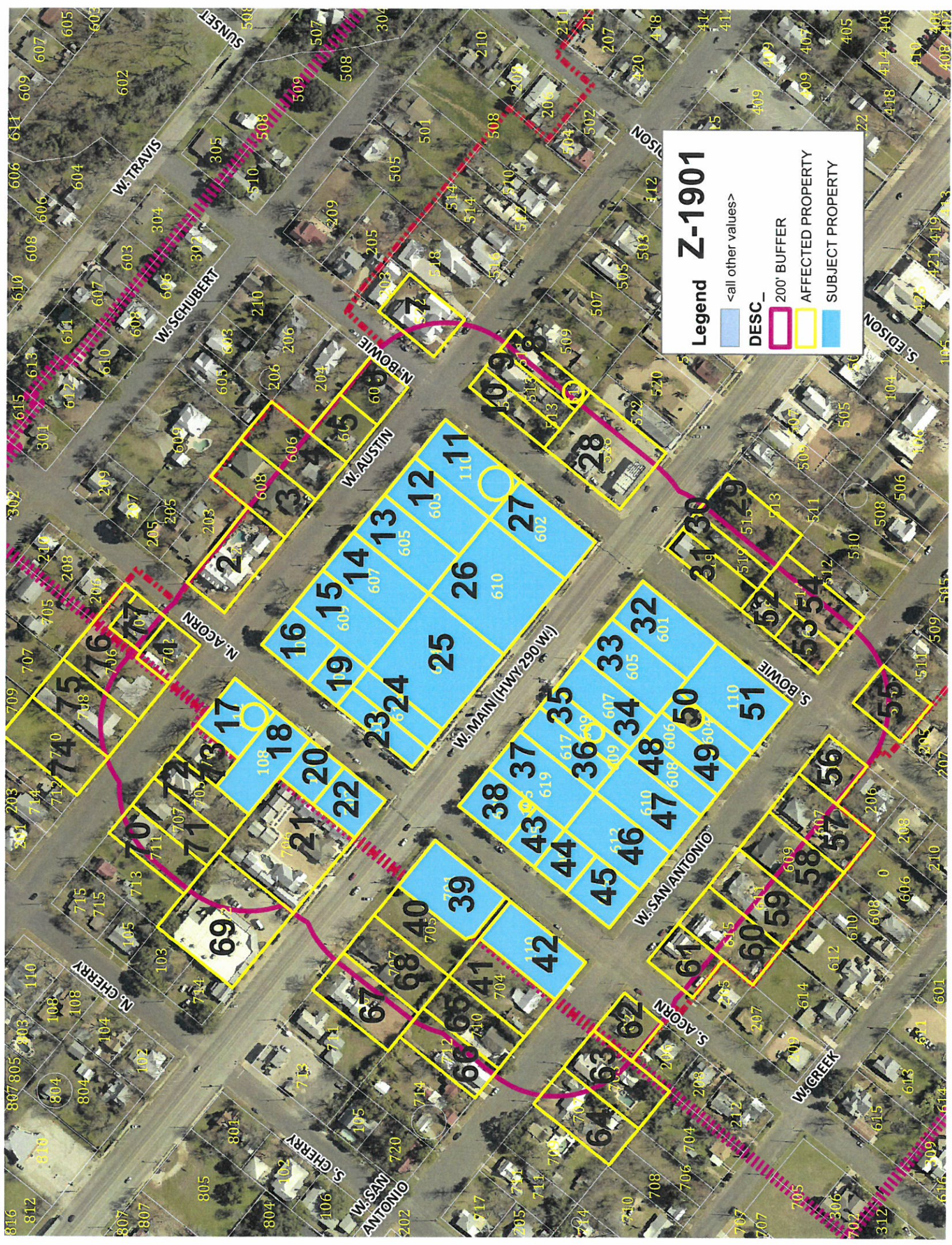
APPROVED AS TO FORM:

Daniel Jones, City Attorney

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 Acron Street, and including lots 127, 127R and 138, Block 4 and lots 271R and 282, Block 3 Fredericksburg Addition (lots fronting on Acron 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.

(Ord. No. 25-017, 9-21-2015)



Legend Z-1901

<all other values>

DESC_

- 200' BUFFER
- AFFECTED PROPERTY
- SUBJECT PROPERTY

Letter	Owner	Address
1	LANG FAMILY RANCHES INVESTMENTS LLC	625 WEATHERBY RD HARPER, TX 78631
2	BRENT & PAMELA GEISTWEIDT	612 W. AUSTIN FREDERICKSBURG, TX 78624
3	HAROLD & KATHLEEN COATES	P.O. BOX 877 FREDERICKSBURG, TX 78624
4	JACK & LUCY ARNOLD	606 W. AUSTIN FREDERICKSBURG, TX 78624
5	GINA WENDEL - LOCKHART	604 W. AUSTIN FREDERICKSBURG, TX 78624
6	MARGARET WENDEL	602 W. AUSITN FREDERICKSBURG, TX 78624
7	JOHN & SUZANNE SHORE	522 W. AUSTIN FREDERICKSBURG, TX 78624
8	CLARA HARRISON	11202 W US HWY 290 HARPER, TX 78631
9	SHEILA WRIGHT	513 W. AUSTIN FREDERICKSBURG, TX 78624
10	DONNA ATWOOD	3910 TOBIN TRL ROWLETT, TX 75088
11	JORDAN MURAGLIA & RICHARD BEAUPRE	P.O. BOX 1849 FREDERICKSBURG, TX 78624
12	MICKEY DUNN	605 W. AUSTIN FREDERICKSBURG, TX 78624
13	MICKEY DUNN	605 W. AUSTIN FREDERICKSBURG, TX 78624
14	LARRY & KATHLEEN BURSON	607 W. AUSITN FREDERICKSBURG, TX 78624
15	FBG TEXAS VACATION PROPERTIES LLC	12923 BEDFORD FALLS DR CYPRESS, TX 77429
16	GORDON TRAVIS	107 N ACORN FREDERICKSBURG, TX 78624
17	CAROLYN MOORE	112 N. ACORN FREDERICKSBURG, TX 78624
18	JOHN WALLACE	108 N. ACORN FREDERICKSBURG, TX 78624
19	GORDON TRAVIS	107 N ACORN FREDERICKSBURG, TX 78624
20	WAYNE & SHERRY RODE	1157 RR 2721 FREDERICKSBURG, TX 78624
21	THIS IS LIFE LLC	10 E LAKE DR ROCKPORT, TX 78382
22	WAYNE & SHERRY RODE	1157 RR 2721 FREDERICKSBURG, TX 78624
23	INN HAUS LLC - SPLENDID INN SERIES	92 SUNNILAND DR FREDERICKSBURG, TX 78624
24	RICHARD LAUGHLIN	616 W. MAIN FREDERICKSBURG, TX 78624
25	ELIZABETH BEHREND	715 W. CREEK FREDERICKSBURG, TX 78624
26	ST. JOSEPHS CREDIT UNION	610 W. MAIN FREDERICKSBURG, TX 78624
27	CARL D NEWTON III	602 W. MAIN FREDERICKSBURG, TX 78624
28	STROEHER & OLFERS PROPERTIES	509 S. ADAMS FREDERICKSBURG, TX 78624
29	REBECCAS RENTAL LLC	243 EMU LN FREDERICKSBURG, TX 78624
30	RAMONA CANCINO - LIFE ESTATE	519 W. MAIN FREDERICKSBURG, TX 78624
31	RAMONA CANCINO - LIFE ESTATE	519 W. MAIN FREDERICKSBURG, TX 78624
32	JOHNNIE & ELAINE WARD	510 JUDY DR DRIPPING SPRINGS, TX 78620
33	FRIEDHELM BOPP	905 W. MAIN FREDERICKSBURG, TX 78624

34	JIM GARNER	607 W. MAIN FREDERICKSBURG, TX 78624
35	COSME & DORIS AGUILAR	909 E. HIGHWAY ST FREDERICKSBURG, TX 78624
36	ROGER CRENWELGE	717 E. MORSE ST FREDERICKSBURG, TX 78624
37	WITTENBURG ENTERPRISES LLC	302 E. CENTRE ST FREDERICKSBURG, TX 78624
38	LAYTON LEISSNER	P.O. BOX 310235 NEW BRAUNFELS, TX 78131
39	KAREN HASCHKE	4208 VENADO DR AUSTIN, TX 78731
40	MARK HALLMAN ENTERPRISES LTD	226 S. GRAND CRU LANE FREDERICKSBURG, TX 78624
41	GEORGE & ESTHER WEBER	704 W. SAN ANTONIO FREDERICKSBURG, TX 78624
42	ROY & ANDREA GENTRY	110 S. ACORN FREDERICKSBURG, TX 78624
43	META DOLGENER	707 W. MORSE FREDERICKSBURG, TX 78624
44	META DOLGENER	707 W. MORSE FREDERICKSBURG, TX 78624
45	BETTY JOHNSON	1261 KNOPP SCHOOL RD FREDERICKSBURG, TX 78624
46	JAMES & BARBARA THOMAS	612 W. SAN ANTONIO ST FREDERICKSBURG, TX 78624
47	BONNIE WARD - LIFE ESTATE	610 W. SAN ANTONIO ST FREDERICKSBURG, TX 78624
48	JEAN BOURTIN & CHRISTY HARGROVE	3811 W. US HWY 290 FREDERICKSBURG, TX 78624
49	RDM PROPERTIES LLC	116 RIDGEWOOD DR FREDERICKSBURG, TX 78624
50	GRACE WALLACE	604 W. SAN ANTONIO FREDERICKSBURG, TX 78624
51	RONALD LEE	1800 POST OAK BLVD STE 6130 HOUSTON, TX 77056
52	TROY & MELISSA BURTON	P.O. BOX 163 JUNCTION, TX 76849
53	JAMES & PARTRICIA RICHMOND	516 W. SAN ANTONIO ST FREDERICKSBURG, TX 78624
54	KENNETH & TAMARA SMITH	186 MAPLE ST FREDERICKSBURG, TX 78624
55	MARY MONTGOMERY	4617 S. VERSAILLES AVENUE DALLAS, TX 75209
56	LFP RENTAL INVESTMENTS LTD	420 E. COTTER AVE PORT ARANSAS, TX 78373
57	ADEAK ENTERPRISES LLC	2747 SAN NICOLO LN LEAGUE CITY, TX 77573
58	LOTTIE WEBER - LIFE ESTATE	609 W. SAN ANTONIO FREDERICKSBURG, TX 78624
59	GREGORY & EILEEN KADERLI	P.O. BOX 302 FREDERICKSBURG, TX 78624
60	WALTER & KARYN MOLDENHAUER	615 W. SAN ANTONIO FREDERICKSBURG, TX 78624
61	ELIZABETH WANNER	617 W. SAN ANTONIO FREDERICKSBURG, TX 78624
62	TRE CASA LLC	1341 FELIX LN HYE, TX 78635
63	DAVID & CARLA HERBIG	703 W. SAN ANTONIO FREDERICKSBURG, TX 78624
64	ROY ENDERLIN	707 W. SAN ANTONIO FREDERICKSBURG, TX 78624
65	DAVID SIDLO	547 SMITH RD FREDERICKSBURG, TX 78624
66	TOM & JULIE WARMBRODT	712 W. SAN ANTONIO FREDERICKSBURG, TX 78624
67	TAMMY SIKES	419 E. TRAVIS FREDERICKSBURG, TX 78624

68	DAVID SIDLO	547 SMITH RD FREDERICKSBURG, TX 78624
69	FBG PUBLISHING HOLDING CO.	105 E. MAIN STE 109A FREDERICKSBURG, TX 78624
70	MD GATHERING HOLDINGS LLC	632 POST OAK RD FREDERICKSBURG, TX 78624
71	DEAN MARSHAL & JILL KRAUS	807 SUNSET ST FREDERICKSBURG, TX 78624
72	DEBORAH FARQUHAR	705 W. AUSTIN FREDERICKSBURG, TX 78624
73	AGNES FAMILY LIMITED PARTNERSHIP	703 W. AUSTIN FREDERICKSBURG, TX 78624
74	JAMES & ANN BLAKE	710 W. AUSTIN FREDERICKSBURG, TX 78624
75	PAUL HANNEMANN	708 W. AUSTIN FREDERICKSBURG, TX 78624
76	KATHLEEN CRENWELGE - LIFE ESTATE	706 W. AUSTIN FREDERICKSBURG, TX 78624
77	TEXAS HILL COUNTRY HOLDINGS LLC	8605 COBBLESTONE AUSTIN, TX 78735
Z-1901		



PLANNING & ZONING COMMISSION

DATE: March 28, 2019

TO: Planning and Zoning Commission

FROM: Brian Jordan, AICP

SUBJECT: Z-1902, Public Hearing to consider an ordinance amending the Zoning Ordinance prohibiting outdoor amplified sound adjacent to Single Family Residential Zoning districts

Summary:

On February 18, 2019, the Council voted to initiate the consideration of an ordinance to amend the Zoning Ordinance to prohibit outdoor amplified sound adjacent to single family residential zoning districts. Under current regulations, a business located in a Commercial zoning district that happens to adjoin a residential zone is only restricted by the current sound ordinance. The primary complaints come from neighborhoods located adjacent to commercial zones. The proposed ordinance would prohibit outdoor amplified sound for any use when located adjacent to a Single Family Residential District.

Recommendation:

Approval of the ordinance amendment to prohibit exterior amplified sound adjacent to Single Family Residential Zoning Districts.

Background / Analysis:

The Council discussed these matters at the joint meeting with the Planning and Zoning Commission recently and decided to direct staff to prepare an ordinance amendment for consideration.

The City of Fredericksburg

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Attachments:

Map of areas affected, proposed ordinance



Department Approval

The City of Fredericksburg

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B - ZONING ORDINANCE, OF THE CODE OF ORDINANCES; TO PROHIBIT USE OF OUTDOOR AMPLIFIED SOUND WHEN ADJACENT TO PROPERTY ZONED FOR SINGLE FAMILY RESIDENTIAL USE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application for a text amendment of the Zoning Ordinance, related to the restriction of outdoor amplified sound in certain areas of the City, has been initiated by motion of the City Council; 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 text amendment 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 text amendment be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such text amendment 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 text amendment, 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, Section 3.200 – C-1: Neighborhood Commercial - of Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the addition of the following Site Development Regulation, to be inserted and added to the table that follows the language “Each site in the C-1 District shall be subject to the following site development regulations” in said Section:

<i>Feature</i>	<i>Regulation</i>
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1.5, or R5

Section 2. That, Section 3.210 – C-2: Commercial - of Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the addition of the following Site Development Regulation, to be inserted and added to the table that follows the language “Each site in the C-2 District shall be subject to the following site development regulations” in said Section:

<i>Feature</i>	<i>Regulation</i>
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1.5, or R5

Section 3. That, Section 3.220 – CBD: Central Business District - of Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the addition of the following Site Development Regulation, to be inserted and added to the table that follows the language “Each site in the CBD District shall be subject to the following site development regulations” in said Section:

<i>Feature</i>	<i>Regulation</i>
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1.5, or R5

Section 4. That, Section 3.310 – M-1: Light Manufacturing - of Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the addition of the following Site Development Regulation, to be inserted and added to the table that follows the language “Each site in the “M-1” district shall be subject to the following site development regulations” in said Section:

<i>Feature</i>	<i>Regulation</i>
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1.5, or R5

Section 5. That, Section 3.320 – M-2: Medium Manufacturing - of Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the addition of the following Site Development Regulation, to be inserted and added to the table that follows the language “Each site in the “M-2” district shall be subject to the following site development regulations” in said Section:

<i>Feature</i>	<i>Regulation</i>
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1.5, or R5

Section 6. That, Section 3.700 – PUD: Planned Unit Development - of Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the deletion of the following text in Section 3.700:

Uses Expressly Prohibited

Any use not included in the granting of a Conditional Use Permit shall be deemed as a use expressly prohibited, unless additional uses are included pursuant to an amendment to the Conditional Use Permit authorizing a Planned Unit Development.

{End of code text}

and the following text added and substituted therefore:

Uses Expressly Prohibited

Any use not included in the granting of a Conditional Use Permit shall be deemed as a use expressly prohibited, unless additional uses are included pursuant to an amendment to the Conditional Use Permit authorizing a Planned Unit Development. The use of outdoor amplified sound shall be prohibited when adjacent to R-1, R-1.5, and R-5.

{End of code text}

Section 7. That all references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 8. That this Ordinance shall take effect upon the date of its passage.

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

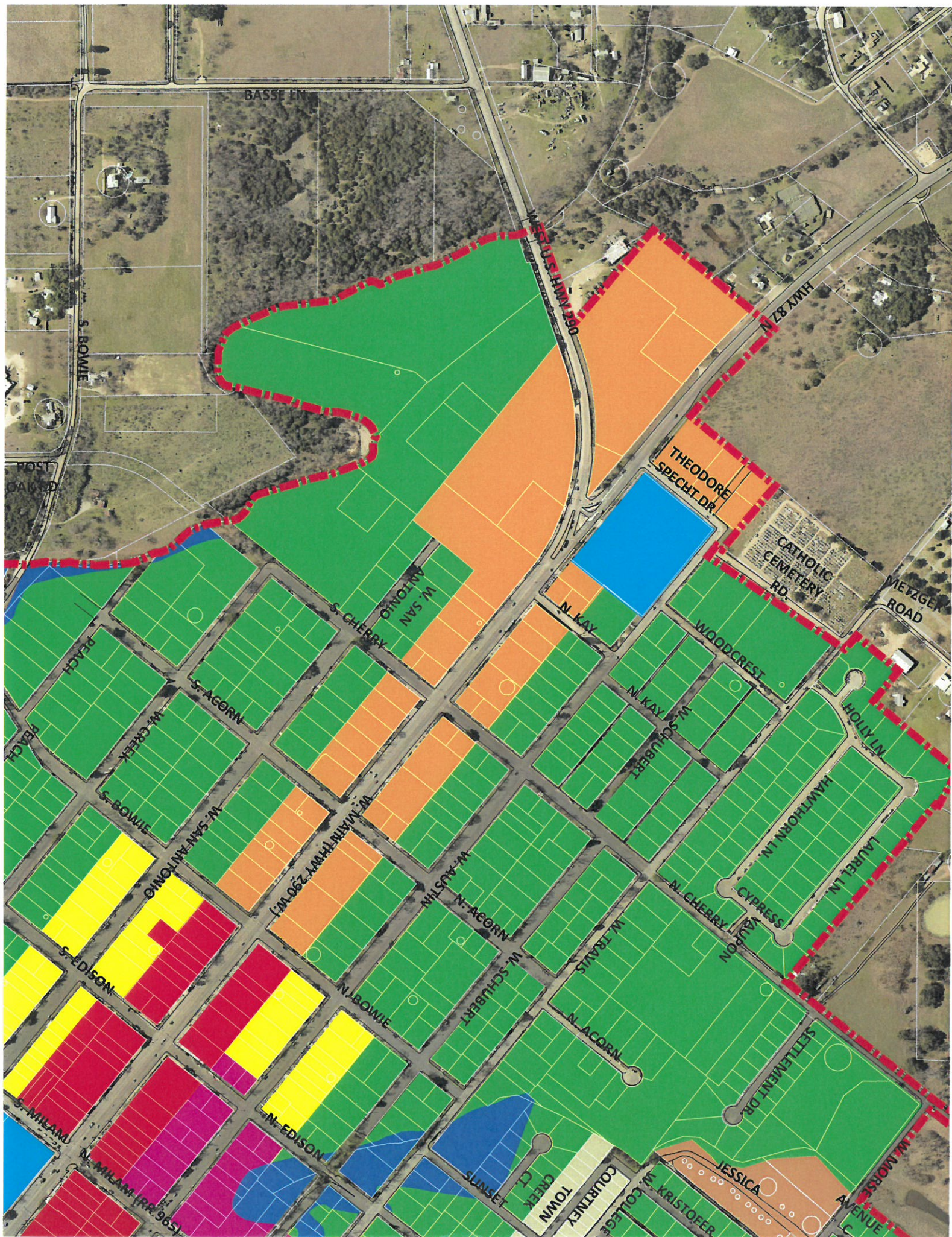
Linda Langerhans, Mayor
City of Fredericksburg, Texas

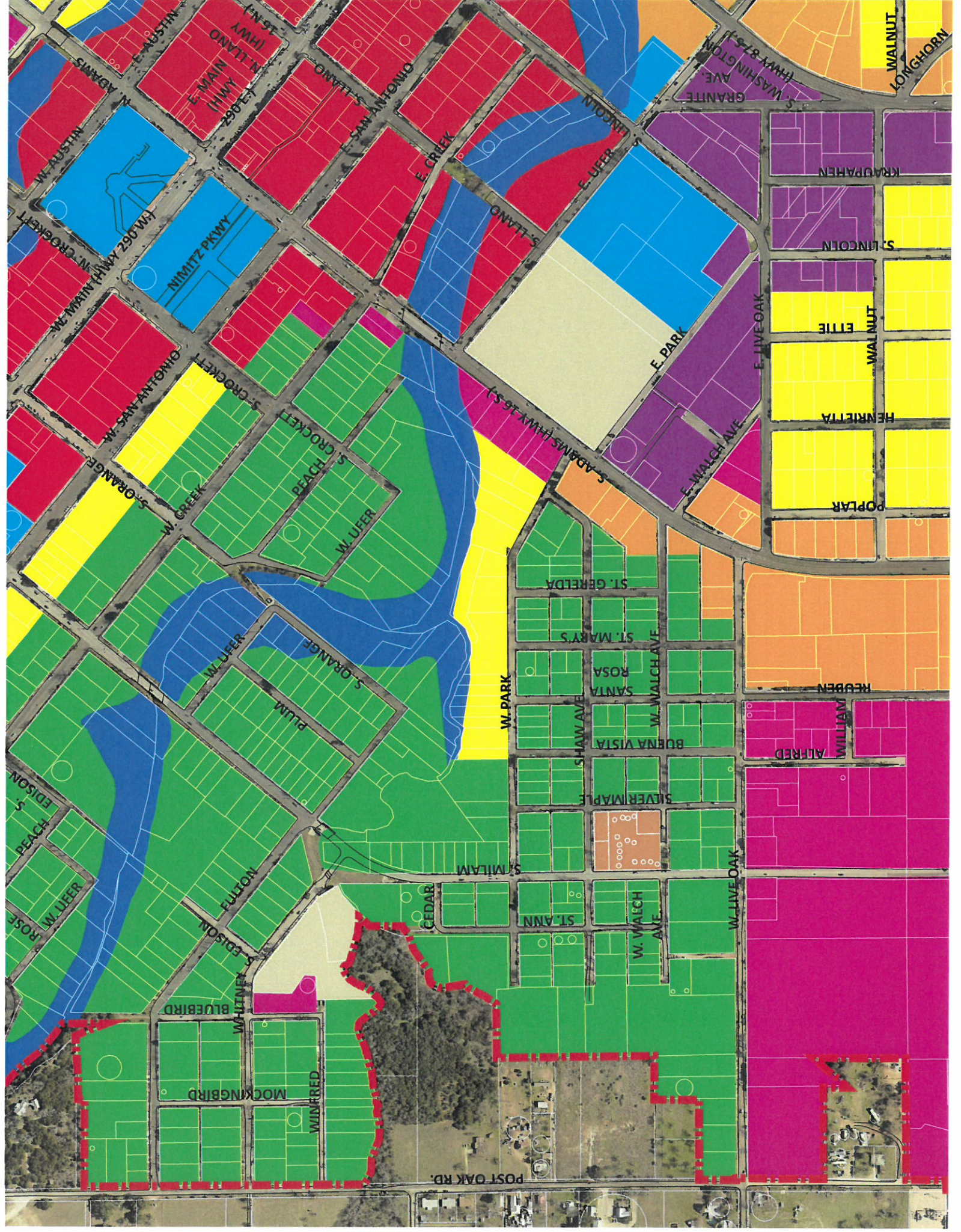
ATTEST:

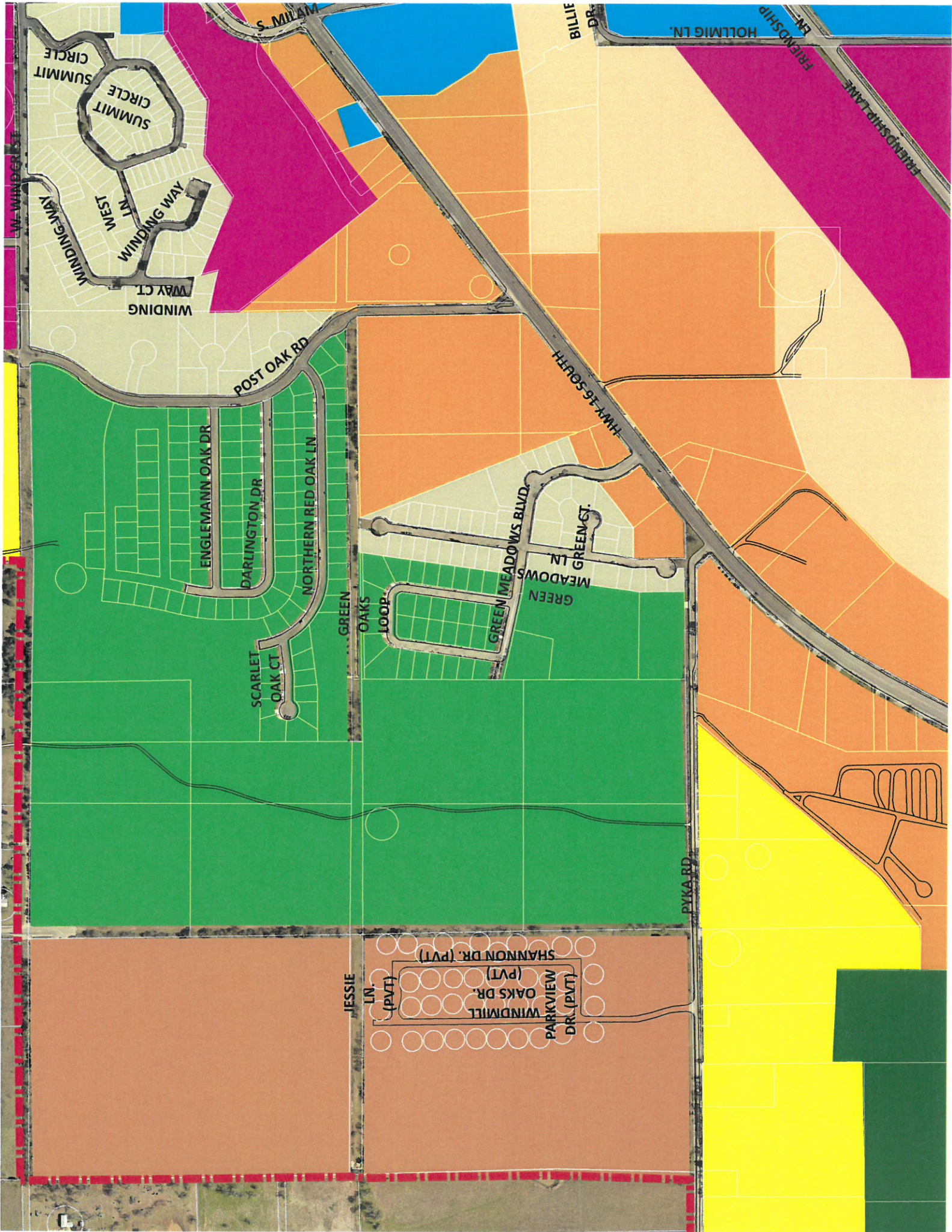
Shelley Goodwin, City Secretary

APPROVED AS TO FORM:

Daniel Jones, City Attorney







SUMMIT
CIRCLE

WEST
SUMMIT
CIRCLE

WINDING
WAY

WINDING
WAY CT

POST OAK RD

ENGLEMAN OAK DR

DARLINGTON DR

NORTHERN RED OAK LN

SCARLET
OAK CT

GREEN
OAKS
LOOP

GREEN MEADOWS BLVD
GREEN MEADOWS LN
GREEN CT

PYKA RD

JESSIE
LN

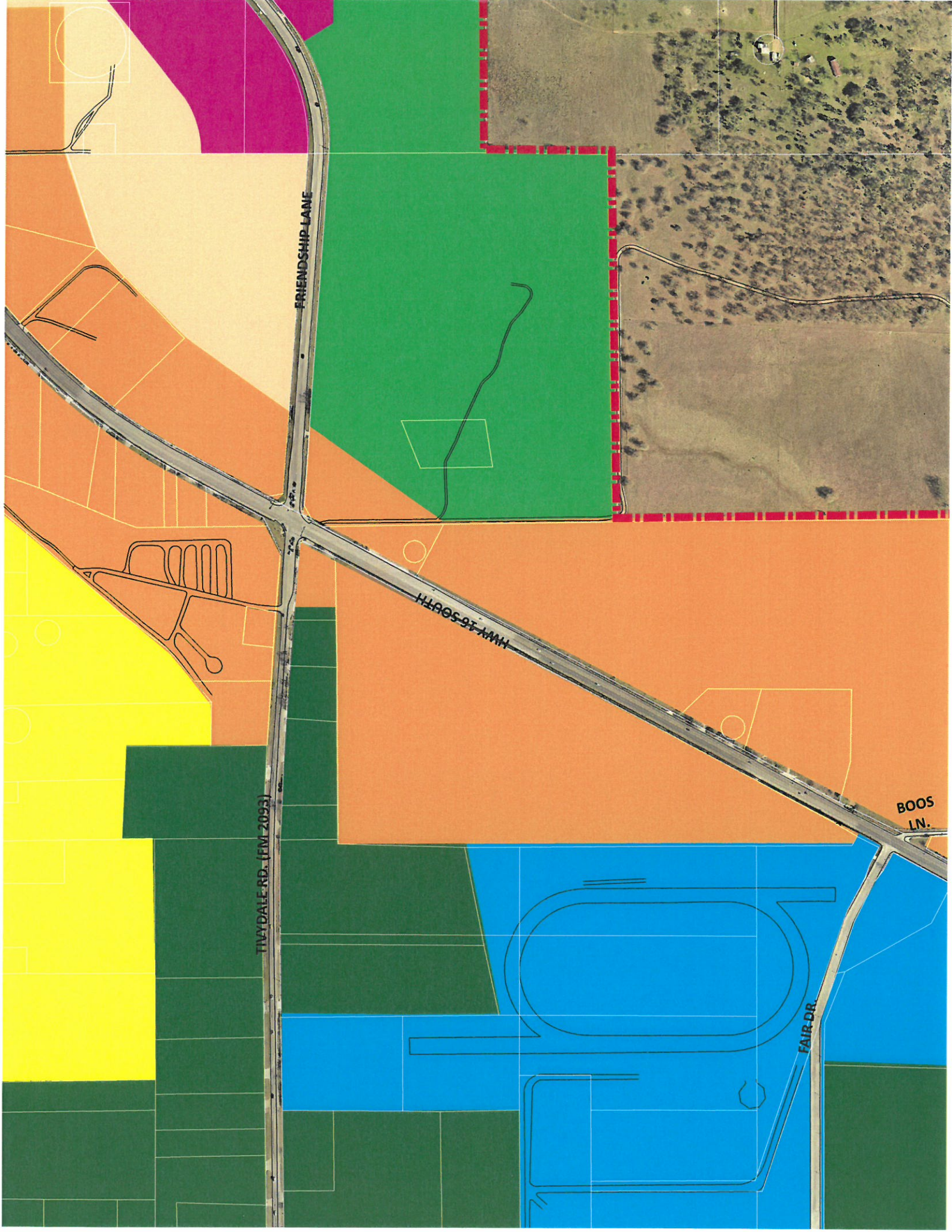
WINDMILL
PARKVIEW DR (PVT)
OAKS DR (PVT)
SHANNON DR (PVT)

BILLIE
DR

HOLLMIG LN

FRIENDSHIP LAKE

FRIENDSHIP
LN



FRIENDSHIP LANE

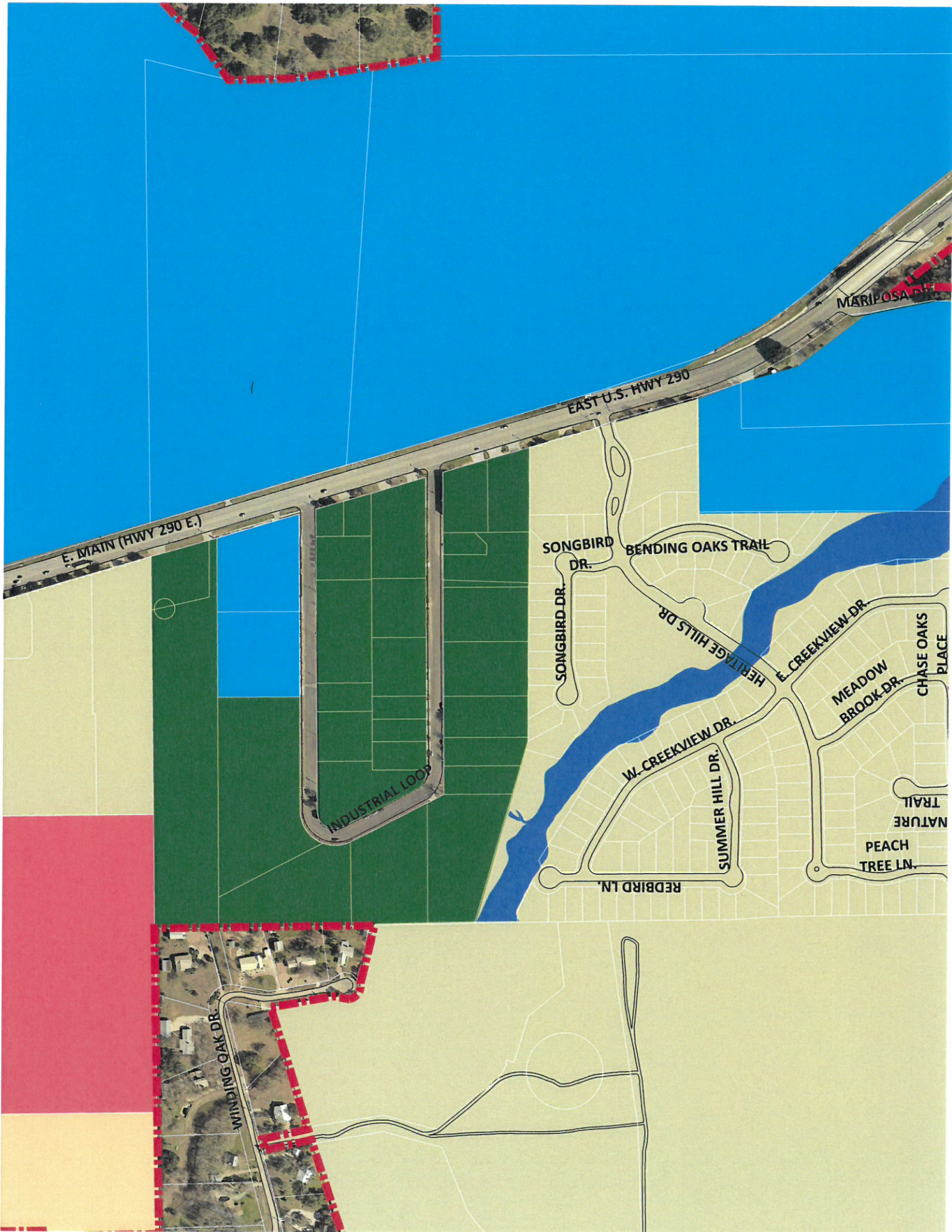
Hwy 16 SOUTH

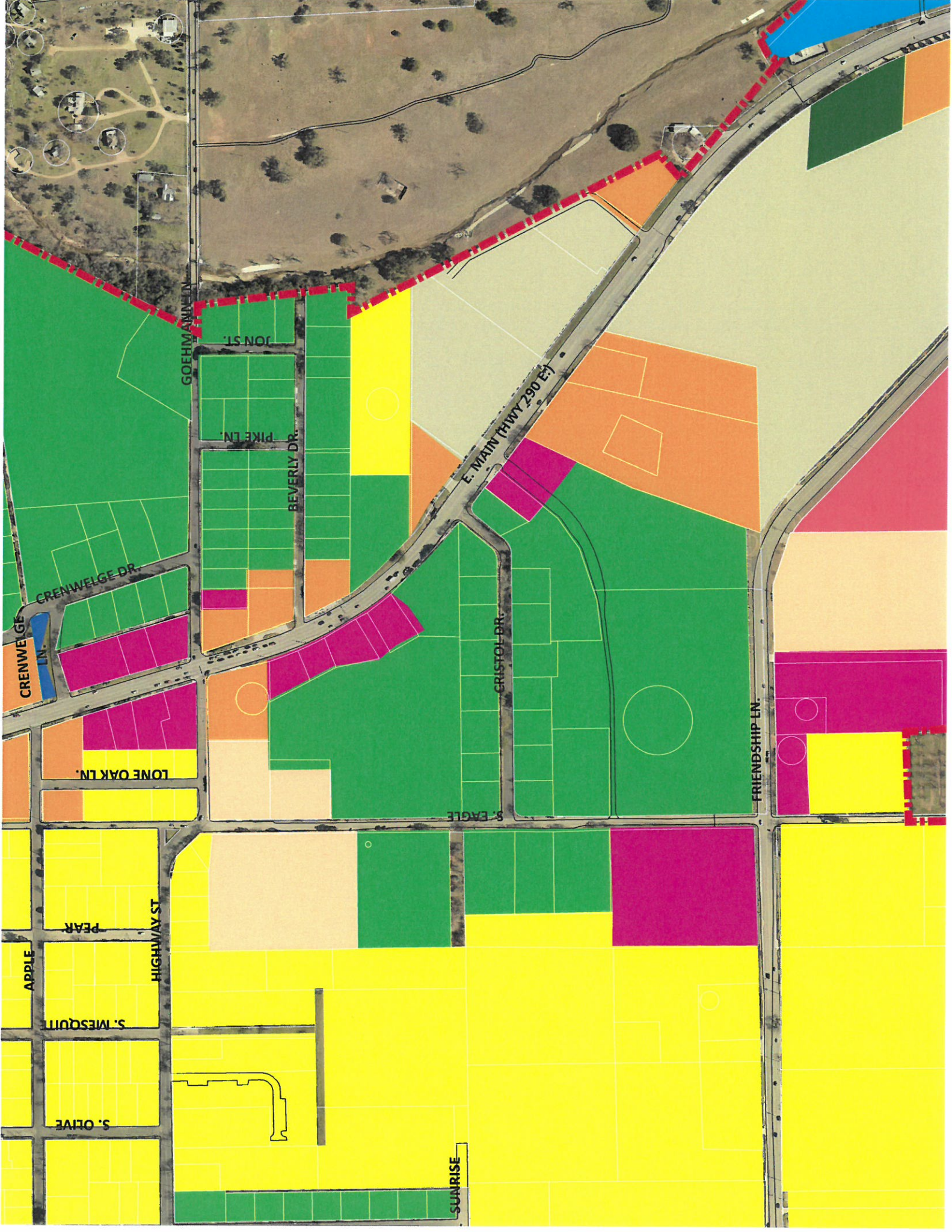
TINYDALE RD. (FM 2093)

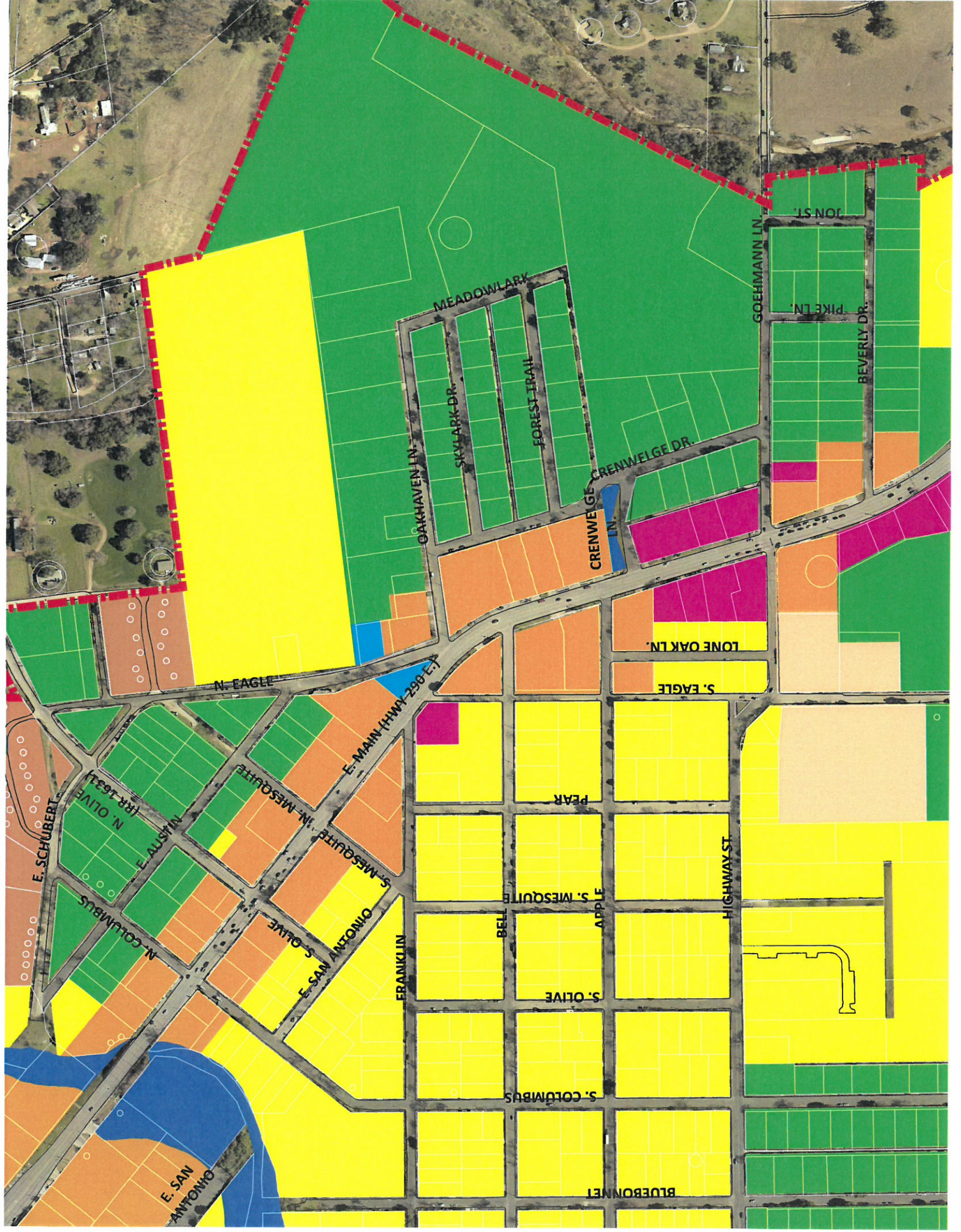
BOOS LN.

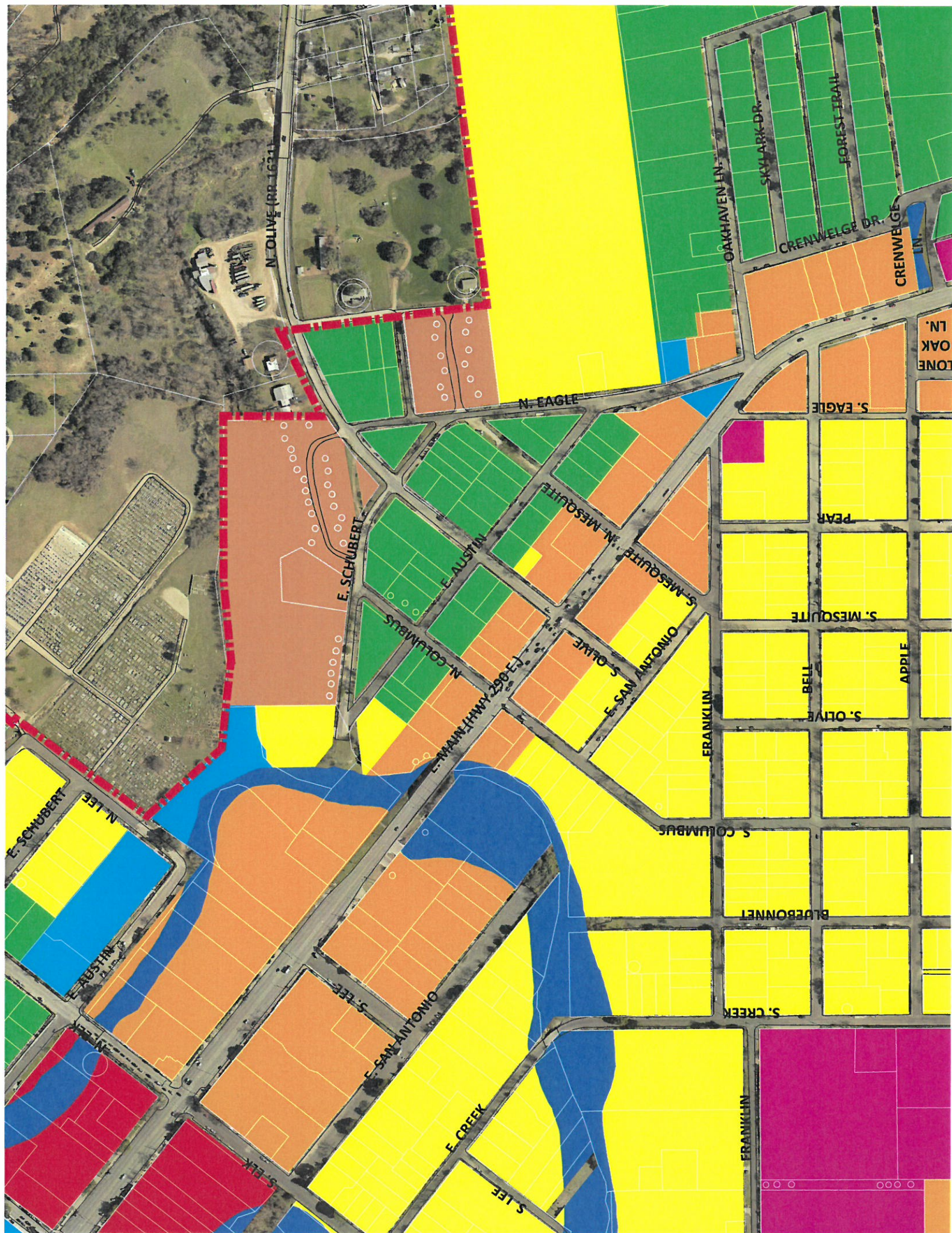
FAIR DR.

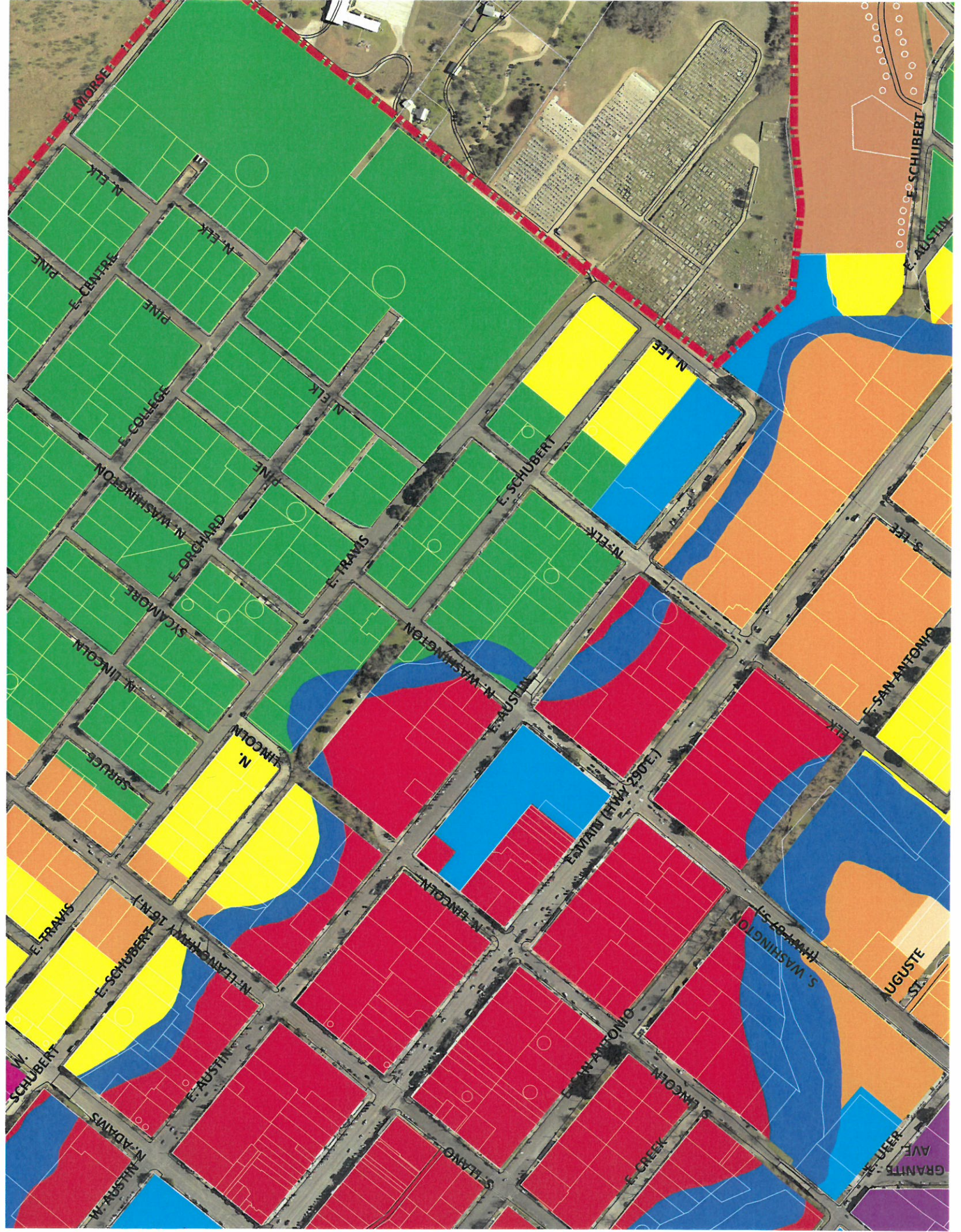


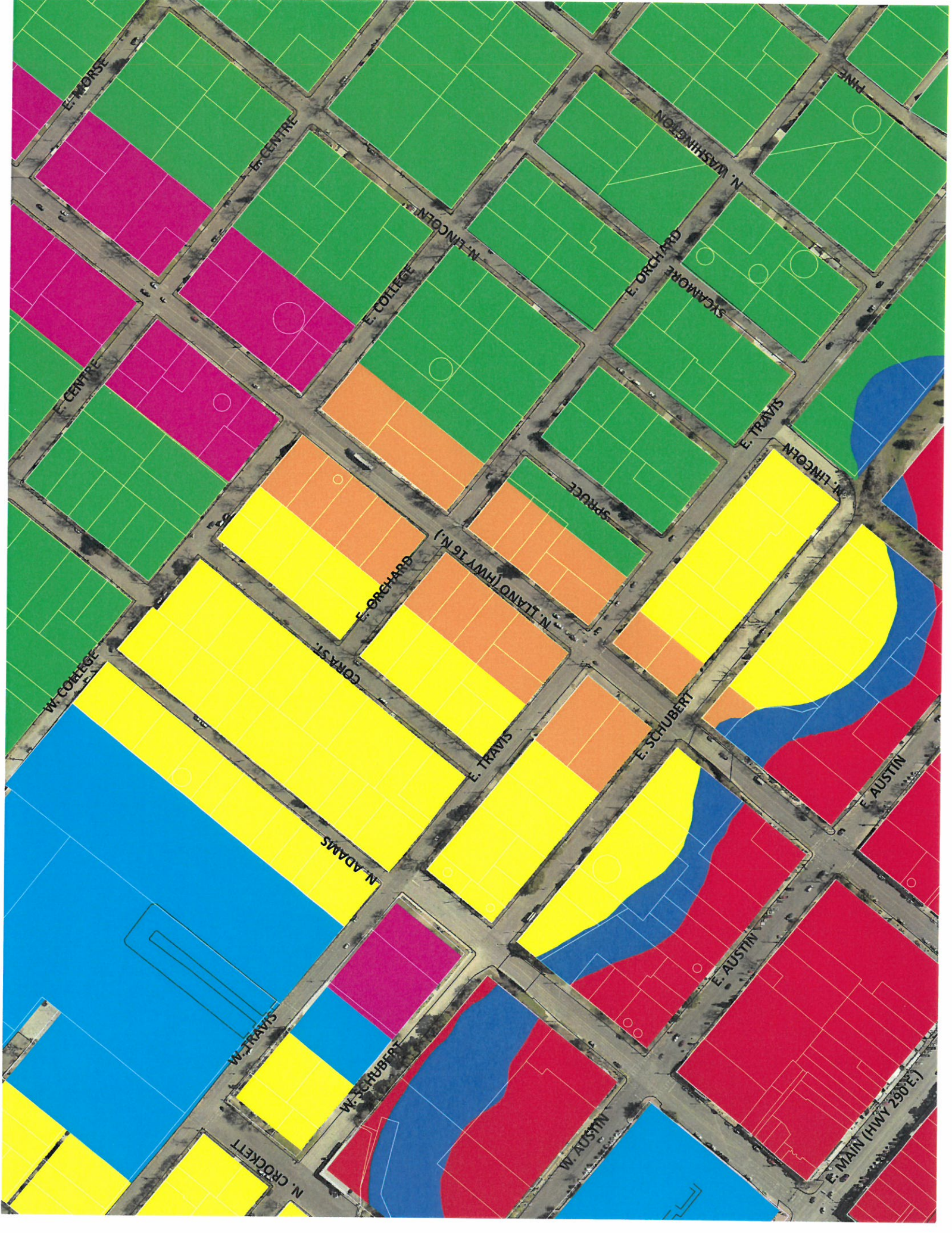


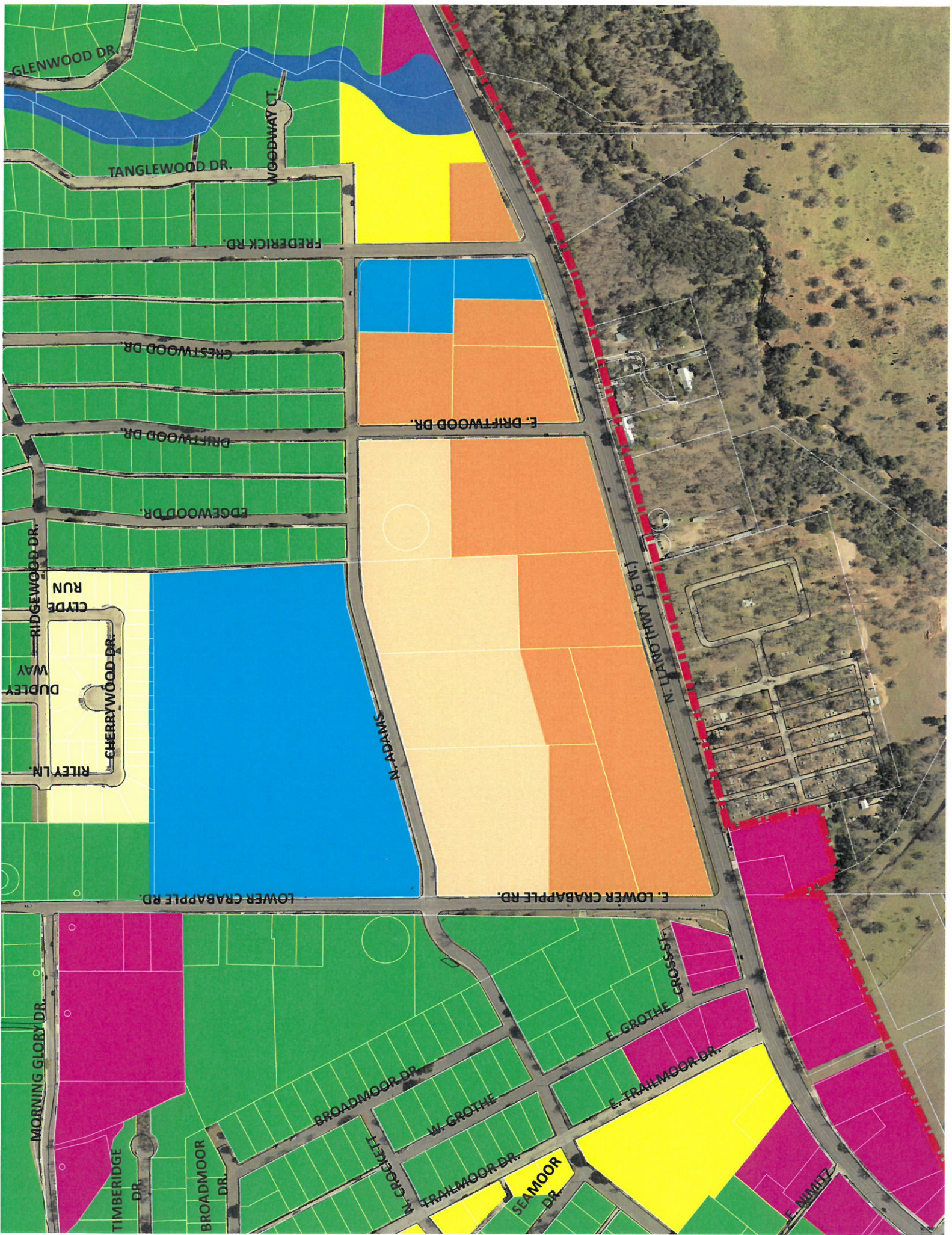














PLANNING & ZONING COMMISSION

DATE: March 28, 2019

TO: Planning and Zoning Commission

FROM: Brian Jordan, AICP

SUBJECT: (Z-1905, 1906, 1907), an amendment to the Zoning Ordinance to create a MU-1, Mixed Use Infill Zoning District, a MU-2, Mixed Use Corridor Zoning District and a C-1.5 Medium Commercial Zoning District.

Summary:

When the last Comprehensive Plan was adopted, a Mixed Use Corridor Land Use Category was established. The staff and the Planning and Zoning Commission have been working on the creation of a zoning district that would correspond with this category. Two Mixed Use Districts have been created, with one being for major corridors (MU-2) and the other for infill development (MU-1). In addition, a new C-1.5 commercial district has been drafted to fall between our C-1 Neighborhood Commercial District and the C-2 General Commercial District. A copy of each district is attached.

Recommendation:

Approval of the proposed MU-1 Zoning District, the MU-2 Zoning District and the C-1.5 Zoning District. Separate action will need to be taken on each new proposed zoning district.

Background / Analysis:

Included in each of the proposed mixed use zoning districts are a list of principal permitted uses, uses permitted subject to a conditional use permit, site development regulations and special site and development regulations. The special site and development regulations were created from our

The City of Fredericksburg

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discussion on the new districts and from the City's adopted Design Guidelines and Standards for entry corridors. Included in the proposed C-1.5 Medium Commercial Zoning District are a list of principal permitted uses, uses subject to a conditional use permit and site development regulations. No special site or development regulations will apply to this district.

The staff intends to recommend implementing the MU-2, Mixed Use Corridor Zoning District in the area proposed for annexation on US Highway 290 East. We do not have any requests at this time to implement the MU-1 or C-1.5 districts.

Attachments:

Proposed C-1.5, MU-1 and MU-2 District ordinances

A handwritten signature in blue ink, appearing to be 'B. J.', is written over a horizontal line.

Department Approval

The City of Fredericksburg

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B - ZONING ORDINANCE, OF THE CODE OF ORDINANCES; TO ESTABLISH AN ADDITIONAL COMMERCIAL ZONING DISTRICT IN THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application for a text amendment of the Zoning Ordinance, related to the creation of an additional commercial zoning district in the City, has been initiated by motion of the City Council; 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 text amendment 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 text amendment be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such text amendment 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 text amendment, 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, Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the addition of Section 3.205 – C-1.5: Medium Commercial as follows:

Sec. 3.205. – C-1.5: MEDIUM COMMERCIAL.

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

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following 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:

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
Mobile Food Establishments
Outdoor Sports and Recreation
Park and Recreation Services
Personal Improvement Services
Personal Services
Pet Services
Professional Offices
Private Primary Educational Facilities
Private Secondary Educational Facilities
Religious Assembly
Restaurant - Limited
Retail Sales - Limited
Single Family Residential (Detached)
Duplex Residential

Townhouse Residential
Condominium Residential
Multiple Family Residential

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
Building Maintenance Services
Business or Trade School
Club or Lounge
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 Services
Kennels
Laundry Services
Liquor Sales
Mobile Food Establishments

Single Family Residential (Detached)
Duplex Residential
Townhouse Residential
Condominium Residential

Property Development Standards

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 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:

<u>Feature</u>	<u>Regulation</u>
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	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000 and 7.100
Yard Regulations	Section 7.300
Height Regulations	Section 7.510
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when adjacent to R-1, R-1-A, and R-5
*25 feet when adjacent to Residential property	

{End of code text}

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____.

Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, City Secretary

APPROVED AS TO FORM:

Daniel Jones, City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B - ZONING ORDINANCE, OF THE CODE OF ORDINANCES; TO ESTABLISH A MIXED USE INFILL ZONING DISTRICT IN THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application for a text amendment of the Zoning Ordinance, related to the creation of mixed use zoning district in the City, has been initiated by motion of the City Council; 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 text amendment 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 text amendment be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such text amendment 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 text amendment, 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, Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the addition of Section 3.800 – MU-1: Mixed Use - Infill as follows:

Sec. 3.800. – MU-1: MIXED USE - INFILL.

Intent

This zone represents an effort to provide a zoning category for properties outside of the main commercial area, which are large enough and located in proximity to the core of the city to provide for a mix of uses, and that are 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

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following 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:

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 Entertainment
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 - Limited
Retail Sales - Limited
Shopping Center
Single Family Residential (Detached)
Duplex Residential
Townhouse Residential
Condominium Residential
Multiple Family Residential

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 Standards

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 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:

<u>Feature</u>	<u>Regulation</u>
Lot Size	Minimum Lot Area, 7500 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	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000 and 7.100
Yard Regulations	Section 7.300
Height Regulations	Section 7.510
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance
*25 feet when adjacent to R-1 or R-5	

Additional Special Site and Development Regulations:

1. All Entry Corridor Standards and Guidelines shall apply to development within the MU-1 District, with the following modifications:
 - a. New designs shall be compatible with the design traditions of the established neighborhoods and regional Texas Hill Country aesthetic. It is not the intent of these guidelines to require that new buildings copy older building styles. Therefore, use traditional building forms and broader similarities of design in order to be compatible with existing buildings in the area that reflect the traditional context.
 - b. If a shed roof or flat roof design is used, a parapet wall shall be added to screen the roof.

- c. When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.
 - d. Faux windows and similar details are not appropriate articulation.
 - e. Signs shall integrate into building and site design so they do not appear as an afterthought.
 - f. Attached signs shall be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building.
 - g. The front door shall connect to the sidewalk along the entry corridor.
 - h. Light fixture style and location shall be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style shall be consistent throughout the project.
 - i. Light fixtures shall be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures shall be cut-off luminaries that have less than 90 degree cut-off so that the light is not emitted horizontally or upward.
 - j. All roof-top equipment shall be screened from entry corridors, side streets, plazas and parks.
 - k. Parking shall be located behind buildings or on the side.
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. A drive-thru 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 demonstrate that 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 the ground floor level and combined with other permitted uses.
 8. Outdoor storage shall be prohibited.
 9. Outdoor display of merchandise shall be limited to 10% 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 of uses are included within a single development.

{End of code text}

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____.

Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, City Secretary

APPROVED AS TO FORM:

Daniel Jones, City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B - ZONING ORDINANCE, OF THE CODE OF ORDINANCES; TO ESTABLISH A MIXED USE CORRIDOR ZONING DISTRICT IN THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application for a text amendment of the Zoning Ordinance, related to the creation of mixed use zoning district in the City, has been initiated by motion of the City Council; 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 text amendment 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 text amendment be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such text amendment 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 text amendment, 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, Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the addition of Section 3.810 – MU-2: Mixed Use - Corridor as follows:

Sec. 3.810. – MU-2: MIXED USE - CORRIDOR.

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

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following 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:

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
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 - Limited
Restaurant
Retail Sales - Limited
Shopping Center (limit to size)
Single Family Residential (Detached)
Duplex Residential
Townhouse Residential
Condominium Residential
Multiple Family Residential

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 Standards

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 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:

<u>Feature</u>	<u>Regulation</u>
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	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000 and 7.100
Yard Regulations	Section 7.300
Height Regulations	Section 7.510
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance
*25 feet when adjacent to Residential zoning district	

Additional Special Site and Development Regulations:

1. All Entry Corridor Standards and Guidelines shall apply to development within the MU-2 District, with the following modifications:
 - a. New designs shall be compatible with the design traditions of the established neighborhoods and regional Texas Hill Country aesthetic. It is not the intent of these guidelines to require that new buildings copy older building styles. Therefore, use traditional building forms and broader similarities of design in order to be compatible with existing buildings in the area that reflect the traditional context.
 - b. If a shed roof or flat roof design is used, a parapet wall shall be added to screen the roof.

- c. When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.
 - d. Faux windows and similar details are not appropriate articulation.
 - e. Signs shall integrate into building and site design so they do not appear as an afterthought.
 - f. Attached signs shall be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building.
 - g. The front door shall connect to the sidewalk along the entry corridor.
 - h. Light fixture style and location shall be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style shall be consistent throughout the project.
 - i. Light fixtures shall be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures shall be cut-off luminaries that have less than 90 degree cut-off so that the light is not emitted horizontally or upward.
 - j. All roof-top equipment shall be screened from entry corridors, side streets, plazas and parks.
 - k. Parking shall be located behind buildings or on the side.
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. A drive-thru 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 demonstrate that 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 the ground floor level and combined with other permitted uses.
 8. Outdoor storage shall be prohibited.
 9. Outdoor display of merchandise shall be limited to 10% of the lot area, and shall be maintained in a neat and orderly manner.
 10. Height may be increased to four (4) stories if a minimum of three (3) different uses are included and structured parking is proposed within a single development.

11. Screening shall be required where parking is located adjacent to a residential use.
12. Building setbacks may be reduced by 25% when a minimum of three (3) different uses are included, provided that one of the uses is residential.

{End of code text}

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____.

Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, City Secretary

APPROVED AS TO FORM:

Daniel Jones, City Attorney