

City of Fredericksburg

REGULAR CITY COUNCIL MEETING AGENDA MONDAY, FEBRUARY 18, 2019 ~ 6:00 P.M. LAW ENFORCEMENT CENTER ~ 1601 EAST MAIN STREET

Linda Langerhans, Mayor
Jerry Luckenbach, Councilmember
Tom Musselman, Councilmember

Gary Neffendorf, Councilmember
Charlie Kiehne, Councilmember
Kent Myers, City Manager

The City of Fredericksburg City Council will meet in a regular session on Monday, February 18, 2019 at 6:00 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 February 15, 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. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. EMPLOYEE RECOGNITIONS

4. PUBLIC COMMENTS

This time is for citizens to address the City Council on issues and items of concern not on this agenda. There will be no City Council action at this time.

5. CONSENT

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

- A.** Consider approval of the January 21, 2019 City Council Regular Meeting Minutes.
(Agenda Packet Pages 5-13)
- B.** Consider approval of the January 30, 2019 City Council Workshop Meeting Minutes.
(Agenda Packet Pages 14-15)
- C.** Consider the road closure request for 2019 Wildflower Run.
(Agenda Packet Pages 16-19)
- D.** Consider the road closure request for 2019 Crawfish Festival.
(Agenda Packet Pages 20-25)

- E. Consider the approval of the Mad Science Summer Camp Lease Agreement for the use of the Tatsch House.
(Agenda Packet Pages 26-29)

6. PUBLIC HEARING

- A. Public hearing to receive comments on the voluntary annexation of approximately 94 acres of land extending from Friendship Lane to US Highway 87, otherwise known as the Dale Crenwelge property (2nd and final required hearing).
(Agenda Packet Pages 30-41)
- B. Public hearing to receive comments on various changes to the Land Use Plan on approximately 125 acres of land with frontage on US Highway 87 South and Friendship Lane and establishing zoning of C-2 Commercial, R-2 Mixed Residential, R-1A Single Family Residential-Small Lot and C-1 Neighborhood Commercial Zoning on said property (known as Heather Glen).
(Agenda Packet Pages 42-53)

7. RESOLUTIONS – OTHER ACTION ITEMS - DISCUSSION ITEMS

- A. Consider the approval of the Hotel/Motel Occupancy Tax funding allocations.
(Agenda Packet Page 54-57)
- B. Consider the approval of waiving or discounting reservation fees for the use of Adelsverein Halle to be used for the National Day of Prayer annually on the first Thursday of May.
(Agenda Packet Pages 58-61)
- C. Consider approval of a motion to initiate:
 - 1. Amending Section 7.825 Off-Street Parking Procedures of the Zoning Ordinance on West Main Street.
 - 2. Amending the Zoning Ordinance restricting outdoor amplified sound adjacent to Single Family Residential Zoning.
 - 3. Creating MU-1 and MU-2 Mixed Use Zoning Districts and C-1.5 Medium Commercial District.
(Agenda Packet Pages 62-63)
- D. Presentation on the quarterly financial report for the Golf Course by Chris Meade.
(Agenda Packet Pages 64-69)
- E. Presentation by Riley Mountain Engineering, LLC on the preliminary findings from the West Windcrest Traffic Impact Study.
(Agenda Packet Pages 70-91)
- F. Presentation by Doug Cochran, Superintendent of Enchanted Rock State Park, on current activities at the State Park.
- G. Discussion on annexation and zoning request for the Heather Glen Project.
(Agenda Packet Pages 30-53)

8. CITY MANAGER'S REPORT

- A. Annexation Update
- B. Sports Park Update

C. Legislative Update

9. ITEMS FOR FUTURE AGENDA

(Agenda Packet Pages 92-93)

10. COUNCIL COMMENTS

Reports about items of community interest, which no action will be taken.

11. ADJOURN

This is to certify that I, Shelley Goodwin, posted this Agenda at 3:50 p.m. on February 13, 2019 on the entrance door and bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL REGULAR MEETING JANUARY 21, 2019

Members Present:

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

Members Absent:

None

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Brian Jordan, Development Services Director
Russell Immel, Information Technology Director
Steve Wetz, Police Chief
Andrea Schmidt, Parks Director
Evan Williamson, Staff Engineer
Garret Bonn, Assistant City Engineer
Shelley Goodwin, City Secretary

1. Pledge of Allegiance

Mayor Langerhans led the Pledge of Allegiance.

2. Call to Order

With all members of the City Council present, Mayor Langerhans called the regular meeting of the Fredericksburg City Council to order at 6:00 p.m. on Monday, January 21, 2019, in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas 78624.

3. Employee Recognitions and Presentations

Jennifer Krupa, Special Events Coordinator, introduced Camille Cohn with Yellow Door Studio.

Camille Cohn, Yellow Door Studio, explained how they got involved with the Children's New Year's Eve Event. She introduced Will Bridal who was the first child to paint on the mural and together they presented Fredericksburg Starry Starry Night mural that was created by the children at the event.

4. Public Comments

Mark Cornett spoke in opposition of Agenda Item 7a. Ordinance 2019-01 and recommended the City Council vote against the rate increase.

5. Consent

A. Consider approval of the January 7, 2019 City Council Regular Meeting Minutes.

B. Consider approval of the City Hall Open House and Touch-a-Truck event street closure for W. Austin Street between N. Adams and N. Crockett Street on March 21, 2019 from 12:00p.m.- 7:15p.m.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Neffendorf, to approve the Consent Agenda 5.A.-B. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

6. Public Hearing

A. Hold a public hearing to receive comments on the Change in the Land Use Plan from High Density Residential to Mixed Use District, and zoning from R-3 Multi-Family Residential to C-2 Commercial on approximately 0.25 acres (Z1818).

B. Hold a public hearing to receive comments on the Conditional Use Permit for drive-through associated with a Fast Food Restaurant on 0.91 acres at 1125 S. State Highway 16 (Z1818).

Motion: A motion was made by Councilmember Musselman seconded by Councilmember Kiehne, to go out of Regular Session into a Public Hearing at 6:10 p.m.

Mayor Langerhans asked if anyone wished to speak on either hearing. No one wished to speak.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Kiehne, to go out of the Public Hearing and back into Regular Session at 6:15 p.m.

Brian Jordan, Development Services Director, reviewed the request to change the Land Use Plan from High Density Residential to Mixed Use District. He also reviewed the request for zoning change from R-3 Multi-Family Residential to C-2 Commercial. He also stated the Planning and Zoning Commission voted unanimously for the changes.

Mayor Langerhans then moved up Agenda Items 7. A, 7. B. and 8. B.

7. ORDINANCE

A. Consider approval on second and final reading of Ordinance 2019-01 to establish new rates to be charged as a Municipal Drainage Utility System Fee.

Clinton Bailey, Assistant City Manager/Director Public Works and Utilities, reported the City Council held the required public hearing and approved the Ordinance on the first reading at their January 7th meeting. He stated this meeting is the second and final reading to consider the approval of the Ordinance establishing the new rates. He also reviewed the reasons utility fees are necessary for drainage projects and maintenance.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Kiehne, to approve Ordinance 2019-01 to establish new rates to be charged as a Municipal Drainage Utility System Fee on second and final reading. The City Council voted four (4) for and one (1) opposed (Councilmember Neffendorf). The motion carried.

B. Consider the approval of Ordinance 2019-02 adopting a change in the Comprehensive Plan of the City; specifically in the Land Use Map and Comprehensive Plan as to a 0.25 acre tract of land, being a portion of Lot 1, Luckenbach Apartments, a part of German Emigration Company Outlot No. 72, of Record in Volume 573, page 513, of the Deed

Records of Gillespie County, Texas, situated in the City; changing said property from High Density Residential to Mixed Use District; providing that the change becomes a part of the Comprehensive Plan and providing for an effective date (Z1818).

Councilmember Luckenbach filed an affidavit of Conflict with City Secretary and left the dais for Agenda Item 7 B., 7 C. and 8 B.

Brian Jordan, Development Services Director, reviewed the reasons for the need for separate public hearings and approvals. He stated the Planning and Zoning Commission unanimously voted to approve R-3 Multi-family Residential to C-2 Commercial on acres.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Neffendorf, to approve Ordinance 2019-02 adopting a change in the Comprehensive Plan of the City; specifically in the Land Use Map and Comprehensive Plan as to a 0.25 acre tract of land, being a portion of Lot 1, Luckenbach Apartments, a part of German Emigration Company Outlot No. 72, of Record in Volume 573, page 513, of the Deed Records of Gillespie County, Texas, situated in the City; changing said property from High Density Residential to Mixed Use District; providing that the change becomes a part of the Comprehensive Plan and providing for an effective date (Z1818). The City Council voted four (4) for and none (0) opposed (Councilmember Luckenbach abstained). The motion carried unanimously.

C. Consider the approval of Ordinance 2019-03 amending the Zoning Ordinance of the City and changing the Zoning District as to a 0.25 acre tract of land, being a portion of Lot 1, Luckenbach Apartments, a part of German Emigration Company Outlot No. 72, of Record in Volume 573, page 513, of the Deed Records of Gillespie County, Texas, situated in the City; changing said property from R-3 Multi-Family Residential to C-2 Commercial; and providing for an effective date (Z1818).

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Neffendorf, to approve Ordinance 2019-03 amending the Zoning Ordinance of the City and changing the Zoning District as to a 0.25 acre tract of land, being a portion of Lot 1, Luckenbach Apartments, a part of German Emigration Company Outlot No. 72, of Record in Volume 573, page 513, of the Deed Records of Gillespie County, Texas, situated in the City; changing said property from R-3 Multi-Family Residential to C-2 Commercial; and providing for an effective date (Z1818). The City Council voted four (4) for and none (0) opposed (Councilmember Luckenbach abstained). The motion carried unanimously.

8. RESOLUTIONS – OTHER ACTION ITEMS - DISCUSSION ITEMS

A. Consider the approval of Resolution 2019-01R for the Alamo Area Council of Government Grant Application for a Police Officer position in the FY2020 budget.

Steve Wetz, Police Chief, stated the Alamo Area Council of Governments announced a \$100,000 grant funding opportunity is available. He stated there are restrictions for the use of the funds and he proposes to use the funds for a Police Officer position. He also stated if chosen the grant funds would not be received until after October 1, 2019 and the position would need to be funded by the City after one year.

Kent Myers, City Manager, stated the application process is very competitive.

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Luckenbach, to approve Resolution 2019-01R for the Alamo Area Council of Government Grant Application for a

Police Officer position. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

B. Consider the approval of the Conditional Use Permit for drive-through associated with a Fast Food Restaurant on 0.91 acres at 1125 S. State Highway 16 (Z1818).

Motion: A motion was made by Councilmember Kiehne, seconded by Councilmember Musselman, to approve the Conditional Use Permit for drive-through associated with a Fast Food Restaurant on 0.91 acres at 1125 S. State Highway 16 (Z1818) with the conditions of the replat, the Civil Construction Plans and the Landscape Plans are approved prior to the issuance of the Building Permit. The City Council voted four (4) for and none (0) opposed (Councilmember Luckenbach abstained). The motion carried unanimously.

Mayor Langerhans moved up Agenda Item 8. F. and 8. G.

C. Consider the approval of awarding the Smokehouse Road Utility Extension Project construction contract to JM Pipeline, LLC. in the amount of \$90,464.00.

Kris Kneese, Assistant Public Works Director, provided the history of the Smokehouse Road Utility Extension Project. He stated the bid opening was held and five bids were received; which staff is recommending the project be awarded to JM Pipeline, LLC in the amount of \$90,464.00.

Motion: A motion was made by Councilmember Neffendorf, seconded by Councilmember Musselman, to approve the award of the Smokehouse Road Utility Extension Project construction contract to JM Pipeline, LLC. in the amount of \$90,464.00. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

D. Consider the approval of a Non-Exclusive License Agreement with Camp Gladiator for Outdoor Group Fitness Programs within City parks.

Andrea Schmidt, Parks Department Director, stated she was approached by Camp Gladiator to offer fitness programs in the parks. She stated the program will begin in Lady Bird Johnson Park to determine the level of interest. There is a need to expand the program, then the agreement provides additional parks.

Councilmember Musselman reviewed the list of parks included in the agreement and felt that the Elementary School Park should be removed. He stated the Fredericksburg ISD policy required all adults at the school register with the office.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman, to approve the award of a Non-Exclusive License Agreement with Camp Gladiator for Outdoor Group Fitness Programs within City parks, excluding the Elementary School Park. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

E. Presentation on the proposed Water and Wastewater Rate increases.

Grady Reed, HDR Engineering, provided a PowerPoint on the revised water rate scenario that would phase the rate increase over three years. He reviewed the projects and the Water and WW Rate increases (see attached PowerPoint).

The City Council discussed the different rate charges for usage and sizes of meters for commercial businesses.

Kent Myers, City Manager, stated this is Part 1 of Rate Study that is being performed by Mr. Reed. He is also reviewing Impact Fee Study, and this is currently being reviewed by Planning and Zoning Commission, which was appointed by City Council, to serve as the Impact Fee Commission. He stated the Water and Sewer Rates and Fees will be presented to the City Council for consideration of the February 4th City Council Regular Meeting.

F. Discussion on the Hotel/Motel Occupancy Tax application submissions.

The City Council heard from the applicants that requested funding. They asked the following to provided additional information by the end of the business on Tuesday, January 29th:

- Hill Country Antique Tractor and Engine Club, Inc.
- Mom Center
- Former Texas Ranger Foundation
- Fredericksburg Music Club, Inc.
- Fredericksburg Billie Boosters. Inc.
- Fredericksburg Junior Chamber of Commerce
- Fredericksburg Convention and Visitors Bureau
- Gillespie Country Historical Society/Pioneer Museum
- Majesty Tours
- Fort Martin Scott Friends
- Fredericksburg Fourth of July Community Parade and Program
- Optimist Club of Fredericksburg
- Friends of Enchanted Rock State Natural Area, Inc.
- German Choirs of Fredericksburg

Councilmember Neffendorf left the dais during the discussion of the Admiral Nimitz Foundation.

G. Discussion on the possible appropriation of surplus Hotel/Motel Occupancy Tax funds.

Kent Myers, City Manager reviewed the history of the surplus Hotel/Motel Occupancy Tax funds. He stated that over the last several months the following requests have been received:

- \$87,611 from CVB to restore their full funding
- \$95,000 from Parks Department to replace Christmas lighting at Marktplatz
- \$75,000 from 175th Anniversary Committee for advertising and promoting the 175th Anniversary Celebration

He also stated Tim Crenwelge, Chairman of Marktplatz Committee has requested that some of these funds be allocated to assist with the construction of new restrooms at Marktplatz.

Daniel Jones, City Attorney, stated the law does allow for the reimbursement of the Convention Visitor Bureau. He also stated the law does allow for the promoting and advertising for the 175th Anniversary; however, he would need additional information on the replacement of the Christmas lights and restrooms for Marktplatz.

Councilmember Neffendorf stated at this time the 175th Anniversary Committee does not have a budget and suggested waiting 6 months until a budget can be created.

The City Council discussed the use of the Christmas lights in the Marktplatz.

Andrea Schmidt, Parks Department Director, stated the Christmas lights around the tree trunks in Marktplatz are turned on for Oktoberfest and other events and remain on until after the New Years.

She stated the lights are old and need to be replaced, but she is currently getting the cost for replacement.

Kent Myers, City Manager, recommended waiting on the Christmas lighting until more information is received. He also stated in order to reimburse CVB; a budget amendment will need to be approved by City Council.

The City Council agreed by consensus to consider a budget amendment at the February 4th City Council Meeting to reimburse CVB \$87,611.

9. CITY MANAGER'S REPORT

A. Relief Route Open House-January 24

Kent Myers, City Manager, reported the Relief Route Open House is scheduled for Thursday, January 24th at Pioneer Museum from 2 p.m.-7p.m. He stated there will be a presentation every hour on the hour and the City will also have a table at the Open House regarding Friendship Lane.

B. Community Tour-January 30

Kent Myers, City Manager, reminded the City Council of the Community Tour scheduled for January 30th with the gathering at 9 a.m. outside City Hall. He also reviewed the locations on the tour that will be visited.

C. Joint Meeting with Planning and Zoning Commission-February 7

Kent Myers, City Manager, reminded the City Council of their Joint Meeting with Planning and Zoning Commission scheduled for February 7th at 5:30 p.m. at the Law Enforcement Center. He also reviewed the items that will be discussed.

10. ITEMS FOR FUTURE AGENDA

Kent Myers, City Manager, reviewed the proposed agenda items for February 4th.

The City Council discussed holding a Special Meeting to discuss Hotel/Motel Occupancy Tax.

Councilmember Luckenbach requested an Agenda Item be added to February 4th to review the number of alcohol businesses on Main Street.

11. COUNCIL COMMENTS

Mayor Langerhans stated she presented a 108th Birthday Proclamation today to Nora Kunz Oehler who is a Fredericksburg resident.

Councilmember Luckenbach stated the Lions Club is celebrating their 90th year and they have expressed having a proclamation proclaiming 2019 as the year of the Lion.

12. EXECUTIVE SESSION

A. Pursuant to Texas Government Code Section 551.072 – Consider and discuss the exchange, lease, or value of real property owned by the City, located on E. Austin Street.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman, to go out of Regular Session into Executive Session at 8:35 p.m.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman, to go out of Executive Session into Regular Session at 8:53 p.m.

13. BUSINESS ITEMS

The City Council took no action after the Executive Session.

14. ADJOURN

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Neffendorf to adjourn the Monday, January 21, 2019 City Council Regular Meeting at 8:54 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary

Sign In to Speak at the City Council Regular Meeting

1-21-19

The City Council welcomes citizen participation and comments at all City Council Meetings. The City Council offers citizens the opportunity to address them by signing up to speak prior to the meeting. If you speak, please follow these guidelines:

- State your name and address before your comments begin.
- Direct your comments to the entire City Council, not to an individual member, or to the audience.
- Complete your speaking at the allotted time (3 minutes).

Name	Address	Phone Number	Email Address	Agenda Item or Subject
MARK CORNETT	1174 Funt Kinder FBCTX	210 213 1905	mark@cornettengineering.com	7A

AFFIDAVIT OF CONFLICT OF INTEREST

I, Jerry Luckenbach, as a member of the City of Fredericksburg City Council
make this affidavit and hereby, on oath, state the following: I, and/or a person or persons related to me, have
a substantial interest in a business entity that would be peculiarly affected by a vote or decision of the
above body, as those terms are defined in Chapter 171, *Texas Local Government Code*.

Date of Meeting: 1-21-2019

Agenda Item Number: 7B, 7C, and 8B

The business entity is: LUCKENBACH APARTMENTS

I have a substantial interest in this business entity for the following reasons: (Check all that are applicable.)

- ☐ I own 10% or more of the voting stock or shares of the business entity;
- ☐ I own either 10% or more or \$5,000 or more of the fair market value of the business entity;
- ☐ Funds received by me from the business entity exceed 10% of my gross income for the previous year;
- ☒ Real property is involved and (I/we) have an equitable or legal ownership with a fair market value of \$2,500 or more;
- ☐ A relative of mine has a substantial interest in the business entity or property that would be affected by a decision of the public body of which I am a member.

Upon the filing of this affidavit with the City Secretary, I affirm that I will abstain from voting on any decision involving this business entity and from any further participation on this matter whatsoever.

Signed this 21 day of January, 2019.

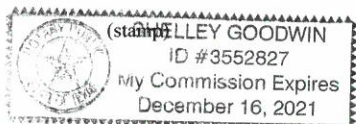
[Signature]
Signature of Official

Council Member
Title

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Luckenbach,
who after being by me duly sworn and on his oath deposed and says that he/she has ready the above and
foregoing and that every statement contained therein is with his/her personal knowledge and is true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 21st day of January, 2019.

[Signature]
Notary Public, State of Texas





CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL WORKSHOP WEDNESDAY, JANUARY 30, 2019

Members Present:

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

Members Absent:

Gary Neffendorf

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director Public Works and Utilities
Daniel Jones, City Attorney
Brian Jordan, Development Services Director
Laura Hollenbeak, Director of Finance
Lea Feuge, Public Information Officer
Tammie Loth, Human Resources Director
Leslie Ball, Administrative Asst.

1. Call to Order

With a quorum of the City Council present, Mayor Langerhans called the special meeting of the Fredericksburg City Council to order at 9:00 a.m. on Wednesday, January 30, 2019, at City Hall at 126 W Main St. Fredericksburg, Texas 78624.

Kent Myers, City Manager welcomed everyone to the tour and went over the Development locations projects that the tour would be visiting

- **Proposed Hotel on Keidel Property – proposed Hotel and parking across the street**
- **Art Guild Renovation – Art Guild will move back in in February 2019**
- **Rolling Oak Townhomes – 48 units - market rate - will open in February 2019**
- **Extension of Frederick Road – 1st phase – will end at 1631 – 2nd phase- all the way through Friendship**
- **Extension of Morse Street – will end at 1631**
- **Proposed Hotel on E San Antonio Rd – Spring Hill Suites – 84 rooms – Project on hold**
- **Water Reclamation Plant –New wall and new office space – observed area where Frederick Road would come out**
- **Fort Martin Scott Trails Location – Master Plan final report is due in 30 days – Rotary Club worked on the trail and trail should be open in the next 30 days – A bird blind for people to use while on the trail – area runs along the creek**

- **Municipal Court – observed new renovations - building still needs work on the security system and making it sound proof**
- **Vineyards Crossing Apartments – just completed renovation of property - 50% leased – vacant property behind apartments proposed 48 units to be added**
- **Dale Crenwelge property – ends 87 South - smaller lots – 450 Units multiple phases – Creek Street will come out on 87 South –Developer is out of San Antonio and there will be two hearings on this property in February – intent that it will be more affordable \$240,000 to \$280,000 price range**
- **Frieden Property (Equestrian Lane) – all gated community – main entrance will be off of 87 – 240 units total – 1st phase 80 units – this property will back up to Heritage Hills Country**
- **Consolidated Warehouse – building new electric service building to the back of the property – possible future site of City Hall and PD near front of the property**
- **Sports Park**
- **Dog Park**
- **Oaks of Windcrest – now in the 5th phase**
- **Villages of Windcrest – just had their grand opening**
- **The Beginning – New Development for Mimi Bartel and Ken Triebs – 52 Units**
- **Seven Hills Hotel & Conference Center**
- **Boot Ranch – Cade Emmerson was the tour guide through the Ranch – Phase 2 a new club house - City serves Boot Ranch water and sewer – City is working on a new lift station – North Tank needs work done - City will build a new tank so work can be done on the existing tank with construction starting in 2019**

2. Adjournment

With no other business, Mayor Linda Langerhans adjourned the January 30, 2019 City Council Workshop at 12:30 p.m.

Linda Langerhans
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



CITY COUNCIL MEMO

DATE: February 1, 2019

TO: Mayor and City Council

FROM: Jennifer Krupa, Special Events Coordinator

SUBJECT: Street Closure Request: Wildflower Run 2019

Summary:

The Fredericksburg 5k & 10K Wildflower Run & Walk is an annual event held in the spring sponsored by Hill Country Memorial Wellness Center benefitting the Fredericksburg Academic Boosters. The course begins and ends at Marktplatz. Run organizers have requested to close W. Austin Street between N. Adams Street and N. Crockett Street for four hours during the 2019 event.

As a special event the Wildflower Run will also be required to submit a special events checklist, application, and race route for approval.

Recommendation:

Recommend Council consider the request to close W. Austin Street between N. Adams and N. Crockett Streets on Saturday, April 27, 2019 from 7:00 AM-11:00 AM.

Background / Analysis:

At the 2018 event, West Austin Street between N. Adams and N. Crockett Streets were approved by City Council to be closed from 7:00 AM – 11:00 AM.

Emergency vehicle access will be allowed throughout the closure.

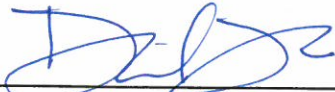
The Wildflower Run event coordinator contacted Bethany Lutheran Church and alerted them of the closure request; no negative feedback was received.

Attachments:

Street Closure Request Form; E-mail correspondence from event organizer and Bethany Lutheran Church



Department Approval



City Attorney Approval



City Manager Approval

SPECIAL EVENTS STREET CLOSURE REQUEST



Street closure requests must be made three (3) months in advance to City Council for any closure four (4) hours or more. Please consider this timeline when submitting your request. Please also attach the notification letter you will send to abutting property owners (if applicable) with this request to the Special Events Coordinator.

Event Name:	Wildflower Run
Event Date(s):	Saturday, April 27, 2019
Contact Name:	Jessie Aleman & Paul Tybor
Contact Phone:	(830) 997-1355

Closure Area:

☒ Entire Street
 ☐ Parking Lane Only
 ☐ Partial Street
 ☐ Blocking City owned property

Side of street: _____ (N,S,E,W)
 Side of street: _____
 Location: _____

Additional details (attach additional pages as needed for more streets and describe details of use below):
 Emergency vehicle access will be maintained throughout the street closure.

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example:	Crockett Street	Adams Street	Friday, 4/2/18	6:00 PM	Sunday, 4/4/18	12:00 PM
Austin	Crockett	Adams	Sat., 4/27	7:00 AM	Sat., 4/27	11:00 AM

If the event will impact surrounding property owners, a notification letter is required to be sent to property owners at least two weeks prior to the event date. **Attach a copy of the notification letter and a list of addresses the letter will be sent to.**

Date notice provided: 1-16-19

Printed Name: Jessie Aleman

Date: 2/11/19

Signature: [Signature]

Date: 1/16/19

Street Department: verbal OK - Glean H.

Date: 1-30-19

Police Department: via email - Lt. Haley

Date: 1-31-19

Parks Department: Jeifer Kuper

Date: 1-30-19

Aleman, Jesse

From: Layne Petty <~~XXXXXXXXXXXX~~>
Sent: Wednesday, January 16, 2019 10:10 AM
To: Aleman, Jesse
Subject: [External] Re: Wildflower Run 2019

WARNING: Be cautious as this email originated **outside** of Hill Country Memorial Hospital.

DO NOT CLICK: Avoid clicking any links or attachments from unsolicited sources unless you are **sure** the content is safe.

FORWARD: If you believe this a phishing attempt please **forward as an attachment** to phishing (@) hillcountrymemorial.org.

version a1.00

Good morning Jesse. Thank you for letting us know. We do not see any conflicts here at Bethany on the morning of Saturday April 27th.

Please feel free to close Austin street as needed for the Wildflower Run. Thanks again for contacting us in advance, and we'll be sending good weather prayers y'all's way!

On Wed, Jan 16, 2019 at 9:46 AM Aleman, Jesse <jaleman@hillcountrymemorial.org> wrote:

Layne,

We will be having the Wildflower 5K/10K run and walk on Saturday, April 27, 2019. I wanted to make sure it was ok to use the front street during the hours of 6am-12pm?

Jessie Aleman, Operations Supervisor

1006 S. State Highway 16
P.O. Box 835
Fredericksburg, TX 78624
Office: 830-997-1355
Extension: 1510

jaleman@hillcountrymemorial.org

This email message and any attachments are for the sole use of the intended recipient(s) and contain confidential and/or privileged information. Any unauthorized review, use, disclosure or distribution is



CITY COUNCIL MEMO

DATE: February 12, 2019

TO: Mayor and City Council

FROM: Jennifer Krupa, Special Events Coordinator

SUBJECT: Street Closure Request: Fredericksburg Crawfish Festival 2019

Summary:

The Crawfish Festival is an annual event sponsored by the Fredericksburg Jaycees and is held on Memorial Day weekend each May. Festival organizers have requested to close one southbound lane and the parking lane of Adams Street adjacent to Marktplatz from Austin Street to Main Street and both lanes of Austin Street between Adams Street and Crockett Street for the 2019 event. The street closure request is the same request from 2018 that was approved by City Council. Bethany Lutheran Church attendees are allowed parking access on Sunday, May 26, 2019 for church services.

As a special event the Crawfish Festival will also be required to submit a special events checklist, application, and final site plan for approval.

Recommendation:

Recommend Council consider the Crawfish Festival street closure request to close one southbound and parking lane on Adams Street adjacent to Marktplatz and W. Austin Street between N. Adams and N. Crockett Streets beginning Friday, May 24th at 8am until Monday, May 27th at 6pm.

Background / Analysis:

The Jaycees are a non-profit service organization and all proceeds from the event are given back to the community, primarily in youth activities and scholarships. The festival occupies all of Marktplatz with vendors, exhibitors, and attractions.

The event organizers have visited with all but one merchant on Adams Street.

Attachments:

Street Closure Request Form; Fredericksburg Crawfish Festival Preliminary Layout 2019; Merchant Notification Letter



Department Approval



City Manager Approval



City Attorney Approval

SPECIAL EVENTS STREET CLOSURE REQUEST



Street closure requests must be made two (2) months in advance to City Council for any closure four (4) hours or more. Please consider this timeline when submitting your request. Please also attach the notification letter you will send to abutting property owners (if applicable) with this request to the Special Events Coordinator.

Event Name:	Fredericksburg Crawfish Festival
Event Date(s):	Friday-Sunday, May 24-26, 2019
Contact Name:	William Motloch
Contact Phone:	(817) 919-1222

ORIGINAL

Closure Area:

☒ Entire Street
 ☒ Parking Lane Only
 ☒ Partial Street
 ☐ Blocking City owned property

Side of street: Adams-S (N,S,E,W) Side of street: Adams-W Location: _____

Additional details (attach additional pages as needed for more streets and describe details of use below):

Emergency vehicle access will be maintained throughout the closure. Jaycees members have visited with the business owners on N. Adams St. to

alert them of this request. In addition, Bethany Lutheran Church has been notified and church access on Austin St. will be allowed on Sunday.

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example:	Crockett Street	Adams Street	Friday, 4/2/18	6:00 PM	Sunday, 4/4/18	12:00 PM
Austin Street	N. Crockett St.	N. Adams Street	Friday, May 24, 2019	8:00 AM	Monday, May 27, 2019	6:00 PM
N. Adams St. South bound Lane	W. Austin St.	Main Street	Friday, May 24, 2019	8:00 AM	Monday, May 27, 2019	6:00 PM
N. Adams St. South bound Parking Lane	W. Austin St.	Main Street	Friday, May 24, 2019	8:00 AM	Monday, May 27, 2019	6:00 PM

If the event will impact surrounding property owners, a notification letter is required to be sent to property owners at least two weeks prior to the event date. Attach a copy of the notification letter and a list of addresses the letter will be sent to.

Date notice provided: February 8th 2019

Printed Name: William Motloch & Brent Kramer

Date: 2/8/2019

Signature: William Motloch & Brent Kramer

Date: 2/8/2019

Street Department: Glenn K - via email

Date: 2-11-19

Police Department: Lt. Brian Halcy-verbal

Date: 2-12-19

Parks Department: Jessie Kuyper

Date: 2-11-19

LANE CLOSED

LANE CLOSED

AUSTIN STREET

LANE CLOSED

ENTERTAINMENT BUSES

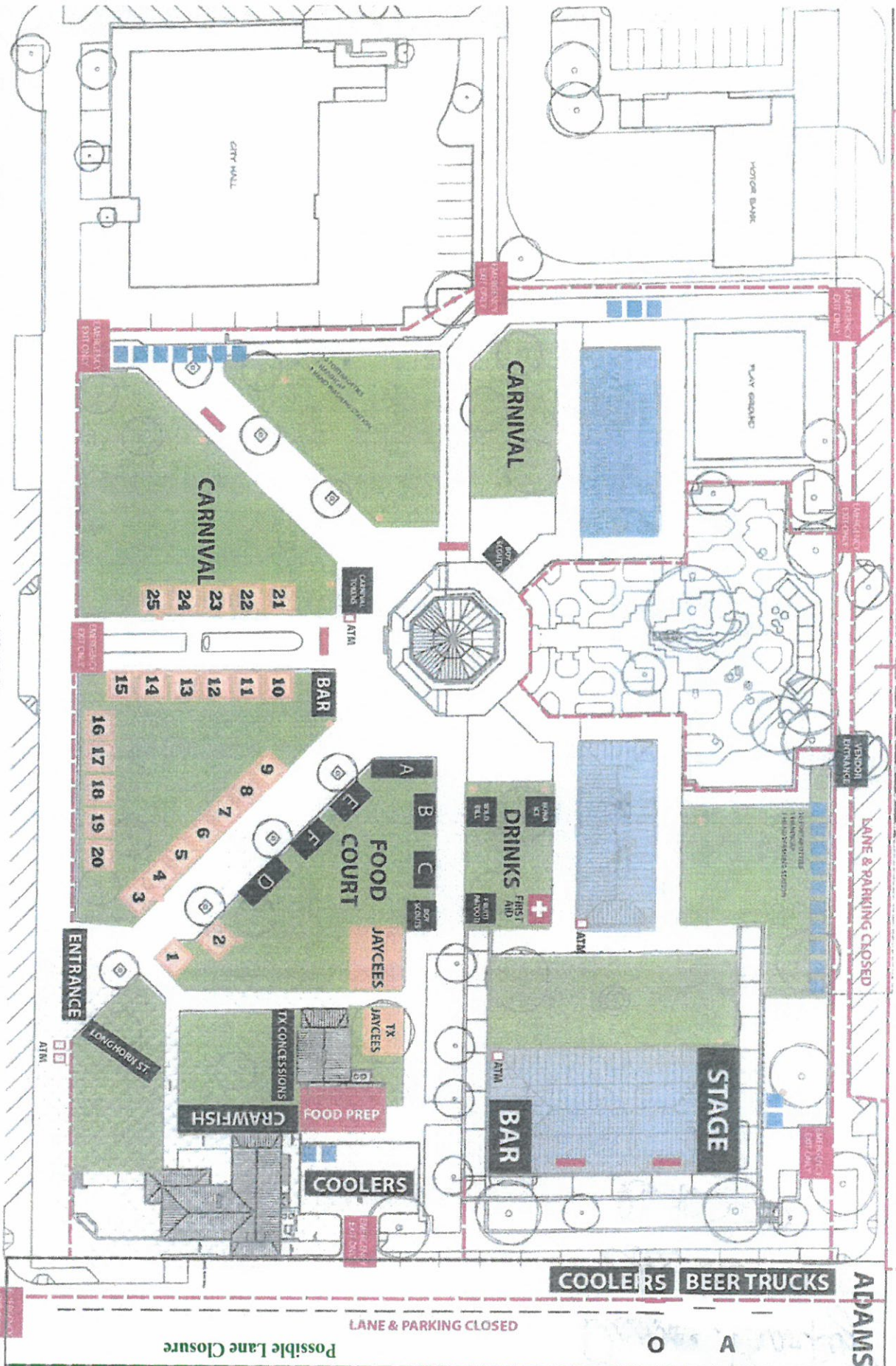
LANE & PARKING CLOSED

ADAMS STREET

COOLERS BEER TRUCKS

OPEN LANE

Possible Lane Closure



FREDERICKSBURG CRAWFISH FESTIVAL
MARKTPLATZ LAYOUT



ORIGINAL

To the Merchants on Adams & Austin St.

The Fredericksburg Jaycees again are having our annual Crawfish Festival May 24th to May the 26th 2019. As you know we must go to City Council to request either a Street Closure or a Lane Closure. This year we are seeking a parking lane closure and possibly the south bound lane closure on the Adams Street side of Market Platz and the Parking Lanes, West and East bound lanes on the Austin St. side. The goal of the Fredericksburg Jaycees is to work with the merchants on the Adams St. and Austin St. to please both parties.

Please feel free to contact me if there are any questions or concerns and I will be glad to work with you on the matter. Your Signature below confirms your have received a verbal and written notice of the JAYCEES intent to close said streets as well as a map showing said closures.

Thank You:

The Fredericksburg JAYCEES

817-919-1222

Gary Potts
Signature

Karen Rainey
Signature

Mary Easterling
Signature

Shannon Overfelt
Signature

Signature

Bethany Church
Laura Petty
Print Texas Jacks

Karen Rainey
Print LM Easterling

Mary Easterling
Print

cross culture
Shannon Overfelt
Print

creation Leuby
closed 2-2-19-2-12-19
Print



CITY COUNCIL MEMO

DATE: February 18, 2019
TO: Mayor and City Council
FROM: Justin Hagendorf, Recreation Superintendent
SUBJECT: Mad Science Summer Camp License Agreement

Summary:

At this time the Parks and Recreation Department does not offer any summer programs. The City of Fredericksburg Parks and Recreation Department has been approached by Mad Science of Austin & San Antonio to offer science based summer programs at the Tatsch House. The Tatsch House is primarily rented on the weekend, leaving space available during the week. The space provides a quality learning environment for the local youth.

Mad Science is a children's educational program based on science. They deliver unique, hands-on science experiences for children that are as entertaining as they are educational. They partner with schools, churches, parks, and businesses to operate in their indoor space when it is not being used by the organization/entity. They would handle all registration, provide insurance and instructors and, in exchange for using the City Park Facilities, provide the City with 20% of the total revenue generated by camps.

Recommendation:

Consideration and approval of Mad Science Summer Camp License Agreement

Background / Analysis:

Mad Science Group Inc. has franchises located around the world, they bring science education to millions of children each year. Their innovative programs help kids learn about science through a number of opportunities including summer camps.

Mad Science programs encourage scientific literacy in children in an age when science is as vital as reading, writing and arithmetic. For over 30 years, they have invested in research and development and continue to do so. They believe in the importance of being at the forefront of our industry and continue to create hands-on science programming for kids. Their approach to teaching science invites children to pursue STEM careers.

Attachments:

Mad Science Summer Camp License Agreement



Department Approval



City Attorney Approval



City Manager Approval



Mad Science of Austin & San Antonio

6120 Hwy 290 West
P.O. Box 92701
Austin, Texas 78709
Austin: (512) 892-1143
San Antonio: (210) 651-1143
Toll Free: 1-800-494-1143
Fax: (512) 892-4602
Email: info@madscienceaustin.com

Sparking imaginative learning

*We bring **FUN** science to you!*

January 23, 2019

City of Fredericksburg
Attn: Justin Hagendorf
126 W Main St
Fredericksburg, Texas 78624

Re: Mad Science 2019 Camp Agreement

Dear Justin,

Following is a list of the dates that we are requesting and a summary of our agreement for the camps that Mad Science will be conducting with the City of Fredericksburg this summer:

1. Following are the dates and times of the camps (Monday through Friday camps):
 - a. June 10 - 14, 2019 (1:30 pm – 4:30 pm) Yuckology – for 6-12 year olds (\$210)
 - b. July 15 – 19, 2019 (1:30 pm – 4:30 pm) Science Explorations – for 6-12 year olds (\$210)
2. Mad Science will have a space to store our equipment each night.
3. The City of Fredericksburg will provide a classroom with tables and chairs for up to 25 children that has easy access to water and restrooms.
4. Insurance. Mad Science of Austin & San Antonio shall purchase and maintain a commercial general liability insurance policy from an insurance company licensed to do business in the State of Texas. The policy limits shall be at or above \$500,000.00 per person and \$1,000,000.00 per occurrence, and shall cover Mad Science's use of the Licensed Premises. Upon execution of this License, Mad Science Inc. shall provide the City Manager or designee with a copy of the insurance policies required hereby. In the event of failure by Mad Science Inc. to keep such insurance in effect, the License shall terminate immediately without notice. The public liability and casualty insurance policies shall name City as an "additional insured". All policies shall include a waiver of subrogation provision in favor of City. The policy and any renewal certificate shall provide that the City be notified thirty (30) days prior to cancellation or modification of any coverage. Mad Science shall provide renewal certificates to the City at least ten (10) days prior to expiration date. Policies required under this Paragraph shall be in effect for the entire term of this License.
5. Mad Science will pay the City of Fredericksburg 20% of the gross receipts* that they collect from the campers attending the camps.
6. If a camp does not get sufficient enrollment for us to conduct the camp (minimum of 10), Mad Science will notify the City of Fredericksburg a week before and no money will be owed for that week.
7. Mad Science will handle all the registrations.

If this is acceptable to you, please acknowledge your agreement by signing below and faxing or emailing it back to me. We look forward to working with you this summer. Please call me if you have any questions.

Sincerely,

Adrianna Hagan

Accepted: _____ Date: _____

Agenda Packet Page 28

PROUD MEMBERS OF: **AAAS** American Association For
The Advancement of Science

NSTA National Science
Teachers Association



CITY COUNCIL MEMO

DATE: February 13, 2019

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Public hearing on the voluntary annexation of approximately 94 acres of land extending from Friendship Lane to US Highway 87, otherwise known as the Dale Crenwelge property (2nd of Two required hearings)

Summary:

The property is located on the south side of Friendship Lane, east of US Highway 87 South (see the attached exhibit). The project is called Heather Glen, and is proposed to consist of 5.64 acres of C-2 Commercial fronting on US Highway 87, 10.97 acres of R-2, Mixed Residential, 100.48 acres of R-1A, Single Family Residential – Small Lots, and 8.15 acres of C-1 Neighborhood Commercial (see attached zoning plan). Of Mr. Crenwelge's 125 acres, approximately 31 acres is already in the City Limits. The required public hearings are scheduled for February 4 and February 18. A copy of the Annexation Schedule is attached. The Planning and Zoning Commission will be considering the zoning on the property on February 6, 2019.

Recommendation:

Conduct the Public Hearing and receive comments. No action is required.

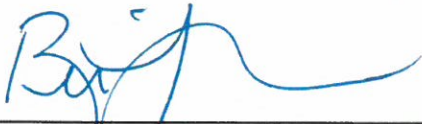
Background / Analysis:

The applicant has submitted their request for zoning on the entire 125 acre site. The proposed zoning will include commercial, small lot single family residential and apartments. Information on the

developer is provided. An annexation agreement is being prepared and will accompany the final annexation consideration.

Attachments:

Summary of the Develop Team, Proposed Zoning Map, General Development Plan, Annexation Schedule



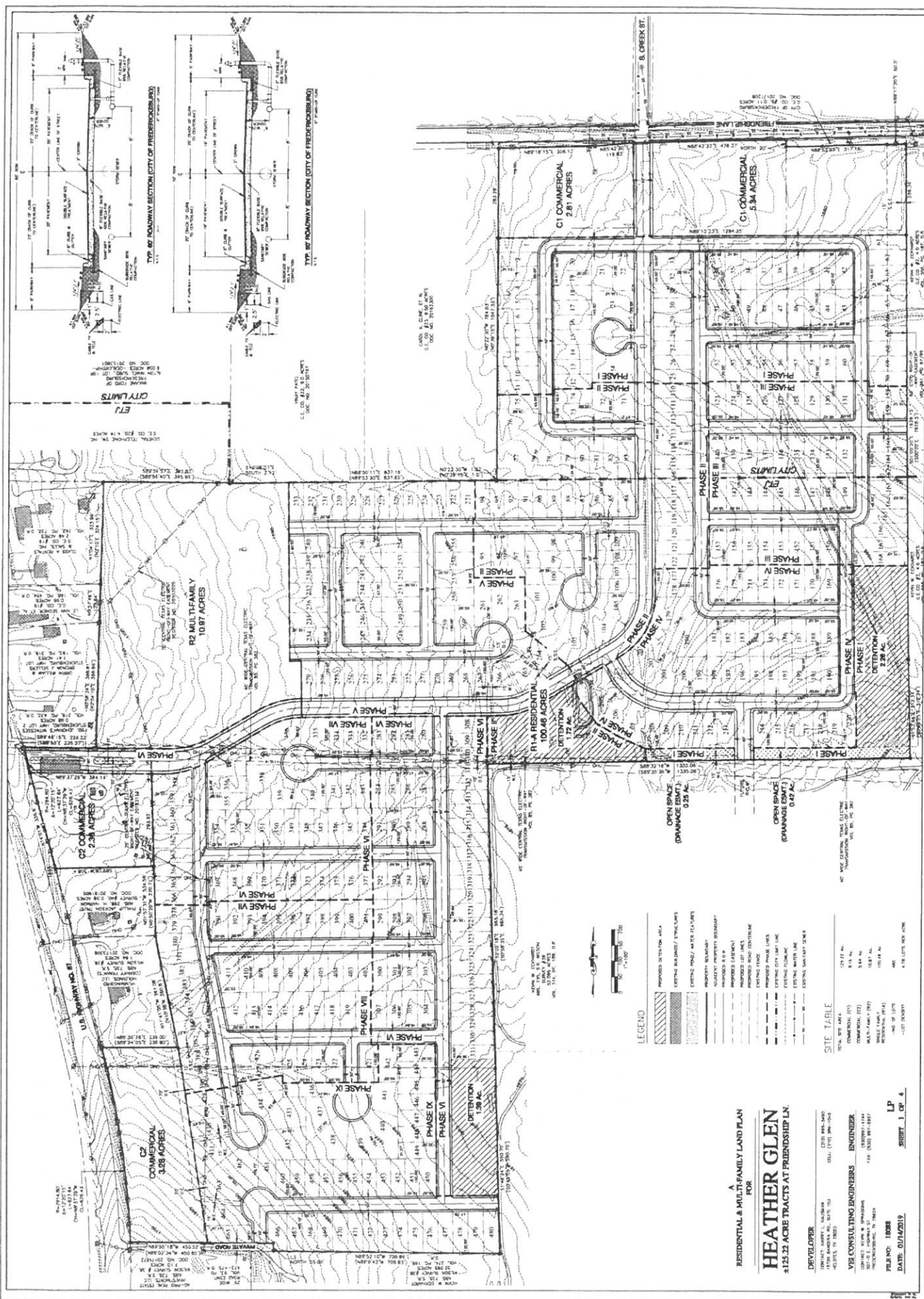
Department Approval

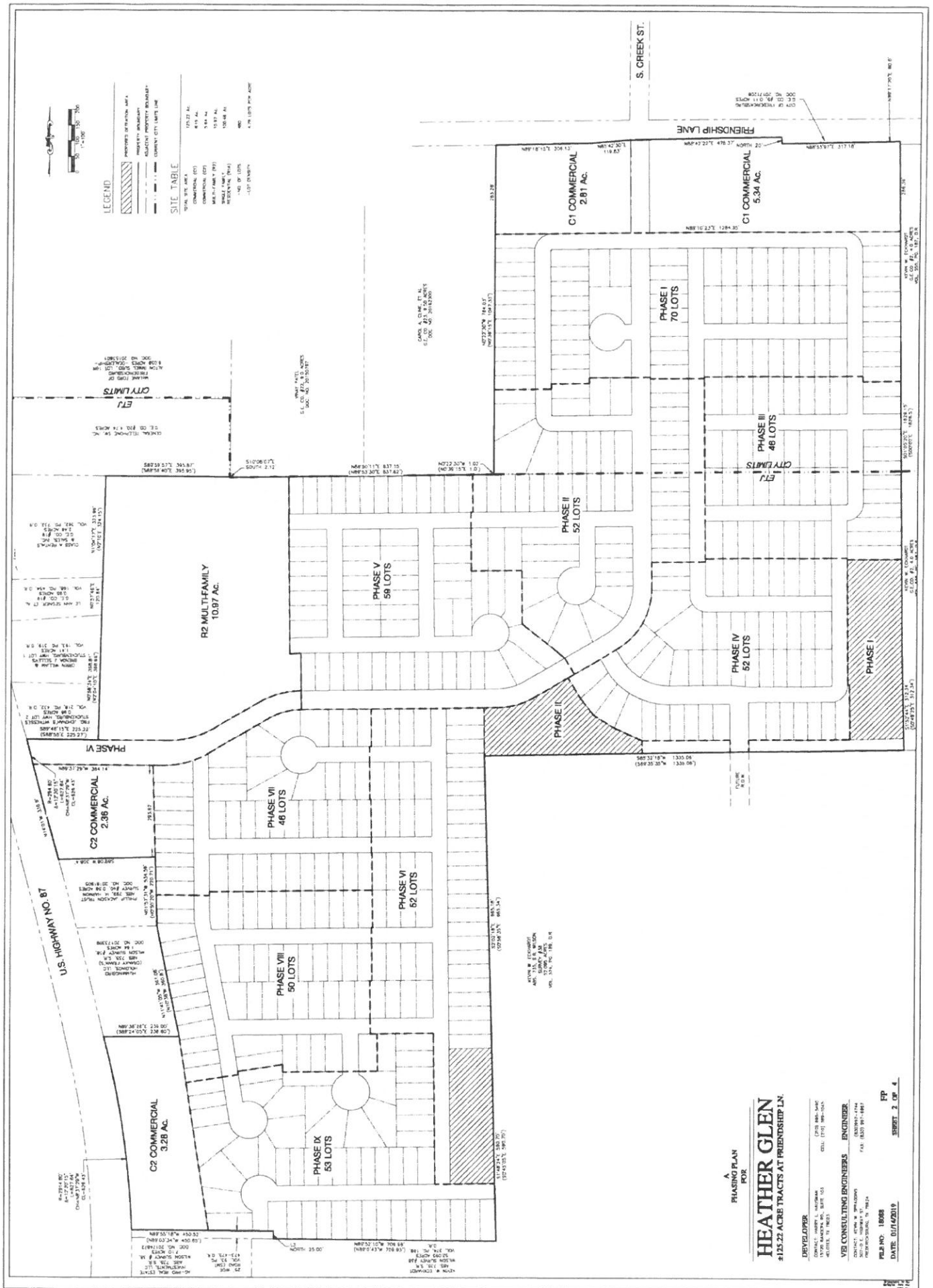


City Manager Approval



City Attorney Approval





ABOUT US | SUMMARY



- HK Real Estate Development is a collaboration between Harry Hausman and Paul Kuo to bring affordable residential lots to regional and national builders within the Austin to San Antonio corridor.
- Current Projects total over \$300M in Market Value
- Current and Past Builder Customers include:
 - ☐ DR Horton
 - ☐ Highland Homes
 - ☐ Chesmar Homes
 - ☐ Gehan Homes
 - ☐ Endeavor Wall Homes
 - ☐ Bellavista Homes
 - ☐ Castlerock Communities
 - ☐ KB Homes
 - ☐ Rausch Coleman Homes
 - ☐ Empire Homes
 - ☐ LGI Homes
 - ☐ Meritage Homes
 - ☐ Horizon View Homes
 - ☐ Armadillo Homes
 - ☐ Ashton Woods Homes
 - ☐ Lennar Homes

Confidential

TEAM | HARRY HAUSMAN



- Mr. Hausman brings over 25 Years of real estate and development experience to HK Real Estate Development.
- In addition to his extensive land development and acquisition experience, Mr. Hausman maintains an extensive network of real estate professionals to include brokers, builders, developers, engineers, as well as municipal, county, and state agencies to assist him with his development projects.
- Mr. Hausman has developed over 25 residential subdivisions in and around San Antonio, Texas totaling almost \$200M in Market Value.
- Mr. Hausman is a graduate of Texas State University in San Marcos, Texas.

TEAM | PAUL KUO

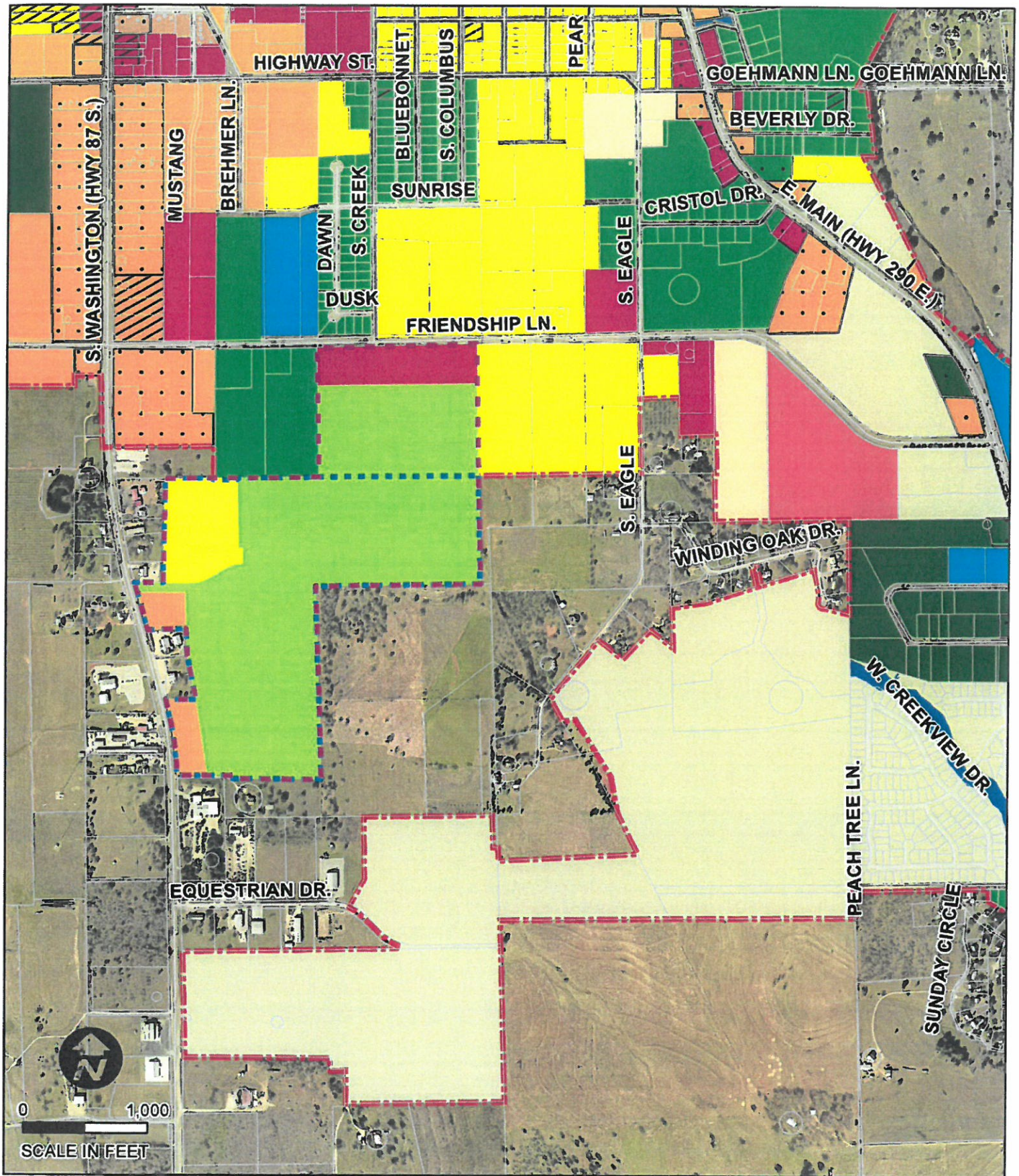


- Mr. Kuo brings over 25 Years of investment and over 15 years of real estate experience to HK Real Estate Development.
- He managed a portfolio of over \$750M for HNW & Institutional Clients and has transacted over \$250M in the Private Equity & Alternative Investment Space
- Mr. Kuo has Extensive experience with Real Estate Private Placement Investments.
- He is a graduate of Texas A&M University and holds a MBA from the University of Texas at Austin.



EXPERIENCE | CURRENT PROJECTS

- Hunter's Ranch (1,257 Lots) – Master Planned Community in San Antonio with Bella Vista Homes, Horizon View Homes, Castlerock Communities, Endeavor Wall Homes, and Rausch Coleman Homes. Projected Market Value: \$65M+
- River Bend Ranch (1,800 Lots) – Master Planned Community in San Marcos. Projected Market Value: \$100M+
- Heather Glen (450 Lots) – Starter Home Community in Fredericksburg. Projected Market Value: \$20M+
- Fischer Road Project (1000 Lots) – Starter Home Community in South San Antonio. Projected Market Value: \$15M+
- Hunter's Ridge Project (1025 Lots) – Starter Home Community in Eastern San Antonio with DR Horton. Projected Market Value: \$45M+
- Swenson Heights (829 Lots) – Starter Home Community in Seguin with Bellavista Homes and Castlerock Communities. Projected Market Value: \$40M+
- Hannah Heights (296 Lots) – Starter Home Community in Seguin with Rausch Coleman Homes. Projected Market Value: \$15M+
- Jordan's Creek (143 Lots) – Starter Duplex Home Community and Commercial Development in Seguin. Projected Market Value: \$8M+
- Abbott Place (101 Lots) – Move Up Home Community in Eastern San Antonio with Bella Vista Homes. Projected Market Value: \$6M+



City of Fredericksburg Proposed Heather Glen Zoning

LEGEND		
Development Area - 125 acres	C1 Zone - 8.15 acres	R1A Zone - 100.46 acres
Annexed Area - 93.65 acres	C2 Zone - 5.64 acres	R2 Zone - 10.97 acres

Heather Glen – Tentative Annexation Schedule

Advertisement for Zoning Public Hearing	January 16, 2019 and January 30, 2019
200' Notices for Zoning Public Hearings	January 25, 2019
Advertisement of Annexation Public Hearings	January 23, 2019 and January 30, 2019
1 st Public Hearing (City Council)	February 4, 2019
Zoning Public Hearing (P&Z)	February 6, 2019
2 nd Public Hearing (City Council)	February 18, 2019
Zoning Public Hearing (City Council)	February 18, 2019
Institute Annexation Proceedings (City Council)	Week of March 11, 2019 (special meeting)
Completion of Annexation Process	May 6, 2019 (90 days following Institution of Proceedings)



CITY COUNCIL MEMO

DATE: February 13, 2019

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Public Hearing to consider various changes to the Land Use Plan on approximately 125 acres of land with frontage on US Highway 87 South and Friendship Lane and establishing zoning of C-2 Commercial, R-2 Mixed Residential, R-1A Single Family Residential – Small Lot and C-1 Neighborhood Commercial zoning on said property.

Summary:

The property is located on the south side of Friendship Lane, east of US Highway 87 South (see the attached exhibit). The project is called Heather Glen, and is proposed to consist of 5.64 acres of C-2 Commercial fronting on US Highway 87, 10.97 acres of R-2, Mixed Residential, 100.48 acres of R-1A, Single Family Residential – Small Lots, and 8.15 acres of C-1 Neighborhood Commercial (see attached zoning plan). Of Mr. Crenwelge's 125 acres, approximately 31 acres is already in the City Limits.

Recommendation:

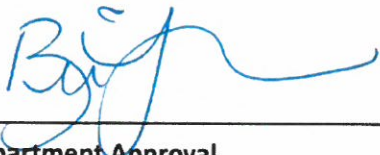
Conduct the Public Hearing, receive comments and take action to direct staff to prepare a zoning ordinance for when the property is annexed. The Planning and Zoning Commission voted unanimously to recommend approval of the proposed zoning of 5.62 acres of C2 Commercial fronting on US Highway 87, 10.97 acres of R2 Mixed Residential, 100.48 acres of R-1A Single Family Residential – Small Lot, and denial of the C-1, Neighborhood Commercial zoning on the 8.15 acres adjoining Friendship Lane.

Background / Analysis:

The applicant has submitted their petition for annexation on the 94 acres remaining to incorporated into the city. An annexation agreement is being prepared and will accompany the final annexation consideration.

Attachments:

Zoning Brief, Proposed Zoning Map, General Development Plan, Property owners list



Department Approval



City Manager Approval



City Attorney Approval

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1819

<u>APPLICANT:</u>	Kevin Spraggins, P.E. VEI Engineering
<u>OWNER:</u>	Dale Crenwelge, Paul Kuo, Harry Hausman
<u>LOCATION:</u>	Property fronting on Friendship Lane and US Highway 87 South
<u>SIZE:</u>	Approximately 125 acres
<u>EXISTING ZONING:</u>	94.05 acres unincorporated, 31.17 acres within the City Limits and zoned R-2 Mixed Residential
<u>PROPOSED CHANGE:</u>	1. Various changes to the Land Use Plan on Approximately 125 acres of land with frontage on US Highway 87 South and Friendship Lane, 2. Establishing zoning of C-2, Commercial, R-2, Mixed Residential, R-1A Single Family Residential – Small Lot and C-1, Neighborhood Commercial zoning on said property.

FINDINGS:

- The applicant is proposing to annex the portion of property owned by Dale Crenwelge between US Highway 87 South and Friendship Lane. This consists of approximately 94 acres, with 31 acres currently being in the city limits (see attached annexation exhibit).
- The proposal is for 5.62 acres of C2 Commercial fronting on US Highway 87, 10.97 acres of R2 Mixed Residential, 100.48 acres of R-1A Single Family Residential – Small Lot, and 8.15 acres of C1 Neighborhood Commercial fronting on Friendship Lane (see attached proposed zoning exhibit).
- An annexation agreement is currently being discussed between staff and the applicant. This agreement will include a Traffic Impact Analysis and timing of improvements, extension of utility and street infrastructure, stormwater detention, phasing of the project, park dedication requirements, and maintenance responsibilities.

- The main purpose of this annexation and zoning is to develop a relatively large neighborhood of smaller lots and homes that is to be called Heather Glen. The project will be developed in multiple phases and is shown to include approximately 480 lots.
- The property is currently undeveloped.
- Surrounding property to the south, east and west is not currently in the city limits and consists of scattered homes, businesses and undeveloped land. Property to north single family homes and apartments.
- A summary of the development teams experience and projects is attached for your review.

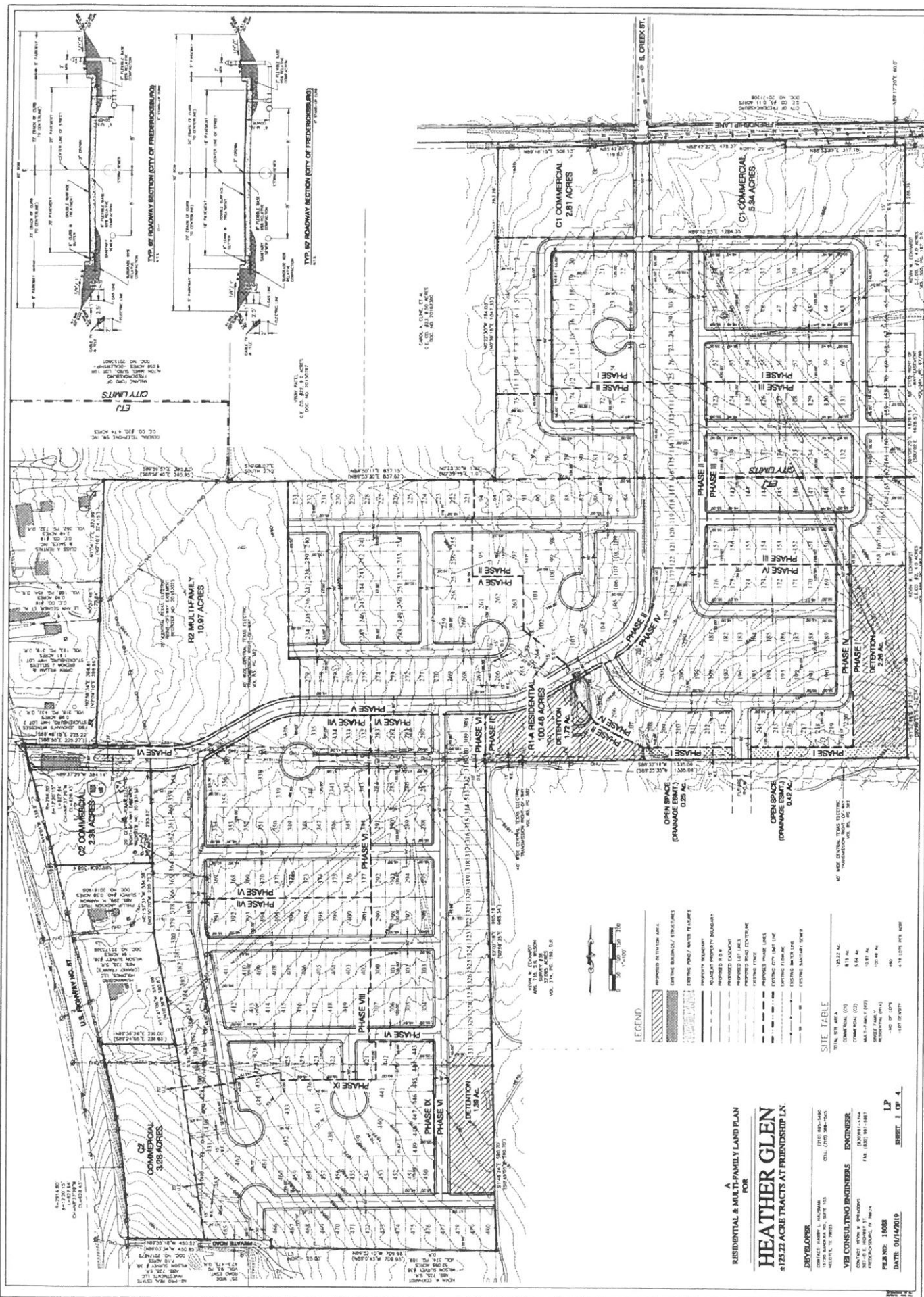
LAND USE PLAN: The Land Use Plan shows the property fronting on Friendship Lane as Medium Density Residential, property fronting on US Highway 87 South as Mixed Use Corridor and all other property to fall within the Rural Residential category. The Rural category is designated to apply to most areas in the ETJ, supports agricultural enterprises, appropriate for wineries or farms and appropriate for homes on large lots. The Medium Density Residential Category includes single family detached dwellings on smaller lots and attached dwelling units. The Mixed Use Corridor is an effort to change the typical pattern of strips of commercial development often lining highways and arterials. The developer's proposal would be to change the Land Use Plan along Friendship Lane to commercial, the rural residential category to low density residential on the majority of the site and medium density on a small portion off of US Highway 87.

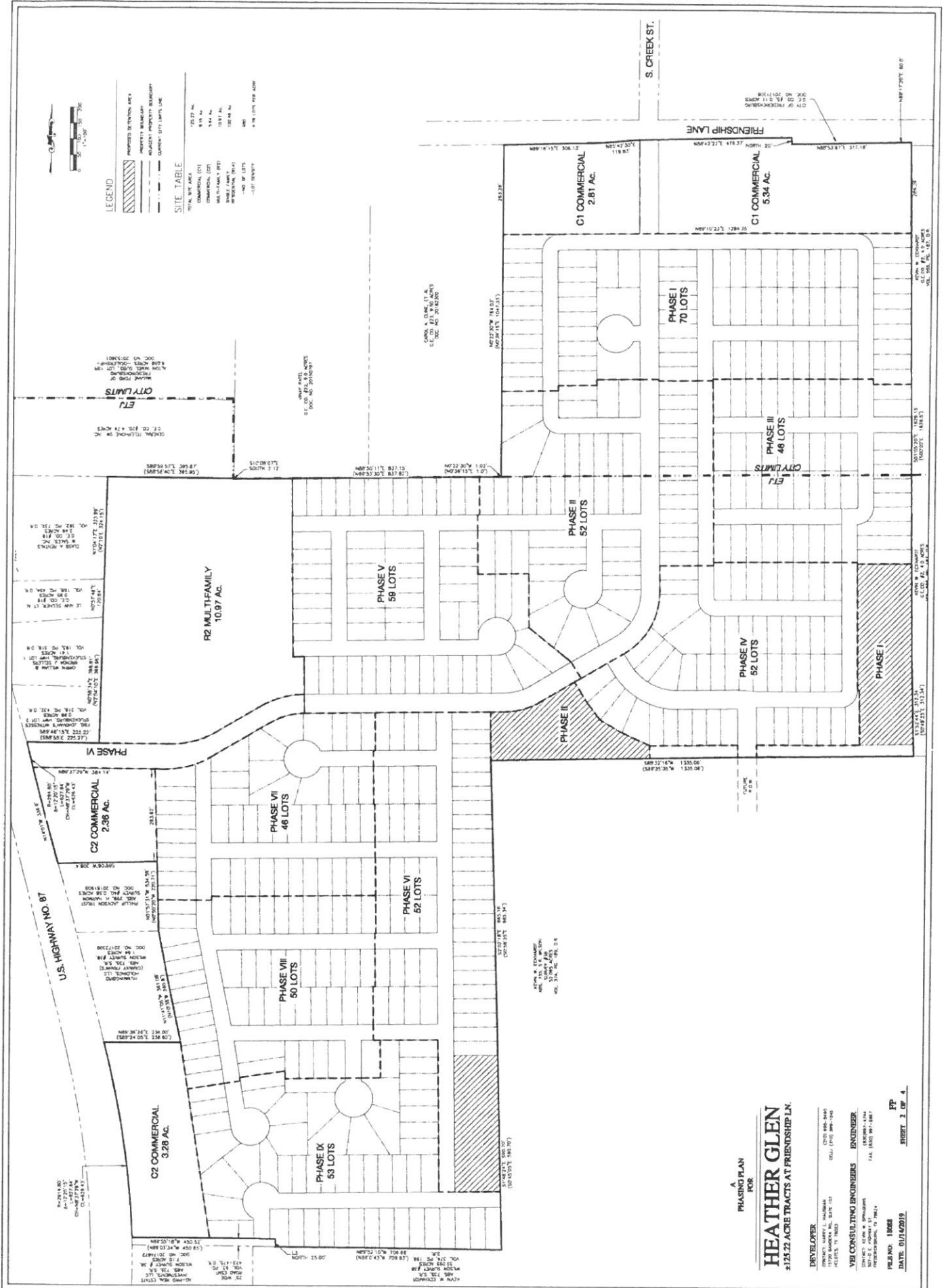
ZONING: As mentioned previously, the proposal is for 5.62 acres of C2 Commercial fronting on US Highway 87, 10.97 acres of R2 Mixed Residential, 100.48 acres of R-1A Single Family Residential – Small Lot, and 8.15 acres of C1 Neighborhood Commercial fronting on Friendship Lane (see attached proposed zoning exhibit). The proposed zoning of C-2 Commercial along the US Highway 87 frontage is appropriate given the Mixed Use Corridor land use designation. The proposal of R-1A Small Lot residential category and R-2 for the majority of the property does represent a deviation from the otherwise rural category, but would seem like a reasonable change given the interest in developing homes and providing a smaller lot option. The only objection staff has to the proposal is the C-1 Neighborhood Commercial zoning designation proposed along Friendship Lane. There is presently no other commercial zoning in this vicinity and we believe this zoning would represent a deviation of the plan that is inappropriate without a comprehensive study of the Friendship Lane corridor as we have discussed in the recent past.

OPPOSITION/SUPPORT OF REQUEST: Five letters have been received in opposition to the proposed C-1 Neighborhood Commercial zoning fronting on Friendship Lane.

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Commission voted unanimously to recommend approval of the proposed zoning of 5.62 acres of C2 Commercial fronting on US Highway 87, 10.97 acres of R2 Mixed Residential, 100.48 acres of R-1A Single Family Residential – Small Lot, and denial of the C-1, Neighborhood Commercial zoning on the 8.15 acres adjoining Friendship Lane.

STAFF RECOMMENDATION: Staff concurs with the Commission's recommendation.





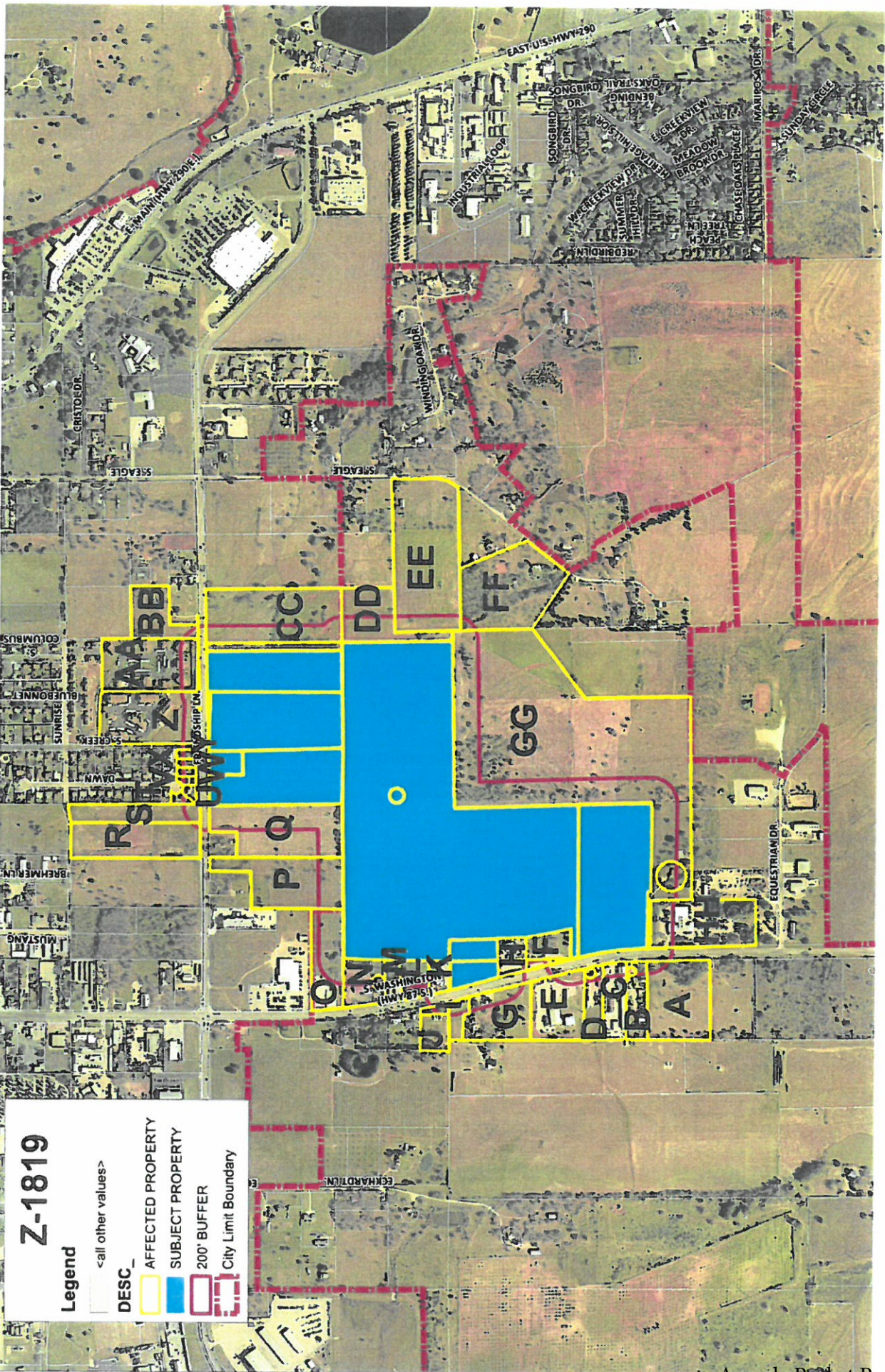
HEATHER GLEN
 #125.22 ACRES TRACTS AT FRIENDSHIP LN.

DRIVE/LOT
 CONTRACT: LARRY L. HARRIS
 DEVELOPER: LARRY L. HARRIS
 ADDRESS: 1100 S. 11TH ST.
 SUITE 110
 HOUSTON, TX 77058

ENGINEER
 Y&B CONSULTING ENGINEERS
 1400 WEST 11TH ST.
 SUITE 100
 HOUSTON, TX 77058

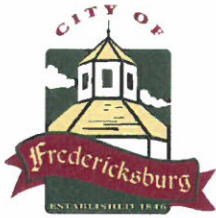
FILE NO. 18088
DATE: 01/14/2019

SHEET 2 OF 4



Letter	Owner	Address
A	JOHN & DOROTHY MANER	7989 MANER RD HARPER, TX 78631
B	DAVID CURL	1812 S US HIGHWAY 87 FREDERICKSBURG, TX 78624
C	TEXAS J4 PROPERTIES	2585 HERBER - SCHAEFER RD FREDERICKSBURG, TX 78624
D	KINO OIL OF TEXAS LLC	1752 S US HWY 87 FREDERICKSBURG, TX 78624
E	FREDERICKSBURG THEATER COMPANY	1668 S US HWY 87 FREDERICKSBURG, TX 78624
F	HUMMINGBIRD HOLDINGS LLC	157 COUNTRY CREEK LN FREDERICKSBURG, TX 78624
G	MAYOLO ALBITER	614 DEERVUE DR FREDERICKSBURG, TX 78624
H	PHILLIP JACKSON	206 E. MAIN FREDERICKSBURG, TX 78624
I	FISHER & WIESER SPECIALTY FOODS	411 S. LINCOLN ST FREDERICKSBURG, TX 78624
J	FISHER & WIESER SPECIALTY FOODS	411 S. LINCOLN ST FREDERICKSBURG, TX 78624
K	FREDERICKSBURG JEHOVAHS WITNESSES	480 SUMMIT CIR FREDERICKSBURG, TX 78624
L	ORRIN & BRENDA SELLERS	1607 WILSON ST BASTROP, TX
M	CLASS A RENTALS & SALES INC	1381 S. US HWY 87 FREDERICKSBURG, TX 78624
N	CLASS A RENTALS & SALES INC	1381 S. US HWY 87 FREDERICKSBURG, TX 78624
O	GENERAL TELEPHONE SQ INC	401 MERRITT 7 NORWALK, CT
P	VINAY PATEL	109 E 15TH ST SHAMROCK, TX
Q	CAROL CLINE	1945 CEDAR TREE DR FORT WORTH, TX
R	CITY OF FREDERICKSBURG	126 W. MAIN ST FREDERICKSBURG, TX 78624
S	CITY OF FREDERICKSBURG	126 W. MAIN ST FREDERICKSBURG, TX 78624
T	MELISSA KOTHMANN	724 DAWN LN FREDERICKSBURG, TX 78624
U	MICHAEL PETTY	591 DUSK LN FREDERICKSBURG, TX 78624
V	BENJAMIN SAUREZ	593 DUSK LN FREDERICKSBURG, TX 78624
W	MARCIE SCHNEIDER	595 DUSK LN FREDERICKSBURG, TX 78624
X	BEATRICE PRICE LIFE ESTATE	P.O. BOX 2223 FREDERICKSBURG, TX 78624
Y	JULIA WALKER	724 S. CREEK FREDERICKSBURG, TX 78624
Z	FREDERICKSBURG TERRACES AT CREEK STREET	2951 FALL CREEK RD KERRVILLE, TX 78028
AA	FREDERICKSBURG FREINDSHIP PLACE APARTMENTS	2951 FALL CREEK RD KERRVILLE, TX 78028
BB	DENNIS & BRENDA SEGNER	802 FRIENDSHIP LN FREDERICKSBURG, TX 78624
CC	KEVEN ECKHARDT	1831 S US HWY 87 FREDERICKSBURG, TX 78624
DD	KEVEN ECKHARDT	1831 S US HWY 87 FREDERICKSBURG, TX 78624
EE	WARREN PETTY	2740 REISS RD WEST POINT, TX
FF	INGENORG BARBARA BELL	1412 S. EAGLE ST FREDERICKSBURG, TX 78624
GG	KEVEN ECKHARDT	1831 S US HWY 87 FREDERICKSBURG, TX 78624

HH	AG-PRO REAL ESTATE INVESTMENTS	19595 HIGHWAY 84 BOSTON, GA
		Z-1819



CITY COUNCIL MEMO

DATE: February 12, 2019

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Hotel/Motel Occupancy Tax (HOT) Funding Allocations

Summary:

The attached spreadsheet shows the preliminary allocations for HOT funds to local organizations that were discussed by the City Council at your special meeting last Monday.

Recommendation:

It is recommended that the Council approve the final HOT funding to local organizations.

Background / Analysis:

At the special City Council meeting last Monday, the Council provided some preliminary direction on the HOT funding levels for local organizations. At the Council meeting this Monday, the final allocations should be approved. Since the organizations with larger allocations are funded on a quarterly basis, some of the payments will be made during the next fiscal year. Therefore, no budget amendments are required based upon the funding levels that have been discussed.

Attachments:

Spread sheet showing the HOT funding that has been requested and the funding that is recommended.



Department Approval



City Manager Approval

	Organization	City amount given in 2016	City amount given in 2017	City amount given in 2018	2019 requested amount	% of total	City 2019 approved	% total approved	County 2016 amount	County 2017 amount	County 2018 amount	County 2019 amount
1	Hill Country Antiques Tractor and Engine Club, Inc.	6,000	6,000	3,000	3,000	0.57%	3,000.00	1%	3,000	2,250	2,000	
2	FBG Art Guild	4,500	4,000	4,400	4,500	0.85%	4,500.00	1%				
3	Mom Center				2,000	0.38%	2,000.00	0%				
4	Film Festival	6,500	6,500	8,000	8,000	1.51%	8,000.00	2%				
5	Friends of Gillespie County Country School	64,800	47,641	61,730	20,590	3.88%	20,590.00	4%	39,000	37,500	25,000	
6	Admiral Nimitz	125,000	125,000	125,000	130,000	24.52%	130,000.00	28%		7,500	10,000	
7	Gillespie County Fair	40,000	45,000	45,000	45,000	8.49%	45,000.00	10%	12,000	13,000	14,000	
8	Former Tx Ranger-Celebrate Tx			20,000	28,750	5.42%	20,000.00	4%				
8a	Former Tx Ranger-History Symposium			15,000	23,750	4.48%	15,000.00	3%				
9	Die Kunstler von Fbg	2,500	3,000	3,000	4,200	0.79%	4,200.00	1%	1,000	1,500	1,500	
10	Fredericksburg Music Club, Inc.				5,000	0.94%	5,000.00	1%				
11	Fredericksburg Billie Booster, Inc. (Athletics)				4,200	0.79%	800.00	0%				
12	Chamber-Christmas Parade	10,000	10,000	12,000	12,000	2.26%	12,000.00	3%	5,000	7,500	9,000	
13	Jaycees-Crawfish Festival	5,000	5,000	10,000	15,000	2.83%	12,500.00	3%	5,000	5,000		
14	Tennis Assoc			3,150	2,640	0.50%	1,000.00	0%				
15	SystemsGo	2,500	3,000	3,500	4,000	0.75%	3,500.00	1%				
16	Food Truck Festival	6,000	7,500	7,500	10,000	1.89%	10,000.00	2%				
17	GC Historical Society	81,000	93,500	65,250	95,000	17.92%	95,000.00	20%	5,700	14,000	14,000	
18	Majesty Tours (operating Oktoberfest Park and Ride)				8,950	1.69%	-	0%				
19	Fbg Theater Co	25,000	25,000	25,000	40,000	7.54%	30,000.00	6%	3,000	6,750	4,500	
20	Fort Martin Scott Friends-Living History	0	23,450	14,930	16,199	3.05%	16,199.00	3%				
21	Fort Martin Scott Friends (2 Rehab porch and decks)				0	0.00%	-	0%				
22	Fort Martin Scott Friends (3-Rehab buildings)				0	0.00%	-	0%				
23	July 4th Celebration	5,000	4,500	5,000	4,500	0.85%	4,500.00	1%				
24	Farmers Market	3,000	3,000	3,000	3,500	0.66%	3,500.00	1%				
25	Optimist-Hill Country Run	7,000	5,000	5,000	5,000	0.94%	5,000.00	1%	1,500	1,500	1,500	
26	Global Leadership Summit			1,500	2,000	0.38%	1,000.00	0%				
27	Friends of Enchanted Rock	8,000		5,000	5,000		4,500.00	1%				



CITY COUNCIL MEMO

DATE: January 28, 2019

TO: Mayor and City Council

FROM: Jennifer Krupa, Special Events Coordinator

SUBJECT: Recurring Fee Waiver Request: National Day of Prayer

Summary:

National Day of Prayer is an annual observance day on the first Thursday in May. The event meets the definition of a special event per the City's Special Events Ordinance and is therefore required to complete a Marktplatz rental agreement, special events checklist, provide general liability insurance, and pay the required reservation fees. The group of volunteer citizens that organize the event are requesting a waiver of reservation fees on an annual basis.

Recommendation:

Recommend Council consider the request to waive or discount reservation fees for the use of Adelsverein Halle on the first Thursday in May on an annual basis.

Background / Analysis:

Historically, the group of volunteer citizens have used Adelsverein Halle at Marktplatz on a first-come, first-serve basis and have not completed a rental agreement or special events checklist. Per the special events ordinance, the event qualifies as a special event under section (f) installation of a stage, band-shell, trailer, van, grandstand, bleachers or other portable building or structure on City-owned property. The event is free, open to the public, and is advertised in the newspaper and a community banner. If a waiver or reduction is approved, the event would still be required to complete a rental agreement, special events checklist, and provide general liability insurance.

Attachments:

Fee Waiver Request Letter from Sally Tatsch



Department Approval



City Manager Approval



City Attorney Approval

Letter to City Council of Fredericksburg Texas

January 21, 2019

Sally Tatsch
1651 Doss Spring Creek Rd
Fredericksburg, TX 78624
830-669-2560

Dear Members of the City Council,

I am Sally Tatsch and I am writing to you in support of the **National Day of Prayer**. I am requesting that the City Council vote for the waiving the rental fees of the MarketPlatz starting the first Thursday of May of 2019 and for the coming years. The event starts at 5:30pm until 8:00pm.

National Day of Prayer is an annual observance day which is observed on the first Thursday of May. We are encouraged to give thanks and to turn to God in prayer and peaceful meditation.

The community coming together and seeking God is a very vital at this present times. As it is written " *If my people, which are called by my name, shall humble themselves, and pray, and seek my face, and turn from wicked ways; then I will hear from heaven, and will forgive their sin, and will heal their land.* 2 Chronicles 7:14.

We have had very good attendance in the past years and this event is totally free to the public.

Community comes together and we have prayer for our Nation, Schools, Local Government, Medical, Churches, and our Military.

God's presence be with each one of you as you discuss this very important event.

Sincerely,

Sally Tatsch



CITY COUNCIL MEMO

DATE: February 13, 2018

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: : Consider approval of a motion to have the Planning and Zoning Commission consider amending Section 7.825 of the Zoning Ordinance pertaining to Special Parking Provisions applicable to Central Fredericksburg, consider prohibiting amplified sound adjacent to Single family Residential Zoning Districts, and consider creating an MU-1, MU-2 Mixed Use Districts and C-1.5 Commercial District.)

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 and from Milam Street to Bowie Street on the west. 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.

Outdoor amplified sound is presently permitted anywhere in the city as long as it does not exceed the limitations of the Noise 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.

Staff and the Planning and Zoning Commission have been discussing the creation of a C-1.5 Medium Commercial Zoning District, a MU-1 Mixed Use Infill District and a MU-2 Mixed Use Corridor District. Over the last several meetings we have discussed the permitted uses for each of the districts, along with the conditional uses for each district. A matrix was prepared that showed the proposed uses for each district. In addition, we discussed special regulations that could apply to the districts, including shared

parking provisions, outdoor display of merchandise and seasonal items, hours of operation, height, special screening, special setbacks between certain uses, density credits, etc. The C-1.5 District would be another standard district. The MU-1 and MU-2 Districts would be new, but would carry special provisions applicable only to these districts. For clarification, the MU-2 District would be proposed primarily along major entry corridors, and the MU-1 District is intended for infill or along other major thoroughfares.

Recommendation:

Motion and approval to direct the Planning and Zoning Commission to consider and make a recommendation on amending Section 7.825 of the Zoning Ordinance pertaining to Special Parking Provisions applicable to Central Fredericksburg, consider prohibiting amplified sound adjacent to Single family Residential Zoning Districts, and consider creating an MU-1, MU-2 Mixed Use Districts and C-1.5 Commercial District.

Background / Analysis:

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

Attachments:

Please reference the packet for the joint worksession with the Planning and Zoning Commission



Department Approval



City Attorney Approval



City Manager Approval



CITY COUNCIL MEMO

DATE: February 18, 2019
TO: Mayor and City Council
FROM: Clinton Bailey, P.E., Assistant City Manager/Director of Public Works and Utilities
SUBJECT: Golf Course Quarterly Financial Report

Summary:

This item is for the presentation of the first quarter financial status report for Lady Bird Johnson Golf Course.

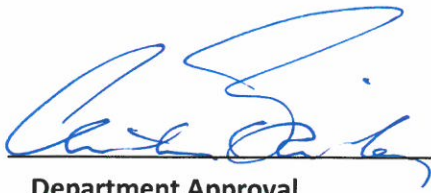
Recommendation:

n/a

Background / Analysis:

Chris Meade, Lady Bird Johnson Golf Course General Manager will present the first quarter financial status report for the golf course. A similar presentation will be made by golf course staff on a quarterly basis to provide the City Council with detailed financial performance information throughout the year.

Attachments: 1. Lady Bird Johnson Golf Course 1st Quarterly Performance Analysis Report



Department Approval



City Manager Approval

LADY BIRD JOHNSON GOLF

For Quarter Ending Dec-31-2018

Performance Analysis Report (PAR)

For Quarter Ending Dec-31-2018 Performance Analysis Report (PAR)	CQ ACTUAL	CQ BUDGET	B(W)	CQ PY ACTUAL	YTD ACTUAL	YTD BUDGET	B(W)	YTD PY ACTUAL	COMMENTS
Revenue and Earnings									
Total Revenue	184,653	248,869	(64,216)	-	184,653	248,869	(64,216)	-	Slow start to year based on several factors - loss of playable days due to flooding and early cold snap played a major role in the results. A \$40K recovery of lost revenue in expense savings, keeps EBITDA variance manageable and year end goal within reach.
EBITDA	(140,986)	(116,330)	(24,656)	-	(140,986)	(116,330)	(24,656)	-	
EBITDA Margin	(76.4%)	(46.7%)	(0.4%)	-	(76.4%)	(46.7%)	(0.4%)	-	
Revenue									
Golf	107,696	139,779	(32,083)	-	107,696	139,779	(32,083)	-	Golf Department resulted in a negative \$32K in revenue for the period, of which \$12K was the lack of response to a new program we tried to roll out as a membership option to less than stellar results. The balance of golf, cart and range are explained through the missing 900 weather related rounds for the period. F&B is beginning to show some signs of growth in the a la carte segment and the liquor license finally came online, while banquets and private event sales remain stagnant which have resulted in a staffing change and restructuring of assets to drive this revenue line.
Learning Center	-	-	-	-	-	-	-	-	
Carts	12,756	17,600	(4,844)	-	12,756	17,600	(4,844)	-	
Range	6,118	7,500	(1,382)	-	6,118	7,500	(1,382)	-	
Merchandise	19,556	25,290	(5,734)	-	19,556	25,290	(5,734)	-	
Food & Beverage	38,515	58,700	(20,185)	-	38,515	58,700	(20,185)	-	
All Other Departments	12	-	12	-	12	-	12	-	
Total Revenue	184,653	248,869	(64,216)	-	184,653	248,869	(64,216)	-	
Payroll Expenses									
Golf	19,936	22,501	2,565	-	19,936	22,501	2,565	-	In order to provide the expected financial results of the approved budget the payroll lines are examined on a daily basis and altered based on weather patterns and expected demands on the facility. This was largely the case for the first quarter where the reduction in hourly employee usage was able to drop a nearly \$8K savings against the miss in revenue. The one department that continues to struggle against budget is the F&B operation. In the effort to assure the necessary returns from the department some significant staffing changes are scheduled for Q2 that I believe will result in a tighter run department and make it more profitable. As eluded to in the revenue explanation a change will be made to Marketing staffing that will result in some short term savings while we attempt to fill the position with a quality candidate.
Learning Center	-	-	-	-	-	-	-	-	
Carts	11,414	12,715	1,301	-	11,414	12,715	1,301	-	
Range	-	-	-	-	-	-	-	-	
Clubhouse	-	-	-	-	-	-	-	-	
Food & Beverage	39,978	38,109	(1,870)	-	39,978	38,109	(1,870)	-	
Maintenance	60,329	65,329	5,000	-	60,329	65,329	5,000	-	
Marketing	14,508	15,146	638	-	14,508	15,146	638	-	
General & Administration	28,262	28,308	46	-	28,262	28,308	46	-	
All Other Departments	-	-	-	-	-	-	-	-	
Total Payroll	174,427	182,107	7,681	-	174,427	182,107	7,681	-	
Departmental Expenses									
Golf	1,728	1,780	52	-	1,728	1,780	52	-	Q1 Results for Golf, Range and Clubhouse were right at budgeted number. The bulk of the savings in Carts was in the fuel line which was a direct result of less usage based on fewer rounds during the inclement weather. F&B provided some significant savings in a few lines while being over in others. The key expense overages were in supplies and Linen service. The savings came from the consulting fees budgeted but unused during the transition of department head and the reduced liquor tax in the delay of opening the bar. Maintenance provided savings through all accounts due to the diligence of the Superintendent. Key areas were in Service Contracts and Equipment Rental for the water circulation in the holding pond due to an invoice issue in PY. Marketing over due to invoice timing and will correct in Q2. G&A under due to cutbacks in all expense accounts to offset revenue shortfalls during the quarter.
Learning Center	-	-	-	-	-	-	-	-	
Carts	3,506	4,900	1,394	-	3,506	4,900	1,394	-	
Range	3,462	3,550	88	-	3,462	3,550	88	-	
Clubhouse	14,549	14,448	(101)	-	14,549	14,448	(101)	-	
Food & Beverage	11,367	17,665	6,298	-	11,367	17,665	6,298	-	
Maintenance	31,792	47,410	15,618	-	31,792	47,410	15,618	-	
Marketing	12,926	9,050	(3,876)	-	12,926	9,050	(3,876)	-	
General & Administration	27,843	32,334	4,491	-	27,843	32,334	4,491	-	
Lease	10,619	16,084	5,464	-	10,619	16,084	5,464	-	
All Other Departments	-	-	-	-	-	-	-	-	
Total Departmental Expenses	117,792	147,221	29,428	-	117,792	147,221	29,428	-	
Agenda Packet Page 66									

LADY BIRD JOHNSON GOLF

For Period Ending Dec-31-2018
Performance Analysis Report (PAR)

For Period Ending Dec-31-2018												
Performance Analysis Report (PAR)				CM ACTUAL	CM BUDGET	B(W)	CM PY ACTUAL	YTD ACTUAL	YTD BUDGET	B(W)	YTD PY ACTUAL	COMMENTS
Rounds												
Non Tournament Rounds				3,979	4,847	(868)	-	3,979	4,847	(868)	-	Rounds played were short of budget based on playable days in the quarter. Heavy rains and colder temperatures much earlier than expected led the way. No comparison to PY available due to tracking methods not lining up.
Tournament Rounds				275	300	(25)	-	275	300	(25)	-	
Total Rounds				4,254	5,147	(893)	-	4,254	5,147	(893)	-	
Non Tournament Average												
Non Tournament Rounds				3,979	4,847	(868)	-	3,979	4,847	(868)	-	
Non Tournament Green Fees/Dues				96,194	127,377	(31,183)	-	96,194	127,377	(31,183)	-	
Non Tournament Cart Fees				12,756	17,600	(4,844)	-	12,756	17,600	(4,844)	-	
Avg. Non Tourn. GF/CF				\$27.38	\$29.91	\$(2.53)	-	\$27.38	\$29.91	\$(2.53)	-	
Tournament Averages												
Tournament Rounds				275	300	(25)	-	275	300	(25)	-	Q1 totals in rounds and revenue were right at budget despite losing two events to the September floods. Bookings for Q2 and near budget while Q3 and Q4 are looking very strong for tournament rounds and revenue.
Tournament Green Fees				10,203	10,650	(447)	-	10,203	10,650	(447)	-	
Tournament Cart Fees				-	-	-	-	-	-	-	-	
Avg. Tournament GF/CF				\$37.10	\$35.50	\$1.60	-	\$37.10	\$35.50	\$1.60	-	
Total Averages												
Total Rounds				4,254	5,147	(893)	-	4,254	5,147	(893)	-	
Total Green Fees including Dues				106,397	138,027	(31,630)	-	106,397	138,027	(31,630)	-	
Total Cart Fees				12,756	17,600	(4,844)	-	12,756	17,600	(4,844)	-	
Avg. Total GF/CF/Dues				\$28.01	\$30.24	\$(2.23)	-	\$28.01	\$30.24	\$(2.23)	-	
Key Per Round Indicators												
Cart Revenue per Round				\$3.00	\$3.42	\$(0.42)	-	\$3.00	\$3.42	\$(0.42)	-	Cart revenue per round low due to percentage of ridership versus budgeted amount. Range performing well and Merch slightly off due to product mix.
Range Revenue per Round				\$1.44	\$1.46	\$(0.02)	-	\$1.44	\$1.46	\$(0.02)	-	
Merchandise Revenue per Round				\$4.60	\$4.91	\$(0.32)	-	\$4.60	\$4.91	\$(0.32)	-	

LADY BIRD JOHNSON GOLF

For Quarter Ending Dec-31-2018
Performance Analysis Report (PAR)

For Quarter Ending Dec-31-2018 Performance Analysis Report (PAR)	CM ACTUAL	CM BUDGET	B(W)	CM PY ACTUAL	YTD ACTUAL	YTD BUDGET	B(W)	YTD PY ACTUAL	COMMENTS
COS									
Merchandise COS %	77.4%	62.4%	(15.0)%	-	77.4%	62.4%	(15.0)%	-	Merch COS slightly elevated due to high volume of December sales to Members and other discount seeking shoppers. Moved some older merch at a reduced margin. Will come back into line in coming quarters. F&B remained high ageing serving as an additional factor in the changes being made to the department staffing.
Food & Beverage COS %	54.8%	38.0%	(16.8)%	-	54.8%	38.0%	(16.8)%	-	
Alcohol COS %	41.3%	38.0%	(3.3)%	-	41.3%	38.0%	(3.3)%	-	
Food & Beverage									
Total Food & Beverage Revenue	38,515	58,700	(20,185)	-	38,515	58,700	(20,185)	-	Of all the Key Metrics the one that will draw the most attention going forward is Payroll to revenue. Currently 40% over budget both a factor or reduced sales but more importantly scheduling irregularities that need addressed immediately. COS is elevated and will be slowly reduced as we continue to work towards a reduction in waste.
Food & Beverage COS %	47.5%	34.2%	13.3%	-	47.5%	34.2%	13.3%	-	
Food & Beverage Gross Margin %	52.5%	65.8%	(13.3)%	-	52.5%	65.8%	(13.3)%	-	
F&B Total Payroll to F&B Revenue %	103.8%	64.9%	(38.9)%	-	103.8%	64.9%	(38.9)%	-	
F&B Op. Exp. to Rev %	29.5%	30.1%	0.6%	-	29.5%	30.1%	0.6%	-	
F&B Net Operating Income	(31,118)	(17,159)	(13,959)	-	(31,118)	(17,159)	(13,959)	-	
F&B Margin	(80.8)%	(29.2)%	(51.6)%	-	(80.8)%	(29.2)%	(51.6)%	-	
F&B Rev. Per Non Tourn. Round	\$6.82	\$5.54	\$1.28	-	\$6.82	\$5.54	\$1.28	-	
Banquet Revenue									
Banquet Food & NAB	6,621	16,500	(9,879)	-	6,621	16,500	(9,879)	-	The results from Q1 here confirm the need for the change in staff within this department. Albeit most events are booked out into the future we will strive to catch up with short term booking and more creative events within the clubhouse.
Banquet Alcohol	755	8,300	(7,545)	-	755	8,300	(7,545)	-	
Rental Charges (Room, Bar, Equip)	500	2,000	(1,500)	-	500	2,000	(1,500)	-	
Service Charge	1,277	3,844	(2,567)	-	1,277	3,844	(2,567)	-	
Total Banquet Revenue	9,153	30,644	(21,491)	-	9,153	30,644	(21,491)	-	
Tournament F&B Revenue									
Tournament Food & NAB	2,033	963	1,070	-	2,033	963	1,070	-	
Tournament Alcohol	185	223	(38)	-	185	223	(38)	-	
Rental Charges (Room, Bar, Equip)	-	-	-	-	-	-	-	-	
Service Charge	-	-	-	-	-	-	-	-	
Total Tournament F&B Revenue	2,218	1,185	1,033	-	2,218	1,185	1,033	-	
F&B Revenue Per Tournament Round	\$8.06	\$3.95	\$4.11	-	\$8.06	\$3.95	\$4.11	-	



CITY COUNCIL MEMO

DATE: February 18, 2019

TO: Mayor and City Council

FROM: Garret Bonn, P.E., CFM – Asst. City Engineer

SUBJECT: West Windcrest Traffic Impact Study

Summary:

Riley Mountain Engineering, LLC will present their preliminary findings from the West Windcrest Traffic Impact Study.

Recommendation:

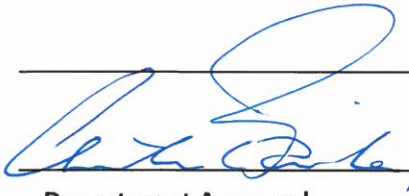
N/A

Background / Analysis:

In response to a large number of developments planned for the W. Windcrest area, the adopted FY 2019 budget included funding for a Traffic Impact Study of existing and future transportation conditions in the area. The City's traffic consultant for the project, Riley Mountain Engineering, LLC, will be in attendance to present their findings and answer any questions Council may have.

Attachments:

West Windcrest Traffic Impact Study (excludes some appendices) - Draft



Department Approval

City Manager Approval

West Windcrest Traffic Impact Study

PREPARED FOR
THE CITY OF FREDERICKSBURG

BY
RILEY MOUNTAIN ENGINEERING, LLC

FEBRUARY, 2019

This document is released for the purpose of review only under the authority of John Kenneth Fowler, PE, Texas License #85453, Riley Mountain Engineering, LLC Firm #16223

Executive Summary

Background:

A number of private developers propose improvements in the vicinity of Windcrest Road west of SH 16 in Fredericksburg, Texas, and the City of Fredericksburg City Council has identified this area as a high priority for future annexation. The purpose of this study is to determine the traffic impacts associated with the build out of the proposed developments on the study roads and intersections where significant impact is anticipated. The study assumes improvements and extensions to Smokehouse Road and to Post Oak Road, sufficient to connect the proposed developments to Windcrest Drive and Live Oak Street. Mitigation measures will be analyzed and recommended if traffic operations are expected to be below traffic engineering standards. It should be noted impacts are expected on corridors not analyzed in this study and improvements along those corridors may be needed in the future to accommodate incremental traffic growth from this and other area developments.

Results:

The principal findings of this study are:

- The studied intersections, W Windcrest at South Milam, and W Live Oak at S Milam, currently fail to provide an acceptable Level of Service during peak hours. Immediate improvements to both intersections are warranted. The most cost effective improvement that can be implemented immediately will be to create a 4 way stop condition at both intersections.
- The proposed developments will reduce the Level Of Service for the Studied Intersections: W Windcrest Drive at S Milam Street, and West Live Oak Street at S Milam Street, even after a 4 way stop condition is implemented at each intersection. Additional improvements to these intersections should be made prior to 2023/2024.
- The proposed developments will justify the inclusion of left turn lanes for the proposed extensions and improvements to Smokehouse Road and Post Oak Road.

Recommendations:

The following items are recommended based on the analyses contained in this study, assuming full build out of the proposed development in 2019:

- The Studied Intersections should be immediately improved to a 4 way stop condition, and then further improved to signalized intersections prior to 2023 for W Windcrest Drive at S Milam Street, and prior to 2024 for W Live Oak Street at S Milam Street.
- Proposed roadway improvements for Smokehouse Road and for Post Oak Road should include left turn lanes at intersections with W Windcrest Drive and Live Oak Street.
- Impacts to other intersections in the area, including S Milam at SH 16, Windcrest at SH16, and Post Oak at SH 16 are likely. These intersections are not included in this study; however, the growth rate of the area

combined with the proposed improvements may very well create a negative impact to these intersections.

This study is based upon a concept development plans and land use maps provided by the City of Fredericksburg. Those plans and land use maps are included in the appendices to this report. Assuming the general characteristics of the proposed development remain approximately the same as documented, minor changes in the final design are not expected to alter the results or recommendations of this study.

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1. Introduction

a. Proposed Development

The City of Fredericksburg, Texas, is considering the effects on local traffic and roadway capacity of multiple proposed land development projects located in southwest Greater Fredericksburg, between State Highway 16 South and Kerr Road, and between W Live Oak Street and Pyka Road. The proposed developments include the following:

- Oaks of Windcrest
- Villages of Windcrest
- Windmill Oaks Phase II
- The Beginnings and Madrona Subdivisions
- Multi-Family Development
- Combined Multi-Family Development and Single Family Development

The proposed developments are exhibited in Appendix A, which defines the study area for this analysis.

Additionally, the City of Fredericksburg proposes to extend and improve Smokehouse Road and Post Oak Road to provide connectivity from the proposed developments to Windcrest Drive and Live Oak Street. This study assumes such extensions and improvements are in place.

b. Purpose of Study

The purpose of this study is to determine the traffic impacts associated with the build out of the proposed developments, including extensions and improvements to Smokehouse Road and Post Oak Road. The traffic impacts are studied on the roads and intersections where significant impact is anticipated and improvements are recommended where mitigation is needed.

c. Scope of Study

The scope of this study is limited to data collection at 5 specific locations, including two studied intersections and three roadway locations.

The two studied intersections are:

- W. Windcrest Street at S. Milam Street
- W. Live Oak Street at S. Milam Street

Studied roadway locations are:

- Smokehouse Road South of W. Live Oak Street
- Post Oak Road North of W. Live Oak Street
- Post Oak Road South of W. Live Oak Street

The study will estimate the existing capacity and Level of Service (LOS) for the two studied intersections and for the two studied roadway corridors (Smokehouse Road and Post Oak Road).

The study will then estimate future traffic LOS for each of the above listed studied locations, based on future land use conditions provided by the City of Fredericksburg and on projected traffic sourced from the ITE Trip Generation Manual, and will assume that planned extensions of Windcrest Street and Post Oak Road are in service.

Finally, the study will make preliminary recommendations for improvements to existing intersections within the study area, if warranted, based on the results of this study and discussions with City of Fredericksburg staff.

d. Study Objectives

The objectives of this study are:

- i. Document how the study intersections and roadways currently operate.
- ii. Forecast the amount of traffic expected to be generated by the proposed development.
- iii. Determine how the study intersections and roadways will operate in the future with and without the proposed development.
- iv. Recommend appropriate mitigation measures if poor operations are identified.

Traffic expected from the proposed development may have impacts on other corridors and intersections beyond those studied here. Furthermore, this study does not account for the existing roadway conditions such as pavement quality or appropriate drainage.

2. Existing Conditions

a. Corridor Characteristics

Table 1 shows the characteristics of the studied roadways within the study area.

Table 1 – Study Corridor Characteristics

Name	Classification	Speed Limit	Jurisdiction	Lane Configuration
W Live Oak Street	Collector	30 mph	City	2 Undivided
W Windcrest Street	Collector	30 mph	City	2 Undivided. Left Turn Lanes at Studied Intersections
S Milam Street	Collector	30 mph	City	2 Undivided
Post Oak Road	Local Roadway	30 mph	City and County	2 Undivided
Smokehouse Road	Local Roadway	30 mph	County	2 Undivided

b. Traffic Measurements

Pneumatic data and intersection video were collected at the existing study intersections under normal weekday conditions in November and December, 2018. Videos were used to perform turning movement counts at the study intersections for peak traffic hours: 7AM-9AM, 11AM-1PM, and 4PM-6PM. Pneumatic devices were used to measure traffic speeds and volumes for 24 hour periods.

The pneumatic data and turning movement count data from the counts are provided in the Appendix.

Based on the pneumatic data turning movement volumes, the current daily traffic volumes on each study corridor are estimated at:

- i. 2905 vehicles per day on W Live Oak Street
- ii. 2641 vehicles per day on W Windcrest Street
- iii. 6790 vehicles per day on S Milam Street
- iv. 922 vehicles per day on Post Oak Road (North of Live Oak Street)
- v. 103 vehicles per day on Post Oak Road (South of Live Oak Street)
- vi. 867 vehicles per day on Post Oak Road (South of Windcrest Street)*
- vii. 613 vehicles per day on Smokehouse Road (South of Live Oak Street)

*Data for Post Oak Road South of Windcrest estimated based on West Leg measurements at Windcrest and Milam intersection.

The existing Level Of Service during peak traffic hours for the two Studied Intersections is tabulated below:

Table 2 – Studied Intersections existing LOS

Intersection	Level of Service
W Live Oak St at S Milam St	F
W Windcrest Dr at S Milam St	F

c. Additional Site Characteristics

The existing intersection at W Live Oak and S Milam Street has limited sight distance, due to obstructions close to the proposed ROW, or encroaching within the proposed ROW. A 4 way stop condition would be a cost effective means of reducing the hazard created by the limited sight distance at this intersection.

3. Forecasted Traffic

a. Site Traffic Forecasting

A trip generation analysis was performed for the proposed development sites based on the methods published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition*. Trip generation rates are provided by the same ITE manual.

The ITE manual compiles studies from across the country to provide a national average traffic for various land uses.

The resultant new trips generated by the proposed developments are shown in Table 2.

Table 3 – New Trip Generation

Trip Generation Zone**	Description	Units	Peak Hour Trips/unit	Peak Hour Trips	Trips/day
1	Post Oak Multi-Family*	250	0.56	140	1750
2	Villages of Windcrest	50	0.99	49.5	500
3	Oaks of Windcrest	43	0.99	42.57	430
4	Single Family - Live Oak*	50	0.99	49.5	500
4	Multi Family - Live Oak*	150	0.56	84	1050
4	Single Family - Windcrest*	50	0.99	49.5	500
4	Multi-Family - Windcrest*	150	0.56	84	1050
5	Madrona Subdivision	53	0.99	52.47	530
5	The Beginnings Subdivision	52	0.99	51.48	520
6	Windmill Oaks Phase II*	60	0.99	59.4	600

*Units estimated based on tract size

**Refer to zones shown on Exhibit 1

A trip distribution pattern was developed for the generated traffic going to and from the proposed development. This pattern is based on the existing traffic volumes, site access, competing land uses, and access to the regional transportation system. The Trip Distribution Pattern is provided in the Appendices.

Traffic generated by the site development was assigned to the area roadways per this distribution pattern.

It is noted that an existing education facility located on Smokehouse Road, The Heritage School, may undergo future expansion. If so, additional trips will be generated. Such additional traffic is not included in this analysis.

b. Non-site Traffic Forecasting

Future traffic volumes in the study area outside of the proposed developments' traffic are based upon the general growth in the vicinity of the Study Area. Historic Traffic Data available from TxDOT for SH 16 in the vicinity of the study area was used to estimate the general growth rate in the study area.

TxDOT published Average Daily Traffic Volumes (ADT) for State Highway, including SH 16 in the vicinity of the project. ADT values for years 2013, 2014, 2015 and 2016 are the most recent values available along SH 16 in the immediate vicinity of the study area. ADT's for these years are tabulated below:

Table 4 – TxDOT ADT and Growth Rate

Year	ADT	Growth Rate
2016	11025	1.0497523
2015	9665	1.1407139
2014	8476	1.1402784
2013	9762	0.8682647

Based on this information, a growth rate of approximately 5.0% per year was calculated. This growth rate was applied to all movements in the study network except for those accessing the developments, since those movements will only be increased with the development's forecast trip generation.

Applying this background growth rate to the existing traffic volumes established the No-Build forecasts.

c. Total Traffic

Traffic forecasts were developed for each year from 2019 through 2030. Traffic volumes and LOS for each forecasted year scenario are calculated by adding the traffic generated by the proposed development to the non-site forecast volumes. The average daily traffic volume forecasts developed through this process are shown in on the following pages.

**Table 5: ADT –
Smokehouse Road
(South of Live Oak Street)**

Year	Traffic Volume (ADT)	
	No Build	Post Build
2019	613	3213
2020	644	3244
2021	676	3276
2022	710	3310
2023	745	3345
2024	782	3382
2025	821	3421
2026	863	3463
2027	906	3506
2028	951	3551
2029	999	3599
2030	1048	3648

**Table 6: ADT - Post Oak Road
(South of Live Oak Street)**

Year	Traffic Volume (ADT)	
	No Build	Post Build
2019	103	1336
2020	108	1341
2021	114	1346
2022	119	1352
2023	125	1358
2024	131	1364
2025	138	1371
2026	145	1377
2027	152	1385
2028	160	1392
2029	168	1400
2030	176	1409

**Table 7: ADT - Post Oak Road
(North of Live Oak Street)**

Year	Traffic Volume (ADT)	
	No Build	Post Build
2019	922	1538
2020	968	1584
2021	1017	1633
2022	1067	1684
2023	1121	1737
2024	1177	1793
2025	1236	1852
2026	1297	1914
2027	1362	1978
2028	1430	2047
2029	1502	2118
2030	1577	2193

**Table 8: ADT - Post Oak Road
(South of W Windcrest Street)**

Year	Traffic Volume (ADT)	
	No Build	Post Build
2019	867	1578
2020	910	1622
2021	956	1667
2022	1004	1715
2023	1054	1765
2024	1107	1818
2025	1162	1873
2026	1220	1931
2027	1281	1992
2028	1345	2056
2029	1412	2124
2030	1483	2194



4. Analyses

a. Corridor Vehicular Analysis

While many factors contribute to a road feeling congested, the two biggest factors are volume, how many vehicles are using the road, and capacity, how many vehicles the road can accommodate a day.

Below is a rough guide of the daily traffic volumes different types of roads can accommodate based on Exhibits 10-9 and 16-14 of the *Highway Capacity Manual*. If the Average Daily Traffic (ADT) volume on a roadway is below the threshold, then it is considered un-congested. If the daily volume falls inside the range, the road is almost congested, and if the daily volume is over the threshold the road is congested.

- 2-Lane (one in each direction with left turn lanes at busy intersections and coordinated signals), undivided street, are considered almost congested with a volume of 11,500 to 19,900 vehicles per day.
- 4-Lane, undivided street (two in each direction with left turn lanes at busy intersections and coordinated signals), – 23,500 to 37,900 vehicles per day.
- 6-Lane, divided street (three in each direction with left turn lanes at busy intersections and coordinated signals), – 34,800 to 54,300 vehicles per day.
- 4-Lane Freeway (2-lanes in each direction with a median) – 34,300 to 75,300 vehicles per day.
- 6-Lane Freeway (3-lanes in each direction with a median) – 51,400 to 112,900 vehicles per day.
- 8-Lane Freeway (4-lanes in each direction with a median) – 68,600 to 150,500 vehicles per day.

The above capacities represent physical capacity in ideal roadway conditions. Research from UC Berkley, for example, indicates quality of life along a residential street is negatively impacted when the ADT exceeds 1,000 vehicles per day. Therefore, the 1,000 vehicle per day threshold is used for the capacity along neighborhood two lane roads even though its physical capacity is approximately ten times larger.

As can be seen from the tables 4-7, the ADT for Post-Build conditions will exceed the perceived capacity of 1,000 vehicles per day for Smokehouse Road and Post Oak Road, assuming that the future improvements to these two roads maintain their existing functionality as local streets. However, if the improvements to these roadway include left turn lanes at intersections with Live Oak Street and the future extension of Windcrest Drive, then these roadways will fall well below the threshold for congestion as defined by the *Highway Capacity Manual*.

b. Intersection Vehicular Analysis

Individual intersections can perform poorly during peak periods while the overall roadway corridor is operating with an uncongested daily volume to capacity ratio lower than 1.0. Therefore, capacity analyses are performed for the study intersections to determine if they need improvements such as turn lanes or an upgrade in traffic control.

The existing and forecasted turning movement volumes along with the existing intersection configurations and traffic control were used to develop the average delay per intersection in each study scenario. The delay calculations were done in accordance with the 2010 *Highway Capacity Manual* using the PTV Vistro software package. The full calculations for each study scenario, including Level of Service (LOS) grades and queue lengths, are included in the Appendix. Also, included in the Appendix is a guide explaining the Level of Service grade concept.

A summary of the projected LOS for each of the two Studied Intersections is presented below:

**Table 9: LOS –
W Windcrest Drive at
S Milam Street**

Year	Level Of Service		
	No Build w/ 2 way stop	No Build w/ 4 way stop	Post Build w/ 4 way stop
2019	F	B	C
2020	F	B	C
2021	F	B	C
2022	F	C	C
2023	F	C	D
2024	F	C	E
2025	F	C	E
2026	F	D	F
2027	F	D	F
2028	F	E	F
2029	F	E	F
2030	F	F	F

**Table 10: LOS –
W Live Oak Street at
S Milam Street**

Year	Level Of Service		
	No Build w/ 2 way stop	No Build w/ 4 way stop	Post Build w/ 4 way stop
2019	F	B	C
2020	F	B	C
2021	F	C	C
2022	F	C	C
2023	F	C	C
2024	F	C	D
2025	F	D	E
2026	F	E	E
2027	F	E	F
2028	F	F	F
2029	F	F	F
2030	F	F	F

c. Vehicular Mitigation Analysis

Per the above analyses, the study corridors will operate acceptably throughout the study scenarios, assuming that the proposed roadway extensions and improvements for Smokehouse Road and Post Oak Road include left turn lanes and intersections with Live Oak Street and the future extension of Windcrest Drive.

The Studied Intersections, however, fail to provide an acceptable Level Of Service under current conditions. Both intersections should be improved to a 4 way stop condition immediately. Under a 4 way stop condition, both studied intersections will provide an acceptable Level Of Service in the near term, but will begin to operate in sub-standard manner after 2023 for W Windcrest Dr at S Milam Street, and after 2024 for Live Oak Street at S Milam Street. At these two locations, traffic control should be upgraded from a four way stop to a traffic signal to improve the LOS of each of these two intersections.

5. Conclusions and Recommendations

The traffic impacts of the proposed development were thoroughly studied and the principal findings are:

- The Studied Intersections, W Windcrest at South Milam, and W Live Oak at S Milam, currently fail to provide an acceptable Level of Service during peak hours. Immediate improvements to both intersections are warranted. The most cost effective improvement that can be implemented immediately will be to create a 4 way stop condition at both intersections.
- The proposed developments will reduce the Level Of Service for the Studied Intersections: W Windcrest Drive at S Milam Street, and West Live Oak Street at S Milam Street, even after a 4 way stop condition is implemented at each intersection. Additional improvements to these intersections should be made prior to 2023/2024.
- The proposed developments will justify the inclusion of left turn lanes for the proposed extensions and improvements to Smokehouse Road and Post Oak Road.

The following items are recommended based on the analyses contained in this study, assuming full build out of the proposed development in 2019:

- The Studied Intersections should be immediately improved to a 4 way stop condition, and then further improved to signalized intersections prior to 2023 for W Windcrest Drive at S Milam Street, and prior to 2024 for W Live Oak Street at S Milam Street.
- Proposed roadway improvements for Smokehouse Road and for Post Oak Road should include left turn lanes at intersections with W Windcrest Drive and Live Oak Street.
- Impacts to other intersections in the area, including S Milam at SH 16, Windcrest at SH16, and Post Oak at SH 16 are likely. These intersections are not included in this study; however, the growth rate of the area combined with the proposed improvements may very well create a negative impact to these intersections. Additional study of these intersections should be considered.

6. Appendix



A. Study Area

B. Traffic Counts

C. Trip Generation Table

D. Level of Service (LOS)

E. Capacity Analysis Backup

Appendix A: Study Area

Future Agenda Items

City Council

March 4, 2019

Regular Meeting

City Council = Red

Planning & Zoning = Green

Historic Review Board = Purple

Board of Adjustment = Blue

City Events=

Thurs., 3-21-19: City Hall Open House & Touch-A-Truck

Sun	Mon	Tues	Wed	Thur	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Recognitions:

Consent

1. 2-4-19 City Council Regular Meeting Minutes.
2. 2-7-19 City Council and P&Z Joint Meeting Minutes.
3. 2-11-19 City Council Special Meeting Minutes.
4. 2-18-19 City Council Regular Meeting

Public Hearing

Ordinances

1. Amendment to the Fee Ordinance regarding taxi cabs.

Resolutions:

Approvals-Misc.

1. Friendship Lane Overlay Contract

Presentations, Discussions and Updates:

1. Discussion on alcohol establishments on Main Street
2. Recycling Program.
3. Report on implementation of the Comprehensive Plan
4. Update on Electric Building
5. Relief Route Comments

March 18, 2019

Regular Meeting

Recognitions:

Consent

1. 3-4-19 City Council Regular Meeting Minutes.

Public Hearing

Ordinances

1. Lightening Ordinance

Resolutions:

Approvals-Misc.

Presentations, Discussions and Updates:

1. Presentation of Basketball Pavilion