

CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA

WEDNESDAY, MAY 8, 2019 ~ 5:30 P.M.

LAW ENFORCEMENT CENTER ~ 1601 EAST MAIN STREET

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

Polly Rickert, Member
Chris Kaiser, Member
Tim Dooley, Member
Steve Thomas, Member

The Planning and Zoning Commission will meet in a regular session on May 8, 2019 at 5:30 p.m. in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on May 3, 2019 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

April 2019 regular meeting minutes

4. PUBLIC HEARING

- A. (Z-1904) Request by Luke Barnett to change the Zoning from R1, Single Family Residential, to R2, Mixed Residential, on lots 149, 150 and 152 of the Walch Terrace Addition Block T located at 314 W. Park Street.
- B. (Z-1908) Request by Dale Sultemeier on behalf of Penick Estate Limited Partnership to change the zoning from R1, Single Family Residential, to R1-A, Single Family Residential Small Lot on 16.04 acres of land located west of Hollmig Lane and south of Friendship Lane.
- C. (Z-1910) Request by City of Fredericksburg to expand the local Historic District (as shown on attached map) by creating an "H" zoning overlay, no change to base zoning.

5. ACTION ITEMS

- A. Receive recommendation and consider (Z-1904)
- B. Receive recommendation and consider (Z-1908)
- C. Receive recommendation and consider (Z-1910)

D. (P-1910) Request by Dale Sultemeier for a Preliminary Plat for 16.04 acres of land located west of Hollmig Lane and south of Friendship Lane., known as Dove Crossing.

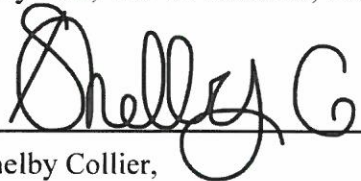
6. MISCELLANEOUS

A. Update on US Highway 290 East Annexation

B. Revisions to the Standardized Business Ordinance

7. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda at 11:00 a.m. on May 3, 2019 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelby Collier,
Development Coordinator

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

**PLANNING & ZONING COMMISSION
APRIL 3, 2019
5:30 P.M.**

On this the 3rd day of April the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
JIM JARREAU
POLLY RICKERT
JIM WARREN
TIM DOOLEY
CHRIS KAISER
STEVE THOMAS

ABSENT:

DARYL WHITWORTH
BRENDA SEGNER

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
KRIS KNEESE – Assistant Public Works Director
ANN HUDSON – Historic Preservation Officer
SHELBY COLLIER – Development Coordinator

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

MINUTES

Jim Jarreau moved to approve the minutes of the March 2019 meeting. Polly Rickert seconded the motion. All voted in favor and the motion carried.

Polly Rickert moved to approve the minutes of the February 7, 2019 City Council and Planning and Zoning Commission meeting and Jim Jarreau seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Consider (P-1906) Request by Luke Barnett to replat lot 2AR of the Bertelson Acres Subdivision located on Green Meadows Blvd.

Motion made to open public hearing by Jim Jarreau. Seconded by Steve Thomas. All voted in favor and the motion carried.

Luke Barnett presented the application. He is requesting to subdivide one lot into two with access for both lots on Green Meadows Blvd.

Motion made to close public hearing Jim Jarreau seconded by Chris Kaiser. All voted in favor and the motion carried.

Receive recommendation and consider (P-1906)

Brian Jordan, Director of Development Services, stated adequate right-of-way for Green Meadows Boulevard was provided when the Green Meadows subdivision was developed. A park dedication fee in the amount of \$500 will be required for the new lot being created and a water and sanitary sewer tap will be required for the additional lot.

Staff recommends approval

Motion to approve Application P-1906 per staff recommendation by Jim Jarreau. Seconded by Tim Dooley Thomas. All voted in favor and the motion carried.

Consider (P-1907) Request by Dale Sultemeier to replat lot 1 of the Medical Center Subdivision located on South State Highway 16.

Janice Menking recused herself from the proceedings.

Polly Rickert made a motion to nominate Tim Dooley as acting Chairman. Seconded by Chris Kaiser. All voted in favor and the motion carried.

Motion to open public hearing made by Jim Jarreau seconded by Polly Rickert. All voted in favor and the motion carried.

Dale Sultemeier presented the application. He is requesting to subdivide the property, one lot into two, with the newly created lot having frontage on Pyka Road.

Motion to close public hearing made by Jim Jarreau. Seconded by Jim Warren. All voted in favor and the motion carried.

Receive recommendation and consider (P-1907)

Brian Jordan stated this application is a Replat of Lot 1 of the Medical Center Subdivision into Lot 1-AR and Lot 1-BR. Main access into the property is provided from State Highway 16. The new lot (1-AR) will have access from Pyka Road.

An existing 60' drainage easement is located along the west side of Lot 1-AR, a diversion easement along the south property line and a driveway easement with the adjoining property to the south and the Sidewalk Plan does not call for a sidewalk adjoining any portion of this property.

Staff recommends approval

Motion to approve Application P-1907 by Jim Jarreau. Seconded by Steve Thomas. All voted in favor and the motion carried.

Consider (Z-1901) Request by City of Fredericksburg to consider an ordinance amending section 7.800 – Off Street parking procedures of the Zoning Ordinance of the City of Fredericksburg, specifically section 7.825 special provisions applicable to central Fredericksburg.

Motion to open public hearing by Tim Dooley. Seconded by Polly Rickert. All voted in favor and the motion carried.

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

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

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

Polly Rickert stated the application as presented is increasing the required parking. Brian stated that is correct. He gave an example of an existing location that changes from an office to a restaurant and stated this change would trigger the need for full parking.

Greg Kaderli spoke in support of the amendment. He stated he lives at 611 W. San Antonio and has often seen his neighborhood used as parking overflow for the neighboring commercial businesses.

Larry Burson stated he has questions. He lives at 607 W. Austin. And he wanted to know why the change now? What will be the effect on the surrounding area if this is approved.

Brian addressed the why now is at the direction of City Council. The issue was stemmed by the previously mentioned business, the business is no longer there, but it showed a possible issue that needed to be addressed. No magic about the time other than City Staff now having the time to address this issue.

Carolyn Moore stated Mr. Kaderli expressed her opinion very well and Doug Travis agreed with Mr. Kaderli as well.

Brian stated 3 comments were provided to the Commission and Staff has received 4 additional ones tonight. 7 letters received with 6 in support.

Motion made to close public hearing by Polly Rickert. Seconded by Jim Warren. All voted in favor and the motion carried.

Receive Recommendation Z-1901.

Jim Jarreau asked what the parking requirement is for Short Term Rentals. Brian stated the requirement is 1 parking space per rentable unit.

Motion to recommend approval made by Jim Jarreau. Seconded by Jim Warren. All voted in favor and the motion carried.

Consider (Z-1902) Request by City of Fredericksburg to consider an ordinance amending the Zoning Ordinance of the City of Fredericksburg, prohibiting outdoor amplified sound adjacent to Single Family Residential Zoning Districts

Motion to open public hearing by Tim Dooley. Seconded by Polly Rickert. All voted in favor and the motion carried.

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

He commented on the several maps that showed where this Ordinance would restrict outdoor amplified sound.

Staff recommends approval.

Greg Kaderli lives at 611 W. San Antonio St. He spoke in support of this ordinance. He spoke about the importance of maintaining the culture and believes this Ordinance will assist with that.

Motion to close public hearing made by Polly Rickert. Seconded by Chris Kaiser. All voted in favor and the motion carried.

Receive Recommendation Z-1902

Polly Rickert commented that in the Ordinance there was an error. Daniel stated it had been corrected.

Polly Rickert commented on the definition of adjacent. She voiced her concern that a residential property could be across the street from Commercial and have the same issue. She gave an example of the properties shown in the map at Lower Crabapple Road.

Brian stated a recommendation could be made to include the areas across the road from commercial as an example. He went on to say Staff could provide a better definition.

Chris Kaiser questioned if the business at 607 W. Main would currently allow outdoor amplified sound. Brian stated the business would be allowed as it is in operation currently, but not as proposed in the new ordinance.

Motion made to recommend approval with change to definition of adjacent made by Tim Dooley. Seconded by Polly Rickert. All voted in favor and the motion carried.

Consider (Z-1905) Request by City of Fredericksburg to consider an ordinance amending the Zoning Ordinance to create a MU-2, Mixed Use Zoning District, establishing permitted uses and site development regulations for such district

Motion made to open public hearing made by Polly Rickert. Seconded by Jim Jarreau. All voted in favor and the motion carried.

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

Brian wanted to clarify under the permitted uses on page 3 of 7, there is a reference under the shopping center to limit the size, he is suggesting to strike this item. He also commented on moving "guidelines" into "requirements". They may be found in subsection 1 under additional special site and developmental regulations, A through K.

City Staff plans to present this to City Council on April 15th and then this zoning would apply to the 290 East Annexation in May.

Andy Bray stated overall a great ordinance. He would like to see the height increased to 4 stories.

Tim Dooley asked if 4 stories included parking. Andy Bray stated sometimes.

Brian clarified that the definition of "story" is above grade.

Brian stated currently the Zoning Ordinance has a max of 38 ft. There was discussion from Mustard Design staff regarding height and the multiple uses that could be developed.

Jim Warren commented that 54 ft above grade would be a good "max" number. Tim Dooley commented that he does not want to come into town and see businesses, he wanted to see church steeples.

Brian asked Mustard Design to provide sketches for Council meeting. Polly Rickert commented that a height limit should be set. Jim Warren stated max height 54 ft and limit to 4 stories above grade.

Andy Bray commented on the parking requirement being in the back or on the side. He stated that this requirement could be problematic depending on the lot. He recommended providing a vehicle that would allow for an exception to this requirement possibly an architectural exemption.

Brian commented that the thought is this zone will utilize large parcels not small tracts however a requirement could be made for a number of parking spaces being provided in the desired location with a smaller number provided in the front. Brian also commented on the ability to apply this issue as a Conditional Use.

Motion to close public hearing made by Polly Rickert. Seconded by Jim Warren. All voted in favor and motion passed.

Receive recommendation Z-1905

Brian recapped discussion with height 4 stories above grade and a max height of 54 ft. An option to allow parking percentage involving CUP up to 25% be considered in front.

Motion made by Jim Warren to recommend approval conditioned upon changes of 4 stories above grade restriction with max height of 54 ft and parking location requirement to rear or side be a CUP provision. Seconded by Polly Rickert. Tim Dooley opposed. All others voted in favor and the motion passed.

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

Motion made to open public hearing made by Jim Jarreau. Seconded by Polly Rickert. All voted in favor and the motion carried.

Brian presented the application. He explained that the ordinance provided is the appropriate ordinance. Not the ordinance listed in the packet.

Motion made to close public hearing made by Jim Jarreau. Seconded by Polly. All voted in favor and the motion carried.

Receive Recommendation Z-1906

Brian stated Staff recommends approval.

Motion made by Polly Rickert to recommend approval conditioned upon changes of 4 stories above grade restriction with max height of 54 ft and parking location requirement to rear or side be a CUP provision. Seconded by Jim Warren. Tim Dooley opposed. All others voted in favor and the motion passed.

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

Motion made to open public hearing by Polly Rickert. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Brian Jordan stated a new C-1.5 commercial district has been drafted to fall between our C-1 Neighborhood Commercial District and the C-2 General Commercial District. A copy of each district is attached.

Motion made to close public hearing by Polly Rickert. Seconded by Jim Warren. All voted in favor and the motion carried.

Receive recommendation Z-1907

Brian stated no special site development criteria and City Staff recommends approval

Motion made to approve application Z-1907 by Jim Warren. Seconded by Jim Jarreau. All voted in favor and the motion carried.

MISCELLANEOUS

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Polly Rickert. All voted in favor and the meeting was adjourned at 6: 55 p.m.

PASSED AND APPROVED this 8th day of May 2019.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman

ZONING CHANGE BRIEF

Rezoning Request # Z-1904

APPLICANT: Luke Barnett

LOCATION: 314 W. Park Street (Lots 149, 150, 151 and 152, Walch Terrace Addition, Block T)

EXISTING ZONING: R-1 Single Family Residential

PROPOSED CHANGE: R-2, Mixed Residential

FINDINGS:

- The property is located at 314 W. Park Street, and consists for 4 lots of the Walch Terrace Addition.
- A Single family residence is located on one of the lots, the remaining lots are currently vacant.
- This property was annexed into the City in 1999, and was concurrently zoned R-1, Single Family Residential.
- Utilities are available to serve this property.
- Land uses surrounding this property include primarily single family residences.
- Adjacent zoning is R-1, Single family Residential to the west, north and south, and R-2, Mixed Residential to the east. The applicant is proposing to extend the R-2 zoning to include the subject property.
- The Land Use Plan identifies the subject properties, as well as the surrounding properties as Low Density Residential.

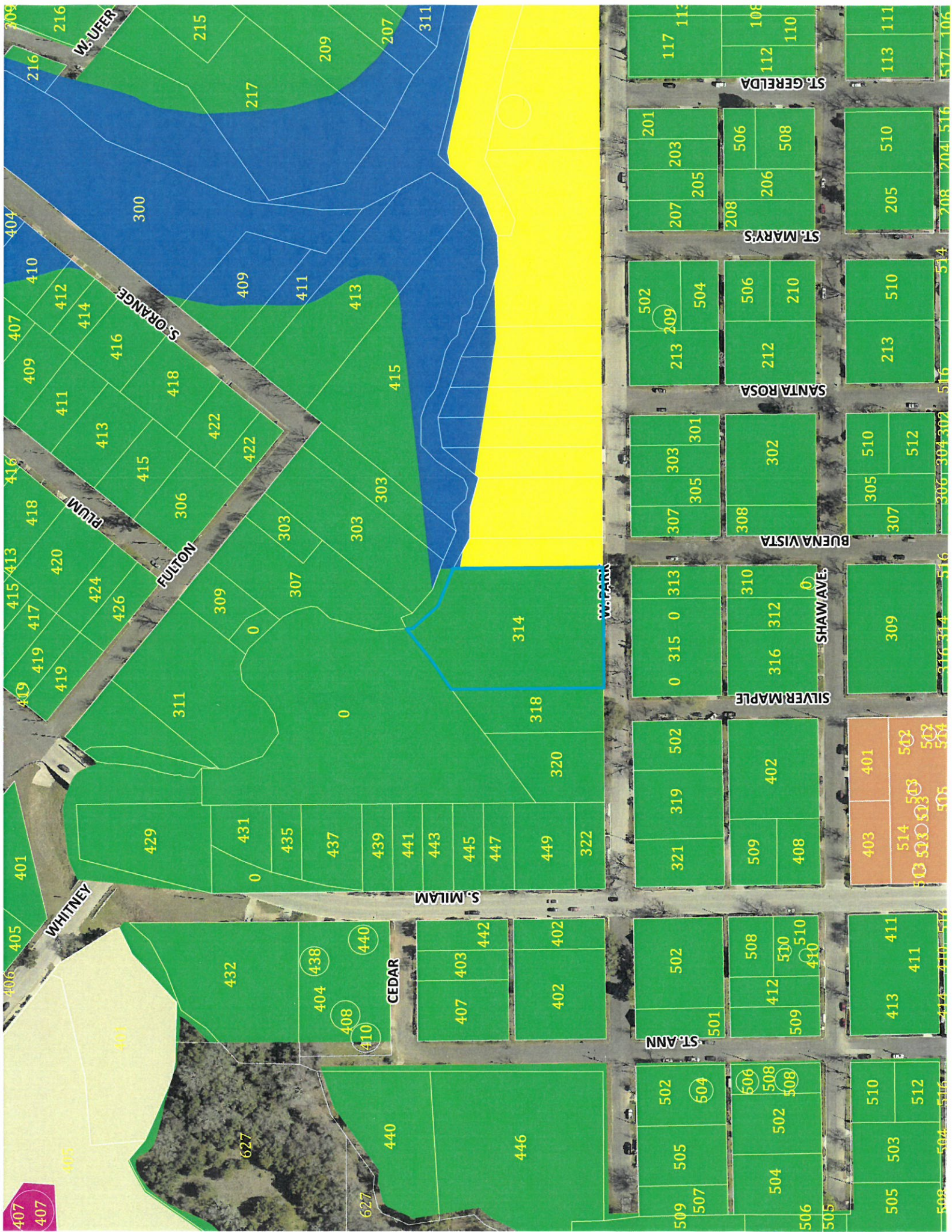
LAND USE PLAN: The Land Use Plan identifies the subject property to be Low Density Residential. As defined in the Comprehensive Plan, this use is representative of traditional, single-family detached dwelling units. Low density residential accounts for the largest percentage of residential development in Fredericksburg today and will continue to do so with the development shown on this "Future Land Use Map". The areas designated for low density residential land use are generally not adjacent to major thoroughfares or incompatible land uses, and are in proximity to existing single-family residential land use. Within these areas, the City should encourage a range of lot sizes and housing types in order to promote increased housing diversity and affordability. For this reason, several single-family zoning districts with various lot sizes should be provided in the Zoning Ordinance.

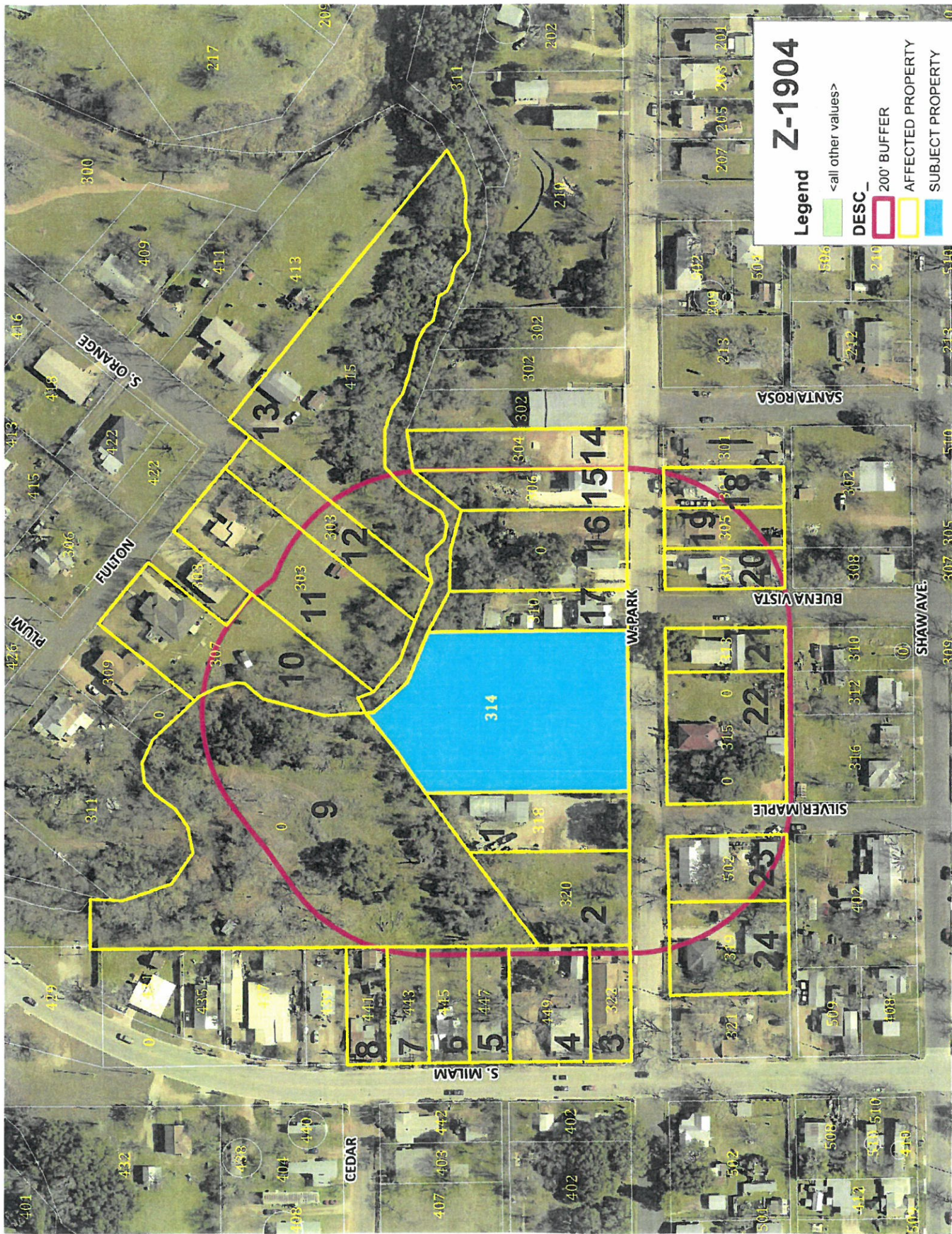
ZONING: The existing R-1 zoning was established on the subject property when it was annexed into the City in 1999. For some reason, the properties fronting and on the north side of Park Street between the subject property and S. Adams Street are zoned R-2, Mixed Residential. Staff does not know the history on this zoning and it does not appear

to represent the land uses in these blocks. The applicant has not indicated an intended use of the property if the zoning is approved. We do not object to the zoning and would see this as an extension of the R-2 zoning rather than spot zoning.

OPPOSITION/SUPPORT OF REQUEST: No comments to date.

STAFF RECOMMENDATION: Based on the Land Use Plan designation, this property falls within the Low Density Residential. While the proposed R-2 Mixed Residential District allows greater density, the size of the subject property and surrounding properties will restrict the number of units. Given the fact that the adjoining property is R-2, we would see this as a reasonable extension of that zoning. Approval is recommended.





Letter	Owner	Address
1	KURT DITGES	217 W. UFER FREDERICKSBURG, TX 78624
2	JON JEFFERS	110 SAN ANTONIO ST APT 311 AUSTIN, TX
3	KURT DITGES	217 W. UFER FREDERICKSBURG, TX 78624
4	RUMALDO & MARY CEDILLO	449 S. MILAM ST FREDERICKSBURG, TX 78624
5	RAFAEL SANCHEZ	234 GREEN OAKS LOOP FREDERICKSBURG, TX 78624
6	MARIA AGUILAR	111 RHONDA DR KERRVILLE, TX 78028
7	DAVID ZAMORA	443 S. MILAM FREDERICKSBURG, TX 78624
8	JUAN ORTEGA	441 S. MILAM FREDERICKSBURG, TX 78624
9	CJK - 1 LLC	309 FULTON ST FREDERICKSBURG, TX 78624
10	EUNICE DUECKER	307 FULTON ST FREDERICKSBURG, TX 78624
11	WILLIAM BEHREND	303 FULTON ST FREDERICKSBURG, TX 78624
12	WILLIAM BEHREND	303 FULTON ST FREDERICKSBURG, TX 78624
13	CYNTHIA CONNER	415 S. ORANGE ST FREDERICKSBURG, TX 78624
14	JOSE & ROSE SANCHEZ	304 W. PARK ST FREDERICKSBURG, TX 78624
15	JOSHUA & SOLETTA PEREZ	306 W. PARK ST FREDERICKSBURG, TX 78624
16	IRENE RIVAS	310 W. PARK ST FREDERICKSBURG, TX 78624
17	IGNACIO & IRENE RIVAS	310 W. PARK ST FREDERICKSBURG, TX 78624
18	CHRISTOPHER & YECENIA CASTANEDA	303 W. PARK ST FREDERICKSBURG, TX 78624
19	GARETT GROBE	305 W. PARK ST FREDERICKSBURG, TX 78624
20	RUBIN & SILVIA RUBIO	307 W. PARK ST FREDERICKSBURG, TX 78624
21	JESSICA & LEONARD NORIEGA	P.O. BOX 742 FREDERICKSBURG, TX 78624
22	JASON & CATHERINE RUSTIN	315 W. PARK ST FREDERICKSBURG, TX 78624
23	CURT ACHBERGER	399 DESERT WILLOW HWY AUSTIN, TX
24	JESSICA NORIEGA	P.O. BOX 742 FREDERICKSBURG, TX 78624
Z-1904		

ZONING CHANGE BRIEF

Rezoning Request # Z-1908

APPLICANT: Penick Estate Limited Partnership

LOCATION: West side of Hollmig Lane, and south of Friendship Lane.

SIZE: 16.04 acres

EXISTING ZONING: R-1 Single Family Residential

PROPOSED CHANGE: R1-A, Single Family Residential – Small Lot Zoning

FINDINGS:

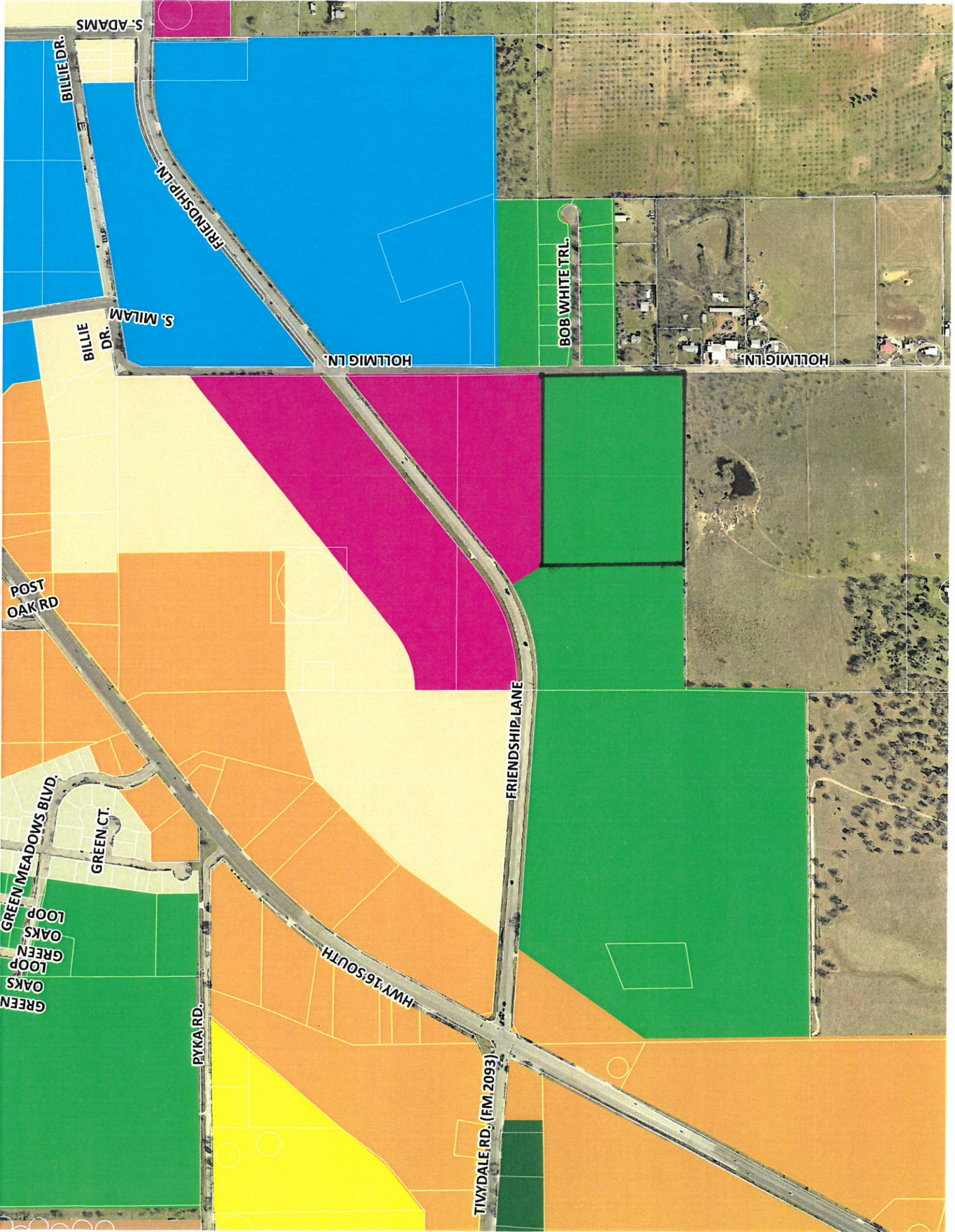
- The property is located on the west side of Hollmig Lane, south of Friendship Lane.
- The property is currently vacant, and is bordered by an overhead power line on the north side, undeveloped land owned by the Penick's to the west, undeveloped land outside the city limits to the south, and the Greenwood Forest (Bob White Trail) neighborhood to the east.
- This property was annexed into the City in 2002, and was concurrently zoned R-1, Single family residential.
- Utilities are located in Hollmig Lane and are available to serve this property.
- Land uses surrounding this property include vacant undeveloped land to the north, west and south, and single family homes to the east.
- Adjacent zoning is C-1, Neighborhood Commercial to the north, and R-1, Single family residential to the west and east. Property to the south is outside the city limits.
- The Land Use Plan identifies the subject properties, as well as the surrounding properties to the west and east as Low Density Residential. Property to the north is Commercial and to the south is Rural Residential.

LAND USE PLAN: The Land Use Plan identifies the subject property to be Low Density Residential. As defined in the Comprehensive Plan, this use is representative of traditional, single-family detached dwelling units. Low density residential accounts for the largest percentage of residential development in Fredericksburg today and will continue to do so with the development shown on this "Future Land Use Map". The areas designated for low density residential land use are generally not adjacent to major thoroughfares or incompatible land uses, and are in proximity to existing single-family residential land use. Within these areas, the City should encourage a range of lot sizes and housing types in order to promote increased housing diversity and affordability. For this reason, several single-family zoning districts with various lot sizes should be provided in the Zoning Ordinance.

ZONING: Given the description provided in the Comprehensive Plan of providing a range of lot sizes and housing types in order to promote increased housing diversity and affordability, we believe the proposed R1-A category is appropriate.

OPPOSITION/SUPPORT OF REQUEST: No comments to date.

STAFF RECOMMENDATION: Based on the range of lot sizes and housing types recommended in the Comprehensive Plan for the Low Density category, approval is recommended.



S. ADAMS

BILLIE DR.

FRIENDSHIP LN.

S. MILAM

BILLIE DR.

HOLLMIG LN.

BOB WHITE TRL.

HOLLMIG LN.

POST OAK RD

GREEN CT.

GREEN MEADOWS BLVD.
LOOP
OAKS
LOOP
OAKS
OAKS

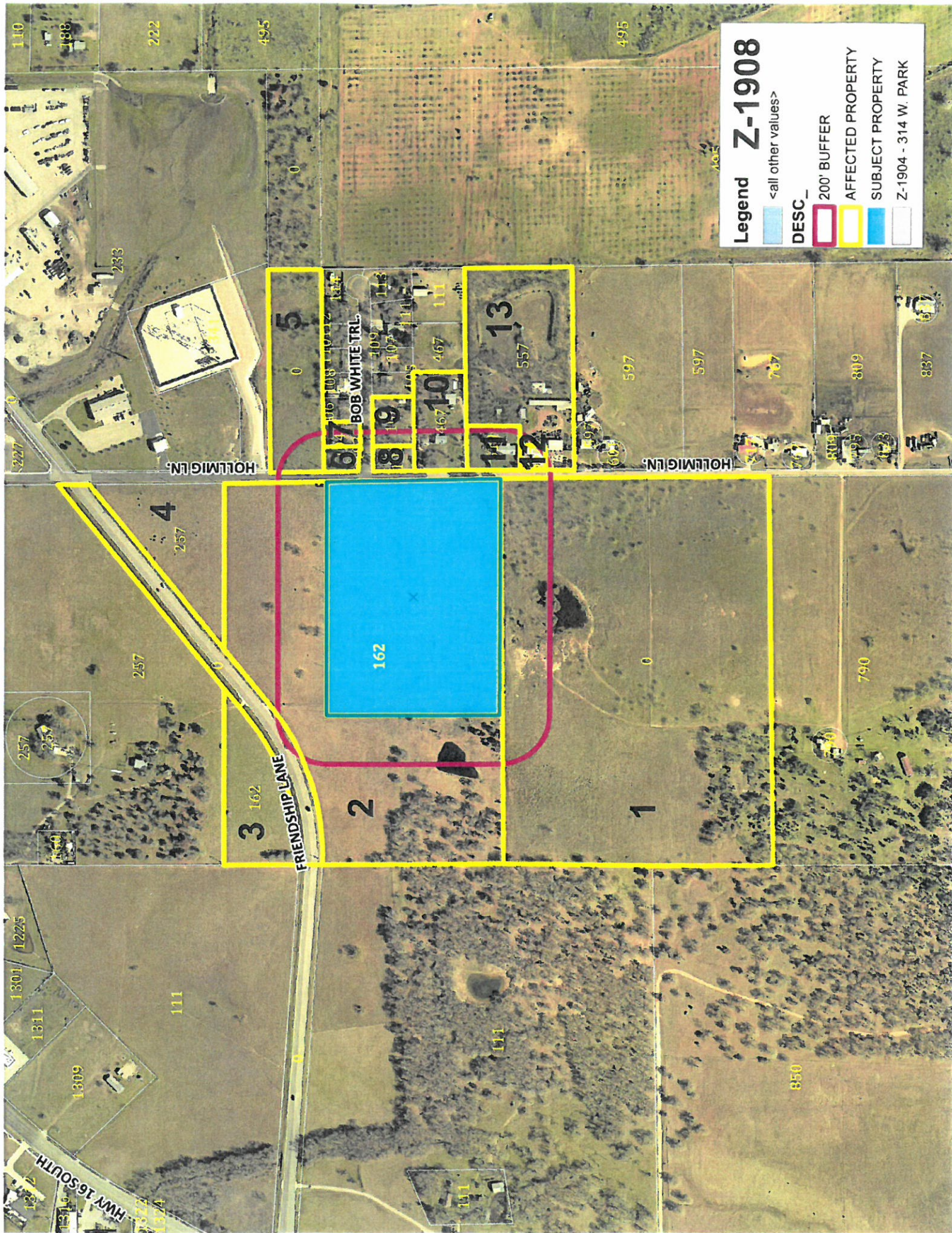
PYKA RD.

HWY 16 SOUTH

FRIENDSHIP LANE

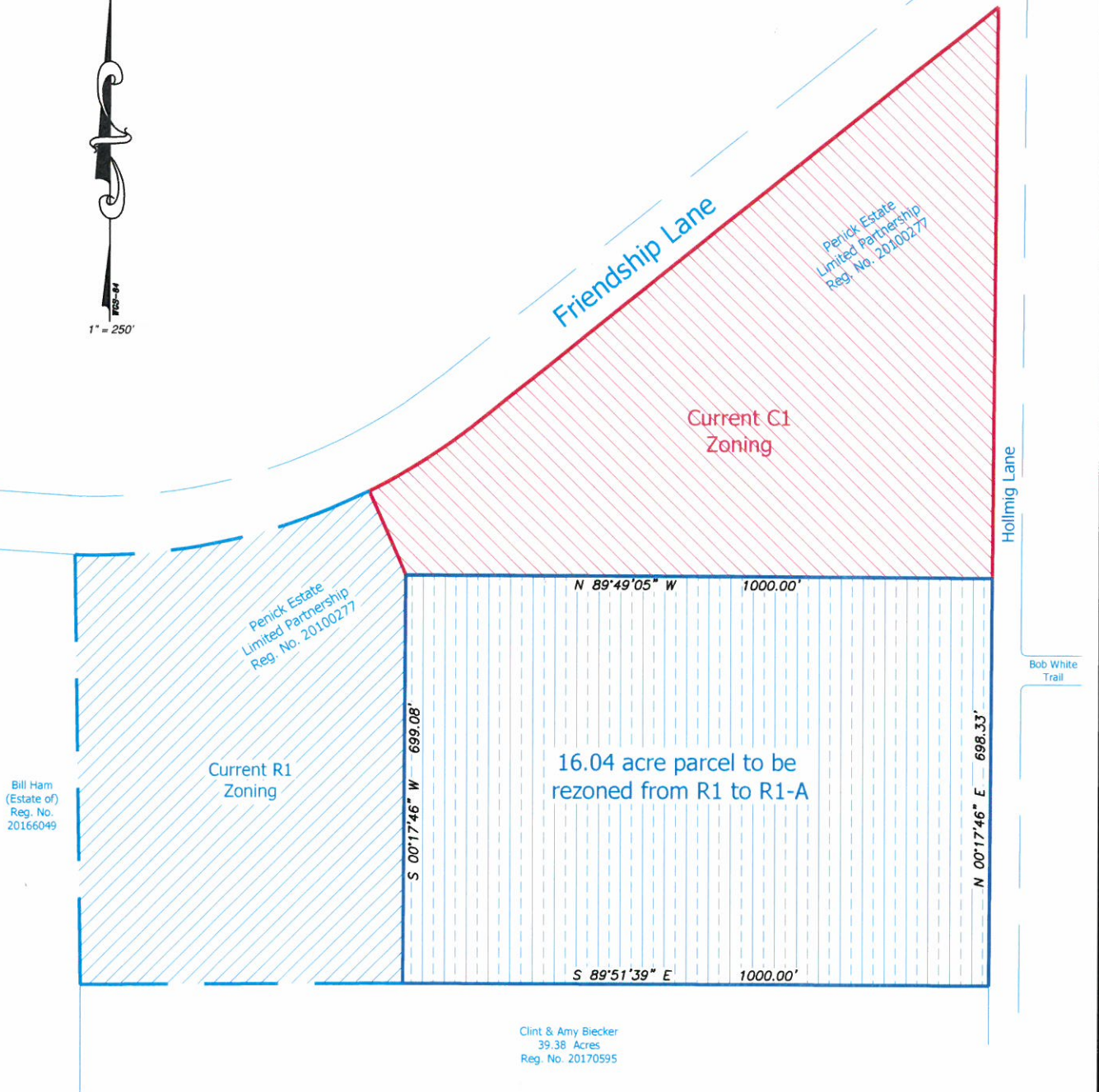
TIVYDALE RD. (FM 2093)





Letter	Owner	Address
1	CLINT & AMY BEICKER	140 STONE CANYON FREDERICKSBURG, TX 78624
2	PENICK LIMITED PARTNERSHIP	240 W. MAIN FREDERICKSBURG, TX 78624
3	PENICK LIMITED PARTNERSHIP	240 W. MAIN FREDERICKSBURG, TX 78624
4	PENICK LIMITED PARTNERSHIP	240 W. MAIN FREDERICKSBURG, TX 78624
5	DONALD & CAROL ECKHARDT	495 ECKHARDT LN FREDERICKSBURG, TX 78624
6	CHARLES & NORMA VOIGT	102 BOBWHITE TRL FREDERICKSBURG, TX 78624
7	ALAN HARPER & BETTE HODGES	104 BOBWHITE TRL FREDERICKSBURG, TX 78624
8	JAMES & CAITLIN HOOVER	101 BOBWHITE TRL FREDERICKSBURG, TX 78624
9	ROSENE RAMSEY	103 BOBWHITE TRL FREDERICKSBURG, TX 78624
10	TODD & JODIE KNEESE	109 BOBWHITE TRL FREDERICKSBURG, TX 78624
11	RUDY & ALVIS AHRENS	519 HOLMIG LN FREDERICKSBURG, TX 78624
12	DANIEL & JEANETTE SCHNEIDER	118 RIDGEWOOD DR FREDERICKSBURG, TX 78624
13	DANIEL SCHNEIDER	118 RIDGEWOOD DR FREDERICKSBURG, TX 78624
Z-1908		

DRAWN BY:	d.a.s.	DATE:	19
CHECKED BY:	d.a.s.	DRAWING NO.:	rezoning sch.
JOB NO.:	S-19-6525	SHEET	1 of 1



SULTEMEIER SURVEYING & ENGINEERING

Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
805 North Llano Street
Fredericksburg, Texas 78624
(830) 990-1221

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LICENSED SURVEYING FIRM: 100930-00

**A SCHEMATIC SHOWING A 16.04
ACRE PARCEL OF LAND TO BE
REZONED FROM R1 TO R1-A.**



PLANNING & ZONING COMMISSION

DATE: May 8, 2019

TO: Planning and Zoning Commission

FROM: Anna Hudson, Historic Preservation Officer

SUBJECT: (Z-1910) expansion of the local historic district with an "H" overlay.

Summary:

The applicant is requesting expansion of the local historic district based on results of the historic resource survey conducted in 2018. Historic district designation does not impact the base zoning. The City of Fredericksburg uses an "H" overlay to designate an area as historic.

The entire survey area comprises 538 parcels, 378 of which have one or more historic-age resource on the property. Within the 2018 survey area, 111 parcels have no historic-age resources visible from the right-of-way and 49 parcels are vacant lots. Each property has been given an architectural rating of High, Medium, or Low, depending on its age and integrity. Using these guidelines, 28 resources were assigned a high priority (7%), 210 were assigned a medium priority (53%), and 160 were assigned a low priority (40%). There are also 55 existing historic landmarks that were not re-evaluated in this survey. Landmarks, high and medium rated properties are considered contributing to a historic district; low rated, empty and non-historic age parcels are considered non-contributing to a historic district.

Properties built in 1968 or earlier have been documented in the survey. The historic context focuses on Fredericksburg in the early to mid-twentieth century, in an effort to highlight developments key to the city's history beyond its well-documented founding and early growth.

Recommendation:

Approval of the proposed local historic district expansion as recommended by the Historic Review Board at their April 9, 2019, meeting. Their recommendation is consistent with staff's recommendation and slightly different than the consultant's recommendation.

The City of Fredericksburg

Background / Analysis:

Prior surveys of the city's resources were conducted in the 1980s and early 2000s. The City of Fredericksburg contracted Cox|McLain Environmental Consulting, Inc. (CMEC) of Austin, Texas, to complete a historic resources survey of areas outside of the existing historic district that have not been previously documented. Survey teams from CMEC were in Fredericksburg to conduct the survey during the first week of May 2018. The CMEC historians photographed properties from the public right-of-way and recorded details about architectural style and alterations.

To consider a potential boundary expansion for the district, CMEC evaluated the distribution of historic-age resources with sufficient integrity, current legal boundaries, and natural delineating features. The recommended boundary includes those portions of the survey area that contain a predominance of resources constructed prior to or during 1968 that are sufficiently intact to convey their significance. To help define the appropriate boundary, CMEC prepared a map of the surveyed properties, color coded by their preservation priority, with the current district boundary. This visual presentation allowed CMEC historians to analyze groupings of high- and medium-priority properties. Using this information, as well as a map showing the earliest year-built date for each property, the proposed new boundary was drawn with a goal of including areas with concentrations of high- and medium-priority resources built during the period of significance.

The existing district is characterized by an eclectic mix of properties, with widely varying eras of construction, even within the same block. The areas surveyed by CMEC in the 2018 survey also reflected a similar character. Therefore, the areas recommended for designation as a local district are recommended to be added to the existing district, rather than established as separate districts.

In determining the designation of a historic district, the elements listed below should be considered, one or more of which may be found sufficient for designation:

- A. Character, interest, or value as part of the development, heritage, or cultural characteristics of the City
- B. Location as the site of a significant historical event
- C. Embodiment of distinctive characteristics of an architectural type or specimen
- D. Relationship to other distinctive buildings, sites, districts, or structures that are historically significant
- E. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the City
- F. Value as an aspect of community sentiment or public pride
- G. Identification with a person or persons who significantly contributed to the development or culture of the City, the state, or the nation
- H. Value as protective of a historical resource

This project was conducted in accordance with standards and guidelines for historic resources surveys and reports set by the National Park Service (NPS), the agency that administers the NRHP, and the Texas

The City of Fredericksburg

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

Historical Commission (THC), which is the State Historic Preservation Office in Texas. Historic-age resources were evaluated based on criteria set by the NPS and the City of Fredericksburg

High rating. The most significant resources identified in the Historic Resource Survey. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies.

Medium rating. Resources that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree.

Low rating. Resources that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual 50 year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than 50 years of age, but which nevertheless may have relative value within the historic district, meriting preservation.

The final report from CMEC is available on-line and at City Hall.

Attachments:

Map of Survey area with ratings

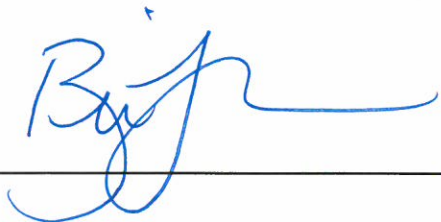
Contributing and Non-Contributing Map with CMEC (consultant's) proposed boundary expansion

Map with HRB recommended boundary expansion

Presentation from Historic Preservation Officer on Historic Resource Survey results

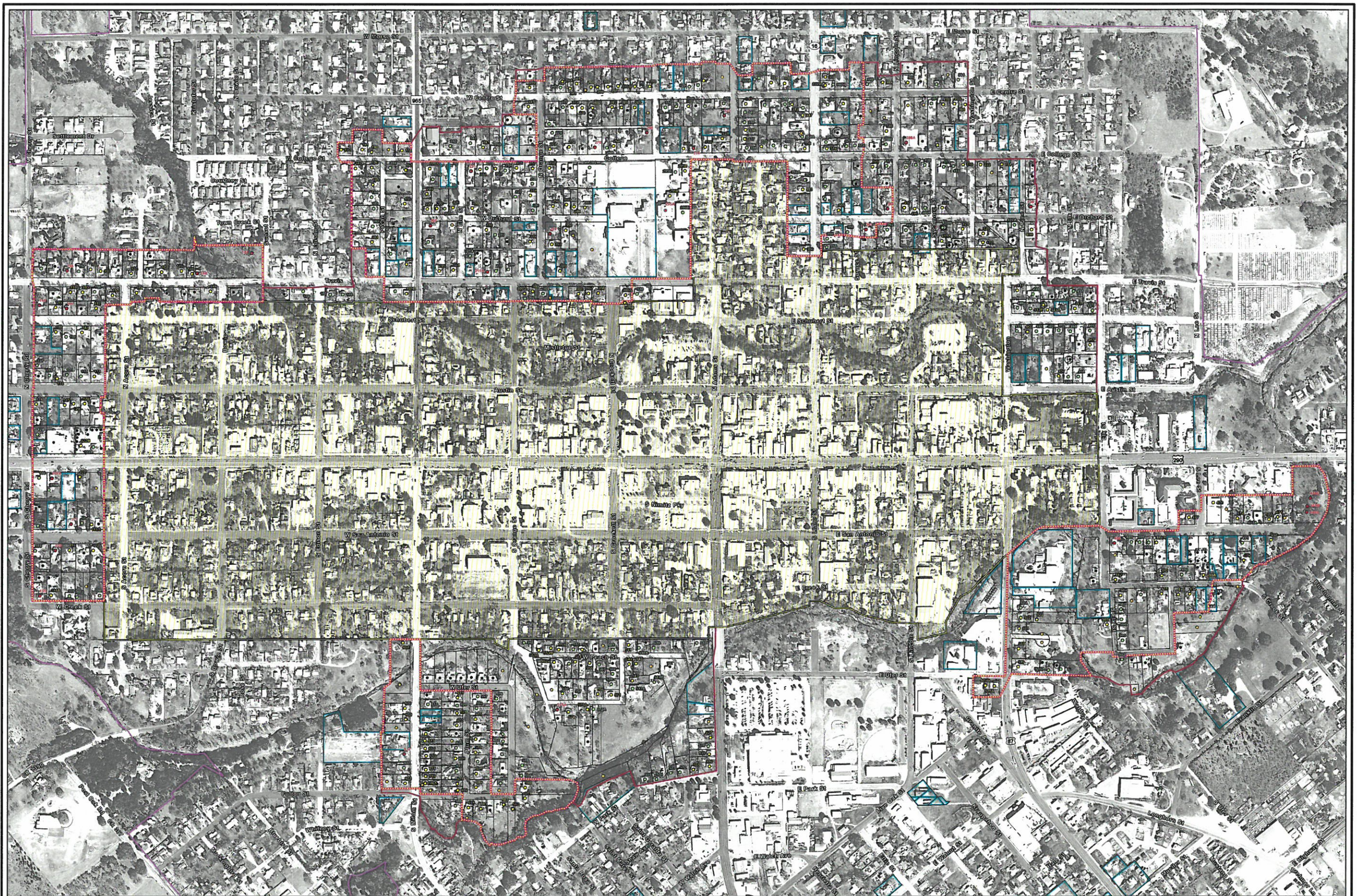


Historic Preservation Officer



Director of Development Services

The City of Fredericksburg



Surveyed Properties

Fredericksburg 2018 Historic Resources Survey

- 2018 Survey Boundary
- City Limit Boundary
- Current Historic Landmark (excluded from survey)
- Existing Historic District
- Recommended District Expansion

- High / Rec. Local Landmark
- High / Rec. Local Landmark (recommended NRHP eligible)
- Medium Priority
- Low Priority
- Vacant Lot
- Not Historic-Age



Map Created: 3/19/2019
Data Sources:
City of Fredericksburg (2017), CMEC (2017),
GCAD (2017), CMEC (2018)
Aerial Source: TNRIS (2015)

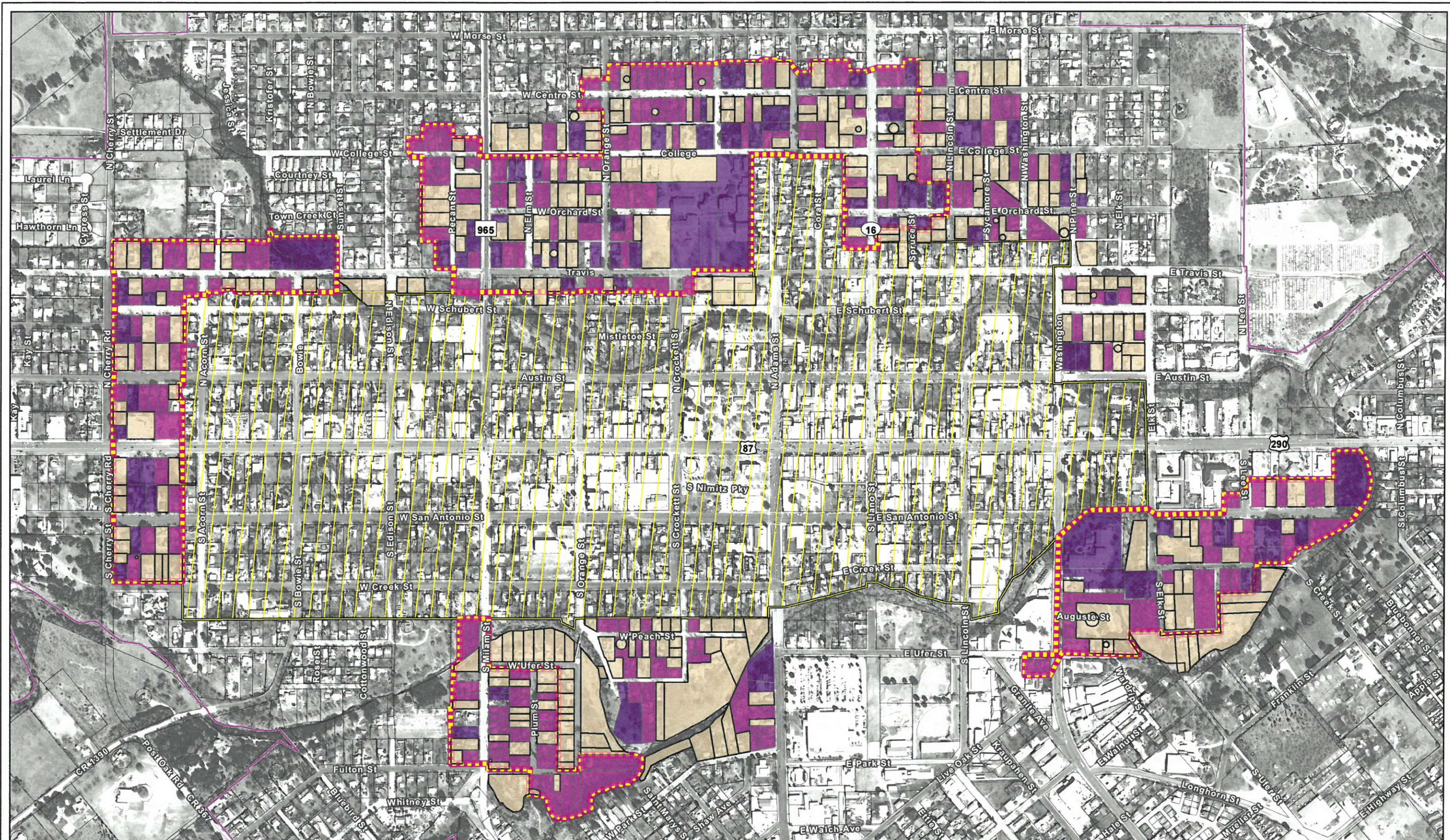


Figure 6
Potential Contributing versus Non-Contributing Comparison
Fredericksburg 2018 Historic Resources Survey

- Existing Historic District - Recommended District Expansion - City Limit Boundary - Parcels	- Contributing (Existing landmark & High/Rec. landmark) - Contributing (Medium) - Non-contributing	Note: Contributing parcels include current local landmarks and high or medium priority properties from the 2018 historic resources survey. Non-contributing parcels are non-historic-age properties, vacant lots, or properties with a low priority from the survey. For properties with more than one priority, the highest priority is displayed. Data Sources: City of Fredericksburg (2017), GCAD (2017), CMEC (2018) Aerial Source: TNRIS (2015) Scale: 1 in = 657.65 feet Scale: 1:7,892 Date: 11/20/2018
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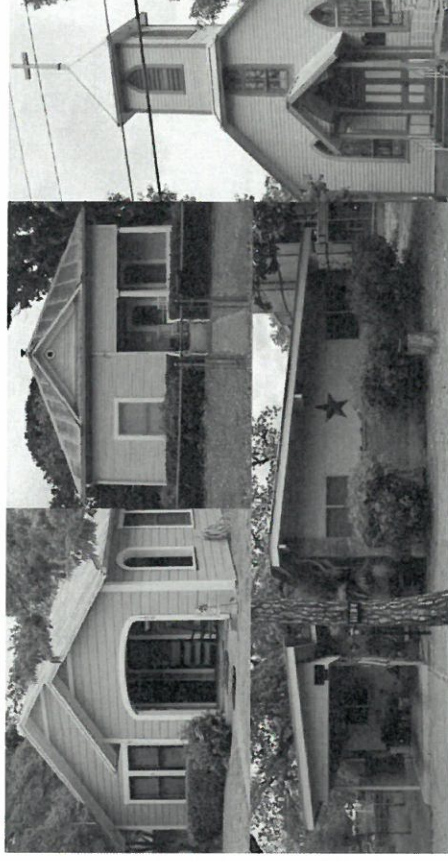
Historic District Expansion

Historic Review Board
April 9, 2019



City of Fredericksburg Historic Resources Survey:
Phase I

FINAL REPORT



February 2019

Prepared by:
Cox | McLain Environmental Consulting, Inc.
8401 Shoal Creek Boulevard, Suite 100
Austin, Texas 78757
512-338-2223

Prepared for:
City of Fredericksburg, Texas





Historic Preservation is about
deciding what's important,
figuring out how to **protect** it, and
passing along an appreciation for
it to the next generation

- Fredericksburg has not expanded the district since 2005 (last survey)
- Klingelhofer house designation first landmark since 2013

Fredericksburg
Historic Resources Survey Update
Survey Report

January 2003
 (Revised July 2003)



Prepared for:
 City of Fredericksburg
 126 W. Main Street
 Fredericksburg, Texas 78624

Prepared by:
 HHM, Inc.
 Austin, TX

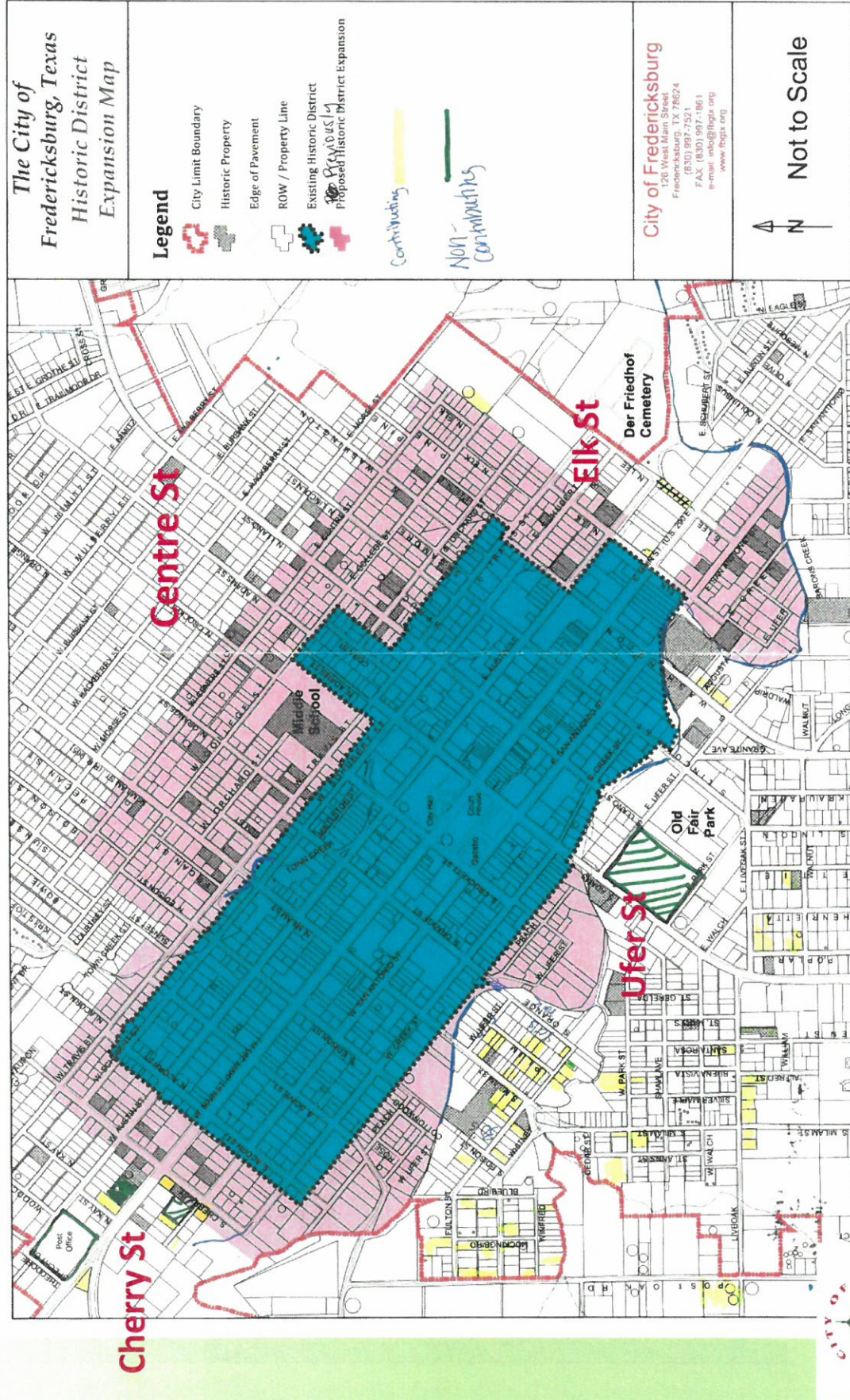


How We Got Here

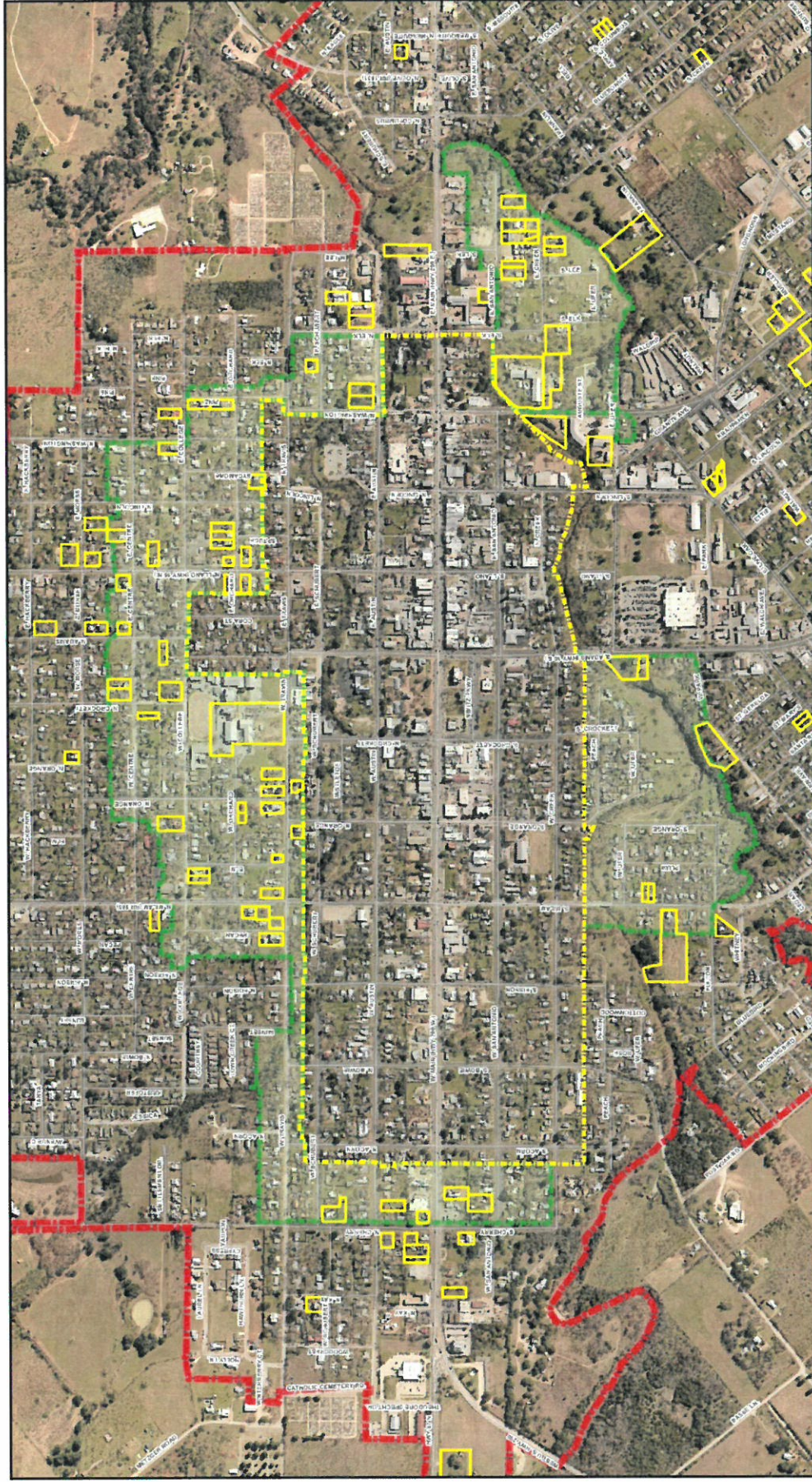
- In 2016, HRB proposed extension of the existing district without a formal survey.
- Determined expansion would increase case load – need for full time HPO



2016 District Expansion Proposal



2018 Historic Resource Survey



Existing Historic District
Historic Property
2018 Historic Survey Area
City Limit

City of Fredericksburg 2018 Historic Survey Area



WHAT IS A SURVEY?

To preserve historic and cultural resources, we must first know they exist.

- Architectural surveys identify significant properties in neighborhoods.
- Published inventories of such sites can be indispensable in raising a community's awareness of its cultural heritage and in its planning efforts.



WHAT IS A SURVEY?

- The most important resources identified through surveys have potential for state and national landmark designation.
- Information and photographs create an irreplaceable record of the present state
- As a Certified Local Government we are required to keep an updated survey and designate eligible districts



TEXAS HISTORICAL COMMISSION
real places telling real stories

Survey Results

	#	%
Historic-age parcel*	377	63
Non-historic-age parcel	112	19
Vacant parcel	49	8
Existing local landmarks	61	10
TOTAL	599	100

*Defined as parcels with one or more historic-age resources (built in 1968 or earlier) visible from the right-of-way



A Survey is a Snapshot of Time



May 2018

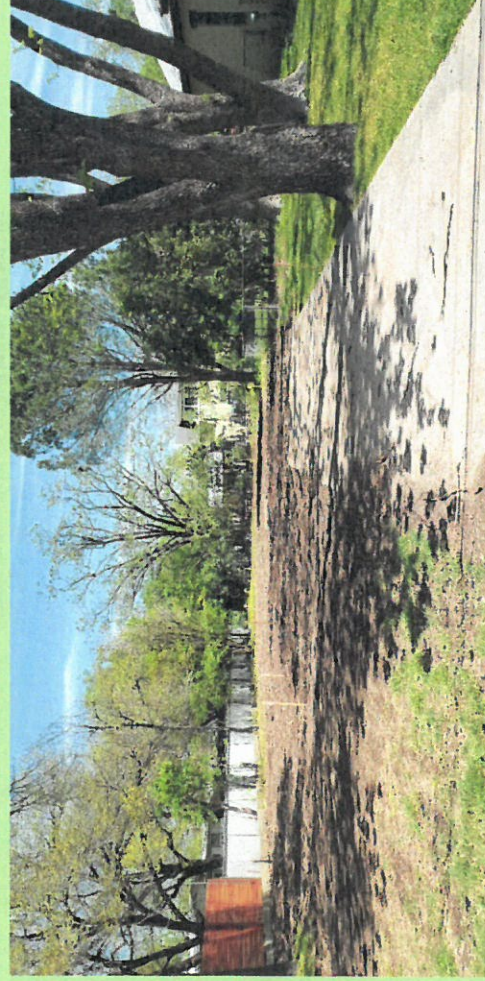


April 2019

A Survey is a Snapshot of Time



May 2018



April 2019

New Database



Fredericksburg Historic Resources Survey Database

File Edit View Insert Format Records Scripts Window Help

1

1 / 1674

Found (Unsorted)

Show All

New Record

Delete Record

Find

Layout: 2018 Survey

View As:

Preview

City of Fredericksburg, Texas | Historic Resources Survey

Surveyed by CoxMcLain Environmental Consulting, Inc. 2018

ADDRESS 106 E COLLEGE ST

ALTERNATE ADDRESS N/A

LEGAL DESCRIPTION COLLEGE BLK D LOT 9-PT

OWNER NAME HOERSTER, MAXIE

LAT/LONG 30.279231 -98.887003

PARCEL # 23877

2017 GCAD VALUATION \$138,830

LOCATION AND GEOGRAPHIC INFORMATION

PREVIOUS DOCUMENTATION / DETERMINATION None

2018 RECOMMENDATION Local landmark NRHP indiv. eligible High X Medium Low X within rec. district expansion

If recommended eligible: CRITERIA (local) N/A CRITERIA (NRHP) N/A

HISTORICAL INFORMATION

Per serial review, this resource was built between 1928 and 1948. Demolished late 2013

PHYSICAL DESCRIPTION

YR. BUILT c.1940 YR. SOURCE Estimate

TYPE Building

PRIMARY STYLE Minimal Traditional

SECONDARY STYLE No secondary style

FORM Rectangular

CURRENT FUNCTION Domestic: Single dwelling

HISTORIC FUNCTION Domestic: Single dwelling

PHYSICAL DESCRIPTION: CONT.

VISIBLE 1. shed

ANCILLARY hist.-age (58 or earlier)

RESOURCES

ALTERATIONS Appears to be unaltered

106 E COLLEGE ST SURVEY ID# 335



1890 - 1968



Significance & Integrity



Significance

Built in 1910



Integrity

Numerous Alterations



Ratings

High

28

- Contribute significantly to local history/broader historical patterns
- May be good examples of architecture, engineering, or crafted design
- Retain a high degree of integrity
- Could be local landmark



Recommended Landmarks



Image 22. 110 W. Travis St. (Survey ID #295A). Former Fredericksburg High School constructed in the Beaux Arts style in 1922 by noted architect H. F. Kuehne. Recommended local landmark and recommended eligible for the NRHP.



Image 23. 214 E. Orchard St. (Survey ID #364). Queen Anne single-family residence constructed in 1911. Recommended local landmark.

Recommended Landmarks



Image 20. 409 N. Milam St. (Survey ID #207). Craftsman style multi-family residence constructed c. 1920. Recommended local landmark.



Image 21. 211 W. Orchard St. (Survey ID #299). 1933 Minimal Traditional single-family residence featuring a unique rock cladding. Recommended local landmark.

Ratings

Medium

210

- Add to an area's character and contribute moderately to our understanding of local history/broader historical patterns
- Typical examples of a style or form
- May be somewhat modified



Ratings

Low

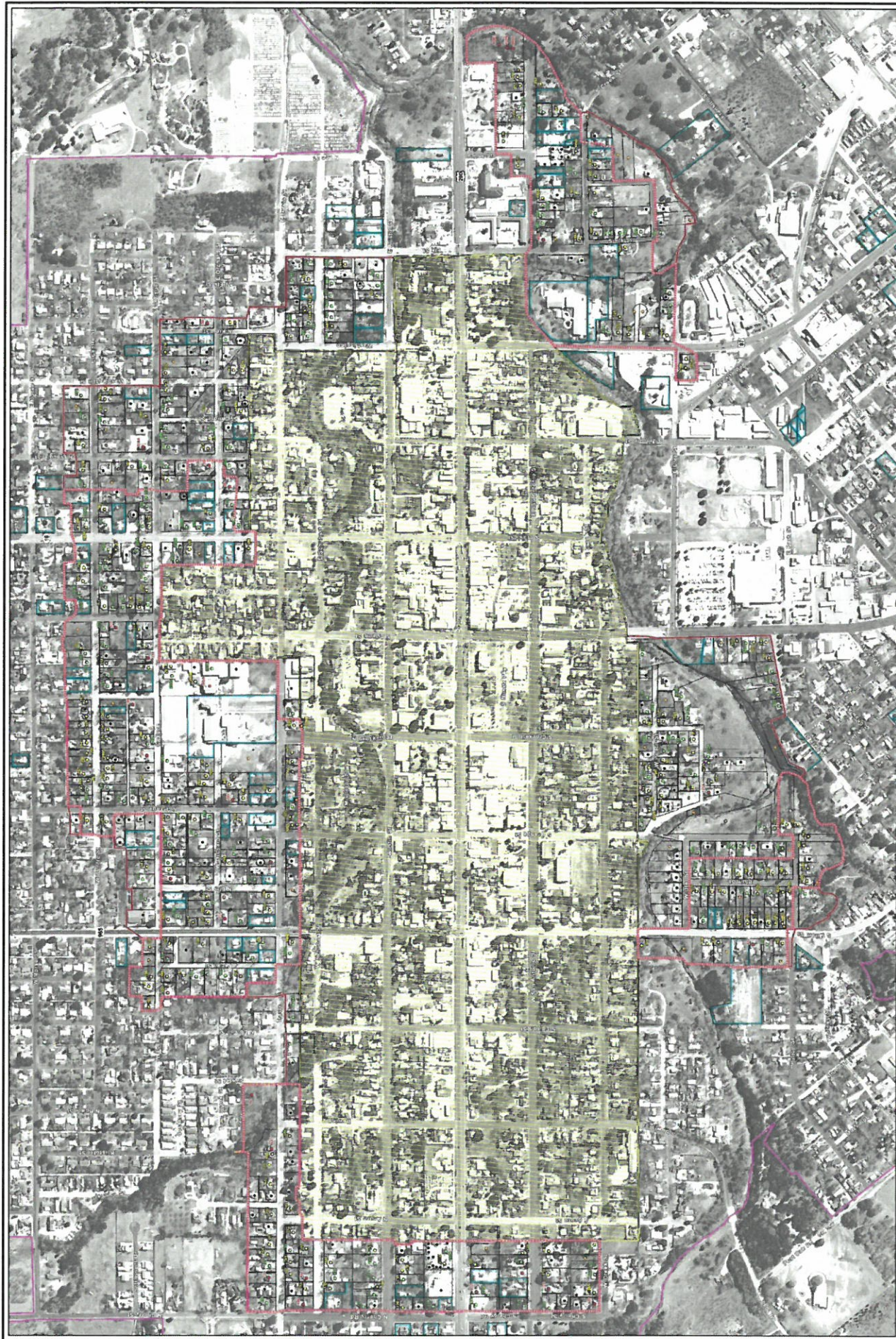
160

- Not associated with a trend in history, significant architectural style, building form, or construction method
- Significantly altered
- Built after period of significance



In determining the designation of a historic district, the elements listed below should be considered, one or more of which may be found sufficient for designation:

- A. Character, interest, or value as part of the development, heritage, or cultural characteristics of the City**
- B. Location as the site of a significant historical event**
- C. Embodiment of distinctive characteristics of an architectural type or specimen**
- D. Relationship to other distinctive buildings, sites, districts, or structures that are historically significant**
- E. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the City**
- F. Value as an aspect of community sentiment or public pride**
- G. Identification with a person or persons who significantly contributed to the development or culture of the City, the state, or the nation**
- H. Value as protective of a historical resource**



Surveyed Properties

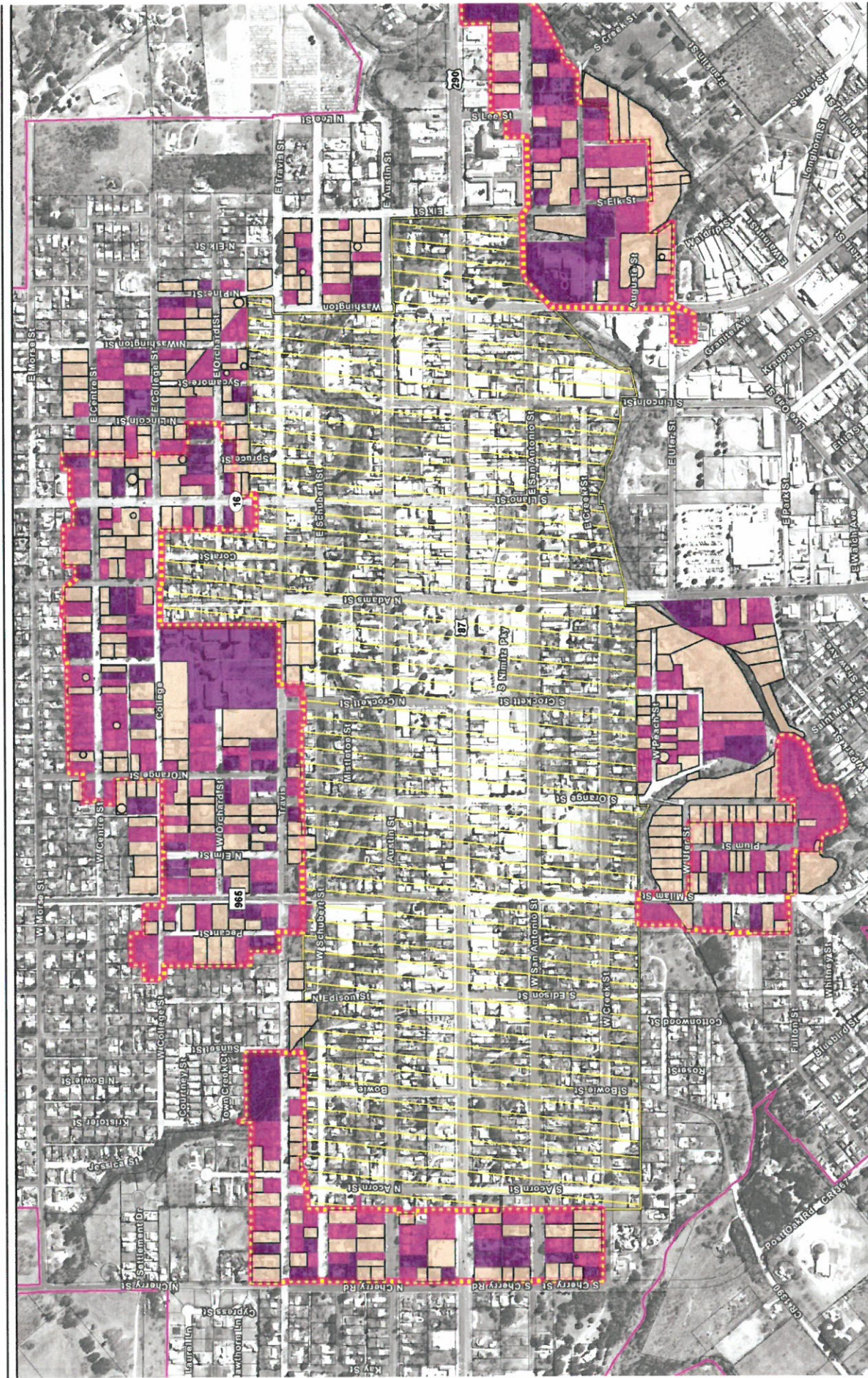
Fredericksburg 2018 Historic Resources Survey

Map Created: 2/16/2019
City of Fredericksburg (2017)
Aerial Source: NOAA (2016)

0 1,000 Feet
0 300 Meters

■ 2018 Survey Boundary
 ■ City Limit Boundary
 ■ Current Historic Landmark (excluded from survey)
 ■ Existing Historic District
 ■ Recommended District Expansion

● High / Rec. Local Landmark
 ● High / Rec. Local Landmark (recommended NHP eligible)
 ● Medium Priority
 ● Low Priority
 ● Vandal Lot
 ● Non-Historic-Age





Parcels surveyed by CMEC in May of 2018.
Historic Review Board voted on recommended expansion area on April 9, 2019

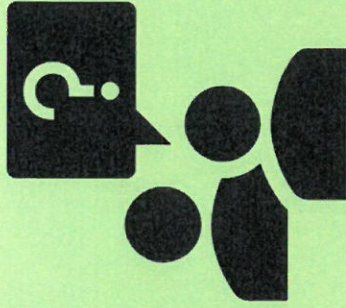
Expanding the District

Public process –

- HRB open house to discuss process and proposed boundary *May 8, 2018*
- HRB Public Meeting & Presentation on Consultant's findings *Nov 13, 2018*
- HRB Recommendation on boundary *April 9, 2019*
- Public hearing at P&Z *May 8, 2019*
- Public Hearing at City Council *June 3, 2019*



FAQs



- Will my property taxes go up?
- Will you tell me what color to paint my house?
- What are the benefits of being in the historic district?
- What if I want to make changes to my property?



Historic Preservation Fund

Annual fund allotted by City Council to help restore historic properties.

- Application
- Limited Amount Available
- Priority for owner-occupied



**PRELIMINARY PLAT
BACKGROUND INFORMATION
May, 2019**

File Number: P-1910

Subdivision Name: Dove Crossing Single Family Lots and C-1 Neighborhood Commercial lots.

Location: West side of Hollmig Lane, south of Friendship Lane (see attached map).

Zoning: R-1, Single Family Residential. An application to rezone the property to R-1A is being considered concurrently with this plat. Remaining property is zoned C-1, Neighborhood Commercial.

Tract Size: Dove Crossing – 16.04 acres
C-1 lots – 13.23 acres

Number/Size of Lots: 106 residential lots. All lots exceed the minimum width of 45', and exceed the minimum size requirement of 4,500 sf for the R-1A zoning district. The commercial lots range in size from 0.63 acres to 1.56 acres.

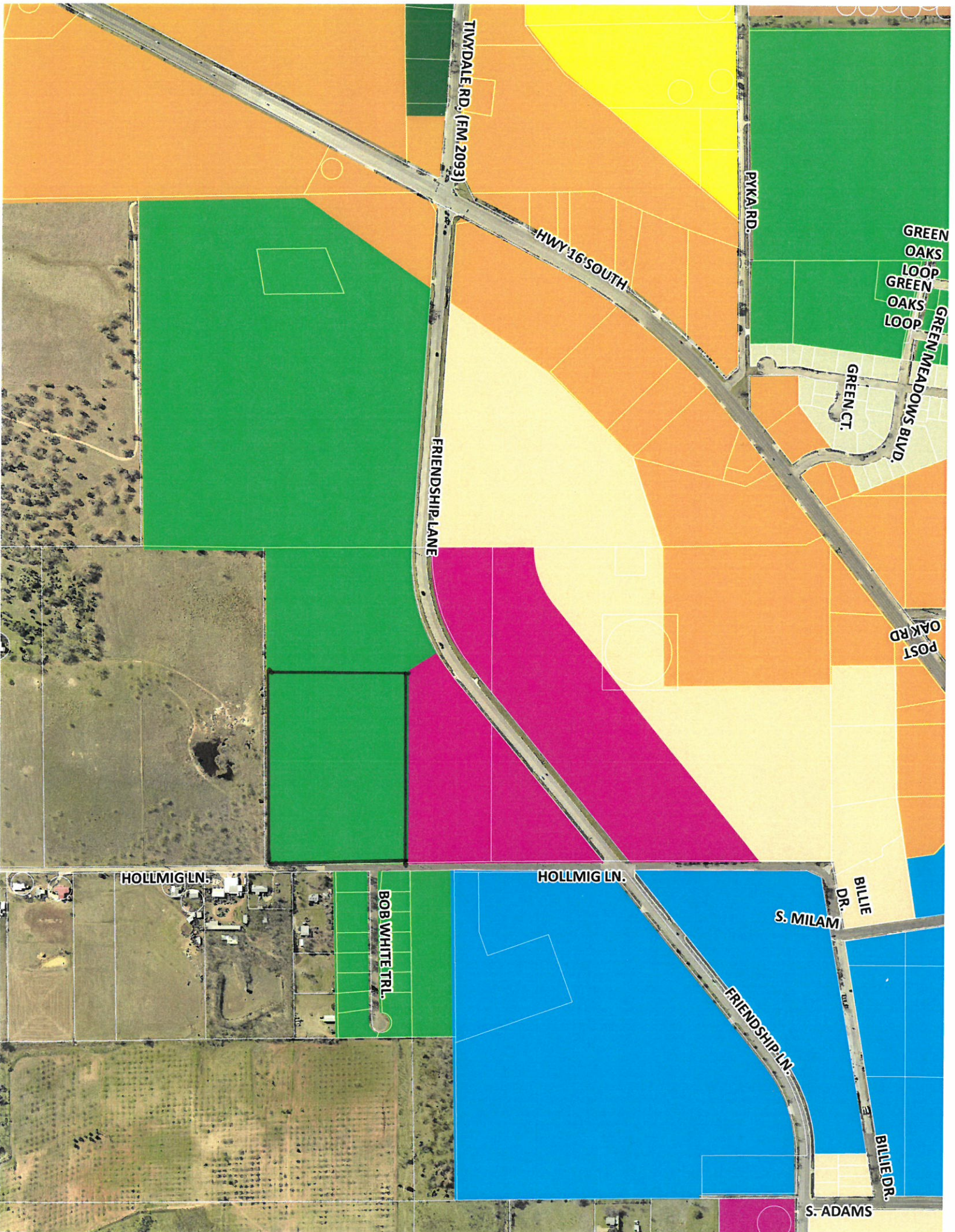
Roadways: Two drives are proposed on Friendship Lane and a single drive on Hollmig Lane. The westernmost drive on Friendship lane will serve both the commercial development and the residential neighborhood.

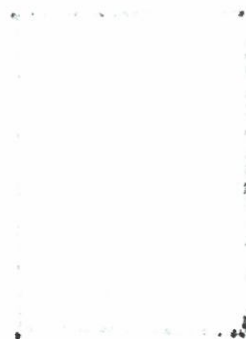
Friendship Lane is an arterial street and is built with two lanes in each direction. No additional street improvements are required for Friendship Lane. The project also adjoins Hollmig Lane. A portion of Hollmig Lane is in the City Limits and a portion is outside the City Limits. Section 6.12 of the Subdivision Ordinance states a developer is responsible for their proportional share of an abutting street such as Hollmig Lane. The Developer's proportional share of the street construction shall be determined by the Developer's engineer and approved by the Director of Public Works and Utilities.

Right-of-way: Internal streets will contain the minimum 50' of right-of-way.

Utilities: The extension of utilities will be the sole responsibility of the developer of the project. Lines will be required to be extended to the adjoining properties to allow for future connection to the adjoining properties.

Easements:	Typical drainage and utility easements on each lot. The easement for the existing Lift Station adjacent to Hollmig Lane shall be recorded prior to the plat being recorded for proposed Dove Crossing.
Easements Abandoned:	NA
Stormwater Detention:	A Detention Pond is proposed at the southeast corner and southwest corner of the development. All drainage is subject to approval of the Construction Plans by Engineering and Public Works as part of the Final Plat.
Drainage:	See above.
Park Dedication:	The project qualifies under the Park Dedication requirements. Since no public park will be a part of this development, a fee in the amount of \$500 per lot shall be required prior to recording the Final Plat.
Construction Plans:	Construction Plans will be required as part of the Final Plat. All development will be subject to approval of the Construction Plans.
Screening Plan:	Section 6.14 of the Subdivision Ordinance requires screening where lots back or side onto a thoroughfare or collector roadway. The situation occurs on Hollmig Lane.
P&Z Action:	Final approval
Staff Recommendation:	Approval
Conditions:	1. Approval of the final Construction Plans prior to the start of construction. 2. Approval of the proportional share of the cost of Hollmig Lane by the Director of Public Works and Utilities. 3. Approval of a screening plan along Hollmig Lane prior to the Final Plat approval with installation to occur with subdivision improvements. 4. Approval of a Traffic Impact Analysis prior to Final Plat approval.

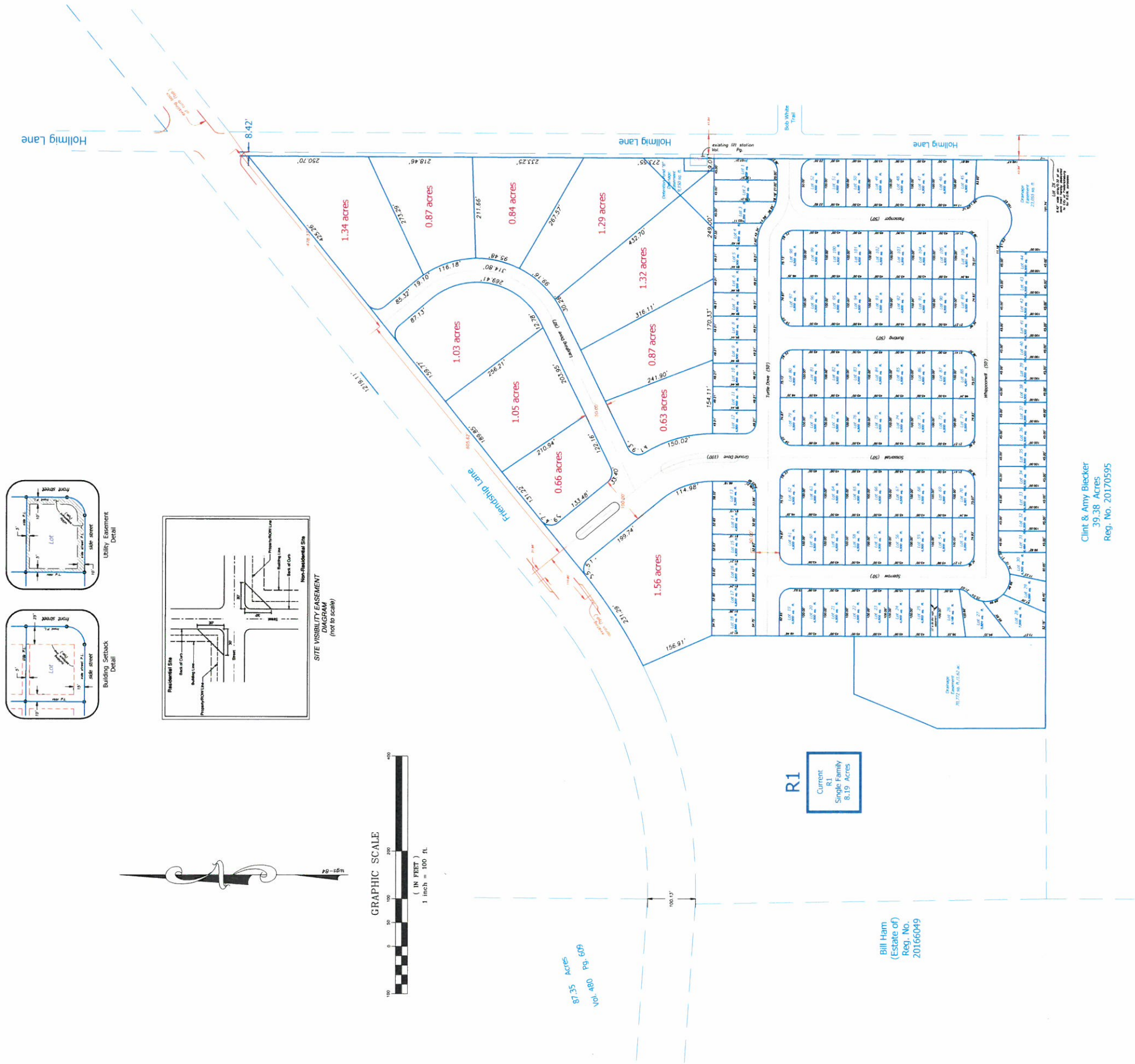




PRELIMINARY PLAT

for:

"DOVE CROSSING", A 16.04 ACRE TRACT OF LAND
&
A 13.23 ACRE "C 1" (COMMERCIAL) TRACT,
BOTH BEING PART OF THAT CERTAIN PROPERTY DESCRIBED IN A
CONVEYANCE FROM JIMMY R. PENICK TO THE PENICK ESTATE LIMITED
PARTNERSHIP, FOUND OF RECORD IN A SPECIAL WARRANTY DEED EXECUTED
ON DECEMBER 29TH, 2009 AND RECORDED ON JANUARY 21ST, 2010 UNDER
REGISTER NO. 20100277 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE
COUNTY, TEXAS.



Clint & Amy Blecker
39.38 Acres
Reg. No. 20170595

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PROJECT: 6525
DATE: 2018-2019

REVISIONS:
Rev# Date Description

SHEET TITLE
Prel. Plat

SHEET NUMBER
P2

DOVE CROSSING
City of Fredericksburg
Gillespie County, TX

S
SULTEMEIER
SURVEYING & ENGINEERING
Boundary-Tile-Topographic-Construction Surveys
Engineering - Land Development Services
805 North Lingo Street
Fredericksburg, Texas 78624
(830) 990-1221
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