



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, JULY 8, 2020 ~ 5:30 P.M. ZOOM

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

Chris Kaiser, Member
Jill Tabor, Member
Tim Dooley, Member
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in a regular session on **Wednesday, JULY 8, 2020, at 5:30 p.m.** **This meeting will be held remotely via Zoom Teleconferencing**, and in person attendance will not be available. Members of the public may attend the meeting remotely by web or telephone via Zoom Teleconferencing (see details below). These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public may join the Zoom Meeting by one of the following:
By web: Please click the link below to join the webinar:

Meeting ID: 898 1254 5327
<https://us02web.zoom.us/j/89812545327>

Or iPhone one-tap :

US: +13462487799,,953008868# or +16699006833,,953008868#

Or Telephone: Dial(for higher quality, dial a number based on your current location):

US: (346) 248 7799 or (669) 900 6833 or (253) 215 8782 or (301) 715 8592 or
(312) 626 6799 or (929) 205 6099 or Toll Free at (877) 853 5247 or (888) 788 0099

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

March 2020 regular meeting minutes

4. PUBLIC COMMENTS

During the COVID-19 pandemic, the City of Fredericksburg is allowing public comments to be submitted remotely, **by 2:00 p.m. on JULY 8, 2020**, using any of the following methods:

Email your comments to scollier@fbgtx.org; or

Complete a Citizen Comment Form located inside the Public Access entrance at 126 W. Main St, Fredericksburg, Texas, and place in the box marked Citizen Comment Form.

The Planning and Zoning Commission (P&Z) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the P&Z regarding an item on this agenda is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda and shall be limited to 3-minutes in duration. At the discretion of the P&Z Chair, or upon an affirmative vote of the P&Z, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the P&Z to complete its legislative agenda. Persons addressing the P&Z are prohibited from trading time with other speakers or reserving of time.

5. PUBLIC HEARING

- A. Consider Z-2009 – Request by Carol Reeh to change the Zoning from C1, Neighborhood Commercial, to C1.5, Medium Commercial and to obtain a Conditional Use Permit to operate a Mobile Food Establishment on property located at 1130 N. Llano Street.
- B. Consider Z-2010 – Request by City of Fredericksburg to change the Land Use Plan from Low Density Residential to Commercial and change the Zoning from R1, Single Family Residential, to C-1.5, Medium Commercial on property located at 525 Friendship Ln.

6. ACTION ITEMS

- A. Consider SP-2009-Request by Steve Thomas to consider a Site Plan for phase two of the Texas Rangers Heritage Center located at 1618 Highway 290 East.
- B. Consider EC-2003-Request by Steve Thomas to consider Entry Corridor Design Guidelines for phase two of the Texas Rangers Heritage Center located at 1618 Highway 290 East.

7. MISCELLANEOUS

- A. Annexation updates.

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 11:00 a.m. on July 2, 2020 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
MARCH 4, 2020
5:30 P.M.**

On this the 4th day of March 2020 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
JILL TABOR
BRENDA SEGNER
TIM DOOLEY
CHRIS KAISER

ABSENT:

DARYL WHITWORTH
STEVE THOMAS
POLLY RICKERT

ALSO, PRESENT:

BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
GARRET BONN – Assistant City Engineer
SHELBY COLLIER – Development Coordinator

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

MINUTES

Jim Jarreau moved to approve the minutes of the February 2020 meeting and Tim Dooley seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Consider (SP-2003) Request by Whitney Koch to consider a Parking Agreement for Off-Site or Remote Parking for a Restaurant located at 504 Granite.

Whitney Koch with Mustard Design presented the application. She stated her client wishes to convert this residential property at 504 Granite Avenue into a small restaurant. This use would require 11 parking spaces, the proposal is to supply 3 parking spaces on site with 8 parking spaces located at the neighboring property, Herbert Auto Supply.

Brian Jordan, Director of Development, presented the Brief.

He stated, given the limited amount of space on site, Staff does not object to the offsite parking proposal. The owners of Herbert Auto Supply recently added parking to their site that has not really been used for their customers. Since the agreement is for a period of 6 years, we would recommend that a condition of approval be that this plan would expire in six years.

Jim Jarreau made a motion to Approve Application SP-2003 conditioned upon the applicant returning for approval of a new off-site parking agreement at the end of the current 6-year contract. Tim Dooley seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Action to Initiate a Zoning Change to C1.5 and Land Use Change to Commercial on property located at 525 Friendship Lane.

Brian Jordan, Director of Development, stated City Council recently approved a Land Use Plan change from Low Density Residential to Commercial and a Zoning change on property located at 521 Friendship Lane from R-1, Single Family Residential to C1-5, Medium Commercial. During the discussion of this request, it was recommended by the Planning and Zoning Commission, and confirmed by the City Council, to initiate a rezoning request on the adjacent property located at 525 Friendship Ln.

Staff recommends the Planning and Zoning Commission take action to initiate a Land Use Change from Low Density Residential to Commercial and a Zoning change from R-1, Single Family Residential to C-1.5, Medium Commercial on property located at 525 Friendship Ln.

Tim Dooley stated he was not comfortable extending Commercial Zoning down Friendship Lane.

Tom Musselman, current City Councilmen, spoke regarding his displeasure of the “Commercial Creep” affecting Friendship Lane.

Jarreau made a motion direct Staff to Initiate a Zoning change to C-1.5 and Land Use change to Commercial on property located at 525 Friendship Lane. Seconded by Brenda Segner. Tim Dooley voted in opposition all others voted in favor and the motion passed.

MISCELLANEOUS

Garret Bonn, Assistant City Engineer, presented a report on the Transportation Project Traffic Impact Study.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Jill Tabor. All voted in favor and the meeting was adjourned at 7:07 p.m.

PASSED AND APPROVED this 8th day of July 2020.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman

ZONING AND CONDITIONAL USE PERMIT BRIEF
Request Z-2009

APPLICANT: Carol Reeh on behalf of Star Laundromats, LLC

LOCATION: 1103 N. Llano Street

EXISTING ZONING: C-1, Neighborhood Commercial

EXISTING LAND USE: Mixed Use District

PROPOSED REQUEST: 1) Change in zoning from C-1, Neighborhood Commercial to C-1.5 Medium Commercial, and

3) Conditional Use Permit for a Mobile Food Establishment.

FINDINGS:

- The subject property consists of approximately 0.27 acres of land located at the southeast corner of N. Llano Street and Mulberry Street.
- The property is currently the location of Star Laundry. Access to the site is provided on N. Llano and Mulberry Streets (see attached aerial map).
- Surrounding land uses include commercial businesses to the north and west and a mix of commercial and residential uses to the south and southeast.
- Surrounding property is zoned C-1 to the west, north and south and property outside the city limits to the east.
- The Land Use Plan identifies the subject property, and all surrounding property as Mixed Use Corridor.

LAND USE PLAN: The Land Use Plan identifies the subject property to be Mixed Use Corridor. This category represents an effort to change the typical pattern of strips of underperforming commercial development that often line highways and arterials. Rather than limiting the properties along major entry corridors to commercial uses, this category offers a variety of higher density residential and mixed use opportunities. The policy of allowing a mix of uses along major roadways supports a change in development from a pattern of older commercial structures to new projects with a variety of uses, including mixed use within an individual project or building. In the process, it reduces the excess commercial capacity along these corridors and creates locations for more affordable housing. Combined with Fredericksburg's existing landscape and signage regulations, this development pattern may create entry corridors that clearly tell the driver that they are entering a special community.

ZONING: The subject property is zoned C-1, Neighborhood Commercial. The applicant is proposing to change the zoning to C-1.5, Medium Commercial and a Conditional Use Permit to accommodate a Mobile Food Establishment. While there is other C-1, Neighborhood Commercial zoning contiguous and in the vicinity of this property, there is no other C-1.5 Medium Commercial. As such, it would be our opinion that the request would represent "spot"

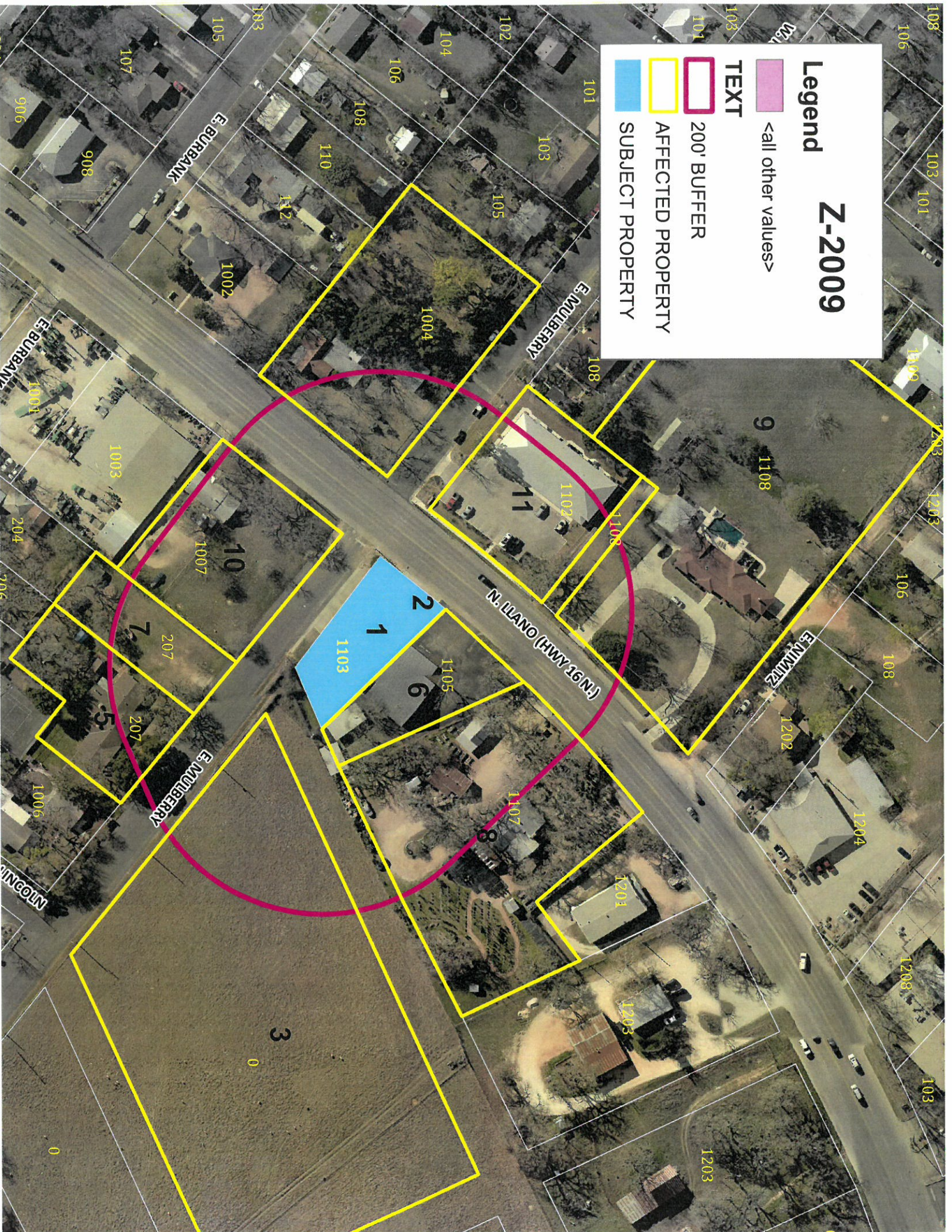
zoning. So, if the Commission is willing to consider this change, staff would recommend that the properties fronting on N. Llano Street from Mulberry Street northeast to the city limits be considered as well.

STAFF RECOMMENDATION: In order to accommodate the use proposed by the applicant, it is necessary to have the appropriate zoning before they can even apply for the Conditional Use Permit for the mobile food establishment. In considering the current Land Use Plan and Zoning of the subject property, we will need to decide whether the request for a change to C-1.5 would be appropriate within the Mixed Use Corridor designation, or whether a Mixed Use Corridor Zoning District would be more appropriate. In either case, we would not recommend changing only the subject property. With regard to the proposed CUP for a mobile food establishment, we will not review this request in detail until the zoning matter is resolved.

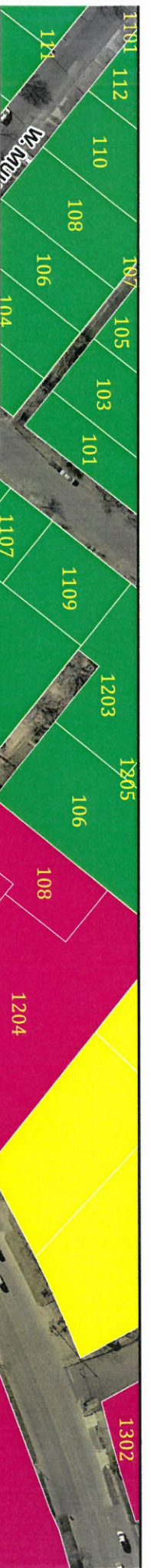
Staff recommends that the Commission consider initiating the rezoning of the subject property, and the additional properties fronting on N. Llano Street from Mulberry Street to the city limits. A copy of the C-1.5 Zoning District and the Mixed-Use Corridor District are attached for your review and consideration.

Z-2009

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



Letter	Owner	Address
1	SUBJECT PROPERTY	
2	200' BUFFER	
3	CURTIS ECKHARDT	507 N. ADAMS FREDERICKSBURG, TX 78624
4	JAMES PADGETT	1004 N. LLANO FREDERICKSBURG, TX 78624
5	KERMIT GOLD	207 E. MULBERRY FREDERICKSBURG, TX 78624
6	MEYER & REES BUILDING PARTNERSHIP	905 W. TRAVIS FREDERICKSBURG, TX 78624
7	KERMIT GOLD	207 E. MULBERRY FREDERICKSBURG, TX 78624
8	BLOOMING NATIVES LLC	132 RIDGEWOOD DR FREDERICKSBURG, TX 78624
9	ANTHONY & KELLY DICUFFA	1225 DURST-MAURER RD FREDERICKSBURG, TX 78624
10	STANLEY & DORIS ERNST	1007 N. LLANO FREDERICKSBURG, TX 78624
11	HANS & KELLY OOSTERBAAN	11706 LOWER CRABAPPLE FREDERICKSBURG, TX 78624
Z-2009 - 1103 N. LLANO ST.		



Z-2009

Legend

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential



ORDINANCE NO. 2019-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING SECTION 3.205 – C-1.5: MEDIUM COMMERCIAL, OF APPENDIX B - ZONING ORDINANCE, OF THE CODE OF ORDINANCES; TO AMEND THE PERMITTED USES AND CONDITIONAL USES FOR THE C-1.5: MEDIUM COMMERCIAL ZONING DISTRICT IN THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has determined that such text amendment is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the text amendment be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such text amendment is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning text amendment, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

Section 1. That, Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the deletion of Section 3.205 – C-1.5: Medium Commercial in its entirety, and the following substituted therefore:

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

Intent

This zone represents an effort to provide a district between the Neighborhood Commercial District and the Commercial District. Uses have been selected from each of

the various districts, with the intent that the proposed uses could function as a transition between highway commercial and residential neighborhoods, but could also provide a lower impact zone along other major roadways.

Principal Permitted Uses

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

Administrative and Business Office
Arts and Crafts
Business Support Services
Communication Services
Consumer Repair Services
Convalescent Services
Cultural Services
Day Care Services
Financial Services
Guidance Services
Hospital Services (Limited)
Local Utility Services
Medical Offices
Personal Improvement Services
Personal Services
Pet Services
Professional Offices
Private Primary Educational Facilities
Private Secondary Educational Facilities
Religious Assembly
Restaurant - Limited
Retail Sales - Limited
Single Family Residential (Detached) – if structure was not used as other than residential in its most recent use
Group Residential
Multiple Family Residential

Uses Permitted Subject to Conditional Use Permit

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

Automobile Washing
Building Maintenance Services
Business or Trade School
Club or Lodge
Cocktail Lounge
Convenience Storage
Consumer Convenience Services
Convenience Store/Self Serve Gasoline
Custom Manufacturing
Food Sales
Drive through or Drive-in facilities associated with any use
General Retail Sales
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Mobile Food Establishments
Single Family Residential (Detached) – new construction or after cessation of use other than residential
Duplex Residential

Townhouse Residential
Condominium Residential

Property Development Standards

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

Site Development Regulations

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

<u>Feature</u>	<u>Regulation</u>
Lot Size	Minimum Lot Area, 7,500 Square feet
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 20 feet
Street Side Yard	Minimum Required Setback, 20 feet
Interior Side Yard	Minimum Required Setback, 5 feet*
Rear Yard	Minimum Required Setback, 10 feet*
Maximum Impervious Coverage	75%
Maximum Building Coverage	Percent of Lot Area, 60%
Residential Density	Section 3.120

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

{End of code text}

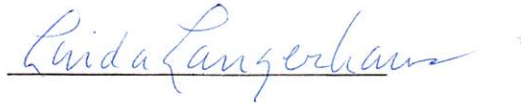
Section 2. That all references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 3. Severability or Invalidity. If any provision of this ordinance or the application hereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without defeating the purpose or objective of the provisions, and to this end, the provisions of this ordinance are declared to be severable.

Section 4. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall take effect upon the date of its passage.

PASSED AND APPROVED on this the 16th day of December, 2019.



Linda Langerhans, Mayor

City of Fredericksburg, Texas

ATTEST:



Shelley Goodwin, TRMC

City Secretary

APPROVED AS TO FORM:



Daniel Jones, City Attorney

ORDINANCE NO. 2019-14

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

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

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has determined that such text amendment is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the text amendment be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such text amendment is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning text amendment, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

Section 1. That, Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the addition of Section 3.810 – MU-2: Mixed Use - Corridor as follows:

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

Intent

This zone represents an effort to change the typical pattern of strips of underperforming commercial development that often line highways and arterials. Rather than limiting the properties along major entry corridors to commercial uses, this category offers a variety of higher density residential and mixed use opportunities. The policy of

allowing this mix of uses along major roadways supports a change in development from a pattern of older commercial structures to new projects with a variety of uses, including mixed use within an individual building project or building.

Principal Permitted Uses

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

Administrative and Business Office
Administrative Services
Arts and Crafts
Business Support Services
Club or Lodge
Cocktail Lounge
College or University Facilities
Community Recreation
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Cultural Services
Custom Manufacturing
Day Care Services
Financial Services
Food Sales
Group Residential
General Retail Sales
Hotel/Motel
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Medical Offices

Mobile Food Establishments
Outdoor Sports and Recreation
Park and Recreation Services
Personal Improvement Services
Personal Services
Pet Services
Professional Offices
Religious Assembly
Restaurant - Drive-In/Fast Food
Restaurant - Limited
Restaurant
Retail Sales - Limited
Shopping Center
Single Family Residential (Detached)
Duplex Residential
Townhouse Residential
Condominium Residential
Multiple Family Residential

Uses Permitted Subject to Conditional Use Permit

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

Automobile Rentals
Business or Trade School
Convenience Storage
Outdoor Sports and Recreation
Drive through or Drive-in facilities associated with any use
Group Residential
Guidance Services

Private Primary Educational Facilities
Private Secondary Educational Facilities
Transportation Terminals

Property Development Standards

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

Site Development Regulations

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

<u>Feature</u>	<u>Regulation</u>
Lot Size	Minimum Lot Area, 10,000 Square feet
Lot Width	Minimum Lot Width, 100 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 20 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 0 feet*
Rear Yard	Minimum Required Setback, 0 feet*
Maximum Impervious Coverage	75%

Maximum Building Coverage	Percent of Lot Area, 65%
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000 and 7.100
Yard Regulations	Section 7.300
Height Regulations	Section 7.510
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance
*25 feet when adjacent to Residential zoning district	

Additional Special Site and Development Regulations:

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

- c. When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.
 - d. Faux windows and similar details are not appropriate articulation.
 - e. Signs shall integrate into building and site design so they do not appear as an afterthought.
 - f. Attached signs shall be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building.
 - g. The front door shall connect to the sidewalk along the entry corridor.
 - h. Light fixture style and location shall be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style shall be consistent throughout the project.
 - i. Light fixtures shall be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures shall be cut-off luminaires that have less than 90 degree cut-off so that the light is not emitted horizontally or upward.
 - j. All roof-top equipment shall be screened from entry corridors, side streets, plazas and parks.
 - k. Parking shall be located behind buildings or on the side. Parking in front of buildings may be permitted, subject to a Conditional Use Permit as provided for in section 5.400.
2. Shared access for pedestrians and vehicles shall be provided between properties and uses.
 3. Pedestrian circulation will be given priority over vehicular access.
 4. A drive-thru associated with any use shall be oriented away from any adjacent residential.
 5. Exterior amplified sound associated with any use shall be prohibited when adjacent to single family residential use.
 6. Required parking may be reduced by up to 25% if development can demonstrate that the mix of uses do not conflict with one another.
 7. Residential density for townhomes, condominiums and multi-family dwellings may be increased by 25% if utilized above the ground floor level and combined with other permitted uses.
 8. Outdoor storage shall be prohibited.
 9. Outdoor display of merchandise shall be limited to 10% of the lot area, and shall be maintained in a neat and orderly manner.

10. Height may be increased to four (4) stories above grade, with a maximum height of fifty-four feet (54'), if a minimum of three (3) different uses are included and structured parking is proposed within a single development, and subject to a Conditional Use Permit as provided for in section 5.400.
11. Screening shall be required where parking is located adjacent to a residential use.
12. Building setbacks may be reduced by 25% when a minimum of three (3) different uses are included, provided that one of the uses is residential.

{End of code text}

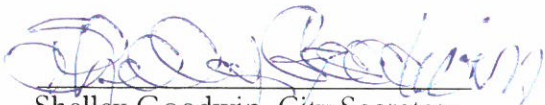
Section 2. That all references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 3. That this Ordinance shall take effect upon the date of its passage.

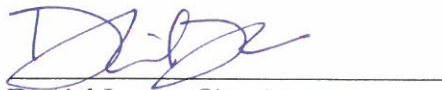
PASSED AND APPROVED on this the 15th day of April, 2019.


Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:


Shelley Goodwin, City Secretary

APPROVED AS TO FORM:


Daniel Jones, City Attorney

LAND USE AND ZONING BRIEF

Request Z-2010

<u>APPLICANT:</u>	City of Fredericksburg
<u>LOCATION:</u>	525 Friendship Lane
<u>EXISTING ZONING:</u>	R-1, Single Family Residential
<u>EXISTING LAND USE:</u>	Undeveloped
<u>PROPOSED REQUEST:</u>	1) Change in the Land Use Plan from Low Density Residential to Commercial; 2) Change in zoning from R-1, Single Family Residential to C-1.5 Medium Commercial, and

FINDINGS:

- The subject property consists of approximately 10 acres of land located on the south side of Friendship Lane.
- The property is undeveloped and the home previously located on the property was removed recently.
- Surrounding land uses include vacant undeveloped property on all sides.
- Surrounding property is zoned R-1A to the south and east, PF Public Facilities to the north, and C-1.5 to the west.
- The Land Use Plan identifies the subject property as Low Density Residential, property to the south as Low Density Residential, property to the north as Public/Semi-Public and property to the west as Commercial.
- Property to the west was changed to C-1.5 Medium Commercial and a Conditional Use Permit for an Indoor Sports and Recreation facility in February of 2020.

LAND USE PLAN: The Land Use Plan identifies the subject property to be Low Density Residential. As defined in the Comprehensive Plan, this definition 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 the “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.

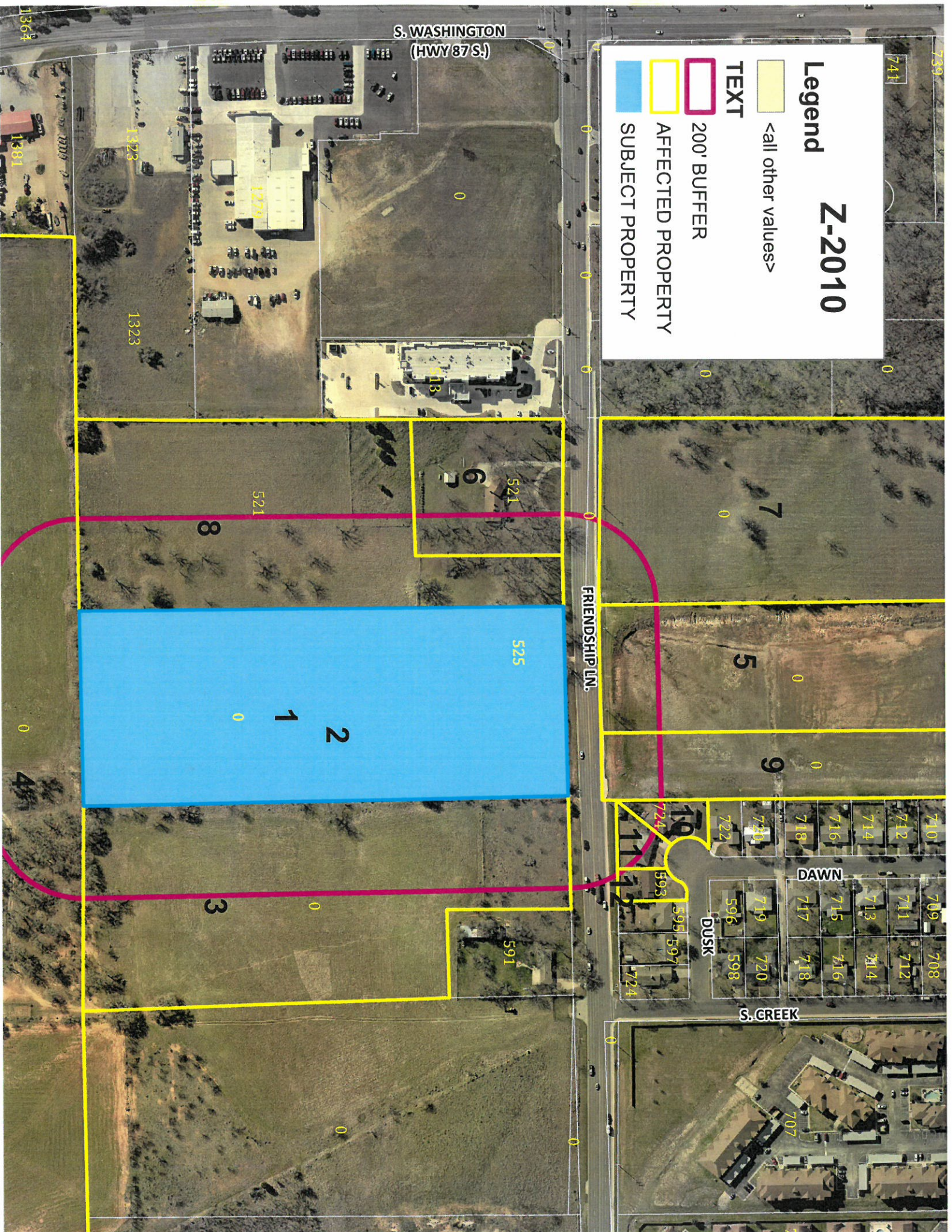
When the zoning and land use on the adjoining property to the west was changed to commercial, the Planning and Zoning Commission recommended that the subject property be considered for

commercial as well. This property happens to fall in the transition area along Friendship Lane between commercial uses to the west and residentially zoned area to the east. This land use change would extend the commercially designated property to the east along Friendship Lane. In addition, this change would represent a reduction in the low-density designation along Friendship Lane. A change in the subject property would extend the commercial zoning one additional tract.

ZONING: The subject property is zoned R-1, Single-Family Residential, and is the only remaining tract zoned as such along the south side of Friendship Lane. Following the rezoning of the adjoining property to the west to accommodate C-1.5, Medium Commercial and a CUP for an Indoor Sports and Recreation Facility and Limited Restaurant use, it was recommended that the same zoning be considered for the subject property. Since there is commercial zoning and land use adjacent to the property to the west, it would be our opinion that this change would not represent “spot” zoning. So, the decision to be made in this case is whether or not it would be appropriate to extend the commercial zoning along Friendship Lane or restrict it to the current location.

OPPOSITION/SUPPORT OF REQUEST: No comments received.

STAFF RECOMMENDATION: In reviewing the current Land Use Plan and Zoning for the subject property, it is the only remaining property that is designated low density residential land use and R-1 zoning fronting on the south side of Friendship Lane. When the adjoining property to the west was recently rezoned to C-1.5 Medium Commercial, it was recommended by staff and the Commission to consider a change on the subject property as well. We have talked often about the future of the Friendship Lane Corridor and whether or not we should consider alternatives to the mostly mixed residential zoning. And, we have now adopted a C-1.5 Medium Commercial and MU-2, Mixed Use - Infill Zoning Districts as possible options for consideration. In reviewing the intent of both of these districts, one could certainly argue that this particular property would fall within either of these categories. Staff Recommends approval of the Land Use Plan change from Low Density Residential to Commercial and the zoning from R-1 Single Family Residential to C-1.5 Medium Commercial.

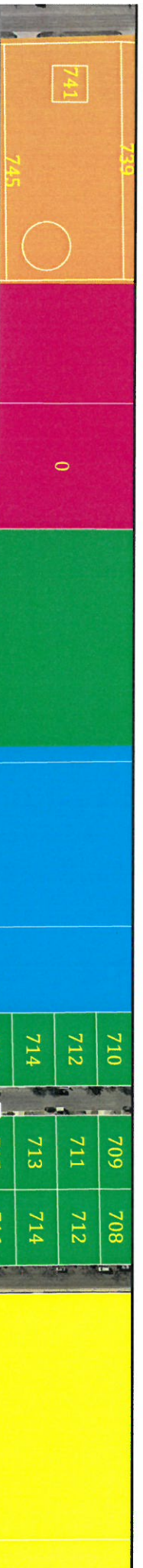


Z-2010

Legend

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

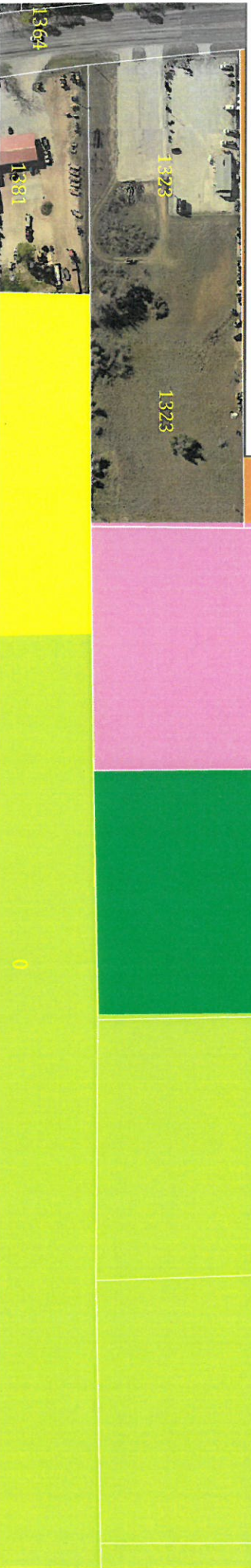
Letter	Owner	Address
1	SUBJECT PROPERTY	
2	200' BUFFER	
3	DALE CRENWELGE	P.O. BOX 717 COMFORT, TX
4	DALE CRENWELGE	P.O. BOX 717 COMFORT, TX
5	CITY OF FREDERICKSBURG	126 W. MAIN FREDERICKSBURG, TX 78624
6	5A PROPERTIES LLC	510 POST OAK RD FREDERICKSBURG, TX 78624
7	CITY OF FREDERICKSBURG	126 W. MAIN FREDERICKSBURG, TX 78624
8	5A PROPERTIES LLC	510 POST OAK RD FREDERICKSBURG, TX 78624
9	CITY OF FREDERICKSBURG	
10	MELISSA KOTHMANN	724 DAWN LN FREDERICKSBURG, TX 78624
11	MICHAEL PETTY	591 DUSK LN FREDERICKSBURG, TX 78624
12	BENJAMIN SAUREZ	593 DUSK LN FREDERICKSBURG, TX 78624
Z-2010 - 525 FRIENDSHIP LN.		

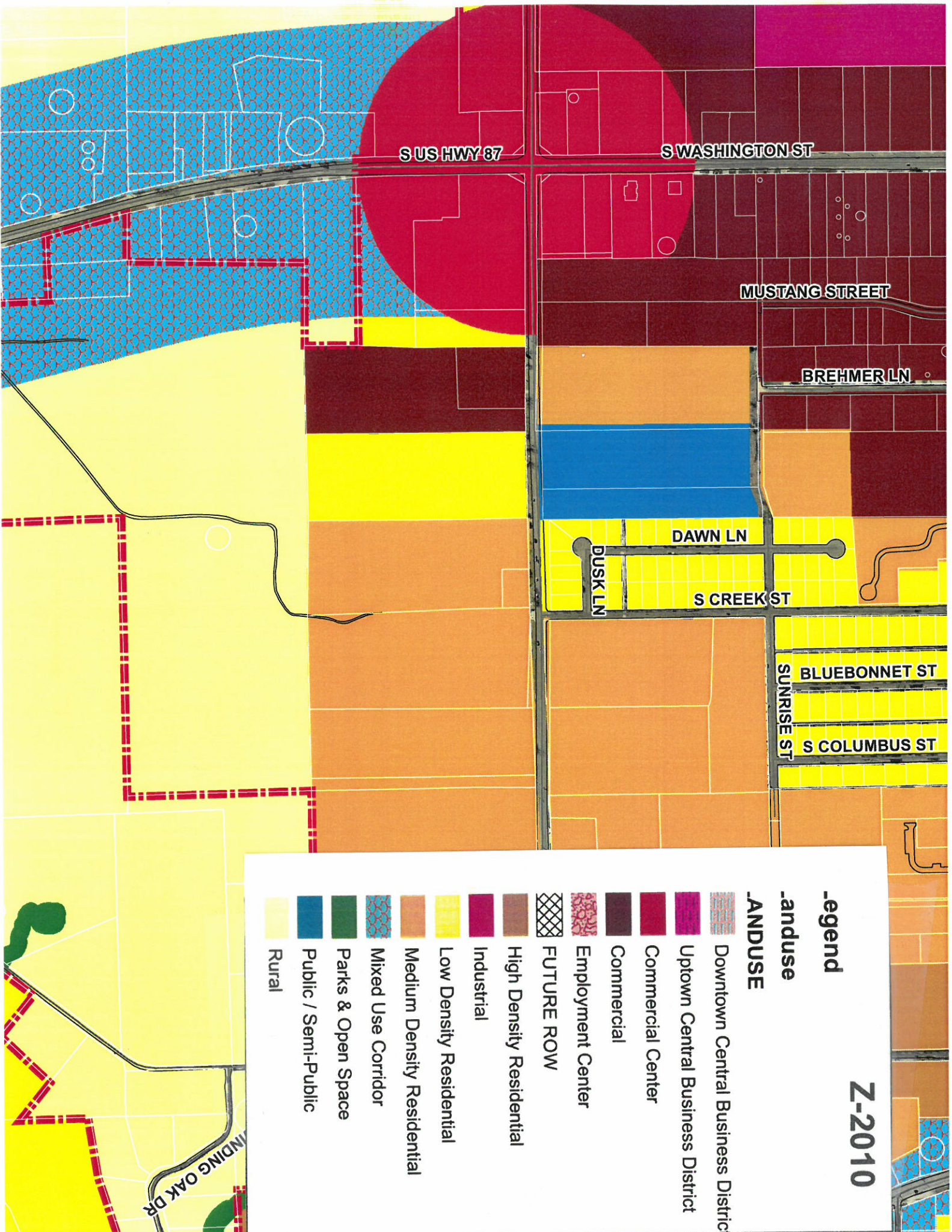


Z-2010

Legend

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential





Z-2010

-egend

-anduse

-ANDUSE

-  Downtown Central Business District
-  Uptown Central Business District
-  Commercial Center
-  Commercial
-  Employment Center
-  FUTURE ROW
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use Corridor
-  Parks & Open Space
-  Public / Semi-Public
-  Rural

SITE PLAN
BACKGROUND INFORMATION
July 8, 2020

File Number: SP 2009

Address/Location: 1618 US Highway 290

Applicant: Steve Thomas, AIA on behalf of the Former Texas Rangers Foundation

Owner: City of Fredericksburg, with a long-term lease granted to the Former Texas Rangers.

Project Description: Phase 2 of the Texas rangers Heritage Center (Museum)
Original plans approved in August, 2013

Site Area: Approximately 11.9 acres

Zoning: PF – Public facilities

Adjacent Land Uses/Zoning:
North: Fort Martin Scott, zoned PF
West: Light commercial and residential, zoned PUD
East: Baron’s Creek and undeveloped land, zoned PF
South: Baron’s Creek and the Hill Country University Center, zoned PF

Buildings: Pavilion (Phase1, existing) – 8,321 square feet
Heritage Center (Phase 2) – 32,933 square feet

Building Height: Pavilion 33’-2” to top of ridge
Heritage Center – 34’-4” to top of ridge.

Building Coverage: 15% (75% maximum)

Impervious Coverage: 62% (85% maximum)

Parking Required: Phase 1 Pavilion – 89 spaces (1 space per 5 persons)
Phase 2 Heritage Center – 67 spaces (1 space per 400 sf)
Total space required – 156 spaces
Total space provided with Phase 1 – 183 spaces
Phase 2 spaces – 52 spaces
Total – 235 spaces

Access: The site is currently served by a single divided entrance on US Highway 290 East and is aligned with Heritage

Hills Drive. This entrance is also served by a traffic signal. No changes are proposed to the existing drive.

Landscaping:

Significant landscaping was provided in Phase 1 of the project. This included saving a few significant Live Oak trees. Additional landscaping will be provided as part of Phase 2 and Landscape Plans will require approval prior to issuance of a permit.

Sidewalk:

A sidewalk was originally proposed along the frontage of US Highway 290 East. At the request of the Texas Rangers at the time of construction of Phase 1, the City agreed to waive this requirement.

Screening:

All trash containers and service areas are proposed to be screened. No perimeter screening is required.

Lighting:

Exterior lighting shall be ordinance compliant.

Utilities:

Water and sanitary sewer were provided in Phase 1 to accommodate the development of the site. Additional modifications to the utilities during phase 2 will be subject to approval of the civil construction plans.

Detention:

Stormwater detention will not be required given the proximity of this site to Baron's Creek. Updated grading and drainage plans will be reviewed and approved as part of the Civil Construction Plans.

Fire Protection:

The Fire Marshall has reviewed the Site Plan and has approved the plan as proposed.

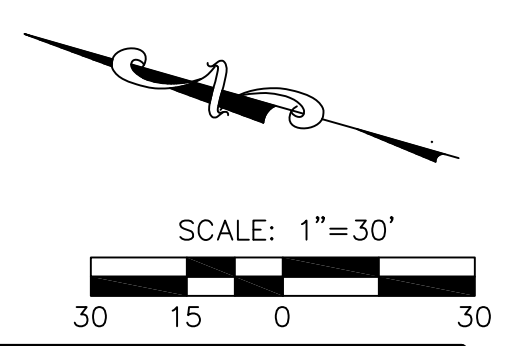
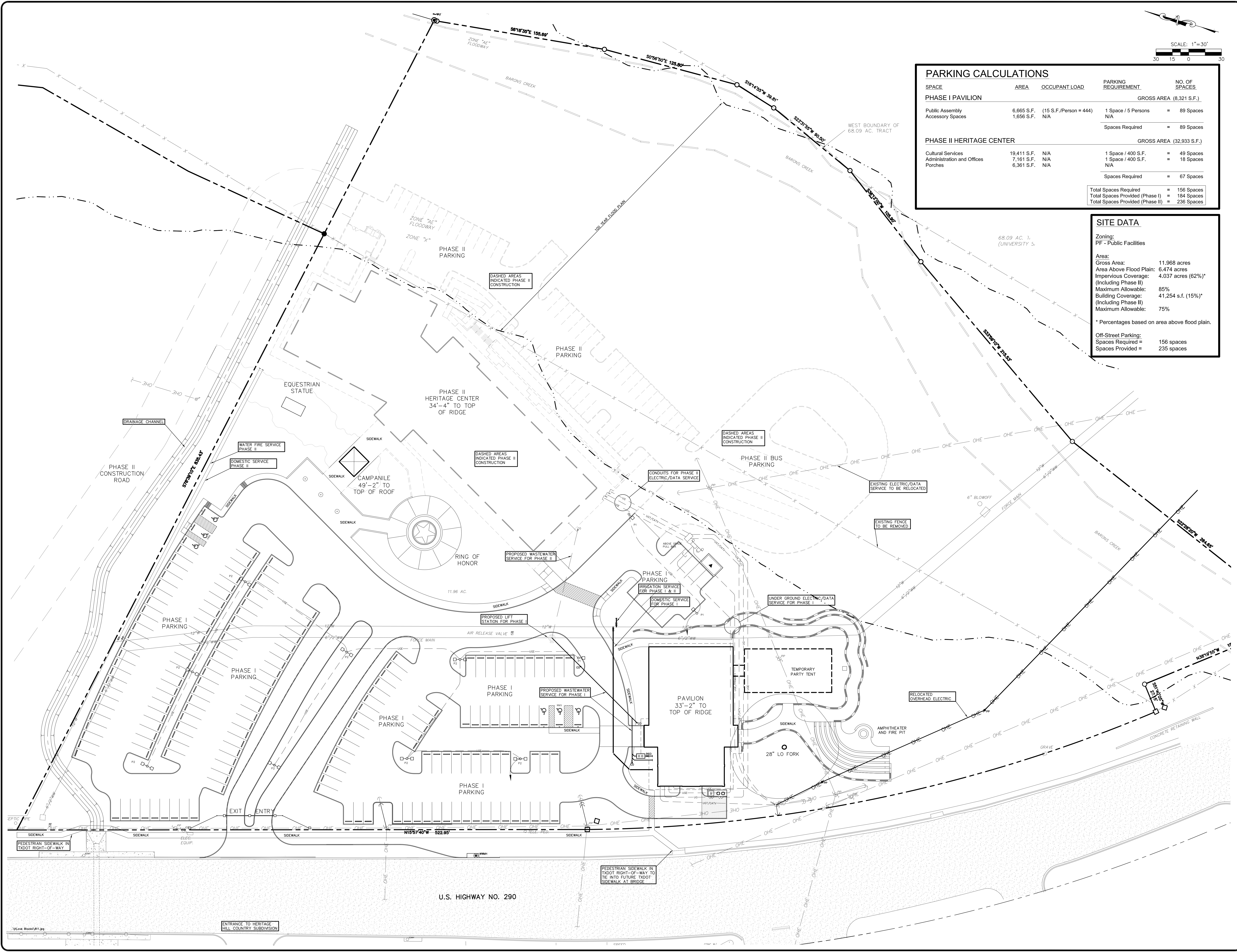
Entry Corridor Requirements:

When the original Site Plan was considered and approved, the City had not adopted the ordinance relating to Entry Corridor Standards and Guidelines. The applicant has provided a response to the standards and guidelines (attached). Given the circumstances that the plans were approved previously and have not changed, it would be our opinion that no additional changes be required.

Recommendation:

Approval of the Site Plan and Entry Corridor requirements, conditioned upon:

- 1) Public Works approval of civil construction plans prior to issuance of a building permit.
- 2) Approval of a Landscape Plan for the additional area being developed.



PARKING CALCULATIONS				
SPACE	AREA	OCCUPANT LOAD	PARKING REQUIREMENT	NO. OF SPACES
PHASE I PAVILION				
GROSS AREA (8,321 S.F.)				
Public Assembly	6,665 S.F.	(15 S.F./Person = 444)	1 Space / 5 Persons	= 89 Spaces
Accessory Spaces	1,656 S.F.	N/A	N/A	
			Spaces Required	= 89 Spaces
PHASE II HERITAGE CENTER				
GROSS AREA (32,933 S.F.)				
Cultural Services	19,411 S.F.	N/A	1 Space / 400 S.F.	= 49 Spaces
Administration and Offices	7,161 S.F.	N/A	1 Space / 400 S.F.	= 18 Spaces
Porches	6,361 S.F.	N/A	N/A	
			Spaces Required	= 67 Spaces
Total Spaces Required				= 156 Spaces
Total Spaces Provided (Phase I)				= 184 Spaces
Total Spaces Provided (Phase II)				= 236 Spaces

SITE DATA	
Zoning:	PF - Public Facilities
Area:	
Gross Area:	11,968 acres
Area Above Flood Plain:	6,474 acres
Impervious Coverage:	4,037 acres (62%)*
(Including Phase II)	
Maximum Allowable:	85%
Building Coverage:	41,254 s.f. (15%)*
(Including Phase II)	
Maximum Allowable:	75%
* Percentages based on area above flood plain.	
Off-Street Parking:	
Spaces Required =	156 spaces
Spaces Provided =	235 spaces

KloveENGINEERING

Site Development Engineering Services

11111 Klove Road, Suite 100

Fredericksburg, Texas 78624

(210) 485-5683

www.kloveengineering.com

DATE

REVISIONS:

DESIGNED BY: KWL

DRAWN BY: RQ

SCALE: 1"=30'

DATE: 8/29/13

SHEET NO:

TEXAS RANGERS HERITAGE CENTER

HIGHWAY 290

FREDERICKSBURG, TEXAS

SITE PLAN EXHIBIT

C1.0



Entry Corridor Design Standards Application

Required for all exterior modifications to properties directly adjacent
to 290 E&W, Hwy 16 N&S, Hwy 87 N&S, FM 965N

For more information on the Entry Corridor Design Standards & Guidelines refer to the
2015 Comprehensive Plan Update and Ordinance 25-016

Subject Property Address 1618 Highway 290 East

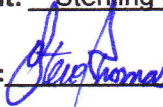
Date Submitted 6-19-20

Owner name: Former Texas Rangers Foundation

Phone # 830-990-1192

Owner Address: 103 Industrial Loop, Ste 700, Fredericksburg, Texas 78624

Authorized Applicant: Stehling Klein Thomas Architects, P.L.L.C. Phone # 830-997-0383

Applicant Signature: 

Applicant E-mail: steve@sktarchitects.com

Applicant certifies that he/she is the Owner or duly authorized agent
for the owner of the property.

Desired Start Date: October 2020

Desired Completion Date: February 2022

Please give a detailed description of the exterior changes/work to be completed. A copy of the Design Standards are available on-line or in person. The standards apply to 14 categories including building and site design. Provide a narrative explaining how the proposed changes comply with each of the applicable guidelines and standards.

The 28,000 square foot Texas Ranger Heritage Center will be clad in stone and stucco with a standing seam metal roof. The stone will be in the same pattern as the existing pavilion and campanile. The building forms are derived from some of the large 19th century Texas fort buildings and in the idiom of the adjacent Fort Martin Scott. The building will have landscaping similar to what was implemented in Phase One of the project. Colors for the building are to be compatible with the existing Phase One structures on the site.

(attach another sheet if necessary)

Attach supporting documentation including: ☐ paint color ☒ color photographs ☒ site plan
☒ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # _____

Year Built: _____

DRC Meeting Date: _____

Zoning: _____

Insignificant Alteration ☐ Yes ☐ No

Application Fee \$100 paid

Planning & Zoning Date _____

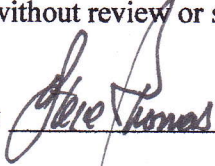
Staff Comments regarding Insignificant Alteration:

Director of Development Services Signature _____ Planning & Zoning Chair Signature _____

Note: Additional information may be required to complete review of proposed project by City of Fredericksburg.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent:



Date: 6-19-20

Printed Name: Steven N. Thomas, AIA



ENTRY CORRIDOR PROJECT CHECKLIST

The Entry Corridor Design Standards apply to properties adjacent to designated Entry Corridors (US Hwy 290 E & W, SH 16 N & S, RR 965, US Hwy 87 N & S).

The Standards or Guidelines shall apply to only the extent of construction or development under the purview of the permit, site plan, or zoning application.

There are 14 Sections to the Entry Corridor Design Standards & Guidelines. A copy of the standards are available on the Development Services webpage and in the Development Services office at City Hall.

A land owner or developer must follow the Standards and Guidelines concurrent with a zone change, a use category change or issuance of one of the following permits

Check all that apply to your project:

- ☒ building,
- ☐ sign,
- ☐ street and sidewalk construction,
- ☐ conditional use permit,
- ☒ site plan review,
- ☐ platting,
- ☐ placement in the public right of way,
- ☐ temporary use permit.
- ☒ Completion of appropriate application noted above and fee
- ☐ Drawings that adequately show how all proposed elevations meet requirements for: Sec 1- Architectural Style, Sec 2 – Architectural Materials, Sec 3- Architectural Colors, Sec 4 –Architectural Features, Sec 5 – Massing and Scale, Sec 6 – Signage, Sec 7- Building Height
- ☒ Site plan showing following requirements: Sec 8 – Setbacks, Sec 9 - Landscaping, Sec 10 – Lighting, Sec 11 – Service Areas Sec 12 -Parking, Sec 13- Drainage, Sec 14- Streetscape
- ☒ Narrative describing complete scope of work and how each Standard and Guidelines is met or not applicable.

Note: Additional information may be required to complete review of proposed project by the Planning and Zoning Commission.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: Steven N. Thomas
Printed Name: Steven N. Thomas, AIA

Date: 6-19-20

Attachment #1 – Response to Design Standards

Architectural Style (1) / Architectural Features (4)

The proposed building style is reminiscent of early frontier fort architecture, a building type commonly found in the Hill Country and throughout the State of Texas. The building incorporates forms and features typically found on this building type including hipped roofs, cupolas, and wrap-around porches. Reference examples below:



Architectural Materials (2) / Architectural Color (3)

Materials are inspired by fort architecture. Stone veneer and standing seam roof will match the existing pavilion on site (see image below). Painted steel columns will match the color of exposed steel on the pavilion. Stucco, another commonly found materials in the area, will be introduced on the north wing of the facility. Stucco color is TBD but will be in the tan family.



Existing Pavilion at Texas Rangers Heritage Center

Massing and Scale (5) / Building Height (7)

The height of the building is approximately 38' and is in keeping with the context of the surrounding built elements on the site (bell tower is 49' and pavilion is 33'). The height is downplayed by its location towards the rear of the site as well as its low elevation relative to the highway. The massing and scale of the building is diminished by continuous porches along three sides of the building. Fenestration interrupts the stucco and stone walls at regular intervals to further break up the massing.

Signage (6)

N/A

Entry signage to the complex along the Highway is already constructed.

Setbacks and Frontage (8)

The building is oriented towards the main entry gates along the Highway 290. It is appropriately positioned away the highway (approximately 250') to match the surrounding context (Hill Country University Center and Fort Martin Scott).

Landscaping (9)

Landscaping around the proposed building will consist of native tree and plant species to match and compliment those currently on site.

Lighting (10)

Site lighting is already in place – pole lights that conform to local dark sky requirements. Pole lights more decorative in nature are provided along the main entry driveway. Building lighting will include shielded wall sconces and lighting mounted under porch ceilings.

Service Areas (11)

Existing mechanical yards within view of the public are screened with decorative cedar fencing. Two additional mechanical yards are proposed adjacent to the Heritage Center building – both will be concealed with cedar screening to match the existing yard. The larger of the two will be located behind the building to further conceal from public view.

Parking and Access (12)

The majority of parking areas are already constructed. The parking aisles are oriented towards the building entrances to minimize pedestrian crossing of aisles and to aid the natural flow of drainage. The lots are softened by landscaped medians throughout. The elevation of the parking lots was intentionally lowered to minimize view from the highway. Additional parking spaces will be added during the next phase of construction but most will be concealed from view behind the building.

Drainage and Stormwater (13)

The majority of stormwater surface drains through the parking lot aisles and medians where it is directed to flow south of the Heritage Center building to Barons Creek. Stormwater between the building and adjacent site features (bell tower and ring of honor) will flow to a series of area drains to be collected and taken to the creek by storm drain. A swale along the north property boundary directs drainage from a culvert at 290 to Barons Creek.

Streetscape (14)

N/A

Streetscape already constructed, including decorative fence, entry gates, and facility signage.

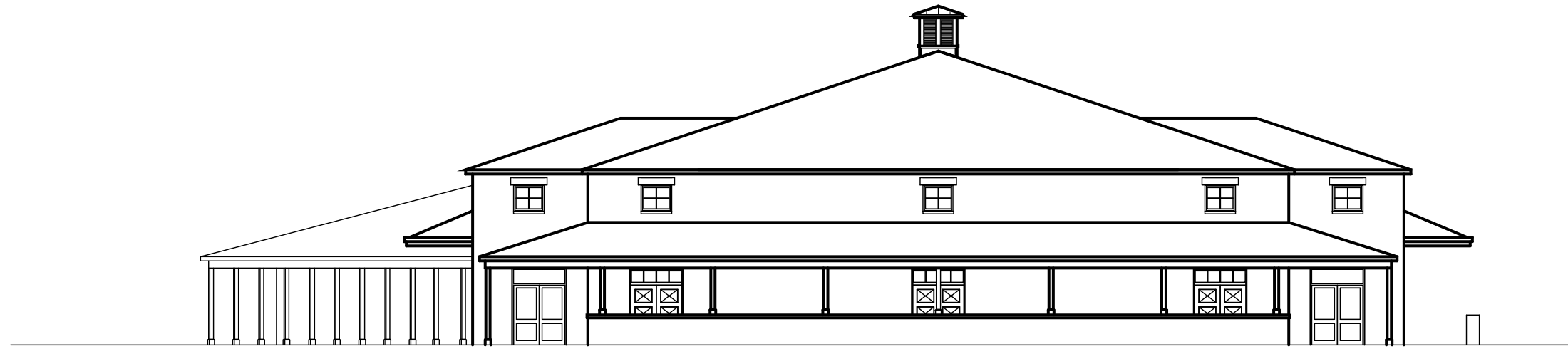
Texas Rangers Heritage Center
Concept Rendering - November 2015
Stehling Klein Thomas Architects





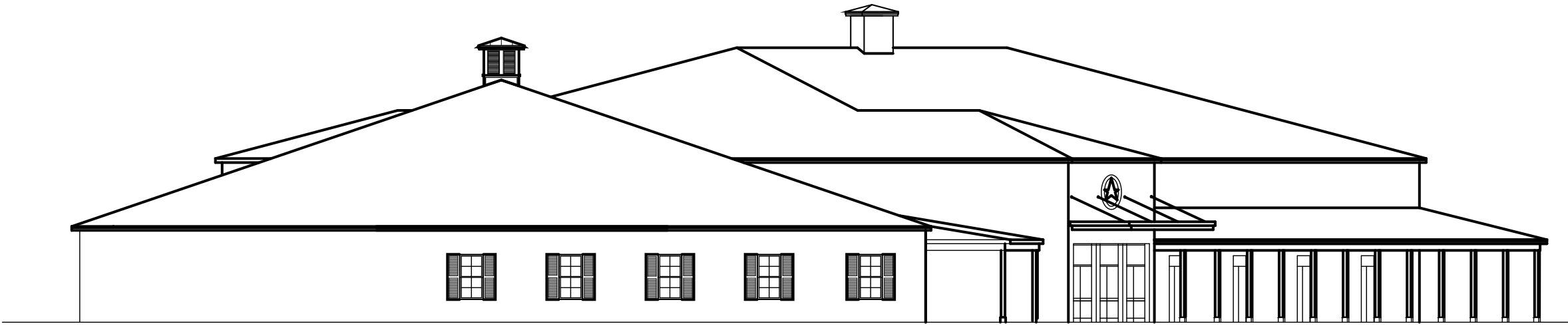
WEST ELEVATION

1/16" = 1' - 0"



SOUTH ELEVATION

1/16" = 1' - 0"



NORTH ELEVATION

1/16" = 1' - 0"



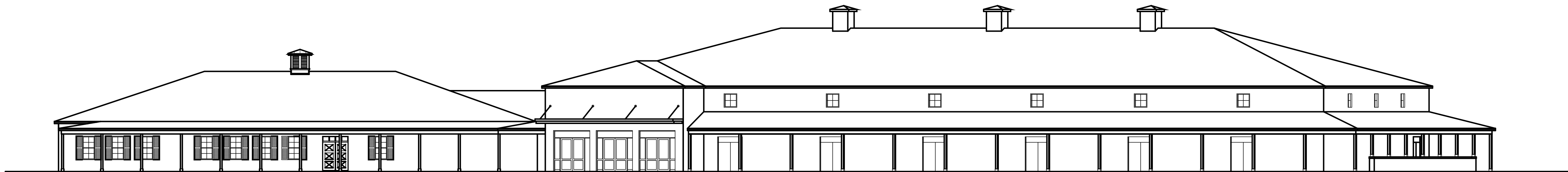
EAST ELEVATION

1/16" = 1' - 0"



EAST ELEVATION

1/16" = 1' - 0"



WEST ELEVATION

1/16" = 1' - 0"

PRELIMINARY

FOR REGULATORY
APPROVAL ONLY.
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES
STEVE N. THOMAS
PROJECT ARCHITECT
NUMBER 13710



6-11-20

TEXAS RANGERS HERITAGE CENTER
PHASE II BUILDING

1618 E. MAIN STREET FREDERICKSBURG, TEXAS 78624

PROJECT #	15-05
DATE	8-16-17
REVISION	

EXTERIOR ELEVATIONS

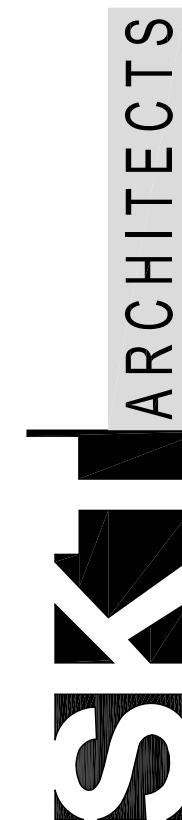
A-3.0

SK ARCHITECTS
STERLING KLEIN THOMAS

Steve N. Thomas, AIA - Project Architect
STERLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St. Fredericksburg, Texas 78624 | 830-997-0383

PRELIMINARY

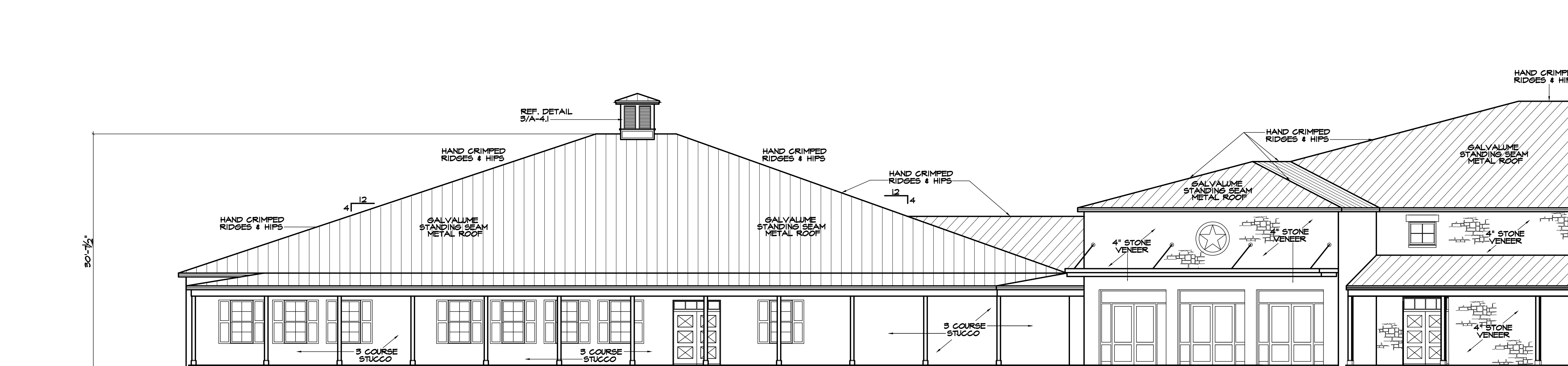
FOR REGULATORY
APPROVAL ONLY.
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES
STEVE N. THOMAS
PROJECT ARCHITECT
NUMBER 13710



Steve N. Thomas, AIA - Project Architect
STERLING KLEIN THOMAS
STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St. Fredericksburg, Texas 78624 | 800-997-0383

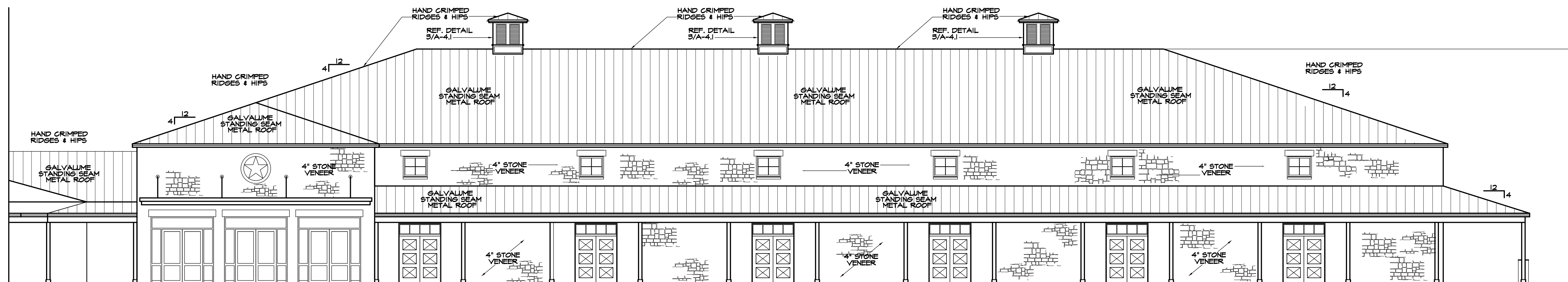


6-11-20



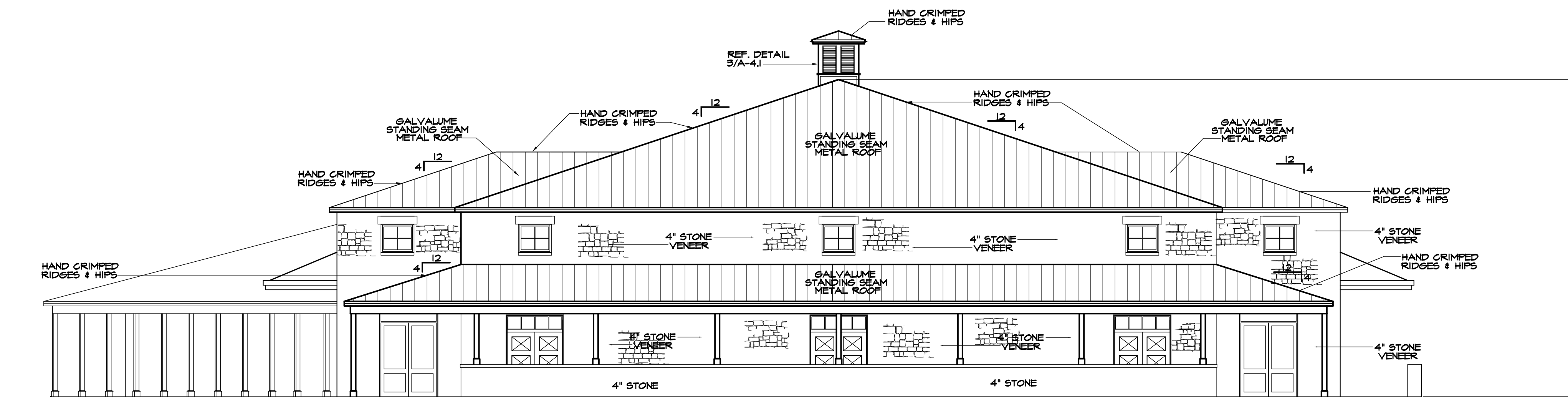
WEST ELEVATION AT ADMINISTRATION WING

1/8" = 1' - 0"



WEST ELEVATION AT EXHIBIT WING

1/8" = 1' - 0"



SOUTH ELEVATION

1/8" = 1' - 0"

TEXAS RANGERS HERITAGE CENTER PHASE II BUILDING

1618 E. MAIN STREET FREDERICKSBURG, TEXAS 78624

PROJECT # 15-05
DATE 8-16-17
REVISION

1/8" PARTIAL
EXTERIOR ELEVATIONS

A-3.1

PRELIMINARY

FOR REGULATORY
APPROVAL ONLY.
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES
STEVE N. THOMAS
PROJECT ARCHITECT
NUMBER 13710



6-11-20

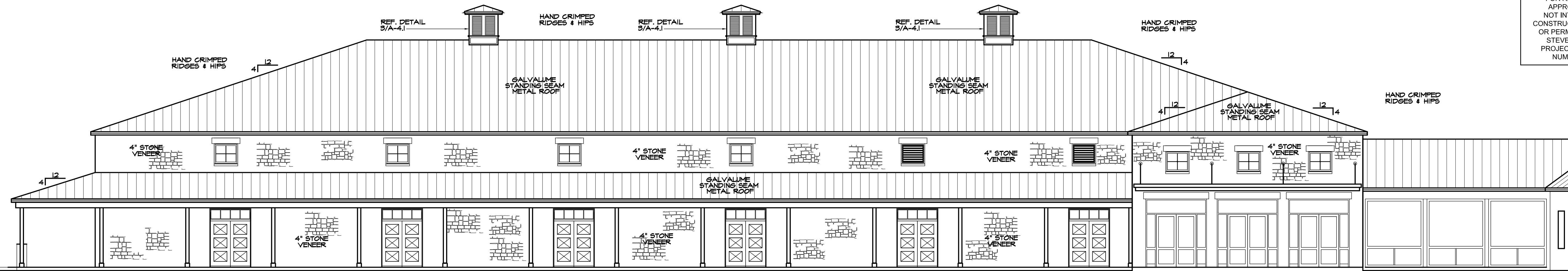
TEXAS RANGERS HERITAGE CENTER
PHASE II BUILDING

1618 E. MAIN STREET FREDERICKSBURG, TEXAS 78624

PROJECT # 15-05
DATE 8-16-17
REVISION

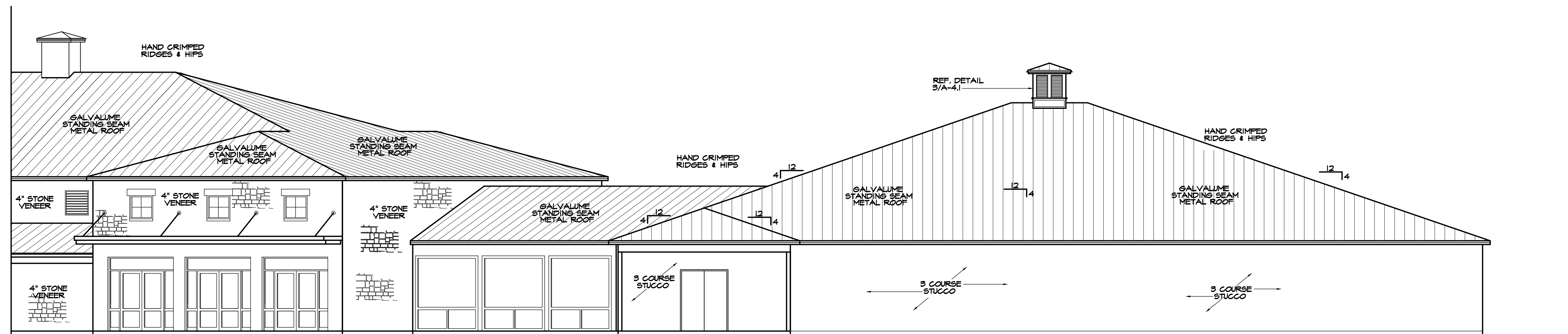
1/8" PARTIAL
EXTERIOR ELEVATIONS

A-3.2



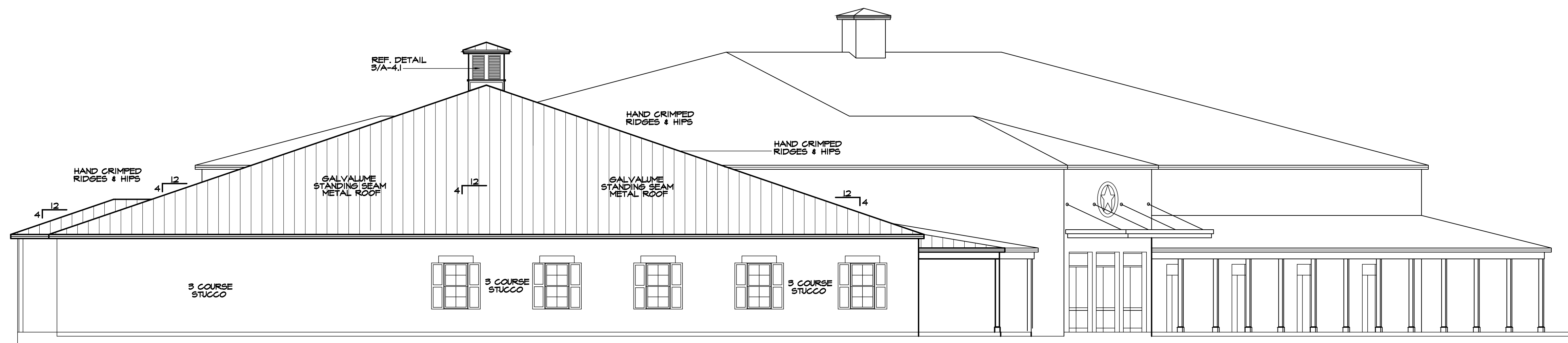
EAST ELEVATION AT EXHIBIT WING

1/8" = 1' - 0"



EAST ELEVATION AT ADMINISTRATION WING

1/8" = 1' - 0"



NORTH ELEVATION

1/8" = 1' - 0"