



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA TUESDAY, NOVEMBER 5, 2019 ~ 5:30 P.M. CONFERENCE ROOM @ CITY HALL ~ 126 WEST MAIN STREET

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

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

The Planning and Zoning Commission will meet in a regular session on November 5, 2019 at 5:30 p.m. in the Conference Room at City Hall, 126 West 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 November 1, 2019 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

October 2019 regular meeting minutes

4. PUBLIC COMMENTS

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. ACTION ITEMS

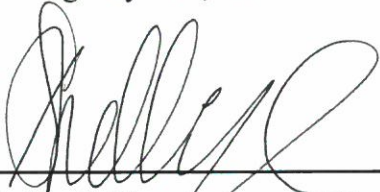
A. Consider (SP-1920) Request by Andy Bray to consider a Parking Agreement for Off-Site or Remote Parking for a Restaurant located at 207 E. San Antonio Street.

B. Action to Initiate an Amendment to the C1.5 Zoning District

6. MISCELLANEOUS

7. ADJOURN

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



Shelby Collier,
Development Coordinator

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
OCTOBER 8, 2019
5:30 P.M.

On this the 8th day of October, 2019 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
POLLY RICKERT
TIM DOOLEY
JIM JARREAU
DARYL WHITWORTH

ABSENT:

CHRIST KAISER
STEVE THOMAS
BRENDA SEGNER
JILL TABOR

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

Janice Menking called the meeting to order at 5:37 P.M.

MINUTES

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

PUBLIC HEARING

Consider (Z-1916) Request by Dotty Duecker on behalf of St. Vincent De Paul Society for a Conditional Use Permit to Expand a Nonconforming Use Per Section 6.110 of the Zoning Ordinance at 610 & 612 W. Live Oak Street.

Daryl Whitworth made a motion to open the Public Hearing. Polly Rickert seconded the motion. All voted in favor and the motion carried.

Cass Phillips presented the application. He stated St. Vincent is wanting to expand and would like to add a 2,500 sq. ft addition.

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

ACTION ITEM

Janice Menking called the item to receive recommendation and consider (Z-1916)

Brian Jordan, Director of Development Services, stated the applicant is requesting a Conditional Use Permit and Section 6.110 of the Zoning Ordinance requires a Conditional Use Permit for the expansion of a non-conforming use in a commercial zoning district.

The site is approximately 1.8 acres, including the two lots owned by the society. Access to the property is from W. Live Oak Street. The surrounding Zoning is C1, to the east, west and south, and property to the north is outside the city limits.

Brian Jordan stated City Staff supports the request and approval is recommended.

Motion to recommend approval per staff recommendation by Tim Dooley for Application Z-1916. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

PUBLIC HEARING

Consider (Z-1917) Request by City of Fredericksburg to Consider an Amendment to the Low-Density Residential Land Use Category of the Comprehensive Plan and Consider Zoning on Approximately 117.1 acres of Land Situated in Gillespie County, Texas along the South Side of West Live Oak Street, being Considered for Annexation.

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

Brian Jordan stated the subject property consists of approximately 117.1 acres of land located on the south side of W. Live Oak Street, extending from the city limit line near Post Oak Road to west of Smokehouse Road (see attached map). The City has initiated the annexation of this area as directed by the City Council. Public Hearings on the annexation are scheduled for October 7 and 21, 2019.

The property is characterized by a mix of residential homes and commercial businesses. There are a number of properties that are undeveloped in this area as well. As part of the annexation, the City will be required to extend utilities to serve the properties. This information is being included in a Service Plan that will be considered by the City Council. Surrounding property located within the City Limits is zoned R-1 and R-1A to the west and south, R-2 to the southeast, and C-1 to the east (see attached zoning map). The Land Use Plan identifies the subject property and surrounding property as Low Density Residential.

Staff recommends approval to change the Land Use Plan as follows: Change the area east of Post Oak Road from Low Density Residential to Commercial, and change the first two tracts west of Post Oak Road from Low Density Residential to Medium Density Residential and establish the zoning on this area as follows: C1 – Neighborhood Commercial on the area east of Post Oak Road, R-2 Mixed Residential on the two tracts west of Post Oak Road, R-1 Single Family Residential zoning on the remaining tracts over to Smokehouse Road, and R-1A Single Family Residential – Small Lot on the tracts west of Smokehouse Road.

Bobby Stewart, property owner in the area under consideration, spoke regarding his plans to develop his property under the R3 Zoning densities. He commented he had been working with the City for 2 – 3 years and has plans to enter into a Developers Agreement. He supports the requested Zoning and Land Use changes.

Skip Prebble, property owner in the area under consideration, spoke regarding his intent to develop a subdivision with higher densities.

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

ACTION ITEM

Janice Menking called the item to receive recommendation and consider (Z-1917)

Polly Rickert recommended matching the R1-A to proposed R1-A across on Smokehouse Ln.

Jim Jarreau stated he is concerned about the amount of R1-A lots currently in the City. He would recommend all R1 Zoning and let the developer's request R1-A if they desire to develop smaller lots.

Motion to recommend approval per staff recommendation of Land Use changes with one modification to change the area west of Post Oak Road to High Density Residential by Tim Dooley for Application Z-1917. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Motion to recommend approval for C1 Zoning east of Post Oak, R3 Zoning west of Post Oak, R-1, Single Family Residential zoning on the remaining tracts over to Smokehouse Road and R-1A, Single Family Residential – Small Lot on the tracts west of Smokehouse Road per staff recommendation by Polly Rickert for Application Z-1917. Seconded by Tim Dooley. All voted in favor and the motion carried.

ACTION ITEM

Consider (SP-1815) Request by Kevin Spraggins on behalf of Buffalo Capital Partners for Entry Corridor Standards and Guidelines related to a Hotel Proposed at 618 & 620 E. San Antonio Street.

Kevin Spraggins presented the application.

Brian Jordan, stated The Planning and Zoning Commission approved the Site Plan for the proposed Springhill Suites Hotel on September 4, 2019. Review and approval of the entry corridor standards and guidelines was pending at the time of approval.

The applicants made a number of changes based on the initial submittal and comments by staff. Changes proposed are acceptable to staff based on the standards and guidelines.

Motion to approve of Application SP-1815 per staff recommendation by Jim Jarreau. Seconded by Tim Dooley. All voted in favor and the motion carried.

MISCELLANEOUS

Discuss Proposed Zoning on Property along Friendship Lane and uses within C1.5 Zoning District.

Brian Jordan stated a potential project is upcoming that may request an Indoor Sport Use and C1.5 Zoning. He explained that in the C1.5 Zoning, Outdoor Sports Use is Permitted by right and with a Conditional Use Permit. Brian Jordan believes this was done in error and that Indoor Sports should have been permitted by right. Brian Jordan discussed the possibility of amending the Ordinance with the Commission.

Councilman, Tom Musselman, spoke regarding Commercial Business on Friendship Lane. He stated he is opposed to any Commercial Development on Friendship Lane.

Discuss date for November Planning & Zoning Meeting.

Brian Jordan stated he will be leaving for the Texas APA Conference and would like to move the P&Z Meeting to November 5th.

Discuss Required Training for Planning & Zoning Committee Members.

Shelby Collier, Development Coordinator, reminded the Commission of the required training that had been previously emailed. She will send another email with the link to the training.

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 7:00 p.m.

PASSED AND APPROVED this 5th day of November 2019.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: November 5, 2019

TO: Planning and Zoning Commission

FROM: Brian Jordan, AICP

SUBJECT: Consider allowing an Off-site or remote parking arrangement for a proposed Restaurant at 207 E. San Antonio Street.

Summary: A Site Plan has been submitted to convert the property at 207 E. San Antonio Street into the West End Pizza Restaurant. The Site Plan is going through the Development Review Process and is pending consideration and approval of their off-site or remote parking proposal. As part of their plan, a total of 17 parking spaces are required. They are proposing that 10 parking spaces be located on site and the remaining 7 spaces be located across San Antonio Street (see attached parking Site Plan).

Recommendation: Given the limited amount of space on site, staff does not object to the offsite parking proposal. San Antonio Street also has significant parking available on the street. Since the agreement is for a period of 5 years, we would recommend that a condition of approval be that this plan would expire in five years.

Background / Analysis: Section 7.850 of the Zoning Ordinance provides that the Planning and Zoning Commission may approve (by Site Plan Review) location of a portion of the parking required for a use on another site. Off-site parking shall be located within 300' of the use which it serves. In determining whether to approve off-site parking, the Planning and Zoning shall consider all relevant factors, including the location of the use and the proposed off-site parking, existing and potential parking demand created by other uses in the vicinity, the characteristics of the use, including employee and customer parking demand, hours of operation and projected convenience and frequency of use of the off-site parking, adequacy, convenience and safety of pedestrian access to off-site parking, and traffic patterns on

The City of Fredericksburg

adjacent streets, and proposed access to the off-site parking. The applicant has provided a response to each of these criteria. A similar parking agreement was approved for the August E's restaurant located at 203 E. San Antonio Street.

Attachments:

Parking Site Plan, General Site Plan, applicants response to parking criteria

Department Approval

The City of Fredericksburg

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

OWNER INFORMATION:

ROBB ALLEN
207 E. SAN ANTONIO STREET
FREDERICKSBURG, TEXAS 78624

LEGAL DESCRIPTION:
ALL OF LOT NO. 1 OF THE N.M. MOORE ADDITION TO THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AS SHOWN ON PLAT
RECORDED IN VOLUME 15, PAGE 64 OF THE DEED RECORDS OF GILLESPIE
COUNTY, TEXAS

DISTING TREE SPECIES HAVE BEEN INDICATED

PROVIDE PROTECTION FOR EXISTING TREES AS REQUIRED. TREE TRUNK PROTECTION
SHALL BE INSTALLED AS REQUIRED WHERE CONSTRUCTION OCCURS WITHIN 50 FT
LINE OF TREE.

PROPOSED PROJECT IS FOR: A RESTAURANT USE. THE DISTING 1 STORY UNIT
SHALL BE INSTALLED AS REQUIRED WHERE CONSTRUCTION OCCURS WITHIN 50 FT
LINE OF TREE.

ZONING:

ZONED: CDD - CENTRAL BUSINESS DISTRICT
PROPOSED USE: ASSUMED A-2 RESTAURANT

MIN. ALLOWABLE LOT AREA: 5,000 SQ FT
TOTAL LOT AREA: 14,112 SQ FT
TOTAL BUILDABLE AREA: 14,112 SQ FT

SETBACKS:
FRONT YARD: 0 FT
STREET SIDE YARD: 0 FT
INTERIOR SIDE YARD: 0 FT
REAR SIDE YARD: 0 FT

MAX ALLOWABLE
INTERIM COVERAGE:
TOTAL IMPERVIOUS COVERAGE:
77% OF BUILDABLE LOT AREA

TOTAL LOT AREA: 14,112 SQ FT
BUILDABLE LOT AREA: 14,112 SQ FT
IMPERVIOUS COVERAGE: 10,942 SQ FT (77%)
PAVING COVERAGE: 2,410 SQ FT
TOTAL PAVING: 6,243 SQ FT
LANDSCAPE AREA: 3,139 SQ FT (22%)

MAXIMUM ALLOWABLE BUILDING HEIGHT: 3 STORIES - 36' 0"
MAXIMUM PROPOSED BUILDING HEIGHT: 2 STORIES - 20' 0"

REQUIRED PARKING SPACES:
SECTION 7.200 - BASIC REGULATIONS. VEHICLE PARKING/LOADING UNLOADING
THERE SHALL BE NO OFF-STREET PARKING REQUIREMENT FOR ANY USE OCCUPYING A HISTORIC STRUCTURE AS
DEPICTED AND LISTED SITE IN THE PREDECESSOR HISTORIC RESOURCE SURVEY. EXPANSIONS AND
CHANGES SHALL BE SUBJECT TO ALL PROVISIONS OF SECTION 7.200

ASSUMED A-2 RESTAURANT

TOTAL DINING AREA: 672 SQ FT EXIST. HOUSE (NO PARKING REQUIRED)
TOTAL COCKTAIL LOUNGE AREA: 500 SQ FT COCKTAIL LOUNGE
TOTAL COCKTAIL LOUNGE AREA: 500 SQ FT COCKTAIL LOUNGE

REAR PARKING: 1 SPACES PER 4 SEATS DINING AREA +
1 SPACE FOR 3 PERSONS CAPACITY LOUNGE

TOTAL SPACES REQUIRED: DINING: 600 SQ FT / 15 OCC = 40 OCCUPANTS
COCKTAIL LOUNGE: 249 SQ FT / 15 OCC = 16 OCCUPANTS
16 OCC / 4 = 4 PARKING SPACES REQUIRED

SPACES PROVIDED: 10 SPACES (ADA VAN) ON SITE
7 SPACES (PART OF REMOTE PARKING AGREEMENT)

TOTAL PARKING REQUIRED: 17 SPACES
TOTAL PARKING PROVIDED: 17 SPACES (10 ON SITE AND 7 REMOTE UNDER PARKING AGREEMENT)

INTERIOR LANDSCAPING REQUIRED: 10,942 SQ FT (10,942 SQ FT - 77% OF 14,112 SQ FT)
10,942 SQ FT (10,942 SQ FT - 77% OF 14,112 SQ FT)
10,942 SQ FT (10,942 SQ FT - 77% OF 14,112 SQ FT)

INTERIOR LANDSCAPING PROVIDED: 2,334 SQ FT
2,334 SQ FT (2,334 SQ FT - 16.6% OF 14,112 SQ FT)



October 17, 2019

Mr. Brian Jordan, AICP

Director of Development

City of Fredericksburg, Texas

bjordan@fbgtx.org

RE: SP-1920: Site Plan for 207 E. San Antonio Street
West End Pizza Co Remote Parking Criteria

Per Section 7.850 (Off Site or Remote Parking) of the City of Fredericksburg Codes and Ordinance, the Planning and Zoning Commission may approve (by the Site Plan Review) location of a portion of the parking required for a use on another site, pursuant to this section.

Off-site parking shall be located within 300 feet of the use which it serves, measured as the shortest practical walking distance from the nearest off-site parking space to the nearest entrance to the building or use which it serves.

In determining whether to approve off-site parking, the Planning & Zoning Commission shall consider all relevant factors, including:

The location of the use and the proposed off-site parking.

The remote parking requested is located 132'-0" from the West End Pizza property. The parking requirement for West End Pizza is 17 total spaces, ten (10) spaces, including the required van accessible space are provided on the West End Pizza property while seven (7) parking spaces are being utilized on the remote off-site property.

Existing and potential parking demand created by other uses in the vicinity.

Existing and potential parking demands by other uses in the vicinity are not anticipated to be impacted by this remote parking agreement.

The characteristics of the use, including employee and customer parking demand, hours of operation and projected convenience and frequency of use of the off-site parking.

Currently the parking spaces provided on the remote property are not being utilized and are not counted towards a parking requirement for other uses. The use of the remote parking spaces is intended for customers during business hours.

Adequacy, convenience and safety of pedestrian access to off-site parking.

The remote parking lot provides for the required spaces needed as well as additional space for other uses. The lot is located with direct visibility from the West End Pizza property on E. San Antonio Street and provides convenient access for pedestrians.

Traffic patterns on adjacent streets, and proposed access to the off-site parking.

No impact or changes to the traffic patterns are anticipated. Access to the off-site parking is existing and directly accessible from E. San Antonio street.

The report and recommendation of the Director of Planning and Building and the Director of Public Works.

Refer to report and recommendation by the Director of Planning.

The Commission may require such guarantees as it deems necessary to ensure the continued availability and usability of any off-site parking.

Attached are copies of the Parking Space Lease Agreements between the owners of the properties.

Handicapped parking spaces shall not be located in an off-site parking facility.

The accessible parking requirements are being met on the West End Pizza property.

Please do not hesitate to contact me if you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'AEBT'.

Andrew E. Bray
Principal
Texas Registered Architect #18754



PLANNING & ZONING COMMISSION MEMO

DATE: November 5, 2019
TO: Planning and Zoning Commission
FROM: Brian Jordan, AICP
SUBJECT: Initiate an amendment to the C1.5 Medium Commercial Zoning District.

Summary: The City Council adopted Ordinance 2019-12 on April 15, 2019. This ordinance established the new C 1.5 Medium Commercial Zoning District. This district was established to provide a zoning District between the C-1 Neighborhood Commercial District and the C-2, Commercial District. As you may recall, we also established the MU-1 and MU-2 zoning districts at the same time. It was recently brought to our attention that the uses approved do not match the uses that were adopted in the ordinance.

Recommendation: Per Section of the Zoning Ordinance, it is staff's recommendation that you take action to direct staff to prepare an amended ordinance to correct the discrepancies in the adopted ordinance.

Background / Analysis: As you can see from the attached Schedule of Uses matrix and the adopted ordinance, there are uses that should not be on the permitted list, uses that should be on the permitted list and are not, uses that should be permitted by Conditional Use, and uses that are omitted from the list. We are not sure how this discrepancy occurred, but the intent of this amendment is to correct these errors.

Attachments:

Ordinance 2019-12 (with corrections), Schedule of Use Matrix

The City of Fredericksburg

ORDINANCE NO. 2019-12

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

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

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

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

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

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

Section 1. That, Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended by the addition of Section 3.205 – C-1.5: Medium Commercial as follows:

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

Intent

This zone represents an effort to provide a district between the Neighborhood Commercial District and the Commercial District. Uses have been selected from each of the various districts, with the intent that the proposed uses could function as a transition

between highway commercial and residential neighborhoods, but could also provide a lower impact zone along other major roadways.

Principal Permitted Uses

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

Administrative and Business Office

Arts and Crafts

Business Support Services

Communication Services

Consumer Repair Services

Convalescent Services

Cultural Services

Day Care Services

Financial Services

Guidance Services

Hospital Services (Limited)

Local Utility Services

Medical Offices

Mobile Food Establishments *CUP*

Outdoor Sports and Recreation *- not permitted*

Park and Recreation Services *- not permitted*

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

Duplex Residential *CUP*

Townhouse Residential CUP
Condominium Residential CUP
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.

Automotive Washing CUP
Automobile Rentals - not permitted

Building Maintenance Services

Business or Trade School

Club or ~~Lounge~~ Lodge

Cocktail Lounge

Convenience Storage

Consumer Convenience Services

Convenient Store/Self Service Gas CUP

Custom Manufacturing

Food Sales

Outdoor Sports and Recreation - not permitted

Drive through or Drive-in facilities associated with any use

Group Residential Permitted

General Retail ~~Services~~ Sales

Kennels

Laundry Services

Liquor Sales

Mobile Food Establishments

Single Family Residential (Detached) – new construction or after
cessation of use other than 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

(If not enclosed 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.

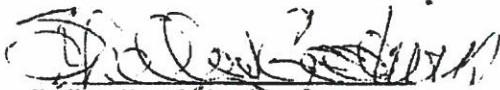
Section 3. That this Ordinance shall take effect upon the date of its passage.

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

APPENDIX D: SCHEDULE OF USES

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

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

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

* - Permitted Uses

c - Conditional Uses