



REGULAR CITY COUNCIL MEETING AGENDA
MONDAY, MARCH 15, 2021 ~ 6 P.M.
ROCK BOX THEATER
109 N. LLANO STREET
FREDERICKSBURG, TEXAS 78624

Charlie Kiehne, Mayor
Tom Musselman, Councilmember
Bobby Watson, Councilmember

Jerry M. Luckenbach, Councilmember
Polly Rickert, Councilmember
Kent Myers, City Manager

The City of Fredericksburg City Council will meet in a regular session on Monday, March 15, 2021 at 6 p.m. This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel [Fredericksburg, Texas USA - YouTube](https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured)
(<https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>)

Audio of this meeting will be recorded and uploaded to the City website following the conclusion of the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. UPDATE ON CORONAVIRUS (COVID-19) PANDEMIC

4. PROCLAMATION

A. Red Cross Month
(Agenda Packet Pages 5-6)

5. EMPLOYEE RECOGNITIONS

6. PUBLIC COMMENTS

The City Council welcomes citizen participation and comments at all City Council Regular Meetings. The City Council offers citizens the opportunity to address them by signing up to speak prior to the meeting and to limit comments to 3-minutes.

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the City Council is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted remotely:

1. Must be received by 3 p.m. on March 15, 2021.
2. Complete the Citizen Comment Form online at [Fredericksburg, TX - Official Website \(fbgtx.org\)](https://fbgtx.org); or
3. Email your comments to CitizenComments@fbgtx.org or

4. Complete a Citizen Comment Form located inside the Public Access entrance at 126 W. Main Street, Fredericksburg, Texas, and place in the box marked Citizen Comment Form. Copies of the submitted comments will be provided to the City Council and made public on the City website under the “**March 15, 2021**, City Council Regular Meeting” tab.

Verbal Comments:

1. Sign up in-person between 5:30 p.m. and 6 p.m. at the Rock Box Theater in order to comment.
2. You will be limited to 3 minutes to speak.

7. PUBLIC HEARING

- A. Hold a public hearing to receive citizen comments for or against a request from John Needham from SECO Enterprises (#Z-2101) (Jason Lutz, Director of Development Services).
- i. Regarding a request for a Future Land Use change from Medium Density Residential (MDR) to Mixed Use Corridor (MUC) for approximately 27.491 acres of land, and a Future Land Use change from Rural (R) to Mixed Use Corridor (MUC) for approximately 5.044 acres of land, all land located at the southwest corner of Friendship Lane and South Eagle Street.
 - ii. Regarding a request to change the zoning from Mixed Residential (R2) to a Planned Unit Development (PUD) for approximately 27.491 acres of land located at the southwest corner of Friendship Lane and South Eagle Street.
 - iii. Regarding a request by the property owner for annexation of approximately 5.044 acres of land located on the west side of South Eagle Street, approximately 1,000 feet south of the southwest corner of Friendship Lane and South Eagle Street.

(Agenda Packet Pages 7-78)

8. ORDINANCE AND RESOLUTION

- A. Consider the approval of Ordinance 2021-03 adopting a change in the Comprehensive Plan of the City of Fredericksburg; specifically in the Land Use Map and Comprehensive Plan as to portions of Outlots 1, 2, 3, 6, 7, 8, and 9, as recorded in the Deed Records of Gillespie County, Texas, situated in the City of Fredericksburg, Texas and the Extraterritorial Jurisdiction of the City; changing said property from Medium Density Residential and Rural to Mixed Use Corridor; providing that the change become a part of the Comprehensive Plan, and providing for an effective date. (1st of two readings; City Council may waive 2nd reading) (Jason Lutz, Director of Development Services).

(Agenda Packet Pages 7-78, Ordinance 2021-03 on page 45)

- B. Consider the approval of Ordinance 2021-04 amending the Zoning Ordinance of the City and changing the Zoning District for approximately 27.62 acres of land located at the southwest corner of Friendship Lane and South Eagle Street in Fredericksburg, Texas; changing said property from Mixed Residential (R-2) to Planned Unit Development (PUD) Zoning for said property; and providing for an effective date. (1st of two readings; City Council may waive 2nd reading) (Jason Lutz, Director of Development Services).

(Agenda Packet Pages 7-78, Ordinance 2021-04 on page 49)

9. OTHER ACTION ITEMS AND UPDATES

- A. Consider the approval of an Annexation Agreement with SECO Ventures, related to the requested annexation of approximately 5.004 acres of land located on the west side of South Eagle Street, approximately 1,000 feet south of southwest corner of Friendship Lane and South Eagle Street (Jason Lutz, Director of Development Services)

(Agenda Packet Pages 7-78, Agreement on page 27)

- B.** Consider, discuss, and take action of the Golf Course Bunker Renovation Project Bid Award (Clinton Bailey, Assistant City Manager/Public Works and Utilities Director)
(Agenda Packet Pages 79-84)
- C.** Consider, discuss, and take appropriate action regarding the current Moratorium on Special Events and Outdoor Gatherings of 75 or more (Jennifer Krupa, Special Events Coordinator).
(Agenda Packet Pages 85-112)
- D.** Consider, discuss and take action regarding approval of the Health and Safety Plan for the following events (Jennifer Krupa, Special Events Coordinator):
 - i.** FBG Volunteer Fire Department Fish Fry's and street closure request of W. Austin Street between N. Adams and N. Crockett Streets on Saturday, April 17, 2021 from 12 p.m. until 9 p.m.
(Agenda Packet Pages 113-128).
 - ii.** Hill Country Indian Artifact Show on Saturday, April 3, 2021 at the Pioneer Pavilion.
(Agenda Packet Pages 129-132)
- E.** Consider, discuss and take action regarding approval of City Manager 2021 Performance Goals (Kent Myers, City Manager).
(Agenda Packet Pages 133-134)
- F.** Consider, discuss, and take action regarding an update on the COVID-19 Metric (Justin Calhoun, Emergency Management Coordinator).
(Agenda Packet Pages 135-140)

10. CITY MANAGER REPORT

- A.** March 3rd City Council Work Session Action Items
- B.** Legislative Update
- C.** Winter Weather Storm Update

11. ITEMS FOR FUTURE AGENDA

(Agenda Packet Pages 141-142)

12. COUNCIL COMMENTS

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

13. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.086 (Certain Public Power Utilities: Competitive Matters):

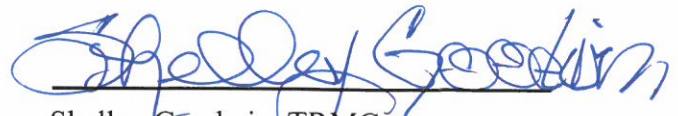
- A.** Consider and discuss with consultant certain competitive matters related to energy supply (Section 551.086).

14. BUSINESS ITEM

The City Council will reconvene into Regular Session upon the conclusion of the Executive Session; the City Council may take action on any item posted in Executive Session, as necessary.

15. ADJOURN

This is to certify that I, Shelley Goodwin, posted this Agenda at 11:58 a.m. on March 11, 2021, at the entrance and on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelley Goodwin, TRMC
City Secretary

Proclamation

WHEREAS, March is American Red Cross Month, a special time to recognize and thank volunteers - our Everyday Heroes – those who reach out to help their neighbors when they are in need.

WHEREAS, American Red Cross heroes are on the front lines everyday even during a pandemic or natural disaster. They volunteer their time, enhance skills, give blood or provide financial donations to help those in need.

WHEREAS, over this past year, Red Cross has adapted our service delivery to protect the health and safety of our clients and volunteers. Our Disaster Assistance Volunteers have attended training to increase their technological skills to support this effort.

WHEREAS, the Hill Country Chapter was Chartered in 1917, we would like to remember our heroes here who give to help people in need. They work tirelessly to help in time of disaster, when someone needs life-saving blood, or the comfort of a helping hand. They install free smoke alarms. They provide round-the-clock support to members of the military, veterans, and their families, and teach lifesaving classes in CPR, aquatics safety and first aid.

WHEREAS, across the country and around the world, the American Red Cross responded to hurricanes, tornadoes, floods, wildfires and homefires.

WHEREAS, when an injured service member ended up in a hospital far from home, the American Red Cross offered comfort. When a hospital patient needed blood, American Red Cross blood donors helped them. When a lifeguard jumped in to save a drowning child or someone stepped up to help a heart attack victim, the American Red Cross was there.

WHEREAS, we dedicate the month of March to all those who support the American Red Cross mission to prevent and alleviate human suffering in the face of emergencies. Our community depends on the American Red Cross, which relies on donations of time, money, and blood to fulfill its humanitarian mission.

NOW, THEREFORE, I, Charlie Kiehne, Mayor, City of Fredericksburg, do hereby proclaim March 2021 as:

American Red Cross Month

In the City of Fredericksburg and encourage all citizens to support this organization and its noble humanitarian mission.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Fredericksburg to be affixed this 15th day of March, 2021.

Charlie Kiehne
Mayor



CITY COUNCIL MEMO

DATE: March 15, 2021

TO: Mayor and City Council

FROM: Jason Lutz

SUBJECT: Z-2101 – Zoning Change, Future Land Use Change, Annexation Agreement.

Summary:

The applicant is proposing a mixed-use development that will contain multi-family structures, single-family type structures, commercial facilities, and office/live work facilities (see attached "Proposed Site Plan"). The project area consists of approximately 32 acres of land located at the southwest corner of friendship lane and south eagle street. Approximately 27 acres are in the City limit and an additional 5 acres of land located in the ETJ. In addition to the requests for re-zoning and future land use changes, the applicant is seeking Council approval regarding an annexation agreement for a voluntary annexation of this area.

The applicant is requesting a zoning change to establish a Planned Unit Development (PUD) to obtain the correct zoning for the project. The PUD will require the property be developed according to the development standards found in the Mixed Use Corridor (MU-2) zoning district. The project is also contingent on approval of annexation for the 5 acres, south of the property. Before zoning can be established on the 5 acres to be annexed and a zoning change can be approved for the 27 acres in the City limit, the City's Future Land Use Plan must be amended from Medium Density Residential (MDR) and Rural Residential (RR) to Mixed Use Corridor (MUC).

Once the annexation agreement is approved, P&Z shall consider the appropriate zoning for the annexation area and make a recommendation to council, before adopting the ordinance officially annexing and zoning of the property.

The annexation agreement outlines the process for annexation and development of the property. This agreement will require the applicant to adhere to existing City regulations regarding platting, traffic

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impact studies, impact fees, access, drainage, water quality, detention, parkland dedication and infrastructure.

While this agreement outlines the project processes, there are a few modifications to City processes & regulations that are included in the agreement. Since the applicant will have a master meter installed for service, the actual impact will not be finalized until closer to construction. The City will allow the master meter to be installed, but the actual impact fees shall be paid at the time of building permits and will be based on the individual building demands.

Another issue in the annexation agreement is associated with Parkland Dedication. The developer shall dedicate ~5.5-acres of park land, via public access easement, over the proposed site as set forth in Section 6.15 (Park Land Dedication) of Chapter 38 (Subdivisions) of the City Code of Ordinances. The City acknowledges this dedication shall suffice for up to 478 residential units across the Subdivision Tract. The developer shall be allowed to make park improvements within the Parkland Area as a direct credit, up to the full amount, of Park Land Improvement Fee required by code.

The applicant is proposing parking for the Parkland Area shall be 5 non-exclusive parking spaces provided adjacent to the park. However, given that the applicant shall be given credit for parkland and 5 spaces are inadequate to suffice for public access to the park, staff recommends that parking be provided as required by code.

The Parkland Area will be privately maintained, and the Developer will possess the right to manage the park for security/nuisance purposes. Staff recommends that nuisance be defined, or parameters be set so that the owner ensures all public has access to the park and cannot prohibit access to citizens arbitrarily.

In reviewing the plan, staff has determined that the property dedicated as a Parkland/access easement is not part of the required impervious cover for project.

Recommendation:

The Planning and Zoning Commission voted 7-0 to approve the requested PUD and land use changes with the following modifications/conditions.

Conditions:

1. The following land uses be prohibited from the Planned Unit Development (PUD);
 - a. Cocktail Lounge
 - b. Outdoor Amplified Music
 - c. Food Sales
 - d. Laundry Services
 - e. Liquor Sales
 - f. Mobil Food
 - g. Outdoor Entertainment

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- h. Drive-In Fast Food
 - i. Custom Manufacturing
 - j. Kennels
- 2. The following land uses be allowed with a Conditional Use Permit (CUP)
 - a. Convenience Services
- 3. Buildings labeled MF-1 & 2, located on Tract A at the at the northeast corner of the property, should be 2 story not 3 story.
- 4. That the rear setback be 25'.
- 5. That the middle access point, in front of the leasing office, not be permitted.

Staff recommends Approval of the Future Land Use changes, PUD, and annexation agreement with the conditions listed by P&Z and other conditions City Council deems appropriate.

Background / Analysis:

See the attached Planning & Zoning Brief for a summary of the existing and proposed land uses and zoning.

Attachments:

P&Z Brief, draft annexation agreement, draft PUD & Future Land Use change ordinances, site plan, other exhibits, maps, and opposition letters.



Department Approval



City Manager Approval



City Attorney Approval

The City of Fredericksburg

Lot A (Phase-1A) + Lot B (Phase-1B)	
Residential (1000 sf avg):	117 units 96 MF units / 21 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Leasing/Amenity:	8,000 s.f.
Retail:	10,000 s.f.
Office/Live Work:	8,000 s.f.
Parking Required:	292 sps
Residential:	205 sps (1.75 sps/unit)
Retail:	67 sps (Assume 150/150 s.f.)
Office/LW:	20 sps (150/600 s.f.)
Parking Provided:	330 sps
Residential:	230 sps (1.96 sps/unit)
Retail:	70 sps (Assume 150/150 s.f.)
Office/LW:	30 sps (1.50/25 s.f.)
Site Area Gross:	11.21 Acres
Lot C (Phase-2)	
Residential (1000 sf avg):	130 units 108 MF units / 22 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Amenity:	3,000 s.f.
Parking Required (Residential):	228 sps (1.75 sps/unit)
Parking Provided (Residential):	230 sps (1.77 sps/unit)
Site Area Gross:	11.42 Acres
Lot D (Phase-3)	
Residential (1000 sf avg):	168 units 150 MF units / 18 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Amenity:	3,000 s.f.
Parking Required (Residential):	294 sps (1.75 sps/unit)
Parking Provided (Residential):	294 sps (1.25 sps/unit)
Site Area Gross:	9.92 Acres
Total Tracts	
Residential (1000 sf avg):	415 units 354 MF units / 61 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Leasing/Amenity:	14,000 s.f.
Retail:	10,000 s.f.
Office/Live Work:	8,000 s.f.
Parking Required:	814 sps
Parking Provided:	854 sps
Site Area Gross:	32.55 Acres
Density Gross:	13 Units/Acre



ZONING CHANGE AND FUTURE LAND USE BRIEF
Request Z-2101

APPLICANT: John, Joshua, and Jordan Needham with Seco Enterprises LLC dba Seco Ventures

LOCATION: Friendship Lane & S. Eagle St.

EXISTING ZONING: R-2, Mixed Residential

EXISTING LAND USE: Medium Density Residential & Rural Residential

PROPOSED REQUEST: 1) CHANGE THE ZONING FROM MIXED USE RESIDENTIAL ZONING DISTRICT (R2) TO A PLANNED UNIT DEVELOPMENT (PUD) FOR APPROXIMATELY 27.491 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

2) FUTURE LAND USE CHANGE FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO MIXED USE CORRIDOR (MUC) FOR APPROXIMATELY 27.491 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

3) FUTURE LAND USE CHANGE FROM RURAL RESIDENTIAL (RR) TO MIXED USE CORRIDOR (MUC) FOR APPROXIMATELY 5.044 ACRES OF LAND LOCATED ON THE WEST SIDE OF SOUTH EAGLE STREET, APPROXIMATELY 1,000 FEET SOUTH OF THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

FINDINGS:

1. *Project Description:* The project area consists of approximately 32 acres of land located at the southwest corner of friendship lane and south eagle street.
 - Approximately 27 acres are located in the City limit and an additional 5 acres of land located in the ETJ.
 - The applicant is seeking Council approval regarding a voluntary annexation of this area. The annexation agreement is scheduled to be considered by Council on March 15, 2021.

2. Project Land Uses: The applicant is proposing a mixed-use development that will contain multi-family structures, single-family type structures, commercial facilities, and office/live work facilities (see attached "Proposed Site Plan").

- Lot A (Phase 1A) & Lot B (Phase 1B):
 - 108 Multi-family units
 - 20 Single-family structures
 - 8,000 s.f. Leasing/Amenity
 - 10,000 s.f. Retail facilities
 - 8,000 s.f. Office/Live work facilities
- Lot C (Phase 2):
 - 108 Multi-family units
 - 22 Single-family structures
 - 3,000 s.f. Amenity
- Lot D (Phase 3):
 - 150 Multi-family units
 - 13 Single-family structures
 - 3,000 s.f. Amenity
- Total Development:
 - 421 Residential Units (366 Multi-family & 55 Single-family)
 - Unit Mix = 50% 1 BR, 40% 2 BR, and 10% 3 BR
 - 14,000 s.f. Leasing/Amenity
 - 10,000 s.f. Retail
 - 8,000 s.f. Office/Live work

3. Project Zoning & Future Land Use: The applicant is requesting a zoning change to establish a Planned Unit Development (PUD) in order to obtain the correct zoning for the project.

- The PUD will require the property be developed according to the development standards found in the Mixed Use Corridor (MU-2) zoning district.
 - Before a zoning change can be approved for the 27 acres in the City limit, the City's Future Land Use Plan must be amended from Medium Density Residential (MDR) to Mixed Use Corridor (MUC).
- The project is also contingent on approval of annexation for the 5 acres, south of the property.
 - Once the annexation agreement is approved, the P&Z shall consider the zoning for the property (at a later date), which will match the PUD established in the rezoning of the 27 acres.
 - Before zoning can be established, for the 5 acres that will be annexed, the City's Future Land Use Plan must be amended from Rural Residential (RR) to Mixed Use Corridor (MUC).

4. Adjacent Zoning Districts, Existing Land Uses & Future Land Use:

- Adjacent Zoning Districts:
 - Mixed Residential (R-2), Neighborhood Commercial (C-1), and Single-Family Residential (R-1) to the north, across Friendship Lane.
 - Mixed Residential (R-2), Neighborhood Commercial (C-1), and ETJ (no zoning) to the east.
 - ETJ (no zoning) to the south.
 - Mixed Residential (R-2) & Single Family Residential - Small Lot (R-1A) to the west.
- Adjacent Existing Land Uses
 - Multi-family, Single-family residential, Undeveloped property, Daycare, and Church to the north, across Friendship Lane.
 - Undeveloped property and Single-family Residential to the east.
 - Undeveloped property and Single-family Residential to the south.
 - Undeveloped property to the west.
- Adjacent Future Land Uses
 - Medium Density Residential & Public Facilities to the north, across Friendship Lane.
 - Medium Density Residential to the east and west.
 - Rural Residential to the south.

5. Access: The applicant has proposed 3 access points off Friendship Lane and a side access off S. Eagle St. At this time staff does not support the middle access point, in front of the leasing office.

- Friendship Lane is classified as a Major Arterial.
 - Major Arterials are defined as Typically the highest traffic volume corridors with longer trip distance demands.
 - Provides connectivity between surrounding cities and major activity centers.
 - Includes Fredericksburg's civic streets.
- S. Eagle St. is classified as a Collector, and if the project is approved, would need to be upgraded accordingly (1/2 of road).
 - Collectors distribute traffic from the local streets to the arterial network and provides access to destinations with traffic circulation.

6. Zoning District Comparison: While the property is being requested as a PUD, the base zoning of MU-2 will be followed for development of the property. Below is a comparison chart highlighting some of the differences between the two properties.

	R-2	MU-2
Lot Size	Minimum Lot Area, 5,000 Square feet	Minimum Lot Area, 10,000 Square feet
Lot Width	Minimum Lot Width, 50 feet	Minimum Lot Width, 100 feet
Height	2½ Stories, 28 feet	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)	Minimum Required Setback, 20 feet
Street Side Yard	Minimum Required Setback, 15 feet	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet	Minimum Required Setback, 0 feet* *25 feet when adjacent to Residential zoning district
Rear Yard	Minimum Required Setback, 10 feet	Minimum Required Setback, 0 feet* *25 feet when adjacent to Residential zoning district
Residential Density	Minimum Site Area per Dwelling Unit Efficiency: 1600 s.f. 1 Bedroom: 2000 s.f. 2 Bedroom: 2400 s.f.	Minimum Site Area per Dwelling Unit Efficiency: 1600 s.f. 1 Bedroom: 2000 s.f. 2 Bedroom: 2400 s.f.
Maximum Impervious Cover	65%	75%
Maximum Building Coverage	Percent of Lot Area, 55%	Percent of Lot Area, 65%

FUTURE LAND USE PLAN: The Future Land Use Plan identifies the subject property to be Medium Density Residential. As defined in the Comprehensive Plan, this definition is his use category includes single family detached dwellings on smaller lots and attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide housing for “empty nesters” who may not want the maintenance of a large-lot single-family home, and for young families who may find a townhome or duplex more affordable than a single-family home. They play an important role in providing workforce housing as well. These residential uses can provide a buffer between lower density residential areas and more intensive residential, non-residential, or mixed-use areas. An average of 8 dwelling units per gross acre is assumed for these areas.

The applicant is requesting a Future land use of Mixed Use Corridor. The Mixed Use Corridor 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 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 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 she is entering a special community.

While the property is not located on the traditional entry corridors within the community, Friendship Lane is unique in the fact that it connects 2 of the City's entry corridors and the rationale behind the Mixed Use Corridor land use would apply to this area.

ZONING: The subject property is zoned Mixed Residential (R-2) and is intended to provide for medium density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. Additional uses necessary and incidental to multiple family residential dwellings are also permitted. It is a zone well suited as a buffer between single family uses and other more intense uses. This zone is typically associated with Medium Density Residential Land Use category but is allowed within all Land Use categories except "Open Space/Park," "Public Facility" and "Industrial."

The proposed PUD would have a base zoning of Mixed Use Corridor (MU-2) and is a zone that 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.

The MU-2 zoning district is a new district and would be the first area zoned as such within the City. Staff can support this base zoning district within the PUD as a way to allow the uses while protecting the City from future changes. Any modifications to the site plan would require City Council approval.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- The Site Plan is conceptual at this point, but meets the proposed MU-2 regulations.
- During the official review of the construction plans any items identified that are out of compliance with the City's zoning code would be prohibited, even if shown on the attached site plan.

B. COMPATIBILITY WITH EXISTING OR PERMITTED USES IN ABUTTING SITES:

- The proposed uses allowed in the MU-2 zoning district are compatible with the surrounding zoning. Since this project is a PUD, and uses P&Z feels are not appropriate may be prohibited through the PUD.

C. POTENTIALLY UNFAVORABLE EFFECTS OR IMPACTS ON OTHER EXISTING OR PERMITTED USES ON ABUTTING PROPERTY:

- We do not anticipate unfavorable effects on adjoining properties from this use.

D. MODIFICATIONS TO THE SITE PLAN WHICH WOULD RESULT IN INCREASED COMPATIBILITY AND WOULD MITIGATE POTENTIALLY UNFAVORABLE IMPACTS:

- None at this time.

E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:

- Drive access into this property will be on Friendship Lane. The proposed uses on site are anticipated to operate with compatible operating hours. The site is designed to accommodate required parking, vehicle circulation and pedestrian circulation.

F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:

- The site is designed with proposed drainage detention, landscaping, and erosion control to prevent adverse impacts. Engineering will have final approval on all improvements within the subdivision.

G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:

- Site and building lighting shall comply with City of Fredericksburg requirements.

H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:

- All off street parking will meet City of Fredericksburg standards.

OPPOSITION/SUPPORT OF REQUEST: At the time this packet was distributed staff has received 1 response against the project and 0 supporting the project.

STAFF RECOMMENDATION: In order to accommodate the use proposed by the applicant, it is necessary to have the appropriate land use designation, zoning, and the remaining portion of the property annexed into the City before the applicant can apply for their project.

In reviewing the current Land Use Plan and Zoning for the subject property and other properties in the area, the main concern from staff's perspective is does this area make sense for a higher density and mix of commercial uses than what the current zone allows.

Given the size and category of Friendship Lane as a Major Arterial, that connects two entry corridor areas, that the MU-2 zone intent meets most of the requirements for this area, adequate utilities are

available, and that the PUD gives the City some protection from future changes, staff recommends approval of the requested future land use changes and the requested zoning changes with the following conditions.

Conditions:

1. That the rear setback be 25'.
2. That the middle access point, in front of the leasing office, not be permitted.
3. Any other conditions as required by P&Z.

LEGEND

 Request #1 - Zoning Change

 Notification Area

 GCAD Parcels

 City Limit Boundary

Zoning

ZONED

C1 -

Neighborhood Commercial

C1.5 - Medium Commercial

C2 -

Commercial

M3 - Industrial Park

PF - Public Facilities

PUD - Planned Unit Development

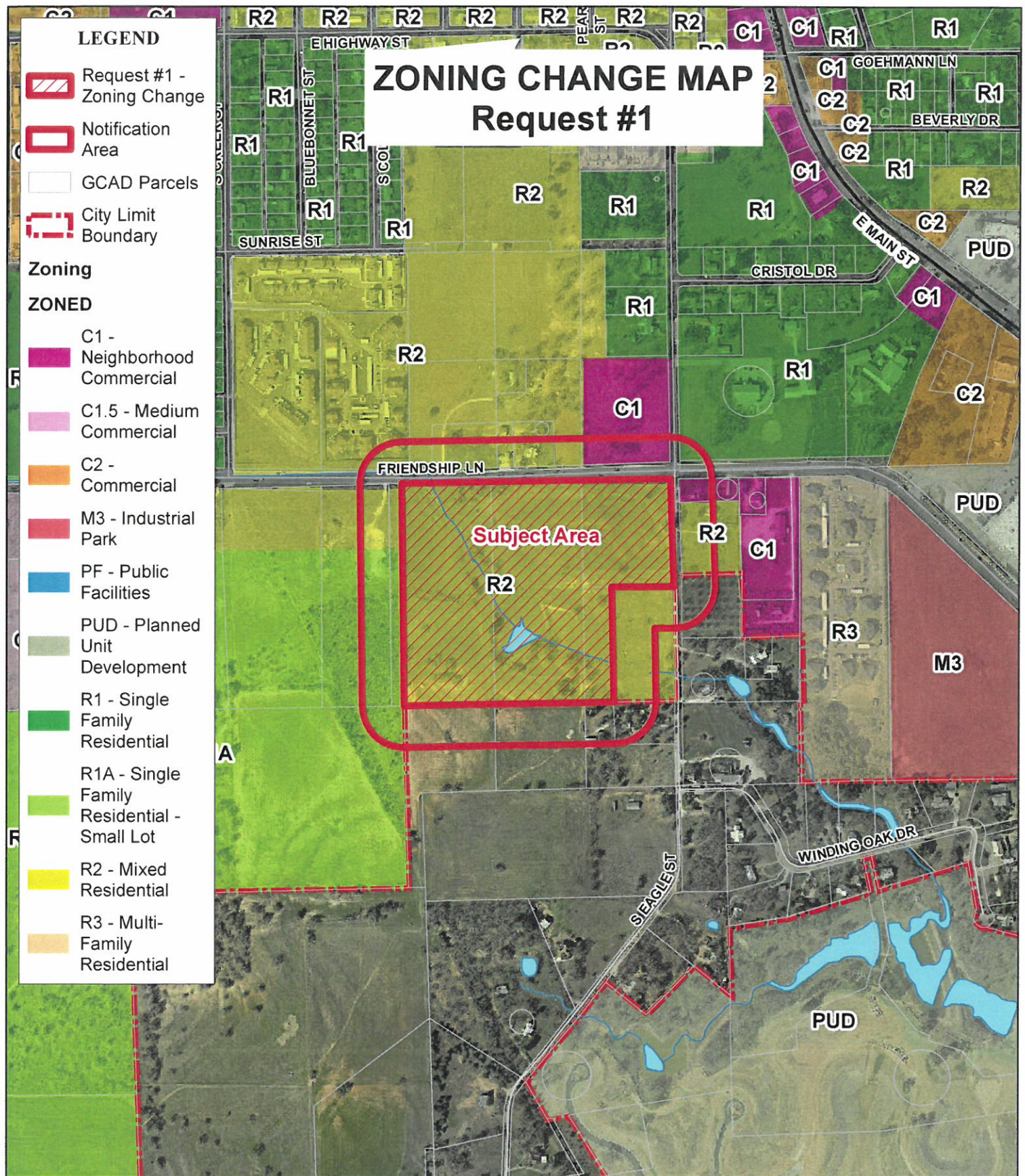
R1 - Single Family Residential

R1A - Single Family Residential - Small Lot

R2 - Mixed Residential

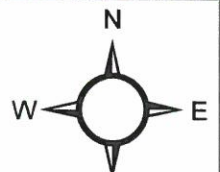
R3 - Multi-Family Residential

ZONING CHANGE MAP Request #1



0 150 300 600
SCALE IN FEET

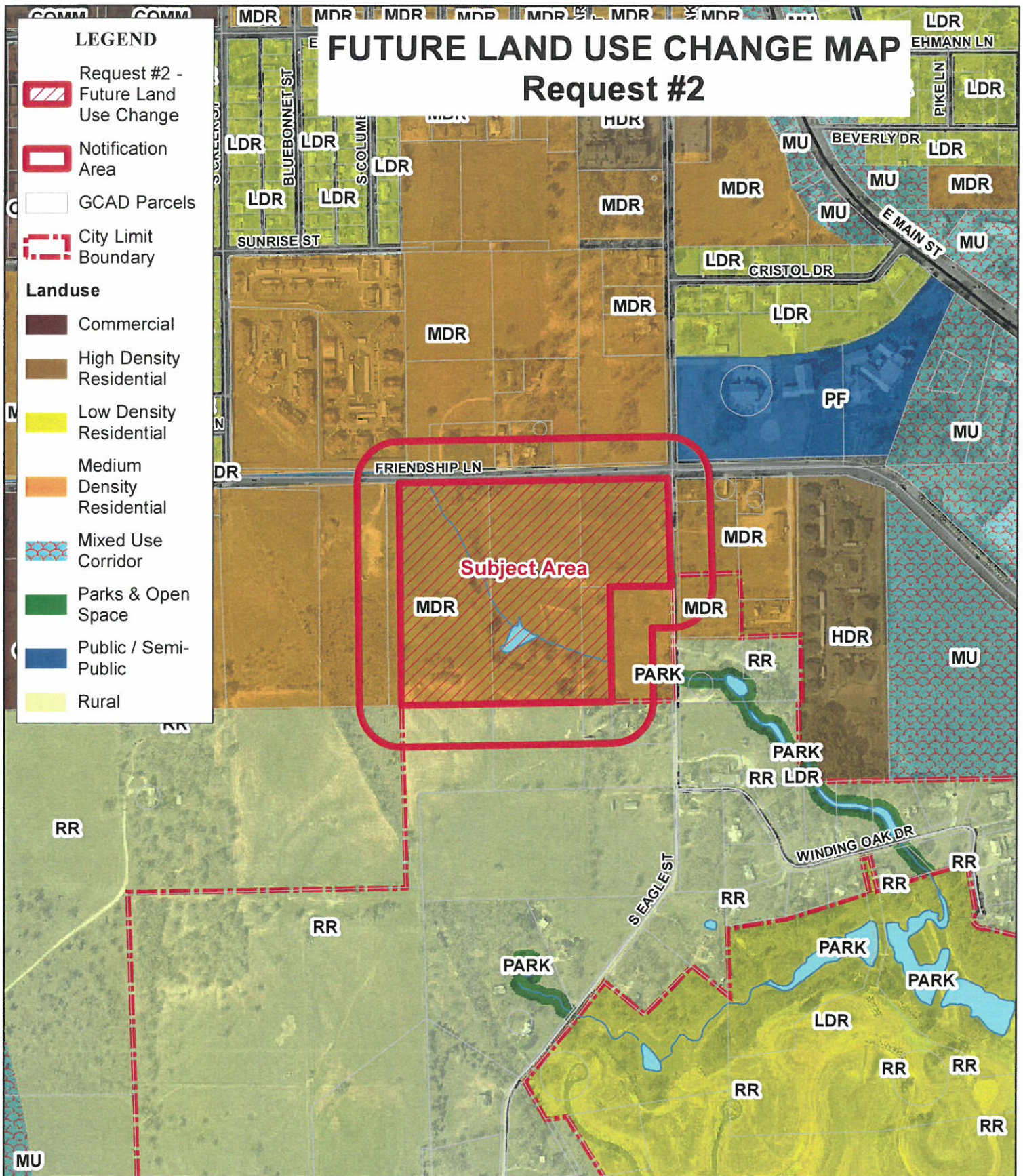
1 inch = 600 feet



LEGEND

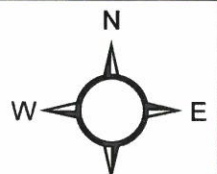
-  Request #2 - Future Land Use Change
-  Notification Area
-  GCAD Parcels
-  City Limit Boundary
- Landuse**
 -  Commercial
 -  High Density Residential
 -  Low Density Residential
 -  Medium Density Residential
 -  Mixed Use Corridor
 -  Parks & Open Space
 -  Public / Semi-Public
 -  Rural

FUTURE LAND USE CHANGE MAP Request #2



0 150 300 600
SCALE IN FEET

1 inch = 600 feet



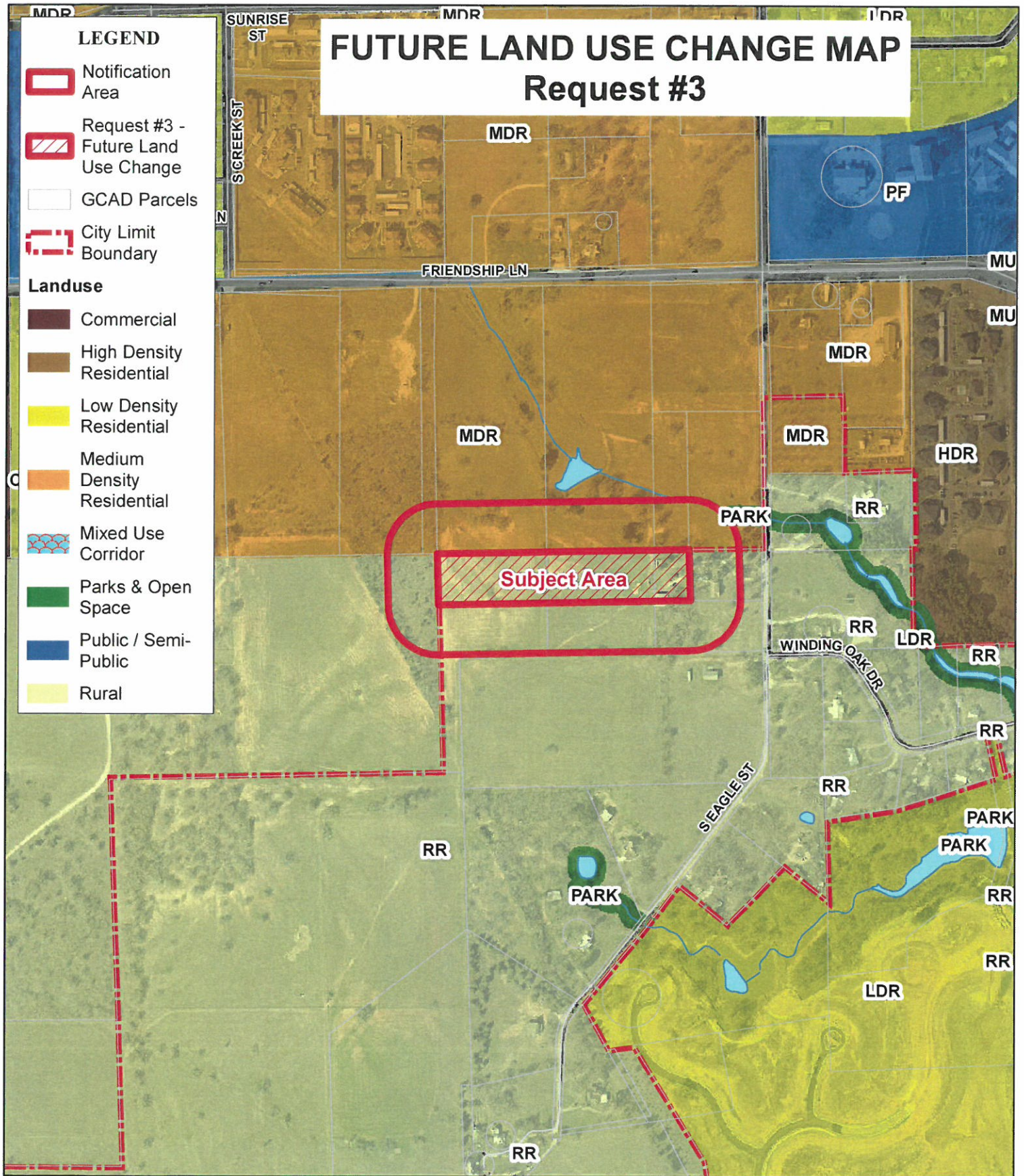
FUTURE LAND USE CHANGE MAP Request #3

LEGEND

-  Notification Area
-  Request #3 - Future Land Use Change
-  GCAD Parcels
-  City Limit Boundary

Landuse

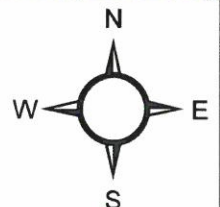
-  Commercial
-  High Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use Corridor
-  Parks & Open Space
-  Public / Semi-Public
-  Rural



0 250 500 1,000

SCALE IN FEET

1 inch = 500 feet



APPENDIX D: SCHEDULE OF USES (New proposed zones, C-1.5, MU-1, MU-2)

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	•	•	•	•	•	C	C	C	C	•	•					•		C
Detached						C	C	C	C	•	•					•		C
Duplex Residential		•	•	•	•	C	C	C	C	•	•					•		C
Manufactured Home Residential				•														C
Townhouse Residential		C	C			C	C	C	C	•	•					C		C
Condominium Residential		C	C			C	C	C	C	•	•					C		C
Multiple Family Residential		•	•			•	•	•	•	•	•					C		C
Group Residential		•	•			•	•	•	•	C	C					C		C
INDUSTRIAL USES:																		
Basic Industry																		
Custom Manufacturing														C				C
General Warehousing & Distribution						C		•	C	•	•		•	•				C
Light Manufacturing												C	C	C				C
Limited Warehousing & Distribution												C	C	C				C
Resource Extraction																		C
Stockyards													C	C				C
CIVIC USES:										•	•							
Administration Services																•	•	
Aviation Facilities																	C	
Cemetery																	C	
Club or Lodge			C			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																C	•	
Guidance Services	C	C	C		C	C	•	•	•	•	C					C	•	
Hospital Services (General)									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					•		

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	C	C	C	C	C	C	C	C	C	C	C
Public Primary Educational Facilities																		
Public Secondary Educational Facilities																		
Railroad Facilities																		
Religious Assembly	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Safety Services																		
Transportation Terminals																		
AGRICULTURAL USES:																		
Horticulture																		
COMMERCIAL USES:																		
Administrative and Business																		
Agriculture Sales and Services																		
Arts and Crafts																		
Automobile Rentals																		
Automotive Repair Services																		
Automotive Sales																		
Automotive Washing																		
Building Maintenance Services																		
Business Support Services																		
Business or Trade School																		
Campgrounds																		
Cocktail Lounge																		
Commercial Off-Street Parking																		
Communication Services																		
Construction Sales and Services																		
Consumer Convenience Services																		
Consumer Repair Services																		
Convenience Storage																		
Convenience Store/ Self Service Gas																		
Equipment Repair Services																		
Equipment Sales																		
Exterminating Services																		
Financial Services																		
Food Sales																		

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
Funeral Services								*	c			*	*	*		c		
General Retail Sales						c		*	*	*	*	*	*	*		*		c
Hotel - Motel								*	c	*	*	*	*	*		c		c
Indoor Entertainment								*	c	*	*	*	*	*		*		
Indoor Sports and Recreation								*	c	*	*	*	*	*		*		c
Kennels							c	*		*	*	*	*	*				
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	
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

MU-1 - redevelopment areas

MU-2 greenfield development

APPENDIX D: SCHEDULE OF USES (CONTINUED)

SCHEDULE OF USES	R-1	R-2	R-3	R-4	R-5	C-1	C-1.5	C-2	CBD	MU-1	MU-2	M-1	M-2	M-3	OS	HO	PF	PUD
COMMERCIAL USES:																		
Administrative and Business Office						*		*	*			*	*	*		*		C
Agriculture Sales and Services								*				*	*	*				
Arts and Crafts						C		*	*			*	*	*		*		
Automobile Rentals								*				*	*	*				
Automotive Repair Services								*				*	*	*				
Automotive Sales								*				*	*	*				C
Automotive Washing						C		*				*	*	*				
Building Maintenance Services						C		*				*	*	*				
Business Support Services						C		*	C			*	*	*		*		C
Business or Trade School						C		*	C			*	*	*		*		C
Campgrounds								C				C	C	C	C		C	
Cocktail Lounge								*	*			*	*	*		*		C
Commercial Off-Street Parking								*	C			*	*	*		*		C
Communication Services						C		*	C			*	*	*		C		C
Construction Sales and Services								*				*	*	*				
Consumer Convenience Services						C		*	*			*	*	*		*		C
Consumer Repair Services						C		*	*			*	*	*		*		C
Convenience Storage						C		C				*	*	*				
Convenience Store/ Self Service Gas						C		*				*	*	*				C
Equipment Repair Services								*				*	*	*				

[illegible]

ANNEXATION AGREEMENT
FOR THE FRIENDSHIP MIXED-USE SUBDIVISION

This Annexation Agreement ("Agreement"), made and entered into this day of , 2021, by and between the City of Fredericksburg ("City"), with an address of 126 W. Main Street, Fredericksburg, Texas, 78624, and SECO Ventures ("Developer"), with an address of 2204 Lake Austin Blvd., Austin, Texas, 78703.

RECITALS

WHEREAS, the Developer is the owner of record or under contract to purchase certain real estate being 32.535 acres ("Subdivision Tract"), legally described as follows:

BEING all of that certain 27.62 acre tract of land out of the J. Bargas Survey No. 115, Abstract No. 53, Gillespie County, Texas, being portions of Outlots, 1, 2, 3, 6, 7, 8, 9 being out of the remaining portion of a called 44.435 acre tract, recorded in Volume 555, Page 187, Official Public Records of Gillespie County, Texas; and

BEING all of that certain 4.915 acre tract of land, such being the 5.001 Tract, being part of Outlot 9 as said Outlot is shown on the map of Fredericksburg, recorded in Volume 555, Page 206, Official Public Records of Gillespie County, Texas save and except that 3,735 square feet of land described in a conveyance to the City of Fredericksburg by Robert L. Eckhardt, et ux, dated September 11, 2006 recorded in Document No. 20065959, Official Public Records of Gillespie County, Texas;

With said 32.535 acres being more particularly described in the Land Plan map in Exhibit "A", and by metes and bounds description in Exhibit "B", copies of which are attached hereto and made a part hereof; and

WHEREAS, the Developer desires to have 5.04 acres of said Subdivision Tract annexed into the City, and the agreements contained herein are made in anticipation of the annexation of said 5.04 acres; and

WHEREAS, the City Council, after due and careful consideration, finds that the annexation of said 5.04 acres into the City will promote economic development and further the growth of the City, promote affordable and attainable housing in the City, enable the City to control the development of the area, and serves the best interests of the City.

AGREEMENT

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. The Parties acknowledge and agree that 5.04 acres of the Subdivision Tract is presently

located outside the city limits of the City (the "Annexation Tract"), but is located within the extra territorial jurisdiction of the City. The Annexation Tract is more particularly described by metes and bounds description in Exhibit "C", a copy of which is attached hereto and made a part hereof. At a public City Council meeting, the City Council shall duly consider enacting an ordinance annexing the Annexation Tract, pursuant to a Petition for Annexation filed by Developer and all owners of the Annexation Tract.

2. Contemporaneously with the annexation of the Annexation Tract under Paragraph 1 of this Agreement, the City Council shall also duly consider enacting an ordinance amending the Zoning Ordinance of the City, to designate the zoning districts of the Subdivision Tract as set forth on the Zoning Map in Exhibit "D", a copy of which is attached hereto and made a part hereof. The designation of the Subdivision Tract shall be carried out in accordance with the provisions and proceedings of the City of Fredericksburg Zoning Ordinance and City of Fredericksburg Comprehensive Plan. Any subsequent zoning amendments related to the Subdivision Tract and requested by the Developer shall be subject to the rules, regulations, and procedures set forth in the City of Fredericksburg Zoning Ordinance, and the same must be in conformity with the Comprehensive Plan for the City in effect at the time of the request.

3. Subsequent to the execution of this Agreement, the Developer may submit to the City a preliminary plat for the Subdivision Tract. Any preliminary plat submitted by Developer under this Agreement shall be processed by the City under the applicable City procedures and Ordinances existing at the time of submission of the plat to the City. The Parties acknowledge and agree that the Subdivision Tract shall be developed in accordance with said preliminary plat, and the dedications and easements shown thereon. The Developer shall be permitted a reasonable degree of flexibility with respect to changes or modifications of said preliminary plat due to engineering considerations, as is permitted by the City's Code of Ordinances. Excepting the Access Exhibit, Exhibit "H", the Parties acknowledge and agree that all Exhibits attached to this Agreement are attached hereto solely for the purposes of clarification of the provisions of this Agreement, and the attachment of said Exhibits shall not be considered as an approval by the City of the plat or design of the Subdivision Tract. The Annexation Tract will be annexed as a whole and the Subdivision Tract may be constructed and developed in Phases, as designated by Developer, and this Agreement is made to set forth the terms and conditions of annexation and agreements and obligations of the Developer and the City with regarding each Phase of development. The phases of the Subdivision Tract ("Phase", or collectively as "Phases") are depicted on the Phasing Plan map in Exhibit "E", a copy of which is attached hereto and made a part hereof.

4. The Parkland.

(a). Developer shall ~~pay to the City a fee in lieu~~ dedicate ~5.5-acres of park land ~~dedication and a park development fee, via public access easement over the proposed site as the fees are~~ set forth in Section 6.15 (*Park Land Dedication*) of Chapter 38 (*Subdivisions*) of the City Code of Ordinances [*"Parkland Area"*]. The City acknowledges this dedication shall suffice for up to 478 residential units across the Subdivision Tract. Developer

shall be allowed to make park improvements within the Parkland Area as a direct credit, up to the full amount, of Park Land Improvement Fee required by code. Construction of the park improvements shall be phased in proportion to the proposed number of dwelling units in each such phase.

(b). Parking for the Parkland Area shall be 5 non-exclusive parking spaces provided adjacent to the park.

(c). The Parkland Area is proposed for public use under a public access easement. The Parkland Area, to include the park trail, amenities, and ROW access sidewalk shall be maintained by the Developer. Since the Parkland Area will be privately maintained, the Developer will possess the right to manage the park for security/nuisance purposes.

5. Utility Improvements.

(a). Utility plan. Developer shall, at Developer's expense, have a utility infrastructure master plan for streets, electric, gas, water, sewer and drainage prepared by a Texas registered professional engineer and approved by the City, Atmos Energy, Central Texas Electric Cooperative, or other utility service provider as applicable for the entire Subdivision Tract. A preliminary Utility Plan for the Subdivision Tract is set forth in Exhibit "F", a copy of which is attached hereto and made a part hereof. Such Utility Plan shall be based on fully developed conditions, shall incorporate the City's available engineering data and comply with the City of Fredericksburg Construction Standards and Specifications. Developer will incorporate such plan and improvements in each Phase as it is approved. All utilities within the Subdivision Tract that are privately owned will be maintained by Developer or its assigns. All utilities within the Subdivision Tract that are publicly owned shall be extended to the boundary of the Subdivision Tract, to accommodate potential future extensions at locations shown on the approved utility infrastructure master plan. Primary facilities, necessary for the development of Phase I, will be required to be constructed prior to the recording of the final plat for Phase I. Notwithstanding the foregoing sentence, the construction of private or public improvements may occur after final plat approval and recordation, conditioned upon the execution of a performance agreement and provision of security, in accordance with Chapter 38 (*Subdivisions*) of the City Code of Ordinances. The size and specifications of the utility improvements shall be based on fully developed conditions of the entire Subdivision Tract. If Developer changes the layout of subsequent Phases which necessitate relocation of such mains or other utilities, the same, including the cost of replacing any City upsizing paid for by the City, shall be at Developer's expense, and will require subsequent City approval in accordance with the City's usual development regulations notwithstanding any agreements herein. Any easements which are not dedicated by subdivision plat, but which must be extended to any portion of the Subdivision Tract under construction, will be dedicated by separate instrument at Developer's expense.

(b). Drainage. It is anticipated that the development plan for the Subdivision Tract provides for privately maintained on-site lakes and ponds and other drainage systems as amenities

which will also partially serve as the drainage system to comply with applicable drainage requirements. It is anticipated that the commercial Phases shall have conventional drainage systems with the requisite easements and/or structures. Any lakes, ponds and other drainage system facilities serving solely the Subdivision Tract's ~~residential phases~~ shall not be dedicated to the City, and shall be privately maintained by the property owners' association or Developer or its assigns, ~~and any drainage structures solely for the commercial Phases will be privately maintained by Developer or its assigns.~~ Prior to the Annexation, Developer will perform a drainage study and master plan for the entire Subdivision Tract. A preliminary Drainage Plan for the Subdivision Tract is set forth in Exhibit "G", a copy of which is attached hereto and made a part hereof. All lakes, ponds, in-line detention with wet ponds, and other drainage system improvements shall be designed, approved and constructed to comply with all applicable local, state and federal regulations, including but not limited to, City, State of Texas Commission on Environmental Quality (TCEQ), including its stormwater permitting, dam safety, and water rights permitting regulations, Federal Emergency Management Association (FEMA), Corps of Engineers, US Fish and Wildlife and Texas Parks and Wildlife. The Developer acknowledges and agrees that Developer is prohibited from using potable water from the City's water utility to increase or maintain water levels of any in-line detention with wet pond or similar drainage system improvements. The City will require that the said structures within all Phases be designed and maintained to accept and convey public waters from off the streets and off the Subdivision Tract. If Developer significantly changes its development plan, the City may require subsequent studies and the attendant approvals, improvements and alterations. For clarity, the Parties agree that the Developer shall only be required to convey the existing flows from off-site. The Developer shall not be responsible for off-site improvements or detention of existing drainage conditions.

(c). Sewer. In order to minimize ongoing maintenance costs to the City, whenever possible the Subdivision Tract will be served through a sanitary sewer gravity flow collection system as described in the development plans submitted to the City by the Developer's engineer. Installation and maintenance of a Subdivision Tract sanitary sewer grinder lift station serving lots will be the responsibility of the Developer or its assigns, not the City, and shall be shown in the City-approved construction plans. However, should the City up-size ~~of~~ the lift stations and/or require the connection ~~of to sewer utility~~ services beyond the Subdivision Tract, the City shall take responsibility for the maintenance and repair of the up-sized lift station. Offsite and/or public sewer improvements will not be required.

(d). Oversizing. Subject to the terms hereof, the City may elect to oversize any or all of the public infrastructure to be constructed. For purposes hereof, oversize means that the City may require an increase in the size of any public utility infrastructure beyond what is required to serve the Subdivision Tract pursuant to the applicable codes. The City, if it desires, may require oversizing in connection with the various phases. In order to make an election to oversize any or all of the public utility infrastructure, the City must send written notice to Developer on or before the date that is thirty (30) days after the date the relevant utility construction plans are submitted to the City for review prior to approval of the

preliminary plat for the applicable Phase or section being platted. If the City makes an oversizing request, then Developer shall obtain bids for the construction of the applicable oversizing as an alternate bid based on construction plans approved by the City. It is understood that the Developer's responsibility for obtaining bids at its expense is for add alternates for upsizing, and not for major re-engineering expense. Developer will send written notice to City setting forth both the base bid Developer has received for its infrastructure and for the alternate bid. No more than thirty (30) days after receipt of this notice, the City shall provide written notice to Developer of its intention to pursue and pay all costs associated with the oversizing. Upon making such election, the Developer shall construct the improvements set out in the alternate bid, and City shall be obligated to reimburse Developer for 100% of the difference between the base bid and the alternate bid. For clarity, the City cannot elect to oversize any private infrastructure intended solely for the use of the Subdivision Tract.

(e). The Developer agrees to design and construct, at Developer's sole expense, all remaining external and internal lines and taps to connect the Subdivision Tract to City's water and sewer system, constructed in conformance with the utility infrastructure master plan, all City ordinances, and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. The Parties acknowledge and agree that the City will not construct or assume maintenance for any lift pumps, sewer pumps, pressure boosters, or any other item needed for adequate water or sewer service to the Subdivision Tract, excepting any costs the City is specifically obligated to provide under this Agreement. ~~It is further understood and agreed by the Parties that the Subdivision Tract shall be subject to any impact fees in effect at the time of required payment with regard to water and sewer, unless exempt from payment of impact fees pursuant to a City ordinance in effect at the time of required payment, related to affordable or attainable housing.~~ Impact fee amounts shall be agreed to and fixed at the time of the execution of this Agreement. Impact fees shall become due and payable to the City for each structure constructed on the Subdivision Tract, at the time of issuance of a building permit for said structure. It is the intent of the Parties for the entire Subdivision Tract to be served by a single master meter, sized to accommodate fully developed conditions. Impact fees will be calculated and assessed based on the Living Unit Equivalent ("LUE") demand of each structure constructed upon the Subdivision Tract that is served by the City's water and wastewater system. The standard meter size for a single family residential house in the City is a 5/8" water meter, which is considered to be one LUE. The LUE demand of each structure constructed upon the Subdivision Tract will be scaled up or down per the American Water Works Association (AWWA) scaling factors, based on the volume of water demand for said structure.

6. Roadways and easements.

(a). It is agreed and understood that all roadway easements, utility easements, drainage easements, and any other public or private dedications or easements shown on the Subdivision Tract plat shall be acquired and constructed by Developer at Developer's sole cost, and in

conformance with all City ordinances and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. Following construction, dedication, completion of the maintenance assurance period, and acceptance by the City, the public roadways shall be conveyed to the City and shall be maintained by the City as public roadways. All easements other than public roadways shall be maintained by the Parties in accordance with the City Subdivision Ordinance and City Storm Water Control and Detention Ordinance, and as set forth in Paragraph 9 of this Agreement.

(b). All roadways will be designed and constructed as set out in a geotechnical report/study, to be conducted by a Texas Registered Professional Engineer, provided by Developer approved by the City, but shall be constructed at least to minimum City standards for street and utility design and the materials and specifications on file with the City Engineering Department for the type of street being constructed. The Parties acknowledge and agree that roadways constructed within the Subdivision Tract shall be allowed to design and construct integral parking, [subject to requirements in the International Fire Code as adopted by the City.](#)

(c). Developer shall provide a Traffic Impact Study ("TIS") which includes the impact of the Subdivision Tract on S. Eagle Street, Friendship Lane, and the City's public roadway system, based on fully developed conditions. Developer, at Developer's expense, will make such improvements or alterations to Friendship Lane, and any other improvements as described in said TIS, as is finally approved by TxDOT (when applicable) and the City, including, [if applicable](#), any required traffic control signals. Such improvements or alterations shall be constructed with each Phase at such time as outlined in the approved TIS. If Developer significantly changes the development plan, including the phasing for the various Phases, at any time during the development process for the entire Subdivision Tract, the City may require subsequent studies and the attendant improvements or alterations.-

(d). Roadway phasing. The roadways within the Subdivision Tract shall be constructed by Developer contemporaneously with the construction of each Phase, as needed to serve the particular Phase as shown on the Phasing Plan map in Exhibit "E", and in accordance with the approved TIS. Notwithstanding the foregoing sentence, the City may, at any time, require the complete construction of any public streets to be constructed by Developer, prior to the phased construction as shown on the Phasing Plan map in Exhibit "E", when determined by the City or TxDOT to be necessary in the interest of safety. Notwithstanding the TIS, the City agrees that the Subdivision Tract shall have at least as many points of fully communicating ingress and egress and in such general proximity as detailed on the Access Exhibit in Exhibit "H", ~~with access to the Leasing Center limited to single right in and a single right out.~~

(e). Developer shall be solely responsible for coordinating with the United States Postal Service concerning the establishment and provision of U.S. Mail delivery to the Subdivision Tract.

7. Private drives and sidewalks.

(a). Any private drives, sidewalks, or other private utilities incorporated in developing the Subdivision Tract shall be constructed in conformance with all City ordinances and the Minimum Standards for private street and utility design and the materials and specifications on file with the City Engineer. Developer shall not permit occupancy and the City shall not issue occupancy permits for any buildings or portions thereof located on the Subdivision Tract until such improvements are fully completed to serve the developed area, and unless provision is made by Developer to assure the maintenance of the same.

(b). Developer shall construct, at Developer's sole cost, private sidewalks along at least one side of private drives through the entirety of the Subdivision Tract. Developer shall construct, at Developer's sole cost, a public sidewalk along the south side Friendship Lane adjacent to the entirety of the Subdivision Tract. All public sidewalks shall be constructed in conformance with all City ordinances, the Americans with Disabilities Act (ADA), and the Minimum Standards for public sidewalk design and the materials and specifications on file with the City Engineer.

8. Intentionally deleted.

9. The City agrees to provide for the maintenance of all public streets, storm water and drainage system (excluding retention ponds and detention areas), sanitary sewer and water main, and public rights-of-way in the development, following conveyance to the City and acceptance by City, as shown on the approved final plat of the Subdivision Tract and in accordance with the City Subdivision Ordinance and City Storm Water Control and Detention Ordinance.

10. The Parties acknowledge and agree that this Agreement shall not bind either party hereto until an annexation ordinance has been duly enacted and adopted by the City, as set forth in Paragraph 1 of this Agreement. The Parties acknowledge and agree that this Agreement shall not bind or hinder the independent or legislative powers of any City boards or commissions, and this Agreement shall be effective only if and upon adoption of the ordinance contemplated and as set forth in Paragraph 1 of this Agreement, the same to be completed on or before 90 days from the date of institution of Annexation proceedings by the City.

11. It is hereby agreed that if the Annexation Tract is annexed into the City under Paragraph 1 of this Agreement, and if any of the terms of this Agreement are not met by the Developer within five years from the date of said annexation, then any commitments on the part of the City for construction of infrastructure or for development approvals shall be automatically terminated, and the Subdivision Tract shall then be subject to the development ordinances then in effect.

12. The effective date of this Agreement shall be the date of annexation of the Subdivision Tract to the City, as set forth in Paragraph 1 of this Agreement. This Agreement shall be binding upon the parties to it, their respective grantees, successors, assigns or lessees for a full

term of thirty (30) years, commencing as of the effective date of this Agreement, subject to limitations provided by law and to the extent permitted thereby, and for such further term as may subsequently be agreed to by the parties. It is hereby agreed that if the Subdivision Tract (or any portion of the Subdivision Tract) is annexed to the City of Fredericksburg, and if any the City does not grant the requested zoning set forth in this Agreement, or if the City does not perform its obligations hereunder, then Developer may petition for disannexation and/or the City may disannex.

13. It is understood and agreed by the Parties hereto that time is of the essence of this Agreement, and that all of the parties will make every reasonable effort to expedite the subject matters hereof.

14. The Parties mutually represent that they have taken and will take action as may be required to bring about the annexation of Annexation Tract and the amendments, exceptions, and variances, as may be necessary or proper in order to zone and classify the Subdivision Tract so as to enable the same to be developed and used in the manner anticipated in this Agreement, and such other action as to enable the parties to execute this Agreement and to fully carry out all other covenants, agreements, duties and other obligations created and imposed by the terms and conditions of this Agreement.

15. This Agreement shall be binding upon the parties to it, their respective grantees, successors, assigns or lessees, subject to limitations provided by law.

16. The Parties agree that this Agreement and any exhibits attached to it may be amended only by the mutual written consent of all parties.

17. The Developer covenants and agrees to fully indemnify, hold harmless and defend the City, its officers, agents, servants, and employees, from all claims, suits or causes of action of any nature whatsoever, whether real or asserted, brought for or on account of any injuries or damages to persons or property including death, resulting from or in any way connected with this Agreement or the construction of the improvements or facilities described herein; and in addition, the Developer covenants to indemnify, hold harmless and defend the City, its officers, agents, servants and employees, from and against any and all claims, suits or cause of action of any nature whatsoever, brought for or on account of any injuries or damages to persons or property, including death, resulting from any failure to properly safeguard the work, or on account of any act, intentional or otherwise, neglect or misconduct of the Developer, its contractors, agents, servants or employees.

18. Approval by the City of any plans, designs, or specifications submitted by the Developer pursuant to this Agreement shall not constitute or be deemed to be release of the responsibility and liability of the Developer or its engineers, employees, officers or agents for the accuracy and competency of their design and specifications. The Parties acknowledge and agree that the approval of any plans, designs, or specifications by the City signifies the City's approval on only the general design concept of the improvements to be constructed as the same relates

to conformance with City ordinances.

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement, or caused the same to be executed by its duly authorized representative.

SECO VENTURES (“DEVELOPER”)

By:_____ Date:_____

Printed Name:_____ Title:_____

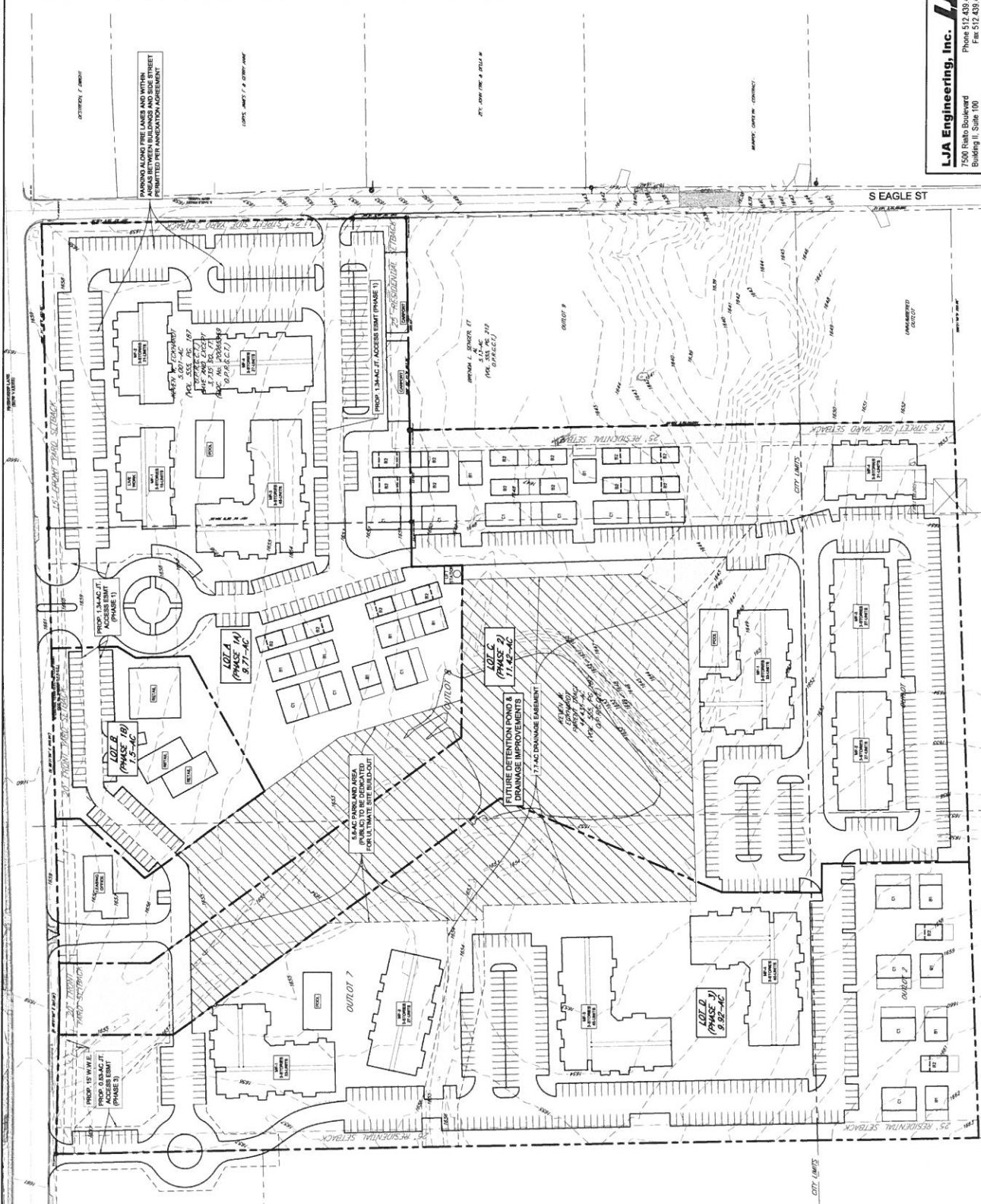
CITY OF FREDERICKSBURG, TEXAS (“CITY”)

By:_____ Date:_____

Kent Myers, City Manager

SUMMARY OF PROPOSED LAND USE

TRACT A & B	
Residential (1000 if avg):	100 MF units / 20 SF Houses
Leasing/Amenity:	8,000 S.F.
Retail:	10,000 S.F.
Office/Live Work:	8,000 S.F.
Parking Required:	311 sps
Residential:	724 sps
Retail:	67 sps
Office/LW:	20 sps
Parking Provided:	235 sps
Residential:	225 sps
Retail:	25 sps
Office/LW:	5 sps
Site Area Gross:	11.2 Acres
TRACT C	
Residential (1000 if avg):	100 MF units / 22 SF Houses
Leasing/Amenity:	8,000 S.F.
Retail:	10,000 S.F.
Office/Live Work:	8,000 S.F.
Parking Required:	228 sps
Residential:	724 sps
Retail:	67 sps
Office/LW:	20 sps
Parking Provided:	235 sps
Residential:	225 sps
Retail:	25 sps
Office/LW:	5 sps
Site Area Gross:	11.42 Acres
TRACT D	
Residential (1000 if avg):	150 MF units / 13 SF Houses
Leasing/Amenity:	8,000 S.F.
Retail:	10,000 S.F.
Office/Live Work:	8,000 S.F.
Parking Required:	285 sps
Residential:	724 sps
Retail:	67 sps
Office/LW:	20 sps
Parking Provided:	235 sps
Residential:	225 sps
Retail:	25 sps
Office/LW:	5 sps
Site Area Gross:	9.92 Acres
TOTAL TRACTS	
Residential (1000 if avg):	421 units
Leasing/Amenity:	366 MF units / 55 SF Houses
Retail:	14,000 S.F.
Office/Live Work:	10,000 S.F.
Parking Required:	8,000 S.F.
Residential:	10,000 S.F.
Retail:	8,000 S.F.
Office/LW:	8,000 S.F.
Parking Provided:	835 sps
Site Area Gross:	32.54 Acres



LJA Engineering, Inc.
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4716
 FRN-F-1586

SECO
 SUBDIVISION LAND PLAN
 FEBRUARY 3, 2021

FREDERICKSBURG
32-AC MIXED USE
EXHIBIT A

County: Gillespie
Description: Annexation Tract of Land
Acreage: 5.044

January 20, 2021
Job No. LJAS001-A443-0401
Page 1 of 3

EXHIBIT "C"

BEING A 5.044 ACRE TRACT OF LAND IN GILLESPIE COUNTY, TEXAS, BEING COMPRISED OF PORTIONS OF OUTLOTS 1, 2 AND AN UNNUMBERED OUTLOT EAST OF AND ADJOINING OUTLOT NO. 1, AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS, BY THE GERMAN EMIGRATION COMPANY, SAME BEING A PORTION OF A TRACT OF LAND, DESCRIBED IN A GIFT DEED TO KEVEN ECKHARDT, AND RECORDED IN VOLUME 555, PAGE 187, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS (O.P.R.G.C.TX.); SAID 5.044 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "BONN 4447" ON THE SOUTH LINE OF A CALLED 5.001 ACRE TRACT AS DESCRIBED IN GIFT DEED TO KEVEN ECKHARDT, VOLUME 555, PAGE 187, O.P.R.G.C.TX., AND THE NORTH LINE OF OUTLOT NO. 9 OF SAID GERMAN EMIGRATION COMPANY, SAME BEING THE NORTHWEST CORNER OF A CALLED 5.13 ACRE TRACT DESCRIBED IN DEED TO BRENDA L. SENGEL, ET AL, AND RECORDED IN VOLUME 555, PAGE 212, O.P.R.G.C.TX., FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BONN 4447" FOR THE SOUTHWEST CORNER OF SAID 5.001 ACRE TRACT BEARS, SOUTH 88 DEGREES 55 MINUTES 52 SECONDS WEST, 127.73 FEET;

THENCE SOUTH 01 DEGREES 04 MINUTES 08 SECONDS EAST, OVER AND ACROSS SAID OUTLOT NO. 9 AND WITH THE WEST LINE OF SAID 5.13 ACRE TRACT, A DISTANCE OF 542.34 FEET TO A POINT ON THE COMMON LINE OF SAID OUTLOT NO. 9 AND SAID UNNUMBERED OUTLOT, SAME BEING THE SOUTH LINE OF A CALLED 62 ACRE TRACT DESCRIBED AS EXHIBIT "D" TRACT "4" IN AN ORDINANCE FOR ANNEXATION TO THE CITY OF FREDERICKSBURG, RECORDED IN ORDINANCE NO. 12-021, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE SOUTH 01 DEGREES 04 MINUTES 08 SECONDS EAST, OVER AND ACROSS SAID UNNUMBERED OUTLOT AND CONTINUING WITH THE WEST LINE OF SAID 5.13 ACRE TRACT, A DISTANCE OF 213.90 FEET TO A POINT AT FENCE CORNER POST FOR THE SOUTHWEST CORNER OF SAID 5.13 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87 DEGREES 50 MINUTES 25 SECONDS WEST, OVER AND ACROSS SAID UNNUMBERED OUTLOT AND SAID OUTLOTS NO. 1 AND 2, A DISTANCE OF 999.36 FEET TO A POINT ON THE COMMON LINE OF OUTLOT NO. 3, OF SAID GERMAN EMIGRATION COMPANY AND SAID OUTLOT NO. 2, SAME BEING THE WEST LINE OF SAID ECKHARDT TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

County: Gillespie
Description: Annexation Tract of Land
Acreage: 5.044

January 20, 2021
Job No. LJAS001-A443-0401
Page 2 of 3

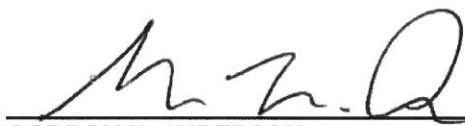
THENCE NORTH 01 DEGREES 06 MINUTES 11 SECONDS WEST, WITH THE COMMON LINE OF SAID OUTLOT NO. 2 AND OUTLOT NO. 3, SAME BEING THE WEST LINE OF SAID ECKHARDT TRACT, A DISTANCE OF 225.90 FEET TO A POINT ON THE SOUTH LINE OF SAID 62 ACRE TRACT, FOR A COMMON CORNER OF SAID OUTLOT NO. 2 AND 3 AND OUTLOT NO. 6 AND 7, GERMAN EMIGRATION COMPANY, FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "MDS" FOUND FOR THE NORTHWEST CORNER OF SAID ECKHARDT TRACT AND THE COMMON CORNER OF SAID OUTLOT NO. 6 AND 7 BEARS, NORTH 01 DEGREES 06 MINUTES 11 SECONDS WEST, 1,057.69 FEET;

THENCE NORTH 88 DEGREES 31 MINUTES 42 SECONDS EAST, WITH THE SOUTH LINE OF SAID 62 ACRE TRACT, THE COMMON LINES OF SAID OUTLOT NO. 2 AND 7, AND THE COMMON LINE OF SAID OUTLOT NO. 1 AND 8, A DISTANCE OF 999.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.044 ACRES, MORE OR LESS.

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012.

LJA SURVEYING, INC.
TEXAS SURVEYING FIRM BRANCH REGISTRATION NO. 10194533
7500 RIALTO BLVD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
PHONE NO. 512.439.4700




GORDON N. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS NO. 6617
Registered Professional Land Surveyor, Texas No. 6617
DATE: JANUARY 20, 2021

GENERAL NOTES

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE COORDINATE SYSTEM OF 1983 CENTRAL ZONE.

LINE TABLE

LINE	BEARING	LENGTH
L1	S88°55'52"W	127.73'
L2	S01°04'08"E	213.90'
L3	N01°06'11"W	225.90'

ANNEXATION TRACT EXHIBIT OF 5.044 ACRES OF LAND OUT OF A CALLED 44.435 ACRES OF LAND, CITY OF FREDERICKSBURG, VOLUME 555, PAGE 187, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

FRIENDSHIP LANE
(ROW VARIES)

KEVEN W. ECKHARDT
CALLED 5.001 ACRES
VOL. 555, PG. 187
O.P.R.G.C.T.
SAVE AND EXCEPT
3,735 SQ. FT.
DOCUMENT NUMBER 20065959
O.P.R.G.C.T.

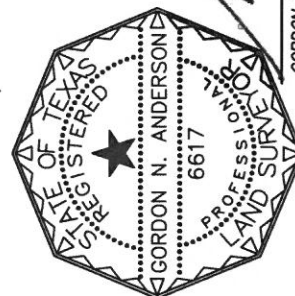
S. EAGLE STREET
(ROW VARIES)

POB
FOUND 5/8" IR
W/ "BONN
4447" CAP

POC
FOUND 5/8" IR
W/ "BONN
4447" CAP

KEVEN W. ECKHARDT
PARENT TRACT
CALLED 44.435 ACRES
VOLUME 555, PAGE 187
O.P.R.G.C.T.

BRENDA L. SENCER, ET AL
CALLED 5.13 ACRES
VOL. 555, PG. 212
O.P.R.G.C.T.



GORDON N. ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS NO. 6617
DATE 01/20/2021

LJA Surveying, Inc.

7500 Rialto Blvd, Building II
Suite 100
Austin, Texas 78735 Phone 512.439.4700
T.B.P.L.S. Firm No. 10194533
DRAWN BY: PM
CHECKED BY: GA
SCALE: 1"=200'
DATE: 01/20/2021
PROJ. No: A443-0401
SHEET 1 OF 1

UNNUMBERED
OUTLOT

OUTLOT 1

OUTLOT 2

L3

ANNEXATION TRACT
5.044 ACRES OUT OF A
CALLED 44.435 ACRES

N88°31'42"E 999.34'

S87°50'25"W 999.36'

OUTLOT 7

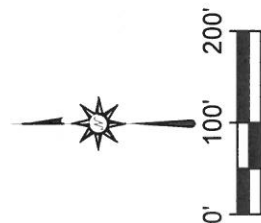
OUTLOT 8

OUTLOT 9

OUTLOT 6

OUTLOT 3

FOUND 1/4" IR
W/ "MDS" CAP



N01°06'11"W 1057.69'

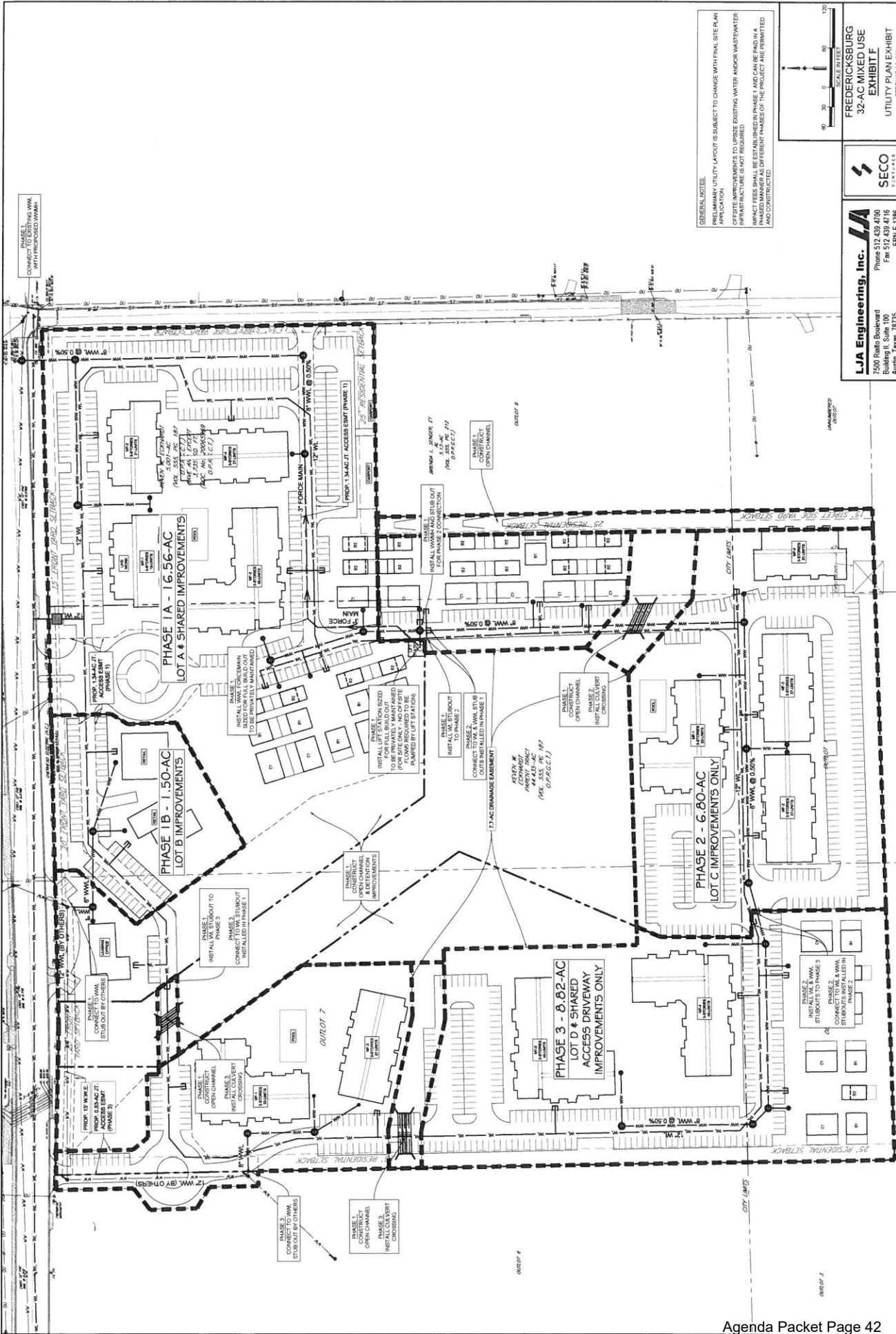
S01°04'08"E 542.34'



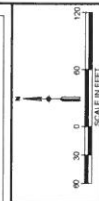
FREDERICKSBURG
32-AC MIXED USE
EXHIBIT D
ZONING EXHIBIT
FEBRUARY 3, 2021



LJA Engineering, Inc.
7500 Radio Boulevard
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Email: info@lja.com

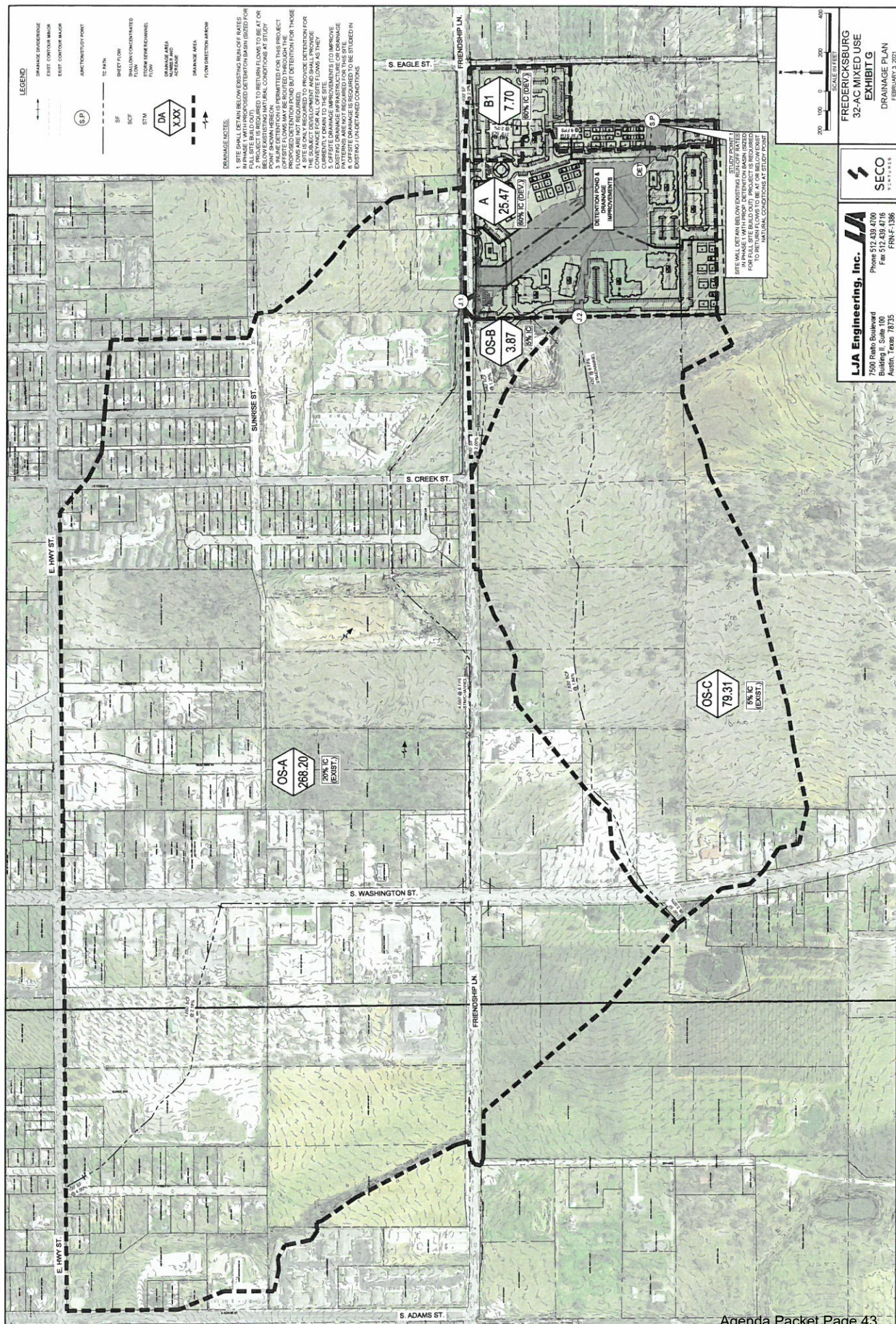


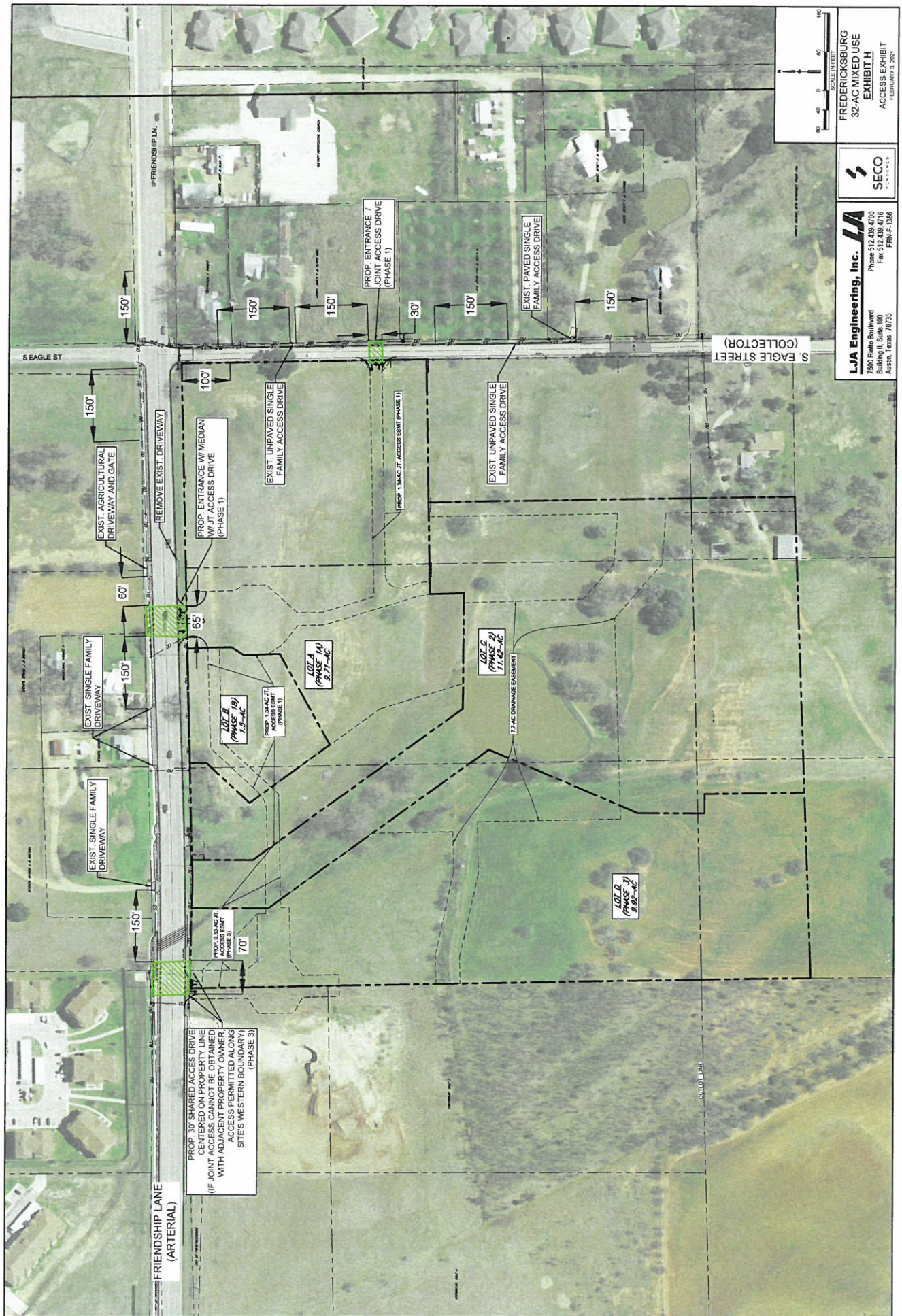
GENERAL NOTES:
 PRELIMINARY UTILITY LAYOUT IS SUBJECT TO CHANGE WITH FINAL SITE PLAN APPLICATION.
 OFF-SITE IMPROVEMENTS TO UPSIZE EXISTING WATER AND/OR WASTEWATER INFRASTRUCTURE IS NOT REQUIRED.
 IMPACT FEES SHALL BE ESTABLISHED IN PHASE 1 AND CAN BE PAID IN A LATER PHASE. IMPACT FEES FOR DIFFERENT PHASES OF THE PROJECT ARE PERMITTED AND CONSTRUCTED.



**FREDERICKSBURG
 32-AC MIXED USE
 EXHIBIT F
 UTILITY PLAN EXHIBIT
 FEBRUARY 3, 2021**

LJA Engineering, Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 FRN-F-1386





ORDINANCE NO. 2021-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, ADOPTING A CHANGE IN THE COMPREHENSIVE PLAN OF THE CITY OF FREDERICKSBURG; SPECIFICALLY IN THE LAND USE MAP AND COMPREHENSIVE PLAN AS TO PORTIONS OF OUTLOTS 1, 2, 3, 6, 7, 8, AND 9, AS RECORDED IN THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS AND THE EXTRATERRITORIAL JURISDICTION OF THE CITY; CHANGING SAID PROPERTY FROM MEDIUM DENSITY RESIDENTIAL AND RURAL TO MIXED USE CORRIDOR; PROVIDING THAT THE CHANGE BECOME A PART OF THE COMPREHENSIVE PLAN, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, upon adoption of the Comprehensive Plan for the City of Fredericksburg, the City Council recognized, as is required by such Plan, that such Plan is not static but must be re-evaluated in terms of physical, environmental, social, economic and public value factors which have occurred since the adoption of the Plan; and

WHEREAS, the Planning and Zoning Commission of the City of Fredericksburg has re-evaluated such Plan and has recommended that such Plan be changed, and that the Land Use Plan be amended to reflect such changes in land use; and

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

WHEREAS, the City Council has specifically found, following the public hearing, that such change is consistent with the objectives of the Comprehensive Plan of the City of Fredericksburg and that it would be in the best interests of the public that such change be made.

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

Section 1. That the Comprehensive Plan of the City of Fredericksburg is hereby amended to incorporate the certain change to the Land Use Plan as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg or in the extraterritorial jurisdiction of the City of Fredericksburg, Gillespie County, Texas, BEING all of that certain 27.62 acre tract of land out of the J. Bargas Survey No. 115, Abstract No. 53, Gillespie County, Texas, being portions of Outlots, 1, 2, 3, 6, 7, 8, 9 being out of the remaining portion of a called 44.435 acre tract, recorded in Volume 555, Page 187, Official Public

Records of Gillespie County, Texas; and BEING all of that certain 4.915 acre tract of land, such being the 5.001 Tract, being part of Outlot 9 as said Outlot is shown on the map of Fredericksburg, recorded in Volume 555, Page 206, Official Public Records of Gillespie County, Texas save and except that 3,735 square feet of land described in a conveyance to the City of Fredericksburg by Robert L. Eckhardt, et ux, dated September 11, 2006 recorded in Document No. 20065959, Official Public Records of Gillespie County, Texas; said 32.535 acres being more particularly shown and designated on the map attached hereto as Exhibit "A", are hereby designated as Mixed Use Corridor.

Section 2. That all references in City of Fredericksburg Code of Ordinances to the Comprehensive Plan or to the Land Use Map shall henceforth refer to such as are amended hereby.

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

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

Charlie Kiehne, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, City Secretary, TRMC

APPROVED AS TO FORM:

Daniel D. Jones, City Attorney

FUTURE LAND USE CHANGE MAP EXHIBIT "A"

LEGEND

 Request #2 -
Future Land
Use Change

 Notification
Area

 GCAD Parcels

 City Limit
Boundary

Landuse

 Commercial

 High Density
Residential

 Low Density
Residential

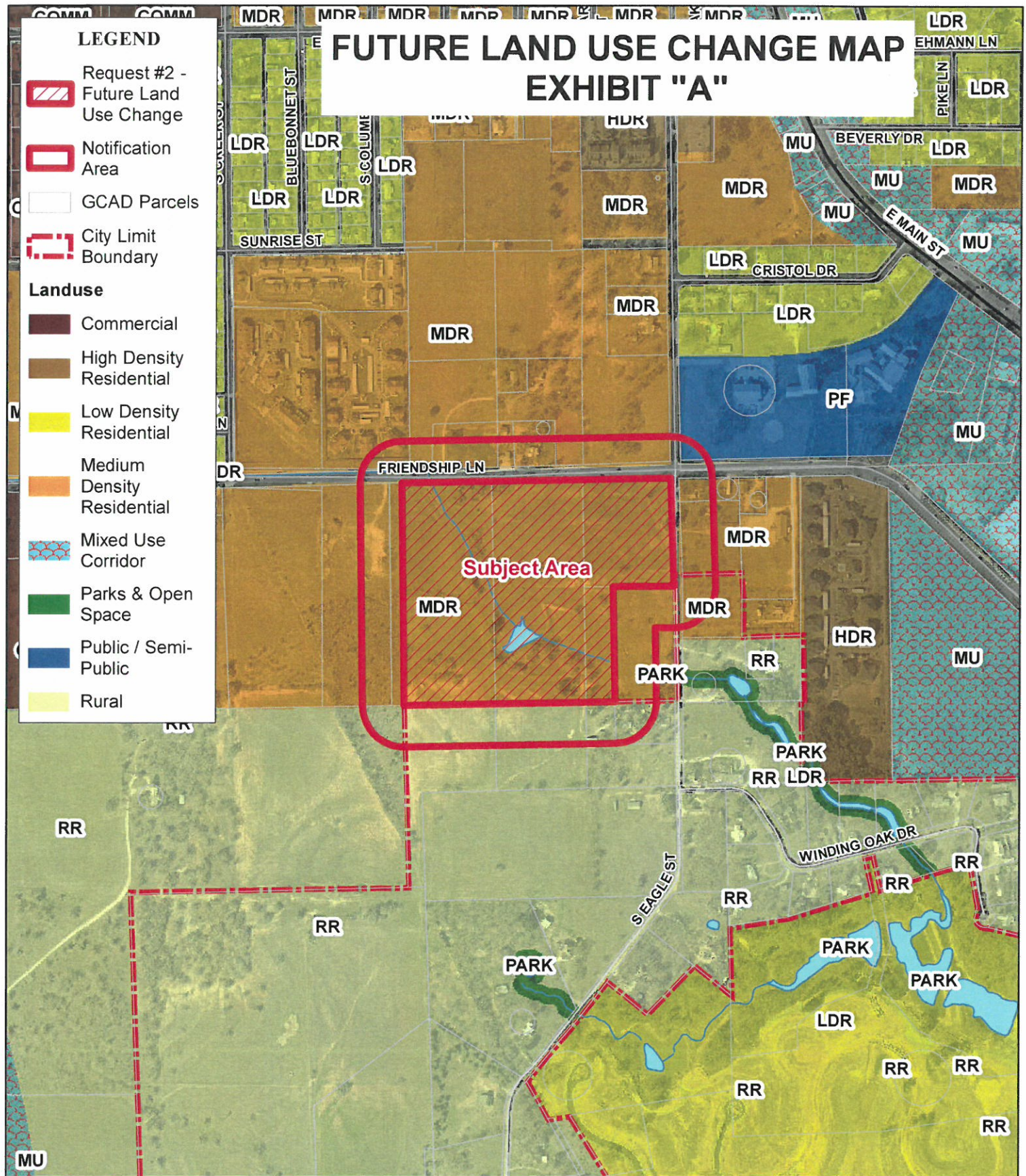
 Medium
Density
Residential

 Mixed Use
Corridor

 Parks & Open
Space

 Public / Semi-
Public

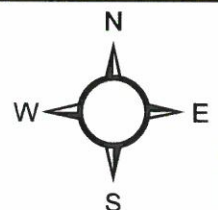
 Rural



0 150 300 600

SCALE IN FEET

1 inch = 600 feet



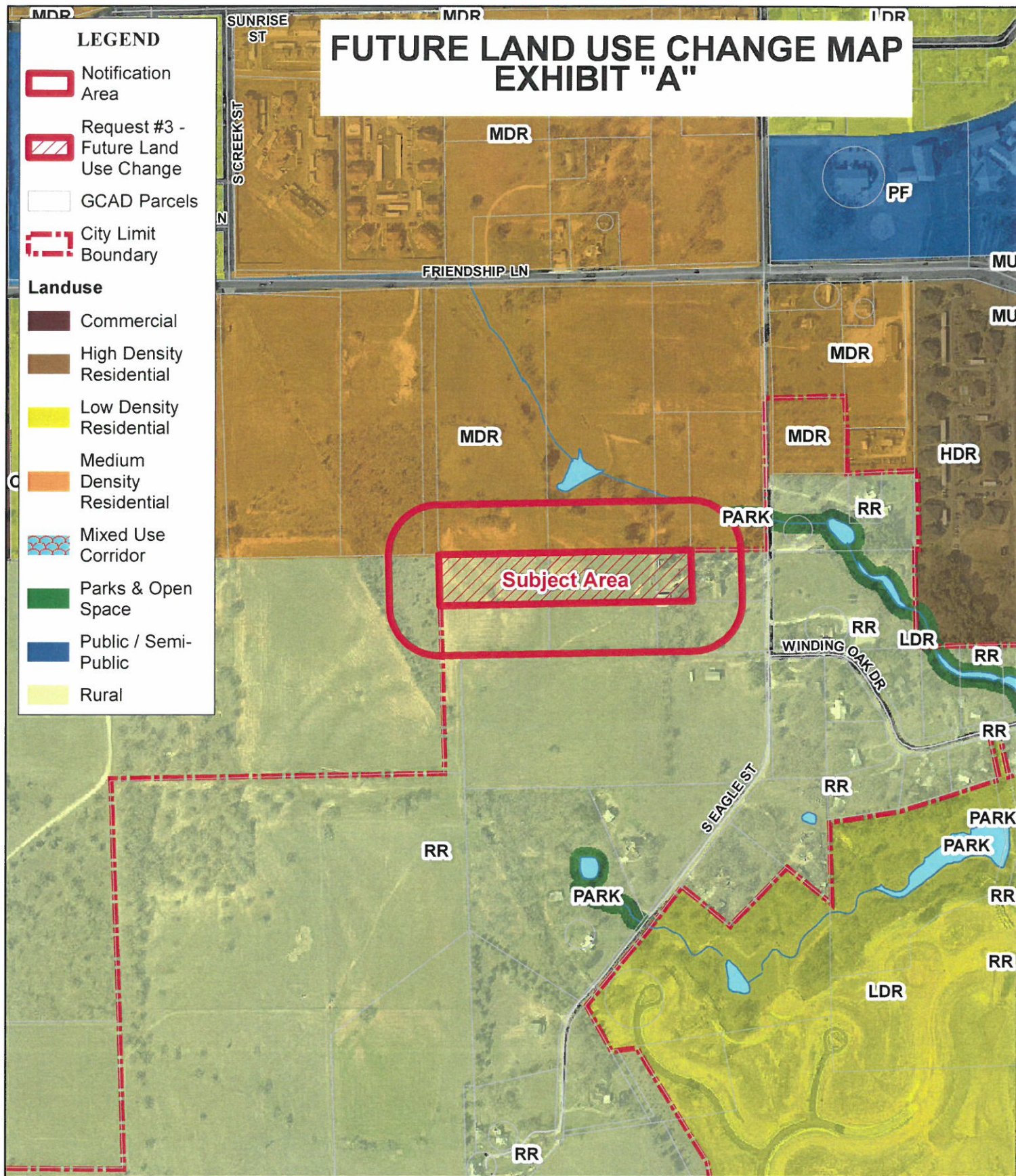
FUTURE LAND USE CHANGE MAP EXHIBIT "A"

LEGEND

-  Notification Area
-  Request #3 - Future Land Use Change
-  GCAD Parcels
-  City Limit Boundary

Landuse

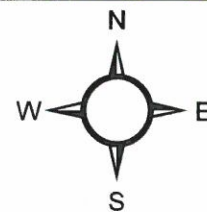
-  Commercial
-  High Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use Corridor
-  Parks & Open Space
-  Public / Semi-Public
-  Rural



0 250 500 1,000

SCALE IN FEET

1 inch = 500 feet



ORDINANCE NO. 2021-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND CHANGING THE ZONING DISTRICT FOR APPROXIMATELY 27.62 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET IN FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM MIXED RESIDENTIAL (R-2) TO PLANNED UNIT DEVELOPMENT (PUD) ZONING FOR SAID PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for Rezoning has been submitted by the owner of approximately 27.62 acres of land located at the southwest corner of Friendship Lane and South Eagle Street, to establish Planned Unit Development (PUD) zoning upon said property; 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 zoning change 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 rezoning be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such change 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 of the area of the property included in the zoning request, 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 the zoning ordinance of the City of Fredericksburg is hereby amended to incorporate the certain change in zoning district as follows:

All of those certain lots, tracts, or parcels of land, specifically identified as:

BEING all of that certain 27.62 acre tract of land out of the J. Bargas Survey No. 115, Abstract No. 53, Gillespie County, Texas, being portions of Outlots,

1, 2, 3, 6, 7, 8, 9 being out of the remaining portion of a called 44.435 acre tract, recorded in Volume 555, Page 187, Official Public Records of Gillespie County, Texas, situated in the City of Fredericksburg, Gillespie County, Texas, and as shown on the map attached hereto as Exhibit "A",

to be and are hereby zoned and designated as a Planned Unit Development ("PUD"), as more particularly described on the PUD Plan set forth in Exhibit "B", and the PUD Notes set forth in Exhibit "C", copies of which are attached hereto and made a part hereof.

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

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

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

Charlie Kiehne, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, TRMC
City Secretary

APPROVED AS TO FORM:

Daniel D. Jones, City Attorney

LEGEND

-  Request #1 - Zoning Change
-  Notification Area
-  GCAD Parcels
-  City Limit Boundary

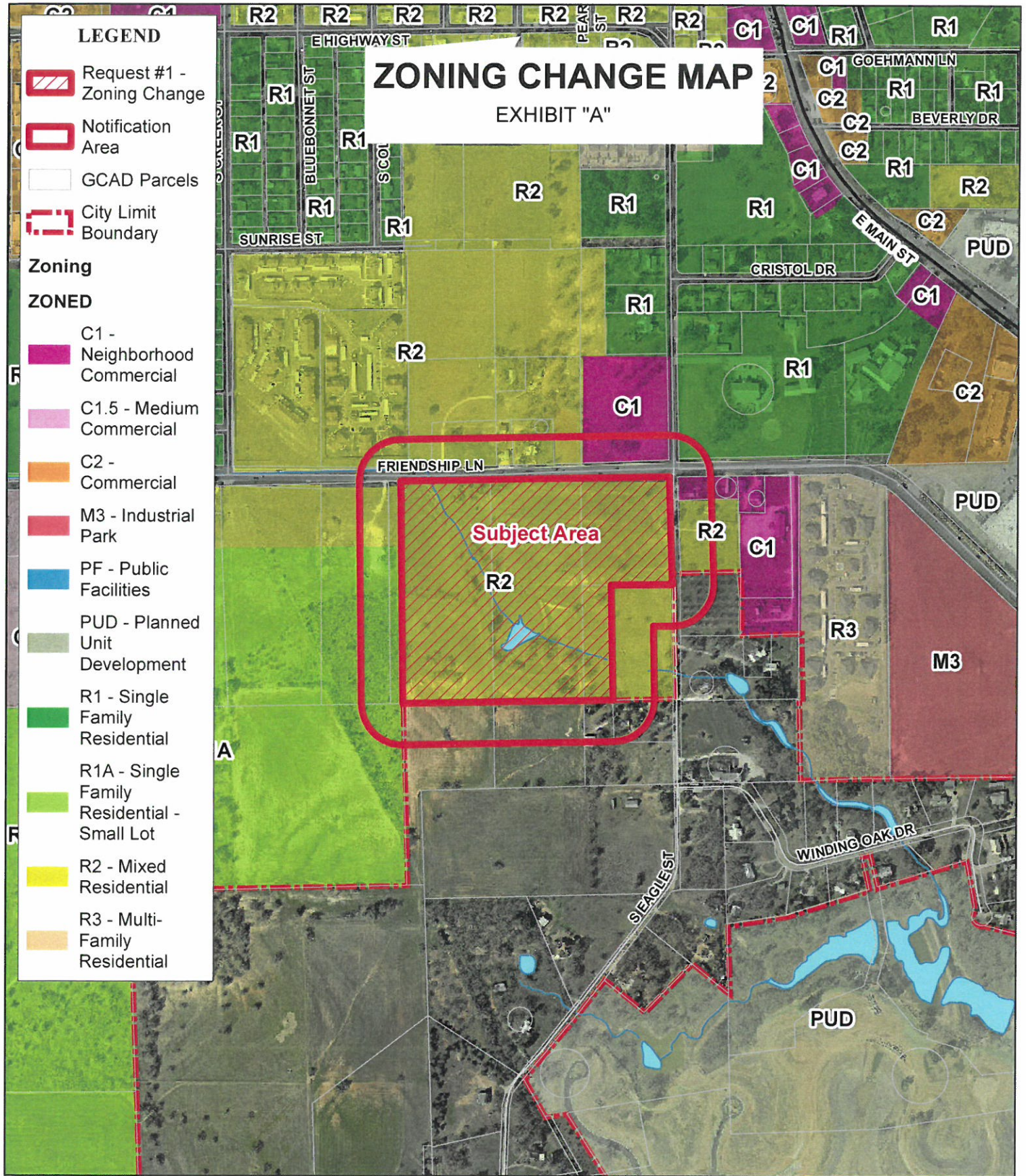
Zoning

ZONED

-  C1 - Neighborhood Commercial
-  C1.5 - Medium Commercial
-  C2 - Commercial
-  M3 - Industrial Park
-  PF - Public Facilities
-  PUD - Planned Unit Development
-  R1 - Single Family Residential
-  R1A - Single Family Residential - Small Lot
-  R2 - Mixed Residential
-  R3 - Multi-Family Residential

ZONING CHANGE MAP

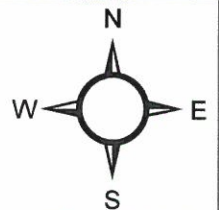
EXHIBIT "A"



0 150 300 600

SCALE IN FEET

1 inch = 600 feet



Lot A (Phase-1A) + Lot B (Phase-1B)	
Residential (1000 sf avg):	117 units 96 MF units / 21 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Leasing/Amenity:	8,000 s.f.
Retail:	10,000 s.f.
Office/Live Work:	8,000 s.f.
Parking Required:	292 sps (1.75 sps/unit)
Residential:	205 sps
Retail:	67 sps
Office/LW:	20 sps (Assume 1sp/20s.f.)
Parking Provided:	330 sps (1.96 sps/unit)
Residential:	230 sps
Retail:	70 sps
Office/LW:	30 sps (Assume 1sp/150 s.f.)
Site Area Gross:	11.21 Acres (1 sp/270 s.f.)
Lot C (Phase-2)	
Residential (1000 sf avg):	130 units 108 MF units / 22 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Amenity:	3,000 s.f.
Parking Required (Residential):	228 sps (1.75 sps/unit)
Parking Provided (Residential):	230 sps (1.77 sps/unit)
Site Area Gross:	11.42 Acres
Lot D (Phase-3)	
Residential (1000 sf avg):	168 units 150 MF units / 18 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Amenity:	3,000 s.f.
Parking Required (Residential):	294 sps (1.75 sps/unit)
Parking Provided (Residential):	294 sps (1.75 sps/unit)
Site Area Gross:	9.92 Acres
Total Tracts	
Residential (1000 sf avg):	415 units 354 MF units / 61 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Leasing/Amenity:	14,000 s.f.
Retail:	10,000 s.f.
Office/Live Work:	8,000 s.f.
Parking Required:	814 sps
Parking Provided:	854 sps
Site Area Gross:	32.55 Acres
Density Gross:	13 Units/Acre



EXHIBIT C
SECO ENTERPRISES LLC DBA SECO VENTURES
FRIENDSHIP LANE MIXED-USE
ZONING NOTES - PLANNED UNIT DEVELOPMENT (PUD)
CITY OF FREDERICKSBURG
MARCH 15, 2021

- A. The property shall be developed in accordance with the Site Plan (Exhibit B) regarding the location of land uses and structures.
 - a. Minor adjustments to the site plan may be approved by the Director of Development Services. The Director may require minor changes to the site plan to be reviewed and approved by P&Z and City Council.
- B. The property shall be developed in accordance with the MU-2 zoning district regardless of any densities, unit counts, parking, or site areas listed on the Site Plan (Exhibit B).
- C. The following land uses shall be prohibited from the Planned Unit Development (PUD);
 - a. Cocktail Lounge
 - b. Outdoor Amplified Music
 - c. Food Sales
 - d. Laundry Services
 - e. Liquor Sales
 - f. Mobil Food
 - g. Outdoor Entertainment
 - h. Drive-In Fast Food
 - i. Custom Manufacturing
 - j. Kennels
- D. The following land uses be allowed with a Conditional Use Permit (CUP)
 - a. Convenience Services
- E. The project will be permitted two access points on Friendship Lane and one access point on S. Eagle St.
- F. The rear yard setback shall be twenty-five (25') feet.
- G. Buildings labeled MF-1 & 2, located on Tract A at the at the northeast corner of the property, shall be limited to two stories.



March 2, 2021

City of Fredericksburg
126 W. Main
Fredericksburg, Texas 78624

To the members of Fredericksburg's Planning and Zoning Commission and Fredericksburg City Council:

On behalf of the Fredericksburg Chamber of Commerce, I am sending this letter of support for the mixed-use development proposed by Seco Ventures at Friendship and South Eagle.

Following conversation with several key local employers, we believe the development offers quality inventory that satisfies the need for mid-income rental housing for our local workforce. Additionally, we are in support of the thoughtful approach the developer has taken to create a higher density model that places priority on green space, recreation and sense of community.

In reviewing Seco Venture's project portfolio, we are pleased with the firm's commitment to quality and reputation as a reliable partner.

Kind regards,

A handwritten signature in black ink, appearing to read "Ethan R. Crane", is written over a horizontal line.

Ethan R. Crane
Board Chair



NOTICE OF CITY COUNCIL PUBLIC HEARING:
ONE REQUEST FOR A ZONING CHANGE
TWO REQUESTS FOR FUTURE LAND USE CHANGES

HEARING

DATE: March 15, 2021

TIME: 6:00 PM

REQUEST

NUMBER: Z-2101

The City Council meeting location has not been determined at this time. You will receive an additional letter with the meeting location information, at a later date. For additional information, contact Development Coordinator, Shelby Collier at 830-997-7521.

REQUESTS:

- 1) CHANGE THE ZONING FROM MIXED USE RESIDENTIAL ZONING DISTRICT (R2) TO A PLANNED UNIT DEVELOPMENT (PUD) FOR APPROXIMATELY 27.491 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.
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APPLICANT: JOHN NEEDHAM

LOCATIONS: APPROXIMATELY 27.491 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

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(see attached maps)



NOTICE OF PLANNING & ZONING PUBLIC HEARING:
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TWO REQUESTS FOR FUTURE LAND USE CHANGES

HEARING

DATE: March 3, 2021

TIME: 5:30 PM

REQUEST

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US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

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REQUEST NO. Z-2101

As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Carlene Grobe
Signed

2-24-2021
Date

CARLENE GROBE
Printed Name

104 Winding Oak Dr.
Address

REQUEST NO. Z-2101

As an interested property owner, I (~~Protest~~) (Approve) the requested zoning amendment represented by the above file number because:

Barbara Heinen

Signed

Barbara Heinen

Printed Name

02-28-2021

Date

705 South Eagle St

Address

Fbg TX

The three story apartment buildings that are planned closest to Friendship Lane are inconsistent with the height of other apartments in the area. They need to conform to the 2-story height for an over-all aesthetically pleasing neighborhood.

I am against any ingress or egress via Friendship Lane. Friendship Lane is a steadily moving by-pass and any entrance would not only interrupt the traffic flow, but potentially cause auto accidents.

The developers/complex owners should be required to pay a park dedication fee and the park should be treated like all the other public parks in Fredericksburg. They should not be exempt.

I disapprove of all variances/requests to the #Z-2101.

Thank you!

My name is James Lorys and my wife Anne and I live at 807 S Eagle St. I am writing in reference to the proposed zoning change with regards to the Seco Ventures development proposal along Friendship Lane and S Eagle St.

My wife and I moved to our current house 10 years ago, and our property is the city limit from one side of a fence to the other. Over the past several years, we have noticed the change from one type of tourist destination to another, one which we refer to as "Austin Light". We understand the attraction of Fredericksburg for tourists and those who wish to move here, but are concerned about the direction we are going.

The property in question is beautiful pasture land right on the edge of town and makes for a nice view as you drive along Friendship Lane, as well as from my house on S Eagle. We have several specific concerns about the proposed complex.

According to the plan, one entrance to the complex is just down the street south of our driveway. S Eagle is a dead end street with no outlet. It has little traffic. Many families walk their kids and pets along it, including some from Eagle St north of Friendship Lane, to enjoy the view without worrying about traffic along Friendship Lane. The entry here would increase traffic flow along this strip immensely, as the proposal calls for four three story apartment buildings in that space, along with a dozen or more residences. Additionally, there are two entrances shown on Friendship Lane. Cars traveling west along it would have to stop in the left lane to turn into the complex, creating a traffic hazard.

Looking directly west from my house, there would now be those four three story buildings literally across the street. It seems there are eight others proposed to the south and further west, along with the homes and parking lots, with possible commercial proposals indicated, with the attendant noise and additional traffic that it would bring. This huge complex is out of place for this area. As I understand it, there are already places zoned for Multiple Use in the city plan. Rezoning this property for this type of development is not necessary and could lead to unforeseen and unintended consequences, as it would allow many other types of businesses to be built down the road.

I acknowledge the need for finding appropriate space for growth, but keeping the area as zoned (R-2) would allow for that and keep the charm which draw people to Fredericksburg, besides the downtown attractions, as there are already properties in the city plan to accommodate this type of proposal. I believe keeping the current zoning would do a better job of balancing the residential and commercial needs of Fredericksburg.

Thank you for your consideration.

James Lorys
jlorys@windstream.net



NOTICE OF CITY COUNCIL PUBLIC HEARING:
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TWO REQUESTS FOR FUTURE LAND USE CHANGES

HEARING

DATE: March 15, 2021

TIME: 6:00 PM

REQUEST

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APPLICANT: JOHN NEEDHAM

LOCATIONS: APPROXIMATELY 27.491 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

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(see attached maps)

REQUEST NO. Z-2101

As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed	<u>James and Anne Lorys</u>	Date	<u>3/3/21</u>
Printed Name	<u>James and Anne Lorys</u>	Address	<u>807 S. Eagle St.</u>

Jeffery P. Morin

To: Shelby Collier
Subject: Protesting Request #Z-2101, Request for zoning Amendment by John Needham

27 Feb. 2021

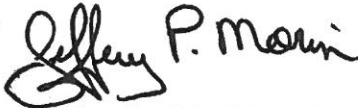
Ref: Protesting Request #Z-2101, Request for zoning Amendment by John Needham.

This letter is to protest the approval of this Request for Zoning Changes.

We are property owners very close to this proposed site on Property ID. 20940, 33209, 20395.

1. Protesting because we feel that our Residential R1 neighborhood is being changed to More of a commercial area than it was intended for.
2. Protesting, proposed site, if approved will be increasing Traffic levels along Friendship and Eagle.
We already have an approved, Reserve at Vineyard Oaks Apartments, which will be increasing traffic on Eagle Street.
3. Protesting, 3 story buildings.
4. Protesting, No outdoor Events or Music venues 5. Protesting, that Developer wants city to pay for park dedications.
Fredericksburg residents should not have to pay for and maintain a park in this complex that will be used primarily by its residents.

Thank you,



Jeffery P. Morin / cell: 830-456-1946, email: [REDACTED]

REQUEST NO. Z-2101

As an interested property owner, (Protest) ~~(Approve)~~ the requested zoning amendment represented by the above file number because:

Jeffery P. Morin
Signed

JEFFERY P. MORIN
Printed Name

27 Feb 2021
Date
702 S. EAGLE
Address

REQUEST NO. Z-2101

As an interested property owner, I (Protest) (Approve) the requested zoning amendment represented by the above file number because:

Carolyn W. Munroe

Signed

CAROLYN W. MUNROE

Printed Name

03-01-2021

Date

985 S. Eagle St.

Address

Fredericksburg, TX
78624

1. Friendship Lane does not have the appropriate traffic signals at the Creek St. & Eagle St. to handle the already significant traffic.
2. I'm opposed to 3-story structures - actually I'm opposed to having more apartments ~~at~~ by me at all but I would prefer they don't have a birds eye view onto my property.



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APPLICANT: JOHN NEEDHAM

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(see attached maps)

REQUEST NO. Z-2101

As an interested property owner, I (Protest) (Approve) the requested zoning amendment represented by the above file number because:

Kelly Musselman
Signed

Thomas H Musselman

2-25-21
Date

Kelly MUSSelman
Printed Name

Thomas H Musselman

904 FRIENDSHIP Lane
Address

PLEASE See ATTACHED DOCUMENT

To Recap:

- 1) NO CHANGE IN ZONING FROM R-2 TO MU. MIXED USE, EVEN AS AN OVERLAY ON A PUD, IS JUST ANOTHER FORM OF COMMERCIAL ZONING. COMMERCIAL ZONING IN THIS RURAL RESIDENTIAL NEIGHBORHOOD IS INAPPROPRIATE AND UNDESIRABLE, AND IS IN FACT SPOT ZONING. THIS IS JUST AN END RUN AROUND THE EXISTING ZONING OF R-2 TO MAKE IT COMMERCIAL.
 - 2) NO INGRESS / EGRESS OF FRIENDSHIP LANE. THIS IS A HEAVILY TRAVELED ROAD BY VEHICLES (INCLUDING MANY SEMI-TRUCKS) GOING AT EXCESSIVE SPEEDS. ANY TURNS IN AND OUT ON FRIENDSHIP LANE ARE VERY DANGEROUS.
 - 3) NO THREE STORY BUILDINGS!!! They are a blight on the landscape - here or anywhere in Fredericksburg.
 - 4) RE NOISE CONCERNS - MIXED USE RETAIL ALLOWS BARS / MUSIC VENUES / ENTERTAINMENT. ANY OUTDOOR MUSIC WILL BE DETRIMENTAL TO THIS NEIGHBORHOOD DUE TO EXCESSIVE NOISE AT LATE HOURS. ALSO, ALCOHOL ESTABLISHMENTS ARE INAPPROPRIATE IN A R-2 NEIGHBORHOOD WITH TWO CHURCHES AND A DAYCARE IN SUCH CLOSE PROXIMITY. FRIENDSHIP LANE IS ALREADY DANGEROUS TO DRIVE ON AND ADDING ALCOHOL TO THE MIX IS ASKING FOR DISASTER.
- * NOTE - THIS IS NOT A MATTER OF "NIMFY" - NOT IN MY FRONT YARD - I WOULD NOT WISH THIS ZONING CHANGE ON ANY RESIDENTIAL NEIGHBORHOOD IN OUR TOWN.

My name is Kelly Musselman and I live at 904 Friendship Lane. I am speaking in reference to the Seco Ventures proposed development on the east end of Friendship Lane on the south side across from my home.

For the record, I am not against this property being developed under its current zoning of R-2. Reality is, this is going to happen sooner or later. What I am against is changing the R-2 zoning to a Mixed Use commercial district. This is because this section of Friendship Lane is a rural residential area.

In this neighborhood, there are numerous apartment complexes, housing subdivisions, single family homes and B&Bs, as well as two churches and a pre-school. I feel this is not an appropriate area to have restaurants, bars, music venues, and drinking establishments in close proximity to these dwellings, with the accompanying density, traffic, and noise.

P & Z stands for planning and zoning and for me the emphasis should not just be on planning, but proper planning. Friendship Lane is a long traffic corridor and is not one size fits all in respect to zoning. Just because there is available land on this street does not mean that it should be a test case for Mixed Use zoning.

Friendship Lane is greater than the sum of its parts and forcing a square peg development into a round hole piece of property, for the sake of putting Mixed Use zoning somewhere, anywhere, in my view, is misguided. This seems to be a case of a zoning category in search of a piece of property, a solution in search of a problem. It even begs the question of why this zoning category was created. Is Mixed Use really a fit for Fredericksburg, or just another big city idea brought to our small town to change it even further? Is this the future look and feel we want of our community?

I feel Friendship Lane needs to be looked at in its entirety before any more zoning commitments. It needs a comprehensive plan. Just like Main Street, it is one long street with several different "blocks". The feel of the section I live on from South Eagle to South Creek is distinctly rural residential. So how does Mixed Use fit into this?

Anyone who drives it, knows that traffic is a major concern on Friendship Lane. Traffic is heavy and fast. We are the default "relief route" for truckers. Left turns are extremely dangerous. Any development on the property in question needs to be looked at in terms of safe

ingress and egress. I feel that South Eagle Street should be looked at for this purpose, as the future Justin McDonald Company apartments on the corner of Eagle and Friendship have done.

As to the issue of three-story height and the sight line of the proposed Seco apartments- such a jump in height anywhere in our city limits takes us from a small-town look to a big city feel. We are not Austin nor San Antonio and don't want to become them. Why are we importing this high-rise look to our small town?

I believe the zoning on the property in question should remain R-2 with projects that meet that zoning allowed. However, a PUD with MU-2 & R-3 overlay zoning is not a good fit for this rural, residential neighborhood. Allowing it will potentially set up a "domino effect" of Mixed Use down the remainder of R-2 land on Friendship impacting even more homeowners.

Changing the zoning is a bell that cannot be un-rung and will have a long-lasting negative effect on the street and surrounding neighborhood, turning it into an unsightly stretch of commercial establishments and tall buildings, similar to Sidney Baker St. in Kerrville.

Mixed Use is a big change for any residential neighborhood, allowing such things as cocktail lounges, liquor stores, laundromats, food trucks, repair shops, drive thrus, auto rentals, clubs, entertainment, manufacturing, motels, bus terminals, and storage buildings. In fact, Mixed Use is just a step away from commercial zoning with over fifty-five different types of businesses allowed.

Once Mixed Use zoning is designated on property, it can be resold and turned into any of the aforementioned businesses, not just what the original developer proposed. Reality is, out of town big city developers have no personal stake in our town. They propose some project with big promises of benefiting our town, seek zoning changes, and then once obtained, flip the property at a profit and walk away. The next buyer can then do something completely different.

I ask that these points be thoughtfully considered before considering the change of zoning in this portion on Friendship Lane, when there are actual designated highway entry corridors currently on the city's own Mixed Use map of June 2020, where such commercial development is more appropriate. I ask that P & Z keep the zoning on this property in question as R-2 and look to the bigger picture and consider the future plan of Friendship Lane.

Thank you.



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REQUEST NO. Z-2101

As an interested property owner, I (Protest) Approve the requested zoning amendment represented by the above file number because:

Dennis T. Segner
Signed

3/1/2021

Date

Dennis T. Segner
Printed Name

802 Friendship Lane
Address

812 Friendship Lane

Brenda Segner Approve

3/1/2021

Brenda L. Segner

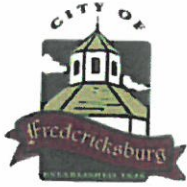
802 Friendship Lane

Land is suitable for this project:

- Proposed zoning
- Proposed land use

Zoning north of proposed project is R2.
+/- 50% is going to have 152-157 apartment units,

- 1 acre owned by private resident is R2
- 13.79 acres is zoned R2 + is for sale.



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Join from a PC, Mac, iPad, iPhone, or Android device:

Please click this URL to join.

<https://us02web.zoom.us/j/81162941565?pwd=U3BGRUhlL2Z5SDV0OFNVYVdtemMzUT09>

Passcode: 064765

Or join by phone:

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

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 811 6294 1565

International numbers available: <https://us02web.zoom.us/j/kYDWniiHo>

According to Tax Records, you are the owner of real property within 200' of the proposed changes, listed below. You are **not** required to attend the meeting, but if you care to attend, you will be given full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

The decision of the PLANNING & ZONING COMMISSION is a recommendation only. Final approval must be by action of the **CITY COUNCIL**.



NOTICE OF CITY COUNCIL PUBLIC HEARING:
ONE REQUEST FOR A ZONING CHANGE
TWO REQUESTS FOR FUTURE LAND USE CHANGES

HEARING

DATE: March 15, 2021

TIME: 6:00 PM

REQUEST

NUMBER: Z-2101

The City Council meeting location has not been determined at this time. You will receive an additional letter with the meeting location information, at a later date. For additional information, contact Development Coordinator, Shelby Collier at 830-997-7521.

REQUESTS:

- 1) CHANGE THE ZONING FROM MIXED USE RESIDENTIAL ZONING DISTRICT (R2) TO A PLANNED UNIT DEVELOPMENT (PUD) FOR APPROXIMATELY 27.491 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.
- 2) FUTURE LAND USE CHANGE FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO MIXED USE CORRIDOR (MUC) FOR APPROXIMATELY 27.491 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.
- 3) FUTURE LAND USE CHANGE FROM RURAL (R) TO MIXED USE CORRIDOR (MUC) FOR APPROXIMATELY 5.044 ACRES OF LAND LOCATED ON THE WEST SIDE OF SOUTH EAGLE STREET, APPROXIMATELY 1,000 FEET SOUTH OF THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

APPLICANT: JOHN NEEDHAM

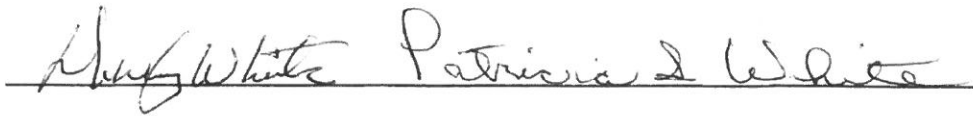
LOCATIONS: APPROXIMATELY 27.491 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

APPROXIMATELY 5.044 ACRES OF LAND LOCATED ON THE WEST SIDE OF SOUTH EAGLE STREET, APPROXIMATELY 1,000 FEET SOUTH OF THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

(see attached maps)

Land Use change request number: Z-2101

Our objections to these requests are twofold:

 2/27/21

Dewey and Patricia White

959 S. Eagle St. FBG, TX

Friendship Lane:

Will play a key role in absorbing an increase traffic load for residents of both the 27.491-acre and the 5.044-acre tracts.

Was not designed, engineered, or built to safely accommodate the weight of present heavy truck traffic or the density of rush-hour medium and light vehicle traffic. Unfortunately, it was successfully constructed to encourage speeding. Eagle Street, though in the Fredericksburg City Limit is built to old Gillespie County specifications and needs upgrade.

Already the intersections at S. Creek St. and S. Eagle St. have become tenuous at times of heavy traffic and have experienced several minor collisions. These two projects have included a total of 835 parking spaces to serve 408 residential units, administrative offices, and retail space. This will result in an exponential leap in numbers of vehicles using the Eagle and Creek Street intersections.

Traffic controls should be constructed simultaneously with other project construction and in-place and working prior to these projects being approved for occupation.

Added apartments on S. Eagle St:

Already there are at least 6 apartment complexes and several other high-density housing areas within ½ mile of the 5.044-acre tract. This high-density housing has affected the quality of life in this neighborhood to include traffic problems, drug trafficking, trespassing, and deaths (perhaps killings) of two teenagers.

Shoehorning another 408 housing units on these 32 acres will further affect the quality of life in this neighborhood as well as diminish the resale value of our neighborhood properties.

Drainage:

These properties are drained by Fuhrmann Creek (on some maps). Several properties down-stream depend on this runoff for irrigation, livestock, and recreation. Flow downstream in this watershed must not be changed by these projects.

UN

REQUEST NO. Z-2101

As an interested property owner, I (~~Protest~~ Approve) the requested zoning amendment represented by the above file number because:

See Attached

Signed _____

_____ Date

Printed Name _____

_____ Address



CITY COUNCIL MEMO

DATE: 3/9/2021

TO: Mayor and City Council

FROM: Evan Williamson, Staff Engineer

SUBJECT: Lady Bird Johnson Golf Course Bunker Renovation & Lining Project Bid

Summary:

This project includes the renovation of all bunkers on the Lady Bird Johnson course. The condition of the bunkers and liners are at a point that represents a hazard for player safety. Additionally, some bunkers need to be removed or reshaped to be more playable. Renovated bunkers will be cleaned, shaped, drainage flushed, and relined. Some bunkers will be filled and removed and resodded.

This project was advertised for bid beginning January 27, 2021 and was open for bid from January 29, 2021 to March 3, 2021. The City received three bids for the project. Fusion Golf, LLC was the low bidder at \$227,285.00 follow by Larson Golf at \$263,306.84 and Mid-America Golf and Landscape at \$336,490.00.

Recommendation

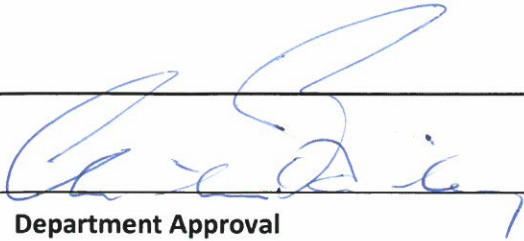
Staff reviewed each of the bids and recommends accepting the low bid from Fusion Golf at \$227,285.00.

Background / Analysis:

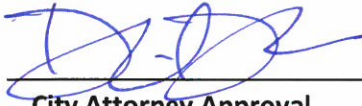
Attachments:

Course Bunker map

The City of Fredericksburg


Department Approval


City Manager Approval


City Attorney Approval

The City of Fredericksburg



FIGURE 1
 City of Fredericksburg
 Lady Bird Johnson Golf Course
 Bunker Renovation and Lining Project

LEGEND

- Renovate
- Adjust Size
- Fill



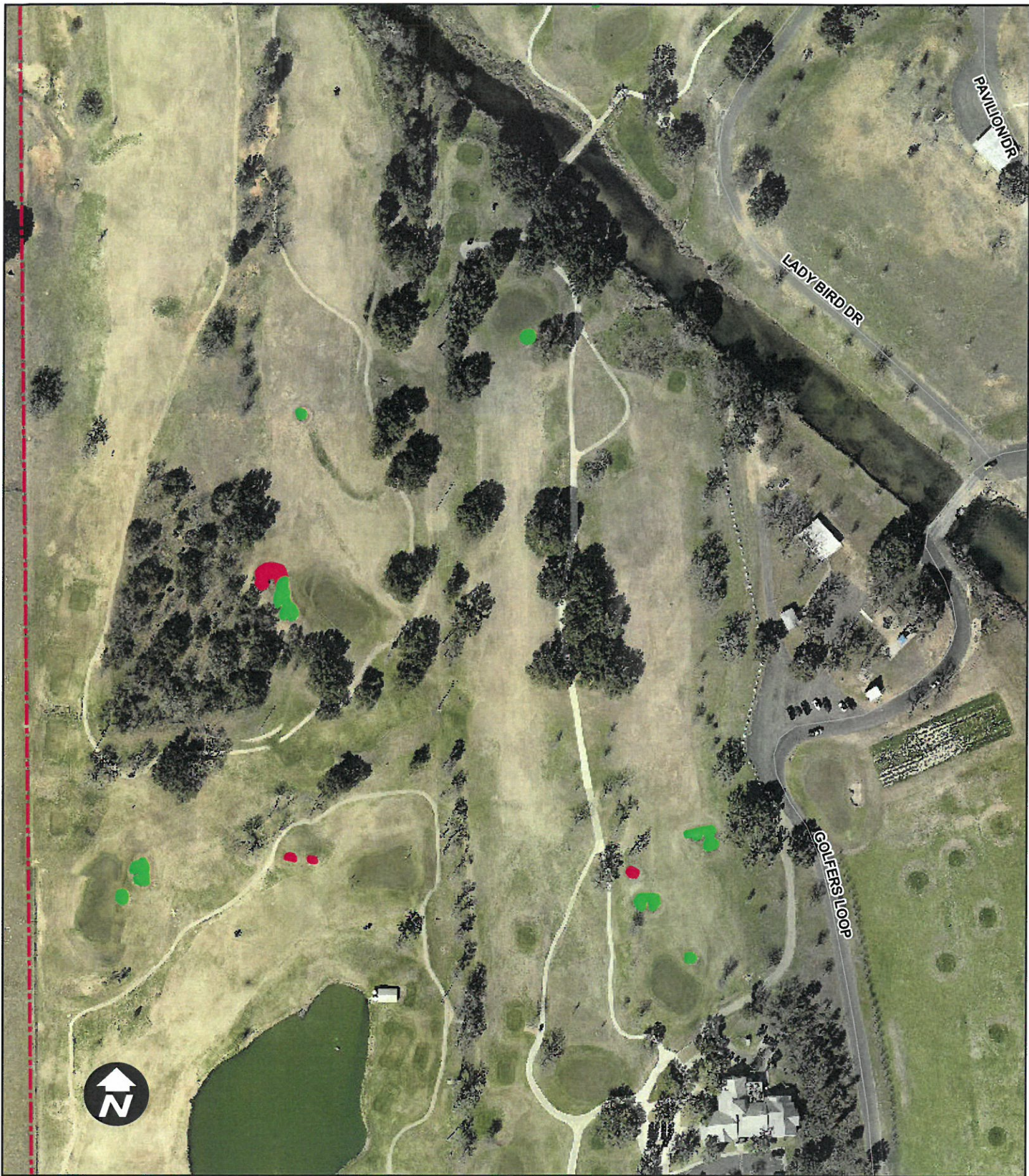


FIGURE 1
City of Fredericksburg
Lady Bird Johnson Golf Course
Bunker Renovation and Lining Project

LEGEND

- Renovate
- Adjust Size
- Fill





FIGURE 1
 City of Fredericksburg
 Lady Bird Johnson Golf Course
 Bunker Renovation and Lining Project

LEGEND

- Renovate
- Adjust Size
- Fill





CITY COUNCIL MEMO

DATE: March 4, 2021

TO: Mayor and City Council

FROM: Jennifer Krupa, Special Events Coordinator

SUBJECT: Moratorium on special events on City-owned property; approved special event health & safety plans; and requirements for outdoor gatherings of 10 to 299 people

Summary:

Governor Abbott has issued Executive Order GA-34. This executive order rescinds most of the Governor's earlier Executive Orders related to COVID-19, including GA-32, Item 5. For any outdoor gathering in excess of 10 people, including rafting, tubing, and related services...the gathering is prohibited unless the mayor of the city in which the gathering is held, or the county judge in the case of a gathering in an unincorporated area, approves of the gathering, and such approval can be made subject to certain conditions or restrictions not inconsistent with this executive order.

Effective Wednesday, March 10, 2021, all businesses of any type may open to 100% capacity. Additionally, this order ends the statewide mask mandate in Texas. Businesses may still limit capacity or implement additional safety protocols at their own discretion.

City Council should discuss the following items related to special events and outdoor gatherings:

Item #1. Special Events Moratorium: City Council extended the current moratorium on special events on City-owned property through March 31, 2021. All special events wanting to obtain a permit would be required to submit a written health & safety plan for review and approval by City Council before moving forward.

Item #2. What happens to the health & safety plans that have already been approved but the events have not happened yet?

The City of Fredericksburg

Item #3. Will outdoor gatherings of under 300 people still be required to sign a COVID-19 health & safety protocol waiver or can that requirement be removed?

Recommendation:

Discussion and possible action on the special events moratorium and outdoor gatherings.

Background / Analysis:

Item #1: At the February 22, 2021, City Council meeting, the following was approved:

Special Events: City Council extended the current moratorium on special events on City-owned property through March 31, 2021. All special events wanting to obtain a permit would be required to submit a written health & safety plan for review and approval by City Council before moving forward.

Item #2: Several special events have been approved by City Council to move forward based on information provided in a written health & safety plan. City Council should determine if these events still be required to follow the health & safety plans approved by City Council and if not, strongly encourage and recommend the continued following of minimum standard health protocols to produce safe events.

Item #3: At the February 22, 2021, City Council meeting, the following was approved:

Private outdoor gatherings of 10-299 people: City Council approved private outdoor event rentals of facilities for gatherings less than 300 people, limited to posted occupancy or maximum occupancy allowed by State guidelines (i.e., 75% occupancy for swimming pools), and requiring the renter to sign a waiver. The waiver would require the renter and attendees to follow COVID-19 health & safety protocols. The waiver would be in-lieu of requiring a written health & safety plan to be submitted to the mayor for review and approval.

The waiver must be edited as the current waiver approved on 2/22/21 contains language from GA-29, regarding the use of face coverings. City-staff will work with the City Attorney to update the language should the waiver be required.

Attachments:

Staff information on Special Events & Outdoor Gatherings; Executive Order GA-34; Centers for Disease Control and Prevention, Considerations for Events and Gatherings; City of Fredericksburg Health & Safety Plan Template for Special Events; COVID-19 Private Outdoor Event Health & Safety Protocols Waiver effective 2/23/21; 2021 Special Events Calendar

Andrea Schmielt

Department Approval

[Signature]

City Attorney Approval

[Signature]

City Manager Approval

The City of Fredericksburg

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

Agenda Packet Page 87



The City of Fredericksburg

Special Events Moratorium and Outdoor Gatherings

Special Events Moratorium

#1. Special Events Moratorium: City Council extended the current moratorium on special events on City-owned property through March 31, 2021. All special events wanting to obtain a permit would be required to submit a written health & safety plan for review and approval by City Council before moving forward.

- Should the special events moratorium end with no further restrictions or requirements?
 - City council will need to choose an ending date.
- Should the special events moratorium end but strongly encourage and recommend the continued use of minimum standard health protocols to produce safe events (CDC Considerations for Events and Gatherings)?
 - See the attachment from the CDC.
- Should the special events moratorium be extended further as written? Or with changes?
 - As written: City council would need to choose a date to extend the moratorium and all special events wanting to move forward would need to submit a written health & safety plan for approval.
 - Potential change: City council would need to choose a date to extend the moratorium and all special events with anticipated attendance of 1,000 or more would need city council approval to move forward. Any event with less than 1,000 in anticipated attendance would obtain approval from the City's special events committee.
- Should the special events moratorium end effective immediately to allow special events on City-owned property **but** require a written health & safety plan through the special event application process? The health & safety plan template would be added to the special event application and be a required document for a permit to be issued. The health & safety plan would be reviewed by the City's special events committee and City staff would highly recommend and encourage the use of minimum standard health protocols to produce safe events (CDC Considerations for Events and Gatherings).
 - The special events committee includes the following staff: City Manager, Assistant City Manager, Fire Chief, Police Chief, Patrol Lieutenant, Emergency Management Coordinator, Fire Marshal, Streets Superintendent, Director of Emergency Services, Health Division Director, Public Information Officer, Parks Director and Special Events Coordinator.
 - Information from Special Events Ordinance #2019-26:
 - Section 36.1 – Definitions: City Manager means the City Manager of the City of Fredericksburg or his or her designee which may include one or more persons or a committee.
 - Section 36-4 – Contents of Special Event Application, (22) any other information which the City Manager finds is reasonably necessary for the issuance of a Special Event Permit.
 - Section 36-9. (b) The City Manager is further authorized to require an Applicant to institute other safeguards or activities to protect the safety of the public from circumstances which may arise from a specific Special Event.

Staff recommendation will be based on the discussion of this item.

#2. What happens to the health & safety plans that have already been approved but the events have not happened yet?

Several special events have been approved by City Council to move forward based on information provided in a written health & safety plan. The events include:

- Wanderlust Half Marathon on March 20, 2021 at Marktplatz; event organizer has indicated they will follow their plan as submitted.
- Lions Club Pancake Breakfast on April 3, 2021 at Marktplatz
- Redbud Artisan Market on April 3, 2021 at Marktplatz; event organizer has indicated they will follow their plan as submitted.
- Die Kunstler von Fredericksburg Art Show on April 10, 2021 at Marktplatz; event organizer has indicated they will follow their plan as submitted.
- Fredericksburg Farmers Market on Thursday at Marktplatz beginning April 22 through August 12, 2021
- Wildflower Run on April 24, 2021 at Marktplatz; event organizer has indicated they will follow their plan closely as submitted but do plan to modify, if it is allowable. The reason for the modifications is largely related to budget as they would not need as many traffic-control barricades to control entry into the event.
- Pedernales Creative Arts Alliance Summer Concert Series on various dates, May-September 2021, at Marktplatz; event organizer has indicated they would possibly want to modify the plan if allowed.

Staff recommendation: City Council may require these events to follow the health & safety plans as approved. If an event would like to modify their plan, the modified plan would need to be submitted to City Council for review and approval.

Outdoor gatherings of 10-299 people

#3. Will outdoor gatherings of 10-299 people be required to sign a COVID-19 health & safety protocol waiver?

City council approved the signing of a COVID-19 health & safety protocol waiver in lieu of submitting a written health & safety plan to the mayor at the meeting on February 22, 2021. However, indoor events were never required to sign this waiver as the executive order only gave the mayor authority to approve outdoor gatherings in excess of 10 people. Because of this, staff feels that the requirement to sign a waiver should be removed.

If City Council does not agree with this recommendation and would like the waiver to continue, the waiver must be edited as it contains language from GA-29, regarding the use of face coverings. City-staff will work with the city attorney to update the language should the waiver be required.

Staff recommendation: Consider adoption of a motion to allow rental of facilities for private outdoor gatherings from 10-299 people and remove the requirement to sign a COVID-19 health & safety protocol waiver, however, strongly encourage and recommend following minimum standard health protocols to produce safe events, effective immediately.



GOVERNOR GREG ABBOTT

March 2, 2021

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
1:15 PM 'CLOCK

MAR 02 2021

[Signature]
Secretary of State

The Honorable Ruth R. Hughs
Secretary of State
State Capitol Room 1E.8
Austin, Texas 78701

Dear Secretary Hughs:

Pursuant to his powers as Governor of the State of Texas, Greg Abbott has issued the following:

Executive Order No. GA-34 relating to the opening of Texas in response to the
COVID-19 disaster.

The original executive order is attached to this letter of transmittal.

Respectfully submitted,

[Signature]
Gregory S. Davidson
Executive Clerk to the Governor
GSD/gsd

Attachment

POST OFFICE BOX 12428 AUSTIN, TEXAS 78711 512-463-2000 (VOICE) DIAL 7-1-1 FOR RELAY SERVICES

Executive Order

BY THE
GOVERNOR OF THE STATE OF TEXAS

Executive Department
Austin, Texas
March 2, 2021

EXECUTIVE ORDER GA 34

Relating to the opening of Texas in response to the COVID-19 disaster.

WHEREAS, I, Greg Abbott, Governor of Texas, issued a disaster proclamation on March 13, 2020, certifying under Section 418.014 of the Texas Government Code that the novel coronavirus (COVID-19) poses an imminent threat of disaster for all counties in the State of Texas; and

WHEREAS, in each subsequent month effective through today, I have renewed the disaster declaration for all Texas counties; and

WHEREAS, I have issued executive orders and suspensions of Texas laws in response to COVID-19, aimed at protecting the health and safety of Texans and ensuring an effective response to this disaster; and

WHEREAS, I issued Executive Order GA-08 on March 19, 2020, mandating social-distancing restrictions in accordance with guidelines promulgated by President Donald J. Trump and the Centers for Disease Control and Prevention (CDC); and

WHEREAS, I subsequently issued a series of superseding executive orders aiming to achieve the least restrictive means of combatting the evolving threat to public health by adjusting social-distancing restrictions while implementing a safe, strategic plan to reopen Texas; and

WHEREAS, under Executive Order GA-32, in effect since October 14, 2020, most establishments have been able to operate up to at least 75 percent of total occupancy, except in some areas with high hospitalizations as defined in that order, where most establishments have been able to operate up to at least 50 percent of total occupancy; and

WHEREAS, I also issued Executive Order GA-29, regarding the use of face coverings to control the spread of COVID-19, and a series of executive orders, most recently GA-31, limiting certain medical surgeries and procedures; and

WHEREAS, COVID-19 hospitalizations and the rate of new COVID-19 cases have steadily declined due to the millions of Texans who have voluntarily been vaccinated, many more who are otherwise immune, improved medical treatments for COVID-19 patients, abundant supplies of testing and personal protective equipment, and Texans' adherence to safe practices like social distancing, hand sanitizing, and use of face coverings; and

WHEREAS, in the Texas Disaster Act of 1975, the legislature charged the governor with the responsibility "for meeting ... the dangers to the state and people presented by

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SECRETARY OF STATE
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MAR 02 2021

disasters” under Section 418.011 of the Texas Government Code, and expressly granted the governor broad authority to fulfill that responsibility; and

WHEREAS, under Section 418.012, the “governor may issue executive orders ... hav[ing] the force and effect of law;”

NOW, THEREFORE, I, Greg Abbott, Governor of Texas, by virtue of the power and authority vested in me by the Constitution and laws of the State of Texas, and in accordance with guidance from medical advisors, do hereby order the following on a statewide basis effective at 12:01 a.m. on March 10, 2021:

1. In all counties not in an area with high hospitalizations as defined below:
 - a. there are no COVID-19-related operating limits for any business or other establishment; and
 - b. individuals are strongly encouraged to wear face coverings over the nose and mouth wherever it is not feasible to maintain six feet of social distancing from another person not in the same household, but no person may be required by any jurisdiction to wear or to mandate the wearing of a face covering.

“Area with high hospitalizations” means any Trauma Service Area that has had seven consecutive days in which the number of COVID-19 hospitalized patients as a percentage of total hospital capacity exceeds 15 percent, until such time as the Trauma Service Area has seven consecutive days in which the number of COVID-19 hospitalized patients as a percentage of total hospital capacity is 15 percent or less. A current list of areas with high hospitalizations will be maintained at www.dshs.texas.gov/ga3031.
2. In any county located in an area with high hospitalizations as defined above:
 - a. there are no state-imposed COVID-19-related operating limits for any business or other establishment;
 - b. there is no state-imposed requirement to wear a face covering; and
 - c. the county judge may use COVID-19-related mitigation strategies; provided, however, that:
 - i. business and other establishments may not be required to operate at less than 50 percent of total occupancy, with no operating limits allowed to be imposed for religious services (including those conducted in churches, congregations, and houses of worship), public and private schools and institutions of higher education, and child-care services;
 - ii. no jurisdiction may impose confinement in jail as a penalty for violating any order issued in response to COVID-19; and
 - iii. no jurisdiction may impose a penalty of any kind for failure to wear a face covering or failure to mandate that customers or employees wear face coverings, except that a legally authorized official may act to enforce trespassing laws and remove violators at the request of a business establishment or other property owner.
3. In providing or obtaining services, every person (including individuals, businesses, and other legal entities) is strongly encouraged to use good-faith efforts and available resources to follow the Texas Department of State Health Services (DSHS) health recommendations, found at www.dshs.texas.gov/coronavirus.
4. Nothing in this executive order precludes businesses or other establishments from requiring employees or customers to follow additional hygiene measures, including the wearing of a face covering.
5. Nursing homes, state supported living centers, assisted living facilities, and long-

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MAR 02 2021

term care facilities should follow guidance from the Texas Health and Human Services Commission (HHSC) regarding visitations, and should follow infection control policies and practices set forth by HHSC, including minimizing the movement of staff between facilities whenever possible.

6. Public schools may operate as provided by, and under the minimum standard health protocols found in, guidance issued by the Texas Education Agency. Private schools and institutions of higher education are encouraged to establish similar standards.
7. County and municipal jails should follow guidance from the Texas Commission on Jail Standards regarding visitations.
8. Executive Orders GA-17, GA-25, GA-29, and GA-31 are rescinded in their entirety.
9. This executive order shall supersede any conflicting order issued by local officials in response to the COVID-19 disaster, but only to the extent that such a local order restricts services allowed by this executive order or allows gatherings restricted by this executive order. Pursuant to Section 418.016(a) of the Texas Government Code, I hereby suspend Sections 418.1015(b) and 418.108 of the Texas Government Code, Chapter 81, Subchapter E of the Texas Health and Safety Code, and any other relevant statutes, to the extent necessary to ensure that local officials do not impose restrictions in response to the COVID-19 disaster that are inconsistent with this executive order, provided that local officials may enforce this executive order as well as local restrictions that are consistent with this executive order.
10. All existing state executive orders relating to COVID-19 are amended to eliminate confinement in jail as an available penalty for violating the executive orders. To the extent any order issued by local officials in response to the COVID-19 disaster would allow confinement in jail as an available penalty for violating a COVID-19-related order, that order allowing confinement in jail is superseded, and I hereby suspend all relevant laws to the extent necessary to ensure that local officials do not confine people in jail for violating any executive order or local order issued in response to the COVID-19 disaster.

This executive order supersedes Executive Orders GA-17, GA-25, GA-29, GA-31, and GA-32, but does not supersede Executive Orders GA-10 or GA-13. This executive order shall remain in effect and in full force unless it is modified, amended, rescinded, or superseded by the governor. This executive order may also be amended by proclamation of the governor.



Given under my hand this the 2nd
day of March, 2021.

A handwritten signature in black ink that reads "Greg Abbott".

GREG ABBOTT
Governor

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
1:15pm O'CLOCK

MAR 02 2021

Governor Greg Abbott
March 2, 2021

Executive Order GA-34
Page 4

ATTESTED BY:



RUTH R. HUGHS
Secretary of State

FILED IN THE OFFICE OF THE
SECRETARY OF STATE
1:15 PM O'CLOCK
MAR 02 2021



COVID-19

Considerations for Events and Gatherings

Updated Feb. 18, 2021

[Print](#)

[Hindi](#) [Nepali](#) [Dzongkha](#)

COVID-19 Cases are Extremely High. Avoid Events and Gatherings.

COVID-19 cases, hospitalizations, and deaths [are extremely high across the United States](#). To decrease your chance of getting and spreading COVID-19, CDC recommends that you [do not gather with people who do not live with you at this time](#). [Attending events and gatherings increases your risk of getting and spreading COVID-19](#). Stay home to [protect yourself and others](#) from COVID-19.

As some communities in the United States begin to plan and hold events and gatherings, the CDC offers the following considerations for enhancing protection of individuals and communities and preventing spread of coronavirus disease 2019 (COVID-19). Event planners and officials can determine, in collaboration with [state and local health officials](#), whether and how to implement these considerations, making adjustments to meet the unique needs and circumstances of the local community. Because COVID-19 virus circulation varies in communities, these considerations are meant to supplement—not replace—any state, local, territorial, or tribal health and safety laws, rules, and regulations with which gatherings must comply. Organizers should continue to assess, based on current conditions, whether to postpone, cancel, or significantly reduce the number of attendees for gatherings.

After reviewing the considerations listed on this page, event planners and administrators can use [CDC's Events and Gatherings Readiness and Planning Tool](#) [\[9 pages\]](#) to protect staff, volunteers, and attendees.

Guiding Principles

- A gathering refers to a planned or spontaneous event, indoors or outdoors, with a small number of people participating or a large number of people in attendance such as a community event or gathering, concert, festival, conference, parade, wedding, or sporting event.
- The *more people* an individual interacts with at a gathering and the longer that interaction lasts, the higher the potential risk of becoming infected with COVID-19 and COVID-19 spreading.
- The [higher the level of community transmission](#) in the area that the gathering is being held, the higher the risk of COVID-19 spreading during a gathering.
- The size of an event or gathering should be determined based on state, local, territorial or tribal safety laws and regulations.

The risk of COVID-19 spreading at events and gatherings increases as follows:

Lowest risk: Virtual-only activities, events, and gatherings.

More risk: Smaller outdoor and in-person gatherings in which individuals from different households remain spaced at least 6 feet apart, wear masks, do not share objects, and come from the same local area (e.g., community, town, city, or county).

Higher risk: Medium-sized in-person gatherings that are adapted to allow individuals to remain spaced at least 6 feet apart and with attendees coming from outside the local area.

Highest risk: Large in-person gatherings where it is difficult for individuals to remain spaced at least 6 feet apart and attendees travel from outside the local area.

Targeting COVID-19's spread

SARS-CoV-2, the virus that causes COVID-19, is thought to be mostly spread by respiratory droplets released when people talk, cough, or sneeze. It is thought that the virus may also spread to hands from a contaminated surface and then to the nose, mouth or eyes, causing infection. Therefore, personal prevention practices (such as [handwashing](#), [staying home when sick](#), [maintaining 6 feet of distance](#), and [wearing a mask](#)) and environmental prevention practices (such as [cleaning and disinfection](#)) are important ways to prevent the virus's spread.

These prevention principles are covered in this document. They provide event planners and individuals with actions to help lower the risk of COVID-19 exposure and spread during gatherings and events.

Promoting Healthy Behaviors that Reduce Spread

Continue to take these steps to reduce your risk of getting and spreading COVID-19:

- Correctly and consistently [wear a mask](#) that completely covers your nose and mouth
- Stay [at least 6 feet away](#) from others who do not live with you
- [Avoid crowds](#)
- Avoid poorly [ventilated](#) indoor spaces
- [Stay home when you are sick](#)
- [Wash your hands](#) frequently with soap and water for at least 20 seconds (or use [hand sanitizer](#) containing at least 60% alcohol)
- [Get vaccinated](#) when the vaccine is available to you
- [Get tested](#) if you have signs or [symptoms](#) of COVID-19, or if you think you may have been [exposed](#) to someone with COVID-19

Even if you and others (including [children](#)) do not feel sick and do not have any [symptoms](#), [you can still spread COVID-19 to family, friends, and community](#).

Do NOT be around others if you have been [exposed](#) to someone with COVID-19, if you are [sick](#), or if you have [tested positive for COVID-19](#).

Event planners should consider implementing strategies to encourage behaviors that reduce the spread of COVID-19 among staff and attendees.

- **Staying Home when Appropriate**
 - Educate staff and attendees about when they should [stay home](#).
 - Advise [employees and attendees to stay home](#) if they have tested positive for COVID-19 or are showing COVID-19 [symptoms](#).
 - Advise employees and attendees to stay home and monitor their health if they have had a [close contact](#) with a person who has symptoms of COVID-19 within the past 14 days.
 - Develop policies that encourage sick employees to stay at home without fear of reprisal, and ensure employees are aware of these policies.
 - CDC's criteria can help inform when employees should return to work:
 - [If they have been sick with COVID-19](#)
 - [If they tested positive for COVID-19 but had no symptoms](#)
 - [If they have recently had a close contact with a person with COVID-19](#)

- Consider developing flexible refund policies for attendees for events that involve a participation fee.
- **Hand Hygiene and Respiratory Etiquette**
 - Require frequent employee [handwashing](#) (e.g., before, during, and after taking tickets; after touching garbage) with soap and water for at least 20 seconds and increase monitoring to ensure adherence.
 - If soap and water are not readily available, employees can use hand sanitizer that contains at least 60% alcohol and rub their hands until dry.
 - Encourage staff to [cover the mouth and nose with a tissue when coughing and sneezing](#). Used tissues should be thrown in the trash and hands washed immediately with soap and water for at least 20 seconds.
 - Encourage attendees to [wash hands often](#) and cover coughs and sneezes.
 - Attendees often exchange handshakes, fist bumps, and high-fives at meetings and sporting events. Display [signs](#) (physical and/or electronic) that discourage these actions during the event.
- **Masks**
 - Require the use of [masks](#) among staff. Masks are **most** essential in times when physical distancing is difficult (e.g., when moving within a crowd or audience).
 - Provide all staff with information on [proper use, removal, and washing of masks](#).
 - Advise staff that [masks](#) should **not** be placed on:
 - Babies or children younger than 2 years old
 - Anyone who has trouble breathing
 - Anyone who is unconscious, incapacitated, or otherwise unable to remove the mask without assistance
 - Encourage attendees ahead of the event to bring and use [masks](#) at the event.
 - [Masks](#) are meant to protect other people in case the wearer is unknowingly infected but does not have [symptoms](#). [Masks](#) are not meant to be a substitute for personal protective equipment such as surgical masks, respirators, or other medical personal protective equipment.
 - Masks are strongly encouraged in settings where individuals might raise their voice (e.g., shouting, chanting, singing).
- **Adequate Supplies**
 - Ensure you have accessible sinks and enough supplies for people to clean their hands and cover their coughs and sneezes. Supplies include soap, water, a way to dry hands (e.g., paper towels, hand dryer), tissues, hand sanitizer containing at least 60 percent alcohol, disinfectant wipes, masks (as feasible), and no-touch/foot pedal trash cans (preferably covered).
- **Signs and Messages**
 - Post [signs](#) in highly visible locations (e.g., at entrances, in restrooms) that [promote everyday protective measures](#) and describe how to [stop the spread](#)  of germs by [properly washing hands](#) and [properly wearing a mask](#) .
 - Broadcast regular [announcements](#) on reducing the spread of COVID-19 on public address systems.
 - Include messages (for example, [videos](#)) about behaviors that prevent spread of COVID-19 when communicating with staff, vendors, and attendees (such as on the event website and through event [social media accounts](#)).
 - Consider developing signs and messages in alternative formats (e.g., large print, braille, American Sign Language) for people who have limited vision or are blind or people who are deaf or hard of hearing.
 - Find freely available CDC print and digital resources about COVID-19 on [CDC's communications resources](#) main page.

Maintaining Healthy Environments

Event planners should consider implementing several strategies to maintain healthy environments.

- **Cleaning and Disinfection**
 - [Clean and disinfect](#) frequently touched surfaces within the venue at least daily or between uses as much as possible—for example, door handles, sink handles, drinking fountains, grab bars, hand railings, and cash registers.

- Clean and disinfect shared objects between uses—for example, payment terminals, tables, countertops, bars, and condiment holders.
 - Consider closing areas such as drinking fountains that cannot be adequately cleaned and disinfected during an event.
 - Develop a schedule for increased, routine cleaning and disinfection.
 - Plan for and enact these cleaning routines when renting event space and ensure that other groups who may use your facilities follow these routines.
 - If transport vehicles like buses are used by the event staff, drivers should practice all safety actions and protocols as indicated for other staff—for example, washing hands often and wearing masks and maintaining social distance of bus riders. To clean and disinfect event buses, vans, or other vehicles see guidance for [bus transit operators](#) and [drivers for hire](#), and adapt as needed.
 - Ensure [safe and correct use](#) and storage of [cleaners and disinfectants](#) [🔗](#) to avoid harm to employees and other individuals. Always read and follow label instructions for each product, and store products securely away from children.
 - Use [EPA-approved disinfectants against COVID-19](#) [🔗](#).
 - Cleaning products should not be used near children. Staff should ensure that there is adequate ventilation when using these products to prevent attendees or themselves from inhaling toxic vapors.
 - Use disposable gloves when removing garbage bags or handling and disposing of trash.
 - After using disposable gloves, throw them out in a lined trash can.
 - Do not disinfect or reuse the gloves.
 - [Wash hands](#) after removing gloves.
- **Restrooms**
 - Consider limiting the number of people who occupy the restroom at one time to allow for social distancing.
 - Do not allow lines or crowds to form near the restroom without maintaining a distance of at least 6 feet from other people. It may be helpful to post signs or markers to help attendees maintain the appropriate social distance of at least 6 feet.
 - Ensure that open restrooms are:
 - Operational with functional toilets.
 - [Cleaned and disinfected](#) regularly, particularly high-touch surfaces such as faucets, toilets, stall doors, doorknobs, countertops, diaper changing tables, and light switches.
 - Clean and disinfect restrooms daily or more often, if possible, with EPA-approved disinfectants against COVID-19.
 - Ensure safe and correct application of disinfectants and keep products away from children.
 - Stocked with enough supplies for handwashing, including soap and water, a way to dry hands (e.g., paper towels, hand dryer), tissues, hand sanitizer with at least 60% alcohol (for staff and older children who can safely use hand sanitizer), tissues, and no-touch/foot pedal trash cans (preferably covered).
 - If you are providing portable toilets, also provide portable handwashing stations and ensure that they remain stocked throughout the duration of the event. If possible, provide hand sanitizer stations that are touch-free.
- **Ventilation**
 - Ensure ventilation systems operate properly and increase circulation of outdoor air as much as possible, for example, by opening windows and doors. Do not open windows and doors if doing so poses a safety or health risk to staff or attendees (e.g., risk of falling or triggering asthma symptoms).
 - If portable ventilation equipment like fans are used, take steps to minimize air from them blowing from one person directly at another person to reduce the potential spread of any airborne or aerosolized viruses.
- **Water Systems**
 - To minimize the risk of [Legionnaires' disease](#) and other diseases associated with water, [take steps](#) to ensure that all water systems and features (e.g., sink faucets, drinking fountains, decorative fountains) are safe to use after a prolonged facility shutdown. Drinking fountains should be cleaned and sanitized, but encourage staff

and attendees to bring their own water, as feasible, to minimize touching and use of water fountains.

- **Modified Layouts**

- Limit attendance or seating capacity to allow for [social distancing](#), or host smaller events in larger rooms.
- Use multiple entrances and exits and discourage crowded waiting areas.
- Block off rows or sections of seating in order to space people at least 6 feet apart.
- Eliminate lines or queues if possible or encourage people to stay at least 6 feet apart by providing [signs](#) or other visual cues such as tape or chalk marks.
- Prioritize outdoor activities where social distancing can be maintained as much as possible.
- Offer online attendance options in addition to in-person attendance to help reduce the number of attendees.

- **Physical Barriers and Guides**

- Provide physical guides, such as tape on floors or sidewalks and signs on walls, to ensure that individuals remain at least 6 feet apart in lines and at other times (e.g., guides for creating one-way routes).
- Install physical barriers, such as sneeze guards and partitions, in areas where it is difficult for individuals to remain at least 6 feet apart. Barriers can be useful at cash registers and other areas where maintaining physical distance of 6 feet is difficult.
- Change seating layout or availability of seating so that people can remain least 6 feet apart.

- **Communal Spaces**

- Stagger use of shared indoor spaces such as dining halls, game rooms, and lounges as much as possible and [clean and disinfect](#) them between uses.
- Add physical barriers, such as plastic flexible screens, between bathroom sinks and beds, especially when they cannot be at least 6 feet apart.
- Clean and disinfect bathrooms regularly (e.g., in the morning and evening or after times of heavy use) using [EPA-registered disinfectants](#) [☑](#).
- For more information on communal spaces in event housing (e.g., laundry rooms, shared bathrooms, and recreation areas) follow [CDC's guidance for Shared or Congregate Housing](#).

- **Food Service**

- There is no evidence that COVID-19 is spread by food. However, people sharing utensils and congregating around food service areas can pose a risk.
- If the event includes food service, refer to CDC's COVID-19 considerations for [restaurants and bars](#).
- Use touchless payment options as much as possible, if available.
- Ask customers and employees to exchange cash or card payments by placing them on a receipt tray or on the counter rather than by hand to avoid direct hand-to-hand contact.
- [Clean and disinfect](#) frequently touched surfaces such as pens, counters, or hard surfaces between use and encourage patrons to use their own pens.
- Provide physical guides, such as tape on floors or sidewalks and signs on walls, to ensure that individuals remain at least 6 feet apart when waiting in line to order or pick up.
- If a cafeteria or group dining room is used, serve individually plated meals or grab-and-go options, and hold activities in separate areas.
- Use disposable food service items including utensils and dishes. If disposable items are not feasible or desirable, ensure that all non-disposable food service items are handled with gloves and washed with dish soap and hot water or in a dishwasher.
- Individuals should [wash their hands](#) after removing their gloves or after directly handling used food service items.
- Avoid offering any self-serve food or drink options, such as buffets, salad bars, and drink stations. Consider having pre-packaged boxes or bags for each attendee.

- **Shared Objects**

- Discourage people from sharing items that are difficult to clean, sanitize, or disinfect.
- Limit any sharing of food, tools, equipment, or supplies by staff members.
- Ensure adequate supplies to minimize sharing of high-touch materials to the extent possible; otherwise, limit use of supplies and equipment to one group of staff members or attendees at a time, and [clean and disinfect](#) them

between use.

Maintaining Healthy Operations

Event organizers and staff may consider implementing several strategies to maintain healthy operations.

- **Regulatory Awareness**
 - Be aware of local or state regulatory agency policies related to group gatherings to determine if events can be held.
- **Protections for Staff and Attendees who are at Higher Risk of Severe Illness from COVID-19**
 - Offer options for staff at [higher risk for severe illness](#) (including older adults and people of any age with underlying medical conditions) that limit their exposure risk. For example:
 - Offer telework and modified job responsibilities for staff, such as setting up for the event rather than working at the registration desk.
 - Replace in-person meetings with video- or tele-conference calls whenever possible.
 - As feasible, offer options for attendees at [higher risk for severe illness](#) that limit their exposure risk (e.g., virtual attendance).
 - Consider limiting event attendance to staff and guests who live in the local area (e.g., community, city, town, or county) to reduce risk of spreading the virus from areas with higher levels of COVID-19. If attendance is open to staff and guests from other communities, cities, town or counties, provide information to attendees so they can make an informed decision about participation.
 - Put policies in place to protect the privacy of people at [higher risk for severe illness](#) regarding their underlying medical conditions.
- **Limited, Staggered, or Rotated Shifts and Attendance Times**
 - Consider ways to significantly reduce the number of attendees.
 - Use flexible worksites (e.g., telework) and flexible work hours (e.g., staggered shifts) to help establish policies and practices for social distancing of 6 feet between employees, volunteers, and others.
 - Rotate or stagger shifts and arrival times to limit the number of employees in a venue at the same time.
 - Stagger and limit attendance times to minimize the number of guests at the venue.
- **Travel & Transit**
 - Encourage employees to use transportation options that minimize close contact with others (e.g., walking or biking, driving or riding by car – alone or with household members only). Consider offering the following support:
 - Ask employees to follow the CDC guidance on how to [Protect Yourself When Using Transportation](#), including public transit.
 - Allow employees to shift their hours so they can commute during less busy times.
 - Ask employees to [wash their hands](#) as soon as possible after their trip.
 - Reconfigure parking lots to limit congregation points and ensure proper separation of employees (e.g., closing every other parking space).
 - Encourage [rideshare](#) drivers to clean and disinfect frequently touched surfaces in the vehicle and avoid providing pooled rides or picking up multiple passengers who would not otherwise be riding together on the same route.
- **Designated COVID-19 Point of Contact**
 - Designate an administrator or office to be responsible for responding to COVID-19 concerns. All staff and attendees should know who this person or office is and how to contact them.
- **Communication Systems**
 - Put systems in place to:
 - Encourage staff and attendees to self-report to event officials or a COVID-19 point of contact if they have [symptoms](#) of COVID-19, a positive test for COVID-19, or were exposed to someone with COVID-19 within the last 14 days, in accordance with health information sharing regulations for COVID-19 (e.g., see “Notify Health

Officials and Close Contacts" in the **Preparing for When Someone Gets Sick** section below), and other applicable privacy and confidentiality laws and regulations.

- Advise attendees prior to the event or gathering that they should not attend if they have symptoms of, a positive test for, or were recently exposed (within 14 days) to COVID-19.
- Notify staff, attendees, and the public of cancellations and restrictions in place to limit people's exposure to COVID-19 (e.g., limited hours of operation).
- Identify and address potential language, cultural, and disability barriers associated with communicating COVID-19 information to event staff and participants. Tailor information so that it is easily understood by various audiences and is available in alternative formats and languages.
- Learn more about reaching people of diverse languages and cultures by visiting: [Know Your Audience](#). You also can learn more about communicating to staff in a crisis at: [Crisis Communications Plan](#). 

- **Leave (Time Off) Policies**

- Implement flexible sick leave policies and practices that are not punitive and enable employees to stay home when they are sick, have been exposed, are [caring for someone who is sick](#), or who must stay home with children if schools or child care centers are closed.
- Examine and revise policies for leave, telework, and employee compensation as needed.
- Ensure that any relevant policies are communicated to staff.

- **Back-Up Staffing Plan**

- Monitor absenteeism of employees, cross-train staff, and create a roster of trained back-up staff.
- Develop policies for return-to-work and event facilities after an employee has COVID-19. CDC's [criteria to discontinue home isolation](#) and quarantine can inform these policies.

- **Staff Training**

- Train staff on all safety protocols. Consider using CDC's [Interim Guidance for Businesses and Employers](#) as a guide.
- Conduct training virtually to ensure that [social distancing](#) is maintained during training.
- If training needs to be done in person, maintain social distancing. Virtual training is clearly better for infection control when feasible.

- **Recognize Signs and Symptoms**

- If feasible, conduct daily health checks (e.g., temperature screening and/or [symptom checking](#)) of staff and attendees safely and respectfully, and in accordance with any applicable privacy laws and regulations.
- Event administrators may consider using examples of screening methods in CDC's [General Business FAQs](#) as a guide.

- **Sharing Facilities**

- Encourage any organizations that share or use the same venue to also follow these considerations and limit shared use, if possible.

- **Support Coping and Resilience**

- Promote employees' ability to eat healthy foods, exercise, get enough sleep, and find time to unwind.
- Encourage employees to talk with people they trust about their concerns and how they are feeling.
- Consider posting signs for the national distress hotline: call or text 1-800-985-5990; The National Domestic Violence Hotline: 1-800-799-7233 and TTY 1-800-787-3224; and The National Suicide Prevention Lifeline: 1-800-273-TALK (8255).

- **Lessons Learned After the Event**

- Meet with the emergency operations coordinator or planning team for your venue to discuss and note lessons learned.
- Determine ways to improve planning and implementation processes if the event will happen again.
- Update your plans regularly according to the state and local situation and orders.

Preparing for When Someone Gets Sick

Event planners should consider several strategies to implement when someone gets sick.

- **Advise Sick Individuals of Home Isolation Criteria**

- Communicate to sick staff members that they should not return to work until they have met CDC's [criteria to discontinue home isolation](#).

- **Isolate and Transport Those Who are Sick**

- Make sure that staff and attendees know that they should not come to the event and that they should notify event planners (e.g., the designated COVID-19 point of contact) if they become sick with COVID-19 [symptoms](#), test positive for COVID-19, or have been [exposed](#) to someone with symptoms or a suspected or confirmed case.
- Immediately separate staff and attendees with COVID-19 [symptoms](#) (e.g., fever, cough, shortness of breath) at the event. Individuals who are sick should go home or to a healthcare facility, depending on how severe their symptoms are, and follow [CDC guidance for caring for themselves](#).
- Individuals who have had [close contact](#) with a person who has [symptoms](#) should be separated, sent home, and advised to follow [CDC guidance for community-related exposure](#) (see "Notify Health Officials and Close Contacts" below). If symptoms develop, individuals should follow [CDC guidance for caring for themselves](#).
- Planners may follow [CDC's Guidance for Shared or Congregate Housing](#) for any staff who live in event housing.
- Work with venue administrators, local officials, and healthcare providers to identify an isolation area to separate anyone who has COVID-like symptoms or who has tested positive but does not have symptoms. Event healthcare providers should use [Standard and Transmission-Based Precautions](#) when caring for sick people. See: [What Healthcare Personnel Should Know About Caring for Patients with Confirmed or Possible COVID-19 Infection](#).
- Establish procedures for safely transporting anyone sick to their home or to a healthcare facility. If you are calling an ambulance or bringing someone to the hospital, call first to alert them that the person may have COVID-19.

- **Clean and Disinfect**

- Close off areas used by a sick person and do not use these areas until after [cleaning and disinfecting](#) them (for outdoor areas, this includes surfaces or shared objects in the area, if applicable).
- Wait at least 24 hours before cleaning and disinfecting. If 24 hours is not feasible, wait as long as possible. Ensure [safe and correct use](#) and storage of [cleaning](#)  and disinfection products, including storing them securely away from children.

- **Notify Health Officials and Close Contacts**

- In accordance with state and local laws and regulations, event planners should notify [local health officials](#), staff, and attendees of any case of COVID-19 while maintaining confidentiality in accordance with the [Americans with Disabilities Act \(ADA\)](#)  and other applicable laws and regulations.
- Advise those who have had [close contact](#) with a person diagnosed with COVID-19 to stay home, [self-monitor for symptoms](#), and follow [CDC guidance](#) if symptoms develop.

After reviewing the considerations listed on this page, event planners and administrators can use [CDC's Events and Gatherings Readiness and Planning Tool](#)  [9 pages] to protect staff, volunteers, and attendees.

Other Resources

[Latest COVID-19 Information](#)

[Cleaning and Disinfection](#)

[Guidance for Businesses and Employers](#)

[Guidance for Schools and Childcare Centers](#)

[Guidance for Park Administrators](#)

[Shared and Congregate Housing](#)

[COVID-19 Prevention](#)

[Handwashing Information](#)

[Face Coverings](#)

[Social Distancing](#)

[COVID-19 Frequently Asked Questions:](#)

[Persons at Higher Risk](#)

[Managing Stress and Coping](#)

[HIPAA and COVID-19](#) 

[CDC communication resources](#)

[Community Mitigation](#)

[Transportation](#)

[Interim Guidance for Communities of Faith](#)

[Crisis Communications Plan.](#) 

[Restaurants and bars](#)

[Americans with Disabilities Act \(ADA\) and other applicable laws and regulations](#) 

Last Updated Feb. 18, 2021

City of Fredericksburg: Health & Safety Plan for Special Events

Health & Safety Plans are submitted to **City Council/City Staff** for review and approval before a special event permit is issued. Plans should include the entire nature and scope of your event. ***Items #1-7 below are required to be included or addressed in every health & safety plan submitted.*** The Open Texas Checklist for Event Organizers provided by the Governor's Strike Force to Open Texas is included on page 5-9 and can be found using this link: [Governor's Strike Force to Open Texas | Office of the Texas Governor | Greg Abbott](#)

You can also review recommendations from the Center for Disease Control (CDC) here: [Considerations for Events and Gatherings | CDC](#)

1. Event Details

- a. Are you a not-for-profit or for-profit event?
- b. Event Name:
- c. What type of event? (for example, is it a fun run, race, music festival, church service, art show, etc.)
- d. Date of event
- e. Location of event – please be specific (for example: Adelsverein Halle and the catering kitchen at Marktplatz); if the event includes private property, please include that information too (for example, Bethany Lutheran Church grass lot on the corner of Crockett/Austin streets)
- f. Estimated attendance including all staff, employees, volunteers, and participants.
- g. Is this event fenced or gated?
- h. Name of event organizer and contact information (address, phone, and email).

2. Face Coverings/Masks

- a. Describe your plan for face coverings/masks at the event (who must wear a mask, when must they wear a mask, where must they wear a mask)

3. Temperature Checks

- a. Describe your plan for temperature checks at the event (who, when, where). Describe the threshold for temperature and what will happen if someone exceeds that threshold. If no temperature checks, please indicate that in your plan.

4. Personal Protective Equipment (PPE)

- a. Describe what PPE will be available at the event for staff, employees, volunteers and participants, etc. and where it will be located.

5. Signage & Announcements

- a. Describe what signage will be posted at the event regarding health & safety protocols.
- b. Describe what announcements will be made at the event regarding health & safety protocols.

6. Event Promotion/Event Information

- a. Provide your website & social media site addresses. Have you posted your health & safety protocols on your website and social media sites? How will you disseminate information to all attendees regarding the event health & safety protocols?
- b. Pricing: if the event requires registration or a ticket purchase, are you already allowing participants to register or purchase tickets? Please include a listing of the pricing for the event. Or is this event free to the general public?
- c. If your event requires a ticket to enter or the transfer of funds for registration, will you offer contactless payment & ticket options?
- d. Do you have a refund policy? If so, please include a copy of the policy.
- e. Will you limit capacity at the event?

City of Fredericksburg: Health & Safety Plan for Special Events

7. Event Layout/Map and Street Closures

- a. Provide a layout or event map/aerial and mark the locations of each event component.
- b. Is there a street closure associated with this event? If so, please include the official street closure form found on page 9 of the special event application.

8. Event Components

Items below should be addressed in your plan with health & safety protocols if they are included in your event scope. List out each event component and provide a description as to the health & safety protocols your event will follow. Please note that this list is not all-inclusive, and you should add additional components as required.

a. Food & Beverage: please note that your plan should not include any bulk condiments or self-service items.

1. Describe the types of food & beverage vendors (i.e., food or beverage trucks/trailers, booths, cook-off tents, food plate fundraiser or serving lines, etc.).
2. Describe what types of payment options you are using for vendors, food tickets, cash, contactless?
3. Will food be prepared and cooked on-site? Pre-packaged items only?
4. Are you allowing food or beverage samples?
5. Is food being given away for free or must individuals purchase on their own?
6. How will lines be spaced to allow for social distancing?

b. Entrance/Exit Areas: address social distancing, temperature checks, cleaning & sanitation, etc.

1. Bag Check
2. Entrance Lines
3. Exits/Emergency Exits for fenced events
4. Ticket, Welcome or Registration Booth(s)
5. Staff/Vendor/Volunteer Check-in
6. Ticket Machines or Kiosks

c. Booths & Displays: how will booths be spaced; how will lines for the booths be queued, how will equipment be cleaned & sanitized; will hand sanitizer be made available?

1. Art Exhibition/Sale
2. Craft Show/Sale
3. First Aid Station
4. Interactive Marketing Display
5. Merchandise/Souvenir Sales
6. Specialty/Retail Booths
7. Sponsors
8. Static Car Display
9. Sick Person Isolation Area

d. Entertainment & Activities: are you able to make announcements and reminders using the sound system? What types of entertainment or activities does your event offer? Remember to include any health & safety protocols the entertainment and activities will be required to follow.

1. Church Service
2. Concert, Live Music or DJ
3. Contest or Tournament

City of Fredericksburg: Health & Safety Plan for Special Events

4. Dance: how will you maintain social distancing on the dance floor?
 5. Education Demonstration (i.e., cooking demo)
 6. Egg Hunt
 7. Ice Skating Rink
 8. Live Auction
 9. Live Entertainment Show
 10. Living History Re-Enactors
 11. Mascot or Costumed Character/Photos with Mascot or Character
 12. Silent Auction
 13. Strolling Entertainment
 14. Other:
- e. Amusements/Carnival/Kid Zone: Include any health & safety protocols the that will be required of the items below.**
1. Caricature Artist or Face Painter
 2. Crafts
 3. Games
 4. Moonwalks/Inflatables
 5. Petting Zoo/Animals
 6. Rides
 7. Ticket Booths/Kiosks
 8. Trackless Train
 9. Other:
- f. Ceremonies, Awards and Trainings: Include any health & safety protocols the that will be required of the items below.**
1. Award ceremony
 2. Banquet or reception
 3. Closing ceremony
 4. Training Event for employees, staff and/or volunteers (pre-event)
 5. Opening ceremony
 6. Ribbon Cutting
 7. Tree Lighting
 8. Other:
- g. Equipment: Cleaning and Sanitation, how often will items be cleaned and sanitized? How will you ensure the cleaning and sanitation is done (i.e., logs)?**
1. ATMs
 2. Chairs
 3. Trash Receptables and Recycling Bins
 4. Photo Booth
 5. Tables/Table covers
 6. Other:
- h. Restrooms & Hand-Wash Stations/Hand Sanitizer**
1. Use of on-site restrooms at your event location; will you allow participants to use the on-site restrooms at your event location? Will you limit occupancy inside the restrooms? Will you clean the restrooms during the event? How will you maintain distancing when lines form?
 2. Portable Restrooms: How many? Location? Will you clean the restrooms during the event? How will you maintain distancing when lines form?

City of Fredericksburg: Health & Safety Plan for Special Events

3. Hand Wash Stations; How many? Location? How will you maintain distancing when lines form?
 4. Other:
- i. Races, Walks & Runs**
1. Registration; will registration be on-site or online only? If on-site, what health & safety protocols will be followed?
 2. Packet Pick-Up: will packets be mailed in advance of the event or available in advance or the day of the event? If on-site, what health & safety protocols will be followed?
 3. Starting line; how will you ensure social distancing?
 4. Staggered starting times: describe the start times of each race, the intervals at which participants will be allowed to leave the start line, (i.e., every two minutes) and how many people will be allowed at the starting line at a time.
 5. Water/Rest Stations on route; will you have water or rest stations along the route? Will they be manned or unmanned to limit contact?
 6. Finish Line: include the finish line location on your event layout/map. If the finish line is also the start line, how do you keep distance between the starters and finishers?
 7. Route(s): Your plan should include copies of all routes.
 8. Spectator viewing area: describe how you will encourage social distancing from spectators.
 9. Pre or Post Race Party or Awards Celebration: will you have a pre- or post-race party or awards ceremony or celebration? If yes, address health & safety protocols.
- j. Parades & Processions**
1. How will you ensure social distancing on the route and in the staging areas?
 2. Include a map of the route that includes staging area, route, spectator viewing and route end.
 3. If there are any stopping points on the route, how will you insure social distancing?
- k. Parking/Transportation**
1. Will your event provide shuttle service? If so, what protocols will be put in place for the transportation vehicles? Limited capacity? Masks required? How often will the vehicle be sanitized?
- l. Other items not included: describe any event components that are not included in Section 8, Items a-l, above.**

**For Questions, please contact Jennifer Krupa, Special Events Coordinator
(830) 990-2044 direct**

jkrupa@fbgtx.org or specialevents@fbgtx.org



COVID-19 REQUIREMENTS FOR PRIVATE OUTDOOR GATHERINGS ON CITY OF FREDERICKSBURG PROPERTY

The Renter agrees to comply with the following requirements as a condition of reserving and occupying any City of Fredericksburg property or facility:

- Renter agrees that no person attending the Renter's event will have:
 - traveled out of the country in the last 14 days prior to the rental date;
 - experiencing a cough, difficulty breathing or a loss in taste/smell in the last 14 days prior to the rental date;
 - a fever of 100.0 degrees Fahrenheit or greater on the date of the rental; or
 - been in contact with anyone who has a confirmed case of COVID-19 in the last 14 days before the rental date.
 - Renter agrees that all persons attending the Renter's event will sanitize their hands upon entry into the park/facility.
 - Renter agrees that all persons attending the Renter's event shall maintain six feet of social distancing from another person not in the same household whenever feasible.
 - Renter understands and agrees that face coverings are required whenever it is not feasible to maintain six feet of social distancing from another person not in the same household; provided, however, that this face-covering requirement does not apply to the persons exempted from wearing a face covering under Executive Order GA-29 issued by the Governor of Texas.
- | -• Renter understands and agrees to limit attendance to Renter's event to no more than the occupancy of the facility, as determined by any applicable Executive Order issued by the Governor of Texas.

I, the Renter, acknowledge that I have read and understand these COVID-19 Requirements for Private Outdoor Gatherings on City of Fredericksburg property, and I agree to comply with said requirements as a condition of reserving and occupying any City of Fredericksburg property or facility. I acknowledge and understand that my failure to abide by these COVID-19 Requirements may result in cancellation of my reservation or event. I understand that the City of Fredericksburg does not warrant or guarantee that persons attending the Renter's event will not be exposed to COVID-19.

Renter's Full Name (Signed)

Renter's Full Name (Printed)

Date



The City of Fredericksburg

2021 Special Events Calendar

Parks & Recreation Department

MARCH

*Saturday, March 20: Wanderlust 13.1, 10K & 5K	Marktplatz: Adelsverein Halle/Race route
Saturday, March 20: Last day of spring break activities	Fort Martin Scott
Thursday, March 25: City Hall Open House & Touch A Truck	Marktplatz: Kinder, Annex, BLC Lot, Austin St.
Friday, March 26: Palmz in the Platz (set up only)	Marktplatz: Kitchen only
Saturday, March 27 : Palmz in the Platz (set up only)	Marktplatz: Adelsverein Halle & kitchen
Sunday, March 28 : Palms in the Platz (done by 3pm)	Marktplatz: Adelsverein Halle & kitchen

APRIL

Saturday, April 3: Lions Club Pancake Breakfast	Marktplatz: Kinder Halle
Saturday, April 3: Redbud Artisan Market	Marktplatz: Adelsverein, Oktober, kitchen
Saturday, April 3: Hill Country Indian Artifact Show	LBJMP: Pioneer Pavilion
Saturday, April 10: Die Kunstler Art Show	Marktplatz: Adelsverein Halle
*Saturday, April 17: Fredericksburg Vol. Fire Dept. Fish Fry	Marktplatz: Entire Square
Thursday, April 22: Farmers Market (4-7 PM) FIRST DAY	Marktplatz: Adelsverein Halle
*Saturday, April 24: Wildflower Run	Marktplatz: Adelsverein Halle/Race route
Thursday, April 29: Farmers Market (4-7 PM)	Marktplatz: Adelsverein Halle

MAY: 175th Anniversary Events are still being decided

Thursday, May 6: National Day of Prayer	Marktplatz: Adelsverein Halle
Thursday, May 6: Farmers Market	Marktplatz: Adelsverein Halle
Wed., May 5 or Friday, May 7: Trail Riders	Tentative
*Friday, May 7: 175 th Anniversary Fireworks Show	LBJMP: Entire Park
*Saturday, May 8: 175 th Anniversary Parade at 10:00 a.m.	Main Street
Saturday, May 8: Founders Day Ceremony & Wreath Laying	Marktplatz: Kinder Halle & Meusenbach Statue
*Saturday, May 8: Pat's Hall Night (5-11 p.m.)	Marktplatz
Saturday, May 8: Founders Day Activities	Fort Martin Scott
*Sunday, May 9: 175 th Anniversary Community Picnic (12 p.m.)	Marktplatz
Sunday, May 9: 175 th Anniversary Ice Cream Social (1 p.m.)	Marktplatz
Sunday, May 9: 175 th Anniversary Entertainment (1-6 p.m.)	Marktplatz
Sunday, May 9: 175 th Anniversary Tournaments (1 p.m.)	Marktplatz
Thursday, May 13: Farmers Market	Marktplatz: Adelsverein Halle
Saturday, May 15: Sheffield Wedding	Marktplatz: All 3 Halles, Kitchen & Fest Room
Saturday, May 15: History and Legends of Ft. Martin Scott (Friends)	Fort Martin Scott
Thursday, May 20: Farmers Market	Marktplatz: Adelsverein Halle
Sunday, May 23: PCAA Summer Concert	Marktplatz: Adelsverein Halle
Thursday, May 27: Farmers Market	Off-site due to Crawfish Fest. Set-up
*Friday, May 28: Crawfish Festival	Marktplatz: Entire Square
Saturday, May 29: Crawfish Festival	Marktplatz: Entire Square
Sunday, May 30: Crawfish Festival	Marktplatz: Entire Square

JUNE

Thursday, June 3: Farmers Market
Friday, June 4: Fredericksburg Car Show
*Saturday, June 5: Fredericksburg Car Show
Thursday, June 10: Farmers Market
Friday, June 11: Fredericksburg Beer Festival
Saturday, June 12: Fredericksburg Beer Festival
Sunday, June 13: Fredericksburg Beer Festival
Thursday, June 17: Farmers Market
Thursday, June 24: Farmers Market
Sunday, June 27: PCAA Summer Concert

JULY

Thursday, July 1: Farmers Market
Saturday, July 3 -Sunday, July 4: Living History Days
*Sunday, July 4: Patriotic Parade & Program
Sunday, July 4: VFW Children's Parade
*Sunday, July 4: Fireworks
Thursday, July 8: Farmers Market
Thursday, July 15: Farmers Market
Thursday, July 22: Farmers Market
*Friday, July 23: Hill Country Swap Meet
Saturday, July 24: Hill Country Swap Meet
Sunday, July 25: PCAA Summer Concert
Sunday, July 26: Hill Country Swap Meet
Thursday, July 29: Farmers Market
Saturday, July 31: Living History Re-enactors

AUGUST

Sunday, August 1: Living History Re-enactors
Thursday, August 5: Farmers Market
Thursday, August 12: Farmers Market (last one)
Tuesday, August 24: 4-H BBQ
Thursday, August 26: 4-H BBQ
*Friday, August 27: 4-H BBQ & Parade
Sunday, August 29: PCAA Summer Concert

SEPTEMBER

*Saturday, September 18: Cross Trails Ministry Fall Festival & 5K
Sunday, September 19: PCAA Summer Concert (final)

OCTOBER

*Friday, October 1: 41st Oktoberfest
*Saturday, October 2: Kraut Run
Saturday, October 2: 41st Oktoberfest
Sunday, October 3: 41st Oktoberfest
*Friday, October 8: Mesquite Arts Festival
Saturday, October 9: Mesquite Arts Festival

LOCATION

Marktplatz: Adelsverein Halle
Marktplatz: Kinder, Oktoberfest, kitchen
Marktplatz: Adels,Oktbr,Kinder, kitchen, Austin
Marktplatz: Adelsverein Halle
Marktplatz: TBD
Marktplatz: TBD
Marktplatz: TBD
Marktplatz: Adelsverein Halle
Marktplatz: Adelsverein Halle
Marktplatz: Adelsverein Halle

Marktplatz: Adelsverein Halle
Fort Martin Scott
Marktplatz: Adelsverein Halle /Parade route
Marktplatz: Kinder Halle
LBJMP: Entire Park
Marktplatz: Adelsverein Halle
Marktplatz: Adelsverein Halle
Marktplatz: Adelsverein Halle
LBJMP: Entire Park
LBJMP: Entire Park
Marktplatz: Adelsverein Halle
LBJMP: Entire Park
Marktplatz: Adelsverein Halle
Fort Martin Scott

Fort Martin Scott
Marktplatz: Adelsverein Halle
Marktplatz: Adelsverein Halle
Marktplatz: Catering kitchen only
Marktplatz: Catering kitchen only
Marktplatz: Adelsverein Halle/Kitchen
Marktplatz: Adelsverein Halle

Marktplatz: Adels,Oktbr,Kinder & kitchen & 5K
Marktplatz: Adelsverein Halle

Marktplatz: Entire Square
Town Pool/Race Route
Marktplatz: Entire Square
Marktplatz: Entire Square
Marktplatz: Entire Square
Marktplatz: Entire Square

OCTOBER (continued)

Saturday, October 9: Living History Re-enactors

Sunday, October 10: Mesquite Arts Festival

Sunday, October 10: Living History Re-Enactors

*Saturday, October 16: Bestfest

*Saturday, October 23: 31st Fredericksburg Food & Wine Fest

Saturday, October 23: Hill Country Indian Artifact Show

Friday, October 29: Pioneer Memorial Library Book Sale Set-Up

Saturday, October 30: Pioneer Memorial Library Book Sale

NOVEMBER

Saturday, November 6: Eisbahn set-up begins

Saturday, November 6: Zooma Run

Saturday, November : Living History Re-enactors

Saturday, November 13: Walk to End Alzheimer's (2-mile walk)

*Tuesday, November 23: 45 Nights of FBG Lights opens, CVB

Friday, November 26: Eisbahn opens

Saturday, November 27: Fredericksburg Turkey Trot

DECEMBER

Entire month: Eisbahn open

*Friday, December 3: Light the Night Christmas Parade & Afterglow

Saturday, December 4: Living History Re-enactors

Sunday, December 5: Living History Re-enactors

Friday, December 10: Back-up date for Parade & Afterglow

Friday, December 10: Bethany Christmas Drive-Thru

Saturday, December 11: Bethany Christmas Drive-Thru

Saturday, December 11: Our Lady of Guadalupe Procession

Friday, December 31: Countdown to 2022

LOCATION

Fort Martin Scott

Marktplatz: Entire Square

Fort Martin Scott

Marktplatz: Entire Square

Marktplatz: Entire Square

LBJMP: Pioneer Pavilion

Marktplatz: Adelsverein Halle

Marktplatz: Adelsverein Halle

Marktplatz: Kinder Halle

Marktplatz: Adels, Oktoberfest, Kitchen & Fest

Fort Martin Scott

Marktplatz: Oktoberfest Halle

Marktplatz: Entire Square

Marktplatz: Kinder Halle

Fredericksburg Elementary School & city streets

Marktplatz: Kinder Halle

Marktplatz: Entire Square/Main Street

Fort Martin Scott

Fort Martin Scott

Marktplatz: Entire Square/Main Street

Street Closures Approved

Street Closures Approved

Church to St. Mary's with police escort

Marktplatz: Adelsverein/Oktoberfest

***Special Event Committee Mtg. Required / Revised 3-3-21**

KEY

Events in GREEN have a health & safety plan approved by City Council

Events in BLUE have submitted a health & safety plan for approval

Events in RED are tentative

Events in ORANGE are City-sponsored or City-produced events

Events marked "strike-through" have been canceled



CITY COUNCIL MEMO

DATE: March 1, 2021

TO: Mayor and City Council

FROM: Jennifer Krupa, Special Events Coordinator

SUBJECT: Health & Safety Plan and Street Closure Request for Fredericksburg Volunteer Fire Department Drive-Thru Fish Fry Event

Summary:

The Fredericksburg Volunteer Fire Department has submitted a health & safety plan for review and approval to host a drive-thru fish fry event on Saturday, April 17, 2021 at Marktplatz, using Austin Street.

In addition, should the health & safety plan be approved and event organizers able to proceed with event logistics, organizers have requested to close W. Austin Street between N. Adams Street and N. Crockett Street beginning at noon and ending at 9:00 p.m. on Saturday, April 17, 2021.

Recommendation:

City council should consider adoption of a motion to allow the Fredericksburg Volunteer Fire Department Drive-Thru Fish Fry event to take place at Marktplatz on Saturday, April 17, 2021, based upon the information included in the attached health & safety plan; and,

Consider the adoption of a motion to allow the closure of W. Austin Street between N. Adams and N. Crockett Streets on Saturday, April 17, 2021, from 12:00 p.m. until 9:00 p.m.

Background / Analysis:

The City of Fredericksburg

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

Health & safety plan background: On July 20, 2020, city council approved a moratorium for special events on City-owned property effective August 1, 2020 through November 1, 2020, to slow the spread of the novel coronavirus (COVID-19) in the community.

In addition to the moratorium on special events, the city council voted to prohibit all other outdoor gatherings, on city property in excess of 75 people from August 1, 2020 through November 1, 2020, other than those gatherings set forth in in paragraph numbers 1, 2, or 4, of Executive Order GA-28 (as amended) issued by Governor Greg Abbott. Events over 10 people but under 75 people are required to submit a Health and Safety Plan for the mayor to review and ultimately approve before moving forward.

At the October 19th city council meeting, the moratorium was extended to November 16, 2020.

At the November 16th city council meeting, the moratorium was extended to December 31, 2020.

At the December 21st city council meeting, the moratorium was extended to February 28, 2021 with the following events approved to move forward: Hill Country Indian Artifact Show, Kid Fish, and St. Mary's Catholic Schools Week Parade.

At the February 1st city council meeting, health & safety plans for the four following events were reviewed and approved to move forward: Wanderlust Half Marathon, Redbud Artisan Market, Fredericksburg Farmers Market and the Wildflower Run.

At the February 22nd city council meeting, the moratorium on special events was extended through March 31, 2021, and health & safety plans were approved for the Lions Club Pancake Breakfast and Die Kunstler von Fredericksburg Art Show.

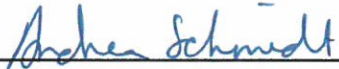
Street closure request background: This is a first-time request for a street closure associated with this event. Due to COVID-19, the event organizers have decided to produce a drive-thru fish fry. Emergency vehicle access will be allowed throughout the closure.

The event coordinator contacted Bethany Lutheran Church & San Saba Soap Company and alerted them of the closure request; no negative feedback was received. In addition, Lt. Brian Vorauer (Fredericksburg Police Department) and Glenn Koennecke (Streets Division) have reviewed and verbally approved the street closure request form.

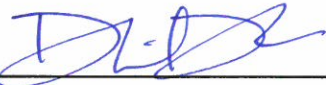
Attachments:

Fredericksburg Volunteer Fire Department Annual Fish Fry Fundraiser Health & Safety Plan, Street Closure Request & correspondence from Bethany Lutheran Church and San Saba Soap Company, 2021 Special Event Application, Event layout/map

The City of Fredericksburg



Department Approval



City Attorney Approval



City Manager Approval

The City of Fredericksburg

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

Fredericksburg Volunteer Fire Department Annual Fish Fry Fundraiser

April 17, 2021

Health and Safety Plan

The 2021 FVFD Annual Fish Fry will be a drive thru event.

Austin Street from Adams to Crocket will be closed off and used for lining cars up to the serving point across from the old bank drive thru where donations and free Fish Fry dinners packaged plates will be distributed. Public will exit area at Crocket Street. Left turns in the north bound lane of Adams Street at Austin Street will be restricted. Cars may line up on Schubert Street (east bound) and turn right onto Adams Street (south bound) to turn right into Austin Street (west bound). All access and traffic plans will be coordinated with the Fredericksburg Police Department.

No members of the public will leave their vehicles. No members of the public will have access to Kinder Hall.

Fire Department members and retirees will prepare the food in Kinder Hal as we always have. Safety fencing will be set up around the cooking area and fire extinguishers provided. Packaged dinners will be made up in Kinder Hall preparations area.

Existing safety protocols will be followed for all Fire Department members and retirees working at the event. COIVD precautions will include masks on workers, temperature checks and an evaluation questionnaire. Masks will be provided and required at all times. Temperature checks and questionnaire evaluations are conducted the beginning of the day for each worker at the existing Fire Station check-in table. The Public will in in their cars and not have any COVID restrictions.

PPE will be provided all workers for safe food handling and cooking to include: gloves (plastic and leather), aprons, and caps.

Cooking and serving utensils, pots and pans will be sanitized prior to use. Hand washing stations will be provided in cooking and food preparations area in Kinder Hall.

All food items will be purchased from SYSCO or a similar food distributor and stored in refrigerated coolers on site.

The event will be promoted by notices in local newspaper, posted flyers in local businesses and banners over Main Street. Directional signs for routing cars to form the line on Austin Street will be set up.

Event will start at 5:00 p.m. and close down at 8:00 p.m. or earlier if food runs out. Austin Street will be open to traffic no later than 9:00 p.m. Clean up will be conducted on April 18, 2021.

A layout map is attached.



City of Fredericksburg Parks & Recreation Department Special Event Application

Mail completed application to: Special Events, 126 W. Main Street, Fredericksburg, TX 78624;
or scan and email to: specialevents@fbgtx.org

Use N/A for "not applicable" or leave blank questions or sections that do not apply to your event.

APPLICANT INFORMATION

Name of Organization/Business: Fredericksburg Volunteer Fire Department

Applicant Name/Event Organizer: Glenn Priess

Address: 124 W Main

City: Fredericksburg

State: TX

Zip: 78624

Primary phone: (830) 456-0484

Secondary phone: ()

Email address: [REDACTED]

Event Promoter Name: Glenn Priess

Primary phone: (830) 456-0484

Organization/Business Type: ☐ FOR-PROFIT; Event proceeds go to:

☒ *NON-PROFIT *attach proof

☐ INDIVIDUAL

EVENT INFORMATION & LOCATION

Official Event Name: FVFD Annual Fish Fry

Event date(s): April 17, 2021

Event History: Is this a first-time event? ☐ YES ☒ NO

Estimated attendance: 500car

Is the event open to the general public? ☒ YES ☐ NO

Date application submitted: March 1, 2021

Reservation fees are listed per day unless noted; deposit pricing is not included. Non-profits receive 50% discount on reservation fees; banner hanging fee excluded.

*MARKTPLATZ Please check all that apply:		*Excludes City Hall/Fire Station, Annex, Police Substation & Vereins Kirche	Address: 100 West Main Street, Fredericksburg, TX 78624
☐ Entire Square: \$2,400/week	☒ Kinder Halle: \$150	☐ Oktoberfest Halle: \$150	
☐ Adelsverein Halle: \$250	☐ Fest Room: \$50	☐ Kitchen: \$50	
☐ Entire Square additional day: \$650 each; ___ # of days	☐ Banner Hanging Fee: \$25 (optional; at front of Marktplatz for 24 hours)	INITIAL (required): I have read Marktplatz Use Regulations on pages 16-18 of the Special Events Planning Guide.	

*LADY BIRD JOHNSON MUNICIPAL PARK (LBJMP) Please check all that apply:		*Excludes Park Headquarters Building, swimming pools, RV Park, campsites, dog park, nature trail, tennis court and golf course. Access to such areas may be closed or restricted for events and in the discretion of the PARD.	
☐ **Pioneer Pavilion; \$625 for 4 days (Thursday-Sunday only)	☐ Tatsch House: Fri/Sat/Sun, December & holidays: \$200		
☐ Entire Park: \$1,600 per week; ___ # of add-on days: \$650/day	☐ Tatsch House: weekday (Monday-Thursday): \$150		
☐ Cooler inside Pioneer Pavilion: no fee; non-perishable items only	INITIAL (required): I have read LBJMP Use Regulations on pages 19 & 20 of the Special Events Planning Guide.		
Outdoor Pavilions: ☐ Pav. #1: \$40 ☐ Pav. #2: \$40 ☐ Pav. #3: \$45 ☐ Pav. #4: \$45 ☐ Pav. #5: \$60			

**Pioneer Pavilion is available for additional add-on days for \$125/day but must be pre-approved by Park Recreation Superintendent.

EVENT INFORMATION CONTINUED

OTHER PROPERTY

Please check all that apply:

☐ Fort Martin Scott: \$500/day; ___ # of days ___ INITIAL (required): I have read Fort Martin Scott Use Regulations on page 21 of the Special Events Planning Guide.	☐ Town Pool: \$200; restroom access only	☐ Parade/*Other/*Private Property, list location and address: _____ <i>*Applicant shall submit copy of a letter from property owner giving written permission for event use.</i>
--	---	--

Attach more sheets if needed for information below:

Move-in & Set-up (first day of move-in):

Move-in/Set-up Date: April 17, 2021 Times: Start: 0800 End: 1200

Indicate dates/times OPEN to attendees:

Event Date: April 17, 2021 Times: Start: 1700 End: 2000
 Event Date #2: _____ Times: Start: _____ End: _____
 Event Date #3: _____ Times: Start: _____ End: _____

Move-Out & Strike (final day):

Move-Out/Strike Date: April 18, 2021 Times: Start: 0800 End: 1700

Event day "on-site" Contact Name: Glenn Priess Phone: (830) 456-0484

Event website: _____

Event information hotline: () _____

Is the event free and open to the general public (not including vendors/sponsors, etc.?)

Admission will be made by: ☐ Pre-sold ticket ☒ Free ☐ Pre-registration ☒ YES ☐ NO

Other (please specify): This is a drive thru event only. ☐ On-site sale/registration

EVENT COMPONENTS

Please check all that apply:

☐ Animals	☐ Aircraft Flyover	☐ Bike Race	☐ Car Show	☐ Carnival
☐ Concert	☐ Cook-Off	☐ Company Picnic	☐ Demonstration or Rally	☐ Fair/Festival
☐ Family Reunion	☐ Fireworks	☒ Fundraiser	☐ Fun Run/Race	☐ Historical Re-Enactment
☐ Motorcycle Run	☐ Parade	☐ Sporting Event/Tournament	☐ Trade, Vendor, or Art Show	☐ Wedding

☒ Other (please list): This is a drive thru event with no congregation of attendees at any time.

Event Size: 100 Estimated max. attendance at one time 0 # of Art/Craft Vendors
40 # of Staff/Volunteers expected 0 # of Food/Beverage Vendors

Are you requesting any street closures or to block any city-owned property? ☒ *YES ☐ NO

**Street closure requests must be made two (2) months in advance to City Council for any closure four (4) hours or more. Please consider this timeline when submitting your request. Please use the official Street Closure Request Form found on page 9.*

Pavement Markings: Will your event be requesting to mark any pavement? ☐ YES* ☒ NO

*If yes, please describe the materials & supplies you are requesting to mark the pavement: _____

When & how will the markings be removed? _____

EVENT COMMUNICATION & SECURITY

During the event what form of communication systems will be used for the following:

Event Management (internal): Radio

Public Address (external): None

Events with 1,000 attendees or more; events lasting past 10 PM; or events which provide alcohol require the provision of licensed, bonded and commissioned private security at the applicant's expense. The number of guards and their hours of duty will be determined by the PARD and the security company based on the type of event and number of attendees.

What security/law enforcement agency have you hired for your event? None

Contact name: Glenn Priess Phone: (830) 456-0484

Have you contacted Fredericksburg Police Department in relation to your event? ☒ *Yes or ☐ No

*If yes, who did you speak with? LT Vourhour

EQUIPMENT, ACTIVITIES & AMUSEMENTS

The following equipment, activities, and/or amusements will be at the event:

- ☐ Generators; list quantity: _____ and size(s): _____
- ☐ Canopies/Tents larger than 200 sq. ft.; quantity: _____ and size(s): _____
- Sides? ☐ Yes ☐ No; if yes, how many sides will be closed? _____
- How will tents/canopies be secured? ☐ Water barrels (preferred) ☐ Stakes ☐ Sandbags ☐ Weights
- Other (describe): _____
- ☐ Stage; quantity: _____

Please check all that apply:

☐ Amplified Sound	☐ *Amusement ride; quantity: _____	☐ Barricades	☐ Bleachers	☒ Chairs	☐ Dance Floor
☐ DJ/Live Music	☐ Drone	☒ Fencing	☒ Fryer	☐ **Inflatables and/or Moonwalks; quantity: _____	☐ Light Towers
☒ Tables	☐ Parked cars for display	☐ Sale of merchandise	☐ Wi-Fi access needed	☐ Other: _____	☐ Other: _____

*Name of company providing amusement rides: None Phone () _____

General liability insurance is required naming the City of Fredericksburg as the certificate holder and additional insured.

**Name of company providing inflatables/moonwalks: None Phone () _____

General liability insurance is required naming the City of Fredericksburg as the certificate holder and additional insured.

UTILITIES, RESTROOMS & HAND WASHING STATIONS

Will you need use of electricity? ☒ *YES; ☒ 220V ☒ 110V; ☐ NO ELECTRICITY NEEDED

*If yes, what will electricity be used for? Power to refrigerated food storage trailers

*Any electrical work must be made by a licensed electrician. If a licensed electrician is not available, additional power needs must be met by the use of generators and are the responsibility of the event organizer.

Will you need access to water? ☒ *YES ☐ NO WATER NEEDED

*If yes, what will water be used for? Sanitation stations

*Event organizers must bring their own food grade hose(s). Non-potable water sources at Marktplatz are marked in purple and cannot be used.

Please indicate the number of portable restrooms & handwashing stations you will have at your event, along with delivery date, pick-up date, and contact information below.

0 # of regular portable restrooms 0 # of ADA portable restrooms 2 # of hand-washing stations

*Equipment will be delivered on: April 17, 2021 at 0800 (enter time)

Equipment will be picked up on: April 18, 2021 at 1200 (enter time)

Sanitation company name: FVFD owned equipment Phone: (830) 459-0484

When will items be serviced and how often? At set up.

*Event organizer or representative must be present for delivery of equipment to ensure proper placement.

CLEAN UP/TRASH COLLECTING & RECYCLING

Contact name responsible for event clean-up: Glenn Priess Phone: (830) 456-0484
 Will a dumpster(s) be delivered? ☒ *YES; when? April 16, 2021 ☐ NO

What size dumpster(s)? Large

What provisions will be made for recycling? None, only food waste.

**Event organizer or representative must be present for delivery of equipment to ensure proper placement.*

FIRST AID & EMERGENCY VEHICLE ACCESS

Will your event have a first aid station on-site?

☒ *YES ☐ NO

*Company/Org. Name: FFEMS (crew on shift)

Contact Name: David Jung

Phone: (830) 889-5848

Events will not be permitted without emergency vehicle access. This access must be available always and events are subject to permit revocation if emergency access lanes are not provided for.

Have you reviewed your layout to verify emergency vehicle access?

☒ YES ☐ NO

FOOD & BEVERAGE:

Please check all that apply:

A list of approved food & beverage vendors including their name, address and contact number is required at least 10-days prior to your event date; please use the **Special Event Food & Beverage Vendor List form on page 8.*

☐ No food or beverage at event (skip to Signage section)

☐ Event will sell alcohol (including tips/donations).

Indicate type:

- ☐ Beer
☐ Wine/Champagne
☐ Liquor

Who will provide the alcohol?

☐ I need a landlord permission letter in order to obtain a TABC permit for alcohol sales.

☐ *Sale of food/beverages

☐ Event will distribute alcohol at no charge.

Indicate type:

- ☐ Beer
☐ Wine/Champagne
☐ Liquor

Who will provide the alcohol?

☒ *Distribution of food/beverages

☒ Event will not have alcohol.

Marktplatz events only: will your event need grey water disposal containers? ☒ *YES ☐ NO; Enter Qty. (1 or 2):

**The City owns two (2), 270-gallon containers. Placement of the grey water disposal containers is at the discretion of the Parks Department. Servicing of the grey water containers are the event organizer's responsibility. Containers must be emptied no later than two (2) days after the final event day.*

RACES, RUNS, & WALKS ONLY

Complete this section if your event includes a race, run or walk.

Are you requesting any street closures for some or all of your route? ☐ *YES ☐ NO

Street closure requests must be made two (2) months in advance to City Council for any closure four (4) hours or more. Please consider this timeline when submitting your request. Please use the **Street Closure Request form found on page 9.*

On-site registration will begin at: _____ am/pm @ _____ (location)

Starting time (if staggered, please enter all and explain): _____

Describe your route, including starting point and disbanding area:

Start: _____ (location)

Route: _____ (describe distances)

Disband: _____ (location)

PARADES ONLY

Complete this section if your event includes a parade.

Are you requesting any street closures for some or all of your route? ☐ *YES ☐ NO

Street closure requests must be made two (2) months in advance to City Council for any closure four (4) hours or more. Please consider this timeline when submitting your request. Please use the **Street Closure Request form found on page 9.*

Parade staging will begin at: _____ ☐ am/☐ pm @ _____ (location)

Start: _____ (location)

Route: _____ (describe distances)

Disband: _____ (location)

Estimated number of entries/floats: ____ Will your parade allow animals? ☐ *YES ☐ NO; if yes, what type? _____

*How will you clean-up animal waste? _____

____ Initial; I agree to follow the City's adopted Parade Safety Rules found on pages 22 & 23 of the Special Events Planning Guide.

SIGNATURE & INDEMNITY AGREEMENT

I, the undersigned, hereby confirm that the information stated above is true and correct to the best of my knowledge.



Signature of Applicant

03/01/2021

Date

I, THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FREDERICKSBURG, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT.

Signature of Applicant

Date

ADDITIONAL NOTES ABOUT YOUR EVENT (type below):

----- **END OF APPLICATION** -----

For City of Fredericksburg Use Only:

By signature, the City approves this Event, subject to all requirements:

Signature of City Manager or Designated Representative

Date

Additional comments: _____

FOOD & BEVERAGE FORM; PAGE 8



SPECIAL EVENT FOOD & BEVERAGE VENDOR LIST

Complete this form if there will be food and/or beverage vendors at your event, whether they are selling, distributing or giving food and beverages away.

Event organizers must check the requirements for sale/distribution of food & beverages with the Gillespie County Health Division and organizers or their vendors are required to obtain any necessary permits. Each vendor must be in compliance with current City health & fire regulations and have a GCHD permit displayed.

Return form to: speialevents@fbgtx.org

Please add additional sheets if necessary.

Event Name:	FVFD Annual Fish Fry
Event Date:	April 17, 2021

Business Name	Contact Name	Email	Phone	Current Gillespie County Health Division Permit on file (Y/N)?
FVFD	Glenn Priess		830-456-0484	No
				Yes
				Yes
				Yes
				Yes
				Yes
				Yes

SPECIAL EVENTS STREET CLOSURE REQUEST FORM; PAGE 9



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

Event Name:	FVFD Annual Fish Fry
Event Date(s):	April 17, 2021
Contact Name:	Glenn Priess
Contact Phone:	(830) 456-0484

Closure Area:

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

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

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

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example: Austin Street	Crockett Street	Adams Street	Friday, 4/2/18	6:00 PM	Sunday, 4/4/18	12:00 PM
Austin Street Austin	Crockett Street	Adams Street	Sat. 4/17/21	12 noon	Sat, 4/17/21	9:00 p.m.

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

Date notice provided: See attachments

Printed Name: _____

Signature: _____

Date: _____

Street Department: Glenn Koehncke via email

Date: 3-1-21

Police Department: Lt. Vorauer via email

Date: 3-1-21

Parks Department: Jeffrey KP

Date: 3-1-21



BETHANY LUTHERAN CHURCH

BEING, LIVING AS, AND MAKING DISCIPLES OF JESUS CHRIST

February 24, 2021

City of Fredericksburg

Re: FVFP Fish Fry

On behalf of Bethany Lutheran Church, I would like to state that the church sees no conflicts with the 100 block of West Austin Street being closed Saturday April 17, 2021 for the Fire Dept Fish Fry Fundraiser. In addition, the Fire Dept. has been granted use of the rear parking lot of the church, as well as the use of the Hennig Lot to accommodate any needs they might have. Please contact the church office if there are any questions or concerns.

Layne Petty
Administration

[REDACTED]
830-997-2069

Jennifer Krupa

From: glenn priess [REDACTED]
Sent: Monday, March 1, 2021 11:26 AM
To: Jennifer Krupa; Frank Stead
Subject: FW: Fredericksburg Volunteer Fire Dept Fish fry

Thank you,
Glenn Priess
(830)456-0484

----- Original message -----

From: "San Saba Soap Co." <sales@sansabasoap.com>
Date: 3/1/21 11:24 AM (GMT-06:00)
To: glenn priess [REDACTED]
Subject: Re: Fredericksburg Volunteer Fire Dept Fish fry

Sure, this is not a problem!

All the best,
Leanne Holley
San Saba Soap Company
sales@sansabasoap.com
<http://www.sansabasoap.com>
P.O. Box 546, San Saba TX 76877

SAN SABA
SMALL - BATCH
SOAP COMPANY
ALL NATURAL • OLIVE OIL • GOAT'S MILK

From: glenn priess [REDACTED]
Sent: Sunday, February 28, 2021 8:17 PM
To: San Saba Soap Co. <sales@sansabasoap.com>
Subject: Fredericksburg Volunteer Fire Dept Fish fry

To Whom it may concern,

My name is Glenn Priess. I am the President of the Fredericksburg volunteer fire department (FVFD). I am reaching out to you because we are trying to have a drive through fish fry this year. In doing so we would need to close off the 100 block of West Austin st.

The event is scheduled for Saturday April 17th and would be closed from noon to 9 pm. We are proposing to have 2 lines when the vehicles enter off of Adams Street. The line would travel south on N Adams from West Schubert st.

I understand this would be an inconvenience for you but your understanding would be greatly appreciated.

We could possibly have upto 500 vehicles coming through this intersection that would see your business.

Feel free to give me a call if you have any concerns so we can address them. I hope that we can work something out so we can get your approval for this project.

Thank you,
Glenn Priess
(830)456-0484





CITY COUNCIL MEMO

DATE: March 4, 2021

TO: Mayor and City Council

FROM: Jennifer Krupa, Special Events Coordinator

SUBJECT: Health & Safety Plan for the Hill Country Indian Artifact Show on Saturday, April 3, 2021

Summary:

Each year, the Hill Country Indian Artifact Show produces events at the Pioneer Pavilion at Lady Bird Johnson Municipal Park in January, March, and October.

City Council approved a health & safety plan for the Hill Country Indian Artifact Show to take place at the Pioneer Pavilion on January 23, 2021, at the City Council meeting on December 21, 2020. Unfortunately, the show was canceled by the event organizer due to a lack of vendor participation.

The show's event organizer has been able to confirm vendor participation and has asked to move the March event to the first weekend in April. Therefore, the Hill Country Indian Artifact Show has submitted a health & safety plan for review and approval to move forward.

Recommendation:

City council should consider adoption of a motion to allow the Hill Country Indian Artifact Show to take place at the Pioneer Pavilion on April 3, 2021, based upon the information included in the attached health & safety plan.

Background / Analysis:

The City of Fredericksburg

On July 20, 2020, city council approved a moratorium for special events on City-owned property effective August 1, 2020 through November 1, 2020, to slow the spread of the novel coronavirus (COVID-19) in the community.

In addition to the moratorium on special events, the city council voted to prohibit all other outdoor gatherings, on city property in excess of 75 people from August 1, 2020 through November 1, 2020, other than those gatherings set forth in in paragraph numbers 1, 2, or 4, of Executive Order GA-28 (as amended) issued by Governor Greg Abbott. Events over 10 people but under 75 people are required to submit a Health and Safety Plan for the mayor to review and ultimately approve before moving forward.

At the October 19, 2020, City Council meeting, the moratorium was extended to November 16, 2020.

At the November 16, 2020, City Council meeting, the moratorium was extended to December 31, 2020.

At the December 21, 2020, City Council meeting, the moratorium was extended to February 28, 2021 with the following events approved to move forward: Hill Country Indian Artifact Show, Kid Fish, and St. Mary's Catholic Schools Week Parade.

At the February 1, 2021, City Council meeting, health & safety plans for the four following events were reviewed and approved to move forward: Wanderlust Half Marathon, Redbud Artisan Market, Fredericksburg Farmers Market and the Wildflower Run.

At the February 22, 2021, City Council meeting, the moratorium on special events was extended through March 31, 2021, and health & safety plans were approved for the Lions Club Pancake Breakfast and Die Kunstler von Fredericksburg Art Show.

At the March 1, 2021, City Council meeting, a health & safety plan was approved for the Pedernales Creative Arts Alliance Summer Concert Series.

Attachments:

Hill Country Indian Artifact Show Health & Safety Plan



Department Approval



City Attorney Approval



City Manager Approval

The City of Fredericksburg



Rob Bartell
P.O. Box 1384
Ingram, TX 78025
830-329-2636
rob@hillcountryindianartifacts.com
www.hillcountryindianartifacts.com



March 1, 2020

Hill Country Indian Artifacts

Hill Country Indian Artifacts have been doing vendor shows, 3 times a year, since 2010.

- Average attendance is between 300-500 people
- Average vendor attendance is between 40-50 vendors
- Projected show date: April 3, 2021
- Hours of operation: Friday setup: 10:00 am – 4:00 pm
Saturday show: 8:00 am – 4:00 pm

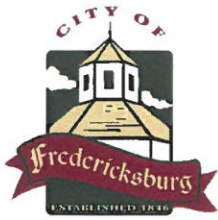
COVID Safety Plan

- Temperature check upon entering the building
- Large hand pump sanitizers available upon entry & exit
- Mandatory mask mandate
- Masks & 2 oz. personal sanitizers will be given to every vendor
- Security will be on site during show hours

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Rob Bartell
Hill Country Indian Artifacts
rob@hillcountryindianartifacts.com
www.hillcountryindianartifacts.com



CITY COUNCIL MEMO

DATE: March 9, 2021

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: City Manager Performance Goals-2021

Summary:

Recommendation:

It is recommended that the attached listing of City Manager performance goals be approved.

Background / Analysis:

During the recent City Council Work Session, input was provided on the 2021 performance goals for the City Manager. Based upon this input, a final listing of performance goals was prepared and sent to the City Council for prioritizing. The attached listing of performance goals are in priority order.

Attachments:

2021` Performance Goals for City Manager


Department Approval

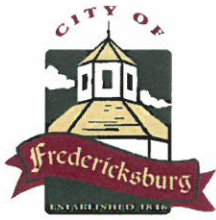

City Manager Approval

The City of Fredericksburg



City Attorney Approval

The City of Fredericksburg



CITY COUNCIL MEMO

DATE: March 8, 2021

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Emergency Management Declaration

Summary:

At Monday's City Council meeting the City/County Emergency Management Coordinator, Justin Calhoun, will present additional information on possible metrics that can be used for removal of the emergency declaration in the future (see attached report).

Recommendation:

It is recommended that the City Council review this additional information and provide staff guidance on how you would like to proceed with any metrics for use in deciding on the emergency declaration.

Background / Analysis:

At a previous City Council meeting, Justin presented preliminary information on metrics that might be used in deciding whether to continue with the local emergency declaration. The Council requested that Justin gather additional information on some of the local data related to COVID-19. Attached is this updated information.

Since the last City Council presentation and discussion on the emergency declaration, both the State and local mask mandates have been removed. The City's emergency declaration has no additional requirements that the public must meet related to COVID-19. In addition, both the State and County are continuing with their emergency declarations. As previously mentioned to the Council, this is primarily

The City of Fredericksburg

due to the availability of federal and state resources while the emergency declaration is effective. As you may know, the new federal COVID bill includes additional funding for state and local governments and there may be an opportunity for additional funding for the City of Fredericksburg.

So, further direction from the City Council is needed at this time. Do you want staff to continue to develop metrics for your consideration for removal of the emergency declaration? Or should we delay further action to see what the State and County does in terms of their emergency declarations or whether we will qualify for additional federal funding?

Attachments:

Updated report from Justin Calhoun


Department Approval


City Manager Approval


City Attorney Approval

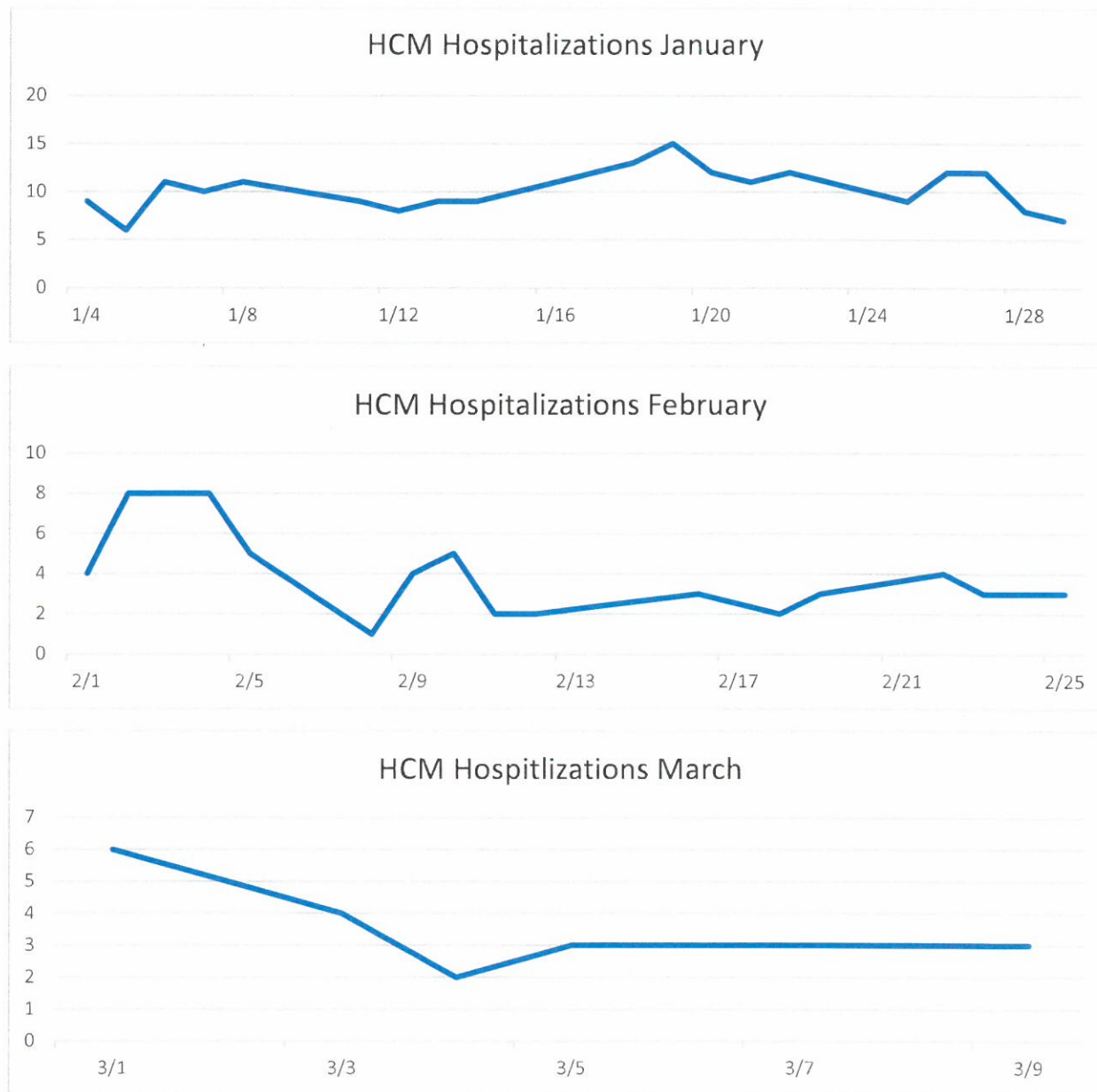
The City of Fredericksburg

City Council Agenda Item 10-G Memo

Justin Calhoun, Emergency Management Coordinator

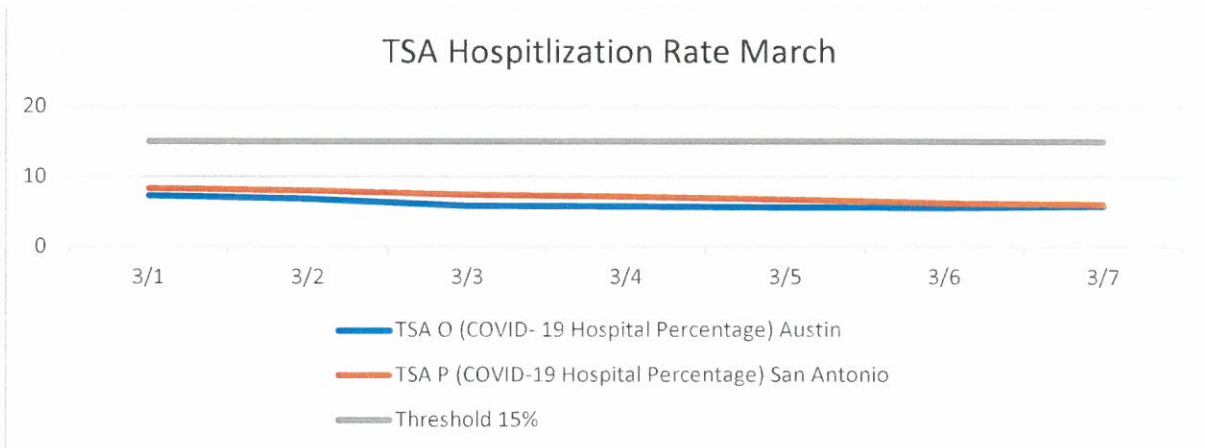
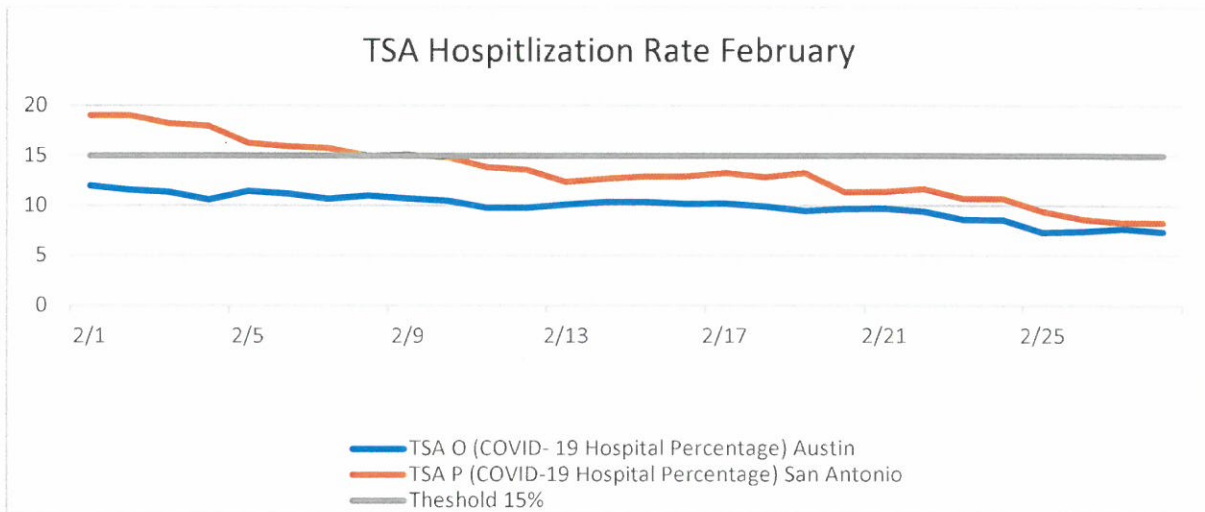
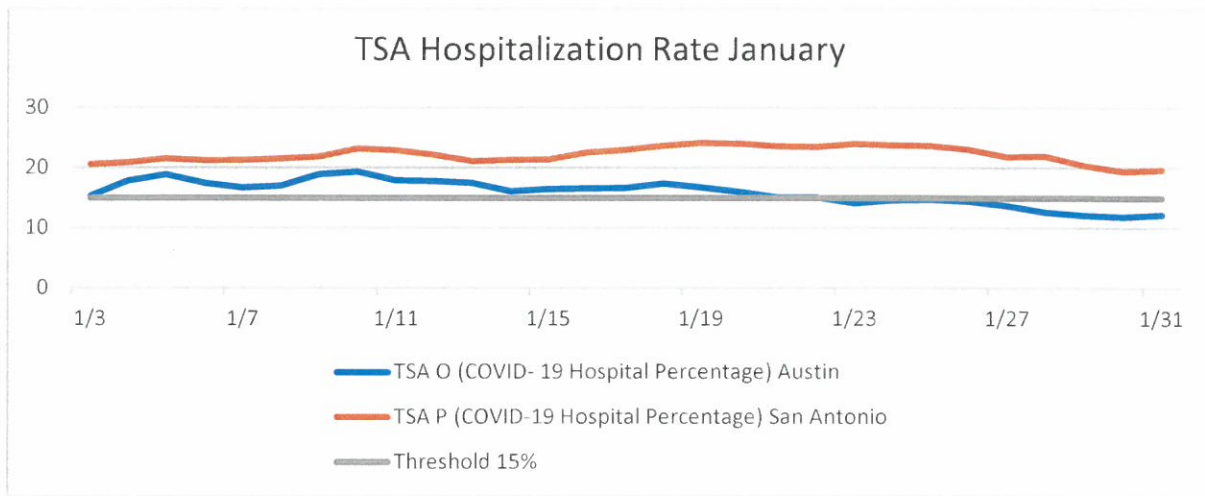
March 15, 2021

Local COVID-19 Hospitalizations



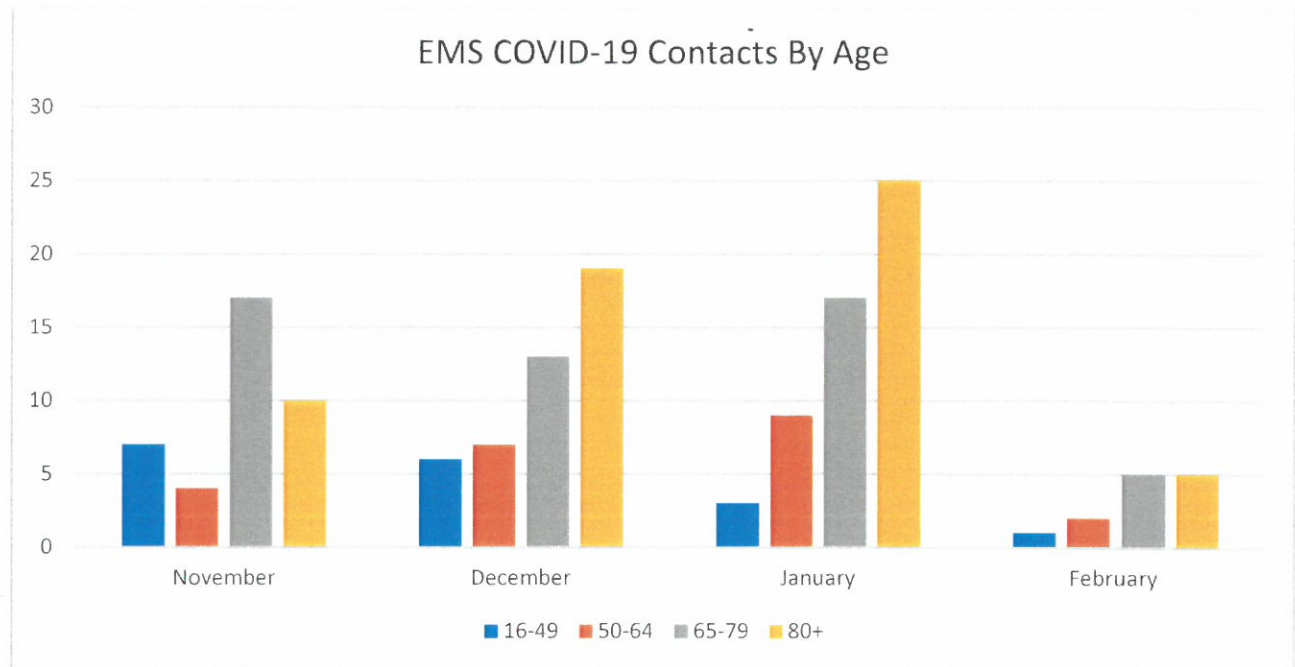
Data from Hill Country Memorial

Trauma Service Area O and P (Percent of hospital census with COVID-19)



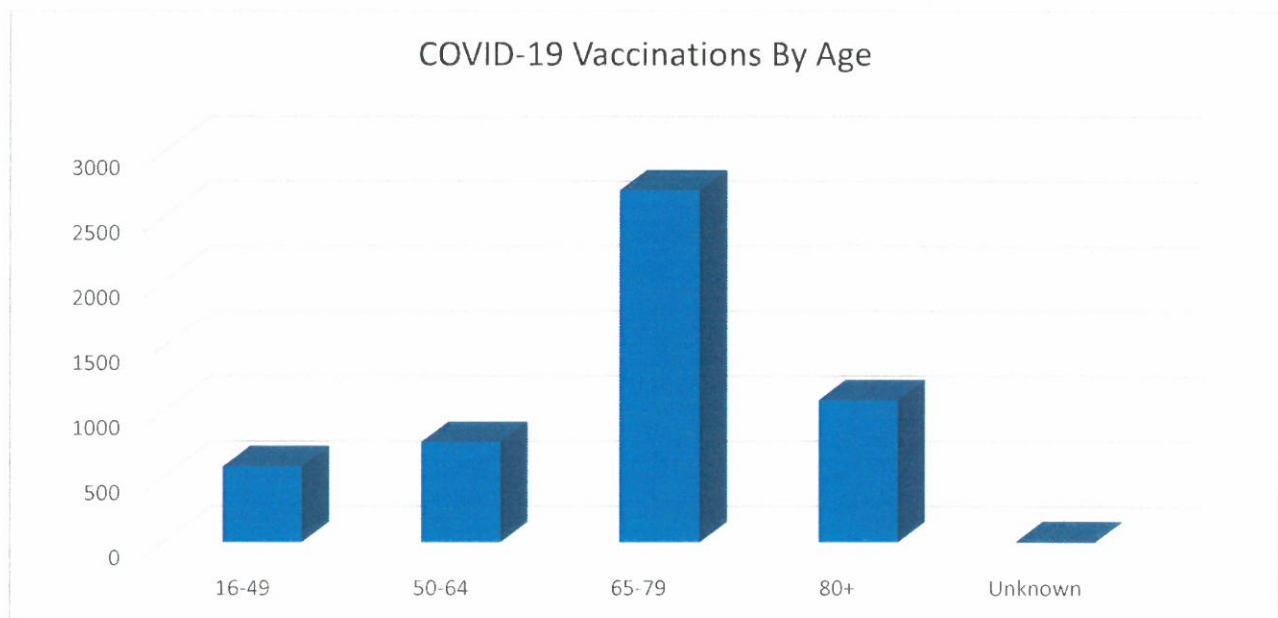
Data from Department of State Health Services

EMS COVID-19 Contacts by Age



Data from Fredericksburg Fire/EMS

COVID-19 Vaccinations by Age for Gillespie County



Data as of 3-9-2021 from Department of State Health Services (Start Date 12-13-2020)

Future Agenda Items

City Council

April 5, 2021 Regular Meeting

City Council = Red

5th and 19th Regular Meetings @ 6p.m.

Planning & Zoning = Green 3-7-2021 @ 5:30 p.m.

Historic Review Board = Purple 3-9-2021 @ 5:30 p.m.

Board of Adjustment = Blue 3-15-2021 @ 5:30 p.m.

City Events

Good Friday 4-2nd

Early Voting 4-19th – 24th, 26th and 27th

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

Proclamation

1. Telecommunicator

Consent

1. 2-22-2021 City Council Regular Meeting Minutes
2. 3-1-2021 City Council Regular Meeting Minutes
3. 3-3-2021 City Council Work Session Minutes
4. 3-15-2021 City Council Regular Meeting Minutes

Ordinances

1. Ordinance 2021-03-Comprehensive Plan John Needham (possible 2nd reading)
2. Ordinance 2021-04-Zoning Change John Needham (possible 2nd reading)

Resolutions

1. Appointment of Election Judges and other election duties

Public Hearing

- 1.

Approvals-Misc.

1. Drainage Revenue Bond Relating to Flood Early Warning System
2. Grant Agreement with Texas Water Development Board
3. Historic District Guidelines
4. Request for Proposal (RFP) Hotel/Conference Center
5. 175th Anniversary Opening Weekend events health & safety plan
6. Fredericksburg Car Show's street closure request and health & safety plan
7. S. Llano Shared-Use Bridge and E. Ufer St. Sidewalk Improvements Project Update

Presentations, Discussions and Updates:

- 1.

Executive Session

April 19, 2021

Regular Meeting

Proclamation

Consent

1. 4-5-2021 City Council Regular Meeting Minutes

Ordinances

Resolutions

- 1.

Public Hearing

- 1.

Approvals-Misc.

1. Swimming Pool punch pass
2. Girl Scout Cabin lease renewal
3. Audit Report presentation and approval

Presentations, Discussions and Updates:

1. COVID-19 Update

Executive Session