



City of Fredericksburg
CITY COUNCIL REGULAR MEETING MINUTES
TUESDAY, MARCH 19, 2024 ~ 9:00 a.m.
LAW ENFORCEMENT CENTER
1601 E. MAIN STREET
FREDERICKSBURG, TEXAS 78624

Mayor Jeryl Hoover
Mayor Pro Tem Bobby Watson
Councilmember Emily Kirchner
Councilmember Tony Klein
Councilmember Randy Briley

Members Absent:

None

City Staff Present:

Clinton Bailey, City Manager
Mick McKamie, City Attorney
Garret Bonn, Assistant City Manager
Lynn Bizzell, Fire Chief
Brian Vorauer, Police Chief
Andrea Schmidt, Director of Parks and Recreation
Kris Kneese, Director of Public Works and Utilities
Anna Hudson, Director of Development Services
Sean Doerre, Public Information Officer
Aaron Anderegg, Interim Director of Information Technology
Leslie Embrey, Assistant to the City Secretary
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Hoover called the March 19, 2024, Regular Meeting to order at 9:00 a.m. and announced that a quorum had been met.

2. INVOCATION

Mayor Hoover introduced Coach Flick, Fredericksburg FCA, who led the invocation.

3. PLEDGE OF ALLEGIANCE

Mayor Hoover led the Pledge of Allegiance.

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

Mayor Hoover, City Council, and City Manager provided Shelley Goodwin, City Secretary, a Certificate of Appreciation thanking her for service to the City of Fredericksburg.

5. COUNCIL COMMENTS

Councilmember Briley spoke on the following meetings and events:

- Pioneer Museum Spring Break event
- Convention and Visitor Bureau will be handing out silver eclipse glasses

Councilmember Klein stated he attended the Fredericksburg Food and Wine Fest Steering Committee. He noted that there is a lot of planning occurring and hoping to hold the event this year.

Mayor Pro Tem Watson stated he was grateful for the recent rain.

Councilmember Kirchner reported on the following meetings and events she attended:

- Chamber Banquet
- Fort Martin Scott wonderful 175th Anniversary Event
- Cross is up at Cross Mountain
- Texas Municipal League Mid-Year Conference
- The last Solar Eclipses Task Force Meeting

Mayor Hoover provided the attached STR Update.

6. CONSENT

A. Consider approval of City Council Minutes for the March 5, 2024, City Council Regular Meeting

Motion: Upon a motion made by Councilmember Kirchner and a second by Mayor Watson to approve 6. A. of the Consent Agenda. The City Council voted five (5) for and none (0) against. The motion passed unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

A. Consider a Conditional Use Permit request by Matthew Durette per Sec. 3.110 to operate an STR-Facility in an R2 Zone Area on Property Located at 106 East Nimitz Street (Request #Z-2330)

i. Presentation by the Applicant

Denise Morris stated Matt Durette is running late.

ii. Staff Report

Anna Hudson, Director of Development Services, reviewed the history of the property and the request. She stated her department did not receive any written comments. She also noted the Planning and Zoning Commission approved the request with the condition that the current structure would be the only structure located on this property. She also stated this will be the final request that the City Council will approve, the new process will go before the Board of Adjustments.

iii. Hold a Public Hearing to receive comments for or against the request

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Klein, to go out of the Regular Meeting and into the Public Hearing at 9:17 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Mayor Pro Tem Watson, seconded by Councilmember Klein, to go out of the Public Hearing and into the Regular Meeting at 9:18 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

- iv. **Take action on the Ordinance 2024-10 amending Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, by granting a Conditional Use Permit permitting a Short-Term Rental Facility Use on certain property located at 106 East Nimitz Street, Fredericksburg, Texas; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date.**

The City Council discussed the rezoning and the condition that the Planning and Zoning Commission

Motion: A motion was made by Councilmember Briley, seconded by Mayor Pro Tem Watson, to approve Ordinance 2024-10 amending Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, by granting a Conditional Use Permit permitting a Short-Term Rental Facility Use on certain property located at 106 East Nimitz Street, Fredericksburg, Texas; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date, with a condition provided from the Planning and Zoning Commission. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

B. Consider an Amendment to the Planned Unit Development (PUD) request by Nick Skuteris with DC Partners for Property Located at 1149, 1293, 1389, 1413, and 1449 US Hwy 87 North (22.031 acres), formerly referred to as the Seven Hills Development (Request # Z-2401)

i. Presentation by the applicant

Nick Skuteris, DC Partners, spoke about the project, its traffic impact, and its timeline. He also provided the attached PowerPoint and his company's background. He noted that the proposed hotel, retail, restaurant, and condominium development would be one of the first mixed-use projects and is an example of horizontal mixed-use where the residential rental units are separated from the commercial uses. He reviewed the site plans, the original, and the proposed changes.

ii. Staff Report

Anna Hudson, Director of Development Services, provided the project's history. She reviewed the original PUD, the proposed PUD zoning amendments and has a site plan tied to it. In the Planning and Zoning Commission public hearing, the Commission failed to make a formal vote for recommendation on March 5, 2024, and the vote to approve was denied; however, they held a Special Meeting on March 18, 2024, to take formal action. She stated that the Staff recommended approval with the following conditions:

iii. Hold a Public Hearing to receive comments for or against the request

Motion: A motion was made by Mayor Pro Tem Watson, seconded by Councilmember Briley, to go out of the Regular Meeting and into the Public Hearing at 9:59 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Brady Clossen, President of Convention and Visitor Bureau, introduced Travis James, Texas Bureau Economic.

Travis James, Texas Bureau Economic, provided the attached Impact Analysis that reflects \$250,000 once the project is built out.

Rosemary Esteson spoke regarding the boutique hotel. She also spoke regarding the Planning and Zoning Commission voted.

Tim Crenwelge, resident, spoke regarding a good business practice. He also spoke regarding the look of the powerlines and the future growth of west end of Main Street.

Mike Mahoney, resident, spoke in support of Planning and Zoning Commission decision to deny. He reviewed the history of the previous project.

Barbara Heinen, resident, stated she is a fifth generation of founding family and doesn't feel this project fits Fredericksburg.

Mary Gallagher, resident, stated she feels this project is not right for Fredericksburg. She noted the Plan doesn't say anything about Fire, Police, and Dark Skies.

Mike Davis, owner of several properties on Main Street, encouraged the City Council to preserve what is important to the resident. He noted the City Council needs to decide what is best for that part of Main Street.

Kandice Duecker spoke regarding the possibilities of the project and encouraged the City Council to support this project.

Lance Eacker, resident, encouraged the City Council to support this project. He stated the west side of Main Street needs traffic flow and beautified.

Motion: A motion was made by Councilmember Klein, seconded by Mayor Pro Tem Watson, to go out of the Public Hearing and into the Regular Meeting at 10:36 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

- iv. Take action on Ordinance 2024-11 amending the Zoning Ordinance of the City and establishing the Zoning District for approximately 22.031 acres, including certain lots of the Klier Subdivision, certain lots of the Carabetta Subdivision, a portion of Block III as said block is shown on the map of Fredericksburg, Texas, and environs by the German Emigration Company, and a portion of Outlot No. 582 as said Outlot is shown on the map of Fredericksburg, Texas, and environs by the German Emigration Company; establishing Planned Unit Development (PUD) Zoning for said property; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date.**

The City Council discussed the following:

- Receiving an Impact Analysis in advance of considering projects like this
- TIRZ Economic Development dedication to the zoning
- The current PUD stays in effect if the request to amend fails

- Abandoning the PUD
- C2 zoning includes height restriction
- Allowable uses in C2 zoning
- Speculations and unconfirmed statistics
- Arc Ray Project
- Comparison between the current PUD and the proposed amendments
- 2017 Economic Impact Study and Visioning documents
- CVB Master Plan and Comp Plan
- Traffic and water impacts

Mick McKamie, City Attorney, reviewed that the vote is regarding the zoning issues and not the application request for building.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Briley, to deny Ordinance 2024-11 amending the Zoning Ordinance of the City and establishing the Zoning District for approximately 22.031 acres, including certain lots of the Klier Subdivision, certain lots of the Carabetta Subdivision, a portion of Block III as said block is shown on the map of Fredericksburg, Texas, and environs by the German Emigration Company, and a portion of Outlot No. 582 as said Outlot is shown on the map of Fredericksburg, Texas, and environs by the German Emigration Company; establishing Planned Unit Development (PUD) Zoning for said property; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date. The City Council took the following roll call vote:

Councilmember Briley	aye
Councilmember Klein	aye
Mayor Hoover	aye
Mayor Pro Tem Watson	nay
Councilmember Kirchner	nay

The City Council voted three (3) for denial and two (2) opposed. The motion to deny carried.

C. Consider the adoption of the City of Fredericksburg 2024 Comprehensive Plan "Gute Stadt – Good City" (Request #Z-2402)

i. Staff Report

Anna Hudson, Director of Development Services, thanked the Advisory Committee. She reviewed the attached PowerPoint.

Nathlie Booth, Half Association, thanked everyone involved. She reviewed the Plan and the process.

Jordon Maddox, Half Association, reviewed the next steps and implemented action.

The City Council discussed the following:

- Future Land Use Map
- ADA component

ii. Hold a Public Hearing

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Kirchner, to go out of the Regular Meeting and into the Public Hearing at 11:35 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Moe Saidia, resident, spoke regarding the ADA not being included in the plan. He encouraged the City Council to include mobility in the plan.

Nathlie Booth, stated it could be added and is part of the Park Master Plan.

Motion: A motion was made by Councilmember Klein, seconded by Mayor Pro Tem Watson, to go out of the Public Hearing and into the Regular Meeting at 11:38 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

iii. Take action on Ordinance 2024-12 adopting a new Comprehensive Plan for the City, providing that the adopted Comprehensive Plan shall supersede and replace the Comprehensive Plan previously adopted on January 23, 2006; providing a severability clause; providing that this Ordinance shall be cumulative of all ordinances; providing a savings clause; providing for publication in the official newspaper; and providing an effective date.

Motion: A motion was made by Councilmember Briley, seconded by Councilmember Kirchner, to approve Ordinance 2024-12 adopting a new Comprehensive Plan for the City, providing that the adopted Comprehensive Plan shall supersede and replace the Comprehensive Plan previously adopted on January 23, 2006; providing a severability clause; providing that this Ordinance shall be cumulative of all ordinances; providing a savings clause; providing for publication in the official newspaper; and providing an effective date. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

D. Consider the approval of Resolution 2024-02R adopting the Parks Master Plan as the City of Fredericksburg's primary tool to guide the delivery of Park and Recreation Services through the year 2034; to become effective upon its passage and approval

Andrea Schmidt, Director of Parks and Recreation, thanked everyone who worked on the Master Plan. She reviewed the Executive Summary.

The City Council discussed:

- The City responsible for parks
- City and County resident use of parks
- List of 98 recommendations

Motion: A motion was made by Mayor Pro Tem Watson, seconded by Councilmember Briley, to approve Resolution 2024-02R adopting the Parks Master Plan as the City of Fredericksburg's primary tool to guide the delivery of Park and Recreation Services through the year 2034; to become effective upon its passage and approval. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

A. Consider the approval of the 2024 Hotel Occupancy Tax Recipient Funding policy and

program changes

Shelley Goodwin, City Secretary, reviewed the proposed changes.

Krista Wareham, Director of Finance and Shelley Goodwin, City Secretary, both reviewed the attached PowerPoint.

The City Council requested the following changes:

- One application instead of two applications
- Remove the 20% contingency requirement in the policy

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Klein, to approve of the 2024 Hotel Occupancy Tax Recipient Funding policy and program changes. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

B. Consider the following petitions to be released from the City of Fredericksburg's Extraterritorial Jurisdiction:

- The property is located on Windsong Lot 6 (1.08 acres)**
- The property is located at the end of West Travis Street and along Metzger Road (42 acres)**

Mick McKamie, City Attorney, reviewed the statute that allows the release of ETJ and the requirements. He recommended the City Council release properties from ETJ. He noted that once the property is released the County subdivision rules will apply to the properties.

The City Council discussed the following:

- The statute
- City services and water rates

Kris Kneese, Director of Public Works and Utilities, stated water rates are a higher rate for ETJ residents.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Briley, to approve released from the City of Fredericksburg's Extraterritorial Jurisdiction:

- The property is located on Windsong Lot 6 (1.08 acres)
- The property is located at the end of West Travis Street and along Metzger Road (42 acres)

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

9. CITY MANAGER'S REPORT

A. City Manager's Monthly Update

Clinton Bailey, City Manager, provided the following updates:

- Development
- MGO
- Public Works
- Finance
- Police Department
- Fire Department
- City Openings

- Fredericksburg Family Friendly Hill County City (Yelp)

The City Council discussed the additional large developments coming.

10. ITEMS FOR FUTURE AGENDA

A. Review the Future Agenda spreadsheet

Clinton Bailey, City Manager, reviewed the Future Agenda spreadsheet.

11. EXECUTIVE SESSION

A. Consider and discuss the State of Texas, et al. Association Against Fredericksburg Annexations vs. City of Fredericksburg, Texas, pending in 216th District Court (551.071)

B. Consider and discuss Real Estate in the vicinity of US 290E and Old San Antonio Rd. (Section 551.072)

C. Consider and discuss the value and possible disposition of city-owned real properties located throughout the City (Section 551.072)

Motion: A motion was made by Councilmember Kirchner and a second by Mayor Pro Tem Watson to go out of Regular Session into Executive Session at 12:38 P.m. The City Council voted five (5) for it, and none (0) opposed it. The motion carried unanimously.

Motion: A motion was made by Mayor Pro Tem Watson, seconded by Councilmember Klein, to go out of the Executive Session and into the Regular Meeting at 1:00 p.m. The City Council voted five (5) for it, and none (0) opposed it. The motion carried unanimously.

11. BUSINESS ITEM

The City Council took no action after the Executive Session.

12. ADJOURN

With no other business, Mayor Hoover adjourned the Tuesday, March 19, 2024, City Council Regular Meeting at 1:00 p.m.


Jeryl Hoover
Mayor



Interim City Secretary

Report numbers for City Council Meeting on Tuesday, March 19th 2024.

Active – R1 - **462** – this number is down 4 from last month (several reason why this number will fluctuate - as I have 62 in pending status and another 18 under review – pending means they are waiting for their renewals to be processed and the under review usually means they are new, have HOT issues or other issues, like needing a 24/7 contact and I am waiting on the applicants reply)

R1 NEW – 1 new R1 come thru in the past month – it was vested - 702 S Creek

Active R2 – **326** – 310 last month

R2 - had several units (facilities) construction was finally completed – they were vested – 7 units on 707 E Highway – Kuhlman Windmill (condo's)

3 vested units on W San Antonio

The other 6 were renewals that were processed and renewed.

Active in all zones – stands at **1011** as of 11:21am on Friday, March 15, 2024.

Special exceptions on the books for March 20th, 2024 ZBA meeting – 2 are being considered, both are requesting a SE to operate as a STR – unoccupied – neither have ever had a STR Permit.

402 W San Antonio (R2)

And

110 S Bowie (R1)

ACTIVE PERMITS WITH HOT DELIQUENCY NOTICES – 30 – LAST REPORT 50

Municipal Court – STR cases both major and minor

Major – operating without a permit – 3 – 4th is in collection.

Minor

1 Failure to respond in 30 min – all closed or no action.

2 noise ordinance – no action on either – closed

1 Zoning ordinance? Fences – no action – closed.

[Your Name]
[Your Address]
[City, State, ZIP Code]
[Date]

Dear Members of the Fredericksburg P&Z Committee, & City Council,

As residents of Fredericksburg, Texas, we are writing to express our support for the proposed new development by DC Partners located at 290 and 87. The said mixed-use development will include:

- A Kimpton-branded boutique hotel with a ballroom for events
- Thoughtfully curated retail including a luxury spa
- Residential component
- Dedicated green space with emphasis on natural landscaping
- Preserving the historic Klingelhoefer home as a center piece to the development

This project not only addresses the pressing need for lodging and event spaces in our growing community but also promises to inject vital income through taxes, employment opportunities, and tourism. Fredericksburg has not had a new hotel built in over a decade. The addition of a Kimpton-branded boutique hotel with event facilities, along with curated retail, residential spaces, and dedicated green areas, not only enriches the local charm and draw of Main Street, but also fulfills crucial demands on our future growth.

We understand that timing is critical for the success of real estate developments, and we encourage the P&Z committee to approve the plan to move forward. DC Partners has demonstrated their unwavering dedication to producing a successful development that will benefit our community for generations to come. Their wholehearted willingness to collaborate and accommodate the council's desires underscores their commitment to Fredericksburg and our history.

In conclusion, we trust that DC Partners is committed to continuing to work together and deliver a development with balanced architecture that will enhance our city while preserving its unique character and charm.

Thank you for your attention to this matter.

Sincerely,

Jodi Johnson
Wade
Clay Mulawo
Nora Meadows
Joe B

Kennel
Ty W
J. Spier
Mike
Mike Maly

Kari Klier

Joanne Klier



Jeff Mays

Chad Mays



[Your Name]
[Your Address]
[City, State, ZIP Code]
[Date]

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Thank you for your attention to this matter.

Sincerely,

KZRBG DAVIS

3/15/24, 1:30 PM

Mail - Patricia Whitlow - Outlook

[Your Name]
[Your Address]
[City, State, ZIP Code]
[Date]

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In conclusion, we trust that DC Partners is committed to continuing to work together and deliver a development with balanced architecture that will enhance our city while preserving its unique character and charm.

Thank you for your attention to this matter.

Sincerely,

William Worster

William Worster

1440 N Hwy 87

Nick Skuteris

From: Nick Skuteris
Sent: Saturday, March 16, 2024 4:56 PM
To: Patricia Whitlow; William Noble
Subject: Re: Bill Noble

Bill, thank you for the text message stating your support for the DC Partners project at 290 and 87. I have copied it below.

We will keep you updated on progress and look forward to strengthening our relationship.

Bill's text from 3/15/2024

To it may concern;

I have been in the area since my Dad , Bill Noble Sr ,bought the Johnson City Bank and LBJ's second ranch in 1970. Fredericksburg and the surrounding towns need desperately a 5 Star Hotel and Convention center.

The current hotel projects such as the Auberge and the Albert are not properly planned in my opinion.

DC Partners have met with me and they have a project that has everything we need for housing , retail , restaurants, wine and music and wedding venues all on one property.

Right at the West part of town .

Guests can walk or take a Trolley to town .

This would reduce driving and drinking and be a big stimulus for the local economy.

Other groups I have met with did not have the experience, scope , balanced plan and required Capital for a project of the size .

Please vote yes for this project.

Sincerely yours,
Bill Noble



Nick Skuteris
Development Manager

Office: 281-565-0955

Mobile: 630-247-8267

nicks@dcpartnersusa.com

www.dcpartnersusa.com

Office: 2425 W Loop S, 7th Floor, Houston,
TX 77027

Mail: PO Box 25169 Houston, TX 77265

On Mar 15, 2024, at 16:03, Nick Skuteris <nicks@dcpartnersusa.com> wrote:

Bill and Patricia. Thank you so much.

1. Jodi Johnson – West main landowner
2. Wade Johnson – West main landowner
3. Clay Meadows – West main restaurant owner
4. Nora Meadows – West main restaurant owner
5. Jesse Barter – Restaurant owner
6. KK Welch – Business owner
7. Kelly Welch – Business owner
8. Jennifer Segner Spies – Business owner
9. Cullen Haley – car dealership employee
10. Shawn Maxcey – car dealership employee and Fredericksburg resident
11. Kari Klier – STR owner on property behind DC Partner's land
12. Joanne Klier – Fredericksburg resident
13. Linda Goldsmith – CVB board member
14. Jeff Mazurek – Landowner adjacent to DC Partner's land
15. Charles Morin – West Main business owner
16. Bill Noble – landowner on 87
17. Kerby Davis – multi-generational Fredericksburg resident
18. Lance Eaker – West main restaurant owner and Fredericksburg resident

Residential Unit Count: 45 Condominium Units

Commercial: up to 200 Hotel Rooms
up to 40,000 sq ft for retail and restaurant

Parking: 638 required with 672 provided
90 parking spaces required for Condos
205 parking spaces required for Hotel
343 parking spaces for Retail/Cocktail Lounge

Entry Corridor: Entry Corridor will be reviewed at a later date when architectural plans are finalized.

Landscape and Screening:

	Seven Hills (existing PUD) DC Partners (proposed)	
Total Property Size	22+ Acres – 959,671 sq ft	22+ Acres – 959,671 sq ft
Max Building Coverage	75%	75%
Actual Building Coverage	168,200	20% - 166,00 sq ft
Max Impervious Coverage	80%	80%
Actual Impervious Coverage	618,800	49% - 468,125 sq ft
Max Height	4 Stories – 48 ft	4 Stories – 48 ft (hotel only)
Density Calculations	7 units per acre	11 units per acre
Hotel Rooms	160 Units	200 Units
Hotel/Conference Sq Ft	97,400	88,900 sq ft
Retail/Restaurant Sq Ft	70,800	40,000 sq ft
Condominium Units	0	45
Condominium Sq Ft	0	37,100 sq ft
Parking Spaces Required	730	638
Parking Spaces Provided	484 = 34% Reduction	672 = 34 extra spaces

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

At the Planning & Zoning Commission meeting on March 6, 2024, a motion to approve with staff recommendation failed. A Special meeting of Planning & Zoning has been called for March 18th to formalize a recommendation. Some of the concerns expressed by the P&Z included concern for the size of the development and possible negative impacts on the community because of increased traffic.

City staff recommends approval conditioned upon the following:

1. Approval of a Final Plat Including Dedication of ROW and/or Roadway Easement to Allow for Future Intersection Improvements at the "Y" (P&Z to approve)
2. Approval of Civil Construction Plans (staff approval)
3. Approval of Traffic Impact Analysis by TxDOT, Gillespie County, and City of Fredericksburg, including left and right turn bays at each driveway and a center turn bay for Bob Moritz Dr. (staff approval)
4. Approval of Conditional User Permits for final uses and locations (City Council approval)
5. Approval of Entry Corridor requirements (P&Z approval)

6. Approval of Final Site Plan (P&Z Approval)
7. Approval of Sign Package (City Council)

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. DC Partners Presentation
2. PUD Amendment Z-2401 - FULL PACKAGE
3. EDC Support Letter
4. Ordinance draft PUD amendment at the Y
5. Seven Hills Conf Center.clean.PUD Amendment
6. Fredericksburg Convention and Visitor_

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: March 13, 2024



Garret Bonn, Assistant City Manager

Date: March 13, 2024



Krista Wareham, Director of Finance

Date: March 13, 2024

Rachel Raggio, TOASE Attorney

Date: March 14, 2024



Shelley Goodwin, City Secretary

Date: March 14, 2024



Clinton Bailey, City Manager

Date: March 14, 2024

The property contains the historic Klingelhoef House, which is a designated landmark, and the proposal shows a landmark overlay that follows the previous property line. The site also includes the retention of the Stork gas station at the "Y".

A Preliminary Plat into a single lot has been approved, combining the three (3) lots into one.

A PUD ties the zoning to a General Development plan. The General Development site plan shows placement of the buildings by type/use, parking, and green space providing for the concept of the development. At this point, the developer is unable to designate exact amounts of retail, restaurant, other uses which could impact the total amount of parking needed. The approval of a PUD, or in this case an amendment to a PUD, allows the developer to finalize plans with certainty that the proposed uses, heights, setbacks, and parking calculations are adequate. A detailed site plan is required once programming/uses have been defined.

The property is also located within the Entry Corridor and will need to return with renderings to show how the Entry Corridor design standards are being met. Staff does encourage the developer to pursue a more vertical mixed use development and look for opportunities to bring the residential and commercial components together.

Additionally, based on several meetings with TxDOT and the current trip generation and turning movement counts identified in the Traffic Impact Analysis, in addition to the center turn lanes proposed at each driveway and Bob Moritz Drive, staff recommends right turn lanes be provided at each proposed driveway into the site to mitigate any impacts to through traffic. Additionally, it is recommended that representatives with TxDOT, Gillespie County, and the City continue to coordinate on future improvements that could be made to the intersection of US 290W and US 87N (the "Y").

BACKGROUND: PLANNED UNIT DEVELOPMENT (PUD)

A Planned Unit Development is a development which is under unified control and is planned, and developed, as a whole in a single development operation of programmed series or phases of development, each phase of which is specifically integrated into and made a part of the overall plan of development, and which shall include streets, lots, adequate utilities to serve the proposed uses and densities, and which indicates all structures and their relationship to each other and to adjacent uses and improvements, and which provides for common taxation, maintenance, and operation thereof. A Plan Unit Development shall consist of dwelling units, and may also include non-residential uses compatibly and harmoniously incorporated into the unitary design for the Planned Unit Development. A Planned Unit Development where more than five percent of the total area is utilized for non-residential purposes, such as commercial or industrial uses, is a non-residential PUD. See Section 3.700.Sec. 3.700. - PUD: PLANNED UNIT DEVELOPMENT.

Intent:

The purpose of the Planned Unit Development (PUD) Zone provides a means of achieving greater flexibility in the development of land, appropriate in size and shape to facilitate utilization in a manner not possible by conventional zones. The PUD Zone, is intended to encourage more efficient uses of land, while still providing proper arrangement of uses and structures. As such PUDs must be related to the land, surrounding uses and zoning; and would ensure the fulfillment of community needs relative to certain residential, commercial, industrial, recreational and other land uses. Through the exercise of sound and proper planning principles, PUDs incorporate appropriate property development standards, that would not be detrimental to surrounding property or uses nor the public health, safety and welfare. All forms of Planned Unit Developments (PUD) shall be subject to the granting of a Conditional Use Permit and may include mixed combinations of the various forms of residential, civic, commercial, industrial, recreational uses and other forms of land uses.

Principal Permitted Uses

Buildings, structures and land shall be used and structures shall hereinafter be erected, altered or enlarged only for those uses specifically listed in the granting of a Conditional Use Permit, as



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PLEASE TYPE OR PRINT

Name BRADY Closson ✓
Written or Verbal
Comments

Address 2184 REEF ROAD City and State FBG TX

Phone Number 830. 362. 8958 Email Address bclosson@fbgtx.org

Questions/Comments for City Council POTENTIAL Economic Impact
Presentation by TRAVIS JAMES W/ TXP

Attachments _____ (yes or no)

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PLEASE TYPE OR PRINT

Name Rosemary Estenson Written or Verbal
Comments
Address _____ City and State _____

Phone Number _____

Email Address _____

Questions/Comments for City Council _____

Attachments _____ (yes or no)

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PLEASE TYPE OR PRINT

TIM CRENWELGE VERBAL
Name Written or Verbal
Comments
425 W. MAIN FBG. TX
Address City and State
830-739-2200 timc@crenwelge.com
Phone Number Email Address

Questions/Comments for City Council

Attachments

(yes or no)

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PLEASE TYPE OR PRINT

<u>Mike Mahoney</u>		
Name		Written or Verbal Comments
<u>312 W College</u>		<u>FB6 TX</u>
Address		City and State
<u>713</u>		
Phone Number	Email Address	

Questions/Comments for City Council _____

Attachments _____ (yes or no)

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PLEASE TYPE OR PRINT

Barbara Heinen

Name

Written or Verbal
Comments

Address

City and State

Phone Number

Email Address

Questions/Comments for City Council

Attachments _____ (yes or no)

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PLEASE TYPE OR PRINT

MARY O'NEILL

Verbal

Name

Written or Verbal
Comments

102 S. CHERRY

FB

Address

City and State

415 990-1745

Phone Number

MaryO'Neill@fbtx.org

Email Address

Questions/Comments for City Council

None

Attachments

(yes or no)

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PLEASE TYPE OR PRINT

Name MIKE DAVIS Written or Verbal Comments VERBAL

Address 425 E. MAIN STREET City and State FREDERICKSBURG TX

Phone Number 214-718-1144 Email Address mike@mlongharris.com

Questions/Comments for City Council As owner of 810/812 W MAIN,
- SPEAK ON BEHALF OF DC PARTNERS
PROJECT OF THE Y.

Attachments No (yes or no)

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