

**CITY OF FREDERICKSBURG
CITY COUNCIL MEETING**

MONDAY, APRIL 21, 2014 ~ 7:00 p.m.

Law Enforcement Center ~ 1601 East Main Street

Jeryl Hoover, Mayor
Tim Dooley, Council Member
Graham Pearson, Council Member

Gary Neffendorf, Council Member
Kathy Sanford, Council Member
Kent Myers, City Manager

(REQUEST ALL PAGERS AND PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.)

A G E N D A

CALL TO ORDER.

Page Ref

PLEDGE OF ALLEGIANCE.

1. **MINUTES** - Approve minutes of February 2014 meetings. **1-9**

2. **PUBLIC HEARINGS**
 - A. **PUBLIC HEARING** (Z-1402) by Ms. Lorrie's Learning Center, LLC, for a Conditional Use Permit to allow Day Care Services in an R-2 Mized Residential Zoning District at 915 Bell Street. **10-17**

3. **ORDINANCES - RESOLUTIONS - ACTION ITEMS**
 - A. Receive Recommendation and Consider Z-1402.
 - B. Consider City Lighting Standards (1st reading). **18-29**
 - C. Consider Resolution Adopting Water Contingency Plan. **30-55**

4. **INDIVIDUAL ITEMS FOR CONSIDERATION AND POSSIBLE ACTION**
 - A. Receive TxDOT Traffic Signal Presentation **56**
 - B. Consider Request from Oktoberfest for Closure of Adams Street and Use of City Hall Parking Lot. **57-59**
 - C. Consider Appointment of Ex Officio Member to Dispatch Advisory Committee. **60**
 - E. Consider Waiver of Building Permit Fee for County Jail. **61-67**
 - F. Consider Sale of 306 E. Austin Street. **68-70**
 - G. Receive Police Department Presentation

5. **CITY MANAGER'S REPORT**
 - A. Countywide Beautification Day.
 - B. Wine and Culinary Art Center
 - C. New Watering Restrictions
 - D. Employee Recognitions.

6. **ITEMS FOR FUTURE AGENDA**

7. **PUBLIC COMMENTS** - This time is for citizens to address the City Council on issues and items of concern not on this agenda. There will be no City Council action at this time.

8. **COUNCIL COMMENTS** - No discussion or action may take place.

9. **EXECUTIVE SESSION** - Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government code Sections 551.071 (Consultation with Attorney, 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).

A. Executive Session - Real Estate Matters - 306 E Austin.

- 10 **ADJOURN**

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

SPECIAL CITY COUNCIL MEETING
FEBRUARY 3, 2014
2:00 PM

On this the 3rd day of February, 2014, the City Council of the CITY OF FREDERICKSBURG convened in special session at the Law Enforcement Center, with the following members present to constitute a quorum:

JERYL HOOVER - MAYOR
TIM DOOLEY - COUNCIL MEMBER
KATHY SANFORD - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER
GRAHAM PEARSON - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: KENT MYERS - CITY MANAGER
PAT McGOWAN - CITY ATTORNEY
SHELLEY BRITTON - CITY SECRETARY
BRAD KOTT - DIRECTOR OF FINANCE
STEVE WETZ - CHIEF OF POLICE

The meeting was called to order at 2:00 PM.

WORKSHOP: 2014 HOTEL TAX FUND ALLOCATIONS – Council held a workshop on the 2014 Hotel Tax Fund requests. Council Member Neffendorf abstained from the discussion concerning the Nimitz application; Mayor Hoover abstained from the discussion concerning the Fbg. Theater company application; Council Member Sanford abstained from the discussion concerning the Farmer's Market application.

No action was taken.

With no further discussion, Council Member Dooley made a motion to adjourn the meeting at 5:20 PM. Council Member Neffendorf seconded the motion. Motion carried.

PASSED AND APPROVED this the 21st day of April, 2014.

SHELLEY BRITTON, CITY SECRETARY

JERYL HOOVER, MAYOR

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STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

REGULAR CITY COUNCIL MEETING
FEBRUARY 3, 2014
7:00 PM

On this the 3rd day of February, 2014, City Council of the CITY OF FREDERICKSBURG convened in regular session at the City Hall, with the following members present to constitute a quorum:

PRESENT: JERYL HOOVER - MAYOR
TIM DOOLEY - COUNCIL MEMBER
GRAHAM PEARSON - COUNCIL MEMBER
KATHY SANFORD - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER

ABSENT:

ALSO PRESENT: KENT MYERS - CITY MANAGER
SHELLEY BRITTON - CITY SECRETARY
PAT MCGOWAN - CITY ATTORNEY
BRAD KOTT - DIRECTOR OF FINANCE
CLINTON BAILEY - D.P.W.U.
STEVE WETZ - ACTING CHIEF OF POLICE
RUSSELL IMMEL - IT

The meeting was called to order at 7:00 PM, following the Pledge of Allegiance.

MINUTES – It was moved by Council Member Sanford, seconded by Council member Dooley, to approve the minutes of the December 2013 meetings as presented and corrected. All voted in favor and the motion carried.

CONSENT AGENDA - It was moved by Council Member Dooley, seconded by Council Member Neffendorf, to approve the consent agenda as follows:

1. Wastewater Treatment Plant Permit Renewal Application in the amount of \$35,400.00.

All voted in favor; motion carried.

AMENDMENT TO COUNCIL RULES OF PROCEDURE REGARDING ORDINANCES – It was moved by Council Member Dooley, seconded by Council Member Pearson, to approve the Council Rules of Procedure Regarding Ordinances, as follows:

All City ordinances will require two readings of the City Council prior to adoption. However, in certain cases the Council may elect to waive the second reading and pass the ordinance as presented. Following the first reading of the ordinance, the Council will take one of the following actions:

1. The City Council will waive the second reading to the ordinance and consider adopting it as presented.
2. The City Council will proceed with the second reading of the ordinance at a subsequent City Council meeting with any revisions made by the City Council during the first reading of the ordinance.
3. The City Council will schedule a public hearing at a subsequent City Council meeting to allow public comment on the proposed ordinance prior to the second reading and adoption of the ordinance.
4. The City Council will table the ordinance and provide staff with direction on one of the following options:
 - a. Submit the ordinance to other outside organizations or committees for review and comments prior to adoption.

- b. Refer the ordinance to the next scheduled Council retreat for further discussion.
 - c. Instruct staff to make changes to the ordinance for further discussion at the next regular City Council meeting prior to the second reading of the ordinance being scheduled.
5. The City Council will disapprove the ordinance.

All voted in favor and the motion carried.

FACT SHEET FOR 2014 CHARTER AMENDMENT ELECTION – Council Member Sanford moved, seconded by Council Member Neffendorf, to approve the proposed Fact Sheet for the 2014 Charter Amendment Election as presented and corrected. The vote is as follows: AYE: Hoover, Neffendorf, Sanford, Dooley, and Pearson. Motion carried.

DRAINAGE IMPROVEMENTS FOR RESIDENTIAL LOT AT 306 W. PARK ST – Tommy Newman of Habitat for Humanity

WATER CONSERVATION POSTER WINNERS – Communications Manager Juli Bahlinger presented the winners of the Water Conservation Poster Contest: 1st Place, Chandni Patel, 2nd Place Cullen Sauer, and 3rd Place Madison Ray. The 1st Place poster will be used by the City in a Water Conservation Promotion Program. No action was taken.

NIMITZ PRESENTATION – General Hagee gave the council an information brief on planned renovations to the Pacific Combat Zone. No action taken.

QUARTERLY REPORT FROM LADY BIRD JOHNSON GOLF COURSE – Alan Wooley gave a quarterly report on the Lady Bird Johnson Golf Course.

CITY MANAGER'S REPORT – City Manager Kent Myers reported on (1) February 21 City Council Retreat, (2) Texas Rangers Heritage Center, (3) Property Tax Collection Options, and (4) Employee Recognition

PUBLIC COMMENT - No comment.

COUNCIL COMMENT - No comment.

With no further business, Council Member Dooley made a motion to adjourn the meeting at 8:30 PM. Council Member Pearson seconded the motion. Motion carried.

PASSED AND APPROVED this the 21st day of April, 2014.

SHELLEY BRITTON, CITY SECRETARY

JERYL HOOVER, MAYOR

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STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

SPECIAL CITY COUNCIL MEETING
FEBRUARY 17, 2014
5:00 PM

On this the 17th day of February, 2014, the City Council of the CITY OF FREDERICKSBURG convened in special session at the Law Enforcement Center, with the following members present to constitute a quorum:

JERYL HOOVER - MAYOR
TIM DOOLEY - COUNCIL MEMBER
KATHY SANFORD - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER

ABSENT: GRAHAM PEARSON - COUNCIL MEMBER

ALSO PRESENT: KENT MYERS - CITY MANAGER
PAT McGOWAN - CITY ATTORNEY
SHELLEY BRITTON - CITY SECRETARY
BRAD KOTT - DIRECTOR OF FINANCE
STEVE WETZ - CHIEF OF POLICE

The meeting was called to order at 5:00 PM.

WORKSHOP: 2014 HOTEL TAX FUND ALLOCATIONS – Council held a workshop on the 2014 Hotel Tax Fund requests.

With no further discussion, Council Member Dooley made a motion to adjourn the meeting at 5:20 PM. Council Member Neffendorf seconded the motion. Motion carried.

PASSED AND APPROVED this the 21st day of April, 2014.

SHELLEY BRITTON, CITY SECRETARY

JERYL HOOVER, MAYOR

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

**REGULAR CITY COUNCIL MEETING
FEBRUARY 17, 2014
7:00 PM**

On this the 17th day of February, 2014, the City Council of the CITY OF FREDERICKSBURG convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

JERYL HOOVER – MAYOR
GARY NEFFENDORF – COUNCIL MEMBER
TIM DOOLEY - COUNCIL MEMBER
GRAHAM PEARSON - COUNCIL MEMBER
KATHY SANFORD - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: KENT MYERS - CITY MANAGER

SHELLEY BRITTON – CITY SECRETARY
PAT McGOWAN - CITY ATTORNEY
STEVE WETZ - CHIEF OF POLICE
BRAD KOTT – DIR OF FINANCE
BRIAN JORDAN - DIR. OF DEVELOPMENT SERVICES
JOHN CULPEPPER – DIR EMERGENCY SERVICES
RUSSELL IMMEL – INFORMATION TECH

The meeting was called to order at 7:00 PM following the Pledge of Allegiance.

CONSENT AGENDA – It was moved by Council Member Dooley, seconded by Council Member Sanford, to approve the consent agenda as follows:

1. Purchase of Aeration Equipment for the Wastewater Treatment Plant in the amount of \$225,190.00.

All voted in favor and the motion carried.

PUBLIC HEARING ON THE UPDATE TO THE SUBDIVISION ORDINANCE – It was moved by Council Member Dooley, seconded by Council member Neffendorf, to recess the regular session and open the Public Hearing on the Update to the Subdivision Ordinance. All voted in favor and the motion carried.

Dir. of Development Services Brian Jordan briefed Council on the history of the process, and introduced consultants from Freese and Nichols Dan Sefko and Daniel Harrison, who addressed the proposed updates to the Subdivision Ordinance.

Comments were received from Jeff Williams and Vic Nixon.

It was moved by Council Member Dooley, seconded by Council Member Pearson, to adjourn the public hearing and reconvene the regular session. All voted in favor and the motion carried.

SUBDIVISION ORDINANCE – FIRST READING - It was moved by Council Member Dooley, seconded by Council Member Neffendorf, to accept the first reading of the proposed Subdivision Ordinance as presented. All voted in favor and the motion carried.

2014 HOT ALLOCATIONS - It was moved by Council Member Dooley, seconded by Council Member Neffendorf, to award the 2014 Hotel Tax Allocations as follows:

- Admiral Nimitz Foundation: \$125,000
- Fredericksburg Theater Company: \$25,000
- GCFFA: \$45,000
- GCHS Pioneer Museum: \$75,000
- Friends of Gillespie County Schools: \$50,000
- Fredericksburg Music Club: \$2,500
- Optimist Club of Fredericksburg, dba Hill Country Run: \$5,000
- Ft. Martin Scott Friends: \$1125
- Heritage School – Eisbahn: \$3,000
- Hill Country Antique Tractors: \$6,000

- CANTO Chamber Choir: \$2500
- Fredericksburg Jaycees/Truck & Tractor Pull: \$5,000
- Fredericksburg Jaycees/Crawfish Festival: \$5,000
- Admiral Nimitz Foundation: \$20,000
- Hill Country Film Festival: \$6,500
- Chamber of Commerce/Christmas Parade: \$10,000
- Systems GO: \$2500
- Boys & Girls Club Shopping Tournament: \$1,500
- Die Kuenstler: \$2,500
- Fbg July 4th Committee: \$4,500
- Fbg Art Guild: \$4,000
- Fredericksburg Farmers Market: \$2,500
- Friends of Fredericksburg Nature/Wings Over the Hills: \$4,000
- Vereins Quilt Guild of Fredericksburg: \$4,000
- Arion Men's Choir ~ Hermann Sons Mixed Choir: \$2,500

The vote was as follows: The vote is as follows: AYE: Hoover, Neffendorf, Sanford, Dooley, and Pearson. Motion carried. (Note: Neffendorf abstained from the Nimitz vote, two items.)

RESOLUTION FOR 175TH ANNIVERSARY PRESERVATION PROJECT – It was moved by Council Member Dooley, seconded by Council Member Pearson, to adopt the Resolution for the 175th Anniversary Preservation Project as presented. All voted in favor and the motion carried.

RESOLUTION

THE GILLESPIE COUNTY COMMISSIONERS COURT AND THE FREDERICKSBURG CITY COUNCIL

RECOGNIZING THE IMPORTANCE OF THE PRESERVATION OF
THE 1846 SURVEY OF THE ORIGINAL TOWN SQUARE;
AND PLEDGING TO DESIGNATE THE FULL SURVEY AS A JOINT COMMUNITY
PRESERVATION PROJECT FOR THE 175TH ANNIVERSARY OF THE FOUNDING OF
FREDERICKSBURG (8MAY 1846) AND OF GILLESPIE COUNTY (23 FEBRUARY 1848);
AND PLEDGING TO FORM A JOINT 175TH ANNIVERSARY COMMITTEE AS REPRESENTATIVES OF
THE GILLESPIE COUNTY COMMISSIONERS COURT AND THE FREDERICUSBURG CITY COUNCIL;
AND PLEDGING TO JOINTLY ENDORSE THIS 175TH ANNIVERSARY PROJECT

WHEREAS, Fredericksburg was founded under the leadership of John O. Meusebach, Director General of the Society for the Protection of German Immigrants, on 8 May 1846; and

WHEREAS, Gillespie County was formed, following an 1847 citizens petition to the State of Texas, on 23 February 1848; and

WHEREAS, in 1846 , surveyor Hermann Willke situated in the communal heart of the new colony a Town Square of approximately 20 acres; and

WHEREAS, an octagonal structure, the Vereins Kirche, was erected by the citizens at the center of the Town Square to serve the colonists as a place of worship, as a school, and as a communal gathering place; and

WHEREAS, the Town Square has been the focus of civic, patriotic, educational, religious, and historic celebrations in Fredericksburg and Gillespie County; and



WHEREAS, the Town Square has long been the hub of government for Gillespie County and the City of Fredericksburg; and

WHEREAS, during the 1920's, the Town Square was divided with ownership of the northern portion granted to the Fredericksburg Independent School District and the southern portion granted to Gillespie County; and

WHEREAS, in 1987, the northern portion of the Town Square was purchased from the Fredericksburg Independent School District by the City of Fredericksburg and is now known as Marktplatz; and

WHEREAS, Gillespie County has continually help ownership of the southern portion of Town Square which is now known as Courthouse Square; and

WHEREAS, in order to fully protect the historical significance of the original Town Square as redevelopment plan, to include the continued redevelopment of Courthouse Square as per the Gillespie County Courthouse Square Master Plan, restoration of the Old Gillespie County Jail, the connection of the northern and southern helves of the Town Square with a footprint of the Vereins Kirche at its original location in the center of Main Street, and the resurfacing of the contiguous portions of Main, Adams, San Antonio, and Crockett Streets will require the joint guidance and support of the Gillespie County Commissioners Court and the Fredericksburg City Council; and

WHEREAS, a 175th Anniversary Committee will be appointed jointly by the Fredericksburg City Council and the Gillespie County Commissioners Court to create a 501(C)3, to obtain funding through donations, grants, and Hotel Occupancy Tax requests, to organize and administer the restoration projects, and to plan for the 175th Anniversary celebrations.

NOW, THEREFORE, BE IT RESOLVED BY THE GILLESPIE COUNTY COMMISSIONERS COURT AND THE FREDERICKSGURG CITY COUNCIL THAT:

SECTION 1. It having been determined that the redevelopment plans for the original Town Square as well as the auxiliary plans for the Old Gillespie County, Jail, the Vereins Kirche footprint at its original location on Main Street, and the resurfacing of the four streets contiguous to the Town Square in in keeping with the tradition of historical preservation by the citizens of Gillespie County and Fredericksburg.

SECTION 2. The redevelopment effort will be spearheaded by the 175th Anniversary Committee duly appointed by the Gillespie County Commissioners Court and the Fredericksburg City Council.

SECTION 3. This historical redevelopment project is hereby designated as a primary community project in honor of the 175th anniversaries of the City of Fredericksburg (May 2021) and Gillespie County (February 2023).

Resolved this 17th day of February, 2014.

/s/ Mark Stroeher, Gillespie County Judge

/s/ Jeryl Hoover, Mayor, City of Fredericksburg

PROPERTY TAX COLLECTION - City Manager Kent Myers briefed Council on various options being considered for the future collection of city property taxes. David Oehler, Chief Appraiser, was on hand to update Council on the Appraisal District's proposal and their efforts to secure additional office space. Following a lengthy discussion, it was moved by Council Member Pearson, seconded by Council Member Sanford, to enter into an agreement with the Gillespie County Appraisal District to collect City property taxes effective July 1, 2015. The vote was as follows: AYE: Hoover, Neffendorf, Pearson, and Sanford; NAY: Dooley. Motion carried.

AUDITORS REPORT FOR FY 2013 FINANCIAL STATEMENTS – Pat Klein of Klein, Kraus, and Company presented the Independent Auditors Report for FY2013. No action was taken.

FINAL REPORT FROM JOINT DISPATCH RESEARCH COMMITTEE AND APPOINT BOARD MEMBER – It was moved by Council Member Dooley, seconded by Council Member Sanford, to accept the Final Report of the Joint Dispatch Research Committee and to appoint Council Member Pearson to serve as a Board Member. All voted in favor and the motion carried.

EMERGENCY SERVICES DEPARTMENT REPORT – John Culpepper briefed council on the operation of the Emergency Services Department

PURCHASE OF LOADER FOR LANDFILL – It was moved by Council Member Dooley, seconded by Council Member Neffendorf, to enter into a lease-purchase agreement with Hold Texas, LTD, for a used Caterpillar 924HZ Wheel Loader at a total cost of \$115,000. The vote is as follows: AYE: Hoover, Neffendorf, Sanford, Dooley, and Pearson. Motion carried.

CITY MANAGER’S REPORT – City Manager Kent Myers reported on (1) City Council Retreat, (2) Recycling Survey, (3) Park Pool Improvements, and (4) Employee Recognition.

PUBLIC COMMENT - Kathy Lyles of the Native Plant Society of Texas commented on water conservation and drip irrigation systems.

COUNCIL COMMENT - No comments.

With no further discussion, Council Member Dooley made a motion to adjourn the meeting at 9:20 PM. Council Member Sanford seconded the motion. Motion carried.

PASSED AND APPROVED this the 21th day of April, 2014

SHELLEY BRITTON, CITY SECRETARY

JERYL HOOVER, MAYOR

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STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

SPECIAL CITY COUNCIL MEETING
FEBRUARY 21, 2014
8:30 AM

On this the 21st day of February, 2014, the City Council of the CITY OF FREDERICKSBURG convened in special session at the Cardinal Room, Lady Bird Johnson Golf Course, with the following members present to constitute a quorum:

JERYL HOOVER - MAYOR
TIM DOOLEY - COUNCIL MEMBER
KATHY SANFORD - COUNCIL MEMBER
GARY NEFFENDORF – COUNCIL MEMBER
GRAHAM PEARSON - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: KENT MYERS - CITY MANAGER
PAT McGOWAN - CITY ATTORNEY
SHELLEY BRITTON - CITY SECRETARY
BRAD KOTT - DIRECTOR OF FINANCE
STEVE WETZ - CHIEF OF POLICE
BRIAN JORDAN - DIR OF DEVELOPMENT SERVICES
JOHN CULPEPPER - DIR OF EMERGENCY SERVICES

CITY COUNCIL RETREAT – Council held a quarterly retreat to discuss a variety of issues, including: (1) Plans for Expansion of the Visitor's Center, (2) Proposed New Animal Shelter, (3) Proposed New Special Events Policy, (4) Areas for Proposed Annexation, (5) New Transportation Code; (6) New Parking Regulations, (7) New Watering Regulations, and (8) New City Lighting Standards.

No action was taken.

With no further discussion, Council Member Dooley made a motion to adjourn the meeting at 2:20 PM. Council Member Sanford seconded the motion. Motion carried.

PASSED AND APPROVED this the 21th day of April, 2014

SHELLEY BRITTON, CITY SECRETARY

JERYL HOOVER, MAYOR



CITY COUNCIL MEMO

DATE: April 15, 2014

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Conditional Use Permit to allow Day Care Services in an R-2, Mixed Residential Zoning District at 915 Bell Street (Z-1402).

Summary:

The applicant is proposing to convert the property at 915 Bell Street into a Day Care for infants. This property is contiguous to the home of the owners and the existing Ms. Lorrie's Learning Center. No additional buildings will be added to the site. A parking lot will be added between Ms. Lorrie's Learning Center and the 915 Bell Street property to accommodate staff parking as well as space for drop-off and pick-up of children.

Recommendation:

The Planning and Zoning Commission voted unanimously to recommend approval of the Conditional Use Permit with conditions as noted in the attached staff brief. Staff concurs with the Commission's recommendation of approval.

10

The City of Fredericksburg

Background / Analysis:

See attached Zoning Brief for request Z-1402



The City of Fredericksburg

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

CONDITIONAL USE PERMIT BRIEF

Request Z-1402

Applicant/Owner: Dean and Lorrie Stewart
Ms. Lorrie's Learning Center

Location: 915 Bell Street

Existing Zoning: R-2, Mixed Residential

Request: Conditional Use Permit for Day Care Services

Site Plan Overview:

- The property is located at 915 Bell Street, between Pear Street and Eagle Street.
- The property has approximately 71' of frontage on Bell Street, and a depth of approximately 150', totaling approximately 10,605 square feet (0.24 acres).
- A residence is currently located on the property.
- The applicant intends to convert the residential structure into a day care facility for infants. This property is contiguous to Ms. Lorrie's Learning Center. A new parking area will be added to support the existing center and the proposed facility.
- The property is surrounded by residential to the west, north and east, and the existing Ms. Lorrie's Learning Center to the south.
- Surrounding zoning is R-2.
- Building coverage is estimated at 20% of the site, maximum is 55%.
- Impervious coverage is estimated at 41% of the site, maximum is 65%.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- Affirmative (see attached Site Plan). The site plan shows all the property owned by the Stewarts, including their residence at 913 Bell Street, the existing Ms. Lorrie's Learning Center at 409 Pear Street and the proposed facility located at 915 Pear Street.

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

- The existing center has existed within the neighborhood for several years. The proposed addition for infant care, along with the additional parking area would seem compatible with uses in the vicinity.

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

- We do not expect the proposed use to have a negative affect on adjacent properties.

- D. MODIFICATIONS TO THE SITE PLAN WHICH WOULD RESULT IN INCREASED COMPATIBILITY AND WOULD MITIGATE POTENTIALLY UNFAVORABLE IMPACTS:**
- None.
- E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:**
- Currently, parking is very limited, and pick-up and drop-off is typically done on the street. The proposed parking area will be helpful for access and deliveries.
- F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:**
- NA.
- G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:**
- No additional lighting is proposed.
- H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:**
- With the proposed parking lot, adequate parking is provided.
- I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:**
- We believe the proposed use day care services meets the purpose of the zoning.
- J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:**
- Affirmative.
- K. DETERMINATION THAT THE PROPOSED USE AND SITE DEVELOPMENT, TOGETHER WITH ANY MODIFICATIONS APPLICABLE, THERETO, WILL BE COMPATIBLE WITH EXISTING OR PERMITTED USES IN THE VICINITY:**
- Affirmative.

L. DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT AND THE SURROUNDING AREA:

- Affirmative

M. DETERMINATION THAT THE PROPOSED USE TOGETHER WITH THE CONDITIONS APPLICABLE THERETO, WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MATERALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY:

- Affirmative

OPPOSITION/SUPPORT OF REQUEST: One opposition letter received has been addressed by this application.

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval, conditioned upon the site being developed in accordance to the Site Plan and a parking agreement between the three properties being recorded prior to occupancy of the subject property.

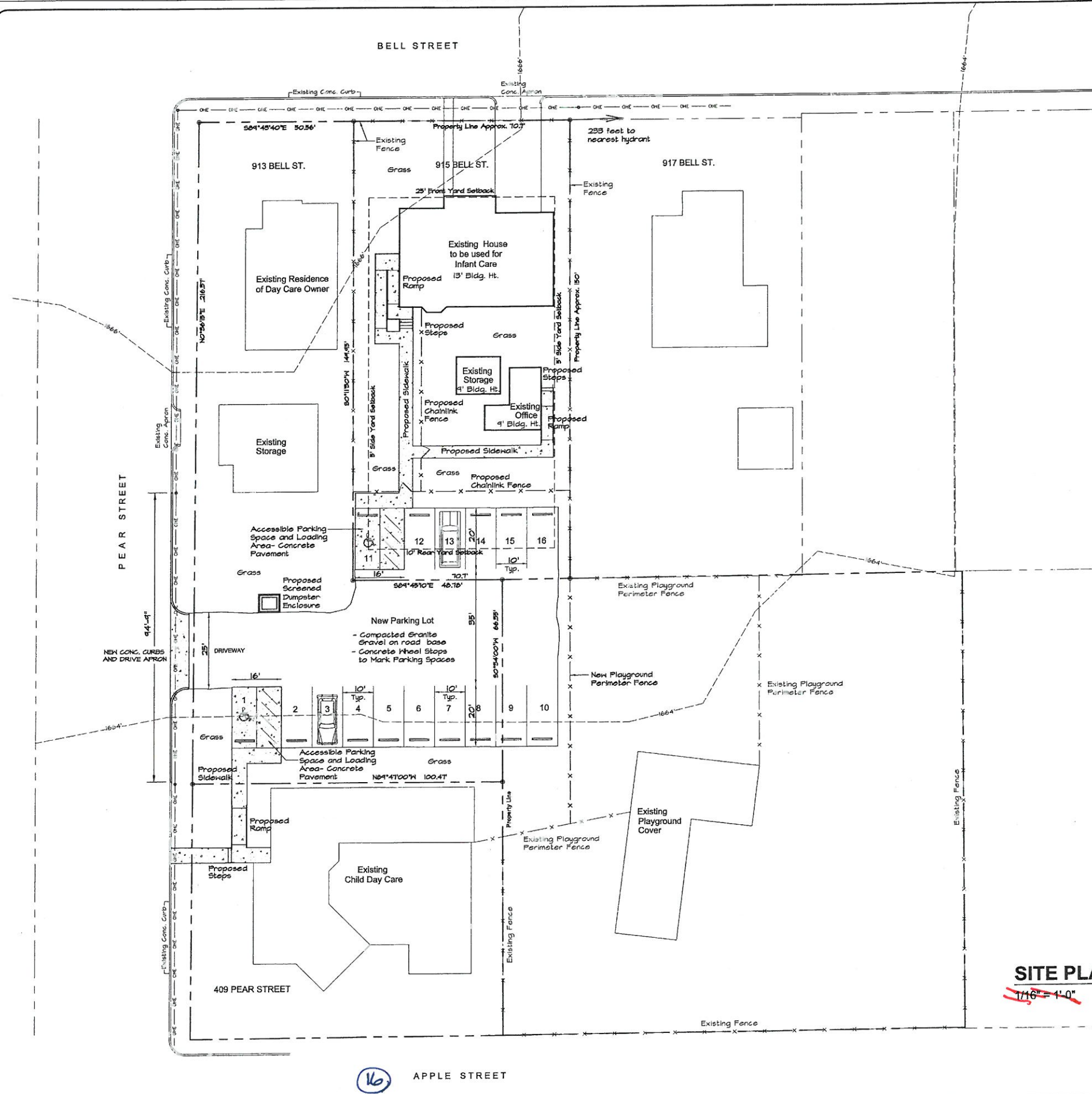
STAFF RECOMMENDATION: Approval

On July 5, 2000, Ms Lorrie's Learning Center opened its doors at 409 Pear Street. The enrollment on this date was 35 children. Presently the enrollment is 41 children who come full time, 9 children who come part time, and 9 children who come after school. This is the number for which the school is licensed and there is a waiting list for future enrollment.

Ms Lorrie's Learning Center has a very stable staff. At the helm is Co-owner and Director, Lorrie Stewart. She is also the teacher for the 4 and 5 year old children. She has always loved working with children. In 1978 she started working as a nursery volunteer on Sundays, at Fredericksburg United Methodist Church. She has been a paid employee in that position since 1981 and is still presently still there working every Sunday. In 1986, she opened a registered day care facility in her home. She maintained this until 1990 when she opted to close her registered home and go to work for a larger day care as a two year old teacher. She became director here in 1994 and remained there in that capacity until 2000. She opened Ms Lorrie's Learning Center on July 5, 2000.

Co-owner of Ms Lorrie's Learning Center is Dean Stewart. He does the maintenance work on the building and grounds. He has been a paramedic since 1991 for the City of Fredericksburg.

The property purchased at 915 Bell Street was purchased to help with the high demand of childcare by adding 14 infants to the center. There is a high demand for childcare in Fredericksburg, with only a very few centers accepting infants, and a limited number of home daycare that are available. The property at 915 Bell Street is adjacent to the present childcare of 409 Pear Street. To help alleviate the parking on the street for the employees and parents, a parking area between the two centers is a priority to make the area safer for the children, parents, and staff.



DEVELOPMENT NOTES:

RESIDENTIAL ZONING

PROPERTY ZONED "R-1 SINGLE FAMILY RESIDENTIAL". BUILDING REQUIREMENTS AS FOLLOWS:

25' MIN. FRONT YARD SETBACK
15' MIN. STREET SIDE YARD SETBACK
5' MIN. INTERIOR SIDE YARD SETBACK
10' MIN. REAR YARD SETBACK

MAX. BUILDING HEIGHT: 28 FEET (2 STORY)

SITE / BUILDING IMPERVIOUS COVERAGE

913 BELL STREET
TOTAL SITE AREA = 14,347 S.F. (.33 ACRES)
IMPERVIOUS COVER = 2,420 S.F. (17%)*
MAX ALLOWED = N/A
BUILDING COVERAGE = 1,945 S.F. (14%)
MAX ALLOWED = 40%

915 BELL STREET
TOTAL SITE AREA = 10,605 S.F. (.24 ACRES)
IMPERVIOUS COVER = 4,344 S.F. (41%)*
MAX ALLOWED = N/A
BUILDING COVERAGE = 2,115 S.F. (20%)
MAX ALLOWED = 40%

* GRANITE GRAVEL ASSUMED TO BE PERVIOUS.
** BUILDING COVERAGE IS INCLUDED IN TOTAL IMPERVIOUS CALCULATION

SITE DRAINAGE

APPROXIMATE EXISTING CONTOURS SHOWN ON DRAWING (2 FOOT INTERVALS). SITE SLOPES TOWARDS SOUTH SIDE OF PROPERTY. PARKING LOT SURFACE SEMI-PERVIOUS. DRAINAGE IMPACT MINIMAL ON SITE.

PROPOSED ON-SITE PARKING

DAY CARE SERVICES: 1/2 SPACES PER TEACHER, ADMINISTRATOR OR DAY CARE PROVIDER:
1/2 X 9 STAFF = 13.5 (14 SPACES)

TOTAL SPACES REQUIRED: 14 SPACES
TOTAL SPACES PROVIDED: 16 SPACES

UTILITIES

USE EXISTING ELECTRIC, WATER, GAS, AND SEWER SERVICE. NO EXPANSION OF UTILITIES REQUIRED.

SITE LIGHTING AND SIGNAGE

THERE WILL BE NO ADDITIONAL SITE LIGHTING IN NEW PARKING LOT.

SITE PLAN

1/16" = 1'-0"



RECEIVED
MAR 28 2014

300 C WEST MAIN STREET
STEHLING-KLEIN-THOMAS ARCHITECTS P.L.L.C.
FREDERICKSBURG, TEXAS
PHONE 833-997-4383 FAX 833-998-2272



Parking Lot Project
For
Ms Lorrie's Learning Center
409 SOUTH PEAR STREET
FREDERICKSBURG, TEXAS

DATE: 10 MAR 2014
PROJECT NUMBER:
REVISION:
28 MAR 2014

SITE PLAN
CONDITIONAL USE
PERMIT

A-0





CITY COUNCIL MEMO

DATE: April 21, 2014

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: City Lighting Standards

Summary:

The attached lighting standards ordinance was prepared based upon the comments and suggestions made by the Council at your recent Retreat.

Recommendation:

It is recommended that the Council conduct the first reading of the lighting standards ordinance and instruct staff of the changes that you would like to make prior to the second reading and approval of this ordinance.

Background / Analysis:

During the past month, City staff has met several times in an attempt to develop a lighting standards ordinance that addresses the comments and concerns expressed by the Council at your recent Retreat. This was a difficult process due to the fact that the Council expressed some very diverse comments about this issue. However, we tried to include language in the ordinance which addresses

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The City of Fredericksburg

the consensus of the Council on these standards. The other challenge in preparing this ordinance was trying to use a proposed ordinance prepared by an outside organization and make revisions that would fit into the City's current policies and practices.

In any case, we have prepared the attached ordinance that addresses lighting in commercially zoned areas only. All new commercial developments would have to meet lighting standards. The proposed ordinance allows existing non-conforming lighting in these commercial areas unless they need a building or other permit from the City. Then the commercial development would have to comply with our lighting standards. In a similar fashion, non-conforming lighting for recreational facilities would be allowed until new lighting is installed or replaced. In addition, holiday lighting is not regulated in the proposed ordinance.

While it is expected that there will be a number of changes made to the attached ordinance, it is hoped that this will provide a good framework for discussion at Monday's meeting on the exact language that you would like to add for the second reading of the ordinance. Also, it should be kept in mind in terms of whatever ordinance is eventually approved, that this ordinance might serve as a starting point with additional changes made over the next several years if the Council so desires.

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The City of Fredericksburg

4/17/14

Draft

CITY OF FREDERICKSBURG

CODE OF ORDINANCES

CHAPTER XX: OUTDOOR LIGHTING

Sec. xx-1 Purpose

The purpose of these rules and regulations are to provide uniform outdoor lighting standards and regulations to assure public safety, promote efficient and more cost effective lighting, enhance the ability to view the night sky and promote a positive City image reflecting order, harmony and pride.

Sec. xx-2 Jurisdiction and Scope

This chapter applies to all non-residentially zoned properties, as defined, within the City limits, to signs within the extraterritorial jurisdiction of the City and to all street lighting regardless of where located within the City. This Chapter also applies to all properties having ____ or more dwelling units located thereon within one tract, lot or multiple tracts or lots which are contained in one site plan within the City limits regardless of the zoning area in which they are located. Nothing contained in this chapter shall be construed to prevent or limit the City from applying this chapter to other properties through agreements with property owners, or as a term affixed to a developmental/regulatory approval (such as a variance). All properties and property owners not required to adhere to these requirements are strongly encouraged to do so.

Sec. xx-3 Definitions

Words and phrases used in this chapter shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in the Code of Ordinances, shall be given the meanings set forth therein. Words and phrases not defined

in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

Applicant means a person or entity who submits to the City (a building or development including those for signs and landscaping) an application for an approval required by the Code of Ordinances. Any person or entity must have sufficiently documented legal authority or proprietary interests in the land to commence and maintain proceedings under the Code of Ordinances. Tenants and property owners are both liable for violations of this chapter.

City means the City of Fredericksburg.

City limits means the incorporated municipal boundary of the City, as may be expanded from time to time by annexation.

ETJ means the extraterritorial jurisdiction of the City.

Full cut-off fixtures means fixtures, as installed, that are designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the luminaires or indirectly from the fixture, are not permitted to project above a horizontal plane running through the lowest point on the fixture where light is emitted.

Holiday lighting means temporary lighting used for a specific celebration.

Lighting means any source of light that does not include natural light emitted from celestial objects or fire. The term includes, without limitation, any type of lighting, fixed or movable, designed or used for illumination of buildings or homes within non-residentially zoned areas, including lighting for billboards, streetlights, canopies, gasoline station islands, searchlights used for advertising purposes, externally or internally lit advertising signs, area-type lighting

and luminous elements or fixtures attached to structures, poles, the earth or any other location.

Light trespass means lighting emitted from fixtures designed or installed that causes light to fall on a property other than the one where the fixture is installed, drivers' eyes of passing motor vehicles, or upwards toward the sky.

Luminaire, or Luminous elements (of a light fixture) means individually or collectively: the lamp (light bulb), any diffusing elements and surfaces intended to reflect or refract light emitted from the lamp.

Non-residentially zoned means property which is located in any area of the City which is not located in any residential zone (R-1 through R-5.) The term non-residential properties also includes enhancements or amenities to property such as to subdivisions, and multi-family properties wherever located in the City without regard to zoning.

Outdoor lighting means permanent lighting that is installed or located outside or on the exterior of any building or exterior part of a building to which this ordinance applies.

Person means a human individual, corporation, agency, unincorporated association, partnership, sole sale proprietorship, or any other entity.

Temporary lighting means lighting intended for uses which by their nature are of limited duration; for example holiday decorations, festivals, civic events, construction areas, theatrical, television, or performance areas, provided the lights are positioned so they do not shine in the eyes of passing drivers.

Up lighting means lighting that causes light rays to project above a horizontal plane running through the lowest point on the fixture where light is emitted.

Sec. xx-4 Lighting

(1) All outdoor lighting or properties subject to this chapter shall be installed to comply with the standards, rules and regulations established by this chapter.

(2) It is an offense to install outdoor lighting that does not comply with the standards, rules and regulations established by this chapter.

Sec. xx-5 Nonconforming Existing Lighting

All existing outdoor lighting that was legally installed before the effective date of this chapter, and that does not comply with the standards, rules and regulations established by this chapter shall be deemed nonconforming. Nonconforming existing outdoor lighting shall be brought into compliance with this chapter as follows:

(1) All existing outdoor lighting located on a property subject to this chapter for which an application for a conditional use permit, subdivision approval, a building permit, site plan permit, or a sign permit is made shall be brought into compliance with this chapter before final inspection, issuance of a certificate of occupancy, or final plat recordation, whichever applicable.

(2) All maintenance to nonconforming existing outdoor lighting, such as repairs that do not include replacement of the fixture part of the light, changing bulbs and the like is exempt from the provisions of this ordinance.

Sec. xx-6 Full Cut-off, Shielding and Total Outdoor Light Output Standards

(1) Streetlights installed, repaired, or replaced after the effective date shall be full cut-off fixtures in order to limit light trespass. (See Figure ____).

(2) All outdoor lighting, except streetlights, shall be shielded so that the luminous elements of the fixture are not visible from any other property. (See Figures ____ and ____).

(3) Outdoor up lighting is prohibited, except in cases where the fixture is shielded by a roof overhang or similar structural shield and a licensed architect or engineer has certified and stamped a prepared lighting plan that ensures that the light fixtures will not

cause light to extend beyond the structural shield, except as otherwise specifically permitted by this chapter.

(4) All outdoor lighting fixtures shall be full cut-off fixtures, except as otherwise specifically permitted by this chapter.

(5) All Outdoor recreation facilities, lighting installed or replaced after the effective date of this chapter shall be shielded so that the luminous elements of the fixtures are not visible from any other property. Where fully shielded fixtures are not available, lighting fixtures using external louvers or shields that, in the final installed configuration, extend to within 3 inches on the lowest portion of the light fixture opening are required. (See Figure _____). The fixtures shall be installed and maintained with aiming angles that permit no greater than 1% of the light emitted by each fixture to project above the horizontal. It is recommended that the lumens per net acre for multi-directional aerial sports (e.g., baseball, basketball, football, soccer) not exceed 1,000,000 lumens per net acre. Lighting for outdoor recreational facility is allowed between one hour prior to sunset and 11:00 p.m., unless it is needed to complete a specific organized activity or event already in progress at 11:00 p.m.

Sec. xx-7 Lighting for Outdoor Signs and Panels

(1) Outdoor internally-illuminated signs (whether free standing or building mounted) shall conform to the City's sign regulations.

(2) Outdoor externally-illuminated signs shall conform to all provisions of this chapter and the Sign Ordinance of the City of Fredericksburg Code of Ordinances.

Sec. xx-8 Lighting under Canopies, Building Overhangs, or Roof Eaves

All outdoor lighting fixtures located under canopies, under building overhangs, or under roof eaves shall conform to all provisions of this chapter.

Sec. xx-9 Neon Lighting

Neon lighting is subject to the shielding requirements of this chapter, unless exempted under Section xx-15.

Sec. xx-10 Flag Poles

It is preferred that Governmental flag poles not be illuminated and that the traditional patriotic raising of the flag after dawn and lowering of the flag before sunset be utilized. Lighting of up to two (2) governmental flags per property is permitted with the following restrictions:

Flag poles heights shall conform to the requirements of the zone and shall be illuminated with no more than a single spot type fixture utilizing diffusers or hex louvers to reduce glare. The fixture is to be mounted so that the lens is perpendicular to the flag pole.

Sec. xx-11 Lighting Curfews

(1) Lighting for outdoor recreational facilities is allowed between one hour prior to sunset and 11:00 p.m., unless it is needed to complete a specific organized activity or event already in progress at 11:00 p.m.

(2) All outdoor lighting is encouraged to be turned off when no one is present to use the light.

Sec. xx-12 Prohibitions

(1) The installation of any mercury vapor fixture or lamp for use as outdoor lighting is prohibited.

(2) The installation of any wall pack style fixture for use as outdoor lighting is prohibited unless the fixture is rated by the manufacturer as full cut-off and otherwise complies with the shielding requirements of this chapter. Examples of acceptable wall packs, when mounted with light directed downward only are shown in Figure ____.

(3) The installation of any barn-light style fixture for use as outdoor lighting is prohibited unless the fixture includes a full opaque reflector instead of the standard

translucent lens and otherwise complies with the shielding requirements of this chapter. An example of barn-light style with and without the required opaque reflector is shown in Figure

_____.

- (4) The operation of searchlights for advertising purposes is prohibited.

Sec. xx-13 Submission of Plans and Evidence of Compliance

- (1) All building permit applications for property covered by this chapter must include an outdoor lighting plan which includes the following information:

- (A) The location of all existing and proposed light fixtures (may be included on site plan,) and

- (B) Specification sheets for all existing and proposed light fixtures.

- (2) Verification that a construction project requiring a building permit application has complied with the provisions of this chapter shall occur during the final electrical inspection by the City building inspector.

Sec. xx-14 Exemptions

The following lighting is exempt from this chapter:

- (1) Outdoor lighting fixtures with a maximum output of 300 lumens per fixture, regardless of the number of bulbs, (equals approximately one 25 watt incandescent light), may be left unshielded provided the fixture has an opaque top to prevent light from shining directly up, and the source of the light is not visible from any other property.

- (2) Outdoor lighting fixtures with a maximum output of 600 lumens per fixture, regardless of the number of bulbs, (equals approximately one 45 watt incandescent light), that are shielded with a colored lens provided such lens reduces the lumen output approximately in half, the fixture has an opaque top to prevent light from shining directly up and the source of the light is not visible from any other property.

(3) Outdoor lighting for which light is produced directly by the combustion of fossil fuels.

(4) Holiday lighting.

(5) Lighting required by law to be installed on motor vehicles.

(6) Lighting needed during activities of law enforcement, fire and other emergency services.

(7) Lighting employed during repairs of roads and utilities and such lighting may be unshielded provided the lights are positioned so they do not shine in the eyes of passing drivers.

(8) Lighting required for the safe operation of aircraft.

(9) Temporary lighting, provided that the exemption applies only during the hours of the event or work.

(10) Temporary lighting required to save life, limb or property from imminent peril.

Sec. xx-15 Materials and Methods of Installation

This chapter is not intended to prohibit the use of any design, material or method of prescribed installation not specifically prescribed by this chapter, provided such alternative produces the result which would be produced by use of the fixtures and requirements described herein.

Sec. xx-16 Compliance with Building Code

All lighting installations commenced in accordance with this chapter must otherwise be in compliance the City's Building Codes.

Sec. xx-17 Civil Remedies

Nothing in this chapter shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this chapter and to seek remedies as allowed by law, including, but not limited to the following:

- (1) Injunctive relief,
- (2) Monetary damages, and
- (3) Other relief as directed by a court with jurisdiction over the matter.

Sec. xx-18 Alternative Relief

To prevent specific conduct that violates this chapter or to require specific conduct that is necessary for compliance with this chapter; and

(1) In lieu of criminal prosecution, a civil penalty up to five hundred dollars (\$500.00) a day, when it is shown that the defendant was actually notified of the provisions of this chapter and committed acts in violation of this chapter or failed to take action necessary for compliance with this chapter; and other available relief.

(2) In the event work is not being performed in accordance with this chapter, the City may issue a stop work order and all work shall immediately cease on the entire project for which a permit is issued. No further work shall be undertaken on the project as long as a stop work order is in effect.

Sec. xx-19 Public Nuisance

Any violation of this chapter is hereby declared to be a prohibited public nuisance.

Sec. xx-20 Administrative Guidance

The City's Director of Development Services is authorized to promulgate one or more interpretive documents to aid in the administration of, and compliance with, this chapter.

FIGURES AND ILLUSTRATIONS

Figure ____: (To be added)

Figure ____:



CITY COUNCIL MEMO

DATE: April 21, 2014

TO: Mayor and City Council

FROM: Clinton Bailey, P.E., Director of Public Works and Utilities

SUBJECT: Consider Resolution Adopting a Water Conservation Plan for the City of Fredericksburg

Summary:

The City of Fredericksburg is required to adopt an updated Water Conservation Plan in conformance with the rules governing water conservation plans as set forth by the Texas Commission on Environmental Quality (TCEQ) Title 30, Texas Administrative Code (TAC), §288.2 and the Texas Water Development Board (TWDB). This plan also satisfies the requirement that public utilities providing potable water service to 3,300 or more connections generate a plan every five years.

Recommendation:

Staff recommendation is that the City Council pass the resolution adopting the proposed updated City of Fredericksburg Water Conservation Plan.

Background / Analysis:

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The City of Fredericksburg

TCEQ

Updated water conservation plans for municipal, industrial, and other non-irrigation uses must be submitted to the TCEQ no later than May 1, 2014, and every five years after that date to coincide with the regional water planning process.

TWDB

For retail public water suppliers providing water service to 3,300 or more connections, a water conservation plan meeting the minimum requirements of Title 30, TAC, Subchapter A of Chapter 288 and using appropriate best management practices must be submitted to the TWDB no later than May 1, 2014, and every five years after that date to coincide with the regional water planning process.

Introduction

The City of Fredericksburg (the City) adopts this WATER CONSERVATION PLAN (the PLAN) in conformance with the rules governing water conservation plans as set forth by the Texas Commission on Environmental Quality (TCEQ) Title 30, Texas Administrative Code (TAC), §288.2 and the Texas Water Development Board (TWOB). This PLAN also satisfies the requirement that public utilities providing potable water service to 3,300 or more connections generate a plan every five years.

This PLAN is a strategy or combination of strategies for reducing the consumption of water, reducing the loss or waste of water, improving or maintaining the efficiency in the use of water, or increasing recycling and reuse of water.

Utility Profile

This profile is provided to assist with water conservation plan development and to ensure that important information and data be used when adding to or amending the water conservation plan and its targets and goals.

The City utilizes raw ground water pumped from 4 well fields. The City's water and wastewater department is the managing entity that operates the facilities that treat and disinfect the drinking water supply. This water is delivered to its 5,609 customers to date. The City's TCEQ Public Supply system identifier is 10437.

The City's service area is composed of approximately 9.8 square miles, serving approximately 11,242 residents based on 2010 Census data and Comprehensive Plan calculations. Projected population data in 5 year periods is as follows:

Year	Population*
2015	11,427
2020	12,401
2025	13,459

*Projected numbers from Comprehensive Plan calculations

Current Connections

The existing connections to the system are broken down into 2 categories, residential & commercial. There are currently 4,638 residential customers and 971 commercial accounts, as of March 2014.

Previous Connections

Over the past 3 years there has been an increase of 159 meters. The following table shows the breakdown by meter type.

Year	Residential	Commercial	Total
2010	4565	880	5445
2011	4596	869	5465
2012	4622	895	5517
2013	4629	952	5581
2014*	4638	971	5609

*Through March 2014

Water Supply System:

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The design daily capacity of our system is 8,500,000 gallons per day.

The city has 5 elevated storage tanks with a storage capacity of 3,800,000 gallons of storage capacity.

Water Accounting

The table below represents the amount of water pumped into the system since 2007. All data is based on meter readings from the wells which are taken on regular basis. All the well meters were replaced in 2009 to insure accurate measurements.

Year	2010	2011	2012	2013
January	50,530,330	51,543,925	50,281,712	47,705,750
February	41,560,097	52,565,783	45,185,876	51,565,500
March	50,424,165	76,113,599	51,869,000	65,909,500
April	56,533,262	87,407,417	74,180,125	63,644,500
May	66,852,810	98,951,425	69,337,750	61,514,375
June	85,266,187	124,158,499	82,170,000	75,021,125
July	77,713,969	106,521,095	83,016,500	89,188,500
August	121,513,191	116,916,866	100,814,500	100,690,750
September	70,869,940	95,636,607	77,982,250	74,172,750
October	81,585,505	75,157,851	65,479,875	61,992,125
November	68,031,905	63,362,718	66,332,250	50,806,875
December	59,327,654	49,185,775	58,645,750	46,543,250
TOTAL	830,209,015	997,521,560	825,295,588	788,755,000

The next table represents water sold for the same period years from above. Residential and commercial uses are not separated.

Year	Total Sold
2010	726,314,600
2011	893,523,440
2012	750,450,898
2013	721,914,900

This table indicates water loss for the previous four years:

Year	Water Loss in Gallons	Water Loss per capita	Water Loss %
2010	103,894,415	27.03	12.5
2011	103,998,120	26.62	10.4
2012	74,844,690	18.85	9.1
2013	66,840,100	16.56	8.5
Average	87,394,331	22.26	10.1

The following table represents per capita usage for the current year and previous 4 years.

Year	Population	Total Water Usage	Gal/capita/day	Gal/day residential
2010	10,530	830,209,015	216	138
2011	10,703	997,521,560	255	176
2012	10,880	825,295,588	208	140
2013	11,059	788,755,000	195	129
2014*	11,242	150,233,125	149	87

Projected Demands

Estimated demands for 2014 through 2025 are determined using the data for projected population, demand trends, and anticipated economic growth. Population projections are based on growth patterns indicated in the Comprehensive Plan. The Comprehensive Plan indicates a growth rate with a range of 1.21 % to 1.65%. The calculated growth rate as indicated by meter numbers is 1.5%, which will be used for projections over the next 10 years.

Year	Population	Water Demand (gal)
2014	11,242	898,629,270
2015	11,427	913,417,245
2016	11,615	928,445,025
2017	11,806	943,712,610
2018	12,001	959,299,935
2019	12,199	975,127,065
2020	12,401	991,273,935
2021	12,606	1,007,660,610
2022	12,814	1,024,287,090
2023	13,025	1,041,153,375
2024	13,240	1,058,339,400
2025	13,459	1,075,845,165

Wastewater System Data

The design capacity of the wastewater treatment plant is 2,500,000 gallons per day. Treated effluent is used to supply two golf courses in the area. The remainder is released to the adjacent waterway per TCEQ approved permit. Treated effluent could be used to irrigate other city parks and commercial landscaping areas to reduce demand on the potable water system.

Year	2010	2011	2012	2013
January	1,883,300	2,762,200	1,887,000	1,396,000
February	-	2,334,100	2,136,000	9,865,402
March	1,314,800	11,173,600	1,731,100	13,785,097
April	4,373,900	13,677,600	8,067,700	11,749,428
May	4,950,900	17,693,100	11,766,300	15,159,017
June	9,313,900	27,743,100	26,065,080	20,536,914
July	13,503,900	22,100,200	24,438,782	27,295,464
August	25,030,300	20,027,500	29,302,516	29,543,515
September	15,548,500	18,002,500	19,668,914	13,192,130
October	15,354,100	16,956,700	10,113,733	7,790,536
November	6,588,600	8,735,000	11,388,404	8,084,867
December	10,166,600	1,152,800	6,352,946	4,083,574
TOTALS	108,028,800	162,358,400	152,918,475	162,481,944

Conservation Goals

The city's annual average water use over the past 4 years has been 218 gallons per capita per day (gpcd). The average water loss over that same time frame has been 10.1% or 22.26 gpcd. Presented below are the city's five-year and ten-year goals for reducing the annual average water use and water loss.

Five (5) year conservation goals

1. Reduce the average per capita day water usage by 10.55% by 2020 to 195 gpcd.
2. Reduce the water loss in the system in 2020 by 0.5% so that water loss is no more than 5% of delivered water or 21.15 gpcd.

Ten (10) year conservation goals

1. Reduce the average per capita day water usage by another 5.1% by 2025 to 185 gpcd.
2. Reduce water loss in the system by 0.5% by 2025 so that water loss is no more than 4.5% of water delivered or 21.05 gpcd.

The full scale implementation of an ongoing public education program campaign, daily demand readings versus billable usage, increased oversight of non-metered usage (street dept and fire), use of rainwater harvesting in areas for use as irrigation, and encouraging use of landscape elements that utilize less water. The city will also develop a water line replacement plan within 18 months of adoption of this plan to upgrade older service lines in town to decrease losses due to leaking water mains and other programs aimed at reducing water consumption ensuring adequate capacity for future growth of the community. To meet these objectives, the city will officially adopt this water conservation plan during its regular meeting of City Council meeting on April 21, 2014.

Best Management Practices

During the 80th Texas Legislative Session, SB3, HB4, and HB3 were all passed and involve state water planning and conservation. TCEQ and the TWDB jointly adopted these rules requiring the submission of a water conservation plan from public utilities serving 3,300 or more connections. These utilities must also make annual progress reports to the TWDB, describing how they are implementing the conservation plans. Previously, TWDB-approved water conservation plans were only required for utilities making water rights applications or receiving funding from the TWDB. The TWDB Report 362 Water Conservation Best Management Practices Guide is the reference manual for water conservation practices in this plan. The best management practices (BMPs) that the city currently uses and plans on using to meet their annual water conservation goals are as follows:

BMP Category	BMP	Fredericksburg Program	Status
System Operations	Water Audit & Loss	Third party audit of all distribution lines, meters, valves, fire hydrants pumps and other appurtenances.	3 Phase program with approximately 33% of system included in each phase. Phase 1 completed in 2013, Phase 2 completed in 2014, Phase 3 scheduled for completion in 2015. Approximately 70% of system has been analyzed to date.
Regulatory Enforcement	Conservation Ordinance Planning and Development 	Revised Water Conservation Ordinance	Revised ordinance was adopted by City Council on April 7, 2014. The effective date of the revised ordinance is May 1, 2014.

Financial	Water Conservation Pricing	Revised Water Rates and Water Rate Structure Re-Design	New water rates and rate structure implemented. Effective date October 1, 2013.
Regulatory Enforcement	Prohibit wasting water	Water Conservation Ordinance	Revised ordinance added definition of "waste of water"
Conservation Reuse	Treated effluent	Under the City's TCEQ 201 Permit, contracts for effluent use executed for irrigation of two local golf courses, Fredericksburg Independent School District grounds and numerous contractors for construction water.	Exploring expansion of reclaimed water system to increase percentage of reuse. Will explore possibility of pursuing a Reclaimed Water Master Plan during upcoming budget process
System Operations	Automated meter reading	Daily readings	Current & ongoing. City is exploring Meter Data Management System integration to enable water customers to manage water use budgets and help City personnel develop more effective enforcement processes.
Rebates & Incentives Programs	Low-flow showerhead and low flow toilet replacement program	Distribution of low-flow showerheads to City water customers	Explore options for expanding program to include low-flow toilets during upcoming budget process
Conservation and Analysis Planning	Water survey for single-family and multi-family customers	N/A	Implement within 6 months
Education and Public Awareness	Public Information	Dissemination of material via utility bills, City website, local newspaper and local radio	Full implementation with in 6 months.
Education and Public Awareness	School Education (36)	Logo contest	Completed

Education and Public Awareness	Partnerships with nonprofit organizations	Take advantage of opportunities as they present themselves	On going
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Source Supply Metering Devices

The city meters all of its supply wells and takes daily and weekly readings on all of the wells depending on demand trends. All of the meters were replaced in 2013 with Automatic Meter Reading (AMR) meters to insure accurate measurements for pumping data and demand usage. The City has implemented a 10 year rotation on all ¾ inch meters, to insure proper metering of usage. One well meter will be kept in house to replace existing well meters when they are removed from service for calibration and maintenance.

Metering

The water system is equipped with automated meter readers (AMR). These readings are recorded during the last week of the month for billing. All connections are metered. Construction activities require a meter be installed on fire hydrant connections and the contractor is billed for the water used. Meters are tested upon customer request.

Control of Unaccounted Water

The City has begun monitoring of water system usage versus pumping to identify potential water loss activities and locations. With the new AMR meters, usage and pumping can be monitored more accurately to identify both large and small discrepancies within the system. Additional data will be collected for city use (water trucks, fire dept) to account for unmetered usage to reduce water loss.

Repair Program

The City has identified the oldest segments of its water distribution system and has developed a priority system for replacement of existing mains to prevent future maintenance and leaks. This program has been included in the City's 5-year Capital Improvement Plan (CIP). Visual inspections of the distribution system are performed on a routine basis for the identification of possible leaks. When leaks occur, accurate measurements of the amount of water will be recorded to include in the loss reports.

Coordination with Regional Water Planning Group

In 1997, the State Legislature, through Senate Bill I, determined that a Texas State Water Plan for 2000-2050 timeframe be prepared through a system of regional water planning groups. In implementing this plan, the TWDB divided the state into 16 planning areas and appointed representational Regional Water Planning Groups (RWPG). These groups have guided the development of each region's plan. The City is located in RWPG K. The planning effort is part of a planning effort to include local concerns in the statewide planning effort and will be a part of the model which guides the development of the State Water Plan.

Realizing that water resource planning and oversight in Texas is a common responsibility of local utilities and their counterparts throughout the region, the City will provide a copy of this plan to the regional planning group, as well as other affected agencies, including the TWDB and the Hill Country Underground Water District (HCUWD).

Enforcement and Plan Adoption

This plan will be implemented and enforceable as part of the City's ordinance. A copy of the proposed resolution is included with this plan. The city will update this plan annually, according to its future targets and as required by any new legislation and to coincide with RWPG timelines.

Appendix A

Drought Contingency Ordinance Attached

Sec. 47-41 - Declaration of policy, purpose, and intent.

Sec. 47-42 - Authorization

Sec. 47-43 - Application.

Sec. 47-44 - Definitions.

Sec. 47-45 - Permanent requirements.

Sec. 47-46 - Restrictions and exemptions

Sec. 47-47 - Triggering criteria for initiation and termination of drought response stages.

Sec. 47-48 - Stage 1 - mild water shortage.

Sec. 47-49 - Stage 2 - moderate water shortage.

Sec. 47-50 - Stage 3 - severe water shortage.

Sec. 47-51 - Stage 4 - critical water shortage.

Sec. 47-52 - Stage 5 - emergency water shortage.

Sec. 47-53 - Variances.

Sec. 47-54 - Enforcement.

Sec. 47-41 - Declaration of policy, purpose, and intent

(a) In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for Domestic Water Use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of Fredericksburg hereby adopts the regulations and restrictions of this article on the delivery and consumption of water.

(b) Water uses regulated or prohibited under this Chapter are considered to be non-essential and continuation of such uses during times of water shortage or other emergency water supply condition are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in Section 47-54 of this Article.

Sec. 47- 42 - Authorization

The City Manager of the City of Fredericksburg, is hereby authorized to implement by proclamation, or terminate, any phase of this Drought Contingency Plan (DCP). The decision to implement or terminate any phase of the DCP by the City Manager, may be overturned by a majority vote of the City Council of the City of Fredericksburg at any regular or special meeting of the City Council.

Sec. 47- 43 - Application

The provisions of this Article shall apply to all utility customers of the City of Fredericksburg (including water and/or sewer utility customers outside of the City Limits of the City), owners and occupants of property within the City limits of the City of Fredericksburg and any person or entity utilizing water in City of Fredericksburg including those persons or entities owning, having or using water wells within the City Limits not connected to the city Utility system.

Sec. 47- 44 - Definitions

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section except where the context clearly indicates a different meaning:

Aesthetic Water Use - Water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

Average Daily Water Demand - The average use of water in a single day expressed in gallons per day calculated by dividing the total volume of water in gallons delivered to the City's water distribution system over a one year period by 365 days.

Buckets - Containers of not more than five (5) gallon capacity.

City Manager - Means City Manager of the City of Fredericksburg, and includes his or her designee.

Commercial and Institutional Water Use - Water use which is integral to the operations of commercial or manufacturing establishments and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.

Conservation - Those practices, techniques, and technologies that reduce the consumption of water so that a supply is conserved and made available for future use.

Customer - Any person, company, or organization using water supplied by the City of Fredericksburg.

Domestic Water Use - Water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, washing clothes, or for cleaning the interior of a residence, business, industry, or institution.

Drip Irrigation - means a low volume irrigation system that applies water in gallons per hour and saves water by applying water at low-flow levels directly to the soil and the plant's root zone. Such systems include but are not limited to soaker hoses or drip tape hoses which do not exceed ½" in diameter.

Hand-Held - means used or operated while being held in the hand or hands.

Hose - means a common residential garden hose not more than one (1") inch in diameter which includes a positive cut-off nozzle.

Impervious Surface - means patios, pathways and other areas where firm footing is desired, constructed in such a way that does not allow water to penetrate the ground. Examples include, but are not limited to, concrete slabs patios, sidewalks, and driveways, asphalt streets or pavers set with mortar.

Irrigation System - means any water delivery system which delivers water to grass, trees, plants, or any other landscape, whether on a set schedule or not.

Landscape Irrigation Use - Water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, trees, shrubs, golf courses, parks, and rights-of-way and medians.

Low-Flow - Emission device flow rates that are typically measured in gallons per hour (GPH).

Maximum Daily Water Demand - The largest volume of water in gallons delivered to the City's water distribution system in a single day in the preceding 365 days expressed in gallons per day.

Non-Essential Water Use - Water uses that are not essential or required for the protection of public health, safety, and welfare, including:

- (1) Irrigation of landscaped areas, including parks, athletic fields, common areas and golf courses except with the use of reclaimed or effluent water by separate contract with the City of Fredericksburg.
- (2) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle in Stages 1 through 4;
- (3) Use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts or other hard-surfaced areas;
- (4) Use of water to wash down buildings or structures for purposes other than immediate fire protection;
- (5) Flushing gutters or permitting water to run or accumulate in any gutter or street;
- (6) Use of water to fill, refill or add to any indoor or outdoor swimming pools or jacuzzi type pools;
- (7) Use of water in a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life without a variance;

(8) Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and

(9) Use of water from hydrants for construction purposes or any other purposes other than fire- fighting and flushing of lines to maintain a potable water supply.

Outdoor Irrigation - means supplying water to outdoor areas by any means. Outdoor irrigation may be accomplished only with water from the service/meter on the lot or parcel being irrigated. Wells shall be used to supply water only to the lot or parcel on which they exist.

Person - means any individual, corporation (including a governmental corporation organization, state or federal governmental subdivision or agency, political subdivision of a state, interstate agency or body), business, trust, partnership, association, firm, company, joint venture, commission or any other entity.

Rain Sensor - means a device designed to stop the flow of water to an Irrigation System when rainfall or moisture has been detected. Devices referred to as soil moisture sensor, relative humidity sensor or rain sensor shall qualify as a Rain Sensor for the purposes of this Article.

Waste of Water - means failing to repair a controllable leak, including a broken sprinkler head, a leaking valve, leaking or broken pipes or a leaking faucet. It also includes the following:

- (1) Operating a permanently installed irrigation system with:
 - (a) a broken head,
 - (b) a head that is out of adjustment where the arc of the spray head is over a street, parking area, or other impervious surface or
 - (c) a head that is misting due to high water pressure,
- (2) During irrigation:
 - (a) allowing water to run off a property such that there is a trail of water running in a street, parking area, or other impervious surface for a distance of 50 feet or greater or
 - (b) allowing water to pond to a depth greater than $\frac{1}{4}$ of an inch in a street, parking area, or other impervious surface.

Watering Devices - Wherever in this ordinance reference is made to outdoor irrigation, it shall mean any device used for the conveyance of water for the purpose of watering and shall include in any such definition, without limitation, irrigation systems, soaker hoses, drip irrigation or any hose that is hand-held, hand-used whether the same has a nozzle, sprayer, sprinkler device

or none. All such devices shall be used only during the days and hours authorized by this Article.

Well Owners - Any person, company or organization using water supplied by a water well located within the city limits of the City of Fredericksburg. Any reference to "Customer" in this division shall also refer to and be applicable to well owners, except where the requirement or prohibition cannot be applicable to well users. All water use restrictions set out in this division shall apply to those using water supplied by a well located within the City of Fredericksburg.

Sec. 47-45 - Permanent Requirements and Exemptions

(a) The regulations of this Chapter shall apply to all utility customers of the City of Fredericksburg (including water and/or sewer utility customers outside of the City Limits of the City), owners and occupants of property within the City limits of the City of Fredericksburg and any person or entity utilizing water in City of Fredericksburg including those persons or entities owning, having or using water wells within the City Limits not connected to the city Utility system.

(b) The restrictions set forth in this Chapter shall not apply to the following uses of water:

- (1) To alleviate conditions threatening health, safety or welfare of the public;
- (2) For municipal operations of flushing water lines and fire lines for public health purposes;
- (3) For the suppression of fires; and
- (4) For watering grass or plants using effluent or reclaimed water under a contract or purchase from the City.

(c) Except as may be modified in a particular Drought Response Stage, Outdoor Irrigation, including Drip Irrigation, hand held watering and watering with buckets is permitted on any day only between the hours of 5 am to 9 am and 7 to 11 pm. This provision shall be effective during the calendar months of June, July, August and September of each calendar year regardless of whether any other requirements of drought response stages are in force.

(d) All Irrigation Systems shall have a Rain Sensor as part of the system, and the same shall be maintained and operational at all times. This section shall apply to all Irrigation Systems completed after June 21, 2004.

(e) Wasting water is prohibited at all times.

(f) Except as may be modified in a particular Drought Response Stage, all Aesthetic Water Use is permissible at any stage of drought except that outdoor commercial fountains must have a variance in order to operate during drought stages 4 and 5.

Sec. 47-46 – Other restrictions Effective upon Declaration

The restrictions upon water usage provided in Sections 47-48 through 47-52 shall become effective upon declaration by the City Manager of the Drought Response Stage being activated and shall be effective from and after the date provided for in such declaration by the City Manager. Such restrictions shall continue in force until repeal of same by subsequent declaration of the City Manager. Any declaration by the City Manager shall be conclusive of a determination of the existence of a danger to the City's water system. The City Manager's declaration and the measures implemented shall be in accordance with the provisions of this Chapter.

Sec. 47-47 - Triggering criteria for initiation and termination of drought response stages

(a) The City Manager shall monitor water supply and/or demand conditions shall determine when conditions warrant initiation or termination of each Drought Response Stage, and shall issue a proclamation initiating the appropriate stage. Public notification of the initiation or termination of Drought Response Stages shall be posted on the City's Website which shall serve as the official notification, and other public notification may be by means of direct mail, radio ads, publication in a newspaper of general circulation, direct mail to each customer, signs posted in public places, etc. All Drought Response Stage requirements are in addition to those set forth in Section 47- 45 above.

(b) There are five Drought Response Stages for the City of Fredericksburg:

- Stage 1 - Mild Water Shortage
- Stage 2 - Moderate Water Shortage
- Stage 3 - Severe Water Shortage
- Stage 4 - Critical Water Shortage

Stage 5 - Emergency Water Shortage

Each stage will be triggered and terminated based upon the City Manager's evaluation of the severity of three criteria: 1) on the Local Drought Index, 2) on high service pumping capacity for pumps that transfer water from the City's well fields or other sources to its distribution system and 3) on the decrease in well field production capacity.

Various stages are triggered based on the stage of the Local Drought Index, the percentage of time the well fields are being pumped to provide water supply and the loss of pumping capacity from the high service pump stations. The Local Drought Index is comprised of four data points: 1) the average water levels from the two City wells where heaviest pumpage occurs for municipal and irrigation demands, 2) average daily flow from the Pedernales River measured from a consistent designated gauging station, 3) the prior ten (10) month cumulative rainfall amounts recorded by the City at Lady Bird Johnson Park, and 4) the Palmer Hydrological Drought Index for the Edwards Plateau. The Index values, and generally corresponding, Drought Response Stages are:

<u>Local Drought Index</u>	<u>Drought Stage</u>
-1	Stage 1 – Mild
-2	Stage 2 – Moderate
-3	Stage 3 – Severe
-4	Stage 4 – Critical
-5	Stage 5 – Emergency

A detailed description of the requirements of each Drought Response Stage is below.

Sec. 47-48 - Stage 1 – Mild Water Shortage

(a) **When required:** The requirements of Stage 1 are automatically effective without City Manager Proclamation between June 1 and September 30 of each year, and are voluntary the remainder of the year unless specifically proclaimed by the City Manager.

(b) **Goal:** Five (5%) percent reduction in Average Daily Water Demand or ten (10%) reduction in the Maximum Daily Water Demand.

(c) **Requirements:** Outdoor Irrigation may occur only between the hours of 5:00 am to 9:00 am and 7:00 pm to 11:00pm. The day of week restrictions do not apply to the irrigation of commercial plant nurseries; however, these establishments shall curtail all Non-essential water use.

Sec. 47-49 - Stage 2 - Moderate Water Shortage

(a) **When required:** When the City Manager determines that Stage 1 conditions and commensurate water reduction goals have not been met or that the reductions in use are not otherwise sufficient based upon the criteria described above.

(b) **Goal:** Ten (10%) percent reduction in the Average Daily Water Demand or twenty (20%) percent reduction in the Maximum Daily Water Demand.

(c) **Requirements:**

(1) All requirements of Stage 1 shall remain in effect during Stage 2 except as set forth in this Section.

(2) Outdoor Irrigation may occur only between the hours of 5:00 am to 9:00 am and 7:00 pm to 11:00 pm on the schedule below based on the last digit of the street address:

- a. 1 or 2 the irrigation day is Monday and Saturday
- b. 3 or 4 the irrigation day is Tuesday and Saturday
- c. 5 or 6 the irrigation day is Wednesday and Sunday
- d. 7 or 8 the irrigation day is Thursday and Sunday
- e. 9 or 0 the irrigation day is Friday and Sunday

The day of week restrictions do not apply to the irrigation of commercial plant nurseries; however, these establishments shall curtail all Non-essential water use.

(3) Washing impervious cover such as parking areas, driveways, streets, sidewalks, tennis courts, patios, or other paved areas, except to alleviate immediate health or fire hazards is prohibited.

(4) The washing of automobiles, trucks, trailers, boats, airplanes and other types of mobile equipment is prohibited except such washing may

occur on residentially zoned properties once per week on Saturday or Sunday as long as there is no water waste, and further except the washing of vehicles or mobile equipment when conducted on the immediate premises of a commercial carwash or a commercial service station. Furthermore, this restriction does not apply to the washing of automobiles, trucks, trailers, boats, airplanes and other types of mobile equipment (such as garbage trucks and vehicles to transport food and perishables) when the washing is necessary on a more regular and frequent basis in order to protect the health, safety and welfare of the public. Charity carwashes are prohibited.

The washing, when allowed, must be done with a hand-held bucket or hand-held hose equipped with a positive shutoff nozzle for quick rinses. The washing of each individual automobile, truck, trailer, boat, airplane or any other type of mobile equipment in violation of the terms and conditions of this restriction constitutes a separate violation under this article.

Sec. 47-50 - Stage 3 - Severe Water Shortage

(a) **When required:** When the City manager determines that Stage 2 conditions and commensurate water reduction goals have not been met or that the reductions in use are not otherwise sufficient based upon the criteria described above.

(b) **Goal:** Fifteen (15%) percent reduction in the Average Daily Water Demand or twenty-five (25%) percent reduction in the Maximum Daily Water Demand.

(c) **Requirements:**

(1) All requirements of previous stages shall remain in effect during Stage 3 except as set forth in this Section.

(2) Outdoor Irrigation may occur only between the hours of 5:00 am to 9:00am and 7:00 pm to 11:00 pm on the following schedule below based on the last digit of the street address:

- a. 1 or 2 the irrigation day is Monday
- b. 3 or 4 the irrigation day is Tuesday
- c. 5 or 6 the irrigation day is Wednesday
- d. 7 or 8 the irrigation day is Thursday

e. 9 or 0 the irrigation day is Friday

The day of week restrictions do not apply to the irrigation of commercial plant nurseries; however, these establishments shall curtail all nonessential water use.

(3) The watering of the ground around foundations to prevent foundation cracking is permitted only during times designated for Outdoor Irrigation except when watering to protect foundations is accomplished by a drip irrigation system or a hand-held hose. A drip irrigation system or hand-held hose may be used to water the ground around foundations to prevent foundation cracking at any time.

(4) Hotels, motels and other lodging must institute, offer and clearly notify guests of a "linen/towel change on request only" program.

Sec. 47-51 - Stage 4 - Critical Water Shortage

(a) **When required:** When the City manager determines that Stage 3 conditions and commensurate water reduction goals have not been met or that the reductions in use are not otherwise sufficient based upon the criteria described above.

(b) **Goal:** Twenty (20%) percent reduction in the Average Daily Water Demand or forty (40%) percent reduction in the Maximum Daily Water Demand.

(c) **Requirements:**

(1) All requirements of stage 3 shall remain in effect during stage 4 except as set forth in this Section.

(2) All Outdoor Irrigation may occur only by any approved watering method between the hours of 7:00 pm to 11:00 pm on the following schedule below based on the last digit of the street address:

- a. 1 or 2 the irrigation day is Monday
- b. 3 or 4 the irrigation day is Tuesday
- c. 5 or 6 the irrigation day is Wednesday
- d. 7 or 8 the irrigation day is Thursday
- e. 9 or 0 the irrigation day is Friday

The day of week restrictions do not apply to the irrigation of commercial plant nurseries; however, these establishments shall curtail all nonessential water use.

3) Outdoor Irrigation by means of Drip Irrigation, watering with a Hand-held Hose or by Buckets may be prohibited, at the discretion of the City Manager if specifically included in his or her declaration.

(4) *City council may implement further water rationing*

Notwithstanding the foregoing, Fredericksburg City Council may implement a water rationing program if the above actions do not achieve the water reduction goals. The rationing program shall contain specific reduction amounts for each customer class. By way of example, but not by way of limitation, water use for each customer class could be limited as follows:

Single-family residential customers and master-metered multi-family residential customers: to one-half (or other percentage) of the customer's average usage for corresponding month's billing period for the previous 12 months, or to one-half (or other percentage) of the average residential customer's use for such month.

Commercial and industrial customers: to 75 percent (or other percentage) of the customer's average usage for corresponding month's billing period for the previous 12 months, or to seventy-five percent (or other percentage) of the average commercial customer's use for similar businesses for such month.

(5) *City council may institute water surcharges*

The City Council may institute in addition or as an alternative to the limitation on water usage described above water surcharges for usage over allocated customer class amounts. Surcharges could be added to customers' bills where usage is more than allocated amounts and shall be cumulative.

(6) The filling or refilling of water in privately owned swimming, wading and jacuzzi-type pools is prohibited. Water may be added to pools to replace water lost due to use or evaporation on designated outdoor water use days.

(7) The watering of golf course tees and fairways is prohibited unless the golf course utilizes treated wastewater effluent or other water sources than provided by the City of Fredericksburg potable water system.

(8) Bulk sales of water for purposes other than potable consumption and sanitation are prohibited.

Sec. 47-52 - Stage 5 - Emergency Water Shortage

(a) **When required:** When the City manager determines that Stage 4 conditions and commensurate water reduction goals have not been met or that the reductions in use are not otherwise sufficient based upon the criteria described above.

(b) **Goal:** Thirty-five (35%) percent reduction in the Average Daily Water Demand or fifty (50%) percent reduction in the Maximum Daily Water Demand.

(c) **Requirements:**

(1) All requirements of stage 4 shall remain in effect during stage 5 except as set forth in this Section. The City Manager shall implement one or more of the following water use restrictions:

(2) All Outdoor Irrigation, including Drip Irrigation, Hand Held watering and watering with buckets is prohibited at all times.

(3) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is prohibited at all times.

(4) The filling, refilling or adding of potable water to private swimming, wading or Jacuzzi-type pools is prohibited.

(5) Aesthetic water use is prohibited.

(6) Non-essential water use is prohibited.

(7) No applications for new, additional, expanded or increase-in-size water service connections, meters, service lines, pipeline extensions, mains or water service facilities of any kind shall be allowed or approved.

(8) In the event of system failure or contamination, the City Manager will manage the city of Fredericksburg limited water supply by requiring

such measures as are necessary to maintain public health and safety, including elimination of service to part or all of the water system.

Sec. 47- 53 - Variances

(a) A review committee may be established annually or as needed by the City Manager. The review committee will be appointed by the City Manager to review hardship and special cases that cannot strictly comply with this Article to determine whether the cases warrant a variance.

(b) The review committee shall make its determination no later than the fifth working day after receipt of a request. A variance may be for a period of no longer than one year, subject to the provisions of (e) below, and granted only for reasons of economic hardship. In this section, economic hardship means a threat to an individual's or business' primary source of income, new construction or the like. Inconvenience or the potential for damage to an individual's or business' landscaping, including newly planted lawns may be classified as an economic hardship only under stages 1 through 3. For newly planted lawns, the committee shall use the following watering schedule for new landscape. Watering of newly seeded or sodded lawns or newly planted trees, shrubs or landscape plants will be allowed no more frequently than on the following schedule:

(A) Days 1-14 from planting: three times per day every day of such period at any time of day.

(B) Days 15-28 from planting: twice per day every day of such period at any time of day.

(c) Until the review committee has acted on an application, the applicant must comply with all provisions of this chapter.

(d) If the review committee determines that there is an economic hardship or other valid reason for a variance, the committee shall authorize the implementation of equitable water use restrictions by the applicant that further the purposes of this Article. The special water use restrictions authorized by the committee in each special or hardship case must be set forth on the face of the variance. If the variance is granted, the applicant must keep a notice of the variance in a location that is visible to the public.

(e) A variance issued by the review committee under one Stage of the restrictions becomes invalid on implementation of a subsequent, more restrictive, stage. A variance expires according to its own terms and conditions or when a

more restrictive stage of the restrictions becomes effective, whichever is later. A single variance may be granted with separate conditions applicable to separate stages, and/or with a set expiration date.

(f) Any person or entity that is issued a variance must provide proof of the variance on demand by any peace officer, code enforcement officer or other person authorized by the City to enforce this article. On conviction of a recipient of a variance for violating any provision of this Article, the review committee may revoke any variance previously granted. The committee shall notify the recipient of the proposed revocation five working days before taking the action, and a recipient must be given the opportunity to be heard by the committee before it takes action.

Sec. 47- 54 - Enforcement

(a) It shall be unlawful for any person or entity to criminally negligently violate or cause or permit another person or entity to violate any restrictions or provisions of this article. Any person or entity who violates any of said restrictions or provisions shall be subject to penalties as provided in Section 1-6 of this Code of Ordinances for health and safety violations.

(b) Each day that one or more of the provisions in this Article is violated shall constitute a separate offense.

(c) If a person is convicted of three or more distinct violations of this Article, the City Manager, shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a reconnection charge, hereby established at \$200.00, and any other costs incurred by the City of Fredericksburg in discontinuing or reestablishing service. In addition, suitable assurance must be given to the City Manager that the same action shall not be repeated.

(d) Alternatively, a billing surcharge of 25 percent of the amount of the bill for the month in which violation occurred will be added to the total bill provided for the property upon which the violation occurred but shall not exceed the maximum amount of fines allowable under section (a) above. The City Manager shall provide notice of violation to the City Water utility customer upon whose premises the violation occurred to the name and address listed on the water customer list of the City. Such customer shall have ten days to present evidence contrary to

the existence of a violation to the City Manager, and all determinations of the existence or nonexistence of a violation by the City Manager will be conclusive.

(e) Any person or entity who or which is convicted of violating this Article, or to whom or to which a surcharge has been charged more than two times in one calendar year shall be fined by the court or charged on the next ensuing utility bill, as applicable, not less than \$250.00 or one half of the maximum fine or surcharge (subject to the limitation stated above) for any subsequent offense, whichever is higher.

(f) Any person, including a person who is the customer for City water utility billing, in apparent control of the property where a violation occurs or originates shall be rebuttably presumed to be responsible for compliance with the provisions of this Article; Parents shall be presumed to be responsible for violations of their minor children; and proof that a violation committed by a child occurred on property within the parents' control shall constitute a rebuttable presumption that the parent committed the violation, but it is a defense to conviction if such parent proves that he/she had previously directed the child not to use the water as it was used in violation of this Article, and that the parent could not have reasonably known of the violation.

For the purposes hereof, the person, persons, or entities shown on the Tax Appraisal Rolls of the Gillespie County Central Appraisal District shall be rebuttably presumed to be the owner of the property in his, her or its name and shall be responsible for compliance with the provisions of this Article. The registered agent, according to the records of the Secretary of State of the State of Texas, or other state of incorporation, shall be responsible for compliance with the provisions of this Article for all entities registered with the Secretary of State of the State of Texas or other state of incorporation.

(g) Compliance with this Article may also be sought through injunctive relief in the district court.

(h) Specific notice from the City to any such person or entity is not required prior to enforcement, and the giving of such notice in any particular case shall not waive this provision.

(i) Any code enforcement officer or police officer of the City of Fredericksburg may issue a citation to and or charge a person he/she reasonably believes to be in violation of this Article.

Appendix B

City Resolution for Adoption of Water Conservation Plan

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF FREDERICKSBURG, TEXAS, ADOPTING A WATER CONSERVATION PLAN FOR THE CITY OF FREDERICKSBURG, TEXAS AND AUTHORIZING SUBMISSION OF THE PLAN TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE TEXAS WATER DEVELOPMENT BOARD; PROVIDING FOR EFFECTIVE DATE AND OTHER RELATED MATTERS

WHEREAS, the City of Fredericksburg operates a public water supply system having more than 5,400 customer connections, and

WHEREAS, state law requires all cities having at least 3,300 water connections to submit a Water Conservation Plan to the Texas Commission on Environmental Quality and the Texas Water Development Board:

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

Section 1. The attached Water Conservation Plan for the City of Fredericksburg is hereby adopted. The Director of Public Works and Utilities is authorized and directed to submit the plan to TCEQ and the TWDB and to such other agencies as may be required by law.

Section 2. The Water Conservation Plan and appropriate ordinances providing for enforcement shall be reviewed, updated, and amended from time to time as appropriate to take into account changes in laws, regulations, or other conditions.

Section 3. This resolution shall be immediately effective upon adoption.

PASSED AND APPROVED this the 21st day of April, 2014.

Jeryl Hoover, Mayor

ATTEST:

Shelley Britton, City Secretary



CITY COUNCIL MEMO

DATE: April 21, 2014

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Presentation on Traffic Signals in Downtown Area

Summary:

At the request of the City Council, we have scheduled a presentation by Howard Lyons, Area Engineer for TXDOT, on the operation of the traffic signal system in our downtown area.

Recommendation:

It is recommended that the Council consider this presentation and offer your comments and questions to Mr. Lyons.

Background / Analysis:

Previously the Council has expressed some concerns regarding the operation of the traffic signal system in the downtown area. It was agreed to schedule this presentation by the Area Engineer for TXDOT.

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The City of Fredericksburg



CITY COUNCIL MEMO

DATE: April 21, 2014

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Oktoberfest Presentation and Request for Street Closure and Use of City Parking Lot

Summary:

The orgnaizers of Oktoberfest would like to make a presentation on their plans for this year's event. They also request the closure of Adams Street, from Main Street to Austin Street, during this year's event and the use of the City parking lot across from City Hall.

Recommendation:

It is recommended that the Council approve the closure of Adams Street and the use of the City parking lot for this year's Oktoberfest.

Background / Analysis:

As indicated in the attached letter, the organizers of Oktoberfest is making two requests for the use of City-owned property not located on Market Square. They request the closure of a portion of Adams Street which has not been a problem in the past. They also request the use of the City Hall parking lot during hours when City Hall is closed on the weekend of the event.

(57)

The City of Fredericksburg



**First Weekend
in October!**

October 3 | 4 | 5

MarktPlatz

Downtown

Fredericksburg

Oompah at its Best!

**Oktoberfest
Celebrates
34 Years
of Texas
*Gemütlichkeit***



OktoberfestinFbg.com

Danke Schön!

March 18, 2014

MAYOR

Jeryl Hoover

COUNCIL MEMBERS

Tim Dooley; Gary Neffendorf; Graham Pearson; Kathy Sanford

Dear Mayor Hoover and Council members;

Oktoberfest would like to request the closure of Adams Street from Thursday, October 2, 2014, at 10:00am – Monday October 6, 2014, at noon. We were granted the street closure in 2012 and 2013 and are very grateful.

We also like to request the use of the City parking lot across from City Hall. Lot is located next to Broadway Bank. Request is for Friday October 3 at 6:00pm – 10:00pm Sunday October 5, 2014.

The lot would primarily be used for band members (who could not find parking during festival) and Oktoberfest Chairs. All would have a parking pass and guard would have a complete list of people given a pass. If we are granted use of lot I will hire a guard to be stationed there all weekend during hours of operation.

2013 pre-closure:

-Retailers were mailed a courtesy letter along with passes notifying them of Adams Street closure days and times.

-Steve Wetz visited with Marc Williamson about street closure and a temporary alternate bus route was agreed upon.

-I attended several Emergency Management meetings with City staff and Oktoberfest Emergency Management team.

-Week of-- I worked closely with City staff, John Culpepper, Kelli Olfers, Jimmy Alexander, Steve Wetz, Brian Haley and Kyle Koch.

During Fest:

-Strassen Zelt (Street tent) these tents will seat approximately 750 more people. (We're adding one more tent)

Post Fest:

- The Oktoberfest team will make sure tables and chairs were removed from Strassen Zelt Sunday evening to ensure clearance for tent crew to come in first thing Monday morning. All food trailers, ticket booths and beer trailer vacated Monday so City could re-open Adams Street.

-Special called meeting in November with Oktoberfest Manager and Advisory Team, City Manager and staff to discuss Street closure.

We appreciate your consideration of our request for 2014. We have some updates and modifications we want to make which will only enhance the Strassen Zelt area better.

Respectfully submitted!

Festively

Debbie Farquhar-Garner

Oktoberfest Manager and Event Producer



You can see part of the parking lot





CITY COUNCIL MEMO

DATE: April 21, 2014

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Ex-Officio Member-City/County Dispatch Committee

Summary:

The new proposed City/County Dispatch Committee includes a City Council member who serves as an ex-officio member.

Recommendation:

It is recommended that you appoint a Council member to be an ex-officio member of the City/County Dispatch Committee.

Background / Analysis:

The new proposed City/County Dispatch Committee includes five members and two ex-officio non-voting members. The five members include the Police Chief, County Sheriff, Emergency Management Coordinator, County Fire Marshal and City Public Works Director. The two ex-officio members include a City Council member and a County Commissioner. The County recently appointed Donnie Schuch to be their ex-officio member.

This Committee will serve in an advisory capacity with regard to the operation of the combined city/county dispatch center. Initially the Committee will assist in developing the proposed budget and the proposed interlocal agreement for the center.

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The City of Fredericksburg



CITY COUNCIL MEMO

DATE: April 15, 2014

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Consider a waiver of the Building Permit Fee for the Gillespie County Jail

Summary:

The Building Permit application along with the plans for review for the new jail project were submitted by Steve Thomas in October, 2013. It was decided based on the complexity of the plans, that the city would hire a third party professional to do the plan review. The third party review was completed on September 21, 2013 at a cost of \$7,147.50. The total permit fee was calculated by staff and determined to be a total of \$70,123.50, including impact fees and the plan review fee (see attached permit application). This fee was paid on November 8, 2013.

Recommendation:

Council may either waive the fee as requested or require the fee be paid.

Background / Analysis:

When staff was doing end of the month permit reports, it was discovered that the actual building permit fee of \$2,607.50 was not collected with the other fees. This was an oversight on the part of

(b1)

The City of Fredericksburg

our Building Official. Following this discovery, we mentioned this to Steve Thomas, the local architect on the project and he forwarded the information to the contractor. The contractor mentioned they had depleted their funds to pay for permitting and suggested we contact the County. At the time, it was mentioned that the setting of water meters may be an issue unless the additional fee was paid. We had no intention of holding up the meters and they were set immediately.

It was suggested that we send an invoice to Larry Crump with the County. An invoice was sent to Larry on March 24, 2014. Given the length of time between the initial permit and now, the County has requested that the fee of \$2,607.50 be waived.

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The City of Fredericksburg

3325

CITY OF FREDERICKSBURG BUILDING PERMIT APPLICATION

DATE: 11/4/13

TDLR # EABPRJB3818927				ASBESTOS			
JOB ADDRESS 104 Industrial Loop							
1	LEBAL DESCR.	LOT NO.	BLK	TRACT	☐ SEE ATTACHED SHEET		
2	OWNER Gillespie County		MAIL ADDRESS		ZIP	PHONE	
3	CONTRACTOR Sedalco Construction		MAIL ADDRESS		PHONE	LICENSE NO.	
4	ARCHITECT OR DESIGNER		MAIL ADDRESS		PHONE	LICENSE NO.	
5	ENGINEER		MAIL ADDRESS		PHONE	LICENSE NO.	
6	Type of building: ☐ RESIDENCE ☐ GARAGE ☐ ACCESSORY BLDG ☐ BUSINESS ☐ OTHER						
7	USE OF BUILDING						
9	Describe work: County Jail				8 FEES		
				IMPACT WATER \$ 35,328 BUILDING PERMIT \$ 7,147.50 SEWER \$ 27,648 TRANS. \$ OTHER \$ 4,500 TEMP. \$ OTHER \$ 1,500 TOTAL FEES DUE \$ 70,123.50			
10	Change of use from				COVER		
Change of use to				STREET SIDE			
11 Valuation of work: \$ 12,074,000.00				APPLICANT		STANDARD COST	
APPLICATION ACCEPTED BY				PLANS CHECKED BY		APPROVED FOR ISSUANCE BY	
				Kyle			
NOTICE • SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING. • THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS COMMENCED. • I HEREBY CERTIFIED THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. • I CERTIFY THE IMPROVEMENTS BEING MADE TO THE PROPERTY WILL NOT ADVERSELY AFFECT THE DRAINAGE CHARACTERISTICS OF THIS PROPERTY NOR OF ANY UPSTREAM OR DOWNSTREAM PROPERTIES. IF THERE ARE ANY ALTERATIONS TO, OR CHANGES IN, DRAINAGE CHARACTERISTICS, THEY WILL CONVEY SURFACE RUNOFF TO AN ADEQUATE AND ACCEPTABLE DISCHARGE POINT AND WILL CONFORM TO THE CODES AND ORDINANCES OF THE CITY OF FREDERICKSBURG. I ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR ANY AND ALL DAMAGES THAT MAY RESULT FROM THE DESIGN OF THESE IMPROVEMENTS AND CONSTRUCTION PERTAINING THERETO.				Type of Const. 11-B		Occupancy Group PF	Division
				Size of Bldg. (Total) Sq. Ft. 47,650		No. of Stories	Max. Occ. Load
				ZONING			
				District	Use	Historic	Fire Sprinkles Required ☒ Yes ☐ No
				No. of Dwelling Units		Offstreet Parking Spaces Required	
				Special Approvals		Required	Special Approvals
				ZONING			SITE PLAN REVIEW ☒
				FLOOD HAZARD			LANDSCAPE PLAN ☒
				FIRE MARSHAL			VARIANCE ☒
				SOIL REPORT			HISTORIC REVIEW
CONDITIONAL USE			DRAINAGE ☒				
LIVING AREA			FOUNDATION				
CARPORT/GARAGE			WALL STRUCTURE				
PORCH/PATIO			FLOORING				
			ROOFING				
TOTAL SQ. FT. 47,650							
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT Jeff Pittman (DATE) 11/07/13							
SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)							

PLAN CHECK VALIDATION CK. M.O. CASH

THIS IS YOUR PERMIT

T VALIDATION CK. M.O. CASH

WHITE - ORIGINAL

YELLOW - FILE

PINK - ASSESSOR

GOLDENROD - APPLICANT

Dietel & Son Printing, Fredericksburg, TX 78624

CITY OF FREDERICKSBURG
APPLICATION FOR BUILDING PERMIT

TDLR# PRJB 3818927 ASBESTOS ABATEMENT SURVEY N/A

Name of Applicant: STEVEN N. THOMAS ☐ Owner (Check if Appropriate)

Phone Number: 830-997-0383

Name of Owner: COUNTY OF GILLESPIE

Name of Contractor: SEDALCO CONSTRUCTION SERVICES ☐ Owner (Check if Appropriate)

Building Permit Address: 104 INDUSTRIAL LOOP, FREDERICKSBURG, TX

TYPE OF PERMIT REQUESTED:

☒ Non-Residential: Building Use JAIL FACILITY, COURTROOM, DISPATCH OFFICES

☐ Fence: Material _____: Height _____: Length _____

☐ Other: _____

Detached Accessory Building: N/A

☐ Garage: ☐ Carport: ☐ Storage: ☐ Hobbyshop: ☐ Guest House: ☐ Other _____

Residence: N/A

☐ Interior Remodeling: ☐ Building Addition: ☐ New Building: ☐ Other _____

☐ Other _____

Estimated Cost of Construction: \$ 12,074,000.00

Construction Details:

Foundation: ☒ Concrete Pier and Beam: N/A ☒ Concrete Slab: ☐ Other _____

Bearing Walls: ☐ Wood Frame: ☒ Concrete Block: ☒ Other METAL STUD

Roof Structure: _____

Unsupported Span: _____ feet

Rafter Member: _____ inches by _____ inches at _____ feet on center

Ceiling joist: _____ inches by _____ inches at _____ feet on center

The undersigned certifies the information provided is complete and true.

Steve Thomas
Signature

10-8-13
Date

APPLICATIONS MUST BE ACCOMPANIED BY A SITE PLAN AND FLOOR PLAN.

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Ed Beasley
Consulting & Inspection Services

8700 Brodie Lane
Apt. #313
Austin, Texas 78745
(830) 285-2295 Cell
beasley_ed@yahoo.com

0127-3140

INVOICE

September 21, 2013

To: City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624

Description of Service: Plan Review for the Gillespie County Jail.

Review fee: \$0.15 per sq.ft. X 47,650 sq.ft. = \$7147.50

Total Due: \$7147.50

Please make check payable to: **Ed Beasley**

Thank you,



Ed Beasley

LS



March 24, 2014

Larry Crump
Gillespie County Auditor Office
101 W. Main Street
Fredericksburg, Texas 78624

RE: Gillespie County Jail
104 Industrial Loop, Fredericksburg

Mr. Crump,

Please find enclosed an invoice for building permit fees for the Gillespie County Jail that were inadvertently left off the building permit. You may forward the payment to my attention at City Hall.

If you have any questions, feel free to contact me.

Thank you,

Tammie Loth
Development Coordinator
City of Fredericksburg



City of Fredericksburg



INVOICE

March 24, 2014

County of Gillespie
Attn: Larry Crump
101 W. Main Street
Fredericksburg, Texas 78624

RE: B3325; Building Permit for Gillespie County Jail
104 Industrial Loop

Building Permit Fee (47,650 square feet).....	\$2,607.50
.12 cents for first 2500 square feet	
.07 cents for next 2500 square feet	
.05 cents for remainder 42,650 square feet	



City of Fredericksburg



Date: April 21, 2014

To: Mayor and City Council

From: Kent Myers, City Manager

Subject: 306 East Austin

An executive session has been scheduled for the April 21 Council meeting to provide the Council with an update on the property owned by the City at 306 East Austin.

As reported at the last City Council meeting, in order to sell this property to the Chamber of Commerce, it will be necessary to revise the plat. The current lot is 50 feet wide and 200 feet deep. However, as shown on the attached drawing, the current lot covers the current Visitors Center building as well as the proposed addition to the Visitors Center. It will be necessary to reduce the depth of this lot to about 85-feet in order to allow for this future addition.

Due to the fact that the City's current zoning requirements establish a minimum of 5,000 square feet for lots in this area, it will be necessary for the City to amend the plats for both 306 East Austin and 308 East Austin. It is proposed that about ten feet in width would be added to the lot at 306 East Austin. This new lot of about 85 X 60 feet for this parcel would exceed the 5,000 square feet requirement. We will need concurrence with the tenants at 308 East Austin (Art Guild) but they have tentatively indicated that they will agree with this change.

According to Brian, our new subdivision regulations provide that this change in the lot dimensions can be accomplished by a plat amendment rather than a replat. This plat amendment will take City staff about 30-60 days to complete but will not require approval by the Planning Commission.

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The City of Fredericksburg

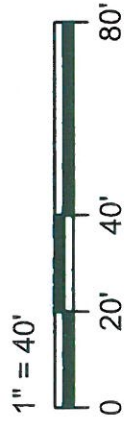
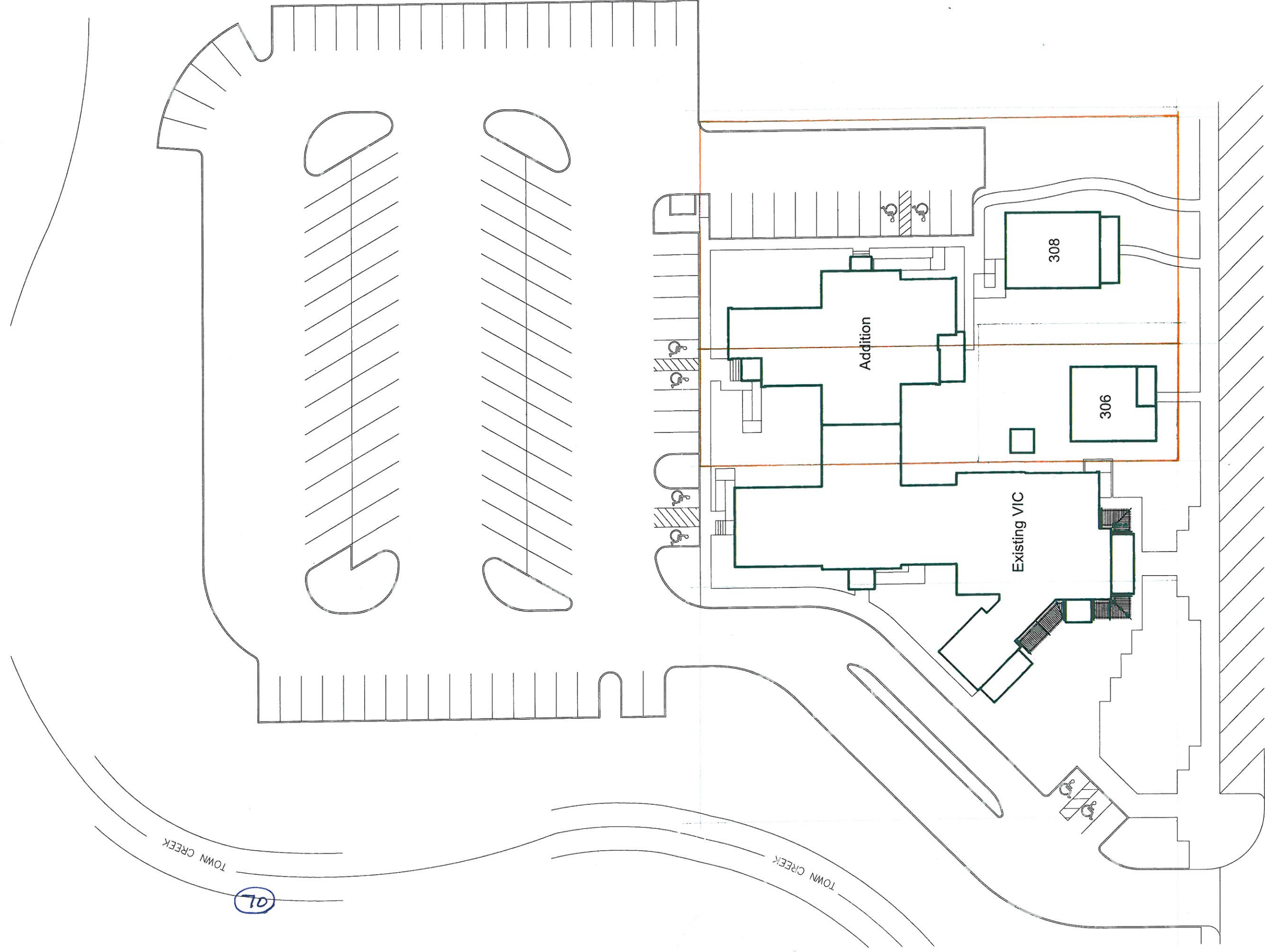
126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

**Before I start with this amendment process, I wanted to get further Council direction.
Alan Saenger has staked the property showing the new lot lines so please take a look at this
property if you get a chance prior to our meeting.**



The City of Fredericksburg

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



E. AUSTIN STREET