

CITY OF FREDERICKSBURG CITY COUNCIL MEETING

MONDAY, MAY 5, 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. **CONSENT AGENDA** - All items listed below are considered to be routine and non-controversial by the Council and will be approved by one motion. There will be no separate discussion of these items unless a council member or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.
 - A. Consider Appointment of Joyce Spisak as Associate Judge for one term. 1
2. **ORDINANCES - RESOLUTIONS- ACTION ITEMS**
 - A. Consider Lighting Ordinance (2nd reading) 2-14
 - B. Consider Ground Transportation Ordinance (1st reading) 15-21
 - C. Consider Resolution for Communitywide Beautification Day. 22-23
3. **INDIVIDUAL ITEMS FOR CONSIDERATION AND POSSIBLE ACTION**
 - A. Consider Bed & Breakfast Regulations. 24-45
 - B. Consider Public Works Order Management System 46-48
 - C. Consider Request for Qualifications for Architectural Services for Animal Shelter. 49-50
 - D. Consider Historical Review Board Annual Report. 51-58
 - E. Consider Parking Changes Along Adams Street from the Primary School to Billie Drive. 59-60
4. **CITY MANAGER'S REPORT**
 - A. June City Council Retreat
 - B. City Space and Staffing Study
 - C. Comprehensive Plan Update
 - D. Employee Recognitions
5. **ITEMS FOR FUTURE AGENDA**
6. **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.
7. **COUNCIL COMMENTS** - No discussion or action may take place.

8. **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 - Deliberations about Gifts and Donations and Consultation with Attorney - Animal Shelter Donation.

9. **ADJOURN**

CITY COUNCIL MEMO

DATE: April 29, 2014

TO: Mayor, City Council, City Manager

FROM: Pat McGowan

SUBJECT: Appointment of Judge Joyce Spisak as associate judge of City of Fredericksburg Municipal Court

Summary:

Due to possible ethical conflicts with particular defendants, there is likely to be a need for Judge Spisak to preside over a few cases.

Recommendation:

To appoint Judge Spisak to one term as an associate judge with the Fredericksburg Municipal Court.

Background/Analysis:

Debbi McCurdy will be sworn in as Municipal Judge on May 2, 2014. As you know, Mrs. McCurdy has been our municipal prosecutor. As judge, she will not be able to hear the cases in which she has had involvement as prosecutor. In engineering the transition, Judge Heupel has agreed to hear all cases in May, and many in June if needed. Since the announcement of Mrs. McCurdy's appointment, the court has sent all new cases to me for prosecution so as to minimize the number of cases in which there would be a conflict for Mrs. McCurdy. With these two actions, it is believed that the court can hear and clear most of the cases which would cause conflict by the end of June. After that, it is expected that Judge McCurdy and Judge Heupel will be able to handle the entire caseload. However, there will likely be instances where Judge McCurdy is unable to hear the case and when Judge Heupel is out of town. This is particularly true for cases in which *Capias Pro Fine* warrants have been issued.

Judge Spisak has agreed to stay on in an associate capacity to handle any conflict cases Judge Heupel cannot hear. It is expected that the bulk of the conflicts will be taken care of by October 1, 2014, which is when Judge Spisak would have to renew her judicial continuing education requirement to stay on as judge. So, it would be helpful to have her remain in an associate capacity until October when Judge Spisak will resign.

The cost to the City will be to pay Judge Spisak's State Bar Dues in June (estimate: \$235-250) and pay for a few hours of CLE for her (estimate: \$250- 500).



CITY COUNCIL MEMO

DATE: May 5, 2014

TO: Mayor and City Council

FROM: Kent Myers

SUBJECT: Lighting Standards

Summary:

The attached ordinance has been revised based upon comments and recommendations made by the City Council during the first reading of this ordinance two weeks ago.

Recommendation:

it is recommended that the attached ordinance be approved with any changes or additions provided by the Council at Monday's meeting

Background / Analysis:

At the last City Council meeting, several changes to the lighting standards were suggested that have now been incorporated into the ordinance. This includes a definition of non-residential property to include residential properties having more than nine units. We have also added a provision for making the regulations on non-residential properties etroactive but we have not specified a retroactive date. We expect that the Council will want to discuss this provision and take a separate vote on this issue

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The City of Fredericksburg

before approving the ordinance. We have also added the attachments to the ordinance showing the various lighting fixtures that would be required under the terms of this ordinance.

As discussed at the last Council meeting, if the retroactive provision is included in the ordinance, this will have direct cost impact to the City. The replacement of the heads for our street lights with full cutoff fixtures and LED bulbs would involve a total cost of \$401,720. It is anticipated that this replacement would be done over a period of five years so about \$80,000 would need to be added to the Electric Fund Budget for the next five years.

In terms of retrofitting our parks facilities, the costs total \$447,000 which includes Market Square (\$35,000), Oakcrest Ballfields (\$170,000), Old Fair Park Ballfields (\$100,000), Lady Bird Johnson Ballfield (\$70,000) and Lady Bird Johnson Tennis Courts (\$72,000). Once again, these costs could be phased in over a certain period of time.

Since the first reading of the ordinance, I have also heard several concerns about the cost impact to the School District. They may have representatives at the Council meeting to share with you their concerns about the cost impact if the ordinance is made retroactive.

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The City of Fredericksburg

4/29/14

Draft

WHEREAS, the City of Fredericksburg is a destination for residents and visitors to move to and visit which promotes its smaller town atmosphere which provides an escape from the larger cities of this nation, and

WHEREAS, an attribute of such atmosphere is the Night Skies which adds to the scenic natural resources that are attractive to this area, and

WHEREAS, it is important to preserve the ability to see the night skies, and reduce the increase in nighttime outdoor lighting, and

WHEREAS, additionally, lighting fixtures that reduce or eliminate light pollution are less costly to operate and should be legislatively mandated in the manner hereinafter set forth,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT THE FOLLOWING ORDINANCE BE AND IS HEREBY ENACTED AND THAT SECTION CHAPTER 5 BUILDINGS AND BUILDING REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF FREDERICKSBURG BE AMENDED TO ADD ARTICLE XIV OUTDOOR LIGHTING, SECTIONS 5-500 THROUGH 5-519 AS FOLLOWS:

CITY OF FREDERICKSBURG

CODE OF ORDINANCES

CHAPTER 5 BUILDINGS AND BUILDING REGULATIONS

Article XIV OUTDOOR LIGHTING

Sec. 5-500. 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. 5-501. 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 NINE (9) 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. 5-502. 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 an application for an approval for building or development, including those for signs, 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. 5-503. 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. 5-504. 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.

(2) **ALTERNATE:** All nonconforming existing lighting that becomes damaged or inoperable shall be repaired, replaced or improved in a manner to comply with this Chapter if not removed.

(3) Notwithstanding the provisions of (1) and (2) above, all lighting shall be brought into compliance on or before May____, 2024.

Sec. 5-505. 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 A).

(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 B, D and E for examples of acceptable light fixtures, and Figures C and F for examples of those not acceptable).

(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 G). 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. 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. 5-506. 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. 5-507. 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. 5-508. Neon Lighting

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

Sec. 5-509. 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. 5-510. 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. 5-511. 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 (D).

(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 (D).

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

Sec. 5-512. 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. 5-513. 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. 5-514. 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. 5-515. Compliance with Building Code

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

Sec. 5.516. 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. 5.517. 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. 5-518. Public Nuisance

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

Sec. 5-519. 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 B (need to revise to be A): examples of Full cut-off

Figures C, D, E: (also re-label) Examples of acceptable fixtures

Figure E: Examples of unacceptable fixtures

Figure____: Fully shielded fixtures

Figure____: Wall packs

Figure____: Barn light style with opaque reflector



CITY COUNCIL MEMO

DATE: May 5, 2014

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Ground Transportation Ordinance

Summary:

The attached revised ground transportation ordinance has been revised based upon comments made by Council members, City staff and transportation providers over the past several months.

Recommendation:

It is recommended that the Council conduct the first reading of this revised ground transportation ordinance and offer any changes to the ordinance prior to the second reading and approval.

Background / Analysis:

Over the past several months, a number of meetings have been held between Councilman Pearson and ground transportation providers. Following these meetings, City staff (City Manager, City Secretary, Police Chief and City Attorney) met with Councilman Pearson and agreed to the language in the attached ordinance. Previous drafts of this ordinance included requirements that the City Secretary make vehicle inspections, check drivers license and take other steps prior to the issuance of

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The City of Fredericksburg

a city permit. Also we have removed the requirement for criminal background checks from the ordinance.

We decided that, as long as the business name was posted on the taxis and the providers met certain insurance requirements, then the public would be adequately protected. This gets the City out of the permitting business and allows the Police Department to check for insurance whenever one of the drivers is stopped for a traffic violation or any other legitimate reason. The position of the transportation providers was that the insurance companies will police for felons and will not provide insurance unless the company meets certain standards.

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4/7/14

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50, VEHICLES FOR HIRE, OF THE CODE OF ORDINANCES OF THE CITY OF FREDERICKSBURG AMENDING THE ENTIRETY OF ARTICLE II, TAXICABS, PROVIDING FOR DEFINITIONS, INSURANCE AND SIGNAGE REQUIREMENTS FOR TAXI SERVICE , PROVIDING FOR PARTIAL INVALIDITY, REPEAL OF INCONSISTENT PROVISIONS AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Fredericksburg has determined that the City's existing regulations concerning the operation of taxi and other transportation services for hire should be updated and revised; and

WHEREAS, the City Council has also determined that to further promote the safety and welfare of the travelling public and the citizens of the City, that pedicabs for hire should also be regulated; and

WHEREAS, in order to accomplish the revision and the additional regulation, Chapter 50 of the Code of Ordinances should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT THE FOLLOWING ORDINANCE BE AND IS HEREBY ENACTED AND THAT CHAPTER 50, VEHICLES FOR HIRE, ARTICLE II BE AND IS HEREBY AMENDED TO READ AS FOLLOWS, AND THAT THE FREDERICKSBURG CITY CODE BE AND IS HEREBY AMENDED BY ADDING A NEW ARTICLE TO BE NUMBERED ARTICLE IV WHICH SHALL READ AS FOLLOWS:

Chapter 50 GROUND TRANSPORTATION SERVICES

Sec. 50-19. - Definitions.

Sec. 50-20. -Offenses and Penalties.

Sec. 50.21 – Sign Regulations.

Sec. 50.22 – Insurance Required.

Sec. 50.19 - Definitions.

- (a) *City* means the City of Fredericksburg, Texas.
- (b) *Driver or chauffeur* means every person in actual charge of operation of a GTS vehicle whether as owner or agent, servant or employee of the owner.
- (c) *Ground Transportation Service (GTS)* means a transportation service using any taxicab, any and every automobile, or motor-propelled vehicle including limousines and all other motor propelled vehicles however classified (whether as a shuttle, airport shuttle, jitney etc,) used for the transportation of passengers for hire over the public streets of the City, and shall include Pedicabs. The same shall be subject to the provisions of this chapter irrespective of whether the operation extends beyond the City limits, or whether the service charges rates for distance traveled or for waiting time, or for both, or for the trip, or at rates per hour, per day, or per month, or whether such vehicle is routed to predetermined destinations, regular or irregular routes or destinations under the direction of such passenger or passengers, or such person or persons hiring the same, with the following exceptions:
 - (1) Motor buses transporting to or from school or college,
 - (2) Ambulances or other emergency vehicles operating under permit from this City or another City or governmental entity,
 - (3) Vehicles rented or leased for operation by the person actually driving the same, unless such vehicle is transporting for compensation persons other than the one who actually rented or leased the same,
 - (4) Courtesy vehicles operated to or from the airport to hotels, motels, parking lots, or car dealerships or rental agencies by the owners of such entities for their patrons for no compensation,
 - (5) Any vehicle being operated pursuant to a franchise or permit legally issued by the Texas Railroad Commission or the Interstate Commerce Commission (example: Greyhound Grey-line busses),
 - (6) Vehicles operated for a funeral home in the performance of funeral services,
 - (7) Vehicles used in a ride-share/carpool, operated by individual employees or employers to transport a person or persons on a prearranged basis between their homes and places of employment or other places of common destination if free or if only a fee calculated to reasonably cover expenses is charged or
 - (8) Vehicles used by or funded by governmental agencies for transit systems (examples: City bus system or Alamo Area Council of Governments).

- (d) *Limousine Service*: shall mean a passenger ground transportation service (GTS) operated for hire that uses motor coaches, stretch limousines, luxury or classic vehicles that are used to transport passengers for a fare based on a one (1) hour or more hiring period and (a) and on a pre-arranged basis only; (b) on irregular routes and schedules.
- (e) *Pedicab* shall mean a device with three (3) or four (4) wheels propelled by human power exerted through a belt, chain, or gears capable of carrying a driver and one (1) or more passengers, with a maximum of four (4) on a platform made as part of the device. A pedicab may have an electric assist motor to help the driver move the pedicab.
- (f) *Tour Service* shall mean a GTS service using any type of vehicle for the transportation of persons around the City and its vicinity to shop, visit wineries, view cultural, historic, artistic or other sites for an extended period of time when the tour is the objective of the transportation, and which charges on a per passenger or per hour basis agreed upon in advance.

Sec. 50-20 Offenses and Penalties

- (a) It shall be unlawful for any person or entity to own or operate a GTS when not in compliance the provisions of this chapter.
- (b) Each violation of this chapter shall constitute a separate offense and each offense shall be punishable as a Class C misdemeanor. Each day the violation exists shall be considered a separate violation for the purpose of punishment. Punishment is governed by Section 1-6 of this Code of Ordinances as set forth for health, safety and welfare violations.

Sec. 50-21 – Sign Regulations.

Each GTS vehicle, except those of Limousine Services and Tour Services, shall have the business name and phone number affixed to both front doors with lettering clearly visible and readable.

Sec. 50.22- Insurance Required.

- (a) Each GTS shall have and maintain insurance and a certificate of insurance reflecting insurance coverage as herein prescribed. The GTS shall keep in full force and effect while providing GTS service a policy of public liability insurance,

issued by an insurance company fully authorized to do business in this state and performable in this county, insuring the public against any loss or damage that may result to any person or property from the operation of such service, vehicle or vehicles.

(b) The minimum amounts of public liability and property damage insurance required for the operation of a GTS, shall be as follows:

- (1) \$1,000,000 Combined Single Limit or
- (2) \$500,000 per person bodily injury / \$1,000,000 each accident and \$250,000 property damage.

The coverage required may carry a deductible of no more than five thousand and no/100 (\$5,000.00) dollars.

Passenger liability exclusions are expressly prohibited.

Each driver shall be specifically listed as an approved driver on such policy of insurance.

- (c) In the event that any insurance policy is canceled, the GTS service shall be terminated until the required insurance is reinstated. GTS service may not be operated at any time the insurance required hereby is not in effect.
- (d) Every policy of insurance issued to comply with the provisions hereof shall be issued by an insurance company with a minimum "A. B. Best" rating of at least B+.
- (e) All GTS drivers shall maintain a copy of the required insurance within the GTS vehicle at all times and display the same to any peace officer upon request. Peace officers are authorized to stop any GTS vehicle at any time to verify this insurance compliance.
- (f) No person shall drive a GTS vehicle with passengers without being then covered by the insurance required herein and listed thereon as an approved driver.

-----End of Code Text-----

Severability / Invalidity.

If any provision of this ordinance or the application hereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or

applications of the ordinance which can be given effect without defeating the purpose or objective of the provisions, and to this end, the provisions of this ordinance are declared to be severable.

Repealer

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

Penalties

Without limiting any other remedies available to the City of Fredericksburg, penalties provided for in the Code Ordinances of the city of Fredericksburg shall apply to violations hereof.

Effective Date

This ordinance shall take effect from and after the date of its passage and publication in accordance with the law.

PASSED AND APPROVED this the ____ day of April, 2014.

Jeryl Hoover, Mayor

City of Fredericksburg

Attest:

Shelley Britton, City Secretary

City of Fredericksburg

Approved as to form:

Pat McGowan, City Attorney

City of Fredericksburg



CITY COUNCIL MEMO

DATE: May 5, 2014

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Community Clean-Up Program

Summary:

A community clean-up program is scheduled for Saturday 10 and this resolution will show the City's support for this program.

Recommendation:

It is recommended that the Council approve the attached resolution supporting a community clean up program on May 10.

Background / Analysis:

The City, County, CVB, Chamber and local organizations that are participating in the Adopt a Mile program have all pledged their support and involvement in a community clean up program. This is intended to be an annual event that will likely expand in the future to include other activities. The City clean-up team will be picking up trash along Highway 87 North and additional volunteers are needed to assist with this clean-up. Matt Townsend is serving as the coordinator for these efforts.

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The City of Fredericksburg

City Of Fredericksburg, Texas

Resolution No. _____

A Resolution of the City Council of the City of Fredericksburg, Texas, approving the Community Clean-Up Program.

WHEREAS, the appearance of the City of Fredericksburg has been, and continues to be, a source of pride for the community and enjoying a clean appearance is one of the benefits of living in Fredericksburg, Texas, and

WHEREAS, City Staff and the Staff of the Texas Department of Transportation (TxDOT) have held a series of meetings with local citizens and organizations to determine priorities for the cleaning up of the roads leading into the City, and for identification of other areas within the City which could be cleaned up with their help as part of an on-going community-wide effort each Spring, and

WHEREAS, the City Staff and Staff of TxDOT worked together under TxDOT's Adopt-A-Highway program, to obtain adoptions of highways leading into the city by working with local citizens and organizations, and to develop the Community Clean-Up Program, and

WHEREAS, The City Council has reviewed and approves the expansion of the Adopt-a-Highway program and the Community Clean-up Program, and desires to evidence its approval by the passage of this resolution,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, that it hereby approves and adopts as a community project with participation by City of Fredericksburg Staff, the expansion of the Adopt-a-Highway Program and the Fredericksburg Community Clean-Up Program, and hereby directs that the Fredericksburg Community Clean-Up Program become a program within the City.

BE IT FURTHER RESOLVED that the City Council of the City of Fredericksburg urges all citizens to participate in these programs and to help to maintain the appearance of the City at all times.

PASSED AND APPROVED this day the 5th of May, 2014, by vote of the City Council of the City of Fredericksburg, Texas.

Jeryl Hoover, Mayor

Attest:

Shelley Britton, City Secreatry



CITY COUNCIL MEMO

DATE: May 1, 2014

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Bed and Breakfast Ordinance Review.

Summary:

The current B&B Ordinance was adopted by the City Council on September 16, 2013. As described in the attached City Council memo from staff, the adoption followed a lengthy review of the current policies dating back to the beginning of 2013. The main purpose of an ordinance was to establish a clear definition and make clear which zoning districts they are allowed and under what conditions. Staff conducted a significant amount of research and held a number of public meetings with the Planning and Zoning Commission. Unfortunately, the meetings were not very well attended by the owners or reservation services. Nonetheless, we believed the ordinance proposed was a very reasonable solution to our unique circumstances within the city, and was very favorable to current owners.

Recommendation:

No changes to the ordinance are recommended. We do recommend several changes to the B&B Compliance Permit for clarification purposes. The revised permit is attached and notes the recommended deletions/additions.

24

The City of Fredericksburg

Background / Analysis:

The ordinance stated that all B&B uses must acquire and maintain a B&B Compliance Permit commencing on October 1, 2013 for new uses prior to the issuance of a certificate of occupancy and for existing B&B's by May 1, 2014. The permit is good for 2 years and there was no fee charged. We contacted the local reservation services and tried to get the word out the best we could. In addition, Ernie with the CVB sent out a letter in March (copy attached) to his mailing list. We have received approximately 100 permit applications (see attached), the majority of which are in compliance. We intend to review each application and respond to each owner or their representative if the application is incomplete.

The majority of the calls we have received have been for clarification purposes. Frankly, when we have an opportunity to go over the application with these individuals, the majority of them are happy to fill out the information and are receptive to the permit requirement.



CITY COUNCIL MEMO

DATE: September 11, 2013

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Amendment to the Zoning Ordinance creating a definition of Bed and Breakfast, establishing which zoning districts they are permitted and establishing criteria under which they may be developed (Z-1304)

Summary:

At the beginning of 2013, we had several multi unit B&B lodging projects proposed in the CBD Central Business District. When reviewing the projects, we realized that these complexes really did not fall under the definition of multiple-family residential and we did not have a definition of B&B's other than in the R-1 Single Family Residential District. However, we did have a definition of a Hotel/Motel (which we felt more closely resembled a B&B) which would be considered a Conditional Use in the CBD District. Therefore, we processed both projects as Conditional Use Permits. At that time, we agreed to look into creating standards for B&B's, including a definition, appropriate districts to allow them in and establishing minimum criteria .

We have met on several occasions and have done significant research into this issue. What we have found is that most cities that have B&B's have a list of standards, but there does not seem to be a consistent definition or set of guidelines. Therefore, we have selected what we feel are good elements and tried to incorporate this information into our guidelines. In addition, we have used our experience locally over the years and how we have regulated B&B's in the past.

(26)

The City of Fredericksburg

Recommendation:

The Planning and Zoning Commission voted unanimously to recommend approval of the standards and criteria established and attached hereto. Staff concurs with this recommendation.

Background / Analysis:

A new definition of a B&B has been prepared. The current standards applicable in the R-1 Single Family Residential zoning district have worked well and will remain the same. As proposed, B&B's will be allowed in the R-2 and R-3 Districts, with the maximum number of units being based on the density standards of each district. B&B's will be permitted in the C-1, Neighborhood Commercial zoning district, with a limit of the density the same as R-3, up to a maximum of 8 units. B&B's will be a permitted use in C-2 Commercial District. And, B&B's will be permitted in the CBD Central Business District with the maximum density based on the R-3 District, up to 8 units. B&B units on the first floor within the Historic Shopping Overlay District of the CBD and complexes over 8 units will require a Conditional Use Permit.

In addition, the requirements attached in the summary will apply to all B&B's. This will include parking, signs, licensing and permitting, food service, building codes, fire protection, lighting and other activities.

Z-1304 Bed and Breakfast Amendment

Definition: Tourist lodging services within rooms of the property owner's principal residence or separate lodging units (cabins, guest homes, etc.) up to 8 units, where breakfast may be the only meal served and sleeping accommodations are provided/offered for transient guests for compensation.

R-1 District:

- B&B allowed in rooms of property owners principal residence (no limit to number), or 1 separate guest house allowed on lots of 10,000 square feet or greater.
- **Exception:** The primary residence may be used as a B&B without it being the property owner's principal residence, but limited to one (1) single B&B rental, dwelling unit per property.
- Owner must provide proof of the collection and payment of State and Local Hotel/Motel Occupancy Tax to the city upon request.
- Parking required is 2 spaces for the residence.

R-2 District:

- Allow any existing structure to be utilized as a B&B and it need not be owner occupied.
- New construction or additions are governed by the R-2 District (section 3.110).
- Density regulations are governed by the R-2 District (section 3.110)
- Parking shall be one space per unit.
- Maximum impervious coverage, building coverage, minimum lot size and width, height and setbacks as per the R-2 District (section 3.110)

R-3 District:

- Allow any existing structure to be utilized as a B&B and it need not be owner occupied.
- New construction or additions are governed by the R-3 District (section 3.120).
- Density regulations are governed by the R-3 District (section 3.120)
- Parking shall be one space per unit.
- Maximum impervious coverage, building coverage, minimum lot size and width, height and setbacks as per the R-3 District (section 3.120)

C-1 District:

- Allow any existing structure to be utilized as a B&B and it need not be owner occupied.
- New construction or additions are governed by the C-1 District (section 3.200).
- Density regulations are governed by the R-3 District (section 3.120)
- Parking shall be one space per unit.
- The maximum number of units in one contiguous complex or property shall be 8.

C-2 District:

- Allow B&B's as a permitted use, subject to C-2 District regulations (section 3.210)
- Parking shall be one space per unit.

CBD District:

- Allow any existing structure to be utilized as a B&B up to 8 units and it need not be owner occupied.
- New construction or additions are governed by the CBD District (section 3.220).
- Density regulations are governed by the R-3 District (section 3.120)
- Parking shall be one space per unit.
- A maximum of 8 units in one contiguous complex or property shall be permitted. Complexes over 8 units shall be subject to Conditional Use Permit approval in accordance with Section 5.400 of the Zoning Ordinance.
- Where new construction is proposed within the Historic Shopping Overlay District of the CBD, any B&B on the first floor shall require a Conditional Use Permit.
- Parking shall be one space per unit.

R-4, R-5, M-1, M-2, M-3 and PF Districts:

- B&B's are not permitted in abovementioned districts.

Bed and Breakfast Facilities are subject to the following requirements:

- a) *Parking:* One off-street parking space per guest room or unit.
- b) *Signs:* Signs shall conform to Chapter 29 of the Code of Ordinances.
- c) *License or Permit:* Each owner of the facility must acquire a permit/license for the facility from the building department prior to issuance of a certificate of occupancy.
- d) *Food Service:* Only overnight guests may be served meals. The meals shall be confined to a continental-type breakfast, consisting of pastries (prepared outside the establishment), milk, cereal, fruit, fruit juice, and coffee, unless the facility meets all State and Gillespie County Health Division requirements for commercial food service.
- e) *Building Codes:* The structure(s) must conform to all city and state building codes for existing or new construction as the situation dictates, including applicable ADA standards.
- f) *Fire Protection:* Each bed and breakfast facility must comply with the appropriate section on "Lodging and Rooming Houses" contained in NFPA 101 Life Safety Code and the adopted ICC Codes.
- g) *Other Activities:* Other activities such as weddings, parties and other functions are limited to commercial zoning districts.
- h) *Lighting:* External lighting in residential zoning districts shall be shielded from adjoining properties.
- i) *Hotel/Motel Tax:* The owner must provide proof of the collection and payment of State and Local Hotel/Motel Occupancy Tax to the city upon request.



Bed & Breakfast Compliance Use Permit

Applicant: _____
Name of Establishment: _____
Address of Establishment _____
Zoning District of Establishment _____
Size of Property _____
Number of Units _____
Number of Parking Spaces _____
Mailing Address of Applicant _____
Email Address of Applicant _____
Phone Number of Applicant _____

Pursuant to Ordinance #23-014, Applicant states that the property qualifies for a Bed and Breakfast Compliance Use Permit and has met **(deleted and/or provided)** the following requirements for a Bed and Breakfast Use: **(Please initial each statement as evidence of fact and compliance)**

_____ Only overnight guests may be served meals except in zoned permitting restaurant use. ~~Such meals shall be limited to continental type breakfast consisting of pastries prepared by a licensed provider, milk, cereal, fruit, fruit juice and coffee unless the facility meets the State of Texas and Gillespie County Health Division requirements for commercial food service.~~ **A bed & breakfast complex with 7 or fewer units on the same property is not required to meet state health code standards as long as they are only providing breakfast to their paid guests who are staying overnight. They may serve what they wish and are only required to have successfully completed an accredited food managers certification course. B&Bs with 8 or more units in the same property must comply with state and Gillespie County health code requirements no matter what is served.**

_____ All signs must comply with the City's Sign Ordinance (Currently Chapter 29 of the Code of Ordinances.)

_____ All Bed and Breakfast facilities must comply with all State of Texas and City of Fredericksburg building codes for existing or new construction, as applicable, including **federal and state** ADA standards.

_____ Bed and Breakfast facilities shall comply with the regulations for Fire Protection set forth in the appropriate NFPA 101 Life Safety Code **(available from City Fire Marshal)** and the International Construction Codes, the latest version adopted by the city at the time of construction or conversion to Bed and Breakfast use using the lodging and rooming houses regulations.

_____ External lighting shall be shielded from adjoining properties.

_____ All functions such as weddings, parties or other gatherings shall be limited to Commercial Zoning Districts.

_____ A diagram showing the proposed/~~existing~~ lay out of the property use and any other details required such as food service, signs, type of lighting and parking, and any other information required by the City's Building Permit Department

The following requirements shall be followed by the owners of all bed and breakfast facilities:
~~stipulations are also put upon the owner of a Bed and Breakfast:~~

- A) All Bed and Breakfast uses must acquire and maintain a Bed and Breakfast Compliance Use Permit commencing on October 1, 2013 for new uses prior to the issuance of a certificate of occupancy and for existing uses on May 1, 2014. **B & B uses existing and complying with zoning regulations prior to October 1, 2013 are grandfathered with regard to the new ordinance provisions.** The permit is valid for a two (2) year period and shall be renewed by the owner for each two (2) year period.
- B) The permit will be issued pursuant to an application containing the name of the applicant and owner of the property if not the same, the address of the property, a diagram showing the proposed lay out of the property use and any other details required such as food service, signs, type of lighting and parking, and any other information required by the City's Building Permit Department to implement the provision hereof.
- C) For all renewing permits, proof that the City of Fredericksburg Hotel – Motel Tax has been continuously paid as required for the previous period. This requirement may be waived if all reports are on file with the City.
- D) Any evidence required by the City's Building Permit Department that the property complies with all Zoning District regulations applicable to the property and the additional requirements of Sec. 5.401 of Ordinance 23-014.
- E) The fee for the permit, if any, is set forth in Appendix A of the City's Code of Ordinances.
- F) The permit, or any renewal will be denied or revoked if the above conditions are not complied with and maintained for the permit period. Any person or entity denied a permit or renewal or from whom or from which a permit was revoked may appeal such denial to the Board of Adjustment following the notice and rules of procedure set forth for the Board of Adjustment in this Code of Ordinances.
- ~~G) The ability of the City to deny or revoke the permit shall not prohibit the City from exercising other remedies, such as prosecution for ordinance violation, seeking an injunction or any other remedy available to it.~~

OATH OF APPLICANT

I declare that I have read the forgoing application and all information therein is true, correct, and complete to the best of my knowledge and the conditions stated herein have been met.

Printed Name

Title

Signature

Date

ORDINANCE NO. 23-014

AN ORDINANCE AMENDING THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG TO FURTHER DEFINE BED AND BREAKFAST USE, TO PERMIT THE USE OF BED AND BREAKFAST IN THE RESIDENTIAL DISTRICTS OF R-1, R-2 AND R-3 AND IN THE COMMERCIAL DISTRICTS OF C-1, C-2 AND CBD UNDER CERTAIN CONDITIONS, PROHIBITING THE SAME IN THE RESIDENTIAL DISTRICTS OF R-1-A, R-4 AND R-5 AND IN THE MANUFACTURING DISTRICTS OF M-1, M-2 AND M-3 AND IN THE PUBLIC FACILITIES PF DISTRICT DEFINING THE CONDITIONS AND ADDING CERTAIN REQUIREMENTS FOR USE OF PROPERTY AS A BED AND BREAKFAST, ADDING A REQUIREMENT FOR A USE PERMIT FOR BED AND BREAKFAST USE, PROVIDING FOR PARTIAL INVALIDITY, REPEALING INCONSISTENT PROVISIONS AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council and the Planning and Zoning Commission of the City of Fredericksburg have recognized that the City of Fredericksburg is one of the primary Bed and Breakfast destinations in the United States, and that the same should be encouraged within the City while still preserving traditional uses of the local residential and commercial neighborhoods of the City; and

WHEREAS, the Planning and Zoning Commission has studied the areas of the City which are best suited to Bed and Breakfast use and the limitations that should be placed on the same in the various areas of the City; and

WHEREAS, such Commission has made recommendations to the City Council and such recommendations include certain changes to the City's Zoning ordinance; and

WHEREAS, the public hearings, before the Planning and Zoning Commission and the City Council of the City of Fredericksburg as required by Section 4 of the City of Fredericksburg Zoning Ordinance have been duly noticed and held regarding such amendments, and

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

WHEREAS, the City Council has specifically found, following public hearing, that such changes are consistent with the objectives of the City of Fredericksburg Zoning

Ordinance and the Comprehensive Land Use Plan of the City of Fredericksburg, and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT THE FOLLOWING SECTIONS OF THE CITY OF FREDERICKSBURG'S ZONING ORDINANCE, APPENDIX B OF THE CODE OF ORDINANCES OF THE CITY OF FREDERICKSBURG, BE AND ARE HEREBY ADDED OR AMENDED AS FOLLOWS:

ANY SECTIONS OR PARTS OF SECTIONS NOT SPECIFICALLY AMENDED HEREBY SHALL REMAIN AS WRITTEN AND ARE NOT REPEALED

APPENDIX B ZONING ORDINANCE

Sec. 2.100 DEFINITIONS.

BED AND BREAKFAST

Tourist or guest lodging services within the rooms of the property owner's principal residence or separate lodging units (for example, in any buildings, cabins, guest homes and the like) not more than eight (8) rental units, where breakfast may be the only meal served and sleeping accommodations are provided or offered for transient guests for compensation.

HOTEL-MOTEL Temporary, transient lodging services involving the provision of room and or board containing more than eight (8) rental units.

SEPARATE LODGING UNIT - Bed and Breakfast or hotel-motel lodging in a stand-alone structure or one only minimally connected with other units such as with verandas or other architectural features.

Sec 3.100. R-1 SINGLE FAMILY RESIDENTIAL

Add:

Uses permitted with a Bed and Breakfast Compliance Use Permit:

Bed and Breakfast

Conditions under which a permit will be issued:

- Compliance with provisions of Sec. 5.401, and
- Use is allowed in rooms of property owner's principal residence with no limit as to number of units up to eight (8), OR if the property is not the owner's principal residence,

then Bed and Breakfast use is limited to one rental unit OR one (1) separate guest house if the lot is ten thousand (10,000) square feet or more, and
-Two (2) off street parking spaces shall be provided for the main residence plus one off street parking space for each Bed and Breakfast unit but only two (2) parking spaces are required if the Bed and Breakfast is the principal residence
-compliance with other R-1 regulations

Sec. 3.101. R-1-A: SINGLE FAMILY RESIDENTIAL- SMALL LOT.
Bed and Breakfast use is specifically prohibited.

Sec. 3-110. R-2: MIXED RESIDENTIAL

Add:

Uses permitted with a Bed and Breakfast Compliance Use Permit:

Bed and Breakfast

Conditions under which a permit will be issued:

- Compliance with provisions of Sec. 5.401, and
- Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and
- Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of R-2
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Lots may not be combined to permit more than eight (8) separate lodging units on contiguous property regardless of density regulations
- compliance with other R-2 regulations

Sec. 3-120. R-3: MULTI-FAMILY RESIDENTIAL

Add:

Uses permitted with a Bed and Breakfast Compliance Use Permit:

Bed and Breakfast

Conditions under which a permit will be issued:

- Compliance with provisions of Sec. 5.401, and
- Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and
- Additions or new construction, taking into consideration any existing structures, shall

comply with other requirements of R-3

- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Lots may not be combined to permit more than eight (8) separate lodging units on contiguous property regardless of density regulations
- compliance with other R-3 regulations.

Sec.3.130. R-4: MANUFACTURED HOME RESIDENTIAL
Bed and Breakfast use is specifically prohibited.

Sec. 3.140. R-5 PATIO HOME RESIDENTIAL.
Bed and Breakfast use is specifically prohibited.

Sec. 3.200 C-1: NEIGHBORHOOD COMMERCIAL.

Add:

Uses permitted with a Bed and Breakfast Compliance Use Permit:
Bed and Breakfast

Conditions under which a permit will be issued:

- Compliance with provisions of Sec. 5.401, and
- Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and
- Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of C-1
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Lots may not be combined to permit more than eight (8) separate lodging units on contiguous property regardless of density regulations
- compliance with other C-1 regulations,

Sec. 3.210. C-2 COMMERCIAL.

Add:

Uses permitted with a Bed and Breakfast Compliance Use Permit:
Bed and Breakfast

Conditions under which a permit will be issued:

- Compliance with provisions of Sec. 5.401, and
- One off street parking space for each Bed and Breakfast unit in addition to those

required for other uses

-compliance with other C-2 regulations

Sec. 3.220 CBD: CENTRAL BUSINESS DISTRICT.

Add:

Uses permitted with a Bed and Breakfast Compliance Use Permit:

Bed and Breakfast

Conditions under which a permit will be issued:

- Compliance with provisions of Sec. 5.401, and
- Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and
- Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of CBD, and
- Density shall comply with the provisions of the Multi-Family Residential District (R-3)
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Lots may be combined to permit more than eight (8) separate lodging units on contiguous property with a Conditional Use Permit
- compliance with other R-3 regulations

Sec. 3.310. M-1: LIGHT MANUFACTURING.

Bed and Breakfast use is specifically prohibited.

Sec. 3.320. M-2: MEDIUM MANUFACTURING.

Bed and Breakfast use is specifically prohibited.

Sec. 3.330. M-3: INDUSTRIAL PARK.

Bed and Breakfast use is specifically prohibited.

Sec. 3.510 HSD: HISTORIC SHOPPING DISTRICT OVERLAY

Add:

Bed and Breakfast is allowed if the same is in compliance with all Central Business District Bed and Breakfast regulations EXCEPT

-A Conditional Use Permit is required for any new construction of a first floor Bed and Breakfast unit, and the review and evaluation criteria of Sec. 5.461 shall be used as applicable.

Sec. 3.600. PF: PUBLIC FACILITIES.

Bed and Breakfast use is specifically prohibited.

Sec. 5.401 ADDITIONAL REQUIREMENTS FOR BED AND BREAKFAST USES.

All Bed and Breakfast use facilities shall be subject to the following additional requirements to those set forth otherwise in the City of Fredericksburg's Ordinances:

A. Only overnight guests may be served meals except in zones permitting restaurant use. Such meals shall be limited to continental-type breakfast consisting of pastries prepared by a licensed provider, milk, cereal, fruit, fruit juice and coffee unless the facility meets the State of Texas and Gillespie County Health Division requirements for commercial food service.

B. All signs must comply with the City's Sign Ordinance (Currently Chapter 29 of the Code of Ordinances.)

C. All Bed and Breakfast facilities must comply with all State of Texas and City of Fredericksburg building codes for existing or new construction, as applicable, including ADA standards.

D. Bed and Breakfast facilities shall comply with the regulations for Fire Protection set forth in the appropriate NFPA 101 Life Safety Code and the International Construction Codes, the latest version adopted by the City at the time of construction or conversion to Bed and Breakfast use using the "Lodging and Rooming Houses" regulations.

E. External lighting shall be shielded from adjoining properties.

F. All functions such as weddings, parties or other gatherings shall be limited to Commercial Zoning Districts.

Sec. 5.402 BED AND BREAKFAST COMPLIANCE USE PERMIT

A. All Bed and Breakfast uses must acquire and maintain a Bed and Breakfast Compliance Use Permit commencing on October 1, 2013 for new uses prior to the issuance of a certificate of occupancy and for existing uses on May 1, 2014. The permit is valid for a two (2) year period and shall be renewed by the owner for each two (2) year period.

B. The permit will be issued pursuant to an application containing the name of the applicant and owner of the property if not the same, the address of the property, a diagram showing the proposed lay out of the property use and any other details required such as food service, signs, type of lighting and parking, and any other information required by the City's Building Permit Department to implement the provisions hereof.

C. For all renewing permits, proof that the City of Fredericksburg Hotel- Motel Tax has been continuously paid as required for the previous period. This requirement may be waived if all reports are on file with the City.

D. Any evidence required by the City's Building Permit Department that the property complies with all Zoning District regulations applicable to the property and the additional requirements of Sec. 5.401 above.

E. The fee for the permit, if any, is set forth in Appendix A of the City's Code of Ordinances.

F. The permit, or any renewal will be denied or revoked if the above conditions are not complied with and maintained for the permit period. Any person or entity denied a permit or renewal or from whom or from which a permit was revoked may appeal such denial to the Board of Adjustment following the notice and rules of procedure set forth for the Board of Adjustment in this Code of Ordinances.

G. The ability of the City to deny or revoke the permit shall not prohibit the City from exercising other remedies, such as prosecution for ordinance violation, seeking an injunction or any other remedy available to it.

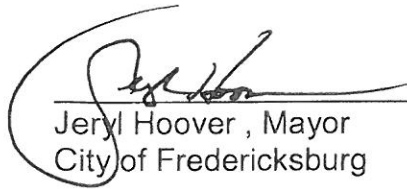
END OF CODE TEXT

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

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

This ordinance shall be effective from and after the date of its passage and publication in accordance with the law.

PASSED AND APPROVED this the 16th day of September, 2013.


Jeryl Hoover, Mayor
City of Fredericksburg

ATTEST:


Shelley Britton, City Secretary

APPROVED AS TO FORM:


Pat McGowan, City Attorney

FOR MORE INFORMATION, CONTACT:

FOR IMMEDIATE RELEASE

Brian Jordan, AICP, Director of Development Services
City of Fredericksburg (830)997-7521

March 28, 2014

Deadline for New City Bed & Breakfast Compliance Use Permit May 1st

The City of Fredericksburg passed an ordinance amending the text of the zoning ordinance relating to bed and breakfast operations on September 16, 2013. The goal of the Planning and Zoning Commission and the City Council was to determine the areas of the City best suited to bed and breakfast/guesthouse use and to determine limitations in some areas of the City. With a history of bed and breakfast operations going back some 40 years, these businesses are an integral part of the fabric of the City of Fredericksburg.

In an effort to better determine the scope of these operations in the City, part of the ordinance established a Bed & Breakfast Compliance Use Permit, which took effect immediately for new projects coming online. All existing B&B/guesthouse operations within the city limits have until May 1st to complete the permit form. There is no fee associated with this permit process. As a bed and breakfast/guesthouse owner with a property located in the city limits of the City of Fredericksburg, you fall under this ordinance and should complete the permit form. If you are a part of a reservation service, please contact your reservation service first. All reservation services in Fredericksburg have received information on the compliance use permit, and they may have already started the permit process for you.

One important note regarding parking requirements outlined in the ordinance, units existing prior to the adoption date are grandfathered. The parking requirements for existing units would only come into play with an expansion project, for example.

The full ordinance and the B&B compliance use permit can be found on the City of Fredericksburg website at www.fbgtx.org. For additional information or specific questions, please contact Tammie Loth in the development services department at City Hall. Ms. Loth can be reached at (830)997-7521 between 7:30 a.m. and 4:30 p.m. Mondays through Fridays.

-30-

Bed & Breakfast Compliance Use Permit List 2014

Applicant	Name of Establishment	Address of Establishment	Map	Received	Zoning	# of Units
Heath Crenwelge	Aunt Elizabeth's Guesthaus	208 E. Morse Street	Yes	4/10/2014	R-1	1
Michael LeBleu	LeBeu Bonnet B & B	505 Bluebonnet	Yes	4/1/2014	R-2	1
Amelia Brock Banner	Flagstone Sunday House	407 W. San Antonio	No			1
Barbara A. Crenwelge	Crenwelge's Creekside Cottage	306 S. Milam	Yes	4/8/2014	R-1	1
Sharla & Jonathan Godfrey	The Schandua Suite	205 E. Main Street	Yes	4/7/2014	CBD	1
Marlene Pylate	Lillie Marlene, A Fbg. Guesthouse	406 N. Adams	Yes	4/2/2014		1
Lynn MacWithey	Das Garten Haus	604 S. Washington	Yes	4/2/2014		3
Claude Saunders	Magnolia House	101 E. Hackberry	Yes			5
Stephanie & Brad Tucker	209 North Acorn LLC	209 North Acorn	No		HD	1
Frank R.L. Friskey/T.S.R. Properties	Tivvydale Springs Cottage	207 S. Bowie	Yes	3/25/2014	HD	1(2)
James E. Bennett	Wildchild's Casita	608 W. Morse Street	Yes	3/24/2014		1
Michael Meele	Absolute Charm	223 E. Main Street	No	3/20/2014		
Melanie Edgecombe	Aunt Violets	611 S. Washington St.	Yes	3/14/2014		4
Glenn Morrow	La Rouge	414-A E. Schubert St.	No	3/17/2014	R-1	1
Jill Harpold	Suite Escape	714 W. San Antonio St.	No	3/17/2014		1
Ocotillo Groupe LLC	Bungalow on College	309 E. College	Yes	3/5/2014	R-1	1
EW & Rubye Hallford	Comanche Homestead	283 Hallford Ln	No	3/5/2014		1
Cydney C. Donnell/Zella Properties LLC	Albert's Alsatian	307 1/2 W. Schubert St.	Yes	3/14/2014	H- C1	1
Glynn Underwood	Chateau Merlot, Chardonay Hideaway,	307 E. San Antonio &	No	3/11/2014		3
Koon's Canyon Holding LLC-Series A	Bordeaux Gungalow	312 E. San Antonio				
Jerry & Lynn Sample	Cottage on Spotted Fawn	1219 Spotted Fawn Trail	Yes			1
Holly Meier	Holly Meier	208 West Morse	Yes	3/3/2014		1
Heidi Janok	Heidi's Haus	208 W. Orchard St.	Yes	3/3/2014	R-2	1
Melvin & Delana Littleton LFP Rental Investments, Ltd.	Amoroso Cottage	202 S. Bowie	No	3/3/2014	H	1
Linda West	Mockingbird House	187 Morris Tivvydale Road	No	2/19/2014		1
Pamela Mabry Bergman	Adams Travis House	3036 N. Adams	No	2/19/2014	H	1
Mark A Radle	Patio Sisters	312 W. Travis	No	2/20/2014		4
Frances DeFazio	Bella Sera	208 W. Schubert St.	Yes		R-2	2
Andrea Konuma	Blooming Wild	207 N. Edison	Yes	2/12/2014	C-1	4
Gail Anderson	Austin Street Haven	412 E. Austin	Yes			1
Randy Booher	The Dalton House	908 N. Crockett	Yes	4/11/2014		1

Bill & Faye Petmecky	Cute Yellow House on Hale	101 Hale St.	Yes	4/14/2014	C-1	1
William E. Elliott	Whitney House	707 Whitney St.	Yes	4/14/2014	R-1	1
Cynthia Scroggins	Serendipity	504 N. Pine St.	Yes	4/15/2014	R-1	1
Jeff Lawrence (Property: Barbara Heinen)	Keidel Inn & Gasthaus	403 East Main Street	Yes	4/15/2014	CBD	3
Jeff Lawrence (Barbara Heinen, Deanne Brown +)	Legacy Suite on Main	221 1/2 E. Main	Yes	4/15/2014	CBD	1
K & H Inc.	None	212 E. Austin	Yes	4/16/2014	R-2	2
K & H Inc.	None	216 E. Austin	Yes	4/16/2014	R-2	1
K & H Inc.	None	402 E. Austin	Yes	4/16/2014	R-1	1
Delber & Julie Jacobson - Hummingbird Oaks LLC	Houssegen Platz	104 -B E. Austin St.	No	4/16/2014	CBD	2
Linda Nevels	Commanders Place /Nevels House	514 Franklin St.	No	4/16/2014	R-2	3
Melissa Mabery	Cloud Nine	906 East Austin street	Yes	4/14/2014		2
Melissa Mabery	Clover Haus Guesthouse	505 East Creek St.	Yes	4/14/2014	R-2	7
Melissa Mabery	Cotton Haus Guesthouse	501 East Creek St.	Yes	4/14/2014	R-2	1
Melissa Mabery	Canary Haus Guesthouse	403 West Travis	Yes	4/14/2014	C	1
John & Susan Nichols	217 West Centre	217 West Centre	Yes	4/22/2014	R-1	1
John & Susan Nichols	209 West Centre	209 West Centre	Yes	4/22/2014	R-1	1
Pamela A. & Bubba Schnelle	Carlmele's Properties:Livery,Grist Mill, Rd. House	2931 So St. Hwy 16	Yes	4/22/2014	C-2	3
Kurt & Elke Dittes	Elke's Nest, Elke's Barn, Tree House, Suite	109 W. Travis	Yes	4/17/2014	R-2	4
Jack & Jane Chapman J&J Interests LLC	My Refuge-Hiding Place Guesthouse	319 West Creek St.	Yes	4/14/2014	R-1?	1
Michael B Thompson/Paschal Thompson Owner	Birdsong Bed & Breakfast	1203 North Adams St.	Yes	4/22/2014	R-1	1
Laurie Jenschke	Cross Mountain Retreat	406 Cross Mountain Retreat	Yes	4/22/2014	R-1	2
Margaret Jane Atwell	Cosmos Corner House	105 E. Live Oak	Yes	4/22/2014	R-2	1
Margaret Jane Atwell	Cosmos Cottage	703 Poplar	Yes	4/22/2014	R-2	1
Lloyd & Marian Jolly	Jolly's Haus	402 W. Main	Yes	4/23/2014	CBD	1
Liza Smith & Milton Buckelew	Centre Street Studio	110 W. Centre St.	Yes	4/24/2014		1
Verdie Pezzaro	Mistletoe House	211 Mistletoe	Yes	4/21/2014	R-2	1
Karen E. Hatchir	Creek & Crockett B&B	211 S. Crockett Street	Yes	4/21/2014	R-1	1
Bryan & Carrie Bierschwale	Das Bierschwals Gast Haus	512 W. San Antonio	Yes	4/23/2014		1
Holly & Carl O'Neill	The Ressimann & Wagen Haus	104 E. Schubert	Yes	4/22/2014	R-2	2
Jason Herndon	Acorn Cottage	416 N. Acorn	Yes	4/21/2014	R-1	1
Mimi Bartel	Regina Haus	618 W. Main	Yes	4/29/2014	C-2	1
Gwen Fullbrook	Carriage House Fredericksburg	312 E. Travis	Yes	4/29/2014	R-1	3
Judy Boatwright or Bobbie Dyer	202 and Cottage	202 S. Crockett	Yes	4/28/2014	R-2	2
Fred & Leta Buttle	Creek View Cottage	411 W. Schubert	Yes	4/28/2014	R-1 H	1

Richard & Karen Aamodt	Blue Moon	109 E. College St.	Yes	4/25/2014	R-1	1
Gregory Lee & Kathryn Kay Wentworth	Two Wee Cottages B & B	108 E. Morse St. & 110 E. Morse	Yes	4/25/2014		2
Carolyn Henke	Carolyn's Cottage	511 West San Antonio St.	Yes	4/25/2014	HD	1
Jodi Johnson	Legacy Inn and Loft	112 W. Creek St.	Yes	4/25/2014	R-1	1
Collectibles Etc., Inc & Kermit H. Sultemeier	Waldrip's Cabin & Annette's Cottages	453-455 Walnut	Yes	4/25/2014	R-2	3
Debbie Phillips	La Maison & La Vie Est Belle	509 West Centre	Yes	4/24/2014	R-1	2
Charlotte Lane	Casita de Spiritus	222 West Centre	Yes	4/24/2014	R-1	1
Denny & Dottie Becker	Grape Arbor Guest House	208 S. Crockett St.	Yes	4/24/2014	R-1	1
Denny & Dottie Becker	Comforts of Home	504 W. Creek St.	Yes	4/24/2014	R-1	1
Cutter & Judith Wagley	Court Yard Cottage	404 West San Antonio Street	Yes	4/28/2014	R-2	1
Joe Cloud	Bierschwale Estate	110 N. Bowie	Yes	4/30/2014	R-1	1
Joe Cloud	Wine County Hacienda	412 W. Austin	Yes	4/30/2014	C-1	3
Joe Cloud	Travis Street	215 E. Travis	Yes	4/30/2014	R-2	2
Joe Cloud	Carriage House on Orchard	213 E. Orchard	Yes	4/30/2014	R-1	1
Joe Cloud	Terah's Garden	207 N. Acorn	Yes	4/30/2014	R-1	1
Joe Cloud	All Seasons Downtown Retreat	110 W. Schubert	Yes	4/30/2014	R-2	6
Joe Cloud	The Oak House	209 S. Milam	Yes	4/30/2014	R-1	1
Joe Cloud	Katrina's Cabin	406 Whitney	Yes	4/30/2014	R-1	1
Joe Cloud	Victorian Mansion	302 W. Travis	Yes	4/30/2014	R-2	8
Joe Cloud	Across The Way	211 & 215 W. Travis	Yes	4/30/2014	R-2	4
Joe Cloud	Wine Country Cottages on Main	512 W. Main Street	Yes	4/30/2014	CBD	13
Joe Cloud	Main Street Retreat	708 W. Main Street	Yes	4/30/2014	C-2	23
Sawyer-Morse LLC, Jon Morse	A Place In Time B & B	614 S. Washington St.	Yes	4/29/2014	C-1	4
Sawyer-Morse LLC, Jon Morse	College Street Retreat	110 E. College St.	Yes	4/29/2014	C-1	3
Dean Yvonne Bena	Deanie's Cottage	108 W. College	No	4/24/2014		1
Segen Haus, LLC	Abble House and Sophie Suite	318 East San Antonio	Yes	4/30/2014	CBD	2
Sharon Grona	Main Street Bed & Breakfast	337 East Main	Yes	4/30/2014	CBD	9
Sharon Grona	Creek Street Guest House	107 West Creek	Yes	4/30/2014	R-1	1
Sharon Grona	Adam Street Guest House	504 North Adams	Yes	4/30/2014	R-2	1
Sharon Grona	Cameron Inn	106 South Washington	Yes	4/30/2014	CBD	4
Wittenburg Enterprises, LLC	Queen Anne B & B and Spa	619 W. Main	Yes	4/30/2014	C-2	6
Leslie Washburne	Montanyana LLC, dba Hoffman Haus	608 & 610 E. Creek Street	No	4/28/2014	R-2	23
Karen Kemp & Cynthia Kemp	Hilmar's Haus B & B	312 S. Crockett St.	No	4/28/2014	R-2	1
Millie F. Bennett	The Red Stair, LLC	208 S. Acorn St.	No	4/25/2014	R-1	1

Millie F. Bennett	Augusta's Haus and Cottage, LLC	508 Cora	No	4/25/2014	R-2	2
Treff W. Herber	Althaus Suites & Kerinne's Cottage	205 E. Travis Street	No	4/29/2014	R-2 H	3
Randy Booher	The Orchard House	212 W. Orchard	No	4/29/2014	R-2	1



CITY COUNCIL MEMO

DATE: May 5, 2014

TO: Mayor & City Council

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

SUBJECT: GIS-Centric Work Order & Asset Management System Recommendation

Summary:

Over the past year, City staff has researched vendors, viewed demonstrations, visited with other cities, and issued a Request for Proposals (RFP) regarding a GIS-Centric Work Order & Asset Management System (WOMS). The City received RFP submittals from 5 firms including PubWorks, Nexgen Asset Management, VUEWorks, CityWorks/URS and CityWorks/NTB. Upon evaluation of the 8 criteria set forth in the RFP, City Engineering & Public Works Staff has arrived at a consensus recommendation for a WOMS with VUEWorks that will provide the City of Fredericksburg with an efficient method for maintaining the City's infrastructure and assets, as well as provide a method for public interaction and handle work requests both internal and external.

Recommendation:

City Engineering & Public Works Staff recommends that the City Council authorize the Director of Public Works & Utilities to enter into contract negotiations with VUEWorks to provide a GIS-Centric Work Order & Asset Management System for the City of Fredericksburg.

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The City of Fredericksburg

Background / Analysis:

History will show that the City has never had a true asset management/work order management system in place. When work orders are issued, they are done so by hand and kept in a file with no true record of maintenance, emergency fixes, how much money has been spent on a particular asset or service request, etc. To justify Capital Improvement Projects, good records must be kept in order to prioritize the need for infrastructure improvements such as water/sewerline replacements or electric circuit upgrades. With a WOMS, the City would be able to easily accomplish these tasks, as well as streamline the work order process for all users of the system from a citizen calling in a request to a crew making the repairs to the Director mining through data to update the CIP.

Since 2009, staff has been evaluating different WOMS solutions to provide an efficient method for maintaining the City's infrastructure and assets, as well as provide a method for public interaction and handle work requests both internal and external. To be able to tie information for all assets together, including work order history, inventory, billing, etc., staff recognized the importance of the WOMS integrating with the geographic information system (GIS) and the utility billing and accounting solution, Springbrook.

In January 2014, the City of Fredericksburg issued an RFP, seeking a system that would allow the City to better handle service requests, work orders, schedule preventative maintenance, and track assets. The RFP also reflected that the system be GIS based in that all work, work history, outstanding and current work orders, service requests and asset information be readily available visually in the GIS environment.

Submittals from five (5) firms including PubWorks, Nexgen Asset Management, VUEWorks, CityWorks/URS, and CityWorks/NTB, were accepted in February 2014. The submittals were evaluated first on 7 of 8 criteria, which were identified in the RFP. These included (1) ability to provide detailed data tied to assets to include a comprehensive GIS component, (2) ability to provide a complete work order system from the initial service request to completion of the project / service request, (3) ability to provide for an inventory system and have ability to interface with the City's financial software system Springbrook, (4) firm's reputation, experience, capability, ability / willingness to work with the City, conversion / implementation plan to include timeline and long term commitment to the City, (5) price for startup cost and all other costs associated with successful performance of the proposed software product after final acceptance, (6) provide training plan both short term and long term, and (7) completeness of RFP packet. Upon the completed evaluation of these seven (7) criteria, the top three (3) firms were selected to give a product demonstration to the evaluation committee, which was the 8th criteria. These three (3) firms included VUEWorks, CityWorks/URS and CityWorks/NTB.

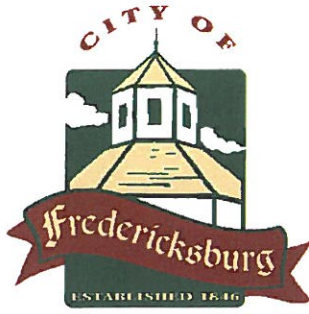
Upon the completion of the product demonstrations, the evaluation committee rated the demonstrations of the three finalists. VUEWorks received the highest rating during the evaluation of

all the criteria with a score of 284. NTB received an overall score of 262 while URS received 249 points.

The evaluation committee was made up of end users of the system including Superintendents from the Street, Water, and Electric Departments, the IT Director, the Director of Public Works & Utilities and an Engineering Technician. As end users of the system, VUEWorks met all the requirements of the RFP, including an established relationship and experience with implementation with Springbrook, a MobileVUE application that will allow City staff access to the assets via mobile devices and has additional services to offer including mobile asset data collection.

VUEWorks software is a web-based, asset-agnostic, GIS-centric, enterprise-level asset and work management system that will provide the City with the ability to manage, analyze, integrate and share valuable asset and work management information. It will manage any infrastructure asset to minimize the total cost of owning and operating it, while delivering the service levels the City desires. The system will allow the City to track and manage assets including but not limited to water, waste water, solid waste, streets, electric, fleet, parks and facilities.

To fund this system, \$100,000 was budgeted in the FY 2014 budget. This includes \$10,000 from the Solid Waste Fund, \$30,000 from the Water Fund, \$30,000 from the Electric Fund, and \$30,000 from the Street Fund.



CITY COUNCIL MEMO

DATE: April 28, 2014

TO: Mayor and City Council

FROM: Steven Wetz, Chief of Police

SUBJECT: Request for Qualifications of Architectural Services for Animal Control Facility

Summary: After receiving \$18,400 in donations from previous fund raisers and a bequest from the estate of Bernice Jordan, Staff wishes to proceed with identifying an architect firm to develop conceptual drawings of a new Animal Control Facility, along with site suggestions and cost estimate for the facility . The completion of this would allow for future planning and fund raising to begin.

Recommendation: Allow staff to receive Request for Qualifications from Architect.

Background / Analysis: The Police Department has received request for several years to enlarge or build a new animal control facility, to help increase the number of animals adopted. Animal control statistics from the last several years show that more animals are euthanized each year than are adopted from our facility, due to the small amount of housing that we have. Studies show that the longer animals are kept the more likely they are to be adopted. Staff has been working with a possible donor for large portion of the facility and feels that completing this phase of the project would help with these negotiations as well as future fund raising.

Request for Qualifications City Animal Control Shelter

General Information:

The City of Fredericksburg is seeking statements of qualifications from qualified architectural firms for services in planning, design, and cost estimates of a new Animal Control Shelter.

Project Description:

The City desires, within the next year, to begin construction on a new Animal Control Shelter which would provide a pleasant working and adoption friendly atmosphere. The shelter would include indoor dog & cat kennels; outdoor dog runs; office space; break room; visitation room; restrooms; lobby; storage; and examination room. The City desires that the building be designed with energy efficient design and resemble the architecture of the other city buildings.

Location

The location of the new shelter would be located at one of two predetermined sites inside the entrance of the Waste Water Treatment Facility located at 1460 East Main, Fredericksburg Texas.

Evaluation Criteria:

- List point of contact information
- Description of your firm's background and status of accessibility.
- Resumes of key people who will be assigned to this project and their responsibilities
- References on similar projects or city government jobs, completed within the last five (5) years.
- Provide a brief description of your company's approach to each project
- Include tentative start and completion date.
- An itemized breakdown of services to be provided.

Submittal:

- Interested firms shall submit their qualification proposals to:

Steven Wetz
Chief of Police
Fredericksburg Police Department
1601 East Main Street
Fredericksburg, Texas 78624
- All proposals must be submitted sealed to the above address by Tuesday May27, 2014 at 2:00 PM.

- Faxes will not be accepted and any submittal that is incomplete or received after the above date and time will not be accepted.



CITY COUNCIL MEMO

DATE: April 30, 2014

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Historic Review Board - 2013 Annual Report.

Summary:

The Historic Preservation Ordinance adopted by the City Council in 2003 includes a provision that the Historic Review Board make an annual report to the city council on the state of historic preservation in the city and shall include in the report a summary of its activities for the past year and a proposed program for the next year. Attached is the report for 2013 and a list of the properties considered for a Certificate of Appropriateness in 2013.

Recommendation:

No action is necessary.

Background / Analysis:

The attached annual report includes a summary of the boards makeup, responsibilities, regular and alternate members, activities throughout the year and plans for 2014.

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The City of Fredericksburg

HISTORIC REVIEW BOARD
2013 ANNUAL REPORT

Historic Review Board – 2013 Annual Report

The Historic Review Board consists of 7 regular members and 3 alternate members with one of the following qualifications:

- 1) Resident of the City
- 2) Resident of Gillespie County who owns property within the City's Historic District or owns a Historic Landmark.

The composition of the Board shall include at least one member from the Gillespie County Historical Society or Gillespie County Historical Commission, not less than two members shall reside in, or own, a historical landmark or own property within the Historic District and not less than one member of the Board shall have a license, degree, or professional experience in the field of architecture, architectural history, history, historic preservation or historic restoration. All members shall be persons who, in the opinion of the City Council, have demonstrated interest and knowledge in the historical preservation of Fredericksburg.

The Board is responsible for reviewing all applications proposing alterations, changes, construction, demolition, or relocation to structures within the Historic District or structures that are Historic Landmarks. In its mandatory capacity, the Board reviews applications for a Certificate of Appropriateness involving removal or modification of architectural detail, demolition of historic resources, paint colors, and scale of new construction. In its advisory capacity, the Board reviews applications and provides recommendations on non-historic building construction.

The Historic Review Board holds regularly scheduled meetings on the second Tuesday of each month. Other meetings are scheduled on an as needed basis to process applications and address critical issues within a timely manner.

The Board consists of the following individuals with their term expiration date in parenthesis:

Sharon Joseph, Chair	(July, 2014)
Larry Jackson, Vice Chair	(July, 2016)
Stan Klein	(July, 2015)
Mike Penick	(July, 2015)
J. Hardin Perry	(July, 2015) – resigned in February, 2014
Charles Schmidt	(July, 2014)
David Bullion	(July, 2015)

Alternates

Burleigh Arnecke	(July, 2014)
Eric Parker	(July, 2016)
Karen Oestreich	(July, 2016)

The Board met on 12 different occasions in 2013. The Board considered 25 applications during this time frame, involving a variety of requests. In addition, the chairperson reviewed and approved 87 applications that were considered insignificant. The attached Exhibit A summarizes the activity during the year.

The Board notified 2 property owners their properties were in danger of Demolition by Neglect. The addresses of the properties are 412 W. San Antonio and 600 E. Main Street. City Staff noted the property at 412 W. San Antonio was in need of the following repairs: back portion of the house was missing, wood decay, pest and moisture infiltration, deterioration of roof and general deterioration. A representative of the owner came to the Board's next meeting to discuss the property and the necessary repairs were completed. The property at 600 E. Main Street continues to be a work in progress. There is confusion over the exact ownership and because of that, it has been difficult to tie a individual or group of individuals down as being responsible. The property is owned by several families and two different representatives appeared at meetings throughout the year. The City enlisted the help of a local builder and structural engineer to list the necessary repairs to the church and the items were numerous. To date, a local builder has agreed to complete some of the necessary repairs at no cost and the City is trying to facilitate that with the owners and the contractor.

It was brought to the attention of City Staff there were some RTHL (Registered Texas Historic Landmarks) in the city that did not have a preservation rating. City Staff contacted the state to get a complete list of RTHL properties and there were two located in the city limits. Staff brought these to the attention of the Board and the Board sent a preservation rating recommendation to the City Council for each property. The property located at 412 W. San Antonio was recommended as a medium rated structure because it was moved from it's original location and the rebuilt Dembach Besier building located at 325 W. Main was recommended to be a low rated structure because the original building was taken apart and rebuilt at a different location. The City Council agreed with the recommendations and the ratings were established.

The Board also petitioned City Staff to purchase copies of the original Sanborne maps after an applicant used such in his presentation. It was discussed these would be helpful in determining what was original to a site as well as the approximate year structures were built, which would in turn help the Board when discussing modifications to historic properties. City Staff directed one of the members to order the maps through his association with the state and the maps are now available.

Other items that were accomplished in 2013 included a fund being set up by the City Council to be used on properties that are in danger of being demolished due to neglect when the property owners have no means to accomplish the required repairs. Members of the Historic Review Board made a plea to the Council in 2013 and City Staff included money in their budget during the budget approval process. For the fiscal year 2014, \$25,000 was set aside for historic properties in danger of demolition by neglect. The Board's intent is to use this money for the church located at 600 E. Main Street but the

owners of the property have to make the request to the Council and the legalities of that are holding up the request.

Actions for 2014:

The Board will continue to stay on top of the repairs at the Old Methodist Episocal Church located at 600 E. Main Street. The Board also plans to continue recognizing and addressing Demolition by Neglect properties to insure historic properties are maintained. An additional program the Board would like to see implemented involve replacing the street signs in the Historic District with matching signs that would designate the area as historic. The Board will continue to process all applications as they are submitted and try to maintain the historic nature of the community.

Historic Review Board Applications - 2013

Application Number	Applicant	Owner	Address	Application Date	Insignificant/ Significant	Meeting Date	Reported	Action Taken
13-01	Parsons Commercial Roofing	Greater Life Christian Church	104 S. Edison	1/15/2013	Insignificant	N/A	Cover roof with Duro-Last roofing system	Approved
13-02	Pat Smith	Thomas Sligg	217 W. Creek	1/15/2013	Insignificant	N/A	Construct new garage on rear	Approved
13-03	Laughlin Homes	John & Suzanne Shore	203 N. Bowie	1/28/2013	Insignificant	N/A	Add brick underpinning & antique brick pavers	Approved
13-04	Ron Bode	Keidel Family Estate	242 E. Main	1/28/2013	Insignificant	N/A	Repoint exterior as needed	Approved
13-05	Eric Mustard	Hugh Washburne	318 E. Austin	1/28/2013	Significant	2/12/2013	Remove shutters, enlarge windows & add awning; new restroom	Approved
13-06	John Wilkinson	John Wilkinson	607 S. Washington	1/31/2013	Significant	2/12/2013	Refurbish cistern building and add 542 square feet	Approved
13-07	Kaiser & Company	Lee & Sherry Solheid	507 E. Schubert	1/31/2013	Significant	2/12/2013	Construct new residence	Approved
13-08	Brenda Lehmann	Brenda Lehmann	305 W. Creek	2/5/2013	Insignificant	N/A	Repair front porch	Approved
13-09	Kenneth & Deborah Becker	Kenneth & Deborah Becker	304 W. Schubert	2/7/2013	Significant	3/12/2013	Kitchen addition & extend 2nd floor corners on rear	Approved
13-10	Jym Chenault	Hugh Washburne	316 E. Austin	2/8/2013	Insignificant	N/A	Construct shed to cover equipment	Approved
13-11	Jeff & Rebecca Brickner	Becky's Juicerie	507 W. Main	2/18/2013	Significant	3/12/2013	Stucco all exterior walls & paint trim & shutters black	Approved with conditions
13-12	Bluebird Properties	Tim Taylor	425 E. Main	2/11/2013	Significant		Applicant replace wood shake roof with composite shingle	completed b4 application
13-13	Debbie Hedgpeth	Debbie Hedgpeth	112 E. Travis		Insignificant	N/A	Paint exterior	Approved
13-14	Keith & Chris Berger	Keith & Chris Berger	210 W. Creek St.	2/12/2013	Insignificant	N/A	Paint exterior	Approved
13-15	Martha A. Walton	Martha A. Walton	755 S. Washington	2/11/2013	Significant	3/12/2013	1000 sq. ft. addition to rear	Approved
13-16	Laughlin Homes	John & Suzanne Shore	203 N. Bowie	2/18/2013	Insignificant	N/A	Paint scheme for bungalow and rear garage apt	Approved
13-17	David Hedgpeth	David Hedgpeth	112 E. Travis	2/16/2013	Insignificant	N/A	Rais walls & pitch roof on addition on rear	Approved
13-18	Pussadee Namsombut	Tran Hyen	116 N. Crockett #A	2/19/2013	Insignificant	N/A	Replace door with 10 lite double steel door	Approved
13-19	Estela Avery	Juana E. Hollin-Avery Trust	108 E. Schubert	2/25/2013	Significant	3/12/2013	Remove 1977 addition, extend footprint or modifications	Approved
13-20	Anita Metcalfe	PFR Investments, LLC	318 E. Main	3/1/2013	Insignificant	N/A	Paint, replace 4 front windows, awning, door, remove 6 windows	Approved
13-21	Craig Bittinger	Craig Bittinger	406 N. Orange St.	3/4/2013	Insignificant	N/A	Various repairs to exterior of house	Approved
13-22	Sarah Alcorn	Sarah Alcorn	300 W. Austin	3/11/2013	Insignificant	N/A	Replace shingle roof with atlas stormmaster shingle roof	Approved
13-23	Eric Mustard	Carlson Dickie	108 N. Milam	3/20/2013	Insignificant	N/A	Carport addition at garage; roof addition & arbor in back yard	Approved
13-24	Frances Money	D. Carl & Frances Money	210 E. Orchard	3/21/2013	Significant	4/9/2013	Close in porch & add level above porch for bed & bath	Approved
13-25	John Powell	Broadway Bank	206 W. Main	3/22/2013	Insignificant	N/A	Replace rotten wood & fascia at porch area	Approved
13-26	Ken Untermeyer	Johnny Wright	518 W. Austin	3/21/2013	Insignificant	N/A	Demo garage & workshop; remove windmill & water tank	Approved
13-27	Mustard Design	Sandra K. Dorris	203 N. Llano	3/25/2013	Significant	4/9/2013	Exterior paint & repair on existing, add 9 new b&b's	Approved with conditions
13-28	Bill Petmecky	Holy Ghost Lutheran Church	209 S. Adams	3/26/2013	Insignificant	N/A	Replace rotten wood and paint exterior	Approved
13-29	Phyllis Ann Burkett	Keidel Family General Partnership	209 E. Austin	3/28/2013	Insignificant	N/A	Repoint and repair outer walls	Approved
13-30	Leon Construction	Dan Patterson	209 E. Morse	4/1/2013	Insignificant	N/A	Construct new garage	Approved
13-31	Mark & Diane Boerner	Mark & Diane Boerner	404 N. Adams	4/10/2013	Insignificant	N/A	Replace roof	Approved
13-32	Jonathan Bedford	Judy Chilcote	107 S. Llano	4/10/2013	Insignificant	N/A	Paint exterior and replace canopy	Approved
13-33	Loretta Smith	Grady George	619 S. Washington	4/11/2013	Insignificant	N/A	Install 6' picket fence	Approved
13-34	Grove House	Grove House	316 E. Austin	4/11/2013	Insignificant	N/A	Demo Garage	Approved
13-35	Frances Money	Frances Money	210 E. Orchard	4/15/2013	Insignificant	N/A	Exterior paint colors	Approved
13-36	Admiral Nimitz Foundation	Texas Historical Commission	340 E. Main	4/26/2013	Insignificant	N/A	Redesign courtyard between museum & command post	Approved
13-37	Gus & Jackie Rios	Gus & Jackie Rios	3169 E. Main	4/17/2013	Insignificant	N/A	Install 75' of 8' wood fence and paint exterior	Approved
13-38	Andrea Konuma	Andrea Konuma	207 N. Edison	4/26/2013	Insignificant	N/A	Paint colors for B&Bs	Approved
13-39	Tony Martin	John Anna Bardberry	101 E. Schubert	4/29/2013	Significant	5/9/2013	Construct new residence	Approved
13-40	Security State Bank & Trust	Security State Bank & Trust	118 S. Crockett	4/29/2013	Significant	5/9/2013	Demo vacant furniture building	Approved
13-41	Margaret Solbrig	Margaret Solbrig	205 W. Austin	2/21/2013	Insignificant	N/A	Install wire fence 5' - 6'	Approved
13-42	Jackie Rios	Valeska's	319 E. Main	4/30/2013	Insignificant	N/A	Install iron fence and gate	Approved
13-43	Joe Cloud	Karen Hatchnet	613 W. Main	5/8/2013	Insignificant	N/A	Paint exterior	Approved
13-44	John Muraglia	Capraia Partners	415 & 417 E. Main	5/13/2013	Insignificant	N/A	Demo lean to garage and 1950's apartment	Approved
13-45	Rane Roofing	Cassell Heep	306 E. Main	5/14/2013	Insignificant	N/A	Replace roof with 3 tab shingles	Approved
13-46	Stacy Rodgers	Ray & Stacy Rodgers	513 W. Creek	5/21/2013	Insignificant	N/A	Paint exterior	Approved

13-47	Calvin Grobe	Alton Bruns	134 - 138 E. Main	5/14/2013: Significant	6/6/2013	Remove aluminum canopy and repair woodwork	Approved with alterations
13-48	Todd Stephens	Todd & Genna Stephens	507 W. Schubert	5/23/2013: Significant	6/6/2013	Demo everything but barn	Approved
13-49	John Klein	Sterling Creek Investments	508 & 512 W. Main	5/24/2013: Significant	6/6/2013	Construct new B&B units, tank house addition, arbors	Approved
13-50	Jim Jarreau	Alton Bruns	138 E. Main	5/29/2013: Insignificant	N/A	Addition to rear storage	Approved
13-51	David Mann	David Mann	214 W. Creek	6/3/2013: Insignificant	N/A	Construct fence & install gate	Approved
13-52	Sharon Joseph	The Estate of Audrey Joseph	123 W. San Antonio	6/3/2013: Insignificant	N/A	Replace roof	Approved
13-53	Brent Kramer	Green Woerner	303 S. Lincoln	6/3/2013: Insignificant	N/A	Remove roll up doors and sliding doors	Approved
13-54	Jeff Dittmar	Bobby Watson	402 Sycamore	6/3/2013: Insignificant	N/A	Install 6' privacy fence	Approved
13-55	Rev. J. Elliott Pancoast	Bethany Lutheran Church	110 W. Austin	5/29/2013: Insignificant	N/A	Install standing seam roof	Approved
13-56	Rosa L. Caddel	Rosa L. Caddel	206 S. Lincoln St.	6/14/2013: Insignificant	N/A	Paint exterior	Approved
13-57	Jimmie & Linda Langerhans	Jimmie & Linda Langerhans	147 E. Main	6/19/2013: Insignificant	N/A	Paint exterior	Approved
13-58	Perry Huff / Joe Cloud	Joe Cloud	110 W. Schubert	6/20/2013: Insignificant	N/A	Replace 6' pickets with 8' pickets	Approved
13-59	Mark Guzy	Mark Guzy	107 S. Lincoln	6/20/2013: Insignificant	7/9/2013	Alterations to main structure & guest house, instill windmill	Approved
13-60	Michael Atkins-J&M Remodeling	Michael Painter	207 S. Adams	6/24/2013: Significant	7/9/2013	Add 2 story porch to front & small addition to rear	Approved with conditions
13-61	Julia Grossman/Kuhl Yogurt	MJT Properties	301 E. Main	6/25/2013: Significant	N/A	Install metal fencing & 2 gates between shade structures	Approved
13-62	K-Simon Construction	Douglas & Linda Sollohub	510 W. Austin	6/24/2013: Insignificant	N/A	New roof on main structure and 2 accessory buildings	Approved
13-63	Pat Smith	Pat & Carletta Smith	204 E. Travis	7/1/2013: Insignificant	N/A	8' cedar board fence	Approved
13-64	Brent's Custom Odd Jobs	Green Woerner	303 S. Lincoln	7/22/2013: Insignificant	N/A	Paint doors	Approved
13-65	Billy & Sharon Grona	Billy & Sharon Grona	341 E. Main	7/29/2013: Significant	8/5/2013	Demo existin building & construct new 10 unit B&B	Approved with conditions
13-66	Josh Kramer	4M Land & Cattle Company	307 W. Schubert	7/30/2013: Insignificant	N/A	Demo existing cedar stockade fence and replace with new	Approved
13-67	Williamson Roofing	Ray & Connie Lane	404 N. Milam	8/7/2013: Insignificant	N/A	Install new "Colonial Red" standing seam roof	Approved
13-68	Jaco Roofing	Bob Metzger	247 W. Main	8/6/2013: Insignificant	N/A	Recover roof	Approved
13-69	J F & A	Rick Hartmann (Zion Lutheran)	426 W. Main	8/8/2013: Insignificant	N/A	Replace roof	Approved
13-70	Dan Pfeiffer	Mike Sudderth	102 Lincoln	8/30/2013: Significant	9/4/2013	Remove existing wall for storefront window	Approved with conditions
13-71	Carl & Judith Bumpass	Carl & Judith Bumpass	207 Mistletoe	7/11/2013: Insignificant	N/A	Replace wall boards & relocate door	Approved
13-72	Debbie Breneman	Debbie Breneman	212 W. Creek	8/15/2013: Insignificant	N/A	Paint exterior, add railing & trim to porch	Approved
13-73	Borchers Construction	Billy Teague	304 N. Llano	8/19/2013: Insignificant	N/A	Replace roof with standing seam metal	Approved
13-74	Curf's Construction	Elizabeth Beall	207 S. Edison	8/20/2013: Insignificant	N/A	Repair/replace siding, paint exterior, new roof	Approved
13-75	Stephen Harpold	Stephen Harpold	714 W. San Antonio	8/29/2013: Insignificant	N/A	Install new roof on residence, guest house & barn	Approved
13-76	Cherri Buttery	Zwei Schnieders	125 E. Main	8/29/2013: Insignificant	N/A	Replace rotten board and molding, paint exterior	Approved
13-77	L.T. Answering & Business	Loyce Tatsch	110 N. Milam	9/10/2013: Insignificant	N/A	Paint exterior	Approved
13-78	Ronnie Brown	Ronnie Brown	511 N. Cora	9/5/2013: Insignificant	N/A	Addition to house	Approved
13-79	Joe Cavanaugh	Texas Historical Commission	340 E. Main	9/17/2013: Insignificant	N/A	Renovate exterior	Approved
13-80	John Klein	John Corcoran	508-512 W. Main	9/26/2013: Insignificant	N/A	Paint color scheme for B&B development	Approved
13-81	Reagan W. George	Johnny G. Wright	518 W. Austin	9/26/2013: Significant	10/9/2013	Restore exterior, remove shingles & sun porch, new addition	Approved
13-82	JF & A	Rick Hartmann (Zion Lutheran)	426 W. Main	10/8/2013: Significant	N/A	Remove three chimneys	Withdrawn
13-83	Sharon Grona	Billy & Sharon Grona	339 E. Main	10/23/2013: Insignificant	N/A	Exhaust vent our side of building and up past roof line	Approved with modifications
13-84	Thomas Staudt	Thomas & Sally Staudt	505 W. San Antonio	10/28/2013: Significant	11/7/2013	Renovate structure & 30' x 38' addition to rear	Approved
13-85	J. Perry	J. Perry	208 E. Main	10/29/2013: Insignificant	N/A	Paint exterior	Approved
13-86	Roxanne Lavender	Roxanne Lavender	105 S. Llano	10/31/2013: Insignificant	N/A	Replace siding with R Panel tin instead of V Crimp	Approved
13-87	Starr Companies, LLC	Thomas Stigg	217 W. Creek	10/31/2013: Insignificant	N/A	Replace roof with standing seam and install gutters	Approved
13-88	Jeff Dittmar	Mr. & Mrs. Haynes	406 Sycamore	11/1/2013: Insignificant	N/A	Construct new 6' cedar fence	Approved
13-89	Brent Geistweidt	Brent & Pam Geistweidt	612 W. Austin	9/30/2013: Insignificant	N/A	Construct fence	Approved
13-90	John Corcoran	John Corcoran	412 W. Austin	2/7/2013: Insignificant	N/A	Demo two sheds	Approved
13-91	John Corcoran	John Corcoran	412 W. Austin	2/7/2013: Insignificant	N/A	Replace wire fence with wood privacy fence	Approved
13-92	Michelle Weberpal	Michelle & Michael Weberpal	406 N. Orange St.	10/4/2013: Insignificant	N/A	Paint exterior	Approved
13-93	John Akin	Henry & Charles Haynes	406 Sycamore	11/8/2013: Significant	12/6/2013	Bathroom & closet addition, replace rotted porch decking	Approved with conditions
13-94	Kendrel Kasper Construction	Security State Bank & Trust	201 W. Main	11/6/2013: Insignificant	N/A	Remove existing awnings & install new metal awnings	Approved
13-95	Darleen & Jerald Birk	Darleen & Jerald Birk	207 S. Milam	11/12/2013: Insignificant	N/A	Paint exterior & metal roof on shed	Approved
13-96	Craig W. Clark	Craig W. Clark	302 W. Travis	11/15/2013: Insignificant	N/A	Change color of paint	Approved
13-97	Shayna Thompson	Capraia Partners	415 & 417 E. Main	11/25/2013: Significant	12/6/2013	Paint & repair existing structures, construct new B&Bs	Approved with modifications
13-98	Tessa Welch	Tessa Welch	109 W. Creek	11/14/2013: Insignificant	N/A	Paint exterior	Approved
13-99	Bryan Eckhardt	David Mann	214 W. Creek	12/2/2013: Insignificant	N/A	Replace boards on exisign 6' cedar privacy fence on rear	Approved

13-100	Circle E Candles	Ron & Jane Woellhof	118 E. Main St.	12/6/2013	Significant	1/14/2014	Add 2 sconces, 2 awnings, laminate glass & lettering, signs	Denied
13-101	Kendrel Kasper Construction	Jeff Smithers	330 W. Main	12/9/2013	Insignificant	12/9/2013	Remove excess trim on lower pation cover	Approved
13-102	Paul Rivera	Brownie Utley	116 E. Travis	12/20/2013	Insignificant	12/20/2013	Paint barn exterior	Approved
13-103	Johnny & Nella Wright	Johnny & Nella Wright	518 W. Austin	12/12/2013	Insignificant	N/A	Paint colors for exterior	Approved
13-104	Joe Cloud	This is Life	312 & 315 W. Travis	12/12/2013	Insignificant	N/A	Paint exterior	Approved
13-105	Joe Cloud	This is Life	209 N. Acorn	12/12/2013	Insignificant	N/A	Paint exterior	Approved
13-106	Elihu Washburne	Elihu Washburne	312 E. Austin	12/23/2013	Insignificant	N/A	Replace roof and remove shutters	Approved
13-107	Curt's Construction	Elizabeth Beall	207 S. Edison	12/26/2013	Insignificant	N/A	Paint exterior	Approved
13-108	Gwen Fullbrook	Gwen Fullbrook	312 E. Travis	12/27/2013	Insignificant	N/A	Replace rotten wood on front porch	Approved
13-109	William G. Rothermel, Jr.	RBC Investments	105 N. Llano	3/6/2013	Insignificant	N/A	Attach 3 sections of handrail to front porch	Approved
13-110	Benji Baker	Anna Belle Baker	310 W. Schubert	4/13/2013	Insignificant	N/A	Replace shingle roof with standing seam metal	Approved
13-111	Karen Hatchik	Karen Hatchik	609 & 613 W. Main	4/7/2013	Insignificant	N/A	Replace rotten wood & paint exterior	Approved
13-112	John Klein	Gillespie County Historical Society	325 W. Main	11/7/2013	Insignificant	N/A	Move location of windmill	Approved



CITY COUNCIL MEMO

DATE: May 3, 2014

TO: Mayor and City Council

FROM: Kris Kneese, P.E., Assistant City Engineer

SUBJECT: Adams Street Parking Improvements

Summary:

The Fredericksburg Independent School District (FISD) approached the City about changing the parking from parallel to angle parking along Adams Street from the Primary School South to Billie Drive (on west side of Adams Street). In addition, curb and sidewalk improvements will be added as part of the project and funded by FISD.

Recommendation:

Approve City staff to work with FISD staff to improve/change the parking along Adams Street from the Primary School South to Billie Drive.

Background / Analysis:

The FISD approached the City about changing the parking from parallel to angle parking along Adams Street from the Primary School south to Billie Drive (on west side of Adams Street). The request is a result of limited parking availability along Adams Street during special events at the Primary School.

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The City of Fredericksburg

The current parking arrangement (parallel) allows for approximately 30 parking spots, while the proposed angled parking would provide approximately 80 parking spots.

Additionally, there is no curb or sidewalk along this section of Adams Street. As part of this project, the FISD school board approved an amount not to exceed \$50,000 for the curb and sidewalk improvements and will be responsible for installing curb and sidewalk.

The City has been asked to partner with FISD on this project. The City's portion of the project would include widening the street to allow for the angle parking. This task includes site work, grading, placing and compacting base material, placing two-coarse asphalt treatment over the compacted base, and stripping the parking after the roadway is complete. The amount of base material estimated for this project is 210 cubic yards at a cost of \$5,460.00. The paving material and stripping is estimated to cost \$2,390.00 for a complete project material cost of \$7,850.00. The estimated labor and equipment cost for this improvement is \$6,490.00.

This project will be included as part of the City's street paving project included in the existing budget.



The City of Fredericksburg