

**CITY OF FREDERICKSBURG
CITY COUNCIL MEETING**

MONDAY, AUGUST 17, 2015 ~ 6:00 p.m.

Law Enforcement Center ~ 1601 East Main Street

Linda Langerhans, Mayor
Graham Pearson, Council Member
Jerry Luckenbach, Council Member

Gary Neffendorf, Council Member
Bobby Watson, 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.

PLEDGE OF ALLEGIANCE.

Page Ref

1. **MINUTES** - Consider Approval of Minutes of July 2015 City Council meetings 1-8
2. **PUBLIC HEARINGS**
 - A. **PUBLIC HEARING** FY 2015-2016 Budget 9-10
 - B. **PUBLIC HEARING** on Z-1512 to Rezone from R-5 Patio Home Residential to R1-A Single Family Residential - Small Lot, on 19.5 acres known as Crabapple Grove Unit 2, located on Lower Crabapple Road. 11-21
 - C. **PUBLIC HEARING** on Adoption of Ordinance Regarding Design Guidelines and Standards for Entry Corridors. 22-82
3. **ORDINANCES - RESOLUTIONS - ACTION ITEMS**
 - A. Receive Recommendation and Consider Ordinance re: Z- 1512 to Rezone Crabapple Grove Phase 2 from R-5 to R1-A
 - B. Consider Adopting Ordinance Regarding Design Guidelines and Standards for Entry Corridors (first reading)
 - C. Consider awarding Contract for Consolidated Warehouse Detention Pond/Downstream Improvements Project. 83-86
 - D. Consider Awarding Contract for Utility Master Plan Professional Services. 87-95
 - E. Consider Purchase of Fuel Island Equipment. 96-100
4. **INDIVIDUAL ITEMS FOR CONSIDERATION AND POSSIBLE ACTION**
 - A. Receive comments from Sandra Weinheimer Regarding Old Fair Park.
 - B. Receive Request from FCVB for Additional HOT Funds. 101-105
 - C. Receive and Accept 2014 Effective and Rollback Tax Rate Calculation. 106-118
 - D. Discuss Property Tax Rate, Take Record Vote on Proposed Tax Rate, and Schedule Special Public Hearings, if necessary. 119-120
5. **CITY MANAGER'S REPORT**
 - A. August 19 Special City Council Meeting and Public Meeting - Parks Master Plan
 - B. Architect Study on Expansion of City Buildings
 - C. Highway Cleanup - August 29
 - D. City Employee Recognitions

6. **ITEMS FOR FUTURE AGENDAS**

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

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

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

A. Executive Session - Receive Updated Proprietary Information on Wholesale Power Rates

10. **ADJOURN**

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

**REGULAR CITY COUNCIL MEETING
JULY 6, 2015
5:00 PM**

On this the 6th day of July, 2015, the City Council of the CITY OF FREDERICKSBURG convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
JERRY LUCKENBACH - COUNCIL MEMBER
GRAHAM PEARSON - COUNCIL MEMBER
BOBBY WATSON - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: KENT MYERS - CITY MANAGER
SHELLEY BRITTON - CITY SECRETARY
PAT McGOWAN - CITY ATTORNEY
CLINTON BAILEY - D.P.W.U.
LAURA HOLLENBEAK – DIR OF FINANCE
RUSSELL IMMEL – IT MANAGER
STEVE WETZ – POLICE CHIEF

The meeting was called to order at 5:00 PM., followed by the Pledge of Allegiance.

EXECUTIVE SESSION - It was moved by Council Member Luckenbach, seconded by Council Member Neffendorf, to recess the regular session and go into Executive Session at 5:00 PM. All voted in favor and the motion carried. At 6:00 PM, it was moved by Council Member Luckenbach, seconded by Council Member Pearson, to adjourn the Executive Session and reconvene the regular session. All voted in favor and the motion carried.

COMMENTS FROM FRIENDS OF FBG ANIMAL SHELTER – Kelly Musselman presented comments from Friends of Fbg Animal Shelter.

TAX COLLECTION SERVICES CONTRACT – It was moved by Council Member Pearson, seconded by Council Member Watson, to approve the Annual Tax Collection Services Contract with Gillespie Central Appraisal as presented. The vote was as follows: AYE: Langerhans, Watson, Pearson, Neffendorf, and Luckenbach; NAY: None. Motion carried.

CONTRACT FOR PROFESSIONAL SERVICES FOR GOLF COURSE/RV PARK UTILITIES – Kris Kneese and Clinton Bailey presented the overview on the Contract for Professional Services for the Golf Course/RV Park. It was moved by Council Member Pearson, seconded by Council Member Watson, to approve the Contract for Professional Service for the

Golf Course/RV Park as presented. The vote was as follows: AYE: Langerhans, Watson, Pearson, Neffendorf, and Luckenbach; NAY: None. Motion carried.

INTERLOCAL AGREEMENT WITH GILLESPIE COUNTY FOR BARON'S CREEK PROPERTY – It was moved by Council Member Watson, seconded by Council Member Luckenbach, to approve the Interlocal Agreement with Gillespie County for Baron's Creek Property as presented. The vote was as follows: AYE: Langerhans, Watson, Neffendorf, and Luckenbach; NAY: Pearson. Motion carried.

EXTENSION OF ANNUAL SIDEWALK CONTRACT – It was moved by Council Member Watson, seconded by Council Member Luckenbach, to approve the Extension of the Annual Sidewalk Contract with Hazlett Concrete Contractors as presented. The vote was as follows: AYE: Langerhans, Watson, Pearson, Neffendorf, and Luckenbach; NAY: None. Motion carried.

CHARTER REVIEW COMMITTEE – It was moved by Council Member Watson, seconded by Council Member Neffendorf, to approve the Charter Review Committee as presented: Tom Musselman, Greg Oehler, Karen Oestreich, Larry Crump, Aaron Beeman, Debbi McCurdy, Patrick Moore, Tim Dooley, Jim Jarreau, Tim Crenwelge, Boyd Harper, Jim Hardin (Alternate), Gary Neffendorf (Ex Officio), Bobby Watson (Ex Officio), and Kent Myers, Pat McGowan, and Shelley Britton (staff support).

The vote was as follows: AYE: Langerhans, Watson, Pearson, Neffendorf, and Luckenbach; NAY: None. Motion carried.

CIP PRESENTATION – DPWU Clinton Bailey gave an in-depth presentation on the Capital Improvements Plan. No action was taken.

CITY MANAGER'S REPORT – City Manager Kent Myers reported on (1) Budget Update, (2) Animal Shelter, (3) Bond Financing, (4) Board Appointments, (5) Employee Recognitions

PUBLIC COMMENTS –Bruce Willey commented on traffic flow problems and Russ Rose commented on the Budget.

COUNCIL COMMENTS – No comments.

EXECUTIVE SESSION - It was moved by Council Member Luckenbach, seconded by Council Member Watson, to recess the regular session and go into Executive Session at 8:58 PM. All voted in favor and the motion carried. At 9:13 PM, it was moved by Council Member Luckenbach, seconded by Council Member Pearson, to adjourn the Executive Session and reconvene the regular session. All voted in favor and the motion carried.

The following items were discussed in Executive Session:

PURCHASE OF BARON'S CREEK PROPERTY FROM GILLESPIE COUNTY – No action taken.

PROPOSED LEASE TO APPRAISAL DISTRICT FOR PROPERTY ON FRIENDSHIP LANE – No action.

MID-YEAR PERFORMANCE REVIEWS: CITY MANAGER AND CITY ATTORNEY – No action was taken.

With no further discussion, Council Member Pearson made a motion to adjourn the meeting at 9:13 PM. Council Member Watson seconded the motion. Motion carried.

PASSED AND APPROVED this the 17th day of August, 2015.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR

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

**SPECIAL CITY COUNCIL MEETING
JULY 20, 2015
4:00 PM**

On this the 20th day of July, 2015, the City Council of the CITY OF FREDERICKSBURG convened in special session at the Law Enforcement Center, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
GRAHAM PEARSON - COUNCIL MEMBER
BOBBY WATSON - COUNCIL MEMBER
JERRY LUCKENBACH - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: KENT MYERS - CITY MANAGER
CLINTON BAILEY - D.P.W.U.
LAURA HOLLENBEAK – DIR OF FINANCE
RUSSELL IMMEL – IT MANAGER
STEVE WETZ – POLICE CHIEF
JOHN CULPEPPER – DIR OF EMERGENCY SERVICES
ALLEN WOOLEY – GOLF PRO

BUDGET WORKSHOP – Council held a Budget Workshop including Budget Overview, Tourism Fund Budget, Golf Course Budget, EMS Budget, Emergency Management Budget, Food & Wine Fest Budget, General Fund Budget, Health Insurance Budget, and other budgets including Debt Service, Police Forfeiture, and Capital Projects. No action was taken.

PASSED AND APPROVED this the 17th day of August, 2015.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR

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

**REGULAR CITY COUNCIL MEETING
JULY 20, 2015
6:00 PM**

On this the 20th day of July, 2015, the City Council of the CITY OF FREDERICKSBURG convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
BOBBY WATSON - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER
GRAHAM PEARSON – COUNCIL MEMBER

ABSENT: JERRY LUCKENBACH - COUNCIL MEMBER

ALSO PRESENT: KENT MYERS - CITY MANAGER
SHELLEY BRITTON - CITY SECRETARY
LAURA HOLLENBEAK – DIR OF FINANCE
PAT McGOWAN - CITY ATTORNEY
CLINTON BAILEY - D.P.W.U.
BRIAN JORDAN – DIR OF DEVELOPMENT SERVICES
STEVE WETZ – CHIEF OF POLICE

The meeting was called to order at 6:00 PM following the Pledge of Allegiance.

MINUTES – It was moved by Council Member Watson, seconded by Council Member Pearson, to approve the minutes of the June 2015 meetings as presented. All voted in favor and the motion carried.

PUBLIC HEARING ON Z-1507 BY KEVIN SPRAGGINS ON BEHALF OF WINDCREST DEVELOPMENT GROUP FOR A CONDITIONAL USE PERMIT TO ALLOW CONVALESCENT SERVICE USE IN THE R-2 MIXED RESIDENTIAL ZONING DISTRICT ON A 4.38 ACRE TRACT OF LAND LOCATED AT THE INTERSECTION OF WINDCREST DRIVE AND POST OAK ROAD

– It was moved by Council Member Pearson, seconded by Council Member Watson, to recess the regular session and open the public hearing on Z-1507 by Kevin Spraggins on behalf of Windcrest Development Group for a Conditional Use Permit to allow Convalescent Service use in the R-2 Mixed Residential Zoning District on a 4.38 acre tract of land located at the intersection of Windcrest Drive and Post Oak Road. All voted in favor and the motion carried.

Kevin Spraggins made the presentation on behalf of Windcrest Development Group. There were no public comments.

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

RECOMMENDATION RE: Z-1507 – It was moved by Council Member Neffendorf, seconded by Council Member Pearson, to approve Z-1507 by Kevin Spraggins on behalf of Windcrest Development Group for a Conditional Use Permit to allow Convalescent Service use in the R-2 Mixed Residential Zoning District on a 4.38 acre tract of land located at the intersection of Windcrest Drive and Post Oak Road. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, and Pearson. NAY: None. Motion carried.

PUBLIC HEARING ON Z-1510 BY JARET MURAGLIA FOR A CONDITIONAL USE PERMIT TO ALLOW A DRIVE THRU FACILITY ASSOCIATED WITH A FAST FOOD RESTAURANT ON PROPERTY LOCATED AT 606 E MAIN ST

– It was moved by Council Member Pearson, seconded by Council Member Neffendorf, to recess the regular session and open the Public Hearing on Z-1510 by Jaret Muraglia for a Conditional Use Permit to allow a Drive Thru Facility associated with a Fast Food Restaurant on property located at 606 E Main St. All voted in favor and the motion carried.

Mr. Muraglia was on hand to present the request. There were no public comments.

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

RECOMMENDATION RE: Z-1510 – It was moved by Council Member Neffendorf, seconded by Council Member Pearson, to approve Z-1510 by Jaret Muraglia for a Conditional Use Permit to allow a Drive Thru Facility associated with a Fast Food Restaurant on property located at 606 E Main St. conditioned upon a left turn being provided into the site, and that the site be developed in compliance with approved Design Standards. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, and Pearson. NAY: None. Motion carried.

PUBLIC HEARING ON Z-1511 BY THE CITY OF FREDERICKSBURG FOR (1) A CHANGE IN THE LAND USE PLAN FROM HIGH DENSITY RESIDENTIAL TO PUBLIC/SEMI PUBLIC FACILITIES ON A 2.08 ACRE TRACT OF LAND LOCATED AT 295 FRIENDSHIP LANE, AND (2) A CHANGE IN ZONING FROM R-3 MULTI FAMILY RESIDENTIAL TO PF PUBLIC FACILITIES ON SAID PROPERTY–

It was moved by Council Member Pearson, seconded by Council Member Neffendorf, to recess the regular session and open the Public Hearing on Z-1511 by the City of Fredericksburg for (1) a Change in the Land Use Plan from High Density Residential to Public/Semi Public Facilities on a 2.08 acre tract of land located at 295 Friendship Lane, and (2) a Change in Zoning from R-3 Multi Family Residential to PF Public Facilities on said property. All voted in favor and the motion carried.

With no comments from the public, it was moved by Council Member Pearson, seconded by Council Member Watson, to adjourn the public hearing and reconvene the regular session. All voted in favor and the motion carried.

ORDINANCES RE: Z-1511 – It was moved by Council Member Person, seconded by Council Member Watson, to approve Z-1511 by the City of Fredericksburg for (1) a Change in the Land Use Plan from High Density Residential to Public/Semi Public Facilities on a 2.08 acre tract of land located at 295 Friendship Lane, and (2) a Change in Zoning from R-3 Multi Family Residential to PF Public Facilities on said property. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, and Pearson. NAY: None. Motion carried.

ORDINANCE NO. 25-011

AN ORDINANCE ADOPTING A CHANGE IN THE COMPREHENSIVE PLAN OF THE CITY OF FREDERICKSBURG; SPECIFICALLY IN THE LAND USE MAP AND COMPREHENSIVE PLAN AS TO LOT NO 8, FRANKLIN OAKS SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, PROVIDING THAT THE CHANGE TO PUBLIC/SEMI PUBLIC BECOME A PART OF THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE. (Recorded in Ordinance Book)

ORDINANCE NO. 25-012

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND CHANGING THE ZONING CLASSIFICATION FO LOT NO. 8, FRANKLIN OAKS SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS, FROM R-3 MULTI FAMILY RESIDENTIAL TO PF PUBLIC FACILITIES. (Recorded in Ordinance Book)

GIS CONTRACT WITH ESRI – Following the recommendation of Clinton Bailey, Director of Public Works and Utilities, it was moved by Council Member Watson, seconded by Council Member Neffendorf, to a approve the GIS Contract with ESRI as presented. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, and Pearson. NAY: None. Motion carried.

HORSE DRAWN CARRIAGE PERMIT – It was moved by Council Member Watson, seconded by Council Member Neffendorf, to approve a Horse Drawn Carriage Permit for the Southern Pearl Carriage Co., LLC, as presented. The vote was as follows: Aye: Langerhans, Neffendorf, Watson, and Pearson. NAY: None. Motion carried.

BOARD APPOINTMENTS – It was moved by Council Member Pearson, seconded by Council Member Watson, to approve Board Appointments as presented:

BOARD OF ADJUSTMENT:

Reappointments: Barbara Heinen
Donnie Finn (moved from alternate to regular)
New Appointments: Tom Musselman (alternate)
John Smiljanic (alternate)

PLANNING & ZONING COMMISSION:

Reappointments: Charlie Kiehne
New Appointment: Carl Money

HISTORIC REVIEW BOARD:

Reappointments: Stan Klein
Mike Penick
David Bullion

New Appointment: Jerry Sample (alternate)

The vote was as follows: Aye: Langerhans, Neffendorf, Watson, and Pearson. NAY: None. Motion carried.

COMMENTS FROM ROSEMARY ESTENSON REGARDING LARGE HOMES IN RESIDENTIAL DISTRICT – Rosemary Estenson commented on “Mc Mansions” being built in residential districts, and temporary uses in the Historic District.

CITY MANAGER’S REPORT - City Manager’s Report included (1) Appraisal District Land Lease, (2) Charter Review Committee, (3) Meetings with Architect, and (4) Employee Recognitions.

PUBLIC COMMENTS – Kelly Musselman commented on the animal shelter.

COUNCIL COMMENTS – Council Members commented on various board meetings attended.

With no further business, Council Member Neffendorf made a motion to adjourn the meeting at 9:35 PM. Council Member Pearson seconded the motion. Motion carried.

PASSED AND APPROVED this the 17th day of August, 2015.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR

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

**SPECIAL CITY COUNCIL MEETING
JULY 30, 2015
5:15 PM**

On this the 30th day of July, 2015, the City Council of the CITY OF FREDERICKSBURG convened in special session at City Hall, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
GRAHAM PEARSON - COUNCIL MEMBER
BOBBY WATSON - COUNCIL MEMBER
JERRY LUCKENBACH - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: KENT MYERS - CITY MANAGER
CLINTON BAILEY - D.P.W.U.
LAURA HOLLENBEAK – DIR OF FINANCE
WYNELL HERBORT – HUMAN RESOURCES

BUDGET WORKSHOP – Council held a Budget Workshop including General Fund, Budget Revisions, Health Insurance, Electric Fund, Water Fund, Solid Waste, Drainage Fund, and Capital Fund (Water and Wastewater Revenue Bonds). No action was taken.

PASSED AND APPROVED this the 17th day of August, 2015.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR



CITY COUNCIL MEMO

DATE: August 10, 2015
TO: Mayor and City Council
FROM: Kent Myers, City Manager
SUBJECT: Public Hearing-FY 2016 Budget

Summary:

A public hearing on the proposed FY 2016 City Budget is scheduled at Monday's Council meeting in order to meet the requirements of State law.

Recommendation:

It is recommended that the Council accept public comments on the Budget and direct staff to make any changes to the Budget as a result of the public comments.

Background / Analysis:

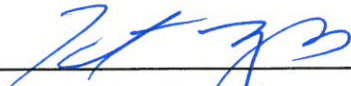
State law requires the Council to conduct a public hearing on the annual budget prior to adoption. This public hearing has been advertised in the local paper.

Attachments:

None

⑨

The City of Fredericksburg


Department Approval


City Manager Approval

⑩

The City of Fredericksburg

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



CITY COUNCIL MEMO

DATE: August 10, 2015

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Change in Zoning from R-5 Patio Home Residential to R-1A, Single Family Residential – Small Lot on 19.5 acres known as Crabapple Grove Unit 2, located on Lower Crabapple Road (Z-1512).

Summary:

The subject property is currently developed with streets and utilities, but no homes have been constructed. Access to the property is from Lower Crabapple Road, via Timberwood Drive and Dudley Way, as well as from the Carriage Hills neighborhood on Quailwood Drive. Adjoining property to the west and north is outside the City Limits, and to the east and south is single-family residential.

This property was changed from R-1 to R-5 in 2006. The intent at the time was to develop patio homes on this property. The subdivision was developed but homes have not been constructed. The developer has now decided to change from the patio product to the more traditional single family product and take advantage of the current platted lots.

Recommendation:

The Planning and Zoning Commission voted unanimously to recommend approval of the zoning change. Staff concurs with this recommendation. We also recommend waiving the second reading and adopting the ordinance. We have received 4 letters in support of this request and none in opposition.



The City of Fredericksburg

Background / Analysis:

See attached Zoning Brief for request Z-1512.

Attachments:

Zoning Brief, Amending Plat, Zoning Exhibit, Ordinance and Aerial Map of Subject Property.



Department Approval



City Manager Approval

(12)

The City of Fredericksburg

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

ZONING CHANGE BRIEF

Rezoning Request # Z-1512

OWNER/APPLICANT: Karl Ransleben

LOCATION: Lower Crabapple Road and Timberwood Dr.

SIZE: Approximately 19.5 acres

EXISTING ZONING: R-5 Patio Home Residential

PROPOSED CHANGE: Change in Zoning from R-5 Patio Home Residential to R-1A, Single Family Residential – Small Lot.

FINDINGS:

- The property is currently developed with streets and utilities, but no homes have been constructed.
- Access to the property is from Lower Crabapple Road, via Timberwood Drive and Dudley Way, as well as from the Carriage Hills neighborhood on Quailwood Drive.
- Utilities are available and have been installed to serve the property
- Adjoining property to the west and north is outside the City Limits, and to the east and south is R-1, Single Family Residential.
- The Land Use Plan identifies the subject property and the surrounding property as Low Density Residential.
- Land uses surrounding this property include rural residential to the west and north and single family homes to the east and south.
- This property was changed from R-1 to R-5 in 2006. The intent at the time was to develop patio homes on this property. The subdivision was developed but homes have not been constructed. The developer has now decided to change from the patio product to the more traditional single family product and take advantage of the current platted lots.

LAND USE PLAN: The Land Use Plan identifies the subject property as Low Density Residential, with the surrounding property designated the same way (see attached Land Use Plan). The proposed plan will not change the proposed land use since the existing lot configuration will be utilized.

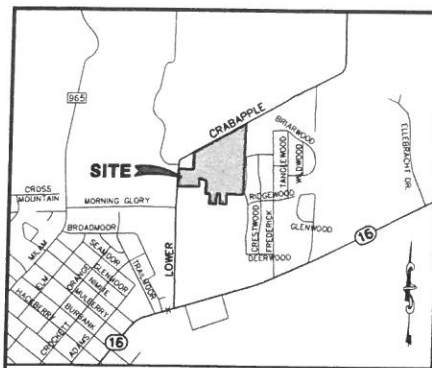
ZONING: The zoning of the subject property is R-5, Patio Home Residential and was rezoned as such in 2006 (see the attached zoning map). The density of this neighborhood will not change since the existing lot configuration will be utilized. The only thing changing will be the setbacks on the lots. The current side setbacks of 0'/10' will be

changed to 5'/5'. This means that instead of a zero lot line product, it will be a traditional center-loaded product.

OPPOSITION/SUPPORT OF REQUEST: Four letters in support, none in opposition.

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Commission voted unanimously to recommend approval of the zoning change.

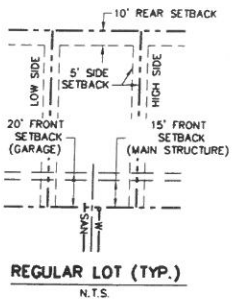
STAFF RECOMMENDATION: Staff concurs with the Commissions recommendation.



LOCATION MAP
N.T.S.

Curve Table					
Curve	Length	Radius	Tangent	Chord Length	Chord Direction
C1	14.11	10.00	8.51	12.97	S48°29'44"E
C2	15.83	377.27	7.92	15.83	N09°17'05"W
C3	75.37	377.49	37.81	75.25	S04°46'01"E
C4	42.53	400.00	21.29	42.51	S03°59'56"W
C5	41.56	400.00	20.80	41.55	N04°04'08"E
C6	75.91	150.00	38.79	75.10	N13°24'22"W
C7	214.92	50.00	76.56	83.74	S28°57'29"W
C8	24.94	15.00	16.45	22.17	N46°32'38"W
C9	36.37	350.00	18.20	36.30	N04°04'08"E
C10	18.18	450.00	9.09	18.18	S05°53'18"W
C11	15.01	10.00	9.33	13.64	N47°44'23"E
C12	13.62	15.00	7.32	13.18	S63°14'30"E
C13	247.87	50.00	39.04	81.54	S00°44'54"W
C14	13.62	15.00	7.32	13.18	S64°44'18"W
C15	15.74	10.00	10.04	14.17	N44°06'57"W
C16	85.38	427.49	42.82	85.32	S04°46'01"E
C17	4.28	327.49	2.14	4.28	N10°06'46"W
C18	17.39	10.00	11.84	15.28	N40°04'27"E
C19	16.52	8.94	10.89	14.88	S42°53'59"E
C20	31.42	20.00	20.00	28.28	N72°54'14"W
C21	101.21	200.00	51.72	100.14	N13°24'22"W
C22	31.42	20.00	20.00	28.28	S17°05'46"W
C23	15.71	10.00	10.00	14.14	S43°54'29"E
C24	13.62	15.00	7.32	13.18	S27°06'07"W
C25	247.87	50.00	39.04	81.54	N88°54'29"W
C26	13.62	15.00	7.32	13.18	N24°55'05"W
C27	15.71	10.00	10.00	14.14	N46°05'31"E
C28	15.71	10.00	10.00	14.14	S43°54'29"E
C29	126.52	250.00	64.84	125.17	N13°24'22"W
C30	15.71	10.00	10.00	14.14	S46°05'31"W
C31	15.71	10.00	10.00	14.14	N43°54'29"W
C32	224.82	50.00	62.03	77.86	S53°18'47"E
C33	19.98	15.37	11.88	18.60	S37°13'56"E
C34	15.71	10.00	10.00	14.14	S46°05'31"W

Line Table		
Line	Direction	Length
L1	N13°30'40"W	40.81
L2	N42°43'01"W	57.36
L3	N01°05'31"E	10.66
L4	S00°59'56"W	49.88
L5	S07°02'44"W	40.86
L6	S27°54'14"E	17.41
L7	N07°02'44"E	40.86
L8	N89°15'06"W	131.14
L9	S89°15'06"E	129.89
L10	N00°53'18"E	10.18
L11	S27°54'14"E	38.44
L12	N88°54'29"W	77.78
L13	N43°54'29"W	45.56
L14	S88°54'29"E	105.00
L15	S01°05'31"W	46.28
L16	S27°54'14"E	38.44
L17	S88°54'29"E	105.00
L18	S01°05'31"W	85.35
L19	N88°54'29"W	110.00
L20	S08°25'19"W	56.79



REGULAR LOT (TYP.)
N.T.S.

RILEY LANE

DUDLEY WAY

AREA TO BE AMENDED CRABAPPLE GROVE UNIT 2

THE AREA TO BE AMENDED IS FROM A PREVIOUSLY RECORDED PLAT OF CRABAPPLE GROVE UNIT 2, RECORDED IN VOLUME 4, PAGE 145, PLAT RECORDS OF GILLESPIE COUNTY.

REASON FOR AMENDMENTS:

1. REMOVE ALL ZERO LOT LINE NOTES
2. REMOVE TEN FOOT SIDE SETBACKS ON ZERO LOT LINE LOTS
3. REVISE FRONT SETBACK TO 15'

UTILITY EASEMENTS
GRANTORS HEREBY RETAIN PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THEREON, WHICH ARE INSTALLED IN THE AIR, UPON THE SURFACE, OR UNDERGROUND, IN OTHER EASEMENTS DEDICATED TO UTILITIES, AND IN STREETS, ALLEYS, BOULEVARDS, AND ROADS OF THE SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPAIR THEREON UTILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE AND/OR TRACTS WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS TO SUPPORT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS NOT WITHIN SAID SUBDIVISION. NOTHING SHALL BE PERMITTED TO REMAIN WITHIN THE EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACT AND ALL IMPROVEMENTS THEREON SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES ON THEIR EMPLOYEES SHALL HAVE ALL RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING FROM TIME TO TIME TO CUT AND TRIM ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY HINDER, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY OR ALL LIMBS, BRANCHES OR BRUISES THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION, MAINTENANCE, OR ANY LINES CONSTRUCTED ON THE PROPERTY. UTILITIES ARE DEFINED TO INCLUDE, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE, T.V., WATER AND SEWER.

LEGEND

- XXXX ADDRESS
● PROPERTY CORNER TO BE SET
* PROPERTY CORNER FOUND
15' FSL FRONT SETBACK LINE (MAIN STRUCTURE)
20' FSL FRONT SETBACK LINE (GARAGE)
SSL SIDE SETBACK LINE
RSL REAR SETBACK LINE

AMENDING PLAT OF CRABAPPLE GROVE UNIT 2 FREDERICKSBURG, TEXAS

THIS PLAT AMENDS A PORTION OF CRABAPPLE GROVE UNIT 2, RECORDED IN VOLUME 4, PAGE 145, PLAT RECORDS, GILLESPIE COUNTY, TEXAS.

SCALE: 1" = 60'

THE STATE OF TEXAS
COUNTY OF GILLESPIE

I hereby certify that I am the owner of the property shown and described hereon, that no other person or entity has any interest in the property either by lien, lease, or other equitable interest, and that I hereby adopt this plan of subdivision with my free consent, establish the minimum set-back lines, and dedicate all public streets, alleys, walks, parks, water courses, easements, and other open space to public use forever and agree for myself and my heirs and assigns to abide forever by all covenants, dedications, and other restrictions shown hereon.

Date: _____ OWNER: Friends Development, LTD.
Karl Ransleben, President
Fritztown, L.L.C. General Partner

THE STATE OF TEXAS
COUNTY OF GILLESPIE

This instrument was acknowledged before me on the _____ day of _____, 2015 by: Karl Ransleben in his capacity as President of Friends Development, LTD.

Notary Public in and for the State of Texas
My Commission Expires: _____

Printed Name of Notary

Surveyor's Certificate

I, the undersigned, (a Registered Professional Land Surveyor) in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision; and that all aspects are in accordance to the City of Fredericksburg Subdivision Ordinance.

Registered Professional Surveyor



Engineer's Certificate

I, the undersigned, (a Registered Professional Engineer) in the State of Texas, hereby certify that proper engineering consideration has been given to this plat, and that all aspects are in accordance to the City of Fredericksburg Subdivision Ordinance.

Registered Professional Engineer

I hereby certify that the subdivision plot shown hereon has been found to comply with the Subdivision Regulations for the City of Fredericksburg, Texas, with the exceptions of such variances, if any, as are noted on the plat and that it has been approved for recording in the office of the County Clerk. Zoning Commission

Date: _____

Chairperson, City Planning and

Filed for record at _____ o'clock _____ m, this _____

day of _____, A.D. on Page _____ Volume

of the Plat Records of Gillespie County, Texas.

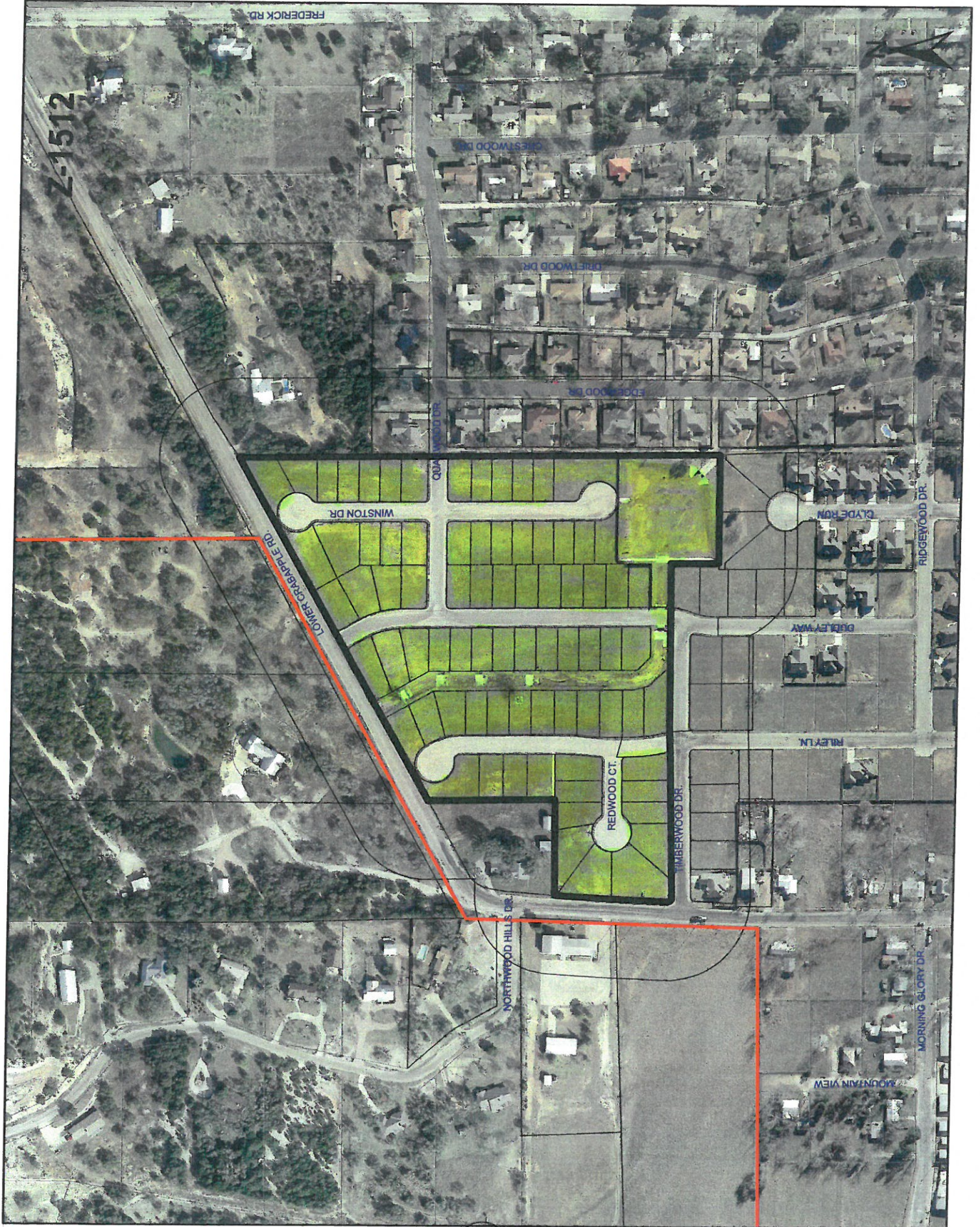
Deputy Clerk, County Court
Gillespie County, Texas

CEC
CIVIL ENGINEERING CONSULTANTS
DON DUDEN, INC.
11550 L.H. 10 WEST, SUITE 305
SAN ANTONIO, TEXAS 78230
P) 210.641.8999
F) 210.641.8440
Email: webmaster@cecsotexas.com

Zoning

- C1 - Neighborhood Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential





ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND CHANGING THE ZONING CLASSIFICATION OF 19.523 ACRES OUT OF THE WILLIAM ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS, FROM R-5 PATIO HOME RESIDENTIAL TO R-1A SINGLE FAMILY RESIDENTIAL-SMALL LOT.

WHEREAS, an Application for Rezoning has been submitted by the owner of the property described as being all that certain lot, tract or parcel of land lying and being situated in the City of Fredericksburg, Gillespie County, Texas, being 19.523 acres out of the William Anderson Survey No. 197, Abstract No. 2, Gillespie County, Texas, being out of that 22.34 acre tract described in a deed recorded in Volume 298, Page 562-569, Deed Records of Gillespie County, Texas, being out of Crabapple Grove Subdivision Unit 2 as recorded in Volume 4, Page 145 of the Plat Records of Gillespie County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof to change the present zoning classification of R-5 Patio Home Residential to R-1A Single Family Residential- Small Lot; and

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

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

WHEREAS, the City Council has specifically found, following public hearing, that such change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg, and

WHEREAS, there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

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

- Section 1. The zoning ordinance of the City of Fredericksburg is hereby partially amended.

Section 2. That the zoning classification of 19.523 acres out of the William Anderson Survey No. 197, Abstract No. 2, Gillespie County, Texas, being out of that 22.34 acre tract described in a deed recorded in Volume 298, Page 562-569, Deed Records of Gillespie County, Texas, being out of Crabapple Grove Subdivision Unit 2 as recorded in Volume 4, Page 145 of the Plat Records of Gillespie County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof be and is hereby changed to R-1A- Single Family Residential- Small Lot.

Section 3. That this ordinance shall take effect from and after the date of its passage.

PASSED AND APPROVED this the 17th day of August, 2015.

LINDA LANGERHANS, Mayor
City of Fredericksburg, Texas

ATTEST:

SHELLY BRITTON, City Secretary

APPROVED AS TO FORM:

PAT MCGOWAN, City Attorney

EXHIBIT" A "

CRABAPPLE GROVE UNIT 2

R-1A Zoning – 19.523Acres

Being 19.523 acres out of the William Anderson Survey No. 197, Abstract No. 2, Gillespie County, Texas, being out of that 22.34 acre tract described in a deed recorded in Volume 298 Page 562-569, Deed Records of Gillespie County, Texas, being out of Crabapple Grove Subdivision Unit 2 as recorded in Volume 4, Page 145 of the Plat Records of Gillespie County, Texas and being more particularly described as follows:

BEGINNING at a point in the east line of said 22.34 acre tract, said point being the southeast corner of the herein described tract and being in the west line of a twenty foot wide alley shown on the subdivision plat of Carriage Hills Unit 9 as recorded in Volume 1, Page 165, Plat Records of Gillespie County, Texas and being the southeast corner of Lot 166X as shown on said plat of Crabapple Grove Unit 2;

THENCE North $88^{\circ}56'12''$ West 275.00 feet with the south line of Lot 166x, the north lines of Lots 44 and 45 as shown on the plat of Crabapple Grove Unit 1 as recorded in Volume 3, Pages 85 and 86, Plat Records of Gillespie county, Texas, to the common corner of Lots 166X, Lot 44 and Lot 158 as shown on the aforementioned plat of Crabapple Grove Unit 2;

THENCE North $01^{\circ}05'31''$ East 120.02 feet with the west line of Lot 166X, the east line of Lots 158 and 157 to the northeast corner of Lot 157 for a corner of this tract;

THENCE North $88^{\circ}54'29''$ West 420.03 feet with the north line of Lot 157 and then the north line of Timberwood Drive to a point at the PC of the northeast return at the intersection of Timberwood Drive and Riley Lane for an angle point in the south boundary of the herein described tract;

THENCE South $88^{\circ}54'29''$ West 70.52 feet crossing Riley Lane to a point at the PT of the curve return at the northwest corner of Timberwood Drive and Riley Lane for an angle point in the south line of this tract;

THENCE South $89^{\circ}53'12''$ West 360.16 feet with the north line of Timberwood Drive, the south line of Lots 79-83 to the PC of a curve to the right having a radius of 10.00 feet;

THENCE 16.49 feet with the arc of said curve, whose delta angle is $94^{\circ}27'45''$, tangent is 10.81 feet and whose chord bears North $42^{\circ}52'55''$ West 14.68 feet to the PT of said curve, a point in the east line of Lower Crabapple road;

THENCE North $04^{\circ}20'57''$ East 229.79 feet with the east line of Lower Crabapple Road, the west line of Lots 83 and 84 to an angle point in said line;

CRABAPPLE GROVE REZONING NOTES

Page 2

THENCE continuing with the east line of Lower Crabapple Road, the west line of Lots 84 and 85, North $06^{\circ} 25' 19''$ East 56.79 feet to a point for the northwest corner of Lot 85 and an exterior corner of this tract;

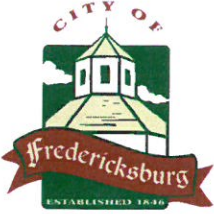
THENCE with the north line of Lots 85-87, the south line of Lot 165, South $89^{\circ} 15' 06''$ East 244.25 feet to a point at the southeast corner of Lot 165, the southwest corner of Lot 89, for an interior corner of the herein described tract;

THENCE with the west line of Lots 89-92 the east line of Lot 165, North $00^{\circ} 57' 11''$ East 318.97 feet to a point for the northeast corner of Lot 165, the northwest corner of Lot 92, and being in the south line of Lower Crabapple Road for an external corner of this tract:

THENCE with the south line of Lower Crabapple Road, the north line of Crabapple Grove Unit 2, North $62^{\circ} 05' 46''$ East 999.23 feet to a point for the northeast corner of Lot 127 and the northeast corner of Crabapple Grove Unit 2;

THENCE with the east line of Crabapple Grove Unit 2, the west line of the aforementioned Carriage Hills Unit 9 Subdivision, South $01^{\circ} 05' 31''$ West 1211.52 feet to the POINT OF BEGINNING and containing 19.523 acres more or less.

Note: The forgoing descriptions were prepared from a boundary survey of the 22.34 acre tract prepared by Brad Spenrath, R.P.L.S. No. 5357 on March 19, 2002 and the subdivision plat of Crabapple Grove Unit 2. These descriptions were prepared for use as a zoning exhibit and are not to be used for any other purpose.



CITY COUNCIL MEMO

DATE: August 10, 2015

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Ordinance regarding Design Guidelines and Standards for entry corridors.

Summary:

The current Comprehensive Plan was updated in 2006. For the most part, the plan has served the community well and there have been a number of items accomplished. It was determined at a Council Retreat in June, 2013, that the city would do a partial update rather than a complete update. The issues that were identified as not being accomplished from the 2006 Plan and being the highest priority were the Sidewalk and Trails Plan, Gateways Plan and Design Standards and Guidelines for Entry Corridors. Design Workshop from Austin was hired to prepare the Comprehensive Plan Issues Update.

Design Workshop presented the draft Comprehensive Plan Issues Update document to the City Council and Planning and Zoning Commission on July 21, 2014. There was significant discussion and a number of concerns raised at this meeting. It was decided that the process for consideration would be slowed down, giving time for additional community input and additional workshops for discussion. The initial worksession which included the Council, Planning and Zoning Commission and the Historic Review Board was held on September 8, 2014. The primary focus of this meeting was to discuss the Gateways Plan and the Design Standards and Guidelines for Entry Corridors. The second meeting of this group was held on September 22, 2014, where the primary focus was on the Sidewalk and Trails Plan.

It was decided at this time by the City Council that they would like for the Planning and Zoning Commission and Historic Review Board to have further review of the Design Standards and Guidelines for Entry Corridors, and come up with a recommendation on whether to include all or a portion of the elements suggested.

22

The City of Fredericksburg

Gateways Plan: The Gateways into the community were prioritized during the public meeting. This prioritization included the following order: US Highway 290 East, US Highway 87 South, SH 16 South, US Highway 87 North and US Highway 290 West, and FM 965 and SH 16 North. Gateway concept plans were provided for the corner of E. Main and Eagle Street and S. Adams and Windcrest Street as a way of marking entries into the community. Opportunities included streetscape design, signage, street trees, landscaping, lighting, sidewalks/trail connectivity and art. It was suggested that these areas be considered for improvements as funds become available. In addition, these corridors were identified to apply the Design Standards and Guidelines suggested in the plan.

Sidewalks and Trails Plan: Sidewalk Plan was approved by the City Council in May, 2015.

Design Standards and Guidelines: The Historic Review Board discussed the Design Standards and Guidelines at three of their meetings and made a recommendation of their suggested changes on January 13, 2015. The Planning and Zoning Commission also discussed the standards at three of their meetings and made a recommendation on January 7, 2015. As a reminder, the Design Standards and Guidelines include architectural style, architectural materials, architectural color, architectural features, massing and scale, signage, building height, setbacks and frontage, landscaping, lighting, service areas, parking and access, drainage and stormwater, and streetscape, and are outlined in the attached document starting on page 74.

The Design Standards will apply to all properties adjacent to the entry corridors, between the City Limit line and the Historic District. As presented, a land owner or developer must follow the Standards and Guidelines as part of a use category change or issuance of a building permit, sign permit, conditional use permit, site plan, plat or temporary use permit.

Attached, please find an ordinance adopting design guidelines and standards for all new development and redevelopment in the entry corridors of the City. Keep in mind, the standards will be mandatory and the guidelines will be recommendations. The ordinance establishes the Planning and Zoning Commission as the design review board, establishes a process for review and approval, establishes an allowance for ordinary repair and maintenance (insignificant alteration), and establishes a time frame for approval. A copy of the Design Standards and Guidelines section of the update is attached for your convenience.

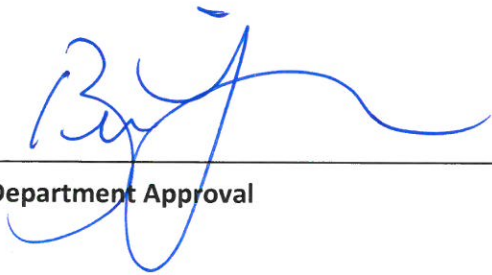
Recommendation:

The Planning and Zoning Commission voted unanimously to recommend approval of the Design Guidelines and Standards for entry corridors. Staff concurs with the Commission's recommendation. We recommend conducting the first of two readings on the ordinance.

Background / Analysis:

Attachments:

Ordinance, Design Standards and Guidelines.



Department Approval



City Manager Approval

ORDINANCE NO. _____

AN ORDINANCE ADOPTING DESIGN GUIDELINES AND STANDARDS FOR ALL NEW DEVELOPMENT AND REDEVELOPMENT IN THE ENTRY CORRIDORS OF THE CITY OF FREDERICKSBURG AS CHAPTER 5 ARTICLE XIV OF THE CODE OF ORDINANCES OF THE CITY OF FREDERICKSBURG SETTING FORTH THE GUIDELINES, EXCEPTIONS TO APPLICABILITY, EFFECTIVE DATE, ETC.

WHEREAS, The City hereby recognizes that the City of Fredericksburg is known for its collection of German pioneer Sunday houses, Victorian inspired homes, and thriving historic Marktplatz (Market Square) and downtown area.

WHEREAS, Fredericksburg's unique qualities are not only attractive to residents, businesses, and tourists, but make the City a better place to live and work

WHEREAS, It is a goal etc.. to extend this character ...protect and promote pleasing, efficient design, promotes harmonious and orderly growth and development, and support the preservation of the culture and history of Fredericksburg.

WHEREAS, As a matter of public policy, the City desires to ensure that new development and redevelopment protects and enhances the experience of entering the City and keeps it consistent, attractive and responsive to the unique Hill Country character.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG THAT THE FOLLOWING ARTICLE XIV DESIGN GUIDELINES SECTIONS 5-470 THROUGH 5-473 BE AND ARE HEREBY ADOPTED AND ADDED TO THE CODE OF ORDINANCES OF THE CITY OF FREDERICKSBURG, AND THAT APPENDIX A OF SUCH CODE BE AND IS HEREBY AMENDED TO ADD THE FEE SET FORTH BELOW:

ARTICLE XIV DESIGN REQUIREMENTS

5-470.- Definitions

- (a) Construction Design Elements. Architectural style, Architectural Materials, Architectural colors, Architectural features, Massing and Scale, Signage, Building height, Setbacks and Frontage, Landscaping, Lighting, Service Areas, parking and access, Drainage and storm water, and Streetscape

- (b) **Design Guidelines** for the City of Fredericksburg. Written strategies, features or techniques adopted by the City of Fredericksburg, outlining methods which are encouraged to be used for development or redevelopment of all properties within the Entry Corridors of the City of Fredericksburg as the same relate to each of the categories of the Construction Design Elements as set out above. See the guidelines attached to this ordinance in the Appendix. Design Guidelines use such terms as "may," "encouraged," "should" and "to be considered" In cases where the Design Guidelines may be difficult to achieve, or an innovative solution may provide a better answer, the topic intent may be used in a determination.
- (c) **Design Standards** for the City of Fredericksburg. Written standards adopted by the City of Fredericksburg, outlining required methods for development or redevelopment of all properties within the Entry Corridors of the City of Fredericksburg as the same relate to each of the categories of Construction Design Elements as set out above. See the standards attached to this ordinance in the Appendix. In addition to the standards set forth in Appendix A. Design Standards will include the requirements of all other ordinances, specifications or requirements of the City of Fredericksburg and any other applicable governmental entity. Design Standards use the terms "shall" and "must" to indicate that compliance is required.
- (d) **Director.** Any reference herein to the Director means the Director of Development Services for the City of Fredericksburg or his or her designee.
- (e) **Entry corridors.** All properties having any frontage on the following streets of the City: US Highway 290 East and West, US Highway 16 North and South, US Highway 87 North and South and FM 965 North of US 290 (Main Street) lying within the City limits of the City of Fredericksburg except properties within the Historic Overlay District.
- (f) **Ordinary Repairs or Maintenance.** Work done to prevent deterioration of any Construction Design Element or any part thereof to keep such Element nearly as practical to its condition prior to such deterioration, decay, or damage and by using, where possible, original material.
- (g) **Insignificant Alteration.** Ordinary Repairs or Maintenance will be considered to be an Insignificant Alteration.

5-471.- Applicability

- (a) No person or entity shall develop, install, construct, reconstruct, alter, change, restore, remove, or demolish any Construction Design Element of

any property along an Entry Corridor unless and until such person or entity has completed review of his/her/its proposed changes to the particular Construction Design Element at issue by the Planning and Zoning Commission of the City of Fredericksburg which shall act as the design review board in accordance with the further provisions hereof. No building permit, sign permit, street or sidewalk permit, site plan approval, plat, temporary placement in public right of way permit or temporary use permit will be issued until completion of review regarding Design Guidelines or compliance with Design Standards, as applicable, is had in accordance with the Design Standards and Guidelines Applicability Matrix attached hereto and made a part hereof.

- (b) Properties within the Historic Overlay District are exempt from the provisions of this Article XIV.
- (c) The Design Standards and/or Design Guidelines shall apply only to the extent of the development, installation, construction, reconstruction, alteration, change, restoration, removal or demolition under the purview of the permit, site plan, or other development activity required.

5.472.- Process for Review and Approval

- (a) Application. The applicant shall submit an application in writing to the Director for review and/or approval as applicable, The application will be as promulgated by the Director on the City's Website, and also available in the offices of the Director, which includes data and information as required by the Director, including but not limited to the following:
 - (1) Name of applicant and property owner.
 - (2) Email address and phone number of applicant and permanent mailing address of property owner.
 - (3) Location of the Construction Design Element to be installed, constructed, reconstructed, altered, changed, restored, removed, or demolished.
 - (4) A detailed description of the nature of the proposed installation, construction, reconstruction, alteration, change, restoration or removal to be completed.
 - (5) A description of how the proposed change will comply with the Design Guidelines and the Design Standards.
 - (6) Any circumstances or conditions concerning the property which may affect compliance with the Design Guidelines or Design Standards.
 - (7) The intended and desired starting date and completion date of the alterations to be made.
 - (8) Any drawings or photographs which would explain the proposed change.
 - (9) A site plan, if applicable

- (10) Color chips of the colors, and samples of other materials relevant to the Design Guidelines or Design Standards which will be used.
- (b) Completeness. The applicant shall submit all required data and information to the Director within the time periods prescribed. The application shall not be accepted and processed until it is deemed complete by the Director, including sufficient description to adequately and completely convey the full effect of the work to be done, and until applicable fees are paid.
- (c) Prescribed time periods. All applications shall be processed with and will follow the same time periods and procedures as an adjunct application to any other development application that is submitted with the application under this Article. For example, if the applicant is also applying for Site Plan approval, the application hereunder will be processed in accordance with the requirements for a Site Plan. In the case where no other procedure is applicable, the application will be submitted not less than fourteen (14) days prior to the next scheduled public meeting of the Planning and Zoning Commission.
- (d) Fee. An administration fee will be assessed to the applicant reflecting the cost to the City of Fredericksburg for processing the application. (See Appendix A, Code of Ordinances.)
- (e) DRC. All applications shall be reviewed by the Development Review Committee ("DRC") at the regular meeting thereof following the submission of a completed application.
- (f) Ordinary Repair or Maintenance or Insignificant Alteration. If the Director determines that the application involves Ordinary Repair or Maintenance, or if the application is for Insignificant Alteration(s) in the Construction Design Elements, and if the application is not submitted as an adjunct application to another development application, he/she may, within seven (7) days following the DRC meeting, approve the application and forward a copy of the approved application to the chairman of the Planning and Zoning Commission, or to the vice chairman if the chairman is not available. The chairman or vice chairman of the Planning and Zoning Commission shall, within three (3) business days, either approve the Director's decision or inform the Director to place the matter on the agenda of the next regular meeting of the Planning and Zoning Commission for which there is adequate notice time to meet the posting requirements of the Texas Open Meetings Act. If the agenda for the next regular meeting has been posted, the matter will be placed on a subsequent agenda. The Planning and Zoning Commission shall consider and advise with regard to the Design Guidelines and approve or disapprove the application under the Design Standards if applicable. If the chairman or vice chairman of the board does not take any action within three (3) business days, it shall be deemed that

such person has approved the Director's decision to approve the changes detailed on the application.

- (g) Significant Alteration. If the Director determines that the application involves a significant alteration (that is, not an Insignificant Alteration) of the Construction Design Elements, or for any other reason does not desire to act under Section (f) above, and if the application is not submitted as an adjunct application to another development application he/she shall place the application on the agenda of the next regular meeting of the Planning and Zoning Commission for which there is adequate notice time to meet the posting requirements of the Texas Open Meetings Act. If the agenda for the next regular meeting has been posted, the matter will be placed on a subsequent agenda. The Planning and Zoning Commission shall consider the Design Guidelines and approve or disapprove the application under the Design Standards if applicable.
- (h) Time for Approval. All times for approval shall be within the same periods as the applicable development application to which an application hereunder is adjunct. Subject to the exception herein, applications which are not adjunct to another development application shall be approved or disapproved within sixty (60) days after the meeting of the DRC at which the completed application is considered. The applicant shall be given written notice of the time and place of any Planning and Zoning Commission meeting by email, or if the applicant does not have email, then by regular mail to the address on the application. The Planning and Zoning Commission may hold any additional meetings within such sixty (60) day period as may be necessary to carry out its responsibilities under this article. If action is not taken within said sixty (60) day period, it shall be deemed that the application is approved by the Planning and Zoning Commission.

The exceptions to the time for approval are:

- (1) The applicant or his/her agent, or representative, shall attend the meeting of the Planning and Zoning Commission during which his/her application is considered, otherwise the Planning and Zoning Commission shall not take action, and the application will be deemed to be incomplete. The Planning and Zoning Commission shall place the item on its next regular agenda, or sooner at the discretion of the Chairman of the Planning and Zoning Commission and make its determination and forward it to the Director within sixty (60) days after the meeting attended by the applicant or his or her agent or other representative unless (2) below applies.
- (2) If the Planning and Zoning Commission and/or the Director and the applicant have mutually agreed to extend the period of review.

5-473.- Criteria for Approval of an Application

The Director and Planning and Zoning Commission shall review and approve or disapprove the proposed application, as applicable, using the criteria set forth in the addenda hereto pages____ through____ which describe in detail the Design Guidelines and Design Standards. The Director and Planning and Zoning Commission will encourage adherence to the Design Guidelines and may make suggestions for adherence to said guidelines. The Director and Planning and Zoning Commission shall apply the Design Standards to the application, and require changes as necessary for compliance with said standards.

Appendix A

ARTICLE 5.000. - CONSTRUCTIONS PERMITS AND FEES

Sec. 5.100. - Fees for Building Permits.

(I) Fee for Design Standards or Design Guidelines review: \$100.00 per application.

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.

Penalties provided for in the Code Ordinances of the City of Fredericksburg shall apply to violations hereof.

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

Linda Langerhans, Mayor
City of Fredericksburg

ATTEST:

Shelley Britton, City Secretary

APPROVED AS TO FORM:

Pat McGowan, City Attorney

DESIGN STANDARDS

OVERVIEW

EXISTING CONDITIONS ANALYSIS

DESIGN STANDARDS

IMPLEMENTATION

The purpose of this chapter is to **create a set of Design Standards for new development** in the entry corridors of Fredericksburg. These guidelines will ensure that new development in Fredericksburg protects and enhances the experience of entering the City and keeps it **consistent, attractive and responsive to the unique Hill County character.**



Lady Bird
Johnson
Municipal Park



OVERVIEW

Design standards are the standards to which development should be held that protect and enhance the overall appearance and 'brand' of a community. The guidelines set the expectations for developers as to how new buildings should look and interact with their surroundings. Cities adopt design guidelines for many reasons, including the protection of historic districts and to create visually appealing thoroughfares and neighborhoods. Fredericksburg has had design guidelines for many years in the Historic District. These guidelines have created a beautiful destination, protecting the existing historic buildings and ensuring new development complements the existing historic character.

The Comprehensive Plan identified the goal of expanding design guidelines outside of the Historic District to address development along the major entries into Fredericksburg. The purpose for doing this is to enhance the visual appearance of these areas, create gateway features to introduce visitors to Fredericksburg, and to support the unique identity and character of the community. Because the existing character of each of these entries is different, the recommendations for guidelines will vary accordingly.

Related Plans

Historic District Design Guidelines

Fredericksburg has a unique identity created by the collection of historic homes and businesses in its downtown core. This area developed over many years in a unique German Hill Country style based on stone building material. This unique character has been preserved through the creation of a nationally registered Historic District and design guidelines to ensure preservation of the appearance of this area.

The City adopted design guidelines in 1997 to provide direction on appropriate development standards within the Historic District. These guidelines define the expectations for what new development will look like, as well as what alterations can be made to existing buildings. The guidelines are administered by the Historic Review Board, which reviews applications for new construction and alterations to buildings within the district and grants certificates of appropriateness for projects that meet the guidelines.



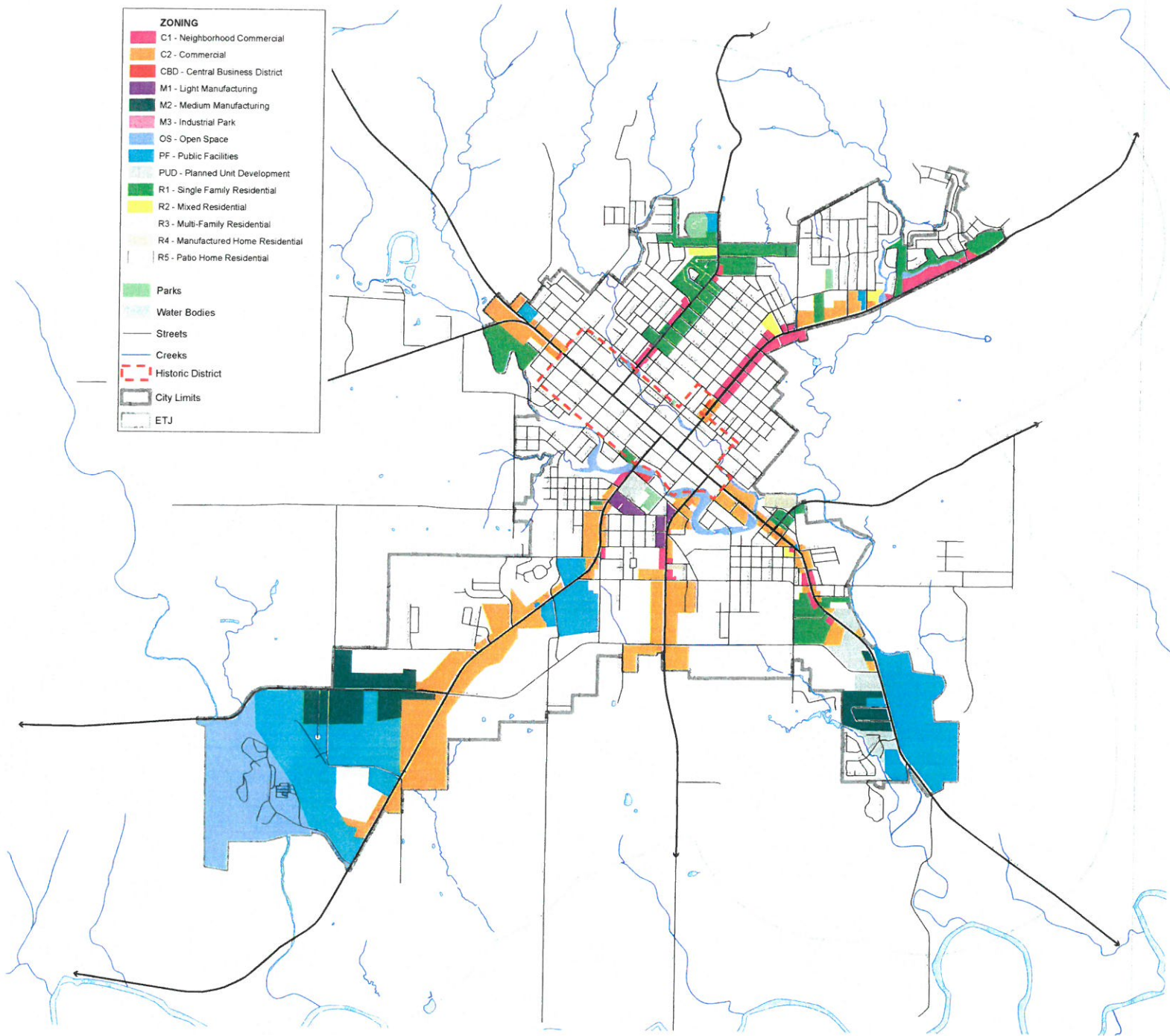


Figure 20: Entry Corridor Properties Governed by Design Standards

2,000 1,000 0 2,000 Feet

EXISTING CONDITIONS ANALYSIS

Design Standards

Design standards are intended to guide development to ensure it contributes to, or enhances, the existing character of an area. The areas defined in this plan currently do not have design standards, meaning there are not guidelines for the appearance of new construction or how it relates to existing development in the area. The recommendations in this plan address the concerns identified through the public engagement process and provide for design standards that reflect community goals, enhance the character of Fredericksburg, and allow for orderly development. To implement the Issues Update including the Design Standards, the City will have to adopt an Ordinance that defines the Design Standards and provides the process to apply them.

Design standards go beyond simply what is built, they also provide direction on how buildings relate to each other and other elements on or near the site. For this plan, the following will be addressed in the design guideline recommendations:

Building Design

1. Architectural Style
2. Architectural Materials
3. Architectural Color
4. Architectural Features
5. Massing & Scale
6. Signage
7. Building Height
8. Setbacks & Frontage

Site Design

9. Landscaping
10. Lighting
11. Service Areas
12. Parking & Access
13. Drainage and Stormwater
14. Streetscape

By addressing development in a comprehensive fashion, the Design Standards will serve as a tool to implement community goals, enhance the entries into Fredericksburg and provide a clear direction for builders on community expectations and standards.



EXISTING HISTORIC DISTRICT GUIDELINES

RELATED PLANS

Historic District Guidelines

Fredericksburg's identity is created by the collection of historic homes and businesses in its downtown core. This area developed over many years in a variety of styles based on the influence of immigrants and available building materials. This character has been preserved through the creation of a Nationally Registered Historic District and attending design guidelines to ensure preservation of the appearance of this area.

The City created design guidelines in 1997 to provide direction on appropriate development standards within the Historic District. These guidelines define the expectations for what new development will look like, as well as what alterations can be made to existing buildings. The guidelines are administered by the Historic Review Board, which reviews applications for new construction and alterations to buildings within the district and grants certificates of appropriateness for projects that meet the standards.

The Design Guidelines identify six distinct styles found in the Historic District. These include:

- Pioneer – split logs, rock facades, wide chinking, limestone additions, Sunday houses
- Gothic Revival – steeply pitched roofs, arches, towers
- Italianate – wide overhanging eaves, low pitched roof, grouped supports
- Folk Victorian – symmetrical façade, spindle work on supports and railings, centered bable, one story
- Bungalow – decorative beams, partial width, deep porches, exposed roof rafters, gabled roofs
- Commercial – one story, three bay façade, recessed entrance, transom windows, decorative cornice

Buildings in these styles can be found intermixed throughout the Historic District and this eclecticism contributes greatly to the attractiveness of Fredericksburg.

The Design Standards provide clear direction on planning and implementing restoration projects on existing buildings. Guidelines provide direction on proper ways to clean and repair historic structures to protect their existing materials. It also outlines options for making improvements that will complement existing materials and not cause further harm. Signage is also included to ensure signage contributes to the appearance and character of the area. Design Standards for the entry corridors will not likely need to be as exhaustive as those within the Historic District because the current character of the area and most existing construction is not historic and deserving of such consideration.

DESIGN STANDARDS RECOMMENDATIONS

Organization of Chapter

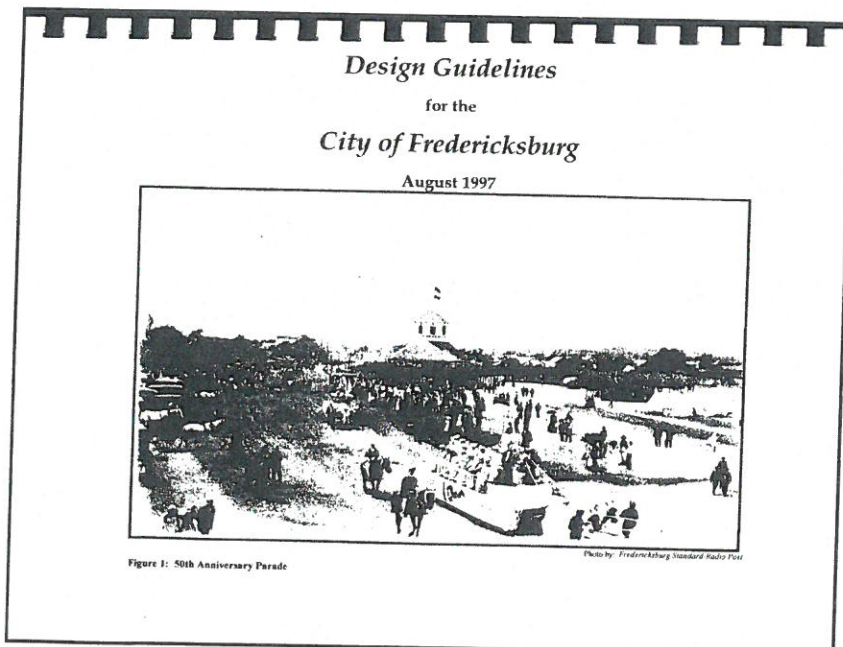
Each element of the Design Standards is organized in the same manner to provide consistency and flexibility. The following outline describes this organization and the purpose of each sub-section.

Topic- The key issue to be addressed. Examples include landscaping, materials, or signage.

Intent- This describes the primary design or functional objective for the stated Topic. Innovation and historic sensitivity is encouraged in Fredericksburg and as such carefully understanding the Intent is critical for meeting the spirit of this document while bringing forward new solutions.

Design Standards- These are requirements of the City of Fredericksburg, overseen by the Planning Commission. In order to receive approval from the Planning Commission, these standards must be met. Standards use the terms "shall" and "must" to indicate that compliance is required.

Design Guidelines- Guidelines are design strategies, features, or techniques that the Design Review Board is encouraging and that support the goals of the Comprehensive Plan. Guidelines use terms such as "may," "encouraged," "should," and "to be considered." In cases where the guidelines may be difficult to achieve, or an innovative solution may provide a better answer, the topic intent may be used to satisfy the requirements.



APPLICABILITY

WHEN DO THESE STANDARDS APPLY?

How Standards and Guidelines are Used

The Design Standards provide direction to property owners and developers when they plan improvements to properties in the entry corridors ("Figure 20: Entry Corridor Properties Governed by Design Standards" on page 68). They ensure that such alterations, repairs and new construction will help to achieve the design objectives for the area. The Design Standards also provide a basis for the City to determine the appropriateness of such improvements when they are proposed.

Use by Owners

A land owner, developer, tenant, architect or land planner should refer to these Design Standards before initiating any project.

Use by City

The City will also use the Design Standards for formal review of proposed projects. In this review, it is important to recognize that each case, a unique combination of design variable is at play and, as a result, the degree to which each relevant Design Standard is applicable may vary.

Applicability

The Design Standards shall apply to all properties directly adjacent to the entry corridors. These properties are identified on "Figure 20: Entry Corridor Properties Governed by Design Standards" on page 68. A land owner or developer must follow the Standards and Guidelines concurrent with one of the following permits:

1. Building Permit
2. Sign Permit
3. Street and Sidewalk Construction Permit
4. Conditional Use Permit
5. Site Plan Review
6. Platting
7. Placement in the Public R.O.W Permit
8. Temporary Use Permit

DESIGN STANDARDS

DESIGN STANDARDS AND GUIDELINES APPLICABILITY MATRIX								
Design Standard Category	Building Permit	Sign Permit	Street and Sidewalk Construction Permit	Conditional Use Permit	Site Plan Review	Platting	Placement in the Public R.O.W. Permit	Temporary Use Permit
Architectural Style	○	○	✗	○	○	✗	✗	○
Architectural Materials	○	○	✗	○	○	✗	○	○
Architectural Color	○	○	✗	○	○	✗	○	○
Architectural Features	○	○	✗	○	○	✗	○	○
Massing and Scale	○	✗	✗	○	○	✗	✗	○
Signage	○	○	○	○	○	✗	○	○
Building Height	○	✗	✗	○	○	✗	✗	○
Setbacks	○	✗	✗	○	○	○	○	○
Landscaping	○	○	○	○	○	○	○	○
Lighting	○	○	○	○	○	✗	○	○
Service Areas	○	○	○	○	○	○	○	○
Parking & Access	✗	○	○	○	○	○	○	○
Drainage and Stormwater	✗	✗	✗	○	○	○	○	○
Streetscape	✗	✗	✗	○	○	○	○	○

○ = Standards and Guidelines apply when relevant.*

✗ = Standards and Guidelines do not apply.

*The Standards and/or Guidelines shall apply to only the extent of construction or development under the purview of the permit, site plan, or zoning application.



DESIGN STANDARDS- BUILDING DESIGN

1. ARCHITECTURAL STYLE

Intent

Architectural style is the overall character or design of a building that makes it identifiable. The style is typically determined by the period when a building was built, and the culture that built it. The architecture in the Historic District can be defined as eclectic, with multiple techniques and styles throughout the area.

Historically, the settlers to the hills of central Texas brought their carpentry and stone mason skills to their buildings. The locally available white limestone and later brown sandstone were used with the local cedar to construct the well-crafted buildings throughout the region. The more rustic simple nature of Texas Hill Country style is also due to the lean times when the area was being settled, resulting in a simple style. The Hill Country style has a modern elegance because of its simplicity, materials and craftsmanship in construction.

The intent of the Architectural Style Standards are to:

- Create a uniform and cohesive corridor of development;
- Preserve the City's historic and cultural resources, so that they contribute to the special character and quality of Fredericksburg;
- Encourage adaptive reuse, rehabilitation, and retrofitting of historic buildings in which the original use is no longer feasible;
- Maintain high quality design and craftsmanship of all architecture along the entry corridor; and
- Extend the authentic character of Fredericksburg beyond the Historic District.

Applicability

1.0 – Architectural Styles Design Standards apply to all redevelopment in the entry corridors.



Standards

- 1.1 – Adhere to the Historic District Guidelines when rehabilitating designated historic landmark buildings or potential historic buildings.
- 1.2 – The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic.

Guideline

- 1.3 – New designs should be compatible with the design traditions of the established neighborhoods and regional Texas Hill Country aesthetic. It is not the intent of these guidelines to require that new buildings copy older building styles. Therefore, use traditional building forms and broader similarities of design in order to be compatible with existing buildings in the area that reflect the traditional context.
- 1.4 – The use of standardized "corporate" architectural designs associated with chain or franchise buildings (prevalent with restaurants, service stations and retail stores) is strongly discouraged and alternative designs consistent with this design manual may be required.

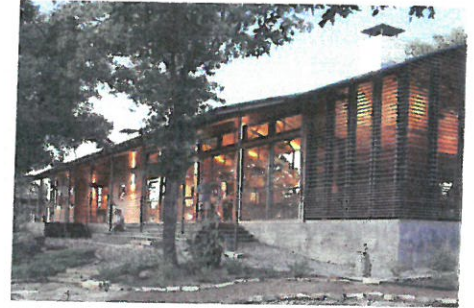
DESIGN STANDARDS- BUILDING DESIGN



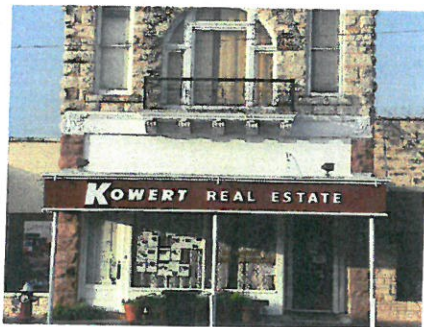
- **Pioneer** - Split logs, rock facades, wide chinking, limestone additions, Sunday houses



- **Gothic Revival** - Steeply pitched roofs, arches, towers



- **Texas Regional (Not in Historic Guidelines)** - sophisticated, modern, local materials, regional design techniques, metal brackets with awnings



- **Commercial** - One to three story, three bay façade, recessed entrance, transom windows, decorative cornice



- **Italianate** - wide overhanging eaves, low pitched roof, grouped supports



- **Bungalow** - decorative beams, partial width, deep porches, exposed roof rafters, gabled roofs



- **Folk Victorian** - symmetrical façade, spindle work on supports and railings, one story



DESIGN STANDARDS- BUILDING DESIGN

2. ARCHITECTURAL MATERIALS

Intent

The materials used in construction are a primary element in the appearance of the building. Much of the newer construction along the entry corridors utilizes modern materials, including metal facades, tilt wall concrete, etc. These materials allow for more efficient and cost effective construction; however, they do not contribute to the overall character and appearance. Design guidelines for materials will address this to ensure new construction utilizes appropriate materials to enhance entryway appearance.

The intent of the Architectural Materials Standards are to:

- Adhere to the Historic District Guidelines when rehabilitating historic buildings;
- Ensure materials are fitting with the Texas Hill Country style prevalent in Fredericksburg;
- Utilize materials that have minimum environmental impacts (glare, SRI, excessive heat, etc.);
- Use materials that contribute to the visual interest of the structures; and
- Use efficient and cost effective construction.

Applicability

2.0 – Architectural Materials Design Standards apply to all redevelopment in the entry corridors.



Standards

2.1 – Buildings shall employ authentic, textured materials, compatible with the traditional Hill Country aesthetic. Highly reflective materials are unacceptable, because of their tendency to create uncomfortable glare conditions,

2.2 – Abide by Historic District Guidelines for preserving historic buildings.

2.3 – Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building's historical character. (per Historic Design Guidelines).

2.4 – Do not create a false sense of era or appearance with replacement of metal details or features that are not based upon any historical evidence (per Historic Design Guidelines).

Guidelines

2.5 – Select materials native to the Hill Country, such as cedar, limestone and brown sandstone.

2.6 – New developments should choose materials that offer texture and avoid monotonous faces to add visual interest and reduce its apparent scale.

DESIGN STANDARDS- BUILDING DESIGN



- Building materials of stone and wood are well preserved which maintain the historic character of the city.



- Common materials create the sense of a district and identity.
- Stone is a good example of material that is prevalent in Fredericksburg.



- The outdoor covered pavilion at 4.O Cellars is made of wood and steel and balances the harmony of the architecture with the surrounding landscape.
- Modern materials such as steel creatively used with wood creates a contemporary Texas Hill County feel.



- The use of different materials on a building can break up the visual scale of the building, allowing for a more relaxed and comfortable pedestrian experience.

DESIGN STANDARDS- BUILDING DESIGN

3. ARCHITECTURAL COLOR

Intent

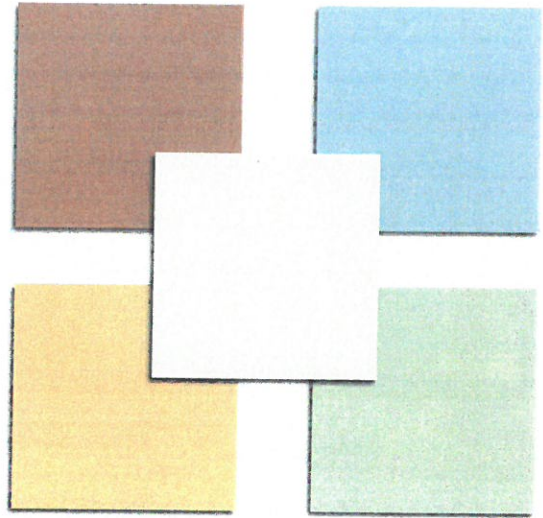
Color may seem a small element in overall community design, but it plays a significant role in appearance. Colors that would be perfectly appropriate in one community, such as the pastels found on homes and businesses in Port Aransas, would look wildly out of place in Fredericksburg. This section shouldn't limit landowners to four shades of beige; however, there should be consideration of what colors coordinate with existing development and the overall character of the community.

The intent of the Architectural Color Standards are to:

- Create a pleasing color scheme that preserves and highlights the heritage of Fredericksburg; and
- Create a robust color palette which allows enough variation to not seem repetitive, but still restrictive enough to keep outlandish color schemes from occurring.

Applicability

3.0 – Architectural Colors Design Standards apply to all redevelopment in the entry corridors.



Standards

3.1 – Choose colors used traditionally in Fredericksburg such as muted shades of greens, blues, and tans (Historic Design Guidelines).

3.2 – Use color to coordinate façade elements in an overall composition and tie all of the building elements together.

3.3 – Reserve bright colors for accents only. Limit the use of bright colors to no more than 15 percent of the overall exterior building façade.

Guidelines

3.4 – Predominate building colors should be of earth tones, but may be accented with brighter colors to provide color variation, punctuation, and eclecticism unique to Fredericksburg.

DESIGN STANDARDS- BUILDING DESIGN



- Architectural colors of light purple/gray are muted and fit nicely in the Hill Country.



- Bright, architectural colors are used with restraint and sophistication.



- The use of traditional colors against the historic limestone rock creates a visually appealing and eye-catching structure.



- The red roof is color coordinated with the signage font and provides visual interest to the building.
- Color is limited to four different colors: red, black, tan, and white, with the majority of the color coming from the natural limestone material.

DESIGN STANDARDS- BUILDING DESIGN

4. ARCHITECTURAL FEATURES

Intent

Architectural features are the specific elements that create the appearance of the building. These include the windows, canopies and awnings, roof, parapets, etc. To create a consistent look throughout an area, buildings should share common features and elements. It is not that they need to be uniform on every building, rather that there is a consistency to them.

The intent of the Architectural Features Standards are to:

- Use features on buildings to help promote not only historical aesthetic value, but also create strong social settings when applicable;
- Create retail and commercial spaces that feel open with use of large windows, and architectural features which promote a "human scale;"
- Maintain a feeling of historical character in architecture throughout the city;
- Provide detailed façade treatments on any elevation that is visible from streets/corridors or from any primary elevations of adjoining buildings; and
- Avoid use of unadorned blank walls on elevations facing entry corridors and side streets.

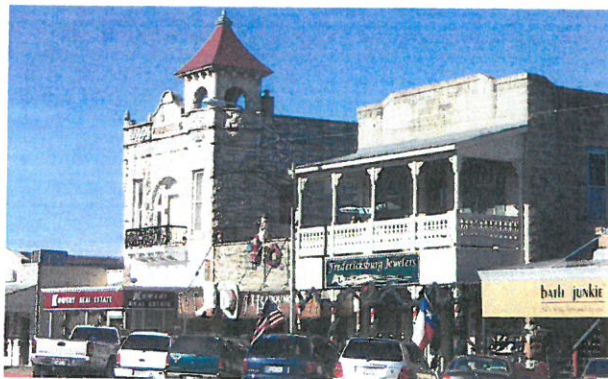
Applicability

4.0 – Architectural Features Design Standards apply to all redevelopment in the entry corridors.

Standards

4.1 – Blank or featureless walls will not be approved along parks, plazas, entry corridors or side streets.

4.2 – Design buildings with a "human scale" by using architectural enhancements. The building facade facing the parks, plazas, entry corridors or side streets shall have visible, clearly defined customer entrances that include at least three of the following elements: canopies or porticos, overhangs, recesses or projections, arcades, raised



cornice parapets over the entrance door, distinctive roof forms, arches, outdoor patios or plazas, display windows, or integral planters.

4.3 – Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building's historical character. (Historic Design Guidelines)

4.4 – Windows and doors shall be equally spaced and provide rhythm along the façade of the building.

4.5 – With exception of historic or potential historic landmarks, at least 40 percent of the ground floor façade facing parks, plazas, entry corridors or side streets shall be constructed of clear and non-tinted windows.

4.6 – For any multi-tenant commercial development, a covered arcade/structural canopy shall be provided along the front facade of the building. Arcades are covered walkways connected to the principal building. They should be a minimum of five feet in width and designed to provide covered areas for relief from the weather. Different arcade/structural canopy designs may be used for each individual tenant/business within a multi-tenant commercial development provided that they blend aesthetically with the front facade of the building.

Guidelines

4.7 – Choose features that fit the scale of the building and its surroundings.

4.8 – If a shed roof or flat roof design is used, add a parapet wall to screen the roof.

DESIGN STANDARDS- BUILDING DESIGN



- Window awnings and roof overhangs are not only visually appealing but also provide cover from the weather and give spaces definition and character.



- The covered arcade is provided along the front facade of the building and provides a comfortable space for relaxation.

DESIGN STANDARDS- BUILDING DESIGN

5. MASSING AND SCALE

Intent

The massing and scale of buildings helps preserve the historic and "small town" feel of the region. Residents and property owners identify with this character and would like to see it maintained, thus it is important for new development to be consistent.

The mass and scale of a development relates to the mass of the building and its scale of architectural features related to the structures size. If the mass of the building is too large, it will not properly integrate within the surrounding environment. If the scale is too large, the building will look disproportional and out of touch with standards in place within the community. Therefore the mass and scale of buildings built within the Historic District and entry corridors should encompass the ideas of size and location on lots relating to the architectural style already in place within the built environment.

The intent of the Massing and Scale Standards are to:

- Fit the mass and scale of the broader context of the landscape and surrounding development; and
- Break up larger building mass by varied façade treatments and articulated roof treatments to keep scale accurate.

Applicability

5.0 – Massing and Scale Design Standards apply to all redevelopment in the entry corridors except for single family residential.



Standards

- 5.1 – Break up the front of large retail buildings by dividing it into individual bays 25 to 40 feet wide.
- 5.2 – Use variation in materials, textures, patterns, colors, and details to break down the mass and scale of a building
- 5.3 – Building mass shall be used that is appropriate to the site. Buildings of the greatest footprint shall be located towards the center of a development where the impact on adjacent uses is the least.
- 5.4 – Each building shall have sufficient facade relief and interruption every 30 feet so as to provide visual architectural interest.

Guidelines

- 5.5 – When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.
- 5.6 – Faux windows and similar details are not appropriate articulation.
- 5.7 – Buildings are encouraged to be contiguously arranged along the street face, and large breaks between buildings in identified development sites should be avoided.

DESIGN STANDARDS- BUILDING DESIGN



- Neighboring buildings are similar in mass and scale to maintain a visual flow along the street.
- The building scale maintains a pedestrian feel.



- By placing a setback between first and second floors, streets seem more approachable and open from the pedestrian level.



- Variation in architectural materials, textures, and patterns break down the mass and scale of the building.
- Buildings have facade relief and interruption every 30 feet to reduce monotony.



- By adding different textures and materials to different parts of the building, what is a large and expansive building to the eye looks properly sized and approachable.

DESIGN STANDARDS- BUILDING DESIGN

6. SIGNAGE

Intent

Signage is one issue that can create significant conflict between developers, business owners, and the City. This is because owners want to maximize their visibility to passersby, while the City wants to protect overall safety and appearance and not have a profusion of signs. Appropriate sign regulations balance the concerns of business owners with the public welfare concerns. Signs are effective in garnering attention, while not detracting from overall appearance. Signs should also be scaled to their environment. Signs along a highway will be different from those in a primarily pedestrian area.

The intent of the Signage Standards are to:

- Ensure preservation of historic heritage and atmosphere; and
- Improve aesthetic appeal around signage.

Applicability

6.0 – Signage Design Standards apply to all redevelopment in the entry corridors.



Standards

6.1 – A landscaped base area shall be provided for monument or ground signs appropriate to the mass and height of the sign. All areas within 5 feet of the base of any sign shall be landscaped. The landscaped area may include trees, shrubs, flowering perennials, ornamental tall grass, fountains, water features, decorative stonework, planters, sculpture and decorative paving.

Guidelines

6.2 – A minimal number of colors should be used per sign where possible. Bright colors should be reserved for accent only.

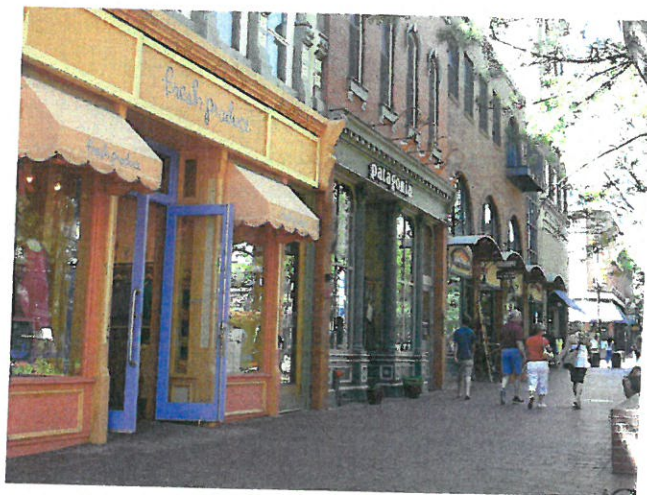
6.3 – Integrate signs into building and site design so they do not appear as an afterthought.

6.4 – Attached signs should be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building

DESIGN STANDARDS- BUILDING DESIGN



- Signage is low to the ground and made of local materials such as stone.
- Signage fits within the landscape and doesn't detract from the surrounding environment.



- Signage is incorporated into building design.
- Fonts and text styles are incorporated into the color scheme and design of the building.

DESIGN STANDARDS- BUILDING DESIGN

7. BUILDING HEIGHT

Intent

Building height is important to maintain character of a place and to improve the general quality of the building environment, pedestrian spaces and pedestrian relationships to buildings. The goal is not uniformity, rather heights should be within a range that work well together. When buildings are too tall, they can create a canyon effect, making an area feel enclosed and unpleasant. Buildings that are too short lose definition and do not contribute to the character of an area. The key is to work with the existing streetscape and define heights that are appropriate to create a welcoming environment and consistency. The image shows how different heights can work together, with two story buildings (occasionally higher buildings are present at key intersections).

The intent of the Building Height Standards are to:

- Create a unique corridor and downtown feeling with consistent building heights which correspond to the historic streetscape feeling of central Fredericksburg;
- Ensure adherence to maximum building height so that the character is not lost or damaged; and
- Step roof down towards front of building to keep streetscape from becoming overbuilt and to form pedestrian gathering places.

Applicability

7.0 – Building Height Design Standards apply to all redevelopment in the entry corridors.



Standards

7.1 – Use existing height standards from the Zoning Ordinance.

Guidelines

7.2 – Work with the existing streetscape and define heights that are appropriate to create a welcoming environment and consistency.

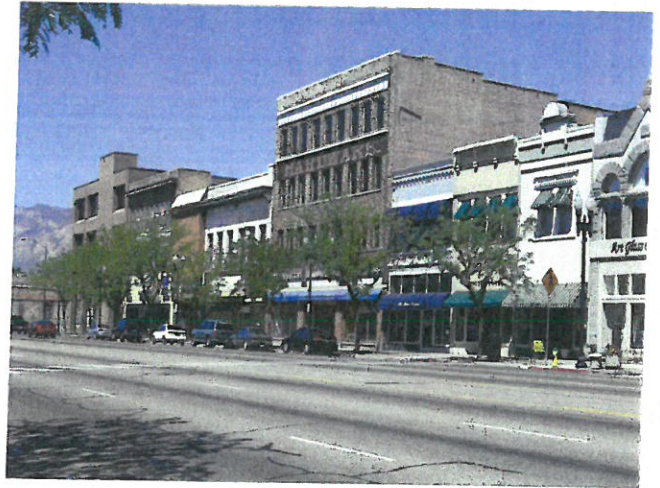
7.3 – Use building height to define neighborhood and district edges, and to provide a “human scale.”

7.4 – Floor to floor heights of a building can have an impact on the mass of the building. Typical ceilings in a residence are 8-9 feet. First floors of office buildings or retail shops can range from 10-15 feet. Upper floors that include residential or office are generally 8-12 feet in height. Actual or implied floor-to-floor heights above 15-20 feet on the exterior should be avoided, as a building may begin to lose its “human scale” appearance.

DESIGN STANDARDS- BUILDING DESIGN



- By using different materials and heights, large sized buildings can appear to be separate and smaller in scale.



- With proper setbacks and landscaping, buildings of different but similar height can easily blend together and create a lively and varied streetscape.



- By using different building heights, downtown areas can add character and sense of place.



- An example of how one, two and three story buildings can mesh well in areas that have proper landscaping, setbacks, and material use.

DESIGN STANDARDS- SITE DESIGN

8. SETBACKS & FRONTAGE

Intent

Setbacks define the relationship of a building to the street frontage, and how far the building is from the ROW or sidewalk. Along highways, it may be appropriate for buildings to be set farther back away from the roadway; while in pedestrian areas, it is preferable to have buildings up to the sidewalk. In conventional development, buildings are setback from the road behind parking lots. This ensures adequate parking and high visibility for the business; however, it does not contribute to the aesthetics of an area. Much of the development within the entryways to Fredericksburg follows this pattern.

The intent of the Setbacks and Frontage Standards are to:

- Preserve characteristics of Fredericksburg's small town downtown heritage through the use of building setback.

Applicability

8.0 – Setback Design Standards apply to all redevelopment in the entry corridors except for single family residential.



Standards

8.1 – Doors and entryways shall be constructed facing the entry corridor and any side streets. Secondary entrances may be constructed to allow convenient access from secondary streets, adjacent buildings, sidewalks or parking.

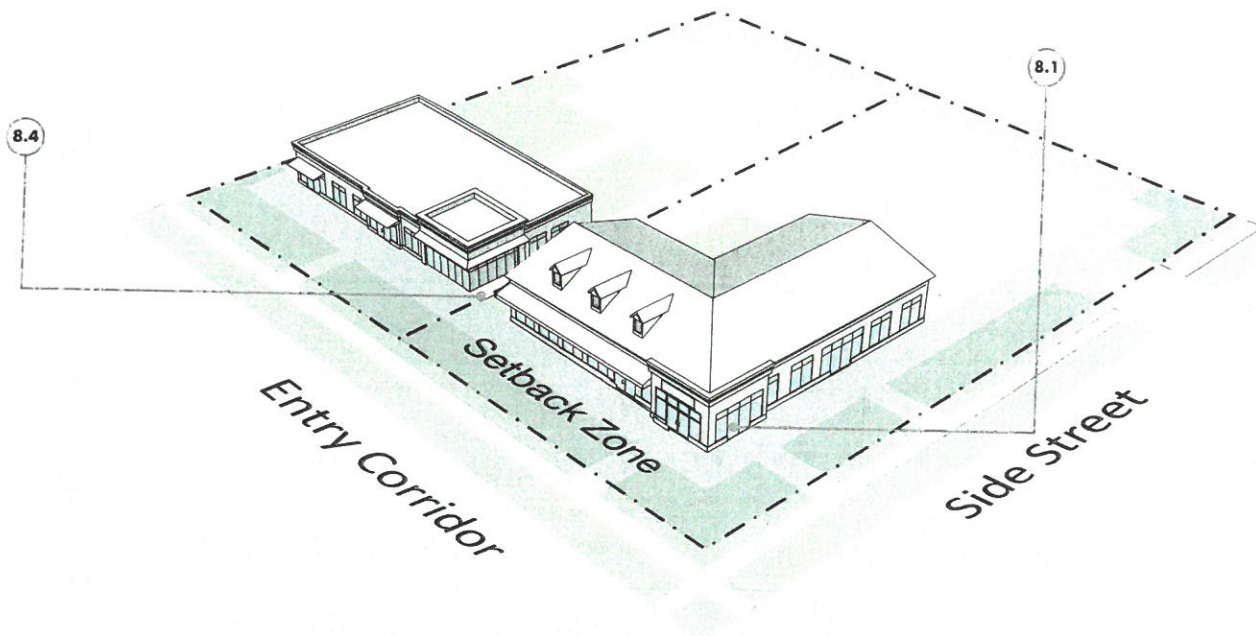
Guidelines

8.2 – The front door should connect to the sidewalk along the entry corridor.

8.3 – In areas adjacent to or near the Historic District, new buildings should match adjacent building setback in order to preserve the Historic District character and to encourage walkability.

8.4 – A contiguous building arrangement without large breaks between buildings along the street face is encouraged.

DESIGN STANDARDS- SITE DESIGN



- By encouraging building set back along entry corridors, the city will have room to provide not only landscaping but also areas of public social space along pathways and pedestrian walkways.



- Parking is not located between the building and creek
- Buildings should take advantage of adjacencies to Town Creek and Barons Creek by providing amenities between the building and the creek

DESIGN STANDARDS- SITE DESIGN

9. LANDSCAPING

Intent

Appropriate landscaping plays a significant role in the character and appearance of an area. Landscaping can be used as a buffer to disguise unappealing features, like utilities and parking. Landscaping can also enhance pedestrian areas, offering shade and a visual break from the built environment and serving as a buffer to the street. The challenge of landscaping is the on-going maintenance required to keep it attractive, as well as water usage. Low water landscaping should be utilized to ensure minimal water use and lower maintenance for landscape features. The City can work with property owners and civic organizations, such as the Garden Club, to adopt landscape features to provide on-going maintenance and care for them.

The intent of the Landscaping Standards are to:

- Create street-to-building buffering landscapes with native and drought resistant plant species for more pleasurable vehicular and pedestrian experience;
- Create a cohesive and consistent tree canopy along pedestrian pathways to create a pleasing and comfortable environment for non-vehicular traffic;
- Restore existing natural areas where possible; and
- Create public spaces and common areas that invite residents and tourists to visit with appealing and beautiful landscaping.

Applicability

9.0 – Landscaping Design Standards apply to all redevelopment in the entry corridors.

Standards

9.1 – Landscaping, including planting and trees, shall be provided as a buffer between the street and parking area.



Guidelines

9.2 – To create a cohesive tree canopy that provides for consistent shade, street trees should be planted a minimum of every 50 feet on center (centered between the curb and sidewalk). The same amount of trees may also be clustered in groups.

9.3 – Native, drought tolerant and adapted landscape species should be used to the greatest extent possible.

9.4 – A minimum of 50 percent of the plant species should be selected from the approved plant list.

9.5 – Minimize impervious coverage to reduce the need for energy and water consumption.

9.6 – Utilize parks, open spaces and natural areas as buffers between incompatible uses or as a means of maintaining natural viewsheds.

9.7 – Planting is preferable to turf within the right-of-way, including spaces between sidewalks and the street. Landscaping between the curb and sidewalk should be no taller than 24 inches tall and trees should be limbed up 7.5 feet above the sidewalk in the sight distance triangle.

9.8 – Every effort should be made to protect underground utilities such as water, sewer, phone and cable from tree or plant roots.

9.9 – Restoration of natural areas is strongly encouraged during new development and, to the extent possible, redevelopment.

9.10 – Wherever possible, parks should take advantage of existing mature vegetation by preserving it and

DESIGN STANDARDS- SITE DESIGN

incorporating it as a feature of the park to maximize use of shaded areas.

9.11 – Minimize grading and preserve existing vegetation whenever possible.

9.12 – Landscapes should be irrigated to establish planting and provide the correct water levels to support the long term growth of landscape. Irrigation systems should use efficient water methods, group planting by similar watering needs, and use moisture sensors to control the use of water.

9.13 – Root barriers should be used in planting areas between the sidewalk and street which are less than 10 feet in width.



- Native and drought tolerant plantings are encouraged.
- Planting is provided as a buffer between the sidewalk and street.



- Agaves, grasses, and cacti are appropriate plant materials that have low water requirements.



- Seasonal planting is provided between the street and the sidewalk, creating a buffer between automobile and pedestrian sidewalk, while keeping within the maximum height of 2 feet.

DESIGN STANDARDS- SITE DESIGN

Table 1: Recommended Street Trees (Planting Areas >10')

STREET TREES	
Common Name	Scientific Name
Shumard Oak	Quercus shumardii
Chinquapin Oak	Quercus muehlenbergii
Montezuma Cypress	Taxodium mucronatum
Lacey Oak	Quercus laceyi
River Birch	Betula nigra
Mexican Sycamore	Platanus mexicana

Table 2: Recommended Street Trees

SCREENING	
Common Name	Scientific Name
Red Maple	Acer rubrum
Sweetgum	Liquidambar styraciflua
Southern Magnolia	Magnolia grandiflora
American Sycamore	Platanus occidentalis
Mexican Sycamore	Platanus mexicana
Texas Red Oak	Quercus buckleyi
Shumard Oak	Quercus shumardii
Live Oak	Quercus virginiana
Bald Cypress	Taxodium Distichum

Table 3: Recommended Trees for Screening

SCREENING	
Common Name	Scientific Name
River Birch	Betula nigra
Bottlebrush	Callistemon sp.
Texas Redbud	Cercis canadensis 'Texensis'
Possumhaw Holly	Ilex decidua
American Holly	Ilex opaca
Yaupon Holly	Ilex vomitoria
Little Gem Magnolia	Magnolia grandiflora 'Little Gem'

Table 4: Recommended Trees for General Landscaping

TREES	
Common Name	Scientific Name
Florida Maple	Acer barbatum
Red Maple	Acer rubrum
River Birch	Betula nigra
Bottlebrush	Callistemon
Pecan	Carya illinoensis
Texas Redbud	Cercis canadensis 'Texensis'
Texas Persimmon	Diospyros texana
Possumhaw Holly	Ilex decidua
American Holly	Ilex opaca
Yaupon Holly	Ilex vomitoria
Savannah Holly	Ilex x 'Savannah'
Sweetgum	Liquidambar styraciflua
Southern Magnolia	Magnolia grandiflora
Little Gem Magnolia	Magnolia grandiflora 'Little Gem'
Sweetbay Magnolia	Magnolia virginiana
Slash Pine	Pinus elliotii
Loblolly Pine	Pinus taeda
Texas Pistache	Pistacia texensis
American Sycamore	Platanus occidentalis
Mexican Sycamore	Platanus mexicana
Mexican Plum	Prunus Mexicana
Sawtooth Oak	Quercus acutissima
Bur Oak	Quercus macrocarpa
Cow Oak	Quercus michauxii
Nuttall Oak	Quercus nuttallii
Live Oak	Quercus virginiana
Eve's Necklace	Sophora affinis
Bald Cypress	Taxodium Distichum
American Elm	Ulmus Americana

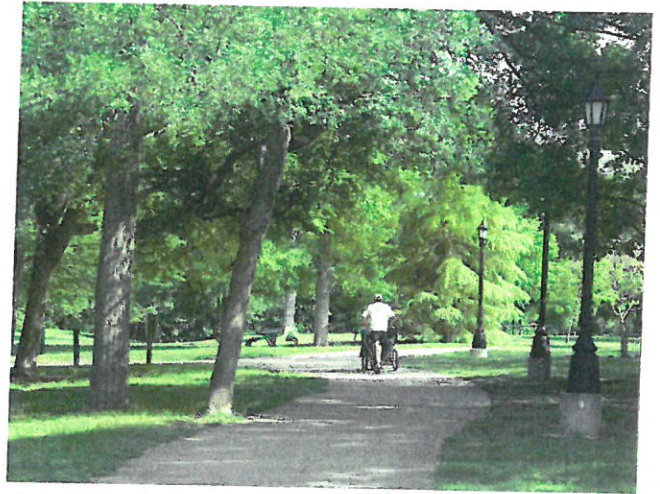
Table 5: Recommended Plants for General Landscaping

GROUND COVERS	
Common Name	Scientific Name
Ajuga	Ajuga sp.
Centipedegrass	Eremochloa ophiuriodes
Homestead Verbena	Glandularia canadensis
Daylily	Heimerocallis sp.
Red Yucca	Hesperaloe parvifolia
Trailing Juniper	Juniperus sp.
Trailing Lantana	Lantana sp.
Liriope	Liriope sp.
Dwarf Nandina	Nandina sp.
Katie Ruellia	Ruellia elegans
Yucca	Yucca sp.
Rain Lily	Zephyranthes sp.
ORNAMENTAL GRASSES	
Common Name	Scientific Name
Bluestem	Andropogon sp.
Sideoats Gamma	Bouteloua curtipendula
Weeping Lovegrass	Eragrostis curvula
Purple Lovegrass	Eragrostis spectabilis
Sand Lovegrass	Eragrostis trichocolea
Fiber Optic Grass	Isolepis cernua
Purple Autumn	Miscanthus sinensis
Zebra	Miscanthus sinensis 'Zebri'
Muhly	Muehlenbergia sp.
Little Bunny Fountain	Pennisetum alopecuroides
Fountain	Pennisetum rupeppellii
Mexican Feather	Stipa tenuissima
VINES	
Common Name	Scientific Name
Crossvine	Bignonia capriolata
Trumpet Creeper	Campsis radicans
Coral Honeysuckle	Lonicera sempervirens
Evergreen Wisteria	Melletia reticulata
Virginia Creeper	Parthenocissus quinquefolia
Lady Banks Rose	Rosa banksia
PLANTING BEDS	
Common Name	Scientific Name
Abelia	Abelia sp.
Agave	Agave sp.
Yarrow	Achillea sp.
Butterfly Bush	Buddleia davidii
Beautyberry	Callicarpa americana
Coreopsis	Coreopsis sp.
Coneflower	Echinacea sp.
Indian Blanket	Gaillardia sp.
Hummingbird Bush	Hamelia patens
Burford Holly	Ilex cornuta
Yaupon Holly	Ilex vomitoria
Dwarf Yaupon Holly	Ilex vomitoria 'nana'
Juniper	Juniperus sp.
Lantana	Lantana sp.
Texas Sage	Leucophyllum sp.
Gayfeather	Liatrus sp.
Turk's Cap	Malvaviscus arboreus
Blackfoot Daisy	Melampodium leucanthum
Wax Myrtle	Myrica cerifera
Blue Plumbago	Plumbago auriculata
Pomegranate	Punica granatum
Rosemary	Rosmarinus officinalis
Black-eyed Susan	Rudbeckia sp.
Dwarf Palmetto	Sabal minor
Mealy Blue Sage	Salvia farinacea
Autumn Sage	Salvia greggii
Mexican Sage	Salvia leucantha
TX Mountain Laurel	Sophora secundiflora
Bridal Wreath Spirea	Spirea cantoniensis
Yellow Bells	Tecoma stans
Viburnum	Viburnum sp.

DESIGN STANDARDS- SITE DESIGN



- Seasonal color is thoughtfully incorporated into planting design.



- The park takes advantage of maintaining existing trees on site.
- The park maximizes the use of shaded areas by aligning paths underneath dense tree canopy.



- The use of a low stone seat wall is creatively incorporated into the landscape to preserve an existing stand of oak trees.
- Cactus and native plants fit the planting scheme of the larger context of central Texas.



- An allee of street trees planted 50 feet on center frames the sidewalk and provides comfort to pedestrians.
- A mix of tree species offers seasonal interest along the street.

DESIGN STANDARDS- SITE DESIGN

10. LIGHTING

Intent

Lighting is necessary to make a building visible to passersby and for safety and security on site. However, lighting can also become a nuisance, as light spills onto adjacent property, distracts drivers and detracts from community appearance. Well-designed lighting focuses light where it is needed, with minimal glare and excess. Shielding and proper aiming can provide appropriate safety and security while having minimal impact on adjacent properties. Pole location, height, and design all affect how lighting will be seen, so thought should be given to all of these variables when designing a lighting system for a property.

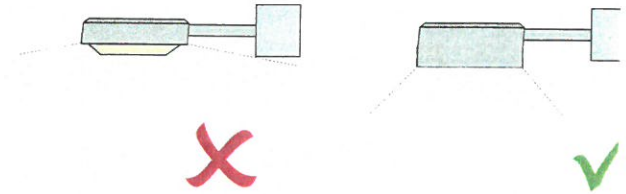
The intent of the Lighting Standards are to:

- Provide continuity and high aesthetic value through the creation of a cohesive lighting strategy; and
- Create, safe, secure places with lighting strategies while protecting the night sky and nearby residential properties.

Applicability

10.0 – Architectural Lighting Design Standards apply to all redevelopment in the entry corridors. Please also refer to ordinance 24-014.

LIGHTING SELECTION MATRIX	
Location	Fixture
Streetscape Pedestrian Lighting	Sternberg Lighting Omega Series or Approved Equal
Site Lighting	Sternberg Lighting Medterra BB or Approved Equal
Public Space Lighting	Sternberg Lighting Medterra BB or Approved Equal



Standards

10.1 – Lighting fixtures should be selected from the International Dark-Sky Association Approved Fixtures and comply with City ordinance 24-014.

Guidelines

10.2 – Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixtures is prohibited.

10.3 – Fixture style and location should be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style should be consistent throughout the project.

10.4 – Light fixtures should be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures should be cut-off luminaries that have less than 90 degree cut-off so that the light is not emitted horizontally or upward.

10.5 – Projects located near residential or open space areas should use low intensity/wattage lights and all lighting is to be extinguished or reduced in intensity 30 minutes after the close of business.

10.6 – Off-site street lighting may be required over driveways to provide safe entrances and exits.

10.7 – Decorative seasonal lighting encouraged.

DESIGN STANDARDS- SITE DESIGN



- The Sternberg Lighting Omega Series, Dark Sky light fixture is an example of an approved light fixture for Fredericksburg.



- Lighting can include planters and decorative features to fit within the context of Fredericksburg



- The Selux Beta Lanier, Dark Sky light fixture is an example of an approved light fixture for Fredericksburg.



- Lighting can be erected within the entry corridors and along paths and sidewalks.

DESIGN STANDARDS- SITE DESIGN

11. SERVICE AREAS

Intent

Every site plan needs to account for building facilities like HVAC systems, dumpsters, drainage, etc. These are necessary features that have to be located; however, they can present a challenge to balance needed access with aesthetics. It is appropriate to place these facilities in the back of the property, shielded by the building if possible. If that is not available, due to access issues, service areas should be shielded with fencing and landscaping to maintain the overall site appearance. Good site planning will ensure that needed facilities are incorporated on site, with minimal visibility from roadways and adjacent properties.

The intent of the Service Areas Standards are to:

- Use visually screened service areas to hide unsightly private space areas; and
- Use appropriate landscaping, fencing, and/or green screens around service areas for buffering.

Applicability

11.0 – Service Areas Design Standards apply to all redevelopment in the entry corridors.



Standards

11.1 – Loading/unloading areas shall be clearly identified by installing no parking signs and/ or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. The size and number of the loading/ unloading areas must be consistent with the requirements of the Zoning Ordinance.

Guidelines

11.2 – All trash, recycling and utilities facilities should be visually and acoustically screened from pedestrian rights of way.

11.3 – Screening should be achieved through the installation of a wall or fence six foot in height or a height sufficient to obscure the area or equipment, whichever is less.

11.4 – Screening may be provided by using a semi-opaque fence, solid vegetative surface or combination of both.

11.5 – The height of screening plants should be based on typical plant size within five growing seasons.

11.6 – All roof-top equipment should be screened from entry corridors, side streets, plazas and parks.

11.7 – It is encouraged to provide a separate waste and recycling unit to encourage environmental sustainability and support efforts to reduce, reuse, and recycle in Fredericksburg. The City of Fredericksburg Recycling Center provides recycling and safe disposal options. Fredericksburg Shines has compiled a list of items that can be recycled along with the location where that recycling occurs.

DESIGN STANDARDS- SITE DESIGN



- The use of wood softens the visual effect of the waste receptacle.
- The waste receptacle visually blends into the surrounding public space, and the wood material matches the adjacent bench.



- Waste receptacles are screened with vegetation.
- Waste is separated into trash and recycling units.



- Service areas are located to the rear of the site.
- Trees and landscaping screen views to dumpsters and service areas.



- Compost areas are hidden from view and designed in an esthetically pleasing manner.

DESIGN STANDARDS- SITE DESIGN

12. PARKING & ACCESS

Intent

Parking uses a significant portion of most conventional development. Developers typically have to provide sufficient parking for infrequent, high volume days like the day after Thanksgiving. This, combined with a desire for visibility and access, means most parking lots are put in front of the building. Adequate landscaping and buffering can improve the appearance of parking lots; however, having parking to the front detracts from pedestrian connectivity and appeal. Having parking to the rear of the property would allow the building to front onto the roadway. It would also allow for consolidation of driveways and access points. This can be a tremendous benefit for traffic flow, to reduce curb cuts and points of conflict along roadways.

The intent of the Parking and Access Standards are to:

- Conceal and beautify parking areas, such as parking located in the rear or side of buildings;
- Create parking spaces that flow smoothly and create logical connections between parking spot and destination; and
- Use landscaping to buffer parking lots from adjacent uses.

Applicability

12.0 – Parking Design Standards apply to all new development in the entry corridors.

Standards

12.1 – When a property abuts a creek, a 10 foot landscaped buffer shall be provided between the parking lot and the creek, where applicable. Utilize rain gardens and/or plant species that filter toxins between the parking lot and the creek.

12.2 – All parking shall comply with the most current American with Disabilities Act (ADA) standards and regulations.



12.3 – Whenever parking areas/drive aisles are connected to adjacent sites, the circulation must provide for similar direction of travel (both vehicular and pedestrian) and parking stalls to reduce conflict at points of connection.

12.4 – Pedestrian walkways connecting to adjacent development shall be provided.

12.5 – A minimum of a 4" diameter tree per 8 parking spaces shall be planted in planting beds located in the corners of parking lots and 'islands.'

12.6 – Continuous, 5' sidewalks must be provided along the full length of the building featuring customer entrances and along any façade facing public parking areas.

Guidelines

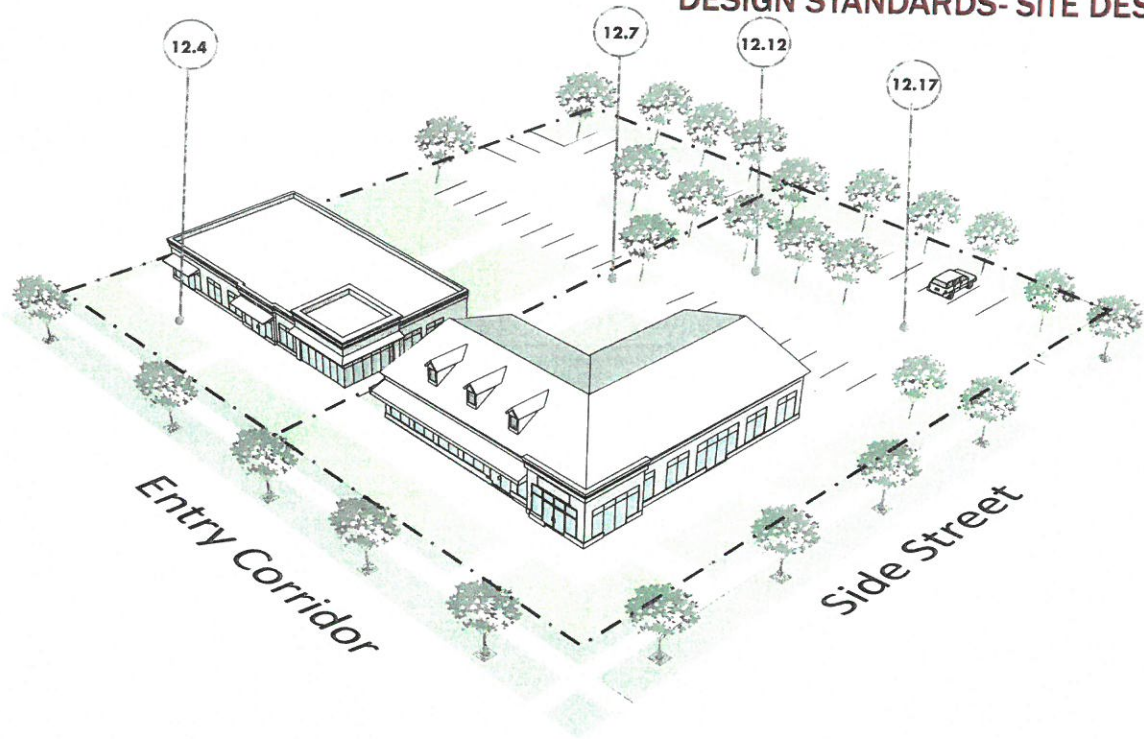
12.7 – Parking should be located behind buildings or on the side.

12.8 – Bicycle parking facilities should be provided at all new development that occurs on any street intersection. The design, color, and materials must coordinate with other site elements and must be well-lit for night time uses.

12.9 – Parking areas abutting properties residentially used or designated should be separated by a landscape buffer a minimum of 10 feet in width. In addition to landscaping, perimeter earth berms are recommended as an effective way to reduce the visual impact of surface parking lots.

12.10 – At least one drive aisle should be designed to provide sufficient emergency vehicle access and maneuverability.

DESIGN STANDARDS- SITE DESIGN



12.11 – Establishments that typically require or generate frequent passenger loading and unloading should provide specifically designated loading/unloading stopping bays. Direct ingress and egress should be provided so that vehicles are not directed into the on-site drive aisles.

12.12 – Parking lots should be located and designed with stormwater Best Management Practices to capture, treat and infiltrate storm water.

12.13 – The on-site circulation should be logical and provide convenient, safe and direct flow of pedestrians and vehicles.

12.14 – New surface parking areas are discouraged within view of US 290, US 87, SH 16, and FM 965. New parking areas should be situated behind buildings and screened from street views.

12.15 – Parking aisles should be arranged to direct pedestrians parallel to moving cars thereby minimizing the need for pedestrians to cross parking aisles and landscape areas. As an alternative, separated pedestrian walkways should be incorporated in the parking lot design.

12.16 – Detached parking structures should be architecturally compatible with their setting or be screened by other buildings or by landscaping. If a detached parking structure abuts a street or major pedestrian path, ground floor design should incorporate a façade with storefronts, display windows, bay divisions, and other pedestrian oriented features.

12.17 – Shared driveways are encouraged.



- Planting buffer is placed around parking.



DESIGN STANDARDS- SITE DESIGN

13. DRAINAGE AND STORMWATER

Intent

Development leads to increased stormwater runoff. Some communities manage drainage for larger areas, so developers put in facilities to convey water off the property to these larger drainage utilities. Other times, each property has to create on site facilities to manage stormwater. A fairly new direction in stormwater management is called low impact design. This utilizes natural features, such as rain gardens and swales, along with technology fixes like rainwater harvesting and pervious pavement, to manage stormwater. This type of development can be a lower maintenance and more aesthetic option for future development. It is important for stormwater to be managed in such a way to protect public health and safety.

The intent of the Drainage and Stormwater Standards are to:

- Create aesthetically pleasing detention and stormwater infrastructure;
- Use Best Management Practices to mitigate flooding and runoff backup;
- Capitalize upon the use of detention features to double as recreational elements where feasible;
- Use Low Impact Development (LID) techniques when possible; and
- Buffer detention ponds with native landscaping.

Applicability

13.0 – Drainage and Stormwater Design Standards apply to all redevelopment in the entry corridors. All designs should be compliant with current standards and requirements for stormwater detention, Code of Ordinances, Article XIII.



Standards

Not applicable.

Guidelines

13.1 – LID techniques such as rain barrels, cisterns, rain gardens, naturalized landscaping, porous pavement and roof gardens are encouraged.

13.2 – When possible, site stormwater management facilities in parks and open space if there is a benefit to the surrounding area and/or water quality is demonstrated.

13.3 – Existing drainage patterns and flows on site should be preserved to the greatest extent possible.

13.4 – Decorative or aesthetically pleasing stormwater mechanisms should be incorporated into stormwater designs to the greatest extent possible.

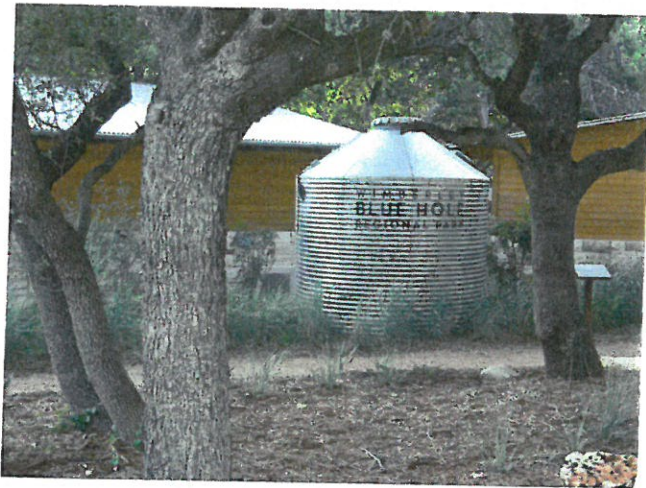
DESIGN STANDARDS- SITE DESIGN



- Bio-filtration areas slow stormwater runoff and absorb pollutants to encourage increased water quality.



- Decorative storm grates provide visual interest to otherwise unappealing design features.



- A rain water cistern captures water for reuse in the landscape.
- The materials on the rain water cistern match the architecture of the building and double as signage for the park.



- LID techniques such as rain gardens are aesthetically pleasing and contribute to an increase in water quality and reduce peak flows of stormwater runoff.
- Rain gardens are valuable Best Management Practices that mitigate flooding and stormwater runoff.

DESIGN STANDARDS- SITE DESIGN

14. STREETSCAPE

Intent

Most of the streets being included for the entryways are state highways. This means that TxDOT has jurisdiction over the design of the streetscape and any elements to be included in them. The City has a productive relationship with TxDOT staff and can work with them to incorporate improvements to the streetscape over time as projects and upgrades are made to roads in the entryways.

The intent of the Streetscape Standards are to:

- Create a connected sidewalk system throughout the city to ensure safety and connectivity between destinations;
- Increase the mobility to persons walking throughout the city into all areas;
- Create a continuous street tree canopy and landscaping along roadways to create more visually pleasing thoroughfares and pedestrian pathways;
- Use ADA compliant ramp and pedestrian facilities throughout the network to ensure ease of movement; and
- Ensure that the ground floor creates comfort and interest for pedestrian use.

Applicability

14.0 – Streetscape Design Standards apply to all redevelopment in the entry corridors.

Standards

14.1 – Sidewalks along the street right of way must be a minimum of 5 feet wide.



Guidelines

14.2 – Sidewalks and pedestrian pathways should safely connect from the street to commercial buildings, surrounding residential areas, and parks and open spaces.

14.3 – Seating is encouraged in front of businesses, in public spaces and other instances where appropriate.

14.4 – All pedestrian areas should comply with the most current American with Disabilities Act (ADA) standards and regulations. Particular attention should be given to ramps, accessible paths of travel, level landings and handrails.

14.5 – Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, art works, and water features to enhance the places that people will walk, gather, or recreate.

14.6 – Developments adjacent to multi-use trails should provide a direct connection from the trail to the development's internal pedestrian circulation system.

14.7 – Streetscape furnishing should be made of high quality materials and be coordinated with the architecture of the building.

14.8 – To create a cohesive tree canopy for consistent shade, street trees should be planted a minimum of every 50 feet on center (centered between the curb and sidewalk). The same amount of trees may also be clustered in groups.

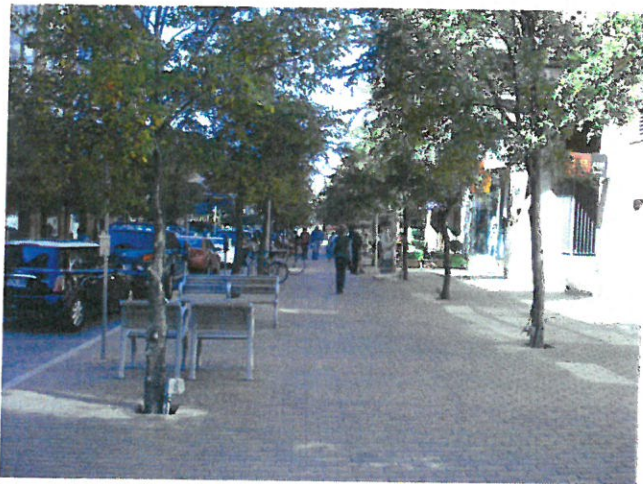
DESIGN STANDARDS- SITE DESIGN



- A continuous canopy of street trees provides visual interest along the road.



- Benches, landscaping, street trees and seating provide a comfortable pedestrian environment.



- Street trees are provided along the street.
- Ample shade and seating are provided for a comfortable pedestrian environment.



- Streetscape furnishings are made of high quality materials and create a brand and identity.

IMPLEMENTATION

IMPLEMENTATION

Responsibility for the Design Standards will be with the Planning Commission. They will be tasked with incorporating the plan recommendations into the City's Code of Ordinances. They will also serve as the design review board, once the new standards are adopted. In this role, they will be responsible for ensuring the standards are being met as new development and renovations occur in the entry corridors.

2014 Crawfish
Festival, City of
Fredericksburg



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ACKNOWLEDGEMENTS

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Jerry Luckenbach
Gary Neffendorf
Graham Pearson
Bobbie Watson
Chief of Police Steve Wetz

B. Planning and Zoning Commission

Janice Menking, Chairman
Brenda Segner, Vice-Chairman
Todd Willingham
Chris Kaiser
Charlie Kiehne
Bill Pipkin
Daryl Whitworth
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C. Technical Advisory Committee

Kent Myers, City Manager
Clinton Bailey, Director of Public Works and Utilities
Jimmy Alexander, Director of Parks and Recreation
Brian Jordan, Director of Development Services Howard Lyons, TxDOT
Doyle Moellering, TxDOT
Donnie Schuch, Gillespie County Commissioner

D. Citizen Advisory Committee

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David Kneuper, River City Engineering
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APPENDIX

EXISTING DESIGN STANDARDS AND GUIDELINES



Lady Bird
Johnson
Municipal Park

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EXISTING DESIGN GUIDELINES AND STANDARDS

	1997 HISTORICAL DESIGN GUIDELINES	2014 SUBDIVISION ORDINANCE	CODE OF ORDINANCES
Architectural Styles	1. Architectural style in one word: Eclecticism. 2. Bring construction techniques from immigrants' homeland, adapt techniques to local climate and resources, and then add prominent decorative features. 3. Detailing styles are primarily Queen Anne, Victorian, or Classical Revival characteristics. 4. Style categories: Pioneer, Gothic Revival, Italianate, Queen Anne, Folk Victorian, Art Moderne, Bungalow, Commercial.	Based on architectural style and other criteria, the city designates the Historic District, historic landmark and preservation priority rating. Building's general design, arrangement, texture, color, material and structure should consider conformity to the general character of the particular historic area involved	Zoning Ordinance: N/A
Architectural Features	1. Awnings. It can be operable or inoperable, should be visual attractive, fit the scale of building, use appropriate materials and color, easy to uninstall, and keep message simple. 2. Structural system and HVAC. Keep new amenities hidden, or well incorporated in the building with least alternation of the original building. 3. Doors. Retain, preserve and maintain the original door, make it unobtrusive to the visual appearance of the building, keep the historical integrity of the building. 4. Roofs. Preserve the original roof form and materials, design according to historical documentation. 5. Windows. Use same or similar materials, design and hardware to make new windows compatible with the old.	Building's general design, arrangement, texture, color, material and structure should consider conformity to the general character of the particular historic area involved.	Zoning Ordinance: Fences: Maximum height for the front yard fence is [four feet] (4'). This includes any gates, arbors, entrances or other structures built into the fence.
Architectural Materials	1. Glass. There are two forms of glass: decorative and structural, beveled glass is the most common one in Historic District. 2. Masonry. The majority of the buildings are constructed of rock walls. Essential elements: walls, brackets, door and window pediments, steps, columns, joint and brick unit size, bonding patterns, railings, cornices, coatings and colors. 4. Wood. Wood is used as structure, exterior construction, or functional or ornamental details such as doors, window jambs, molding, shutters and pediments. 5. For architectural materials, use original materials, retain and preserve significant architectural features, ensure the maintenance of the building's historical character.	Building's general design, arrangement, texture, color, material and structure should consider conformity to the general character of the particular historic area involved	Zoning Ordinance: N/A

EXISTING DESIGN GUIDELINES AND STANDARDS

	1997 HISTORICAL DESIGN GUIDELINES	2014 SUBDIVISION ORDINANCE	CODE OF ORDINANCES
Signage	1. Signage should be compatible with historical character by color, composition, lettering, materials and size. 2. Signage height is visible to pedestrians without obscuring the visibility of historical features. 3. Place signs in areas that accentuate architectural features of building without diminishing or damaging the detail of building. 4. Limit number of signs, make them durable.	1. Street signs shall be furnished and installed by the Developer for all intersections within or abutting the Subdivision. 2. Such signs shall be of a type approved by the City and include the block number. 3. Street signs shall be installed in accordance with the prescribed type currently in use by the Manual on Uniform Traffic Control Devices. 4. By districts, there are different requirement of signs, such as residential signs, wall signs, ground signs, banners, projecting signs, canopy signs, and freestanding signs.	Sec. 29-4. Permit required Sec. 29-5. Signs exempted from certain regulations. Sec. 29-6. Prohibited signs. Sec. 29-7. Permanent signs permitted by district.
Building height	1 or 2-story	1. Building height varies from one to five stories for different zones. 2. Height limitations are established to ensure that buildings and structures shall not exceed heights generally compatible with purposes of the district and other uses therein, and shall not unnecessarily impact upon the privacy, views, or desirability of development of adjoining sites.	Determined by Zoning Category – all districts have Maximum building height requirements.
Massing and Scale			



EXISTING DESIGN GUIDELINES AND STANDARDS

	1997 HISTORICAL DESIGN GUIDELINES	2014 SUBDIVISION ORDINANCE	CODE OF ORDINANCES
Setbacks	No requirement.	Approach and departure areas on both sides of a gated entrance must provide adequate setbacks and proper alignment to allow free and unimpeded passage of emergency vehicles through the entrance area.	Determined by Zoning Category – all districts have Minimum Setback requirements Front yard setback is determined by the recorded lot orientation, not by address or orientation of structure. Front Yard (FY) Street Side Yard (SSY) Interior Side Yard (ISY) Rear Yard (RY) C1: FY(25ft), SSY(25ft), ISY(5ft (10ft when adjacent to R1 or R5), RY(10ft) C2: FY(15ft), SSY(15ft), ISY(0ft* 10ft when adjacent to R1 or R5), RY(10ft) CBD: FY(0ft), SSY(0ft), ISY(0ft* 10ft when adjacent to R1 or R5), RY(0ft) M1: FY(10ft), SSY(10ft), ISY(10ft*), RY(10ft*) *25ft when adjacent to R1 or R5 M2: FY(10ft), SSY(10ft), ISY(10ft*), RY(10ft*) *25ft when adjacent to R1 or R5 M3: FY(25ft), SSY(25ft), ISY(10ft*), RY(10ft*) *25ft when adjacent to R1 or R5 PF: FY(Same as Most Restrictive Districts Adjacent to PF) SSY(Same as Most Restrictive Districts Adjacent to PF) ISY(0*) RY(0*) *5 feet when adjacent to a residential zone on side 10 feet when adjacent to a residential zone on rear. R1: FY(25ft), SSY(15ft), ISY(5ft), RY(10ft) R2: FY(15ft), SSY(15ft), ISY(5ft), RY(10ft) R3: FY(25ft), SSY(15ft), ISY(5ft), RY(10ft) R3: FY(20ft), SSY(15ft), ISY(5ft), RY(10ft) R4: R3: FY(20ft), SSY(10ft), RY(10ft) R5: FY(15ft), SSY(15ft), ISY(10ft), RY(10ft)

EXISTING DESIGN GUIDELINES AND STANDARDS

	1997 HISTORICAL DESIGN GUIDELINES	2014 SUBDIVISION ORDINANCE	CODE OF ORDINANCES
Landscaping	1. Use landscaping as a buffer between parking lots and streets or buildings. 2. Use landscaping in residences, highlight important features and obscure less attractive ones. 3. Use potted plants and flowers to accentuate buildings. 4. Design landscape simply; make them compatible with the character of the neighborhood.	1. All landscaping shall be installed in a good workmanship-like manner and according to accepted good planting procedures with specific quality of plant materials. 2. All elements of landscaping, except plant materials other than hedges, shall be installed so as to conform to all other applicable ordinances and city codes. 3. Landscaped areas require protection from vehicular encroachment.	Vegetation on or within the Right-of Way, overhanging the paved street area, shall be maintained at a vertical clearance of fourteen (14) feet. Trees. Trees shall be species having an average mature spread of crown of at least (15) feet and having a trunk(s) which can be maintained in a clean condition over five (5) feet of clear wood. Trees having an average mature spread crown less than fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen (15) foot crown spread. Tree species shall be a minimum of one and one-half (1½) inch diameter. Landscaping Adjacent to Public Right-of Way. • Minimum of 5 ft. wide strip adjacent to Right-of-Way boundary with a hedge wall or other durable landscape barrier of at least 2 ft. height, plus one (1) tree per each 50 ft. of street frontage. • All other areas between Right-of-Way and off-street vehicular use area shall be grass or ground cover. Perimeter Landscaping Related to Abutting Properties. • A hedge or fence per specifications is required when abutting property is zoned for non-business use, and one (1) tree per 75 LF required. • A hedge or fence is not required when abutting property is zoned for business use, but one (1) tree per 125 LF required. Parking Area Interior Landscaping. • 10 sq. ft. per each interior parking space: $10 \times 18 = 180 \text{ SF}$. • Other vehicular use area $(20,000 \text{ total paved area}) - (32 \text{ spaces} \times 400) = 8,000 \text{ less exclusion } (5,000 \text{ SF}) = 3,000 \text{ SF ;div; } 100 = 30 \text{ SF} >> 180 \text{ SF} + 30 \text{ SF} = 210 \text{ SF Total}$. • Minimum landscaped area of 50 sq. ft. with one (1) tree. • Minimum number of trees = 1 per 100 sq. ft. of interior area $(210 \text{ ;div; } 100 = 2 \text{ Trees})$. Tree Protection: No person or entity shall remove, contribute to the removal or endanger any tree having a trunk circumference of thirty inches (30") or more, measured four (4) feet above natural grade level which is situated within the boundaries of the area to which the landscape requirements apply as set out in Section 7900 above, without a tree removal permit from the Director of Planning and Building.



EXISTING DESIGN GUIDELINES AND STANDARDS

	1997 HISTORICAL DESIGN GUIDELINES	2014 SUBDIVISION ORDINANCE	CODE OF ORDINANCES
Lighting	No requirement.	1. Street lighting shall conform to the latest edition of the Illuminating Engineering Society Handbook. 2. Round tapered standards with bracket arms shall be used and lighting levels, as recommended, shall be provided for very light traffic in residential areas, medium traffic on Collector Streets, and heavy traffic on Arterial Streets. 3. The location of street lights shall follow the location criteria below. a. Street lights shall be placed at street intersections. b. Street lights shall be placed at the end of cul-de-sacs streets. c. Street lights shall be placed at bridges. d. Street lights shall be placed on street curves of 30 degrees or greater. 4. Full cut-off lights and fixtures shall be used and are subject to the approval of the Director of Public Works and Utilities.	Sec. 7.860. Design Standards. Lights provided to illuminate any parking facility or paved area shall, to the maximum extent feasible, be designed to reflect away from any residential use.
Service areas	Locate service areas in the rear of the site.	Land must be served adequately by essential public facilities, including water facilities, wastewater facilities, roadway and pedestrian facilities, and drainage facilities.	Sec. 7.860. Design Standards. Refuse Collection and Storage. All businesses shall provide suitable trash and refuse storage areas which are designed and constructed to prevent view from the street and to prevent refuse from being displaced about the site, into adjacent properties or public right-of-way and to permit safe, easy removal of refuse by truck or hand.

EXISTING DESIGN GUIDELINES AND STANDARDS

	1997 HISTORICAL DESIGN GUIDELINES	2014 SUBDIVISION ORDINANCE	CODE OF ORDINANCES
Access and Parking	1. Locate off-street parking to the rear of the site. 2. Break large parking lots into smaller components to reduce the visual impact of large paved area. 3. Place new parking in areas least impact the street traffic flow. 4. Landscaping parking areas with medians or open spaces to maintain the character of the Historic District. 5. Design adequate water runoff to avoid erosion.	1. Off-street parking facilities shall be provided for any new building or enlargement of an existing building. Each standard parking space shall consist of a rectangular area not less than 8.5 wide and 18.5 feet long. Each parking space shall have adequate drives, aisles, and turning and maneuvering areas for access and usability, and shall at all times have access to a public street or alley. 2. Driveway design has two categories. State maintained roadways should follow Texas Department of Transportation Access Management Manual. City maintained roadways should follow the Table Dimensions for Driveways along City Maintained Roadways. Driveway throat width varies from 10 to 48 feet for different street classification.	Each standard parking space shall consist of a rectangular area not less than 8.5 wide and 18.5 feet long. Each compact parking space shall consist of a rectangular area not less than 7.5 feet wide and 15.0 feet long. Each space shall have a vertical clearance of not less than 7.5 feet. Each space shall be independently accessible. Each parking space designated for use by the handicapped shall consist of a rectangular area not less than 12.5 feet wide and 18.5 feet long, shall have a vertical clearance not less than 7.5 feet, shall be located in an area not exceeding a two percent (2%) slope, and shall be located near and convenient to a level or ramp entrance accessible to handicapped persons. Parking spaces for the handicapped shall be signed and restricted for use by the handicapped only. Each parking space shall have adequate drives, aisles, and turning and maneuvering areas for access and usability, and shall at all times have access to a public street or alley.



EXISTING DESIGN GUIDELINES AND STANDARDS

	1997 HISTORICAL DESIGN GUIDELINES	2014 SUBDIVISION ORDINANCE	CODE OF ORDINANCES
Drainage & stormwater	No requirement.	1. Drainage systems, including all conveyances, inlets, conduits, structures, basins, or outlets used to drain storm water, must be designed and constructed to promote the health, safety, and welfare of the property owner and the public. 2. Adequate provision must be made for the acceptance, collection, conveyance, detention, and discharge of storm water runoff drainage onto, through and originating within the Subdivision. 3. Surface runoff from residential lots shall cross no more than one additional lot before being directed toward the street or a dedicated drainage easement or public Right-of-Way. 4. When the flow reaches the second lot, side lot swales shall be in place to direct the flows to the street or to a public Right-of-Way or dedicated drainage easement within the rear yard. 5. Furthermore, no more than one lot may drain to a second lot before the flow is directed to the public Right-of-Way or dedicated drainage easement. 6. Where lot to lot drainage occurs, the lot lines shall be aligned and a minimum of a 10' drainage easement shall be provided.	Parking lot storm drainage shall be designed so as to direct water from paved areas to the landscaped areas to allow absorption into the permeable ground prior to discharge into the Public Street or storm drainage system. This should be accomplished in a manner not likely to result in erosion.
Streetscape	No requirement.	All dedicated streets shall conform to the Comprehensive Plan/Transportation Plan and the following Table 9: Minimum Street Design Criteria.	

EXISTING DESIGN GUIDELINES AND STANDARDS

1997 HISTORICAL DESIGN GUIDELINES	2014 SUBDIVISION ORDINANCE	CODE OF ORDINANCES
Sidewalks	Sidewalk General Construction 1. Sidewalks shall be constructed by Class "A" concrete and shall have a width of not less than five (5) feet and a minimum thickness of four (4) inches. 2. Sidewalks adjacent to screening walls shall be 5 feet in width and shall abut the wall, eliminating the landscape area found along the wall, thereby reducing maintenance. 3. Sidewalks shall be constructed one foot (1') from the property line within the street or Arterial Street Right-of-Way and shall extend along the street frontage including the side of corner lots and block ends. 4. Construction of sidewalks adjacent to curbs will be considered where driveway entrances are constructed from the rear of lots on each side of the street for the full length of the block or where Mountable Curbs are installed. In these instances, the sidewalks shall be five feet (5') wide. 5. Sidewalk construction may be delayed until development of lots, but in locations not adjacent to lots and across bridges and culverts, the sidewalk shall be constructed with the other improvements to the Subdivision.	





CITY COUNCIL MEMO

DATE: August 10, 2015

TO: Mayor and City Council

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

SUBJECT: Contract Award: Consolidated Warehouse Regional Detention Pond Discharge Structure and Channel Project

Summary:

Two bids received for the Consolidated Warehouse Regional Detention Pond Discharge Structure and Channel Project. The bids were opened and read aloud on Wednesday July 22, 2015. The recommendation of contract award letter and official bid tabulation from M&S Engineering are included as attachments to this agenda memo.

Recommendation:

City Engineering Staff recommends awarding the Consolidated Warehouse Regional Detention Pond Discharge Structure and Channel Project to Allen Keller Company in the amount of \$292,803 which is above the Engineer's estimate of \$254,800.

Background / Analysis:

(83)

The City of Fredericksburg

Adequate funding is available in the Adopted 2015 Drainage Fund Budget for the construction of the drainage channel improvements.


Department Approval


City Manager Approval

84

The City of Fredericksburg

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



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August 4, 2015

Clinton Bailey, P.E.
City Engineer
City of Fredericksburg
126 W. Main Street
Fredericksburg, TX 78624

Subject: Recommendation of Award - Consolidated Warehouse Regional Detention Pond Discharge Structure & Channel Project

Dear Mr. Bailey:

Two bids were received for the Consolidated Warehouse Regional Detention Pond Discharge Structure & Channel Project and were opened and publicly read aloud on Wednesday July 22, 2015 at the offices of the City of Fredericksburg. As indicated by the attached bid documents, the apparent low bidder was Allen Keller Company with a total bid of \$302,103 and \$292,803 for Substitutive Alternate #1 and Substitutive Alternate #2 respectively. Since receiving this bid M&S staff has reviewed the bid and have found it to be administratively complete and we find their qualifications to meet the minimum requirements of the project.

M&S Engineering recommends the contract for this work be awarded to Allen Keller Company. If you have any questions or concerns please do not hesitate contact me.

Sincerely,

Lance Klein, P.E., P.H., C.F.M.
M&S Engineering, L.L.C.

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Consolidated Warehouse Regional Detention Pond Discharge Structure & Channel Project

BID TABULATION

BASE BID

TXDOT ITEM NO.	DESCRIPTION	UNIT	QTY	ERS, Inc.			Allen Keller Company		
				UNIT PRICE	BID AMOUNT (QTY X UNIT PRICE)	UNIT PRICE	UNIT PRICE	BID AMOUNT (QTY X UNIT PRICE)	BID AMOUNT (QTY X UNIT PRICE)
100	PREPARING ROW	AC	2	6,500.00	13,000.00	10,000.00		20,000.00	
110	EXCAVATION (CHANNEL)	CY	2,900	16.00	46,400.00	14.50		42,050.00	
132	EMBANKMENT	CY	870	19.00	16,530.00	16.50		14,355.00	
160	TOPSOIL - 4"	SY	6,000	2.00	12,000.00	5.00		30,000.00	
164	SEEDING FOR EROSION CONTROL	SY	6,000	1.60	9,600.00	7.00		42,000.00	
169	SOIL RETENTION BLANKET	SY	6,000	3.25	19,500.00	1.50		9,000.00	
506	TEMPORARY SEDIMENT CONTROL FENCING	LF	1,156	3.75	4,335.00	3.00		3,468.00	
500	ROCK FILTER DAM/BERM	LS	1	55.00	55.00	30.00		30.00	
SPECIAL	MOBILIZATION	LS	1	50,000.00	50,000.00	30,000.00		30,000.00	
	FORCE MAIN REPAIR	LS	1	4,000.00	4,000.00	5,000.00		5,000.00	
TOTAL PROJECT BASE BID (SUM OF BID AMOUNTS)					184,220.00				200,703.00

SUBSTITUTIVE ALTERNATE (HP-TRM - PYRAMAT)

TXDOT ITEM NO.	DESCRIPTION	UNIT	QTY	ERS, Inc.			Allen Keller Company		
				UNIT PRICE	BID AMOUNT (QTY X UNIT PRICE)	UNIT PRICE	UNIT PRICE	BID AMOUNT (QTY X UNIT PRICE)	BID AMOUNT (QTY X UNIT PRICE)
SPECIAL	HIGH PERFORMANCE TURF REINFORCEMENT MAT (PYRAMAT)	SY	6,000	34.5	207,000.00	16.90		101,400.00	
TOTAL PROJECT BID FOR SUBSTITUTIVE ALTERNATE #1 (BASE BID PLUS BID AMOUNT FOR SUBSTITUTIVE ALTERNATE HP-TRM - PYRAMAT)					391,220.00				302,103.00

SUBSTITUTIVE ALTERNATE (WOVEN-TRM - LANLOK 300)

TXDOT ITEM NO.	DESCRIPTION	UNIT	QTY	ERS, Inc.			Allen Keller Company		
				UNIT PRICE	BID AMOUNT (QTY X UNIT PRICE)	UNIT PRICE	UNIT PRICE	BID AMOUNT (QTY X UNIT PRICE)	BID AMOUNT (QTY X UNIT PRICE)
SPECIAL	WOVEN TURF REINFORCEMENT MAT (PYRAMAT)	SY	6,000	30.5	183,000.00	15.35		92,100.00	
TOTAL PROJECT BID FOR SUBSTITUTIVE ALTERNATE #2 (BASE BID PLUS BID AMOUNT FOR SUBSTITUTIVE ALTERNATE WOVEN-TRM - LANLOK 300)					367,220.00				292,803.00

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CITY COUNCIL MEMO

DATE: August 10, 2015

TO: Mayor and City Council

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

SUBJECT: Water, Wastewater and Reuse Master Plans

Summary:

In March of this year, the City began soliciting a request for proposals (RFP) for the purpose of selecting and entering into a professional services agreement with an experienced registered engineering firm or firms for the development of a comprehensive master plan for the City of Fredericksburg's water, wastewater and reclaimed water reuse systems and to perform an evaluation of the City's future water supply needs. Eight RFP's were received and reviewed by a selection committee (Committee) consisting of 5 City Staff members. Based on a set of evaluation criteria included in the RFP, the three highest scoring firms were selected to present their proposals to the Committee. Following the presentation of proposals, Committee members collaborated and agreed on recommending a single engineering firm for the City's entire master planning effort.

Recommendation:

City Staff recommends entering into a professional services agreement with Freese and Nichols, Inc. for the completion of the 2015 City of Fredericksburg Water, Wastewater and Reuse Master Plans and Future Water Supply Evaluation in the amount of \$378,870 which is just over the total 2015 City Council approved budget amount for these items of \$375,000.

(87)

The City of Fredericksburg

Background / Analysis:

The intent of this overall master planning effort is to develop models and master plans to assess various present and future water, wastewater and reuse infrastructure needs, and to develop immediate (five-year) and long-term (20-year) prioritized Capital Improvements Plans (CIP's).

Freese and Nichols is being recommended by the Selection Committee based on both their extensive expertise and experience in completing similar master planning efforts across the state, direct experience with the City of Fredericksburg water, wastewater and reuse systems and available resources in proximity to Fredericksburg.

Funding in the amount of \$375,000 for the water, wastewater and reclaimed water reuse master plans and future water supply evaluation was approved by the City Council with the approval and adoption of the City's 2015 budget.


Department Approval
City Manager Approval

City of Fredericksburg
Water, Wastewater, and Reuse Master Plan
DRAFT SCOPE OF SERVICES
08/06/2015

PROJECT UNDERSTANDING:

Freese and Nichols, Inc. (FNI) understands that the City of Fredericksburg (City) is seeking assistance to prepare a Water, Wastewater, and Reuse Master Plan. The intent of the study is to develop a capital improvements plan for the water, wastewater, and reuse systems. Projected loads will be developed for the water, wastewater, and reuse systems. A high level assessment of the available water supply will be conducted using the projected water demands and the timing of future water supply will be evaluated. Hydraulic models of the water, wastewater, and reuse system will be developed. The condition of the existing water and wastewater system assets will be evaluated and recommendations for rehabilitation and maintenance will be developed. FNI will develop comprehensive Water, Wastewater, and Reuse Capital Improvements Plans. The results of the study will be summarized in the Water, Wastewater, and Reuse Master Plan Report.

WATER MASTER PLAN

1. Population and Water Demand Projections

- **Project Kick-Off Meeting and Data Collection:** Freese and Nichols, Inc. (FNI) will conduct a project kick-off meeting with at City offices to review scope, project team, data requirements, lines of communication, and project schedule. FNI will coordinate with City staff to compile information including GIS files, water consumption data, wastewater flow data, treatment plant data, pump station information, as-built drawings, pump station layouts, pump curves, storage tank facility layouts, tank volume curves, recently completed system improvements, and other pertinent data.
- **Develop and Distribute Growth Projections:** FNI will work with City staff to develop and document population and non-residential growth projections throughout the service area for existing, 5-year, 10-year, and 20-year conditions. The projections will be used to determine future water and wastewater service needs.
- **Develop Design Criteria for Water Demand Projections:** FNI will review and evaluate historical water usage data to calculate historical per-capita water consumption rates and peaking factors. Smart meter data will be utilized where possible. FNI will develop design criteria for water demand projections including per-capita consumption rates, non-residential usage factors, non-revenue water, and peaking factors.
- **Develop and Distribute Water Demands:** FNI will utilize data from the City's utility billing system database to geocode water meters and allocate existing demands throughout the City. The data will consist of metered consumption fields for each customer account and customer type. Future water demands will be developed using the selected design criteria and population projections. FNI will calculate projected average day, maximum day, and peak hour demands for existing, 5-year, 10-year, and 20-year conditions. FNI will distribute projected water demands throughout the water service area by pressure plane.
- **Progress Meeting – Water Demand and Wastewater Flow Projections:** FNI will attend a progress meeting with the City to discuss the historical and projected water demands.

2. Water Supply Evaluation

- Review and Document Existing Water Supply Sources: FNI will review and summarize the City's existing water supply sources. FNI will coordinate with the Hill Country Underground Water Conservation District to solicit input of existing groundwater well in the area and potential future water supplies. FNI will attend one meeting with the District if necessary.
- Evaluate Future Water Supply Sources: FNI will develop a water supply plan to meet the projected water demands for 5-year, 10-year, and 20-year periods. Additional water supply sources and yield requirements will be identified as necessary. FNI will also evaluate future water supply through 2070 using TWDB demand projections. FNI will make recommendations for acquisition of property and/or additional water rights consistent with recommended future water supply strategies. FNI will provide triggers for pursuing and implementing new water supply sources.

3. Water System Field Testing and Model Development

- Conduct Temporary Pressure Testing: FNI will identify locations for field testing based on model calibration needs and areas of concern from the City. Up to twelve (12) pressure recorders will be furnished by FNI. Procedures for field testing will be prepared showing proposed location of testing, duration of testing, required SCADA data during testing period, and assistance from water utility department. The City will be responsible for installing and removing the pressure recorders on the designated fire hydrants.
- Obtain and Evaluate SCADA Data: FNI will obtain water system SCADA records for the temporary field pressure testing period. SCADA data will be used for system operations planning, development of diurnal curves, and to assist in model calibration.
- Water Model Software Selection: FNI will conduct a workshop to demonstrate the capabilities of different water modeling software packages showing pros and cons of each software for the City to review and make a selection.
- Construct Water Model: FNI will utilize water system GIS data to build an all-pipes water model in the selected software. Facility data will be input from as-built drawings of production, pumping, storage and control valve facilities. The all-pipes model will consist of all lines that are currently in GIS plus recently constructed lines that may not appear in GIS.
- Conduct EPS Model Calibration: FNI will conduct a 24-hour extended period simulation (EPS) model calibration by adjusting c-factors, peaking factors, diurnal curves, and demand distribution until modeling results match the field pressure measurements and pump/tank operation. FNI will provide comparison graphs and mapping to document model calibration results.
- Progress Meeting – Water and Wastewater Model Calibration: FNI will attend a progress meeting with the City to discuss the results of the water model calibration.

4. Water System Condition Assessment

- Facility Site Visits and Maintenance Review: FNI will visit all pump stations and storage tank sites to assess the condition of each facility. Data sheets will be compiled documenting the condition of each parameter such as mechanical, electrical, structural, and other physical data. FNI will also review available maintenance records and GIS data for water lines and water system facilities. FNI will develop mapping of historical water system maintenance trends.
- Develop and Assign Condition and Criticality Scores: FNI will develop a scoring system and assign a condition score to each visited pumping and storage facility as well as pipeline assets based on site visits, maintenance history, staff input, and previous studies. FNI will assign criticality based on parameters such as population served, system redundancy, and environmental impact.

- Risk Based Scoring for Facilities and Pipelines: FNI will utilize the condition and criticality scores to develop renewal risk ratings for the pumping and storage facilities as well as pipeline assets. The resulting risk ratings will be used to prioritize renewal projects.
- Develop Recommended Rehabilitation Projects: FNI will develop a prioritized list of recommended improvements to facilities and water lines to address deficiencies or condition issues. A 5-year pipeline replacement program will be developed. Cost estimates will be developed for the recommended projects to be programmed into the City's overall capital improvements plan.
- Develop Recommended Maintenance Plan: FNI will develop a recommended maintenance plan for tanks and pump stations include routine preventative maintenance recommendations and frequency.
- Progress Meeting – Condition Assessment Results: FNI will attend a progress meeting with the City to discuss the results of the condition assessment and the recommended rehabilitation projects.

5. Hydraulic Analyses and Water System Evaluation

- Perform Modeling of Existing Water System: FNI will conduct EPS modeling of the existing water system for average day and maximum day operating conditions to evaluate tank cycling, system pressures, and deficiencies within the existing water system. FNI will also utilize the water system model to conduct fire flow analysis under existing maximum day demands to identify areas with less than adequate fire flow capacity. Fire flow analysis will be documented using mapping of available fire flows. Water Age modeling will also be performed for up to two demand scenarios.
- Evaluate TCEQ Capacity Requirements Compliance: FNI will evaluate the system for compliance with the TCEQ Chapter 290 water system capacity requirements. FNI will analyze production capacity, pumping capacity, elevated storage capacity, and total storage capacity by pressure plane to determine if any deficiencies exist.
- Progress Meeting – Existing System Analysis: FNI will attend a progress meeting with the City to discuss the results of the existing water system analysis and to develop design criteria for future system improvements.
- Evaluate Pumping, Storage, and Production Capacity for Future Needs: FNI will analyze and develop existing vs. recommended capacity charts for pumping, ground and elevated storage, and water production throughout the city based on future needs for system improvements.
- Perform Future System Modeling: FNI will utilize the EPS water model under 20-year demand conditions to develop and analyze alternatives to determine sizing of water system transmission, elevated and ground storage, and pumping facilities needed to serve 20-year demands throughout each pressure zone. FNI will use interim 5-year and 10-year EPS model runs to determine phasing of water system improvements. System improvements will include production, transmission, storage, pumping, and distribution system related needs.

WASTEWATER MASTER PLAN

6. Wastewater Flow Monitoring and Flow Projections

- Delineate Sub-basins: FNI will review and update sewer basin delineation using GIS shapefile and ground contour mapping. FNI will prepare detailed mapping showing the basins and sub-basins throughout the service area.

- Conduct Temporary Flow Monitoring: Install and calibrate six (6) temporary velocity/depth type flow meters and two (2) rainfall gauges at the agreed upon locations. Temporary flow meters shall remain in place for a minimum of forty-five (45) days.
- Conduct Flow Monitoring Data Analysis: FNI will review flow monitoring results and develop dry and wet weather flow patterns. FNI will characterize meter basins with high infiltration and inflow (I/I) values based on flow monitoring results.
- Wastewater Flow Projections: Historical flow data will be analyzed to select a per-capita residential wastewater flow and a non-residential wastewater flow. Infiltration/inflow allowances for future planning periods will be developed based on flow monitoring data. Wastewater flow projections will be developed by sewer sub-basin for 5-year, 10-year, and 20-year conditions.

7. Wastewater Model Development and Calibration

- Wastewater Model Software Selection: FNI will conduct a workshop to demonstrate the capabilities of different wastewater modeling software packages showing pros and cons of each software for the City to review and make a selection.
- Field Data Collection for Wastewater Model: The City will collect rim and invert elevation data on selected manholes in the wastewater collection system. It is anticipated that data will be collected on every third or fourth manhole and that inference tools in the modeling software will be used to populate the remaining elevations. It is assumed that City staff will collect the required elevation data and incorporate into the City's GIS and provide to FNI for importation into wastewater model.
- Develop Wastewater Model: FNI will utilize GIS and survey data to develop the wastewater system model for all wastewater lines where size, and invert data is available. FNI will add lift station and special structure data such as siphons, weirs, and split manholes to the model.
- Existing Wastewater Flow Data Importation into the Model: Geocoded water billing data will be used to assign flows to manholes in the model. Major customers will be located and allocated as a point loading.
- Wastewater Model Calibration: FNI will select dry and wet weather events from the flow monitoring data to use for calibration. FNI will distribute calculated wastewater flows throughout the system and conduct model calibration by adjusting peaking values and wastewater flow distribution. FNI will prepare mapping showing comparison of wastewater meter results vs. modeling results for the dry and wet weather wastewater model calibration.

8. Wastewater Condition Assessment

- Lift Station Site Visits: FNI will visit all lift stations to assess the condition of each facility. Data sheets will be compiled documenting the condition of each parameter such as mechanical, electrical, structural, and other physical data.
- Develop and Assign Facility Condition and Criticality Scores: FNI will develop a scoring system and assign a condition score to each lift station facility as well as inspected pipeline assets based on site visits, maintenance history, staff input, CCTV data, and previous studies. FNI will assign criticality based on parameters such as population served, system redundancy, and environmental impact.
- Risk Based Scoring for Facilities and Pipelines: FNI will utilize the condition and criticality scores to develop renewal risk ratings for the lift stations as well as pipeline assets. The resulting risk ratings will be used to prioritize renewal projects.

- Develop Recommended Rehabilitation Projects: FNI will develop a prioritized list of recommended improvements to lift station facilities and inspected sewer lines to address deficiencies or condition issues. Cost estimates will be developed for the recommended projects to be programmed into the City's overall capital improvements plan.

9. Wastewater Collection System Evaluation

- Distribute Wastewater Flows in the Model: FNI will allocate residential and non-residential loads for each planning period in the model. Sewer basin and sub-basin delineation boundaries developed as part of the Model Development phase will be utilized for flow allocation.
- Existing System Evaluation: FNI will run the wastewater model under peak flow conditions and identify existing surcharging and overflow locations and other capacity/restriction issues. Mapping will be prepared to show model results of all surcharging and overflow locations.
- Perform Future System Modeling: FNI will utilize the wastewater model under 20-year flow conditions to develop and analyze alternatives to determine sizing of wastewater system conveyance, storage, and lift station facilities needed to serve 20-year flows throughout each sub-basin. FNI will use interim 5-year and 10-year model runs to determine phasing of wastewater system improvements. System improvements will include gravity lines, force mains, lift stations and collection system related needs.
- Evaluate Existing Wastewater Ordinances: FNI will evaluate the existing industrial pre-treatment ordinance and the grease trap ordinance and make recommendations for updates and improvements.
- Progress Meeting – Water and Wastewater System Improvements: FNI will attend a progress meeting with the City to discuss the wastewater system improvements and ordinance recommendations.

REUSE MASTER PLAN

10. Reuse Customer Evaluation and Demand Projections

- Review Historical and Projected Wastewater Flows: FNI will review daily flows for 2010 through 2015 and projected wastewater flows to estimate the seasonal reliable effluent from the wastewater treatment plant that will be available for reuse supply.
- Review Reuse System and Water System Consumption Data: FNI will obtain reuse system and water system consumption data from the City's utility billing system for 2010 through 2015. Monthly consumption data will be analyzed to develop seasonal usage trends. The data will be evaluated to identify potential water demands.
- Identify Future Reuse Customers: Based on proximity and water usage characteristics, FNI will work with the City to identify future reuse system customers and the projected timing of connection to the reuse system.
- Calculate Reuse Water Demands: FNI will calculate projected seasonal reuse water demands for potential customers for existing, 5-year, 10-year, and 20-year conditions.

11. Reuse System Model Development and System Evaluation

- Reuse Model Development: FNI will develop a hydraulic model in the selected software to include existing and proposed reuse water infrastructure.
- Delineate Service Levels: FNI will evaluate the reuse service area and delineate service level boundaries to maintain appropriate pressures throughout the system.

- Storage and Pumping Evaluation: FNI will evaluate different storage and pumping alternatives to determine the most effective system configuration to meet projected demands. Ground storage, elevated storage, hydropneumatic tanks, and pond storage at the wastewater treatment plant will be evaluated.
- Conduct Hydraulic Analysis: Projected demands will be input to the model and various reuse distribution system alternatives will be evaluated. Extended period simulation (EPS) modeling will be conducted to optimize the time of day water usage and delivery for existing, 5-year, 10-year, and 20-year conditions. FNI will perform hydraulic analysis for maximum day and minimum day demand conditions.
- Develop Reuse System Infrastructure Recommendations: FNI will develop recommended system pipeline, pumping, storage, and valves to expand the reuse system. Existing water and wastewater system infrastructure will be evaluated to determine if under-utilized assets can be repurposed and incorporated into the reuse system. Projects will be phased based on customer location, service level delineation, budget, ease of construction, need for easements, and other considerations for 5-year, 10-year, and 20-year conditions.

CAPITAL IMPROVEMENTS PLAN

12. Water, Wastewater, and Reuse CIP and Master Plan Report

- Develop Integrated Capital Improvement Plan (CIP) Costs, Phasing Plan & Mapping: FNI will develop a draft prioritized CIP for the water, wastewater, and reuse system with descriptions, cost estimates for each proposed project, phasing, and large-scale city-wide mapping of projects based upon system modeling requirements and reliability needs. Costs will be in Year 2016 dollars and will include engineering and contingencies.
- Progress Meeting – Capital Improvements Plans: FNI will attend a progress meeting with City to discuss draft CIPs, project phasing, results of prioritization and analyze alternative completion dates as necessary.
- Prepare Draft Water, Wastewater, and Reuse Master Plan Report: FNI will prepare a Draft Water, Wastewater, and Reuse Master Plan Report discussing assumptions, methodologies, and findings for population and demand projections, field testing and model calibrations, existing and future system hydraulic analyses, and recommended capital improvement plans including schedule and costs of improvements. The report will include colored maps showing proposed system improvements. FNI will submit an electronic PDF copy of the draft report.
- Progress Meeting – Draft Water, Wastewater, and Reuse Master Plan Report: FNI will attend a progress meeting with the City to discuss and solicit comments on the Draft Water, Wastewater, and Reuse Master Plan Report.
- Revise and Finalize Water, Wastewater, and Reuse Master Plan Report: FNI will revise the report based on City comments and submit ten (10) final hard copies and one (1) electronic copy in PDF format of the Final Water, Wastewater, and Reuse Master Plan Report.
- City Council Presentation: FNI will present the Water, Wastewater, and Reuse Master Plan report to City Council in up to three (3) workshops throughout the project. FNI will be available to answer questions and discuss content.

PROJECT SCHEDULE:

It is anticipated that this project will take 10-12 months to complete.

City of Fredericksburg
Water, Wastewater, and Reuse Master Plan
08/06/2015

Task	Description	Hours	Total Labor Effort	Expense Effort	Total Sub Effort	Total Effort
Water Master Plan						
1	Population and Water Demand Projections	161	\$ 22,160	\$ 1,730	\$ -	\$ 23,890
2	Water Supply Evaluation	101	\$ 15,540	\$ 1,050	\$ -	\$ 16,590
3	Water System Field Testing and Model Development	118	\$ 16,390	\$ 1,370	\$ -	\$ 17,760
4	Water System Condition Assessment	248	\$ 36,330	\$ 2,620	\$ -	\$ 38,950
5	Hydraulic Analyses and Water System Evaluation	287	\$ 40,800	\$ 2,650	\$ -	\$ 43,450
Sub-total: Water Master Plan		915	\$ 131,220	\$ 9,420	\$ -	\$ 140,640
Wastewater Master Plan						
6	Wastewater Flow Monitoring and Flow Projections	82	\$ 10,660	\$ 880	\$ 46,200	\$ 57,740
7	Wastewater Model Development and Calibration	107	\$ 14,910	\$ 1,100	\$ -	\$ 16,010
8	Wastewater Condition Assessment	207	\$ 30,480	\$ 2,270	\$ -	\$ 32,750
9	Wastewater Collection System Evaluation	260	\$ 37,510	\$ 2,400	\$ -	\$ 39,910
Sub-total: Wastewater Master Plan		656	\$ 93,560	\$ 6,650	\$ 46,200	\$ 146,410
Reuse Master Plan						
10	Reuse Customer Evaluation and Demand Projections	59	\$ 8,290	\$ 520	\$ -	\$ 8,810
11	Reuse System Model Development and System Evaluation	182	\$ 24,870	\$ 1,560	\$ -	\$ 26,430
Sub-total: Reuse Master Plan		241	\$ 33,160	\$ 2,080	\$ -	\$ 35,240
CIP and Master Plan Report						
12	Water, Wastewater, and Reuse CIP and Master Plan Report	346	\$ 50,460	\$ 6,120	\$ -	\$ 56,580
Sub-total: CIP and Master Plan Report		346	\$ 50,460	\$ 6,120	\$ -	\$ 56,580
TOTAL ENGINEERING FEE		2,158	\$ 308,400	\$ 24,270	\$ 46,200	\$ 378,870



CITY COUNCIL MEMO

DATE: August 7, 2015

TO: Mayor and City Council

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

SUBJECT: Fueling Island Equipment and Fuel Management System

Summary:

The City of Fredericksburg's current fueling island and fuel management system has been in place since 2001 and is now obsolete and parts are no longer available to make needed repairs to the equipment. Additionally, the software that runs the current fueling system will not operate on Microsoft Windows 7.

Recommendation:

City Staff recommends approval of the purchase of new fuel island equipment and fuel management system as proposed by Petroleum Equipment Service, Inc. in the amount of \$21,222.70

Background / Analysis:

The existing fueling equipment and fuel management system were installed as part of the Consolidated Warehouse construction in 2001. This system has developed several major issues over the past few years.

Due to a system board in the controller on the diesel side being broken, rather than using access keys and typing in a driver number and odometer reading as standard protocol, employees must write down the appropriate data on a clipboard that is then entered manually into the system. This has been the

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The City of Fredericksburg

mode of operation for pumping diesel for the past 2 years. Additionally, the software that runs the current fueling system will not operate on Microsoft Windows 7.

Staff has received a proposal from Petroleum Equipment Service, Inc. for the FuelMaster fuel management system and the appropriate hardware and equipment needed to operate the system. This proposal includes the software, hardware, installation, startup, and training.

The proposed system is the FuelMaster AIM2.4. This system is a passive system that eliminates inaccurate driver entered data from the fueling and data collection process. Twenty AIM modules are included in this proposal. Additional AIM modules will need to be purchased at a future date. Vehicles and equipment that are not equipped with an AIM module will utilize a "Prokee", which is similar to the access key system that is currently being used.

The software and hardware in this proposal will give the City more dependable fueling records and more accountability for each department. This system will also integrate into our new work order management software to enable the generation of preventative maintenance reminders via email or text message to employees for their assigned vehicles and equipment.

This system would be purchased through BuyBoard and funded from unused funds in the Street Department's premix fund. For future budget consideration, staff has also received proposals for 2 satellite fuel sites to be located at the Landfill and the Parks / Golf Maintenance facility. Future budget consideration will also be needed for the purchase of additional AIM modules for the remaining light fleet and heavy equipment.

Attachments:

Petroleum Equipment Service, Inc. Proposal
AIM System Information Brochure


Department Approval


City Manager Approval

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The City of Fredericksburg

FUELMASTER

ENGINEERED BY Syntech



Leading the Way in Automated Fuel Management Technology

FUELMASTER's AIM2.4™ technology is without a doubt the leader in automated fuel management. AIM2.4 is a passive system that eliminates inaccurate driver-entered data from the fueling and data collection process. Our AIM module connects directly to a vehicle's OBD port in order to collect vital information that a fleet manager requires. Using this patented technology prohibits fuel going into unauthorized vehicles or containers. In response to demand for a module that can operate in a rugged environment, Syn-Tech's engineers developed the AIM2.4HD™. It is designed specifically for extreme conditions such as those found at hydraulic fracturing sites and in mining operations. There are more AIM modules installed on equipment in North America than any other competitor's passive system. Tens of thousands of AIM units have been installed on U.S. military equipment, as well as on public and private sector fleets. There are two major reasons organizations select **FUELMASTER**; it works and our nationwide support network helps the customer keep it working.

The AIM reports the following extended OBD data, but availability varies between light and heavy duty vehicles:

- | | | |
|------------------------------------|---|---------------------------------|
| • Odometer | • Max Vehicle/Engine Speed | • Min Engine Oil Pressure |
| • Engine Run /Idle/PTO Engage Time | • Min/Max Battery Voltage | • Max Engine Oil Temperature |
| • Diagnostic Trouble Codes | • Current Fuel/Coolant/Washer Fluid Level | • Min Transmission Oil Pressure |
| • Check Engine Light Status | • Current Transmission/Engine Oil Level | • Max Coolant Temperature |

Our patented AIM module takes the driver out of the data collection process.



1. The driver inserts the fuel nozzle and the AIM module reads the RFID tag on the nozzle.



2. The module transmits the tag ID and vehicle data to the Fuel Management Unit (FMU). The FMU activates the dispenser.



3. The FMU receives the data and records the transaction. The transaction ends when the nozzle is removed.

Contact your **FUELMASTER®** representative today to learn more.

SYN-TECH SYSTEMS, INC.
100 Four Points Way, Tallahassee, FL 32305
(800) 888-9136 • marketing@myfuelmaster.com





Syn-Tech recognized a need for a ruggedized AIM for installation on the heavy equipment found in mining and fracking operations. Frequently AIMs used in these industries will not have the protection provided by a vehicle cab, but will be installed outside in severe weather conditions. Consequently, Syn-Tech's engineers designed the AIM2.4HD™ which comes with weatherproof connectors and cables, as well as a stronger housing. Both the AIM2.4HD and the AIM2.4™ can be purchased with an external antenna to permit RF transmission around obstacles.

All components of AIM2.4HD are submersible up to one meter according to IP67 and NEMA 6. The connectors used on this device actually exceed these requirements per IEC 60529 and DIN 400-50-9. This additional protection makes the AIM2.4HD the perfect equipment for applications in extremely harsh environments such as the agriculture, mining, aggregates and fracking industries.

AIM2.4™ / AIM2.4HD™ Technical Specs

ENVIRONMENTAL CERTIFICATIONS

- Temperature Rating: -20°C to 85°C
- Certified to SAE J1455 JAN2011 – *Recommended Environmental Practices for Electronic Equipment Design in Heavy-Duty Vehicle Applications*
 - 4.1.3.1 Temperature Cycling
 - 4.1.3.2 Thermal Shock
 - 4.1.3.3 Thermal Stress
 - 4.10.4.2 Mechanical Vibration
 - 4.11.3.4 Mechanical Shock
- ETL listed to meet:
 - UL 913 *Intrinsically Safe Apparatus and Associated Apparatus for Use in Class I, II, and III, Division 1, Hazardous (Classified) Locations*
 - UL 1238 *Control Equipment for Use with Flammable Liquid Dispensing Devices*
- FCC ID: TFB-FREESTAR3
- IC: 5969A-FREESTAR3

ELECTRICAL

- Input voltage range: 12-42VDC
- Current draw: Max: 150mA, Typical: 100mA, Power save: 25-45mA
- Analog chronometer input range: 4-42VDC

WIRELESS SPECIFICATIONS

- 2.4GHz ISM band
- Direct Sequence Spread Spectrum (DSSS)
- 100 mW max output

OBD STANDARDS SUPPORTED

- Light duty: ISO 15765 (CAN), ISO 9141, J1850, J1979
- Heavy duty: J1939, J1708/J1587

ADDITIONAL FEATURES

- Tracks the odometer via the OBD port or vehicle speed sensor
- Reports up to 18 different OBD parameters. Examples include max vehicle speed, current oil level, minimum oil pressure and check engine light status
- Captures all engine trouble codes via the OBD port (supports J2012, J1587 and J1939)
- Tracks up to three chronometers simultaneously (via OBD or analog inputs)
Examples include:
 - Idle time
 - Engine run time
 - PTO time
- Supports up to two tanks with a single AIM



ESTIMATE/PROPOSAL

Date	Estimate #
7/27/2015	16679

Fuel Brand
Unbranded

Name / Address
City of Fredericksburg Street Dept. 126 West Main Street Fredericksburg, TX 78624

Phone #	Fax #	WEB ADDRESS	Project	
(830) 896-7180		www.petrolemequipmentservice.com		

Description	Qty	Rate	Total
Prokee 2.4 FMU - Gray	1	7,638.00	7,638.00
FUELMASTER® PLUS WINDOWS SOFTWARE (Both SQL Server & Access)	1	1,754.10	1,754.10
Prokee - Blue (BL)			
Prokee Encoder, USB	75	3.82507	286.88
Hose Controller - 50 Amp	1	495.00	495.00
Access Point Kit, bullet, 5GHz, OMNI, FMU Kit	2	67.50	135.00
Access Point Kit, Bullet, 5GHz, DIR, FMU Kit	1	371.72	371.72
AIM 2.4 Module Assy Kit, Internal Antenna	1	441.00	441.00
Installation, Startup, Training	20	225.00	4,500.00
Site Prep Wiring - Cable -Electrical	1	2,495.00	2,495.00
FREIGHT on FMU	1	1,910.00	1,910.00
Labor/Overhead		235.00	235.00
		961.00	961.00

Equipment to be paid within five (5) days of invoice date		Sales Tax (8.25%)	\$0.00
THIS ESTIMATE IS GOOD FOR 30 DAYS.		Total	\$21,222.70
Petroleum Equipment Service, Inc. Acceptance:			

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CITY COUNCIL MEMO

DATE: August 10, 2015

TO: Mayor and City Council

FROM: Kent Myers, City Manager

SUBJECT: Supplemental Funding Request-CVB

Summary:

The Convention and Visitor's Bureau (CVB) has requested \$70,000 in additional funding from HOT revenues that were collected last year over our budgeted projections.

Recommendation:

It is recommended that the attached request from the CVB for \$70,000 be approved by the Council.

Background / Analysis:

As shown on the attachment, last year we collected \$2,287,293 in HOT funds which was \$98,293 over the projected revenues included in our Budget. The CVB has requested that they be provided their 5/7ths share of these funds (\$70,000) to fund a variety of different projects included on the attached listing. Ernie Loeffler will attend Monday's Council meeting to respond to any questions.

Attachments:

Request from CVB including projects planned for funding.
Summary of HOT Collections for FY 2013 and FY 2014

(101)

The City of Fredericksburg

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


Department Approval


City Manager Approval

(102)

The City of Fredericksburg

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

Kent Myers

From: Ernie Loeffler
Sent: Tuesday, July 28, 2015 12:21 PM
To: Kent Myers
Cc: Bill Heath
Subject: FCVB Request of HOT Funds - Budget Addendum for 2014/2015
Attachments: CVB Projects - Additional HOT Request.pdf; City HOT Over Projection.docx

Kent, Attached is the request the FCVB would like to make to City Council for the difference between projected and actual HOT collections for 2013/2014. Is the attached description of possible expenditures detailed enough in your opinion? You had said this should be presented at a regular City Council meeting as a budget addendum, I think. I will be in-town on August 17 for possible presentation at the regular City Council meeting if that works for the City Council. The second attachment is where the \$70,000 figure comes from.

The FCVB board is looking at our budget for 2015/2016 tonight so I will be developing our budget document in the next week or two as well. Will let you know when we are ready to present that to the City Council as well. Thanks.

Ernie Loeffler
President & CEO

Fredericksburg The Texas Hill Country

Convention & Visitor Bureau
302 East Austin Street
Fredericksburg, Texas 78624
830 997 6523 phone
866 997 3600 toll free
830 997 8588 fax

www.VisitFredericksburgTX.com
[Fredericksburg on Facebook](#)
[Fredericksburg on Twitter](#)

Texas Hill Country: *"10 Best Wine Travel Destinations 2014"*
Wine Enthusiast Magazine

CVB Projects Awaiting Funding

Theater Projection Equipment Modernization Laser projector, larger screen and wireless device control system. Supplements FY15 budget line. Updates 2003 projection technology and will enable large-forum presentations with greater visual acuity, dramatically increase system reliability and reduce maintenance costs.	\$ 13,297
Vehicle Replacement Funding 3-yr program to reserve funding to replace 2009 Ford Expedition in 2018.	\$ 20,000
Design/Graphic for Magazine Style Fulfillment Piece Design only. Printing will be included in CVB FY15/16 budget.	\$ 18,000
Visitor Center Parking Signage Signage to facilitate improved parking operations. Will clarify areas reserved for motor coach parking, and better enable visitors to use the parking lot safely and efficiently. Includes larger sign with general parking lot guidelines.	\$ 3,700
Visitor Center Parking Lot Entrance/Exit Directional Appliques Clarifies the direction of travel for the parking lot's three lanes: 1-enter, 1-enter for offloading, and 1- exit lane. Safety implications.	\$ 2,500
Visitor Research	\$ 12,498
	\$ 69,995

City Hotel Occupancy Tax Summary

	2012/2013	2013/2014
1 st quarter	\$448,106	\$506,514
2 nd quarter	\$508,439	\$512,959
3 rd quarter	\$612,250	\$677,770
4 th quarter	\$511,117	\$590,050
Total	\$2,079,912	\$2,287,293

(increase of \$207,381 over 2012/2013)

Projected for 2013/2014 \$2,189,000

Over Projection \$98,293

5/7 of this amount = \$70,209 *(will be requested by Fredericksburg CVB as discussed with City Manager)*

2/7 of this amount = \$28,084 *(possibly available to City Council to award as additional grants to local organizations)*



CITY COUNCIL MEMO

DATE: August 11, 2015
TO: Mayor and City Council
FROM: Laura Hollenbeak, Director of Finance
SUBJECT: Receive and Accept 2015 Effective and Rollback Tax Rate Calculations

Summary:

Truth-in-Taxation requires cities to calculate two rates after receiving a certified appraisal roll from the chief appraiser – the effective tax rate and the rollback tax rate. Both rates are calculated by David Oehler, Chief Appraiser for the Gillespie Central Appraisal District. The 2015 Effective Tax Rate Worksheet and the 2015 Rollback Tax Worksheet are attached.

Effective Tax Rate

The effective tax rate is a calculated rate that would provide the taxing unit with about the same amount of revenue it received in the year before on properties taxed in both years. If property values rise, the effective tax rate goes down and vice versa.

Although the actual calculation can become more complicated, a taxing unit's effective tax rate is a calculated rate generally equal to the last year's taxes divided by the current taxable value of properties that were also on the tax roll last year. The resulting tax rate, used for comparison only, shows the relation between the last year's revenue and the current year's values.

The 2015 Effective Tax Rate has been calculated at \$0.2313 per \$100 of property value.

Rollback Tax Rate

The rollback tax rate is a calculated maximum rate allowed by law without voter approval. A taxing unit's rollback tax rate is a calculated rate that divides the overall property taxes into two categories - M&O and debt service, also called interest and sinking.

If a taxing unit adopts a tax rate higher than the rollback tax rate, voters in the taxing unit can circulate a petition calling for an election to limit the size of the tax increase.

The 2015 Rollback Tax Rate has been calculated at \$0.2696 per \$100 of property value.

Recommendation:

City Staff has checked the computation of the Effective and Rollback Tax Rates and is in agreement that they have accurately been calculated. Staff recommends that the council accept both rate calculations.

Background/Analysis:

The rate calculation worksheets have been included for your review.



2015 Effective Tax Rate Worksheet

CITY OF FREDBG

See pages 13 to 16 for an explanation of the effective tax rate.

1.	2014 total taxable value. Enter the amount of 2014 taxable value on the 2014 tax roll today. Include any adjustments since last year's certification; exclude Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in line 2) and the captured value for tax increment financing (will deduct taxes in line 14).	\$1,444,089,378
2.	2014 tax ceilings. Counties, Cities and Junior College Districts. Enter 2014 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter "0" If your taxing units adopted the tax ceiling provision in 2014 or prior year for homeowners age 65 or older or disabled, use this step.	\$319,003,323
3.	Preliminary 2014 adjusted taxable value. Subtract line 2 from line 1.	\$1,125,086,055
4.	2014 total adopted tax rate.	\$0.248200/\$100
5.	2014 taxable value lost because court appeals of ARB decisions reduced 2014 appraised value. A. Original 2014 ARB values: \$0 B. 2014 values resulting from final court decisions: - \$0 C. 2014 value loss. Subtract B from A.	\$0
6.	2014 taxable value, adjusted for court-ordered reductions. Add line 3 and line 5C.	\$1,125,086,055
7.	2014 taxable value of property in territory the unit deannexed after January 1, 2014. Enter the 2014 value of property in deannexed territory.	\$0
8.	2014 taxable value lost because property first qualified for an exemption in 2014. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, "goods-in-transit" exemptions. A. Absolute exemptions. Use 2014 market value: \$569,640 B. Partial exemptions. 2015 exemption amount or 2015 percentage exemption times 2014 value: + \$426,680 C. Value loss. Add A and B.	\$996,320

2015 Effective Tax Rate Worksheet (continued)

CITY OF FREDBG

9.	2014 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2015. Use only those properties that first qualified in 2015; do not use properties that qualified in 2014. A. 2014 market value: \$0 B. 2015 productivity or special appraised value: - \$0 C. Value loss. Subtract B from A.	\$0
10.	Total adjustments for lost value. Add lines 7, 8C and 9C.	\$996,320
11.	2014 adjusted taxable value. Subtract line 10 from line 6.	\$1,124,089,735
12.	Adjusted 2014 taxes. Multiply line 4 by line 11 and divide by \$100.	\$2,789,990
13.	Taxes refunded for years preceding tax year 2014. Enter the amount of taxes refunded during the last budget year for tax years preceding tax year 2014. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2014. This line applies only to tax years preceding tax year 2014.	\$7,296
14.	Taxes in tax increment financing (TIF) for tax year 2014. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2015 captured appraised value in Line 16D, enter "0."	\$0
15.	Adjusted 2014 taxes with refunds. Add lines 12 and 13, subtract line 14.	\$2,797,286
16.	Total 2015 taxable value on the 2015 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 18). These homesteads includes homeowners age 65 or older or disabled. A. Certified values only: \$1,537,293,990 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$0	

2015 Effective Tax Rate Worksheet (continued)

CITY OF FREDBG

16. (cont.)	C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property (use this line based on attorney's advice): - \$0 D. Tax increment financing: Deduct the 2015 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2015 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in line 21 below. - \$0 E. Total 2015 value. Add A and B, then subtract C and D. \$1,537,293,990	
17.	Total value of properties under protest or not included on certified appraisal roll. A. 2015 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value. \$38,253,254 B. 2015 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included at appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. + \$-5,614,330	

2015 Effective Tax Rate Worksheet (continued)

CITY OF FREDBG

17. (cont.)	C. Total value under protest or not certified. Add A and B.	\$32,638,924
18.	2015 tax ceilings. Counties, cities and junior colleges enter 2015 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter "0." If your taxing units adopted the tax ceiling provision in 2014 or prior year for homeowners age 65 or older or disabled, use this step.	\$328,700,907
19.	2015 total taxable value. Add lines 16E and 17C. Subtract line 18.	\$1,241,232,007
20.	Total 2015 taxable value of properties in territory annexed after January 1, 2008. Include both real and personal property. Enter the 2015 value of property in territory annexed.	\$0
21.	Total 2015 taxable value of new improvements and new personal property located in new improvements. "New" means the item was not on the appraisal roll in 2014. An improvement is a building, structure, fixture or fence erected on or affixed to land. A transportable structure erected on its owner's land is also included unless it is held for sale or is there only temporarily. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the unit after January 1, 2014 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2015. New improvements do not include mineral interests produced for the first time, omitted property that is back assessed and increased appraisals on existing property.	\$32,102,999
22.	Total adjustments to the 2015 taxable value. Add lines 20 and 21.	\$32,102,999
23.	2015 adjusted taxable value. Subtract line 22 from line 19.	\$1,209,129,008
24.	2015 effective tax rate. Divide line 15 by line 23 and multiply by \$100.	\$0.2313/\$100
25.	COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2015 county effective tax rate.	\$/\$100

A county, city or hospital district that adopted the additional sales tax in November 2014 or in May 2015 must adjust its effective tax rate. *The Additional Sales Tax Rate Worksheet* on page 39 sets out this adjustment. Do not forget to complete the *Additional Sales Tax Rate Worksheet* if the taxing unit adopted the additional sales tax on these dates.



2015 Rollback Tax Rate Worksheet

CITY OF FREDBG

See pages 17 to 21 for an explanation of the rollback tax rate.

26.	2014 maintenance and operations (M&O) tax rate.		\$0.199200/\$100
27.	2014 adjusted taxable value. Enter the amount from line 11.		\$1,124,089,735
28.	2014 M&O taxes. A. Multiply line 26 by line 27 and divide by \$100. \$2,239,186 B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2014. Enter amount from full year's sales tax revenue spent for M&O in 2014 fiscal year, if any. Other units, enter "0." Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent. + \$1,567,115 C. Counties: Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other units, enter "0." + \$0 D. Transferring function: If discontinuing all of a department, function or activity and transferring it to another unit by written contract, enter the amount spent by the unit discontinuing the function in the 12 months preceding the month of this calculation. If the unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the unit operated the function. The unit discontinuing the function will subtract this amount in H below. The unit receiving the function will add this amount in H below. Other units, enter "0." +/- \$0		

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2015 Rollback Tax Rate Worksheet (continued)

CITY OF FREDBG

28. (cont.)	E. Taxes refunded for years preceding tax year 2014: Enter the amount of M&O taxes refunded during the last budget year for tax years preceding tax year 2014. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2014. This line applies only to tax years preceding tax year 2014. + \$7,296 F. Enhanced indigent health care expenditures: Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance. + \$0 G. Taxes in tax increment financing (TIF): Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2015 captured appraised value in Line 16D, enter "0." - \$0 H. Adjusted M&O Taxes. Add A, B, C, E and F. For unit with D, subtract if discontinuing function and add if receiving function. Subtract G. \$3,813,597	
29.	2015 adjusted taxable value. Enter line 23 from the Effective Tax Rate Worksheet.	\$1,209,129,008
30.	2015 effective maintenance and operations rate. Divide line 28H by line 29 and multiply by \$100.	\$0.3154/\$100
31.	2015 rollback maintenance and operation rate. Multiply line 30 by 1.08. (See lines 49 to 52 for additional rate for pollution control expenses.	\$0.3406/\$100

2015 Rollback Tax Rate Worksheet (continued)

CITY OF FREDBG

32.	Total 2015 debt to be paid with property taxes and additional sales tax revenue. "Debt" means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the unit's budget as M&O expenses. A: Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. List the debt in Schedule B: Debt Service. \$685,526 B: Subtract unencumbered fund amount used to reduce total debt. -\$0 C: Subtract amount paid from other resources. -\$0 D: Adjusted debt. Subtract B and C from A.	
		\$685,526
33.	Certified 2014 excess debt collections. Enter the amount certified by the collector.	\$0
34.	Adjusted 2015 debt. Subtract line 33 from line 32.	\$685,526
35.	Certified 2015 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.	100.000000%
36.	2015 debt adjusted for collections. Divide line 34 by line 35.	\$685,526
37.	2015 total taxable value. Enter the amount on line 19.	\$1,241,232,007
38.	2015 debt tax rate. Divide line 36 by line 37 and multiply by \$100.	\$0.0552/\$100
39.	2015 rollback tax rate. Add lines 31 and 38.	\$0.3958/\$100
40.	COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2015 county rollback tax rate.	\$/\$100

A taxing unit that adopted the additional sales tax must complete the lines for the *Additional Sales Tax Rate*. A taxing unit seeking additional rollback protection for pollution control expenses completes the *Additional Rollback Protection for Pollution Control*.

Additional Sales Tax Rate Worksheet

CITY OF FREDBG

41.	Units that adopted the sales tax in August or November 2014, or in January or May 2015. Enter the Comptroller's estimate of taxable sales for the previous four quarters. Units that adopted the sales tax before August 2014, skip this line.	\$0
42.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. UNITS THAT ADOPTED THE SALES TAX IN AUGUST OR NOVEMBER 2014, OR IN JANUARY OR MAY 2015. Multiply the amount on line 41 by the sales tax rate (.01, .005, or .0025, as applicable) and multiply the result by .95. -OR- UNITS THAT ADOPTED THE SALES TAX BEFORE AUGUST 2014. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$1,567,115
43.	2015 total taxable value. Enter the amount from line 37 of the <i>Rollback Tax Rate Worksheet</i> .	\$1,241,232,007
44.	Sales tax adjustment rate. Divide line 42 by line 43 and multiply by \$100.	\$0.1262/\$100
45.	2015 effective tax rate, unadjusted for sales tax. Enter the rate from line 24 or 25, as applicable, on the <i>Effective Tax Rate Worksheet</i> .	\$0.2313/\$100
46.	2015 effective tax rate, adjusted for sales tax. UNITS THAT ADOPTED THE SALES TAX IN AUGUST OR NOVEMBER 2014, OR IN JANUARY OR MAY 2015. Subtract line 45 from line 46. -OR- UNITS THAT ADOPTED THE SALES TAX BEFORE AUGUST 2014. Enter line 46, do not subtract.	\$0.2313/\$100
47.	2015 rollback tax rate, unadjusted for sales tax. Enter the rate from line 39 or 40, as applicable, of the rollback tax rate worksheet.	\$0.3958/\$100
48.	2015 rollback tax rate, adjusted for sales tax. Subtract line 44 from line 47.	\$0.2696/\$100

If the additional sales tax rate increased or decreased from last year, contact the Comptroller's office for special instructions on calculating the sales tax projection for the first year after the rate change.

Additional Rollback Protection for Pollution Control Worksheet

CITY OF FREDBG

49.	Certified expenses from TCEQ. Enter the amount certified in the determination letter from TCEQ. The taxing unit shall provide its assessor with a copy of the letter. See Part 3, the Rollback Rate, for more details.	\$0
50.	2015 total taxable value. Enter the amount from line 37 of the <i>Rollback Tax Rate Worksheet</i> .	\$1,241,232,007
51.	Additional rate for pollution control. Divide line 49 by line 50 and multiply by 100.	\$0.0000/\$100
52.	2015 rollback tax rate, adjusted for pollution control. Add line 51 to one of the following lines (as applicable): line 39, line 40 (counties) or line 48 (units with the additional sales tax).	\$0.2696/\$100

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**2015 Notice of Effective Tax Rate
Worksheet for Calculation of Tax Increase/Decrease**

Entity Name: CITY OF FREDBG

Date: 08/05/2015

1.2014 taxable value, adjusted for court-ordered reductions. Enter line 6 of the Effective Tax Rate Worksheet.	
2.2014 total tax rate. Enter line 4 of the Effective Tax Rate Worksheet.	\$1,125,086,055
3.Taxes refunded for years preceding tax year 2014. Enter line 13 of the Effective Tax Rate Worksheet.	0.248200
4.Last year's levy. Multiply Line 1 times Line 2 and divide by 100. To the result, add Line 3.	\$7,296
5.2015 total taxable value. Enter Line 19 of the Effective Tax Rate Worksheet.	\$2,799,760
6.2015 effective tax rate. Enter line 24 of the Effective Tax Rate Worksheet or Line 47 of the Additional Sales Tax Rate Worksheet.	\$1,241,232,007
7.2015 taxes if a tax rate equal to the effective tax rate is adopted. Multiply Line 5 times Line 6 and divide by 100.	0.231300
8.Last year's total levy. Sum of line 4 for all funds.	\$2,870,970
9.2015 total taxes if a tax rate equal to the effective tax rate is adopted. Sum of line 7 for all funds.	\$2,799,760
10.Tax Increase (Decrease). Subtract Line 8 from Line 9.	\$2,870,970
	\$71,210

CITY OF FREDBG

Tax Rate Recap for 2015 Tax Rates

Description of Rate	Tax Rate Per \$100	Tax Levy This is calculated using the Total Adjusted Taxable Value (line 19) of the Effective Tax Rate Worksheet	Additional Tax Levy Compared to last year's tax levy of 3,584,230	Additional Tax Levy Compared to effective tax rate levy of 2,870,970
Last Year's Tax Rate	0.248200	\$3,080,738	\$-503,492	\$209,768
Effective Tax Rate	0.231300	\$2,870,970	\$-713,260	\$0
Notice & Hearing Limit*	0.231300	\$2,870,970	\$-713,260	\$0
Rollback Tax Rate	0.269600	\$3,346,361	\$-237,868	\$475,392
Proposed Tax Rate	0.000000	\$0	\$-3,584,230	\$-2,870,970

Effective Tax Rate Increase in Cents per \$100

0.00	0.231300	2,870,970	-713,260	0
0.50	0.236300	2,933,031	-651,199	62,062
1.00	0.241300	2,995,093	-589,137	124,123
1.50	0.246300	3,057,154	-527,075	186,185
2.00	0.251300	3,119,216	-465,014	248,246
2.50	0.256300	3,181,278	-402,952	310,308
3.00	0.261300	3,243,339	-340,891	372,370
3.50	0.266300	3,305,401	-278,829	434,431
4.00	0.271300	3,367,462	-216,767	496,493
4.50	0.276300	3,429,524	-154,706	558,554
5.00	0.281300	3,491,586	-92,644	620,616
5.50	0.286300	3,553,647	-30,583	682,678
6.00	0.291300	3,615,709	31,479	744,739
6.50	0.296300	3,677,770	93,541	806,801
7.00	0.301300	3,739,832	155,602	868,862
7.50	0.306300	3,801,894	217,664	930,924
8.00	0.311300	3,863,955	279,725	992,986
8.50	0.316300	3,926,017	341,787	1,055,047
9.00	0.321300	3,988,078	403,849	1,117,109
9.50	0.326300	4,050,140	465,910	1,179,170
10.00	0.331300	4,112,202	527,972	1,241,232
10.50	0.336300	4,174,263	590,033	1,303,294
11.00	0.341300	4,236,325	652,095	1,365,355
11.50	0.346300	4,298,386	714,157	1,427,417
12.00	0.351300	4,360,448	776,218	1,489,478
12.50	0.356300	4,422,510	838,280	1,551,540
13.00	0.361300	4,484,571	900,341	1,613,602
13.50	0.366300	4,546,633	962,403	1,675,663
14.00	0.371300	4,608,694	1,024,465	1,737,725
14.50	0.376300	4,670,756	1,086,526	1,799,786

- *Notice & Hearing Limit Rate: This is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate.
- School Districts: The school tax rate limit is \$1.50 for M&O, plus \$0.50 for 'New' debt plus a rate for 'Old' debt. 'Old' debt is debt authorized to be issued at an election held on or before April 1, 1991, and issued before September 1, 1992. All other debt is 'New' debt.

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Tax Levy: This is calculated by taking the adjusted taxable value (line 19 of Effective Tax Rate Worksheet), multiplying by the appropriate rate, such as the Effective Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 34 of the Rollback Tax Rate Worksheet), multiplying by the appropriate rate, dividing by 100 and then adding this year's frozen tax levy on homesteads of the elderly.

Additional Levy Last Year: This is calculated by taking Last Year's taxable value (line 3 of Effective Tax Rate Worksheet), multiplying by Last Year's tax rate (line 4 of Effective Tax Rate Worksheet) and dividing by 100.

For School Districts: This is calculated by taking Last Year's taxable value, subtracting Last Year's taxable value for the elderly, multiplying by Last Year's tax rate, dividing by 100 and adding Last Year's tax ceiling.

Additional Levy This Year: This is calculated by taking the current adjusted taxable value, multiplying by the Effective Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 34 of the Rollback Tax Rate Worksheet), multiplying by the Effective Tax Rate, dividing by 100 and adding This Year's tax ceiling.

COUNTIES ONLY: All figures in this worksheet include ALL County Funds. Tax Levy amounts are the sum of each Fund's Taxable Value X each Fund's Tax Rate.



CITY COUNCIL MEMO

DATE: August 11, 2015

TO: Mayor and City Council

FROM: Laura Hollenbeak, Director of Finance

SUBJECT: Discuss property tax rate, take record vote on proposed tax rate, and schedule special public hearings, if necessary.

Summary:

A taxing unit's governing body must follow Legislative guidelines for proposing and adopting a tax rate. If the tax rate proposed by the governing body exceeds the effective tax rate or rollback rate, whichever is lower, they must publish a public hearing notice, post a website notice and hold two public hearings.

David Oehler, the Gillespie Central Appraisal District Tax Assessor / Collector, calculates the effective tax and rollback rates. The effective tax rate is defined as the rate that imposes the same total property taxes as last year on properties taxed in both years. The rollback tax rate is the highest tax rate that could be adopted before taxpayers can start rollback procedures. The 2015 rollback tax rate is \$0.2696 per \$100 valuation.

The effective tax rate for 2015 is \$0.2313 per \$100 valuation, down from last year's actual rate of \$0.2482. The effective tax rate is significant in that any proposed tax rate above that number requires two additional public hearings on that proposed rate prior to adoption of the tax rate.

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The City of Fredericksburg

Recommendation:

The Council needs to establish a proposed tax rate by taking a record vote at the August 17, 2015 Council Meeting. It is important to note that after the public hearing on the 2015-16 Budget, the Council can adopt the proposed tax rate or a lower rate, but cannot adopt a rate higher than the proposed rate without again taking a record vote and conducting two additional Public Hearings.

The motion should be to approve the proposed property tax rate of \$0.____, a rate that is ____% above the effective tax rate of \$0.2313, as presented.

If the tax rate proposed by the governing body exceeds the effective tax rate or rollback rate, whichever is lower, they must publish a public hearing notice, post a website notice and hold two public hearings.

In a second motion, if necessary, the Council will move to schedule two Public Hearings on Tax Increase for Wednesday, August 26th and Wednesday, September 2nd.

Background / Analysis:

Please see the attached worksheets that show the Effective and Rollback Tax calculations made by David Oehler.

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The City of Fredericksburg

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