



REGULAR CITY COUNCIL MEETING AGENDA
MONDAY, OCTOBER 18, 2021 ~ 6 P.M.
LAW ENFORCEMENT CENTER
1601 EAST MAIN STREET
FREDERICKSBURG, TEXAS 78624

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

Jerry M. Luckenbach, Councilmember
Kathy O'Neill, Councilmember
Kent Myers, City Manager

The City of Fredericksburg City Council will meet in a regular session on Monday, October 18, 2021 at 6 p.m. This meeting will be held in person and live stream on our YouTube Channel.

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

1. CALL TO ORDER

2. INVOCATION

(Mary Studor, City resident)

3. PLEDGE OF ALLEGIANCE

4. EMPLOYEE RECOGNITIONS

5. PUBLIC COMMENTS

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

Written Comments: to be submitted remotely:

- 1) Must be received by 3 p.m. on October 18, 2021.
- 2) Complete the Citizen Comment Form online at [Fredericksburg, TX - Official Website \(fbgtx.org\)](https://www.fbgtx.org); or
- 3) Email your comments to CitizenComments@fbgtx.org or
- 4) Complete a Citizen Comment Form located inside the Public Access entrance at 126 W. Main Street, Fredericksburg, Texas, and place in the box marked Citizen Comment Form.

Copies of the submitted comments will be provided to the City Council and made public on the City website under the "**October 18, 2021**, City Council Regular Meeting" tab.

Verbal Comments:

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

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the

agenda for a future meeting and any response to a question posed to the City Council is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

6. CONSENT

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS PULLED AT THE REQUEST OF A MEMBER OF CITY COUNCIL.

- A. Consider approval of the October 4, 2021 City Council Regular Meeting Minutes (Shelley Goodwin, City Secretary)
(Agenda Packet Pages 5-12)

7. PUBLIC HEARINGS

- A. Consider a public hearing to receive citizen comments for or against an Involuntary Annexation for approximately 82.36 acres of land, generally located on the West and East sides of Post Oak Road, from W. Live Oak to 2,800 feet North of S. Bowie Street; this Involuntary Annexation will not increase or extend the City's Extraterritorial Jurisdiction, first of two hearings (Jason Lutz, Development Services Director).
(Agenda Packet Page 13-16)
- B. Consider a public hearing to receive citizen comments for or against a proposed amendment to Section 8.100 - Temporary Use Types, to add a definition for "Event Center", to allow temporary structures (tents) for "event centers" and establish regulations regarding the proposed use (#Z-2119) (Jason Lutz, Development Services Director).
(Agenda Packet Page 17-24)
- C. Consider a public hearing to receive citizen comments for or against a request by John Needham of Seco Enterprises LLC, to consider an amendment to the Planned Unit Development Zoning District (PUD) to allow building heights to exceed the maximum height of 38 feet, for approximately 32.53 acres of land located at the SW Intersection of Friendship Lane and S. Eagle Street (Z-2117)) (Jason Lutz, Development Services Director).
(Agenda Packet Page 25-44)
- D. Consider a public hearing to receive comments for or against a request by Stuart Barron, for the following items for approximately 0.647 acres of land located on the north side of Friendship Lane, approximately 700 feet east of the intersection of Friendship Lane and S. Washington Street.(Z-2116): (Jason Lutz, Development Services Director):
 - i. To consider a requested Zoning Change from Neighborhood Commercial (C1) to Medium Commercial (C1.5).
(Agenda Packet Page 45-49)
 - ii. To consider a Conditional Use Permit Per Section 3.205, of the City's Zoning Ordinance to allow "Drive Through or Drive-In Facilities".
(Agenda Packet Page 50-64)

8. ORDINANCES AND RESOLUTIONS

- A. Consider the approval of Ordinance 2021-26 amending Section 8.100 – Temporary Use Types, of Appendix B – Zoning Ordinance, of the Code of Ordinances; to amend the permitted temporary uses of tents for the Historic Overlay (HO) Zoning District in the City; and providing for an effective date (Z-2119) (1st of two readings; City Council may waive 2nd reading) (Jason Lutz, Development Services Director).

- B.** Consider the approval of Ordinance 2021-27 amending the Zoning Ordinance of the City to approve an amendment to the Planned Unit Development pertaining to 32.55 acres of land located at the Southwest corner of a Friendship Lane and South. Eagle Street situated in the City of Fredericksburg, Texas (Z-2117)) (1st of two readings; City Council may waive 2nd reading) (Jason Lutz, Development Services Director).
(Agenda Packet Page 25-44)
- C.** Consider the approval of Ordinance 2021-28 amending the Zoning Ordinance of the City and changing the Zoning District as to approximately 0.647 acres of land located on the North side of Friendship Lane, approximately 700 feet east of the intersection of Friendship Lane and S. Washington Street, situated in the City of Fredericksburg, Texas; changing said property from C-1 Neighborhood Commercial to C-1.5 Medium Commercial; and providing for an effective date (Z-2116) (1st of two readings; City Council may waive 2nd reading) (Jason Lutz, Development Services Director):
(Agenda Packet Page 45-49)
- D.** Consider the approval of Ordinance 2021-29 amending Article 4.000-Animal Fees and Charges, of Appendix A-Fee Schedule, of the Code of Ordinances, to update and amend the Fees for adoption of animals from the City Animal Shelter (1st of two readings; City Council may waive 2nd reading) (Braxton Roemer, Police Lt. Special Services).
(Agenda Packet Pages 65-68)
- E.** Consider the approval of Resolution 2021-13R allowing for submittal of the full application to the Texas Water Development Board for project funding through the Flood Infrastructure Funds (N. Llano Storm Sewer Project) (Garret Bond, Assistant City Engineer).
(Agenda Packet Pages 69-76)

9. OTHER ACTION ITEMS AND UPDATES

- A.** Consider the approval of a request by Stuart Barron for a Conditional Use Permit Per Section 3.205, of the City's Zoning Ordinance to allow "Drive Through or Drive-In Facilities" for approximately 0.647 acres of land located on the north side of Friendship Lane, approximately 700 feet East of the Intersection of Friendship Lane and S. Washington Street.: (Jason Lutz, Development Services Director):
(Agenda Packet Page 50-644)
- B.** Consider the approval and award bids for Lease/Purchase Financing to Signature Public Funding Corporation for the following (Laura Hollenbeak, Finance Director):

 - i. Fire Pumper Tanker for the Fire Department in the amount of \$550,000.
(Agenda Packet Pages 77-80)
 - ii. Vehicles and Equipment for various City Departments in the amount of \$1,409,690.38.
(Agenda Packet Pages 81-84)
- C.** Consider the Request for Proposals (RFP) to update the City's Comprehensive Plan (Jason Lutz, Development Services Director).
(Agenda Packet Pages 85-102)

10. CITY MANAGER REPORT

- A. STR Update
- B. COVID Update
- C. October 25th Council Work Session

11. ITEMS FOR FUTURE AGENDA

(Agenda Packet Pages 103-104)

12. COUNCIL COMMENTS

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

13. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.071 (Consultation with Attorney)

- A. Receive legal advice on Texas case law concerning short term rental regulation by municipalities, application of conditional use permits to short term rental uses, and application of caps to short term rental uses (551.071).

14. BUSINESS ITEM

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

15. ADJOURN

This is to certify that I, Shelley Goodwin, posted this Agenda at 3:25 p.m. on October 13, 2021, at the main entrance bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelley Goodwin, TRMC
City Secretary



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL REGULAR MEETING OCTOBER 4, 2021

The City of Fredericksburg City Council held their regular session on Monday, October 4, 2021 at 6 p.m. This meeting was held in person at the Law Enforcement Center and live streamed on the Fredericksburg YouTube Channel.

Members Present:

Mayor Charlie Kiehne
Councilmember Jerry Luckenbach
Councilmember Tom Musselman
Councilmember Kathy O'Neill

Members Absent:

Councilmember Bobby Watson

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities
Daniel Jones, City Attorney
Steve Wetz, Police Chief
Braxton Roemer, Police Lt.
Eric Whiting, Information Technology Director
Andrea Schmidt, Parks and Recreation Director
Jason Lutz, Development Services Director
Kelli Offer, Gillespie County Health Department Director
Kris Kneese, Assistant Public Works Director
Krista Wareham, City Accountant
Garret Bonn, Assistant City Engineer
Jennifer Krupa, Special Event Coordinator
Leslie Ball- Embrey, Administrative Assistant
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Kiehne called the regular meeting of the Fredericksburg City Council to order at 6:00 p.m. on Monday, October 4, 2021.

2. INVOCATION

Jerry McCorkle, City resident led the Invocation.

3. PLEDGE OF ALLEGIANCE

Eric Hammerson led the Pledge of Allegiance.

4. EMPLOYEE RECOGNITIONS

Kent Myers, City Manager, shared an email from Patrick Keating regarding the professionalism of the Fire Crew that assisted him.

5. PUBLIC COMMENTS

Jerry McCorkle, City resident, spoke regarding our country and community prayers that are being conducted nightly at 8 p.m.

Sonia Rivera, City resident, spoke regarding the City Council using caution about accepting our recycling center products.

Kimberley Lams, City resident, spoke and provided a handout regarding the Vaers Covid Vaccine Report.

Ruben Aguilar, City resident, spoke regarding civil rights and the need to stand up for what you believe.

George Studor, City resident, provided a handout regarding Agenda Item 8. F. renewal energy.

Jeanette Hormuth, City resident, thanked the City Council for adopting a “no new revenue rate” as the FY 2021 Tax Rate. She also spoke regarding adding the business Resolution to a future agenda.

Tom Marschall, City resident, provided a handout regarding the declaration for businesses. He shared the Oath of Offices the City Council took when they were elected.

Robert Phoenix thanked the City Council for adopting a “no new revenue rate.” He recommended using HOT revenues for emergency services for weekend increases in the number of calls. He also spoke regarding renewable energy.

Isla Roop, City resident, spoke regarding the Pro Police political campaign and the issues she believes the City has.

Tonya Benson, City resident, spoke regarding mandatory vaccination and the Emergency Declaration. She encouraged the City Council to put the business Resolution on a future agenda.

6. CONSENT

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS PULLED AT THE REQUEST OF A MEMBER OF CITY COUNCIL.

A. Consider approval of City Council Minutes (Shelley Goodwin, City Secretary)

- i. September 13, 2021 Special Meeting**
- ii. September 15, 2021 Special Meeting**
- iii. September 20, 2021 Regular Meeting**

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember O'Neill, to approve Consent Agenda items 6. A. i., ii. and iii., with corrections. The City Council voted four (4) for, and none (0) opposed. The motion carried unanimously.

7. ORDINANCES AND RESOLUTIONS

A. Consider the approval of Ordinance 2021-25 amending Article 25.000 – Health Department Fees, of Appendix A – Fee Schedule, of the Code of Ordinances, to update

and amend the fees for Food Establishment Inspections, Plan Review, and Permits issued by the City (1st of two readings; City Council may waive 2nd reading) (Kelli Olfers, Gillespie County Health Department Director).

Kelli Olfers, Gillespie County Health Department Director, reviewed the different types of Health Permits and the charges.

The City Council discussed the proposed fees covering the administrative expenses.

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman, to approve Ordinance 2021-25 amending Article 25.000 – Health Department Fees, of Appendix A – Fee Schedule, of the Code of Ordinances, to update and amend the fees for Food Establishment Inspections, Plan Review, and Permits issued by the City, change the Farmer’s Market fee to \$100, and waive the second reading. The City Council voted four (4) for, and none (0) opposed. The motion carried unanimously.

B. Consider the approval of Resolution 2021-11R authorizing the Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet (Kent Myers, City Manager).

Kent Myers, City Manager, reviewed the Texas Opioid Settlement Agreement. He reviewed the goals of the Texas Attorney General and SB 1827.

Daniel Jones, City Attorney, stated due to more participation by local jurisdictions, the City’s allotted amount could be reduced. These will be restrictive funds to be used for drug treatment programs.

The City Council spoke regarding using the funds for the reduction of drug use and towards drug education.

Kent Myers, City Manager, stated that once we get more information and direction, this funding will come back to City Council for approval.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Luckenbach, to approve Resolution 2021-11R authorizing the Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet. The City Council voted four (4) for, and none (0) opposed. The motion carried unanimously.

C. Consider the approval of Resolution 2021-12R to nominate candidates for the Board of Directors of the Gillespie Central Appraisal District 2022-2023 term (Kent Myers, City Manager).

Kent Myers, City Manager, reviewed the process for appointing members and noted it begins with the City Council nominating candidates to serve on the Board of Directors of the Gillespie Central Appraisal District. He stated Tony Klein has indicated he will not serve another term, and Nicole Bartel Carroll, Donald Davis, Tim Dooley, and James McAfee are willing to serve another term. He also noted Susan Behrends has indicated she is willing to serve on the Board of Directors.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember O’Neill, to approve Resolution 2021-12R allowing votes for the Gillespie Central Appraisal District Board of Directors for a two year term beginning January 1, 2022, and nominating Nicole Bartel Carroll, Donald Davis, Tim Dooley, Susan Behrends, and James McAfee. The City Council voted four (4) for, and none (0) opposed. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

A. Consider the approval of a contract and scope of services with Goodman Corporation for parking demand analysis, conceptual engineering and design services, financial pro forma and funding services in the amount of \$95,000. (Kent Myers, City Manager)

Kent Myers, City Manager, reviewed the parking history downtown and the proposal for additional parking in the FY2022 Budget. He stated the City previously contracted for a Downtown Parking Study. He also reviewed the proposed contract, the 4 task scoops, and the funding.

Barry Goodman, Goodman Corporation, reviewed the 2017-2018 parking study and the different options the City has with managing parking. He reviewed the different options of how the visitors can pay for the parking.

The City Council stated that the parking behind the CVB was done with grant funding and feels the grant needs to be reviewed to add additional spaces.

Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities, stated he has been working with CVB to expand their offices and research parking technology.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Luckenbach, to approve a contract and scope of services with Goodman Corporation for parking demand analysis, conceptual engineering and design services, financial pro forma and funding services in the amount of \$95,000 (\$15,000 for standalone parking not be funded out of HOT). The City Council voted four (4) for, and none (0) opposed. The motion carried unanimously.

B. Consider the approval of the revised contract with Federal International to begin accepting mixed paper/magazines and plastics at the Recycling Center on November 1, 2021 (Garret Bonn, Assistant City Engineer).

Garret Bonn, Assistant City Engineer, stated in 2019, plastics and paper were eliminated due to a national downturn on these items, with this material ending up in Landfills. He noted a domestic rebound on paper and plastic items. Staff is recommending the City Council approve the contract, which will begin on November 1, 2021.

The City Council discussed the need for public education. They also discussed the need for assurance that these items will not end up in another landfill or charge us to haul off.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Luckenbach, to approve a revised contract with Federal International to begin accepting mixed paper/magazines and plastics at the Recycling Center on November 1, 2021. The City Council voted four (4) for, and none (0) opposed. The motion carried unanimously.

C. Consider the approval of the American Rescue Plan application for local non-profit agencies to apply for funding. (Kent Myers, City Manager)

Kent Myers, City Manager, reviewed the proposed applications. He also reviewed the items the funding can be used for. He noted that staff would use the same process after the application deadline as the HOT funding allocation is used.

The City Council discussed the application and the decision process. They also discussed the timeline for the application.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Luckenbach, to approve the American Rescue Plan application for local non-profit agencies to apply for funding. The City Council voted four (4) for, and none (0) opposed. The motion carried unanimously.

D. Consider and discuss a presentation on the Animal Control fees (Braxton Roemer, Police Lt. Special Services).

Braxton Roemer, Police Lt. Special Services, provided a PowerPoint on Animal Control fees.

The City Council discussed the fees and services the Animal Council provides to residents within the City and County.

Daniel Jones, City Attorney, recommends bringing an Ordinance back at the next meeting.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember O'Neill, to approve bringing an Ordinance back for approval to the Animal Control fees. The City Council voted four (4) for, and none (0) opposed. The motion carried unanimously.

E. Consider and discuss a presentation for a proposed airplane viewing area at Lady Bird Johnson Park (Clinton Bailey, P.E., Assistant City Manager/Public Works and Utilities Director)

Clinton Bailey, P.E., Assistant City Manager/Public Works and Utilities Director, stated a City resident had donated funds to build a dedicated area for airplane viewing at LBJ Municipal Park, along the fence in an area past the y-turnoff. The area would include an awning, one-way radio, sidewalk, bleacher, and dedicated parking. He noted the City would be responsible for the yearly maintenance.

The City Council discussed the location and the number of viewers that would take advantage of the dedicated area.

F. Consider and discuss a presentation from John Rodriguez regarding solar and wind renewal energy.

John Rodriguez, a citizen who requested to be on the agenda, reviewed the City possibly taking advantage of renewable energy. He also reviewed the benefits and provided the City Council with a handout of the City of San Antonio guidelines. He also reviewed ways to City can take advantage of solar and wind renewal.

The City Council reviewed renewable energy and the need for the City to continue to look at alternate energy. They also thanked John for his research and presentation.

9. CITY MANAGER REPORT

A. STR City Council Work Session-October 11

Kent Myers, City Manager, reminded the City Council of the upcoming STR Work Session. He reviewed the items that will be in the packet. He also noted that this meeting would be held at the University Center and begin at 6 p.m.

B. Next City Council Work Session-October 25

Kent Myers, City Manager, reminded the City Council of the upcoming Work Session on the following:

- Salary Survey
- Options for Affordable Housing financing

- Annexation public hearing

He noted this meeting would be held at the LBJ Golf Course in the Cardinal Room and begin at 9 a.m.

C. Oktoberfest Report

Kent Myers, City Manager, stated that Oktoberfest was a huge success and thanked everyone involved.

10. ITEMS FOR FUTURE AGENDA

Kent reviewed the Future Agenda Items.

11. COUNCIL COMMENTS

Councilmember Luckenbach spoke regarding the following:

- Zoning Airport Board met this morning to update Airport Zoning Ordinance.
- Gillespie County currently has 89 positive Covid cases and 4 Covid cases in the hospitalize; encouraged everyone to take the vaccine.

Mayor Kiehne reported he attended Oktoberfest and thanked everyone involved for their hard work.

12. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.071 (Consultation with Attorney) and 551.072 (Deliberation Regarding Real Property)

- A. Consider and discuss *The City of Fredericksburg, Texas vs Arch Ray, LLC, and Fiesta on the River RV Resort, LLC*, pending in the 216th District Court (551.071); and**
- B. Consider and discuss *E. 290 Owners Coalition vs. City of Fredericksburg, Texas*, pending in the Supreme Court of Texas (551.071), and**
- C. Consider and discuss the purchase, exchange, lease, or value of real property, located in the vicinity of the intersection of S. Adams Street at San Antonio Street, in the City of Fredericksburg, Texas. (551.072); and**
- D. Consider and discuss the purchase, exchange, lease, or value of real property, located in the vicinity of the intersection of S. State Hwy 16 at Fair Drive, in the City of Fredericksburg, Texas. (551.072); and**
- E. Receive legal advice on Tex. Const, Art.1, §16, and recent Texas case law, concerning whether a law violates the constitutional prohibitions against retroactive laws, and takings claims (551.071).**

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Musselman, to go out of Regular Meeting into Executive Session at 8:06 p.m. The City Council voted four (4) for, and none (0) opposed.

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember Luckenbach, to go out of Executive Session into the Regular Meeting at 9:24 p.m. The City Council voted four (4) for, and none (0) opposed.

13. BUSINESS ITEM

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

No actions were taken following this Executive Session.

14. ADJOURN

Motion: A motion was made by Councilmember Musselman, seconded by Councilmember O'Neill, to adjourn the Tuesday, October 4, 2021, City Council Regular Meeting at 9:25 p.m. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

Charlie Kiehne
Mayor

Shelley Goodwin, TRMC
City Secretary



CITY COUNCIL MEMO

DATE: October 18, 2021

TO: Mayor and City Council Members

FROM: Jason Lutz

SUBJECT: 1st Public Hearing regarding Annexation of Area 6A & 6B of the City's Annexation Plan.

Summary:

The proposed annexation includes all properties that have frontage on Post Oak Road between Live Oak Street and Bowie Street, and those properties fronting on the Cherry Street extension to the north of Bowie Street. The attached map shows the properties in question. Resolution 2019-06R, adopted by the City Council on May 14, 2019, identified the properties in question as Area 6A and 6B. Area 6A included approximately 40.71 acres and area 6B approximately 42.62 acres, a map of the area is attached. The property is characterized by residences, vacant land, and some commercial businesses.

Recommendation:

Discuss the proposed annexation and give staff direction on whether to proceed.

Background / Analysis:

At the retreat in January 2018, the City Council prioritized areas of the community for annexation. After the U.S. Highway 290 East corridor and the W. Live Oak Street area, the Post Oak Road/Cherry Street extension was determined as the next highest priority. In addition, the City Council identified the extension of Cherry Street and improvements to Post Oak Road as one of four roadway priority projects in the Transportation Master Plan and associated Traffic Impact Study. The Council adopted Resolution 2019-06R because the legislature has changed the regulations for annexation, and it is no longer possible for the City to initiate annexation without the consent of the property owners.

This annexation area was originally initiated in November of 2020 but the process needed to be restarted due to COVID issues and change in Council Meeting locations, which affected the original timeline and process.

The City of Fredericksburg

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

Staff re-initiated the annexation process and Council had previously held a public hearing in September, but due to a legal notice issue, staff had to start the process over again.

Annexation Timeline:

1. 1st Council Public Hearing – 10/18/21
2. 2nd Council Public Hearing – 10/25/21
3. Council Initiates Annexation Proceedings – 11/15/21
4. P&Z Zoning Recommendation Public Hearing – 12/8/21
5. Council Adopts Annexation & Zoning 1st Reading – 12/20/21

Attachments: Map of proposed annexation area & list of property owners within the subject area.



Department Approval



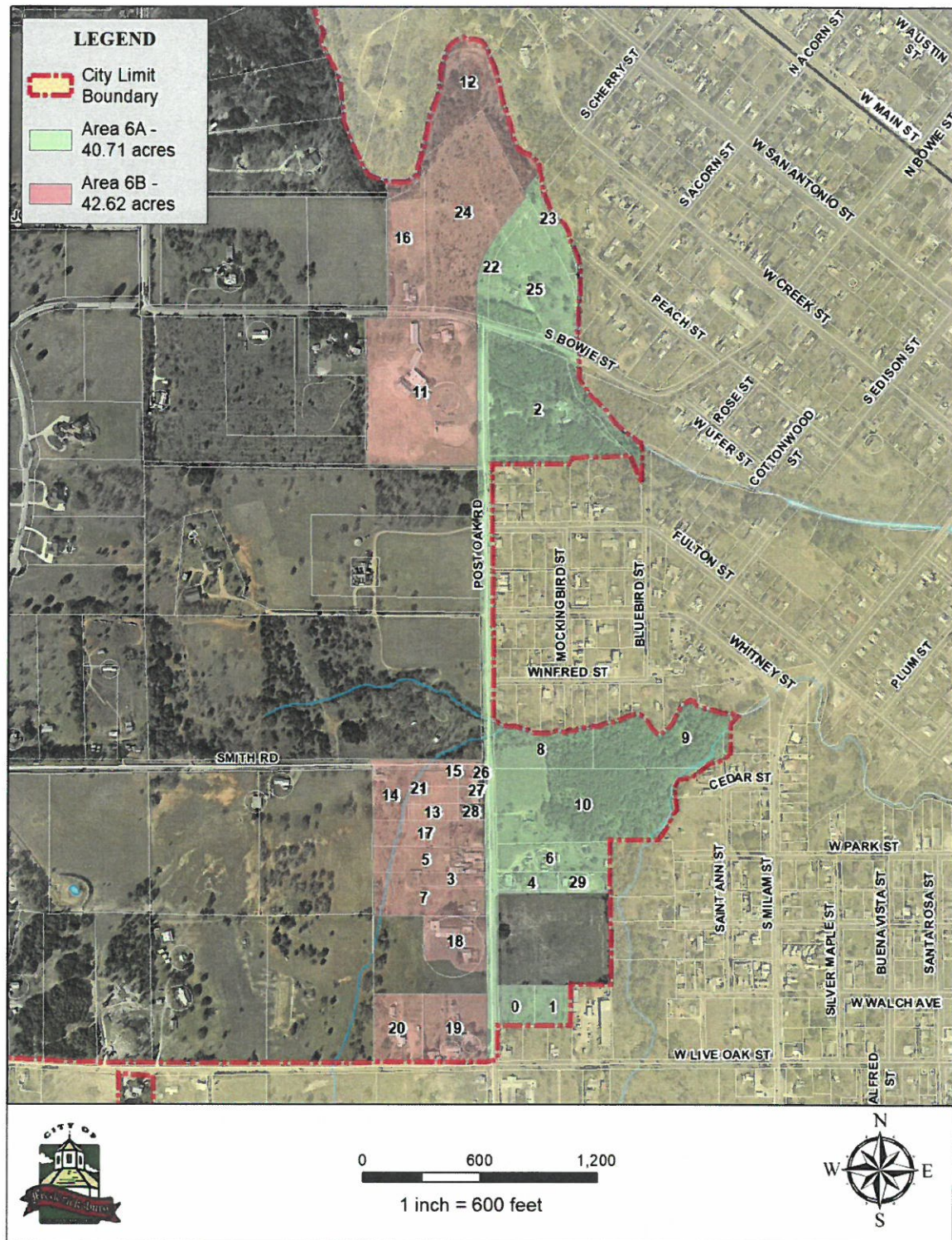
City Manager Approval



City Attorney Approval

The City of Fredericksburg

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



The City of Fredericksburg

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

MAP ID	NAME	PREFIX	NUMBER	STREET	SUFFIX	LEGAL DESCRIPTION
0	VILLARREAL, SUSAN & KIRKSCEY, LAURIE		0	POST OAK	RD	G E CO #97 .92
1	KLAERNER, YVONNE B	W	618	LIVE OAK	ST	G E CO #97 .92
2	GARY FAMILY TRUST		421	POST OAK	RD	G E CO #609 7.17, ALSO PT LOT 1 BESIER #2
3	MD GATHERING HOLDINGS LLC-SERIES 638 POST OAK RD		638	POST OAK	RD	G E CO #137 0.498
4	MD GATHERINGS HOLDINGS LLC-SERIES 639 POSTOAK		639	POST OAK	RD	G E CO #616 LOT UNMBR & UNMBR OF GE97, 0.723, UNMBR SOUTH OF GE0616
5	MD GATHERING HOLDINGS LLC-SERIES 632 POST OAK		632	POST OAK	RD	G E CO #137 1.78, B&BS
6	OCHOA, VICTOR HUGO		633	POST OAK	RD	G E CO #616 LOT UNMBR, 1.64, UNMBR LOT SOUTH OF GE616-HOMESITE-
7	BROWN, JAMES LOYD		644	POST OAK	RD	G E CO #137 2.444, & HOUSE-POST OAK RD-
8	LEHNE, SANDRA & JAMES A LEHNE		627	POST OAK	RD	G E CO #258 2.0, -HOMESITE-
9	LEHNE, SANDRA & JAMES A LEHNE		627	POST OAK	RD	G E CO #259 2.0
10	LEHNE, SANDRA & JAMES A LEHNE		627	POST OAK	RD	G E CO #616 8.0
11	MASON, CHARLOTTE SCHOOLS INTERNATIONAL INC		406	POST OAK	RD	G E CO #257 LOT 257A & 257B, 9.714
12	PERRY DISTRIBUTION TRUST	W	911	CREEK	ST	G E CO #261 LOT UNMBR, 3.43
13	SMITH, DORAN D & JOYCE		624	POST OAK	RD	SMITH, JAMES & DOREEN SUBD LOT 3-PT, 0.528
14	GONZALES, JESSE & SUSAN		103	SMITH	RD	SMITH, JAMES & DOREEN SUBD LOT 4, 1.12, -HOMESITE-
15	SMITH, JAMES W & MARY LOU		620	POST OAK	RD	SMITH, JAMES & DOREEN SUBD LOT 1-PT, 0.548
16	KING, J CRAIG & SUSAN	S	812	BOWIE	ST	NOVIAN LOT 1 TO 5, 2.828, -RESIDENCE-
17	AGUIRRE, AURORA		630	POST OAK	RD	G E CO #137 1.69
18	ALLEN, STEVE & BEVERLY REVOCABLE TRUST		648	POST OAK	RD	ALLEN ADDN LOT 128B-AR, 3.279
19	ALLEN, STEVE & BEVERLY REVOCABLE TRUST		662	POST OAK	RD	ALLEN ADDN LOT 128A-R PT, 1.16
20	BOBO, TIMOTHY M & LARA (TIM)	W	714	LIVE OAK	ST	ALLEN ADDN LOT 128B-BR, 2.023
21	SMITH, TAMMY		622	POST OAK	RD	SMITH, JAMES & DOREEN SUBD LOT 2-PT, 0.528
22	QTY OF FREDERICKSBURG	S	0	BOWIE		G E CO #261 0.932
23	WENGER, STANLEY R & JANELLE S	W	704	FEACH	ST	FBG ADDN BLK 1 LOT 563, 2.13, -GE0261, & TRACT UNBRD EAST OF GE0261-
24	HUTSON, JEFFREY & KATHERINE	S	804	BOWIE	ST	G E CO #700 MULTIPLE LOTS 7.627, GE261, GE262, PT OF STREET
25	712S BOWIE LLC	S	712	BOWIE	ST	G E CO #261 4.821, -HOMESITE-AG
26	SMITH, JAMES W & MARY LOU		620	POST OAK	RD	SMITH, JAMES & DOREEN SUBD LOT 1-PT, 0.24, -HOMESITE-
27	SMITH, TAMMY		622	POST OAK	RD	SMITH, JAMES & DOREEN SUBD LOT 2-PT, 0.26, -DUPLEX-
28	SMITH, DORAN D		624	POST OAK	RD	SMITH, JAMES & DOREEN SUBD LOT 3-PT, .26, -HOMESITE-
29	DELAFUENTE, JUAN & UZABETH		610	BLACKWATER	RD	G E CO #616 LOT UNMBR, .65, UNMBR SOUTH OF GE0616-LIZBETH MARTINEZ AREVALO DE LA FUENTE M/H LOCATED ON THIS PROP.

The City of Fredericksburg

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



CITY COUNCIL MEMO

DATE: October 18, 2021

TO: Mayor and City Council Members

FROM: Jason Lutz

SUBJECT: Request Z-2119 – to Consider Proposed Amendments to Section 8.100 – Temporary Use Types, to Add a Definition for “Event Center”, to Allow Temporary Structures (Tents) for “Event Centers” and Establish Regulations Regarding the Proposed Use.

Summary:

Staff is proposing the following amendments to the City’s zoning code to allow “Event Centers” to utilize tents (temporary structures) within the City’s Historic Overlay District (HO).

The proposed amendments are as follows (see attached redline section of code):

1. Defines “Event Center”.
 - a. A service commercial establishment used for the gathering of groups of persons for specific functions including social, recreation, amusement, or dining activities and where food and beverages may be served on the premises. Such facilities are frequently rented out for public or private activities that are not repeated on a weekly basis, and which are not open to the public on a daily basis at times other than when an event is scheduled.
2. Prohibits restaurants or other businesses that may host events in special or private rooms from being defined as an “Event Center”.
 - a. Other establishments such as restaurants, tasting rooms, or other commercial venues which, may on occasion, hold events within their facility, but which events are not part of the day-to-day operations of the business are not considered an Event Center under this definition.
3. Defines “Tents” and sets installation & removal timelines.
 - a. Tents, for the purposes of this section, is defined as a light, portable cover for protection from rain or sun consisting of fabric held on a collapsible frame of any shape having a diameter or cross-measurement in any direction. Tents utilized as part of an “Event

The City of Fredericksburg

Center” shall not be installed more than 48 hours prior to the event and must be removed within 48 hours after the event.

4. Allows the Historic Preservation Officer administrative approval of Tents that meet certain criteria for color.
 - a. Traditional white, beige, cream, or similar colors may be approved by the Historic Preservation Officer. The Historic Preservation Officer may choose to send review of a proposed tent to the Historic Review Board, should City staff determine that the proposed tent requires additional approval.

Background:

The current code, amended in 2015, states “No temporary type structures shall be placed in the Historic Overlay District (HO). Temporary structures shall include mobile trailer units, portable structures, sunshades of whatever material, tents, tarps, or umbrellas. EXCEPT: The use of umbrellas or similar detached (portable), nonstructural sun shading devices ("Cover") by a restaurant for that restaurant's outdoor eating and serving areas shall be permitted under the following circumstances:”.

The code only allows this type of structure for restaurants and for “Public, religious, patriotic, or historic assemblies, displays or exhibits, including festivals, benefits, fund-raising events or similar uses which typically attract a mass audience shall require any use district other than residential. (Exception: religious assembly in residential districts) and shall not be subject to the provisions of Subsection M”.

Recently a business owner approached the City to get approval for this type of structure and was denied since the business was an “Event Center” but did not qualify for the exemption for restaurants. The property owner was able to utilize the exemption for religious assembly since the event was a wedding. However, this exemption would not be allowed for similar event if the wedding were held at a church and the wedding reception were to be held at the facility.

The City’s Historic Review Board discussed the request to allow tents in the Historic District. They had several concerns about making amendments that could allow more businesses to utilize them. While they did agree that an “Event Center” may need an exception, like restaurant umbrellas, they did not want to make this available to all business types. They also stated that maybe a CUP process could be established but did not make any concrete decisions on the process moving forward.

City Council directed staff to move forward with these proposed amendments on May 3, 2021.

Analysis:

Mr. Cowsar, owner of an event center, had several concerns regarding the proposed ordinance.

1. Section M(1) The covered area shall be specifically defined with impervious surface in place.
 - a. Staff has no issues with the request that a tent be required to be placed on impervious surface and can modify this section for Event Centers.
 - b. It would still apply to restaurants due to Health Code requirements for eating areas.

The City of Fredericksburg

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

2. Section M(6) requires tents not be installed more than 48 hours prior to the event and must be removed within 48 hours after the event. He was also concerned how this would work if the facility was booked for back-to-back events.
 - a. Staff would not remove this language as allowing 3 days before for setup and 3 days after for removal would allow tents to be up all week.
 - b. Staff can support a modification to this code to allow staff approval of early setup and later removals, provided the applicant submits this request in writing for this accommodation.
 - c. For issues of back-to-back events, staff proposes leaving the existing language and allowing City staff to approve back-to-back events., upon written requests.
 - d. Staff can support language to allow staff approval of back-to-back events but would not recommend removing any language regarding this. Ultimately, if the owner is busy enough to have a tent up for several weeks at a time, then a permanent structure should be considered.
- 3.

Recommendation:

P&Z recommended denial due to the concerns Mr. Cowsar had regarding the proposed ordinance. This denial was based on not being able to evaluate any proposed language changes staff had to address Mr. Cowsar's concerns.

Staff recommends approval of the proposed amendments, with any modifications Council finds appropriate, especially regarding Mr. Cowsar's concerns.

Attachments:

Draft Ordinance & Redline of Zoning Code Section (Additions in Blue).



Department Approval



City Manager Approval



City Attorney Approval

The City of Fredericksburg

Sec. 8.100. – TEMPORARY USE TYPES.

- M. No temporary type structures shall be placed in the Historic Overlay District (HO). Temporary structures shall include mobile trailer units, portable structures, sun shades of whatever material, tents, tarps, or umbrellas. ~~EXCEPT:~~ Notwithstanding the foregoing sentence, the use of tents by Event Centers, and the use of umbrellas or similar detached (portable), non-structural sun shading devices ("Cover") by a restaurant for that restaurant's outdoor eating and serving areas, shall be permitted under in the HO in conformance with the following circumstances ~~conditions:~~
- (1) The covered area shall be specifically defined with impervious surface in place, ~~and.~~
 - (2) No advertising, logos, or words which would violate the City's sign ordinance or any other law or statute shall appear on the Cover, and any advertising which does meet the City's sign ordinance shall be included in the overall allowable signage for the business, ~~and.~~
 - (3) The color of the Cover shall be an approved color under the City of Fredericksburg's Historic ~~Preservation Ordinance,~~ Design Guidelines and Standards, and any Cover displaying pictures, stripes, floral or other designs, if any, shall be approved by the Historic Review Board of the City of Fredericksburg, which shall approve or disapprove the Cover ~~based on whether or not it is in keeping with the historic nature of the District, and whether or not it detracts from the building it serves or the surrounding buildings or uses,~~ pursuant to the City's Historic Design Guidelines and Standards. Traditional white, beige, cream, or similar colors may be approved administratively by the Historic Preservation Officer. The Historic Preservation Officer may choose to send review of any proposed Cover to the Historic Review Board, should City staff determine that the proposed Cover requires additional approval.
 - (4) If the Cover to be used by a restaurant for that restaurant's outdoor eating and serving areas is not an umbrella that is commonly used in outdoor dining as defined below, all aspects of the particular shading device shall be subject to review and approval by the Historic Review Board of the City of Fredericksburg, ~~which shall approve or disapprove the Cover based on whether or not it is in keeping with the historic nature of the District, and whether or not it detracts from the building it serves or the surrounding buildings or uses,~~ pursuant to the City's Historic Design Guidelines and Standards.
 - (5) Umbrella, for the purposes of this ~~section,~~ Subsection 8.100(M), is defined as a light, portable cover for protection from rain or sun consisting of fabric held on a collapsible frame of any shape having a diameter or cross-measurement in any direction of no more than 13 feet. Both tents and umbrellas are referred to collectively as "Cover".
 - (6) Tent, for the purposes of this Subsection 8.100(M), is defined as a light, portable cover for protection from rain or sun consisting of fabric held on a collapsible frame of any shape having a diameter or cross-measurement in any direction. Both tents and umbrellas are referred to collectively as "Cover". Tents used by an Event Center shall not be installed more than 48 hours prior to the start time of an event, and shall be removed within 48 hours following the end time of the event.
 - (7) For the purpose of this Subsection 8.100(M), "Event Center" shall be defined as a service commercial establishment used for the gathering of groups of persons for specific functions including social, recreation, amusement or dining activities, and where food and beverages may be served on the premises. Such facilities are frequently rented out for public or private activities that are not repeated on a weekly basis, and which are not open to the public on a daily basis at times other than when an event is scheduled. Other establishments such as restaurants, tasting rooms, or other commercial venues, which may on occasion hold events

within their facility, but which events are not part of the day-to-day operations of the business, are not considered an Event Center under this definition.

ORDINANCE NO. 2021-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING SEC. 8.100. - TEMPORARY USE TYPES, OF APPENDIX B - ZONING ORDINANCE, OF THE CODE OF ORDINANCES; TO AMEND THE PERMITTED TEMPORARY USES OF TENTS FOR THE HISTORIC OVERLAY (HO) ZONING DISTRICT IN THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application for a text amendment of the Zoning Ordinance, related to the creation of an additional commercial zoning district in the City, has been initiated by motion of the City Council; and

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

WHEREAS, the Planning and Zoning Commission has determined that such text amendment 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 text amendment be DENIED; and

WHEREAS, the City Council has specifically found, following public hearing, that such text amendment is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning text amendment, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

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

Section 1. That, Subsection 8.100(M) of Appendix B - Zoning Ordinance, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 8.100. – TEMPORARY USE TYPES.

- M. No temporary type structures shall be placed in the Historic Overlay District (HO). Temporary structures shall include mobile trailer units, portable structures, sun shades of whatever material, tents, tarps, or umbrellas. Notwithstanding the foregoing sentence, the use of tents by Event Centers, and the use of umbrellas or similar detached (portable), non-structural sun shading devices by a

restaurant for that restaurant's outdoor eating and serving areas, shall be permitted in the HO in conformance with the following conditions:

- (1) The covered area shall be specifically defined with impervious surface in place.
- (2) No advertising, logos, or words which would violate the City's sign ordinance or any other law or statute shall appear on the Cover, and any advertising which does meet the City's sign ordinance shall be included in the overall allowable signage for the business.
- (3) The color of the Cover shall be an approved color under the City of Fredericksburg's Historic Design Guidelines and Standards, and any Cover displaying pictures, stripes, floral or other designs, if any, shall be approved by the Historic Review Board of the City of Fredericksburg, which shall approve or disapprove the Cover pursuant to the City's Historic Design Guidelines and Standards. Traditional white, beige, cream, or similar colors may be approved administratively by the Historic Preservation Officer. The Historic Preservation Officer may choose to send review of any proposed Cover to the Historic Review Board, should City staff determine that the proposed Cover requires additional approval.
- (4) If the Cover to be used by a restaurant for that restaurant's outdoor eating and serving areas is not an umbrella that is commonly used in outdoor dining as defined below, all aspects of the particular shading device shall be subject to review and approval by the Historic Review Board of the City of Fredericksburg, pursuant to the City's Historic Design Guidelines and Standards.
- (5) Umbrella, for the purposes of this Subsection 8.100(M), is defined as a light, portable cover for protection from rain or sun consisting of fabric held on a collapsible frame of any shape having a diameter or cross-measurement in any direction of no more than 13 feet. Both tents and umbrellas are referred to collectively as "Cover".
- (6) Tent, for the purposes of this Subsection 8.100(M), is defined as a light, portable cover for protection from rain or sun consisting of fabric held on a collapsible frame of any shape having a diameter or cross-measurement in any direction. Both tents and umbrellas are referred to collectively as "Cover". Tents used by an Event Center shall not be installed more than 48 hours prior to the start time of an event, and shall be removed within 48 hours following the end time of the event.
- (7) For the purpose of this Subsection 8.100(M), "Event Center" shall be defined as a service commercial establishment used for the gathering of groups of persons for specific functions including social, recreation, amusement or dining activities, and where food and beverages may be served on the premises. Such facilities are frequently rented out for public or private activities that are not repeated on a weekly basis, and which are not open to the public on a daily basis at times other than when an event is scheduled. Other establishments such as restaurants, tasting rooms, or other commercial venues, which may on occasion hold events within their facility, but which events are not part of the day-to-day operations of the business, are not considered an Event Center under this definition.

{End of code text}

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

Section 3. Severability or Invalidity. If any provision of this ordinance or the application hereof to any person or circumstance is held invalid, such invalidity shall not affect other

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

Section 4. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall take effect upon the date of its passage.

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

Charlie Kiehne, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, City Secretary, TRMC

APPROVED AS TO FORM:

Daniel Jones, City Attorney



CITY COUNCIL MEMO

DATE: October 18, 2021

TO: Mayor and City Council Members

FROM: Jason Lutz

SUBJECT: Z-2117 – Request by John Needham of Seco Enterprises LLC, to Consider an Amendment to the PUD, Planned Unit Development Zoning to Allow Building Heights to Exceed the Maximum Height of 38 Feet for approximately 32.53 Acres of Land Located at the Southwest Intersection of Friendship Lane and South Eagle Street.

Summary:

The applicant is requesting to amend the PUD for the subject property to allow a building height to exceed the maximum height of 38'. The applicant is seeking to construct several multi-family structures with a maximum height of 44'. The applicant is wanting to utilize a hip roof design due to aesthetic reasons which would require the top of the hip roof to exceed the maximum height of the PUD.

Background / Analysis:

City Council approved annexation and zoning of PUD April 19, 2021. The PUD established a base zoning of MU-2 for development standards, excluded several land uses, limited buildings adjacent to Friendship Lane to two stories.

The MU-2 zoning regulations limit height to a maximum of 38', which is the maximum height allowed in any zoning district.

The applicant is requesting to allow a building height of 44', while buildings adjacent to Friendship Lane would still be limited to 2 stories.

The elevation along Friendship Lane averages 1,656' above sea level, while the locations of the multi-family structures (in the middle and rear of the property) ranges from 1,640' to 1,656' above sea level.

The City of Fredericksburg

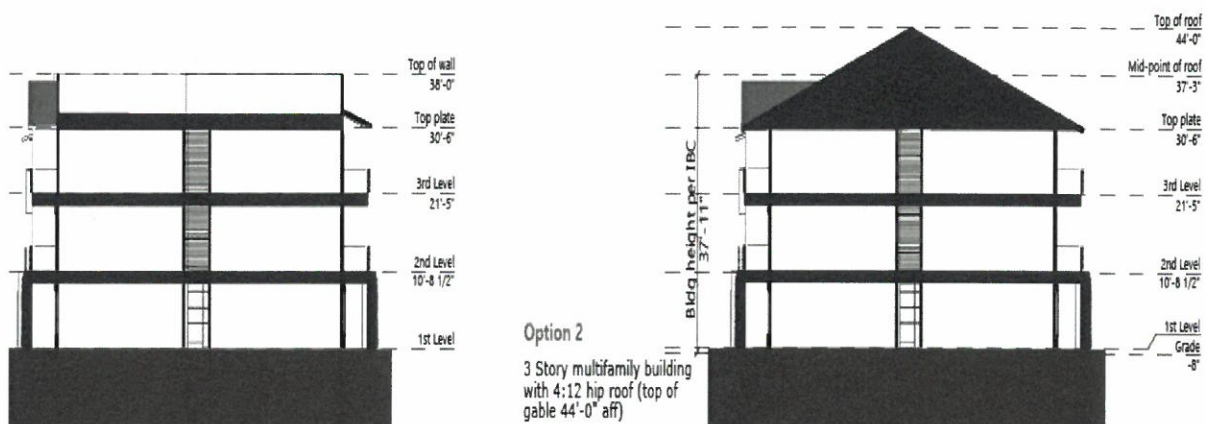
126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

Sec. 2.100. – DEFINITIONS defines height as “the vertical distance from “grade” to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable on a pitched, or hipped roof, or if none of the preceding, then to the highest point of a structure. As applied to a building, the height shall be measured from an elevation derived from the average of the highest and lowest grade adjacent to the building. See Section 7.510”.

Sec. 7.510. - Measurements of Height requires that the height of a building shall be measured from the average of the highest and lowest grade adjacent to the building, to the highest point of the coping of a flat roof, deck line of a mansard roof, or to the height of the highest gable on a pitched or hipped roof.

Please notice that there is a discrepancy between the definition of height and measurement of height. Staff has been utilizing the height definition when approving building permits and if staff maintains this interpretation, then no amendment to the PUD would be required as the proposed hip roof design would meet the regulations of the code.

By amending the PUD the applicant and City staff would have a clear and concise parameters on how to determine the maximum height.



Recommendation:

P&Z Commission recommended approval of the proposed amendment to clarify how height is measured.

Staff recommends approval of the requested amendment to height due to the following factors:

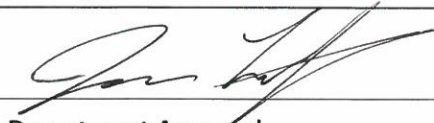
1. Staff has consistently applied the “Height Definition” when determining max height, and under this definition the proposed hip roof design would meet the City’s Code.
2. The proposed hip roof is more of a residential design given the development patterns in the area and creates more of a residential atmosphere than a commercial design.

The City of Fredericksburg

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

Attachments:

Application, Supporting Documents, and Elevation exhibits.



Department Approval



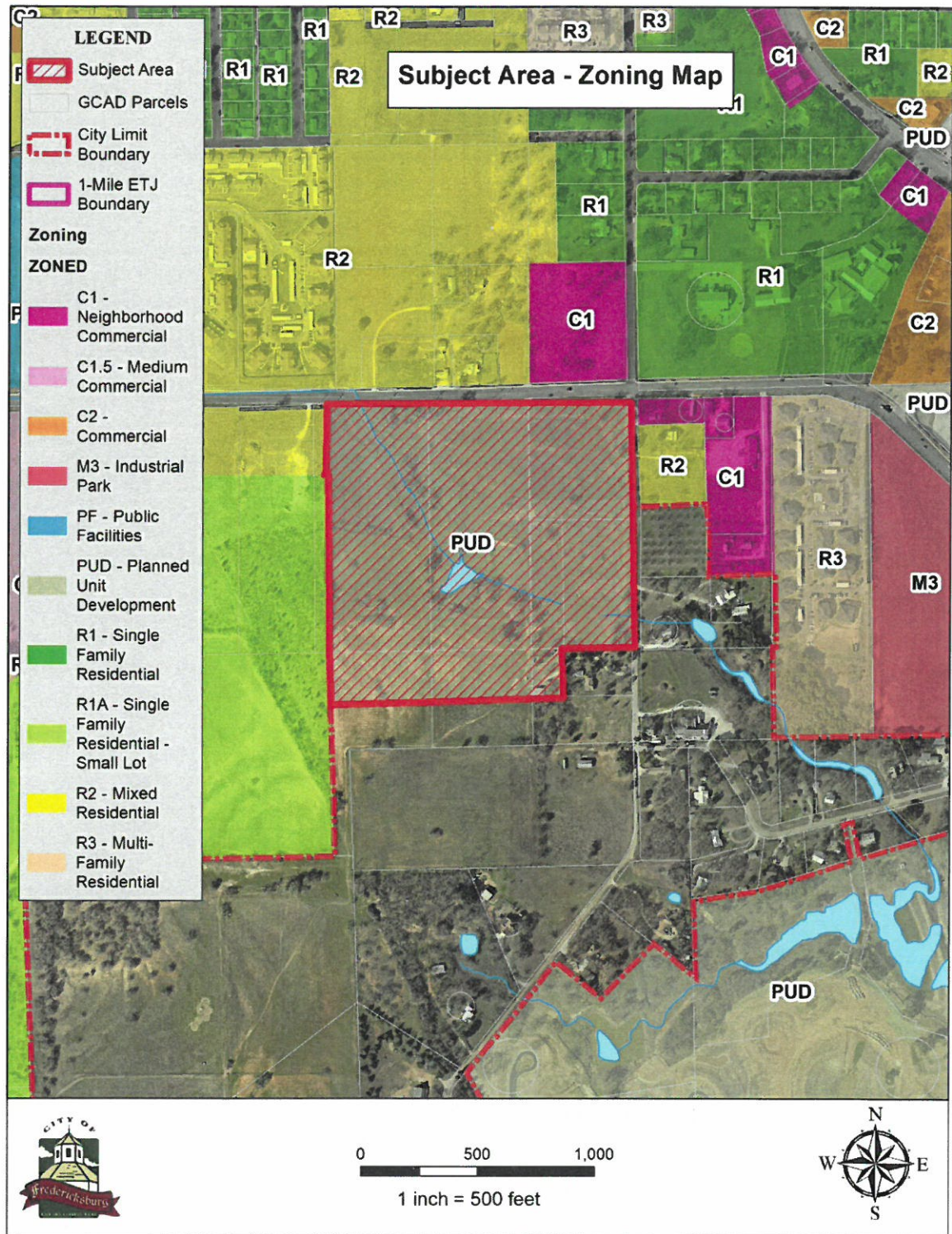
City Manager Approval



City Attorney Approval

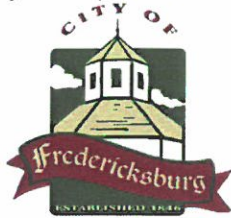
The City of Fredericksburg

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



The City of Fredericksburg

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



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

A. Project Information (Please complete all items)

Project Name: Friendship Lane Mixed-Use

Project Address: Friendship Lane & S. Eagle St.

Tax ID Number (s): GCAD Property IDs: 15730, 87188, 15726 (partial), 15727 (partial) 15728, 15729, 15732 (partial)

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|--|--|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☒ Zoning Change - PUD Amendment | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

Revision of Approved Plan / Plat? ☐Yes ☐No Name: PUD Amendment

Jurisdiction: ☒City Limits ☐ETJ Total Acres: 32.535 AC No. of Lots: See surveys attached

Original Survey & Abstract No: see attached

Legal Description: see attached

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: PUD

Proposed Zoning: PUD Amendment

Location: The SW corner of Friendship Lane and South eagle Street.

Proposed Use(s): Multifamily and single-family residential (for-rent), retail, office

Applicant's Signature

Applicant's Role: ☐Owner ☒Developer ☐Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: John L. Needham

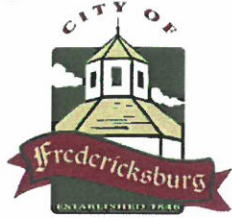
Printed Name: John Needham

Date: 9/3/2021

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s) 1 of 2

Firm Name (if applicable): Needham Trust

Owner Name: John Needham

Address: 2204 Lake Austin Blvd, Austin, TX 78703

Phone: 512.200.3480

Fax:

Email: john@secoventures.com

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: ☒ Agent ☐ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable): Seco Enterprises LLC dba Seco Ventures

Address: 2204 Lake Austin Blvd, Austin, TX 78703

Primary Contact Name: John Needham

Phone: 512.200.3480

Fax:

Email: john@secoventures.com

Secondary Contact

Jordan Needham

Phone: 512.200.3480

Fax:

Email: jordan@secoventures.com

III. Applicant

Firm Name (if applicable): Seco Enterprises LLC dba Seco Ventures

Applicant Name (s): John, Joshua, Jordan Needham

Address: 2204 Lake Austin Blvd, Austin, TX 78703

Phone: 512.200.3480

Fax:

Email: info@secoventures.com

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: ☒ Agent ☐ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable):

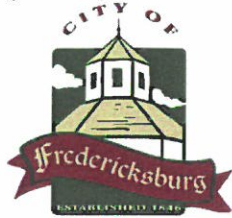
Address:

Primary Contact Name: John Needham

Phone: 512.200.3480

Fax: Email: john@secoventures.com

512.200.3480



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s) 2 of 2

Firm Name (if applicable): SV Friendship Lane MU, LP

Owner Name: John Needham

Address: 2204 Lake Austin Blvd, Austin, TX 78703

Phone: 512.200.3480

Fax:

Email: john@secoventures.com

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: ☒ Agent ☐ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable): Seco Enterprises LLC dba Seco Ventures

Address: 2204 Lake Austin Blvd, Austin, TX 78703

Primary Contact Name: John Needham

Phone: 512.200.3480

Fax:

Email: john@secoventures.com

Secondary Contact

Jordan Needham

~~Name:~~ 512.200.3480

Fax:

Email: jordan@secoventures.com

III. Applicant

Firm Name (if applicable): Seco Enterprises LLC dba Seco Ventures

Applicant Name (s): John, Joshua, Jordan Needham

Address: 2204 Lake Austin Blvd, Austin, TX 78703

Phone: 512.200.3480

Fax:

Email: info@secoventures.com

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: ☐ Agent ☒ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable):

Address:

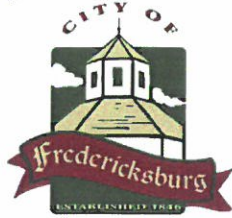
Primary Contact Name: John Needham

Phone: Fax:

Email:

512.200.3480

john@secoventures.com



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

C. Fee Schedule (Please attach appropriate fee to application.)

- ☐ Conditional Use Permit Application - \$400
- ☐ Site Plan Application Admin - \$300
- ☐ Site Plan Application P&Z - \$400
- ☒ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Amending Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Preliminary Plat - \$400 plus \$20 per lot
- ☐ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.

Exhibit "B"

32.54 Acre Tract

County: Gillespie

Description: Tract of Land

Acreage: 32.54

Legal Description:

Being a 32.54 acre tract of land, more or less situated in the city of Fredericksburg, Gillespie County, Texas, being part of the following Outlots; Outlot No. 9, Outlot No. 8, Outlot No. 7, Outlot No. 2, Outlot No. 1, and an unnumbered Outlot lying east of Outlot No. 1, said Outlots are shown on the map of Fredericksburg, Texas, and Envisions, by the German Emigration Company, and being a portion of a 5.001 acre tract of land described in a conveyance to Robert L. Eckhardt by Lee Harry Eckhardt, et ux, dated June 3, 2004, found of record in Volume 555, pages 206-211 of the Official Public Records of Gillespie County, Texas (O.P.R.G.C.TX), also being a portion of a 44.435 acre tract of land described in a gift deed to Keven W. Eckhardt, dated June 3, 2004, found of record in Volume 555, pages 187 (O.P.R.G.C.TX), and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2-inch iron rod with cap stamped "BONN 4447" having a grid coordinate value of Northing: 10,059,417.00 and a Easting: 2,762,342.805, located at the southeast corner of said 5.001 acre tract of land, also being the northeast corner of a 5.13 acre tract of land described in a deed to Brenda L. Senger, et al, dated June 3, 2004, found of record in Volume 555, Page 212 (O.P.R.G.C.TX) acre tract of land, also being in the westerly right-of-way line of the South Eagle Street (County Road);

- 1.) **THENCE: South 88 Degrees 55 Minutes 51 Seconds West, 295.63 feet** with the north line of said 5.13 acre tract and south line of said 5.001 acre tract to a 1/2-inch iron rod with cap stamped "BONN 4447" found for the northwest corner of the said 5.13 acre tract;
- 2.) **THENCE: South 01 Degrees 04 Minutes 08 Seconds East, 756.24 feet** with the west line of the said 5.13 acre tract to a point at a pipe fence corner post, for the southwest corner of the said 5.13 acre tract, also being the southeast corner of the herein described tract;
- 3.) **THENCE: South 87 Degrees 50 Minutes 25 Seconds West, 999.36 feet** over and across said 44.435 acre tract to a point in the west line of said 44.435 acre tract, also being in the east line of a called 111.40 acre tract of land described in a deed to HK Fredericksburg, LLC., recorded in Document Number 20193419 (O.P.R.G.C.TX);

INTENTIONALLY LEFT BLANK

- 4.) **THENCE: North 01 Degrees 06 Minutes 11 Seconds West, 777.33 feet** passing the northeast corner of the said 111.40 acre tract, also being the southeast corner of a tract of land being the Remainder of Tract 1 of Friendship Oaks recorded in Volume 2 Page 148 of the Plat Records of Gillispie County, for a total distance of **1283.59 feet**, to a point in the south right-of-way line of Friendship Lane, also being the northwest corner of said 44.435 acre tract, from which point a found 1/2-inch iron rod with cap stamped "MDS" bears North 74 Degrees 51 Minutes 18 Seconds East, 0.35 feet;
- 5.) **THENCE: South 88 Degrees 51 Minutes 28 Seconds East, 226.66 feet**, with the south line of said Friendship Lane to a 1/2-inch iron rod with cap stamped "LJA SURVEYING" to an angle point;
- 6.) **THENCE: North 88 Degrees 32 Minutes 01 Seconds East, 645.72 feet** with the south right-of-way line of Friendship Lane to a point on the west line of said 5.001 acre tract and for the southwest corner of a 3,735 square foot tract of land described in a deed to the city of Fredericksburg in Document Number 20065959 (O.P.R.G.C.TX);
- 7.) **THENCE: North 88 Degrees 31 Minutes 45 Seconds East, 423.55 feet** with the south line of said 3,735 square foot tract of land to a Pipe Fence Corner Post found for the as-fenced west line of South Eagle Street and the as-fenced south line of Friendship Lane, also being the northeast corner of the herein described tract;
- 8.) **THENCE: South 01 Degrees 03 Minutes 59 Seconds East, 432.35 feet** with the as-fenced west line of South Eagle Street to a Found Mag Nail (called Pipe Post) for angle point;
- 9.) **THENCE: South 00 Degrees 56 Minutes 49 Seconds East, 74.68 feet** with the as-fenced west line of South Eagle Street to the PLACE OF BEGINNING, containing 32.54 acres, more or less.

INTENTIONALLY LEFT BLANK

All bearings and coordinates are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), North American Datum of 1983. All distances were adjusted to surface using a combined scale factor of 1.00012.

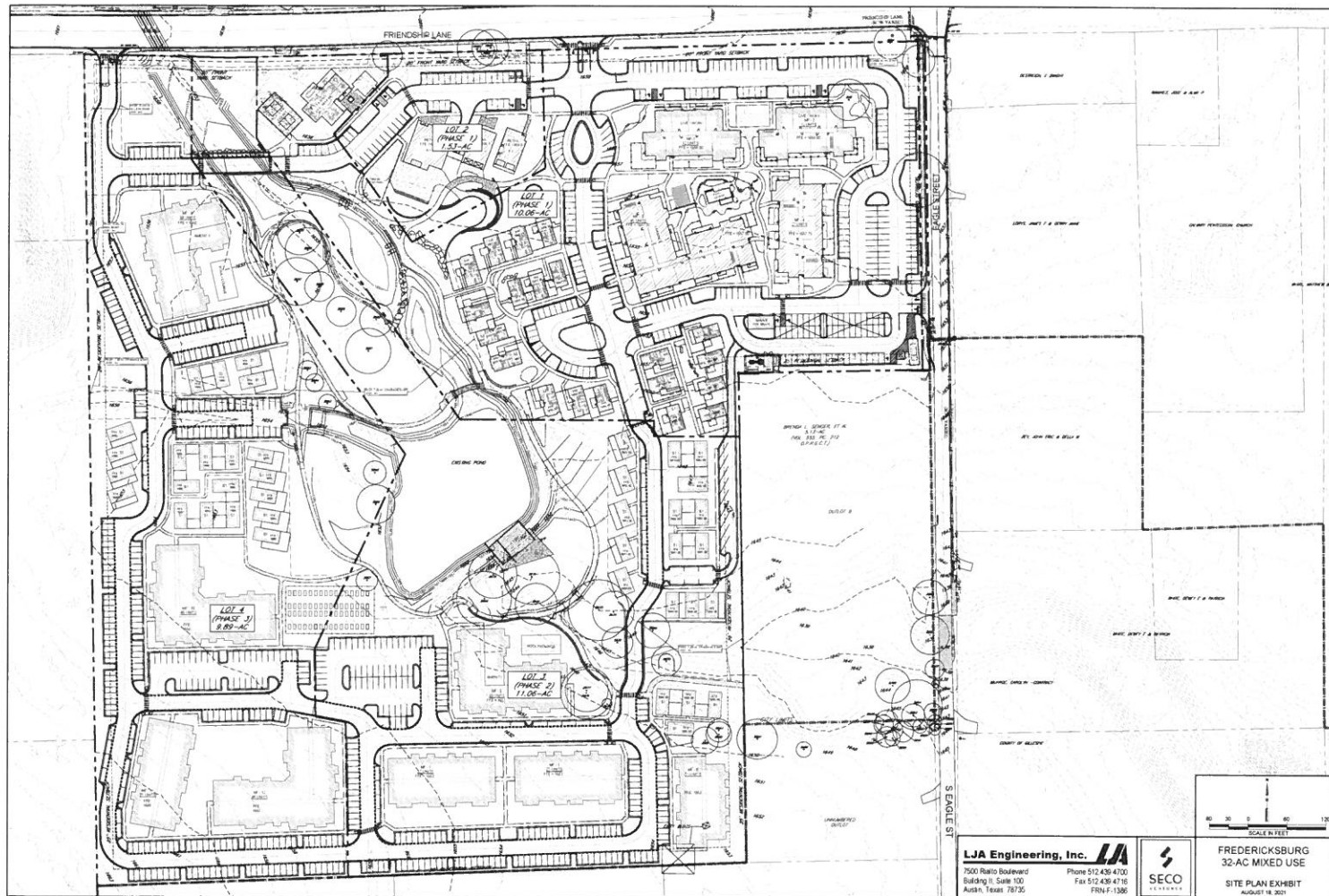
LJA Surveying, Inc.
Texas Surveying Firm Branch Registration No. 10194533
7500 Rialto Blvd, Building II, Suite 100. Austin, Texas 78735
Phone No.: 512.439.4700

By: 

Surveyor's Name: Gordon N. Anderson
Registered Professional Land Surveyor, Texas No. 6617
Date: April 15, 2021



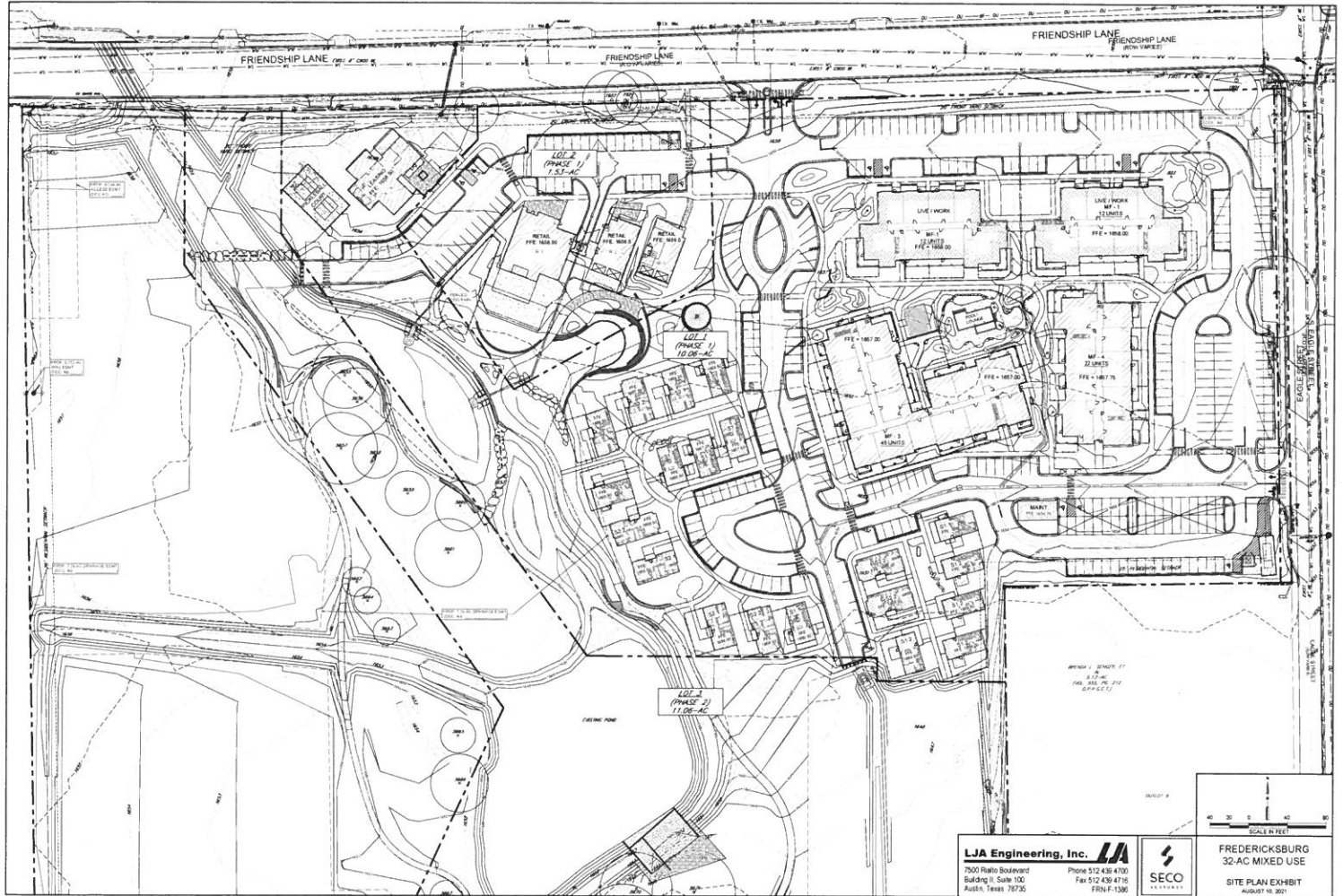




LJA Engineering, Inc.
 7500 Rialto Boulevard
 Building 1, Suite 100
 Austin, Texas 78735
 Phone 512.436.4700
 Fax 512.436.4716
 FRN F-1386



FREDERICKSBURG
 32-AC MIXED USE
 SITE PLAN EXHIBIT
 AUGUST 18, 2021

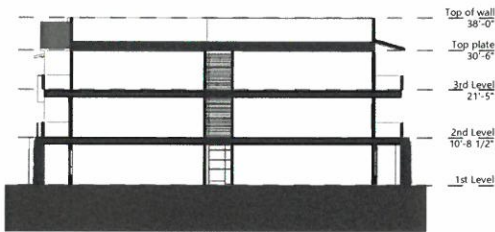


LJA Engineering, Inc.
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone 512.430.4700
 Fax 512.430.4715
 FR26-F-1306

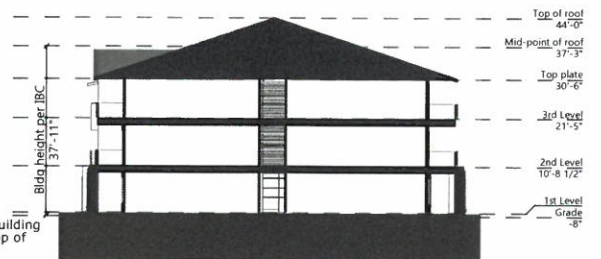
SECO
 PROPERTY

FREDERICKSBURG
 32-AC MIXED USE
 SITE PLAN EXHIBIT
 AUGUST 10, 2021

Option 1
3 Story multifamily building
with flat roof and parapet
(Top of wall height 38'-0" aff)



Option 2
3 Story multifamily building
with 4:12 hip roof (top of
gable 44'-0" aff)



A FIRM WITH A VIBRANT
& EXCITING CULTURE
RECOGNIZED FOR
ELEVATED DESIGN



FREDERICKSBURG MF/MU
FREDERICKSBURG, TEXAS

3 STORY BUILDING EXHIBIT

Copyright © 2021, JHP, All Rights Reserved. Approval: Permit on Construction
Carl Malveston
Proposed by JHP, LLC, 12345 Main Street, Suite 100, Fredericksburg, TX 77969

06.22.2021

01
#2020079 01

ORDINANCE NO. 2021-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY TO APPROVE AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT PERTAINING TO 32.55 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS.

WHEREAS, an Application for Rezoning to amend the Planned Unit Development (PUD) Zoning which currently exists on the property has been submitted by the owner of the property, to maintain the present zoning classification of PUD but to amend one or more of the conditions of said PUD; and

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

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

WHEREAS, the City Council has specifically found, following public hearing, that such change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against such amendment signed by owners of twenty percent (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:

Section 1. That the zoning ordinance of the City of Fredericksburg is hereby amended to incorporate the certain changes as follows:

A. That the zoning classification of 32.55 acres of land located at the southwest corner of Friendship Lane and South Eagle Street, situated in the City of Fredericksburg, Texas, as additionally shown on the PUD site plan in Exhibit A, be and is hereby amended to permit the construction of the three

story multifamily buildings to the maximum height as set forth in Exhibit B, a copy of which is attached hereto and incorporated herein by reference.

Section 2. Other than as hereby amended, the conditions of the original PUD adopted on April 19, 2021, and as having been thereafter amended, are ratified and confirmed, and incorporated herein for all purposes.

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

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

Charlie Kiehne, Mayor
City of Fredericksburg, Texas

ATTEST:

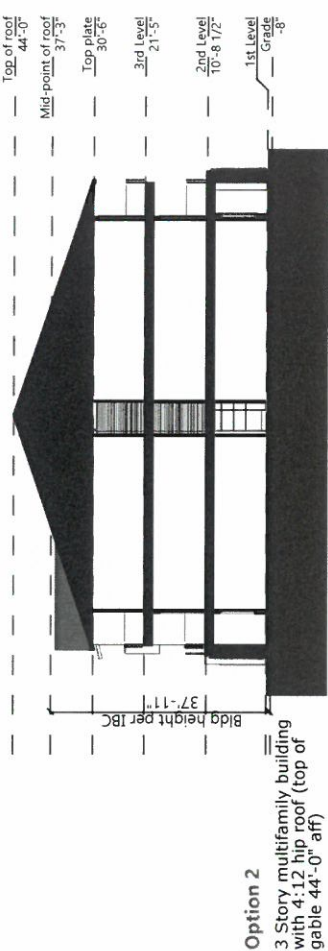
Shelley Goodwin, TRMC
City Secretary

APPROVED AS TO FORM:

Daniel D. Jones, City Attorney



Lot A (Phase-1A) + Lot B (Phase-1B)	
Residential (1000 sf avg)	117 units 96 MF units / 21 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Leasing/Amenity:	8,000 s.f.
Retail:	10,000 s.f.
Office/Live Work:	8,000 s.f.
Parking Required:	292 sps
Residential:	205 sps (175 required)
Retail:	67 sps (Assume 1sp/150 s.f.)
Office/LW:	20 sps (150/400 s.f.)
Parking Provided:	330 sps
Residential:	230 sps (196 required)
Retail:	70 sps (Assume 1sp/150 s.f.)
Office/LW:	30 sps (150/400 s.f.)
Site Area Gross:	11.21 Acres
Lot C (Phase-2)	
Residential (1000 sf avg)	130 units 108 MF units / 22 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Amenity:	3,000 s.f.
Parking Required (Residential):	228 sps (175 required)
Parking Provided (Residential):	230 sps (177 required)
Site Area Gross:	11.42 Acres
Lot D (Phase-3)	
Residential (1000 sf avg)	168 units 150 MF units / 18 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Amenity:	3,000 s.f.
Parking Required (Residential):	294 sps (175 required)
Parking Provided (Residential):	294 sps (175 required)
Site Area Gross:	9.92 Acres
Total Tracts	
Residential (1000 sf avg)	415 units 354 MF units / 61 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Leasing/Amenity:	14,000 s.f.
Retail:	10,000 s.f.
Office/Live Work:	8,000 s.f.
Parking Required:	814 sps
Parking Provided:	854 sps
Site Area Gross:	32.55 Acres
Density Gross:	13 Units/Acre





CITY COUNCIL MEMO

DATE: October 18, 2021

TO: Mayor and City Council Members

FROM: Jason Lutz

SUBJECT: Z-2116 – Request by Stuart Barron, Owner, To Consider a Requested Zoning Change from C1, Neighborhood Commercial, To C1.5, Medium Commercial for Approximately 0.647 Acres of Land Located on the North Side of Friendship Lane, approximately 700 feet West of the Intersection of Friendship Lane and South Washington Street.

Summary:

The applicant is seeking a zoning change from C1 to C1.5 to construct a commercial center located along Friendship Lane.

Background:

The property owner requested a zoning change from R2 to C2 in 2018, which was denied, but the owner was given a zoning classification of C1. Currently C1 only allows office type uses and prohibits retail or restaurant land uses. The applicant is request C1.5 to allow greater options for land uses to serve the area. The C1.5 was not an available option in 2018 as this district wasn't created until 2019. The C1.5 allows all uses in C1 with several uses allowed in the C2 zoning district such as "Retail – Limited" and "Restaurant – Limited". (See attached C1 & C1.5 land use charts).

Analysis:

The property is currently vacant undeveloped land located on the north side of Friendship Lane approximately 700' east of S. Washington Street.

Land uses surrounding this property include medical offices and a car wash to the west, commercial uses to the north, undeveloped land owned by the City to the east, and a hotel to the south.

The City of Fredericksburg

Surrounding zoning is C-2 to the west, north and south, R-1 to the east, and C1.5 to the southeast (see zoning map).

The Land Use Plan identifies the area at the intersection of S. Washington Street and Friendship Lane as a Commercial Center. The designation does include a portion of the subject property. The remaining portion of the property is designated as Medium Density Residential (see the attached Land Use Plan map).

The Commercial Centers are located at the intersection of two-existing or planned major arterials. They are intended to include community and regional serving shopping centers and malls. Some office or service uses may also locate here. Residential or hospitality uses may also be considered if they can be included in a compatible way.

Recommendation:

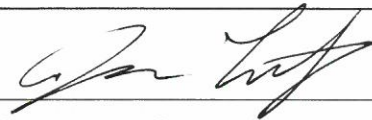
P&Z recommended approval of the requested zoning change.

Staff recommends approval of the requested zoning change due to the following factors:

1. The additional single-family residential (Friendship Oaks) and multi-family residential developments (Friendship Oaks & SECO) require additional land uses, than what is allowed under C1, to better serve this area of the community to help reduce the number of trips residents would need to take across town for goods and services.
2. The request is in line with the City's adopted Comprehensive Plan.
3. The Future Land Use plan calls out this area as a Commercial Center and calls for "community and regional serving shopping centers and malls" which are not allowed in the C1 zoning district.

Attachments:

Location/Zoning Map, Future Land Use Map, C1 & C1.5 Land Use Charts, and Draft Ordinance



Department Approval



City Manager Approval



City Attorney Approval

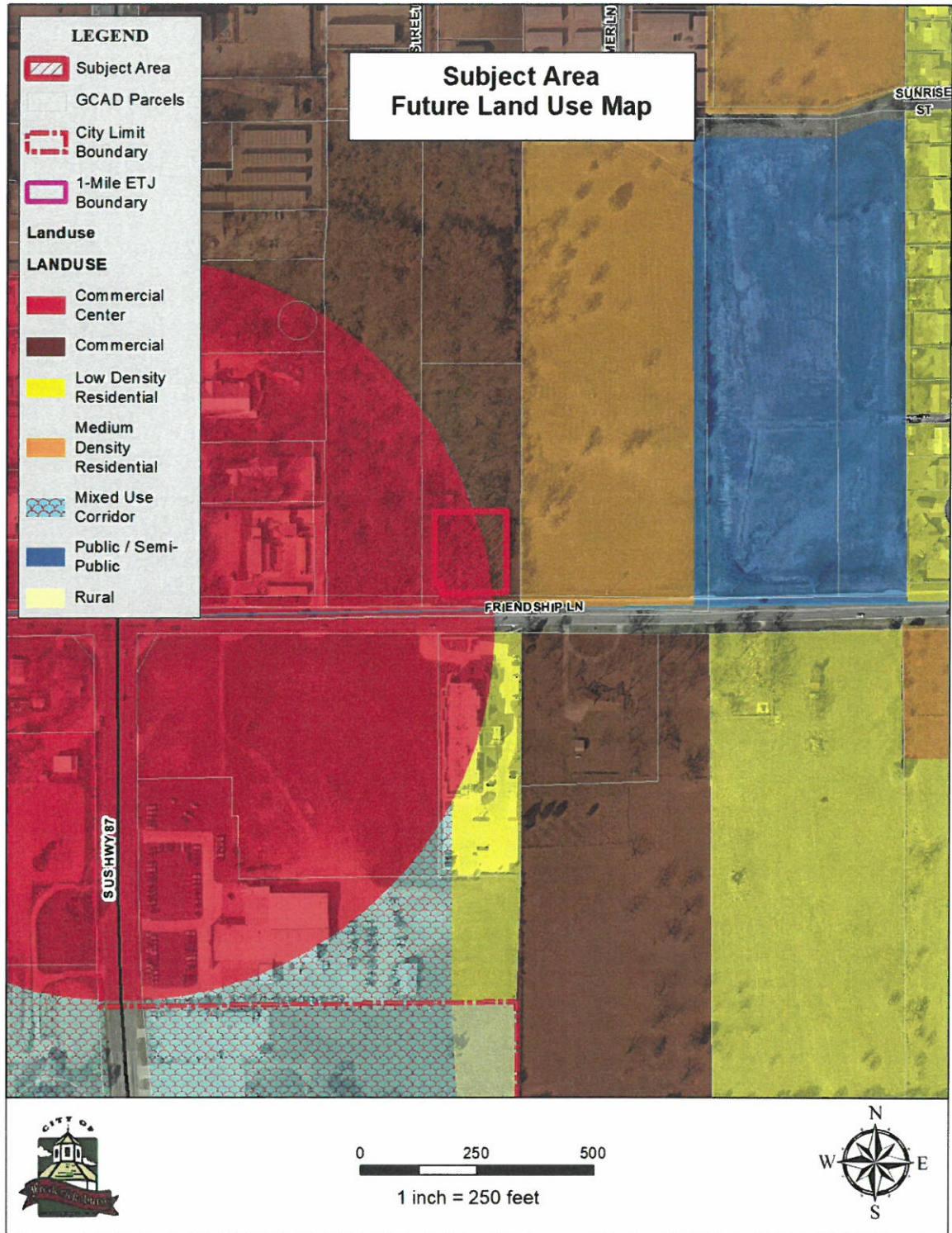
The City of Fredericksburg

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



The City of Fredericksburg

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



The City of Fredericksburg

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

C1 Land Uses:

Principal Permitted Uses

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

EXPAND

Administrative and Business Office
Convalescent Services
Cultural Services
Day Care Services
Group Residential
Local Utility Services
Medical Services
Multiple Family Residential
Personal Services
Private Primary Educational Services
Private Secondary Educational Facilities
Professional Office
Religious Assembly
Single Family Residential (detached) if structure was not used as other than residential in its most recent use

Uses Permitted Subject to Conditional Use Permit

The City of Fredericksburg

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

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

EXPAND

Arts and Crafts
Automotive Washing
Building Maintenance Services
Business School
Business Support Services
Club or Lodge
Communication Services
Condominium Residential (section 7.610)
Consumer Repair Services
Convenience Storage
Convenience Store/Self Serve Gasoline
Duplex Residential
Food Sales
Guidance Services
Laundry Services
Limited Retail Sales
Liquor Sales
Personal Improvement Services
Pet Services

The City of Fredericksburg

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

Restaurant - Limited
Single Family Residential (detached)- new construction or after cessation of use other than residential
Townhouse Residential Drive through Facilities Associated with any use

C1.5 Land Uses:

Principal Permitted Uses

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

EXPAND

Administrative and Business Office
Arts and Crafts
Business Support Services
Communication Services
Consumer Repair Services
Convalescent Services
Cultural Services
Day Care Services
Financial Services
Guidance Services
Hospital Services (Limited)

The City of Fredericksburg

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

Local Utility Services
Medical Offices
Personal Improvement Services
Personal Services
Pet Services
Professional Offices
Private Primary Educational Facilities
Private Secondary Educational Facilities
Religious Assembly
Restaurant—Limited
Retail Sales—Limited
Single Family Residential (Detached)—if structure was not used as other than residential in its most recent use
Group Residential
Multiple Family Residential

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

EXPAND

Automobile Washing
Building Maintenance Services
Business or Trade School

The City of Fredericksburg

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

Club or Lodge
Cocktail Lounge
Convenience Storage
Consumer Convenience Services
Convenience Store/Self-Serve Gasoline
Custom Manufacturing
Food Sales
Drive through or Drive-in facilities associated with any use
General Retail Sales
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Mobile Food Establishments
Single Family Residential (Detached)—new construction or after cessation of use other than residential
Duplex Residential
Townhouse Residential
Condominium Residential

The City of Fredericksburg

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

ORDINANCE NO. 2021-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND CHANGING THE ZONING DISTRICT AS TO APPROXIMATELY 0.647 ACRES OF LAND LOCATED ON THE NORTH SIDE OF FRIENDSHIP LANE, APPROXIMATELY 700 FEET EAST OF THE INTERSECTION OF FRIENDSHIP LANE AND SOUTH WASHINGTON STREET, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM C-1 NEIGHBORHOOD COMMERCIAL TO C-1.5 MEDIUM COMMERCIAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application for Rezoning has been initiated by the property owner, to change the present zoning district of said property in the City of Fredericksburg, Texas, from C-1 Neighborhood Commercial to C-1.5 Medium Commercial; and

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

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

WHEREAS, the City Council has specifically found, following public hearing, that such change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more 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:

Section 1. That the zoning ordinance of the City of Fredericksburg is hereby amended to incorporate the certain change in zoning district as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, totaling approximately 0.647 acres of land located on the north side

of Friendship Lane, approximately 700 feet east of the intersection of Friendship Lane and South Washington Street, situated in the City of Fredericksburg, Texas, known as Town Park Subdivision, Lot 1, as recorded in the Deed Records of Gillespie County, Texas, and said tract being more particularly shown and designated on the map attached hereto as Exhibit "A", are hereby rezoned and designated as C-1.5 Medium Commercial.

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

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

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

Charlie Kiehne, Mayor
City of Fredericksburg, Texas

ATTEST:

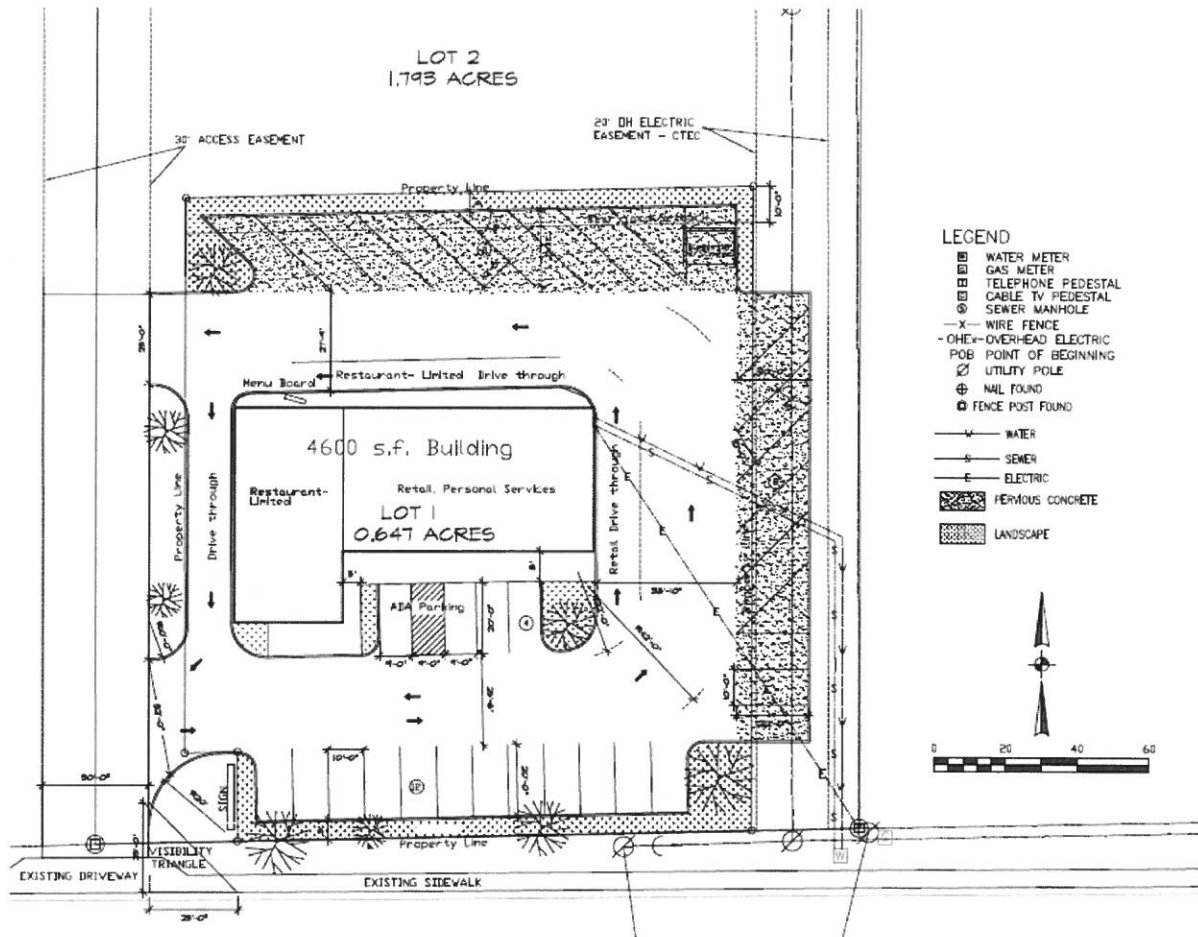
Shelley Goodwin, City Secretary, TRMC

APPROVED AS TO FORM:

Daniel Jones, City Attorney



Exhibit "A"





CITY COUNCIL MEMO

DATE: October 18, 2021

TO: Mayor and City Council Members

FROM: Jason Lutz

SUBJECT: Z-2116 – Request by Stuart Barron, Owner, To Consider a Conditional Use Permit Per Section 3.205 to Allow a “Drive Through or Drive-In Facilities” For Approximately 0.647 Acres of Land Located on the North Side of Friendship Lane, approximately 700 Feet West of the Intersection of Friendship Lane and South Washington Street.

Summary:

The applicant is seeking a conditional use permit (CUP) for a proposed a commercial to allow 2 drive through or drive-in facilities for property located approximately 700 Feet West of the Intersection of Friendship Lane and South Washington Street.

Background:

The City’s zoning code only allows drive through or drive-in facilities with a CUP in any zoning district in the city. Should the City approve the requested zoning of C1.5 for the property (previous agenda item), the applicant is seeking 2 drive throughs on the site to accommodate a small coffee shop or donut shop (restaurant – limited) and for a dry-cleaning business or other similar use. Given the increase in residential units in the area (Friendship Oaks & SECO) there will be a need for more land uses to better serve this area of the community.

Analysis:

The CUP may be approved, and conditions placed on the use, should P&Z have any other concerns. The CUP will also be approved in conjunction with the proposed site plan. The proposed site plan will allow access to multiple properties via a pre-existing access easement. The subject tract will have access off the easement and not directly off Friendship Lane.

The City of Fredericksburg

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

The proposed facility is 4,600 square feet and would have a requested drive through on the east and west side of the property. The proposed uses would require 27 parking spaces and 32 have been provided. Staff has reviewed the proposed site plan and there are several outstanding items that must be addressed before the site plan may be approved.

Site Plan Issues:

1. The 2 drive throughs conflict with a loading area.
 - a. The applicant removed the loading area, which is required by code.
2. The applicant is requesting to utilize pervious concrete to meet the maximum impervious cover percentage of the property.
 - a. Staff has requested additional information and standard specifications to review and consider this request.
 - i. This information has not been provided at this time.

Recommendation:

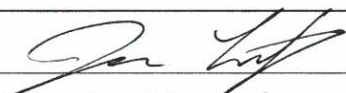
P&Z recommended approval of the requested CUP with the conditions listed by staff.

Staff recommends approval of the requested CUP due to the following factors and with the following conditions.

1. Factors:
 - a. The additional single-family residential (Friendship Oaks) and multi-family residential developments (Friendship Oaks & SECO) require additional land uses, to better serve this area of the community.
 - b. The request is in line with the City's adopted Comprehensive Plan.
2. Conditions:
 - a. That only one of the two requested drive through facilities be approved.
 - b. That the applicant resubmits the site plan, which meets all city regulations, for P&Z approval at a future meeting.

Attachments:

Location/Zoning Map & Proposed Site Plan



Department Approval



City Attorney Approval



City Manager Approval

The City of Fredericksburg



The City of Fredericksburg

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

PROPERTY DEVELOPMENT DATA LOT NO. 1
TOWN PARK SUBDIVISION

PROJECT DESCRIPTION:

REQUEST FOR ZONING CHANGE IS FROM C-1 TO C1.5 TO ALLOW FOR THE CONSTRUCTION OF A SMALL STRIP CENTER. THE PROPOSED NEW SMALL STRIP CENTER IS A 1 STORY 4600 SF BUILDING CONSTRUCTED OF WOOD AND/OR METAL FRAME WITH STUCCO AND STONE EXTERIOR. THERE ARE CURRENTLY 3 INTERESTED TENANTS: COFFEE / BAKE SHOP, LOCAL DRY CLEANER AND A PHARMACY. THE DRIVE THRU ON THE EAST SIDE WOULD SERVE THE DRY CLEANER OR PHARMACY AND THE DRIVE THRU ON THE WEST WOULD SERVE THE COFFEE / BAKE SHOP PROVIDING A GREATER VEHICLE STACK SPACE.

ADDRESS: FR[ENDSHIP] LANE

ZONED: C1: NEIGHBORHOOD COMMERCIAL

ZONING CHANGE REQUEST: C1.5: MEDIUM COMMERCIAL

LOT SIZE: 28,183.32 SQUARE FEET (.647 ACRES)

MAX IMPERVIOUS COVERAGE ALLOWED: 75% (21,137 sf)

MAX BUILDING COVERAGE ALLOWED: 60% (16,910 sf)

PROPOSED IMPERVIOUS COVERAGE: 70% (19,762.32 sf)

PROPOSED BUILDING COVERAGE: 16% (4,600 sf)

PROPOSED PERVIOUS COVERAGE: 30% (8,400 sf)
(2,700 SF LANDSCAPE + 5,700 SF PERVIOUS CONCRETE)

PARKING REQUIREMENTS:

RETAIL / PERSONAL SERVICES $\frac{2,800 \text{ SF}}{300} = 10 \text{ SPACES}$
1 SPACE PER 300SF:

RESTAURANT-LIMITED (1800 SF)

KITCHEN = 600 SF/100 = 6 OCCUPANTS

DINING = 900 SF/15 = 60 OCCUPANTS

STORAGE, RESTROOMS 300 SF

1 SPACE per 4 SEATS = $66/4 = 17 \text{ SPACES}$

TOTAL SPACES PROVIDED ON SITE: 32 SPACES

EXTERIOR LIGHTING

EXTERIOR LIGHTING WILL BE SELECTED FROM APPROVED IDA LIST AND LOCATION OF LIGHT FIXTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

LANDSCAPING

THERE IS A POST OAK THICKET ON THE PROPERTY AND SEVERAL TREES WILL NEED TO BE REMOVED. NEW TREES WILL BE PLANTED AT LOCATIONS SHOWN ON THE SITE PLAN.

FLOOD PLAIN

THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD SHOWN AS ZONE "X" BY FEMA MAP NO. 48171C0288C DATED OCTOBER 19,2001, CITY OF FREDERICKSBURG, TEXAS.

DRIVEWAY AND PARKING

THE INTENT IS TO USE CONCRETE FOR DRIVEWAYS AND PARKING AREAS, ENTRANCE DRIVEWAY IS ASPHALT.

DRAINAGE IMPROVEMENTS

SITE AND STORM WATER DRAINAGE WILL BE DIRECTED TO FRIENDSHIP LANE AND DETAILS WILL DEVELOPED ON CONSTRUCTION DOCUMENTS.

The City of Fredericksburg



CITY COUNCIL MEMO

DATE: October 13th, 2021

TO: Mayor and City Council

FROM: Lt. Braxton Roemer

SUBJECT: Animal Adoption Fees City Ordinance Amendment

Summary:

At the October 4th, 2021, City Council Meeting, the Council was presented a recommendation to increase the Adoption Fees so the City may recoup the cost to spay/neuter, vaccinate, and microchip animals adopted to the public. Before the Council could adopt the new fees, the fee schedule needed to be placed into the City of Fredericksburg Code of Ordinances.

Recommendation:

It is recommended that the City Council adopt the City of Fredericksburg Code of Ordinance Article 4.000 Sec. 4.150 as amended to adopt the new adoption fee schedule as presented at the October 4th, 2021 City Council Meeting.

Background / Analysis:

The fee schedule for Adoption Fees was inadvertently removed from the City Ordinance. The attachment to this memorandum will place the Adoption fees back in the ordinance with the new Adoption Fee schedule.

Attachments:

City of Fredericksburg Code of Ordinance Article 4.000 Sec. 4.150

The City of Fredericksburg

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



Department Approval



City Manager Approval

, City Attorney

The City of Fredericksburg

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

ORDINANCE NO. 2021-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING ARTICLE 4.000 - ANIMAL FEES AND CHARGES, OF APPENDIX A – FEE SCHEDULE, OF THE CODE OF ORDINANCES, TO UPDATE AND AMEND THE FEES FOR ADOPTION OF ANIMALS FROM THE CITY ANIMAL SHELTER.

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

Section 1. That, Article 4.000 - Animal Fees and Charges, of Appendix A - “Fee Schedule”, of the Code of Ordinances, is amended by the creation and addition of a Section 4.150, to read as follows:

Sec. 4.150. Adoption Fees

The following fees shall be paid for adoption of animals from a City-operated animal shelter facility:

Female dog 0-60 lbs.	\$85.00
Female dog greater than 60 lbs.	\$135.00
Male dog 0-60 lbs.	\$65.00
Male dog greater than 60 lbs.	\$75.00
Female cat	\$65.00
Male Cat	\$50.00

(End of code text)

Section 2. Severability or Invalidity. If any provision of this ordinance or the application hereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without defeating the purpose or objective of the provisions, and to this end, the provisions of this ordinance are declared to be severable.

Section 3. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. Effective Date. This Ordinance shall be effective on and after the day of its passage.

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

Charlie Kiehne, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Goodwin, TRMC, City Secretary

APPROVED AS TO FORM:

Daniel D. Jones, City Attorney



CITY COUNCIL MEMO

DATE: October 18, 2021

TO: Mayor and City Council

FROM: Garret Bonn, P.E., CFM - Assistant City Engineer

SUBJECT: Flood Infrastructure Fund Grant Application – N. Llano Storm Sewer System

Summary:

Discussion and possible action relating to a resolution authorizing an application to the Texas Water Development Board seeking financial assistance for the N. Llano Storm Sewer Project in an amount not to exceed \$2,602,931.

Recommendation:

City staff recommends approval of the resolution to allow for submittal of the full application to the Texas Water Development Board for project funding through the Flood Infrastructure Fund to address a long-standing drainage issue within the City.

Background / Analysis:

On March 16, 2020, the Texas Water Development Board (TWDB) published the Flood Intended Use Plan for State Fiscal Year 2020 and invited eligible applicants to submit abridged applications relating certain types of eligible projects. In response, the City of Fredericksburg submitted two abridged applications for the following projects which both ranked highly in the City's Drainage Master Plan which was completed in 2016:

- 1) Flood Early Warning System (FEWS) Improvements
- 2) Llano (SH 16N) Storm Sewer System

The City of Fredericksburg

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

On September 17, 2020, TWDB's governing Board adopted the final 2020 Flood Intended Use Plan. At that same meeting, the Board also approved the prioritization for the 2020 Flood Infrastructure Fund cycle and established the amount of funds available for grants and zero-interest loans. The City's FEWS and N. Llano Storm Sewer projects ranked 67th and 189th, respectively, out of 285 qualifying applications. The City's FEWS project was approved for funding under the 2020 program, but the N. Llano Storm Sewer project was not. However, during the course of the FEWS project development, a number of major issues arose with the project and the City decided to withdraw its application for funding and instead, focus on the N. Llano Storm Sewer Project.

On September 1, 2021, the City received the attached letter from TWDB inviting the City to submit a complete application for the N. Llano Storm Sewer Project under a new call for projects. The N. Llano Storm Sewer System project is a phased approach to address stormwater issues in the College St./N. Llano/Sycamore/Travis area. Phase I of the project would include the installation of inlets in and around the intersection of N. Llano and E. College St. that would capture stormwater and convey it to Town Creek via a storm sewer main along N. Llano (refer to attached exhibit).

Although the City's original abridged application for the N. Llano project proposed an 80% grant /20% local match for the estimated \$2,602,931 project, the approved eligible funding for the project is 15% (\$390,440) in the form of grant funds and the City would be responsible for the remaining 85% (\$2,212,491) via a local match or a zero-interest loan through the FIF. If the City were to request a loan through the FIF, the benefits are that it has zero percent interest rate, and the term can be up to 30 years. The first payment is also not due until 18 months after completion of project construction. The downside is that the loan would obligate some of the City's debt service capacity for other projects.

As noted in the invitation letter received from TWDB, the City was required to submit an intent to apply form by September 13th to meet the deadline and that document has been submitted. However, to proceed, the attached resolution from the City Council requesting financial assistance will be required for the full application package which is due on Nov. 1, 2021.

Attachments:

Invitation to Apply Letter from TWDB
Intent to Apply Form
Project Exhibit
Resolution (Form TWDB-0201A)



Department Approval



City Manager Approval

The City of Fredericksburg

September 1, 2021

Mr. Garret Bonn
Assistant City Engineer/Floodplain Administrator
City of Fredericksburg
gbonn@fbgtx.org

Re: **Flood Infrastructure Fund Application Invitation
N Llano Storm Sewer System
Abridged Application Number: 13555
Submit Application for FIF Category 2**

Dear Mr. Bonn:

Congratulations! We are pleased to notify you the City of Fredericksburg is hereby invited to submit a complete application for funding through the Texas Water Development Board's (TWDB) Flood Infrastructure Fund (FIF) for N Llano Storm Sewer System, Abridged Application Number 13555.

Your project is included in the [list of projects](#) prioritized according to criteria outlined in the [2020 Flood Intended Use Plan](#). The attached Intent to Apply Form includes a Statement of Funding section that will be used to confirm the amount of FIF funds requested.

To be considered for funding please follow these steps, paying special attention to the two required documents and their deadlines:

- (1) **You must submit your intent to apply form to FIF@twdb.texas.gov by September 13, 2021.** If you fail to fully complete and submit by the deadline the Intent to Apply, your project will not be considered for funding. Application invitations are sent based on the program's available capacity to fund the project at the amount shown on the prioritized list, and substantial increases above these amounts will not be considered. Requests for non-substantial increases may be considered on a case-by-case basis, such as in situations where the original budget did not include funds for Bond Counsel or other professional services required as part of the funding process or funds for bank escrow accounts.
- (2) If you do indicate by September 13 your intent to apply, your complete application will be due to the TWDB by 5:00 P.M., CST, on **November 1, 2021**. Applications will

not be accepted after the deadline. We encourage you to submit your application before the deadline, which will allow us to begin a review of your application earlier.

- (3) An application webinar is tentatively scheduled for Wednesday, September 8, 2021 at 10:30 A.M. and made available afterward as a video recording. The webinar will provide information on how to complete the Flood Financial Assistance Application and answer general programmatic questions. Applicants are highly encouraged to attend. To register for the webinar, please follow [this link](#).
- (4) **A pre-application meeting is required** for all FIF projects to ensure that the applicant and the corresponding TWDB staff discuss the project and ask initial questions prior to the application being submitted. If you submit an intent to apply form by the deadline, we will work with you to schedule a pre-application meeting by **September 29, 2021**. Pre-application meetings may be scheduled after this date only for extenuating circumstances.

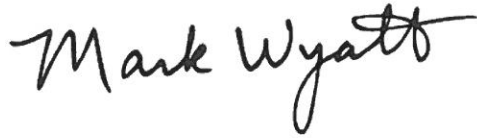
To assist you in being successful, please take note of the following tips and reminders which are based on TWDB's experience reviewing prior FIF applications:

- Applicants that will be requesting a FIF loan will be selling bonds to the TWDB. As such, a financial advisor and bond counsel will be required. We highly encourage you to engage these consultants prior to submitting the application.
- Be sure any changes to the project amount are reflected in both the Intent to Apply form and the application budget.
- For bond purposes, TWDB FIF loan amounts must be rounded up to the nearest \$1,000. Please round up any loan numbers in the application budget and confirm the dollar amounts with your TWDB project team before passing resolutions to minimize adjustment during the review period.
- If you need additional time beyond November 1, 2021 to submit any required Memorandum of Understanding or resolution from the governing body requesting financial assistance portions of the complete application, please contact the TWDB at FIF@twdb.texas.gov with further details about your anticipated timeline.
- The FIF application document used for the previous rounds of invited FIF applications is no longer in use. The form has been updated based on feedback from staff and FIF customers, so please be sure to download and use the latest version located [here](#).

We look forward to working with the City of Fredericksburg on its FIF project and are committed to providing excellent customer service and prompt responses to any questions as you complete your application. Should you have any questions or concerns, please contact Dain Larsen by telephone at 512-463-1618 or by email at FIF@twdb.texas.gov.

Mr. Garret Bonn
September 1, 2021
Page 3

Sincerely,

A handwritten signature in black ink that reads "Mark Wyatt". The signature is fluid and cursive, with the first name "Mark" and last name "Wyatt" clearly legible.

Mark Wyatt
Director, Program Administration and Reporting
Water Supply and Infrastructure

Attachment: Intent to Apply Form

cc: Program Area contact: Dain Larsen

Instructions

Indicate below your intention to apply for funding from the Flood Infrastructure Fund. In addition, please complete the Statement of Funding section outlining all funding sources intended for your project, including specifically identifying the amount of FIF funding for which you intend to apply. Please submit this document as an attachment to FIF@twdb.texas.gov no later than September 13, 2021.

Failure to return this form by the deadline will be considered as no intention to apply and your project will not be considered for funding.

General Information

Entity Name **Fredericksburg**

Project Name (as listed in the Flood Prioritization List) **N. Llano Storm Sewer System**

Abridged Application Number **13555**

Intent to Apply ☒ Yes ☐ No

Statement of Funding

Please indicate the funding sources anticipated to sufficiently fund the project. Insert the dollar amounts applicable to the sources identified below. Entities may either use its own available funds or borrow FIF funds at 0% for any portion of the required local share not provided through the FIF grant funds. Other funding sources indicated below must be committed/awarded or under consideration by the funding agency. If federal funding is a source, the award must be confirmed prior to commitment by the TWDB. Please indicate the specific source and federal disaster number in the box below. While you may propose to use in-kind services on this form, any proposal must receive TWDB's approval.

Sources of Funding	Amount (\$)
a. Federal Funding Disaster Number	\$ 0.00
b. Local Contribution (All cash/loan/bond proceeds/non-federal funding sources excluding FIF)	\$ 0.00
c. In-Kind Contribution (estimated value)	\$ 0.00
d. TWDB FIF Grant	\$ 390,440.00
e. TWDB FIF Loan	\$ 2,212,491.00
TOTAL PROJECT COST (equals a+b+c+d+e)	\$ 2,602,931.00

Signature **Garret Bonn**
Digitally signed by Garret Bonn
 DN: cn=Garret Bonn, o=City of
 Fredericksburg, ou,
 email=gbonn@fbgtx.org, c=US
 Date: 2021.09.08 10:41:27 -05'00'

Title **Asst. City Engineer/Floodpl**

Printed **Garret Bonn**

Email Address **gbonn@fbgtx.org**



FIGURE 1
City of Fredericksburg
N. Llano (SH 16N) Storm Sewer System

LEGEND

- Storm Sewer
- Impacted Drainage Area
- Curb Inlets
- City Limit Boundary

Application Filing and Authorized Representative Resolution

A RESOLUTION by the City Council of the City of Fredericksburg, Texas, requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE City Council OF THE City of Fredericksburg, Texas (the "City"),:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$ 2,603,000.00 to provide for the costs of N. Llano Storm Sewer System (Application No. 13555).

SECTION 2: That Kent Myers, in his capacity as City Manager for the City, be and is hereby designated the authorized representative of the City for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: Dan Wegmiller - Managing Director
Specialized Public Finance, Inc.

Engineer: Garret Bonn, P.E., CFM - Asst. City Engineer
City of Fredericksburg

Bond Counsel: Stephanie Leibe - Partner
Norton Rose Fulbright US LLP

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

ATTEST: _____

By: _____

(Seal)



CITY COUNCIL MEMO

DATE: October 18, 2021

TO: Mayor and City Council

FROM: Laura Hollenbeak, Finance Director

SUBJECT: Lease Purchase Financing for Acquisition of Fire Tanker Pumper

Summary:

The FY 2022 adopted City Budget approved funding for lease purchase payments for the acquisition of a Fire Pumper Tanker for the Fire Department.

The purchase price of \$550,000 will be financed. The financing was bid with the low bid received from Signature Public Funding Corporation with an interest rate of 1.568%.

Recommendation:

Staff recommends that the Council award the financing to Signature Public Funding Corporation. The City Attorney will review the lease documentation.

Background / Analysis:

The City of Fredericksburg has previously awarded Lease/Purchase financing to Signature Public Funding and has received the utmost in professional services. Signature Funding continues to deliver the best interest rates for this specific type of financing.

Attachments:

Summary of Bids Received
Proposal and Terms Sheet

The City of Fredericksburg

Sandra Hollenbeck

Department Approval

[Signature]

City Attorney Approval

[Signature]

City Manager Approval

The City of Fredericksburg

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

Agenda Packet Page 78

City of Fredericksburg - \$550,000.00 - Lease / Purchasing Financing - Fire Tanker Pumper FY 2022

Summary of Bids Received

Bidder	Interest Rate	Principal Amount	Total Interest Cost	Fee if any	Total P & H & Fees	Annual Payment	Rank
Signature Public Funding Corp	1.568%	550,000.00	30,411.38	N/A	580,411.38	72,551.42	1
Bank Funding, LLC	1.590%	550,000.00	30,841.20	N/A	580,841.20	72,605.15	2
First American Equipment Finance	2.181%	550,000.00	42,416.00	None	592,416.00	74,052.00	3

PROPOSAL FORM

The City of Fredericksburg will make a total of eight annual payments in equal installments beginning 11/15/2021. Payments will be made on November 15 of each year.

	Fire Pumper
Term (Number of Annual Payments)	8
Amount to be Financed	\$550,000.00

Interest Rate: 1.568%

Fee, if any: 0

Total Interest Cost: 30,411.38

Payment Amount: \$72,551.42

Total Payments: \$580,411.38

Proposal submitted by:

Dennis McDermott
Name (Print or Type)

Signature Public Finance Corp
Name of Financial Institution

600 Washington Avenue
Address (mailing & physical, if different)

470 597 9280
Telephone Number

[Signature]
Authorized Signature

Executive Sales Officer
Title

Towson, Maryland 21204
City, State, & Zip

dmcdermott@signatureny.com
Email Address

Amortization schedule is required for the Fire Department financing.



CITY COUNCIL MEMO

DATE: October 18, 2021

TO: Mayor and City Council

FROM: Laura Hollenbeak, Finance Director

SUBJECT: Lease Purchase Financing for Acquisition of Vehicles and Equipment

Summary:

The FY 2022 adopted City Budget approved funding for lease purchase payments for the acquisition of Vehicles and Equipment including, a Generator for the City Hall/Central Fire Station, which will be funded by the General Fund Administration, Fire, Street, Development Services, and Engineering Departments, and the Electric, Water, Sanitation, and Emergency Management Funds. A Chip Spreader for the Street Department, Bobcat for the Water Department, Garbage Truck for the Sanitation Fund, Ambulance for EMS, Street Sweeper for Drainage/Vegetation Fund, and two Generators for the East & West Towers, that will be funded by the Emergency Management Fund.

The purchase price of \$1,409,690.38 will be financed. The financing was bid with the low bid received from Signature Public Funding Corporation with an interest rate of .975%.

Recommendation:

Staff recommends that the Council award the financing to Signature Public Funding Corporation. The City Attorney will review the lease documentation.

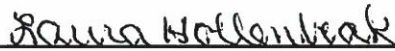
Background / Analysis:

The City of Fredericksburg

The City of Fredericksburg has previously awarded Lease/Purchase financing to Signature Public Funding and has received the utmost in professional services. Signature Funding continues to deliver the best interest rates for this specific type of financing.

Attachments:

Summary of Bids Received
Proposal and Terms Sheet



Department Approval



City Attorney Approval



City Manager Approval

The City of Fredericksburg

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

Agenda Packet Page 82

City of Fredericksburg - \$1,409,690.38 Vehicles & Equipment Lease / Purchasing Financing, FY 2022

Summary of Bids Received

Bidder	Interest Rate	Principal Amount	Total Interest Cost	Fee if any	Total P & I & Fees	Annual Payment	Rank
Signature Public Funding Corp	0.975%	1,409,690.38	13,699.81	N/A	1,423,390.19	474,463.40	1
BankFunding, LLC	1.180%	1,409,690.38	16,568.93	N/A	1,426,259.31	475,419.77	2
First American Equipment Finance	1.237%	1,409,690.38	17,367.38	N/A	1,427,057.76	475,685.92	3
Sterling National Bank	1.24%	1,409,690.38	17,892.74	N/A	1,427,583.12	475,861.04	4

PROPOSAL FORM

The City will make a total of three annual payments in equal installments beginning 11/15/2021. Payments will be made on November 15 of each year.

Totals	Admin	Fire	Street	Dev Serv	Eng	Elect	Water	Sanita- tion	EMS	Drain- age	Emg Mgt
3											
1,409,690.38	27,405	23,490	249,211	3,915	3,915	3,915	55,565.38	390,732	322,817	309,850	18,875

Interest Rate: 0.975%

Fee, if any: 0

Total Interest Cost: \$ 13,699.81

Payment Amount: \$ 474,463.40

Total Payments: \$ 1,423,390.19

Proposal submitted by:

Dennis McDermott
Name (Print or Type)

Signature Public Funding Corp
Name of Financial Institution

600 Washington Avenue
Address (mailing & physical, if different)

470.597.9280
Telephone Number

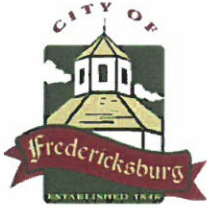
[Signature]
Authorized Signature

Executive Sales Officer
Title

Towson Maryland 21204
City, State, & Zip

dmcdermott@signatureny.com
Email Address

Separate amortization schedules are required for the Administration, Fire, Street, Development Services, Engineering, Electric, Water, Sanitation, EMS, Drainage, & Emergency Management portion of the financing.



CITY COUNCIL MEMO

DATE: October 18, 2021

TO: Mayor and City Council Members

FROM: Jason Lutz

SUBJECT: Approval to allow staff to send out a Request for Proposals (RFP) for an update to the City's Comprehensive Plan.

Summary:

This item is to discuss the City's need to update our adopted Comprehensive Plan. Staff has put together a draft RFP (Request for Proposals) and is seeking Council's approval to advertise and seek applications to update the City's Comprehensive Plan.

Background:

The City's Comprehensive Plan was adopted by City Council on January 23, 2006 and updated in May of 2015. The 2015 updated included the City's Sidewalk Plan, Gateways Plan, and Design Standards & Guidelines for Entry Corridors.

Comprehensive Plans should be updated every 5-7 years to take a proactive stance regarding development trends and issues faced by the City. Since the plan was updated in 2015, we are approaching the timeframe to re-visit and update the plan.

Given the rate at which the City is experiencing growth and the new issues and development patterns we are witnessing, staff is recommending that the City seek a qualified consultant to assist in overhauling or creating an entire new plan vs updating the existing plan.

The City of Fredericksburg

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

Recommendation:

Staff recommends approval of the requested CUP due to the following factors and with the following conditions.

1. Factors:

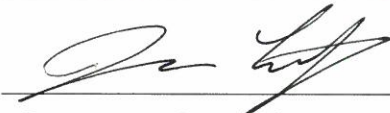
- a. The additional single-family residential (Friendship Oaks) and multi-family residential developments (Friendship Oaks & SECO) require additional land uses, to better serve this area of the community.
- b. The request is in line with the City's adopted Comprehensive Plan.

2. Conditions:

- a. That only one of the two requested drive through facilities be approved.
- b. That the applicant resubmits the site plan, which meets all city regulations, for P&Z approval at a future meeting.

Attachments:

Comprehensive Plan Draft RFP



Department Approval



City Manager Approval



City Attorney Approval

The City of Fredericksburg

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



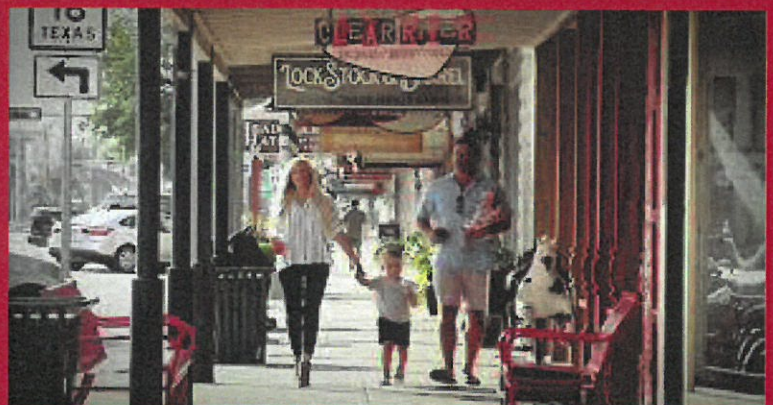
REQUEST FOR PROPOSALS

CITY OF FREDERICKSBURG, TX

2022 COMPREHENSIVE PLAN UPDATE

DUE JANUARY 1, 2022
AT 5:00 P.M.

City of Fredericksburg
City Hall
126 W Main Street
Fredericksburg, TX 78624-3708



THE CITY OF
Fredericksburg, Texas

REQUEST FOR PROPOSALS

Comprehensive Plan Update

Section I: General Information

Article 1. Statement of Need

The City of Fredericksburg is seeking proposals from qualified, professional consultants who will assist the City in updating the City's comprehensive plan and policy framework for intelligent growth over a 15-year planning horizon ("RFP"). The consultant awarded this contract will have the primary responsibility of developing the Fredericksburg Comprehensive Plan document ("Comprehensive Plan" or "Plan") and will work in coordination with the City of Fredericksburg's City Council, Boards and Commissions, Stakeholders, Citizens, and City Departments. The selected consultant shall be expected to address several issues facing the City now and in the future. Such issues shall include but not limited to updating Future Land Use assumptions for the City's planning area, pedestrian connectivity, transportation review, relief routes, mobility, parking issues, updates to the City's Future Thoroughfare Plan, incorporation of the City's Future Parks Plan & Transportation Master Plan, business retention & expansion, agricultural & environmental issues, Conference Center/Hotel development, workforce education & retainment, other labor issues, broadband connectivity, and affordable housing.

"By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities" ... Socrates.

"Do not try to make circumstances fit your plans. Make plans that fit the circumstances" ... George S. Patton.

Article 2. City Overview

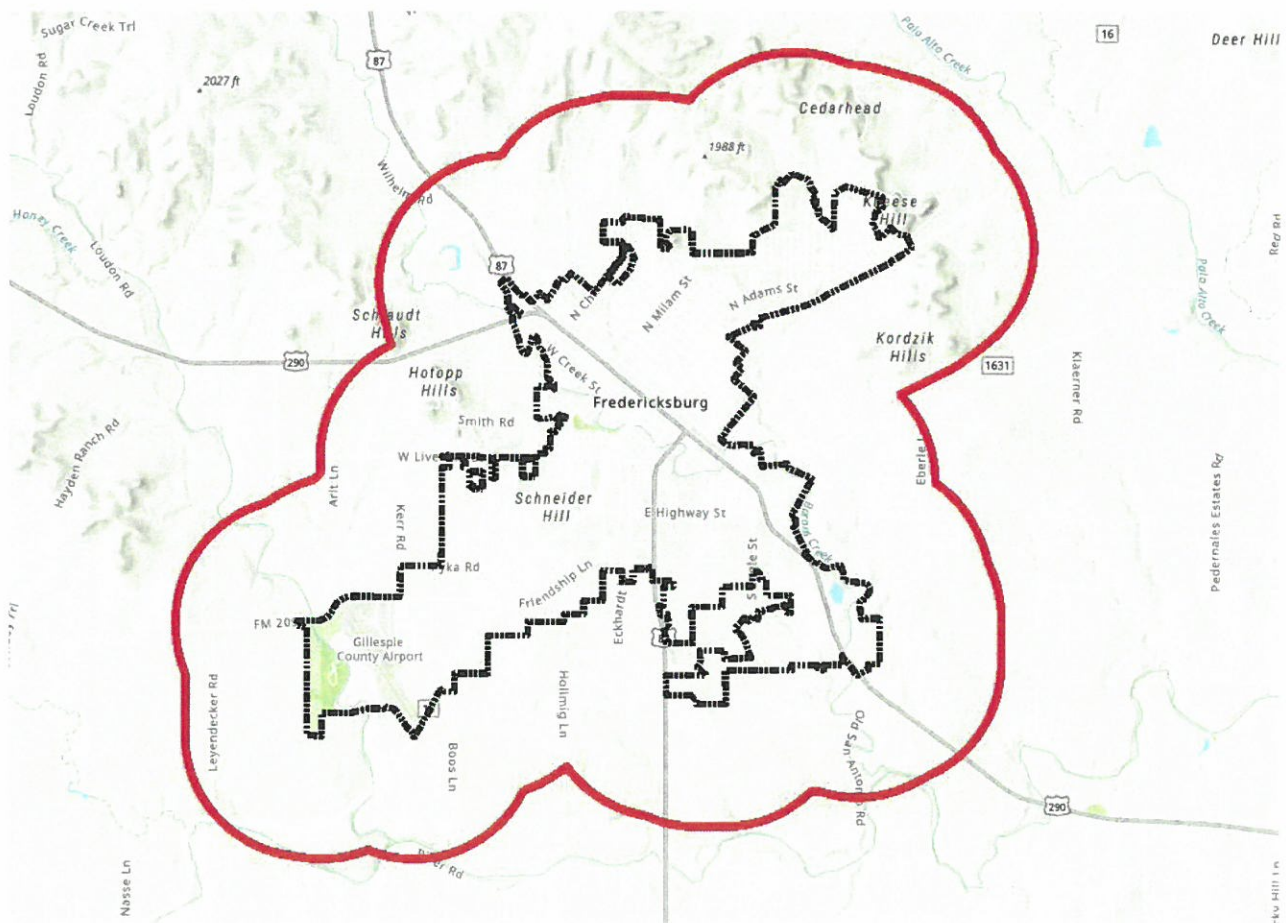
Located in Gillespie County and situated in the geographic center of the Texas Hill Country, along US Highway 290, approximately 70 miles from the major metropolitan areas of Austin and San Antonio and draws from several cultural and historical influences including German, Native American, Spanish, Mexican, and U.S. South and Texas farming and ranching heritages. The City of Fredericksburg has experienced steady growth, and according to the 1930 United States census, the first in which Fredericksburg was included, indicated the town's population to be 2,416, by 1980 increased to 6,412 and the current population estimate to be approximately 12,000. City staff consists of 170 full-time employees that work together to coordinate daily activities and development within the City to ensure a high quality of life for its citizens and visitors. Fredericksburg is the County Seat and the principal manufacturing center of Gillespie County, with other major economic sectors that include agriculture, medical, and tourism. While the natural charm, historic character, wineries, restaurants, annual festivals, and the National Museum of the Pacific War have always been a driver of the City as a popular tourism destination, this industry has seen tremendous growth over the last decade with over 150,000 people visiting the community each year. The City's vibrant tourist industry is accommodated via 100+ restaurants and food operation facilities, hotels, motels, and over 700 short-term rentals. The increase in tourism can be attributed to the rapidly expanding Texas wine industry with over 50 wineries and tasting rooms located within the County. The City is considered a full-service community with multiple parks, swimming pools, an 18-hole golf course, and an international airport that features a 5,000 foot runway. The City offers educational opportunities for all age groups with access to a growing Texas Hill Country University Center, where residents can pursue dual credit courses, certification, and degree programs; additionally multiple k-12 schools and the highly rated Fredericksburg Independent School District, with a population of 3,126 students. The City also offers an independent health care system that consistently ranks among the best in the nation, multiple fitness and rehabilitation centers, and assisted living facilities. The City's real estate market has seen an increase of 12.3% from 2018-2019 with an average sale price of \$390,150 and a price per square foot of \$213.62. These factors have resulted in Fredericksburg continuing to be a desirable place to live and work.

Section II: Scope of Work

Article 1. Project Area

The Study Area identified for this plan encompasses the primary entries into Fredericksburg as well as the area outside the City Limits encompassed by the City's ETJ. The ETJ includes the area within one mile of the current city limits. See map below.

The decision to include the ETJ in this project was to ensure that the City sidewalks connect to the region. In addition, much of the development along the designated entry corridors will occur in the ETJ, so there will need to be coordination with the standards defined in this plan. The coordinated development along entry corridors will create a unique character into town that supports the overall image of Fredericksburg.



Article 2. Expectation of Selected Consultant

Throughout the process the selected consultant will be expected to utilize their experience and drive the process. To achieve this goal, and utilize the experience of the selected consultant, the City of Fredericksburg will require the following expectations be met and identified within the consultant's proposal:

1. Initial meeting with City staff to review project timeline, schedule meetings, and begin the process of data acquisition.
2. Review all existing plans, maps, documents, data and other materials relevant to the project. The City will provide all available existing documentation to the selected consultant. The selected consultant will study, amend as needed, and consolidate applicable materials into the Plan.
3. Conduct meetings with key elected and appointed officials. The selected consultant will lead stakeholder outreach and participation efforts with City staff providing assistance where needed.
4. Plan and implement an extensive stakeholder and public outreach process using a range of methods to inform and involve stakeholders, citizen organizations and the general public.
5. Develop Plan goals, objectives, and implementation strategies based on technical data and public input.
6. Draft materials for review and comment by the City in accordance with a schedule at the beginning of the planning process.
7. Confirm the final Plan conforms to all Federal, State, and local codes.
8. Analyze consistency of current City ordinances and policies in relationship to the Plan goals and objectives.
9. Prepare draft document for public review and comment, and present to City boards, committees, commissions, and City Council as necessary.
10. Prepare final draft document and present to all associated meetings and public hearings for adoption of the Plan.
11. Provide at least weekly updates, primarily through email or telephone and occasionally in-person, to update City staff on project status, discuss issues and review drafts. Periodic written status reports and status presentations may also be required by the Planning and Zoning Commission and City Council.

Article 3: Project Scope

1. Infrastructure:

Incorporate the current infrastructure in place and recommend goal, policy, and action items for future infrastructure to include Capital Improvements Plan update and service provision to recently annexed areas. Address growth management strategies as it relates to infrastructure, as well as projections for needed items.

2. Traffic/Transportation:

Review and update the City's Future Thoroughfare Plan, Master Transportation Plan, and Sidewalk Plan to include projections for traffic management in relation to future developments of the City. Incorporate County Transportation Plans and TXDOT plans for relief routes.

3. Current and Future Land Use:

Develop realistic population projections and build-out scenarios utilizing preferred land-use patterns for the City and ETJ. The build-out scenarios shall include land use projections, population densities, development phasing models, and infrastructure improvements as required. Review, analyze and provide the land use and development character goal, policy, and action items of the Plan and refine as needed to account for shifting demographics, the proliferation of Short-term rentals (STRs) in single-family neighborhoods, and incorporation of the vision of the community.

4. Overlays & Special Development Regulations:

Ensure all overlays are incorporated into any assumptions including the City's expanded Historic District and Entry Corridor Plans. Specific focus shall be made to create entry corridor plans that provides for consistent and unified development along the corridor including current and future land uses, architectural standards, site design standards, landscaping, and signage.

5. Facilities:

Review and analyze the needs for community facilities such as a hotel/conference center including the library, community center, pools, golf course, airport, athletic fields and courts, and other City facilities based on population projections.

6. Parks, Trails and Open Space:

Review and incorporate the City's Future Parks Plan and Sidewalk Plan in order to adequately address multi-modal connectivity between Parks and Neighborhoods. Review the City's parkland dedication requirements to align with goals of the Future Parks Plan.

7. Economic Development & Affordable Housing:

Review and update the City's economic development approach and recommend policy changes and guidance to include possible incentives including ordinances, PID policy, Opportunity or Reinvestment Zones and develop an Economic Development Plan.

8. Provide strategies and policies to address issues of Affordable and Workforce Housing. These policies should address definitions of each, possible actions to mitigate rising home prices, and possible ordinances or tax breaks regarding appraisals and property tax freezes.

9. Sustainability:

Focus should be made on integrating sustainable practices throughout the Plan elements. Additionally, goals or policy recommendations should be put forth that make the city more sustainable such as building standards, renewable energy, stormwater management, water conservation, and waste minimization.

Article 4: Public Participation

The City of Fredericksburg considers public participation essential to a successful Comprehensive Plan. The Plan process shall be structured to efficiently maximize citizen involvement and participation.

The selected consultant shall be responsible for designing a public engagement strategy, to include an online platform, which incorporates effective and innovative participation techniques and encourages participation throughout the development of the Comprehensive Plan. Participation by residents, businesses, agencies, organizations, all city departments, and public officials is a must throughout the planning process. The proposed public engagement strategy must include the latest technologies and be

creative, inclusive, efficient and reliable with the goal of channeling this input into realistic alternatives for consideration by the public. The selected consultant team must demonstrate extensive expertise and experience in the public participation and facilitation process. The selected consultant team must have strong leadership and creativity to provide clear direction in participation techniques that result in inclusive and timely decisions.

Section III: Proposal and Submission Requirements

The City of Fredericksburg requires comprehensive responses to every section within this RFP. To facilitate the review of the responses, Proposers shall follow the described proposal narrative. The intent of the proposal narrative requirements is to expedite review and evaluation. It is not the intent to constrain Proposers with regard to content, but to assure that the specific requirements set forth in this RFP are addressed in a uniform manner amenable to review and evaluation.

Article 1: Proposal Narrative

All proposal information shall be presented in a single-bound volume and an electronic version that has been checked sufficiently to ensure completeness and accuracy of detail. Proposals that do not comply with the instructions in this RFP will not be considered for selection. It is mandatory that the proposal contains the following 7 items and that is be presented in the following order:

1. Cover
2. Title Page
 - a. Show the RFP title being proposed, the name of your firm, address, telephone numbers, name of a contact person and date
3. Letter of Transmittal
 - a. Identify the RFP project for which the proposal has been prepared.
 - b. Briefly state your Firm's understanding of the services to be performed and make a positive commitment to provide services as specified.

-
- c. Provide the name(s) of the person(s) authorized to make representations for your firm, their titles, address, and telephone numbers.
 - d. A corporate officer or another individual who has the authority to bind the firm must sign the letter. The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.
4. Table of Contents
- a. Clearly identify the materials by Section and Page Number.
5. Core Content
- a. *Recent Comprehensive Planning Experience:* Include a brief statement concerning the recent relevant experience of the persons from your firm and each sub-consultant who will be actively engaged in the proposal effort. Do not include firm experiences unless individuals who will work on this project participated in that experience. If the consultant proposal includes sub-consultants, a list of such consultants shall be submitted, and qualifications and experience stated for each sub-consultant.
 - b. *Consultant Work Approach:* The proposal must include a brief description of the Proposer's overall approach to comprehensive planning and any unique capabilities the firm can bring to the project. Also include information addressing how the Proposer plans to provide project management, quality assurance, contract deliverables, budget and cost control, schedule control, and internal/external coordination for this project.
 - c. *Key Project Personnel:* It is recommended personnel have a thorough knowledge and understanding of Municipal Government operations to provide perspective related to comprehensive planning analysis and recommendations. Specific background information for key individuals who will be assigned to the project must be included. The background information on these individuals should emphasize their work experience relative to project requirements, current projects, and availability. The proposed key personnel must be the personnel assigned to the project.
 - d. *Rates and Expenses:* Provide a proposed fee schedule broken down by task. Express your administrative fee in a lump sum not-to-exceed maximum amount and separate price for travel and related expenses (if applicable).

Firms shall incur no travel or related expenses chargeable to the City without prior approval by an authorized City representative. Proposers may submit proposals on any task or combination of tasks and may propose alternative payment methods (ie: hourly rates). However, expenses not specifically listed will be considered. The actual contract amount will be negotiated after the consultant has been selected and the scope of work finalized.

- e. *References:* Information is to be provided on the firm's performance on past projects (include City projects if applicable), regarding the project management items identified. Provide the names, addresses, current telephone numbers, and brief project description of three past or current clients who can comment on aspects of your work relevant to this proposal.

6. Supporting Attachments

- a. Attach only information pertinent to the project being proposed and that will provide reviewers clear and concise insights into your firm's capabilities.
 - b. Include a timeline for estimated completion dates from start to finish with a summary of key benchmarks.
7. The City intends to execute a contract with the successful Proposer that substantially includes the general terms and conditions attached hereto in Exhibit A (Inserted at Later Date by City Attorney).
- a. The Proposer shall include all objections, deletions to the general terms and conditions, or required additions to the contract sought by Proposer. The number of additions, deletions, modifications, and objections to the general terms and conditions will be considered in the City's evaluation of the proposals.

Article 2: Submission Information and Schedule

Questions regarding the content of this proposal shall be submitted to:

Director of Development Services

Jason Lutz

126 W. Main Street

Fredericksburg, TX 78624

Phone: (830) 990-2028

Fax: 555-555-5555

Email: jlutz@fbgtx.org

Schedule of Important Dates

Release of RFP to Vendors:	Nov. 1, 2021
Advertisement Dates:	Nov. 1, 2021 – Jan. 1, 2022
Deadline for Questions and Inquires:	Dec. 1, 2021
Proposal Submission Deadline:	Jan. 21, 2022 at 2:00 p.m. C.S.T
Oral Interviews (if advanced):	Feb. 1, 2022
Earliest Award by City:	March 1, 2022

Article 3: Preparation Cost

The City shall not be responsible for proposal preparation costs, nor for costs including attorney fees associated with any (administrative, judicial, or otherwise) challenge to the determination of the highest ranked Proposer and/or award of contract and/or rejection of the proposal. By submitting a proposal each Proposer agrees to be bound in this respect and waives all claims to such costs and fees.

Article 4. Rules Governing Competition

1. *Examination of Proposal:* Proposers should carefully examine the entire RFP, any addenda thereto, and all related materials and data referenced in the RFP. Proposers should become fully aware of the nature of the work and the conditions likely to be encountered in performing the work.

-
2. *Proposal Acceptance Period:* Award of this proposal is anticipated to be announced with thirty-one (31) calendar days, although all offers must be completed and irrevocable for ninety (90) days following the submission date.
 3. *Confidentiality:* The content of all proposals and scoring sheets may be subject to confidentiality pursuant to the Texas Public Information Act ("Act"). After the award of the contract, all information related to proposals received may be subject to release pursuant to the Act.
 4. *Proposal Format:* Proposals are to be prepared in such a way as to provide a straightforward, concise delineation of Proposer's capabilities to satisfy the requirements of this RFP. Emphasis should be placed on conformance to RFP instructions, responsiveness to RFP requirements, overall completeness, and clarity of content.
 5. *Signature Requirements:* All proposals must be signed. An officer or other agent of a corporate vendor, if authorized to sign contracts on its behalf; a member of a partnership; the owner of privately owned vendor; or other agent if properly authorized by a Power of Attorney or equivalent document may sign a proposal. The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.
 6. *Proposal Submission:* Ten (10) copies of the finished and bound proposal and one (1) flash drive of the proposal must be received by the City of Fredericksburg, City Secretary no later than 2:00 p.m. C.S.T on January 1, 2022. All copies of the proposal must be under sealed cover and plainly marked with the project name.

Proposals shall be delivered or mailed to:

The City of Fredericksburg,
ATTN: City Secretary
126 W. Main Street,
Fredericksburg, Texas 78624

7. *News Releases:* News releases pertaining to the award resulting from the RFPs shall not be made without prior written approval of the City's Development Services Department.

-
8. *Disposition of Proposals:* All materials submitted in response to this RFP will become the property of the City of Fredericksburg. One copy shall be retained for the official files of the City and will become public record after award of the contract.
 9. *Modification/Withdrawal of Proposals:* A Proposer may withdraw a proposal at any time before the final submission date by sending written notification of its withdrawal, signed by an agent authorized to represent the agency. The Proposer may thereafter submit a new or modified proposal before the final submission date. Modifications offered in any other manner, oral or written, will not be considered. A final proposal cannot be changed or withdrawn after the time designated for the receipt, except for modifications requested by the City after the date of receipt and following oral presentations.
 10. *Oral Change/Interpretation:* No oral change or interpretation of any provision contained in this RFP is valid unless issued as a written addendum. A written addendum shall be issued when the City deems changes, clarifications, or amendments to proposal documents is necessary.
 11. *Late Submissions:* Proposals not received before the date and time specified will not be considered and will be returned unopened after recommendation of award.
 12. *Rejection of Proposals:* The City of Fredericksburg reserves the right to reject any and all proposals, to waive irregularities in the submittal and evaluation process and to accept that proposal deemed what in its judgement is in the best interest of the City and/or the most advantageous to the City.
 13. *Project Completion:* Based on a timeline provided in the submission and agreed upon by both the City and consultant who is awarded the contract.

Section IV: Evaluation Criteria and Selection Process

The City intends to award a single contract for this project. The proposal should address the consultant's capabilities for performing all aspects of the project development process while presenting specific project information and substantiating the consultant's methodologies and approach for completing the work requested.

Firms will be ranked using the points available for each RFP criterion. The criterion categories and points available for each are as follows:

1. 40% Recent Comprehensive Planning Experience and Past Performance
2. 25% Rates and Expenses
3. 20% Consultant Project Approach
4. 10% Key Project Personnel
5. 5% Conformance to RFP Instructions and Contract General Terms and Conditions Changes or Additions

A committee of individuals representing the City of Fredericksburg shall evaluate the proposals and will rank the proposals as submitted.

The City of Fredericksburg reserves the right to award a contract solely on the written proposal. The City also reserves the right to request oral interviews with the highest ranked firms. The purpose of the interviews with the highest ranks firms is to allow expansion upon written responses. The City reserves the right to request additional questions to be answered during the interviews, determine the format and content of the interviews, and establish the maximum number of people who attend the interview from each firm. If interviews are conducted, a maximum of three firms will be shortlisted. The Consultant's project manager identified in the proposal will be required to attend the interviews. By submitting a proposal, it is understood that the Proposers may not change (add or delete) personnel for interviews from those listed in the proposals without written consent from the City.

A second score sheet will be used to score those firms interviewed. If oral interviews are conducted, the final selection will be based on the total of all evaluators' scores achieved on the second rating. The highest ranked Proposer(s), after the second scoring, if performed, may be invited to enter final negotiations with the City for the purpose of Contract award.

Section V: Contract Negotiation Process

The highest ranked Proposer(s) may be invited to enter Contract negotiations with the City of Fredericksburg. If an agreement cannot be reached with the highest ranked Proposer, the City shall notify the Proposer and terminate negotiations. The second highest ranked Proposer may be contacted for negotiations. This process may continue until successful negotiations are achieved. However, the City reserves the right to terminate negotiations with any Proposer should it be in the City's best interest. The City of Fredericksburg reserves the right to reject all proposals submitted.

Exhibit A: Contract General Terms and Conditions (To Be Inserted By City Attorney At A Later Date)

Future Agenda Items

City Council

November 1, 2021

Regular Meeting

City Council = Red

1st and 15th Regular Meetings @ 6p.m.

Planning & Zoning = Green on 3rd @ 5:30 p.m.

Historic Review Board = Purple on 9th @ 5:30 p.m.

Zoning Board of Adjustment = Blue on 11th @ 5:30 p.m.

City Events

11th Veterans Day Holiday

25th and 26th Thanksgiving Holidays

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Proclamation

1. Walk to End Alzheimer's Day

Consent

1. 10-11-2021 City Council Special Meeting Minutes
2. 10-18-2021 City Council Regular Meeting Minutes

Public Hearing

- 1.

Ordinances

1. Z-2117 – PUD-Needham/SECO – possible 2nd reading
2. Z 2119 – Definition of Event Center – possible 2nd reading
3. Z 2116 – Zoning Change – Stuart Barron – possible 2nd reading

Resolutions

1. Contract for Fire Pumper Lease/Purchase
2. Contract for Vehicles and Equipment Lease/Purchase
3. Contract EMS Building

Approvals-Misc.

1. City Holidays

Presentations, Discussions and Updates:

1. Update on Municipal Court

Executive Session

1. Vacate Right of Way

November 15, 2021

Regular Meeting

Proclamation

- 1.

Consent

1. 10-25-2021 City Council Special Meeting Minutes
2. 11-1-2021 City Council Regular Meeting Minutes

Public Hearing

1. Z-2103 – CUP request from Robert Mosley
2. Z-2123 – Future Land Use Change request from Whitney Koch
3. Z-2123 – Zoning Change request from Whitney Koch
4. Z-2122 – Future Land Use Change request from John Hewitt
5. Z-2122 – Zoning Change request from John Hewitt
6. Z-2114 – CUP request from Wes and Tammy Pack
7. Z-2115 – Voluntary Annexation request from Carolyn Ellebracht

Ordinances

1. Z-2123 – Future Land Use Change request from Whitney Koch
2. Z-2123 – Zoning Change request from Whitney Koch
3. Z-2122 – Future Land Use Change request from John Hewitt
4. Z-2122 – Zoning Change request from John Hewitt

Resolutions

1. Agreement for Voluntary Annexation request from Carolyn Ellebracht
2. Sidewalk/Concrete Construction Contract Renewal and Annual Sidewalk Improvement Project Update

Approvals-Misc.

1. Z-2103 – CUP request from Robert Mosley
2. Z-2114 – CUP request from Wes and Tammy Pack
- 3.

Presentations, Discussions and Updates:

1. Update on Short-Term Transportation Improvement Projects (Presentation by Kimley-Horn)

Executive Session