



City of Fredericksburg

SPECIAL CITY COUNCIL MEETING AGENDA MONDAY, MARCH 11, 2019 ~ 4:00 P.M. CITY HALL CONFERENCE ROOM ~ 126 W. MAIN STREET

Linda Langerhans, Mayor
Jerry Luckenbach, Councilmember
Tom Musselman, Councilmember

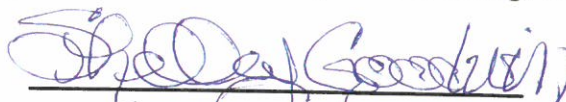
Gary Neffendorf, Councilmember
Charlie Kiehne, Councilmember
Kent Myers, City Manager

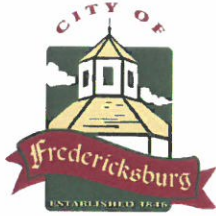
The City of Fredericksburg City Council will meet in a special session on Monday, March 11, 2019 at 4:00 p.m. in the City Hall Conference Room, 126 W. Main Street, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on March 8, 2019 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. Call to Order
2. Consider approval of a motion to initiate the annexation proceedings of approximately 94 acres of land extending from Friendship Lane to US Highway 87, otherwise known as the Dale Crenwelge property (Heather Glen).
(Agenda Packet Pages 2-6)
3. Adjourn

This is to certify that I, Shelley Goodwin, posted this Agenda at 1:40 p.m. on March 6, 2019 at the entrance and bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.


Shelley Goodwin, TRMC
City Secretary



CITY COUNCIL MEMO

DATE: March 6, 2019

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Institution of Annexation Proceedings on the voluntary annexation of approximately 94 acres of land extending from Friendship Lane to US Highway 87, otherwise known as the Dale Crenwelge property

Summary:

The property is located on the south side of Friendship Lane, east of US Highway 87 South (see the attached exhibit). The project is called Heather Glen, and is proposed to consist of 5.64 acres of C-2 Commercial fronting on US Highway 87, 10.97 acres of R-2, Mixed Residential, 100.48 acres of R-1A, Single Family Residential – Small Lots, and 8.15 acres of C-1 Neighborhood Commercial (see attached zoning plan). Of Mr. Crenwelge's 125 acres, approximately 31 acres is already in the City Limits. The required public hearings were held February 4 and February 18. A copy of the Annexation Schedule is attached. The Planning and Zoning Commission made a recommendation on the zoning on the property on February 6, 2019, and Council held their public hearing on February 18, 2019.

Recommendation:

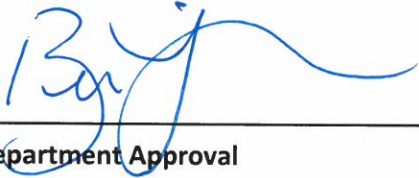
Take action to institute annexation proceedings (start 90-day clock) on the annexation of the proposed Heather Glen development.

Background / Analysis:

The applicant has submitted their request for zoning on the entire 125 acre site. The proposed zoning will include commercial, small lot single family residential and apartments. An annexation agreement is being prepared and will accompany the final annexation consideration.

Attachments:

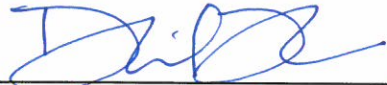
Proposed Annexation Map, General Development Plan, Annexation Schedule



Department Approval

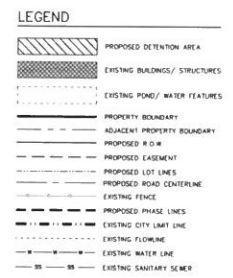
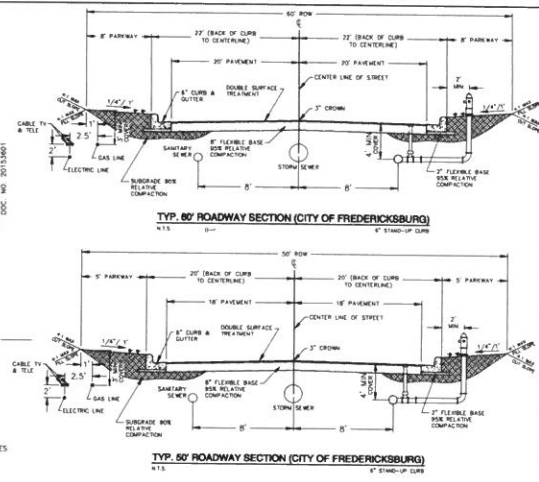
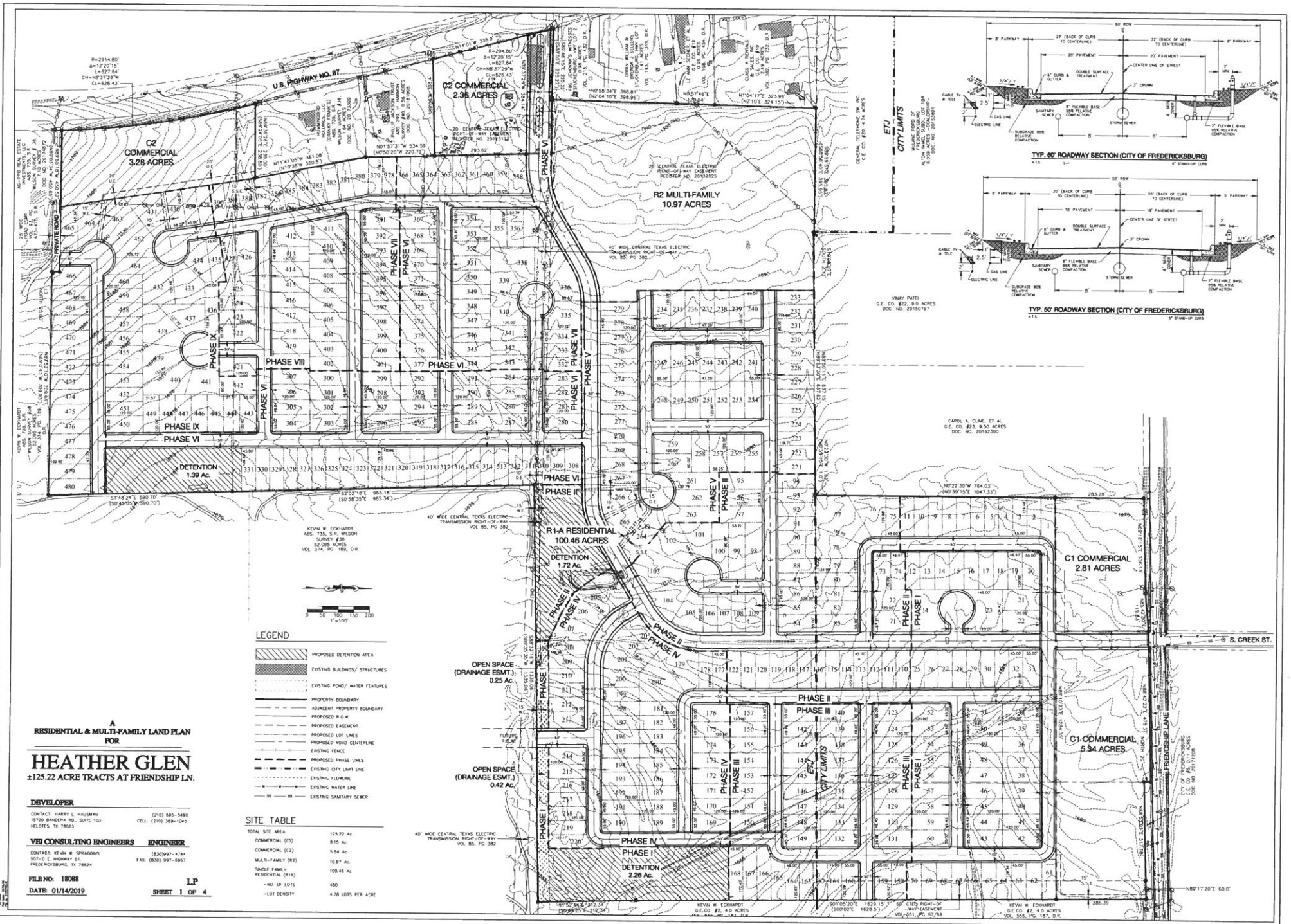


City Manager Approval



City Attorney Approval





SITE TABLE

TOTAL SITE AREA	125.22 AC.
COMMERCIAL (C1)	8.15 AC.
COMMERCIAL (C2)	5.64 AC.
MULTI-FAMILY (R2)	10.97 AC.
SINGLE-FAMILY RESIDENTIAL (R1A)	100.48 AC.
-NO. OF LOTS	480
-LOT DENSITY	4.78 LOTS PER ACRE

**A
RESIDENTIAL & MULTI-FAMILY LAND PLAN
FOR
HEATHER GLEN
±125.22 ACRE TRACTS AT FRIENDSHIP LN.**

DEVELOPER
CONTACT: HARRY L. HAUSMAN
15700 BANDERA RD., SUITE 103
HOUSTON, TX 78063
(713) 695-5490
CELL: (713) 389-1045

ENGINEER
CONTACT: KEVIN W. SPRADORS
507-D L. HIGHWAY ST.
FREDERICKSBURG, TX 78824
(830) 997-4744
FAX: (830) 997-8967

FILE NO: 18068
DATE: 01/14/2019

**LP
SHEET 1 OF 4**

Heather Glen – Tentative Annexation Schedule

Advertisement for Zoning Public Hearing	January 16, 2019 and January 30, 2019
200' Notices for Zoning Public Hearings	January 25, 2019
Advertisement of Annexation Public Hearings	January 23, 2019 and January 30, 2019
1 st Public Hearing (City Council)	February 4, 2019
Zoning Public Hearing (P&Z)	February 6, 2019
2 nd Public Hearing (City Council)	February 18, 2019
Zoning Public Hearing (City Council)	February 18, 2019
Institute Annexation Proceedings (City Council)	March 11, 2019 (special meeting)
Completion of Annexation Process	June 9, 2019 (90 days following Institution of Proceedings)