

**CITY OF FREDERICKSBURG
CITY COUNCIL MEETING**

MONDAY, JANUARY 15, 2018 ~ 6:00 p.m.

Law Enforcement Center ~ 1601 East Main Street

Linda Langerhans, Mayor
Graham Pearson, Council Member
Charlie Kiehne, Council Member

Gary Neffendorf, Council Member
Bobby Watson, Council Member
Kent Myers, City Manager

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

A G E N D A

CALL TO ORDER.

Page Ref

PLEDGE OF ALLEGIANCE

1. EMPLOYEE RECOGNITIONS

- 2. CONSENT AGENDA** - All items listed below are considered to be routine and non-controversial by the Council and will be approved by one motion. There will be no separate discussion of these items unless a council member so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

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|--|-------|
| A. Consider Approving Minutes of November and December 2017 Meetings | 1-11 |
| B. Consider Tree Trimming Contract with LCRA | 12-15 |

3. PUBLIC HEARINGS

- | | |
|---|-------|
| A. <u>PUBLIC HEARING</u> Z-1713 Amendment to the PUD for HEB to Allow Changes in Signage for New Curbside Pick-up | 16-26 |
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4. ORDINANCES - RESOLUTIONS - ACTION ITEMS

- | | |
|--|-------|
| A. Consider Ordinance Amending HEB PUD Regarding Signs | 27-28 |
| B. Receive Noise Ordinance Report | 29-46 |
| C. Consider Sign Ordinance Amendment Affecting Historic Properties | 47-60 |
| D. Consider Historic Landmark Designation for 502 E Main St | 61-79 |

5. INDIVIDUAL ITEMS FOR CONSIDERATION AND POSSIBLE ACTION

- | | |
|--|-------|
| A. Receive and Discuss 2018 HOT Applications | 80-83 |
| B. 2018 Performance Goals for City Manager | 84-86 |
| C. Performance Evaluation for City Attorney | 87-88 |

6. CITY MANAGERS REPORT

- A. Final Report- Animal Shelter Project
- B. Community Visioning Meetings
- C. City Council Retreat
- D. Golf Course Operations

7. ITEMS FOR FUTURE AGENDAS

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

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

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

A. Executive Session - Performance Evaluation for City Attorney

11. **ADJOURN**

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

REGULAR CITY COUNCIL MEETING
NOVEMBER 6, 2017
6:00 PM

On this the 6th day of November, 2017, the City Council of the CITY OF FREDERICKSBURG convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
BOBBY WATSON - COUNCIL MEMBER
GARY NEFFENDORF - COUNCIL MEMBER
CHARLIE KIEHNE - COUNCIL MEMBER
JERRY LUCKENBACH - COUNCIL MEMBER

ABSENT: NONE

ALSO PRESENT: CLINTON BAILEY – A.C.M./D.P.W.U.
SHELLEY BRITTON - CITY SECRETARY
BRIAN JORDAN – DIR OF DEVELOPMENT SERVICES
LAURA HOLLENBECK – DIR OF FINANCE
DANIEL JONES - CITY ATTORNEY
RUSSELL IMMEL – IT MANAGER

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

EMPLOYEE RECOGNITIONS – None

PRESENTATION FROM TOUCHSTONE GOLF – Touchstone Golf's Executive Vice President Doug Harker presented details on their management plan for Lady Bird Johnson Municipal Golf Course.

AMENDMENT TO NO SMOKING ORDINANCE (First Reading) – Kelli Olfers was on hand to present the Health Board's recommendation to amend the No Smoking Ordinance to include vaping and e-cigarettes (first reading). No action taken.

REVISED ORDINANCE FOR DISCHARGE OF FIREARMS (First Reading) – Police Chief Steve Wetz presented the Revised Ordinance for Discharge of Firearms (First Reading). No action was taken.

RESOLUTION FOR BUDGET AMENDMENT FOR USE OF HOT FUNDS – It was moved by Council Member Kiehne, seconded by Council Member Watson, to adopt a Resolution to approve the use of HOT Funds in the amount of \$20,000 to use toward the expansion of the Historic District. The vote was as follows: AYE: Langerhans, Neffendorf, Kiehne, Watson, and Luckenbach; NAY: None. Motion carried.

**A RESOLUTION OF THE CITY OF FREDERICKSBURG, TEXAS,
AUTHORIZING USE OF HOTEL OCCUPANCY TAX REVENUE FOR
HISTORIC PRESERVATION**

WHEREAS, the Texas Tax Code authorizes the use of revenue from the municipal hotel occupancy tax for historical restoration and preservation projects or activities that promote tourism and the convention and hotel industry; and

WHEREAS, the City of Fredericksburg ("City") desires to preserve features in the City which have historical, cultural, or architectural merit, and which attract visitors to the City, thereby promoting tourism and the convention and hotel industry in the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of the City of Fredericksburg, Texas, that:

1. The City Council hereby finds that the completion of a historic resource survey in the City is a historical restoration and preservation project or activity that would promote tourism and the convention and hotel industry in the City; and

2. The City Council hereby authorizes the use of revenue from the municipal hotel occupancy tax for a historic resource survey, in an amount as hereafter directed by the City Council.

PASSED AND APPROVED this 6th day of November, 2017.

/s/ Linda Langerhans, Mayor

ATTEST:

/s/ Shelley Britton, City Secretary

APPROVED AS TO FORM:

/s/ Daniel Jones, City Attorney

RESOLUTION OF LEASE PURCHASE FINANCING – Director of Finance Laura Hollenbeak, presented a Resolution for Lease Purchase Financing. It was moved by Council Member Neffendorf, seconded by Council Member Luckenbach, to approve the Resolution as presented. The vote was as follows: AYE: Langerhans, Neffendorf, Kiehne, Watson, and Luckenbach; NAY: None. Motion carried.

**A RESOLUTION OF THE CITY OF FREDERICKSBURG, TEXAS,
APPROVING THE ACQUISITION AND FINANCING OF EQUIPMENT**

WHEREAS, the City of Fredericksburg ("City") desires to procure equipment using lease purchase financing; and

WHEREAS, the City has previously awarded the right to provide said financing to *City National Capital Finance, LLC*, based on competitive bidding and procurement practices as required by Texas Law.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of the City of Fredericksburg, Texas, that:

1. The City Council hereby approves the acquisition and financing of the equipment using financing provided by *City National Capital Finance, LLC*; and

2. The City Council hereby approves the *Financing Documents*, copies of which are attached hereto as Exhibit A; and

3. The City Council hereby authorizes Kent Myers, in his capacity as City Manager, to execute the *Financing Documents* on behalf of the City.

PASSED AND APPROVED this 6th day of November, 2017.

/s/ Linda Langerhans, Mayor

ATTEST:

/s/ Shelley Britton, City Secretary

APPROVED AS TO FORM:

/s/ Daniel Jones, City Attorney

SOFTWARE CONTRACT WITH STR HELPER – Council Member Watson moved, seconded by Council Member Luckenbach, to award the Software Contract of \$22,000 with STR Helper as presented. The vote was as follows: Langerhans, Neffendorf, Luckenbach, Kiehne, and Watson; NAY: Motion carried.

LEASE EXTENSION – FORMER TEXAS RANGERS HERITAGE CENTER – Joe Davis of Former Texas Rangers Heritage Center was on hand to request a ten year lease extension for Phase 2. No action taken.

GILLESPIE CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS BALLOT - It was moved by Council Member Neffendorf, seconded by Council Member Watson, to divide the city's 348 votes between the five nominees: Nicole Bartel, Donald Davis, Tim Dooley, Tony Klein, and James McAfee. All voted in favor and the motion carried.

ANNUAL SIDEWALK EXTENSION PROGRAM – CONTRACT EXTENSION – It was moved by Council Member Neffendorf, seconded by Council Member Kiehne, to approve the extension of the current sidewalk contract with Hazelett Concrete Contractors through September 30, 2018 with the initial budget of \$50,000 which could be increased to the full FY 2018 budgeted amount of \$100, 000 with Council approval at a later date. The vote was as follows: Langerhans, Neffendorf, Luckenbach, Kiehne, and Watson; NAY: Motion carried.

REPORT ON STREET DEPARTMENT EQUIPMENT PURCHASES FOR FY 2018 – Garrett Bonn presented a report on Street Department Equipment Purchases for FY 2018. It was moved by Council Member Watson, seconded by Council Member Luckenbach, to approve the Street Department Equipment Purchases for FY 2018 as presented. All voted in favor and the motion.

WATER REPORT – Asst. City Manager Clinton Bailey presented a water supply update. No action was taken.

CITY MANAGERS REPORT - City Manager Kent Myers reported on (1) Attainable Housing, (2) TxDOT Meeting, (3) City Council Retreat Action Items.

PUBLIC COMMENTS – No comments.

COUNCIL COMMENTS – No comments.

With no further discussion, Council Member Luckenbach made a motion to adjourn the meeting at 8:15 PM. Council Member Watson seconded the motion. Motion carried.

PASSED AND APPROVED this the 15th day of January, 2018.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR

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STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

REGULAR CITY COUNCIL MEETING
NOVEMBER 20, 2017
6:00 PM

On this the 20th day of November, 2017, the City Council of the CITY OF FREDERICKSBURG convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
GARY NEFFENDORF - COUNCIL MEMBER
BOBBY WATSON - COUNCIL MEMBER

ABSENT: JERRY LUCKENBACH - COUNCIL MEMBER
CHARLIE KIEHNE - COUNCIL MEMBER

ALSO PRESENT: KENT MYERS - CITY MANAGER
CLINTON BAILEY – ACM/D.P.W.U.
BRIAN JORDAN – DIR OF DEVELOPMENT SERVICES
SHELLEY BRITTON - CITY SECRETARY
DANIEL JONES - CITY ATTORNEY

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

EMPLOYEE RECOGNITIONS – The City Manager recognized Daryl Kott and Clinton Bailey.

CONSENT AGENDA – It was moved by Council Member Watson, seconded by Council Member Neffendorf, to approve the Consent Agenda as follows:

- Health Board Appointments
- Lease Extension – Former Texas Rangers Heritage Center

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

PUBLIC HEARING Z-1710 FOR A CONDITIONAL USE PERMIT FOR A DRIVE-THRU FACILITY ASSOCIATED WITH FIRST UNITED BANK – It was moved by Council Member Watson, seconded by Council Member Neffendorf, to recess the regular session and open the Public Hearing on Z-1710 for a Conditional Use Permit for a Drive-Thru Facility Associated with First United Bank. All voted in favor and the motion carried.

Following a brief description of the project by the developer and the architect, there were no public comments.

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

Z-1710 - Council Member Neffendorf moved, seconded by Council Member Watson, to approve Z-1719 for a Conditional Use Permit for a Drive-Thru Facility Associated with First United Bank as recommended by Planning & Zoning. The vote was as follows: AYE: Langerhans, Watson, and Neffendorf; NAY: None. Motion carried.

AMEND NO-SMOKING ORDINANCE (SECOND READING) – It was moved by Council Member Neffendorf, seconded by Council Member Watson, to approve the amendment to the No-Smoking Ordinance as presented. The vote was as follows: AYE: Langerhans, Neffendorf, and Watson; NAY: None. Motion carried.

ORDINANCE NO. 27-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING SECTION 20-180 OF ARTICLE V. – SMOKING IN PUBLIC PLACES, OF CHAPTER 20 OF THE CODE OF ORDINANCES, BY INCLUDING THE USE OF ELECTRONIC SMOKING DEVICES IN PUBLIC AS AN ACTIVITY THAT IS PROHIBITED. (Recorded in Ordinance Book)

SHORT TERM RENTAL ORDINANCE (FIRST READING) – Council reviewed the Short Term Rental Ordinance; no action was taken.

LEASE WITH TOUCHSTONE GOLF – ACM Clinton Bailey presented information regarding the Lease with Touchstone Golf. It was moved by Council Member Watson, seconded by Mayor Langerhans, to approve the Golf Course Net Lease Agreement with Touchstone Golf. The vote was as follows: AYE: Langerhans, Neffendorf, and Watson; NAY: None. Motion carried.

CITY MANAGER'S REPORT – City Manager Kent Myers reported on (1) Parks Bond Election, (2) Attainable Housing, (3) Relief Route Feasibility Study, (4) University Center Master Plan, and (5) Community Visioning Process.

PUBLIC COMMENTS – Mo Saiide commented on the Adopt a County Road Program, modeled after the State's Adopt a Highway Program.

COUNCIL COMMENTS – None.

With no further discussion, Council Member Neffendorf made a motion to adjourn the meeting at 7:30 PM. Council Member Watson seconded the motion. Motion carried.

PASSED AND APPROVED this the 15th day of January, 2018.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

REGULAR CITY COUNCIL MEETING
DECEMBER 4, 2017
6:00 PM

On this the 4th day of December, 2017, the City Council of the CITY OF FREDERICKSBURG convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

LINDA LANGERHANS - MAYOR
GARY NEFFENDORF - COUNCIL MEMBER
CHARLIE KIEHNE - COUNCIL MEMBER
JERRY LUCKENBACH - COUNCIL MEMBER

ABSENT: BOBBY WATSON - COUNCIL MEMBER

ALSO PRESENT: KENT MYERS - CITY MANAGER
CLINTON BAILEY - A.C.M./D.P.W.U.
SHELLEY BRITTON - CITY SECRETARY
DANIEL JONES - CITY ATTORNEY
RUSSELL IMMEL - IT MANAGER

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

EMPLOYEE RECOGNITIONS – City Manager Kent Myers recognized David Feller, the Recycling Center Employees, and Sherman Johnson and Daryl Kott from the landfill.

MINUTES – It was moved by Council Member Luckenbach, seconded by Council Member Kiehne, to approve the minutes of the October 2017 meetings as presented. All voted in favor and the motion carried.

CONSENT AGENDA – It was moved by Council Member Kiehne, seconded by Council Member Luckenbach, to approve the consent agenda, including the following:

1. EDC Board Appointments
2. 2018 Council Meeting Schedule

All voted in favor and the motion carried.

PROCLAMATION RECOGNIZING LOCAL CITIZEN – Mayor Langerhans read a Proclamation Recognizing Bill Lindemann:

PROCLAMATION

Whereas, in 1994, Bill and Janet Lindemann moved to Fredericksburg, bringing Bill's passion for discovering, observing, and identifying birds, as well as his love of nature, and a desire to share this passion with the community; and

Whereas, in 1996, Bill resurrected the Native Plant Society, serving two different terms as President, with the Chapter later named "Outstanding Chapter in the State"; and

Whereas, in 1997, Bill's newspaper column, "Birding in the Hill Country" began, serving to educate people about birds, and establishing Bill as the "Bird Man"; and

Whereas, in 1999, Bill founded "The Friends of Fredericksburg Nature Center"; and

Whereas, in 2000, the Fredericksburg City Council voted to allow FFNC to create nature trails at Lady Bird Johnson Park; and

Whereas, FFNC was incorporated by the State of Texas, their Mission Statement was, "To enhance, protect, and interpret the natural ecosystems of the Texas Hill Country while providing educational and quality of life opportunities for members of our community and visitors"; and

Whereas, in June 2001, the nature trail was open to the public; and

Whereas, in 2003, Bill was awarded the prestigious NPSOT Bennie Simpson Award given in recognition for "service by a member for the enrichment of the society", and

Whereas, in 2010, "Wings Over the Hills" festival began, attracting visitors from across the State, and beyond;

Now, Therefore, be it resolved that the City of Fredericksburg, hereby states our pride and privilege in having Bill Lindemann, as an honored son of Fredericksburg. It gives us enormous pleasure to declare December 4, 2017 as:

BILL LINDEMANN DAY

in the City of Fredericksburg, Texas.

Executed this 4th day of December, 2017.

/s/ Linda Langerhans, Mayor

Attest: /s/ Shelley Britton, City Secretary

ORDINANCE FOR DISCHARGE OF FIREARMS (SECOND READING) – No action.

2018 HOLIDAY SCHEDULE - It was moved by Council Member Luckenbach, seconded by Council Member Kiehne, to approve the 2018 Holiday Schedule and to include Mon, December 31, 2018 on a one time basis. The vote was as follows: AYE: Luckenbach and Kiehne; NAY: Neffendorf and Langerhans. Motion failed.

CITY MANAGERS REPORT – City Manager Kent Myers reported on (1) Future Sports Park Discussions, (2) Attainable Housing, (3) Short-Term Rental Ordinance, (4) Recent Personnel Changes, and (5) Transition of Golf Course Operations

FUTURE AGENDA ITEMS – Council discussed future agenda items.

PUBLIC COMMENTS – Tom Musselman commented on firearms within the city limits, empty buildings on Main St., and the sports park. Mo Saide commented on the sports park.

COUNCIL COMMENTS – Regarding the sports park, Mayor Langerhans commented on the outreach that has been done to the public, Neffendorf said there were lots of options in moving forward, Kiehne commented, “we’re getting closer”.

With no further discussion, Council Member Luckenbach made a motion to adjourn the meeting at 7:35 PM. Council Member Kiehne seconded the motion. Motion carried.

PASSED AND APPROVED this the 15th day of January, 2018.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR

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

**REGULAR CITY COUNCIL MEETING
DECEMBER 18, 2017
6:00 PM**

On this the 18th day of December, 2017, the City Council of the CITY OF FREDERICKSBURG convened in regular session at the Law Enforcement Center, with the following members present to constitute a quorum:

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

ABSENT: CHARLIE KIEHNE - COUNCIL MEMBER

ALSO PRESENT: KENT MYERS - CITY MANAGER
CLINTON BAILEY – ACM/D.P.W.U.
BRIAN JORDAN – DIR OF DEVELOPMENT SERVICES
SHELLEY BRITTON - CITY SECRETARY
LAURA HOLLENBEAK – FINANCE DIR
DANIEL JONES - CITY ATTORNEY
RUSSELL IMMEL – IT MANAGER

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

EMPLOYEE RECOGNITIONS – No employee recognitions.

CONSENT AGENDA – It was moved by Council Member Watson, seconded by Council Member Neffendorf, to approve the Consent Agenda as follows:

- CVB Board Appointment – Stephen Harris, 3 year term

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

AGREEMENT TO VACATE AND ABANDON A PORTION OF SEWER EASEMENT – 610 E. MAIN ST – Council Member Luckenbach expressed concern over the proposed use for the property at 620 E. Main St. Following a brief discussion, it was moved by Council Member Watson, seconded by Council Member Neffendorf, to approve the Agreement to Vacate and Abandon a Portion of Sewer Easement at 610 E. Main St. All voted in favor and the motion carried.

PUBLIC HEARING Z-1711 FOR A (1) CHANGE IN THE LAND USE PLAN FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL, AND (2) REZONING FROM M-1 LIGHT MANUFACTURING TO R-2 MIXED RESIDENTIAL ON SEVERAL PROPERTIES LOCATED BETWEEN WALNUT STREET AND HALE STREET, WEST OF KRAUPAHEN STREET – It was moved by Council Member Luckenbach, seconded by Council Member Neffendorf, to recess the regular session and open the Public Hearing on Z-1711 for (1) a Change in the Land Use Plan From Commercial to Medium Density Residential, and (2) to Rezoning From M-1 Light Manufacturing to R-2 Mixed Residential on Several Properties Located Between Walnut Street and Hale Street, West of Kraupahen Street. All voted in favor and the motion carried.

Following comments from neighbors Santiago Najera and Helen Jacoby, it was moved by Council Member Watson, seconded by Council Member Luckenbach, to adjourn the public hearing and reconvene the regular session. All voted in favor and the motion carried.

REQUEST Z-1711 - Council Member Luckenbach moved, seconded by Council Member Watson, to approve ordinances for Z-1711 for (1) a Change in the Land Use Plan from Commercial to Medium Density Residential, and (2) to Rezoning From M-1 Light Manufacturing to R-2 Mixed Residential on Several Properties Located Between Walnut Street and Hale Street, West of Kraupahen Street as recommended by Planning & Zoning. The vote was as follows: AYE: Langerhans, Watson, Luckenbach, and Neffendorf; NAY: None. Motion carried.

ORDINANCE NO. 27-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, ADOPTING A CHANGE IN THE COMPREHENSIVE PLAN OF THE CITY OF FREDERICKSBURG; SPECIFICALLY IN THE LAND USE MAP AND COMPREHENSIVE PLAN AS TO BLOCK D AND PART OF BLOCK F OF THE SOUTH SIDE ADDITION, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL; PROVIDING THAT THE CHANGE BECOME A PART OF THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE. (Recorded in Ordinance Book)

ORDINANCE NO. 27-017

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 BLOCK D AND PART OF BLOCK F OF THE SOUTH

SIDE ADDITION, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM M-1 LIGHT MANUFACTURING TO R-2 MIXED RESIDENTIAL; AND PROVIDING FOR AN EFFECTIVE DATE. (Recorded in Ordinance Book)

REQUEST FROM BOY SCOUTS FOR REDUCED TENT CAMPING FEES – Dr. Joseph Schmidt presented a request from Troup 410 in Austin for their Aviation Campout, January 12-14. It was moved by Council Member Luckenbach, seconded by Council Member Watson, to approve the request for a reduced camping rate of \$5/night/tent and for their location at the back fence line directly across from the airport. All voted in favor and the motion carried.

REAL PROPERTY LOCATED AT 308 E. AUSTIN ST. – Nancy Skoog presented a request from the Art Guild for continuation of a long term lease at 308 E. Austin St. Following the discussion, the City Manager agreed to have a cost estimate prepared of the needed repairs to the building for further discussion.

2018 HOLIDAY SCHEDULE - It was moved by Council Member Luckenbach, seconded by Council Member Watson, to approve the 2018 Holiday Schedule as presented, and to include New Year's Eve, Dec. 31 on a one time basis, since it falls on a Monday. All voted in favor and the motion carried.

JAN 1 (Mon)	NEW YEARS DAY
MARCH 30 (Fri)	GOOD FRIDAY
MAY 28 (Mon)	MEMORIAL DAY
JUL 4 (Wed)	INDEPENDENCE DAY
AUG 24 (Fri)	FIRST DAY OF FAIR
SEP 3 (Mon)	LABOR DAY
NOV 12 (Mon)	VETERANS DAY
NOV 22 & 23 (Thu & Fri)	THANKSGIVING
DEC 24 & 25 (Mon & Tues)	CHRISTMAS
DEC 31 (Mon)	NEW YEARS EVE

CITY MANAGER'S REPORT – City Manager Kent Myers reported on (1) Attainable Housing, (2) Community Visioning Process, (3) Golf Course – Touchstone, and (4) New Year's Eve Event.

PUBLIC COMMENTS – None.

COUNCIL COMMENTS – Council wished everyone Merry Christmas!

With no further discussion, Council Member Neffendorf made a motion to adjourn the meeting at 7:10 PM. Council Member Luckenbach seconded the motion. Motion carried.

PASSED AND APPROVED this the 15th day of January, 2018.

SHELLEY BRITTON, CITY SECRETARY

LINDA LANGERHANS, MAYOR



CITY COUNCIL MEMO

DATE: January 15, 2018

TO: Mayor and City Council

FROM: Kris Kneese, P.E., Assistant Director of Public Works and Utilities

SUBJECT: Consider LCRA Tree Trimming Contract

Summary:

Consider approval of a service contract with the Lower Colorado River Authority (LCRA) to trim trees in various locations around Fredericksburg along City of Fredericksburg electric lines.

Recommendation:

City Engineering Staff recommends approval of the proposed contract with LCRA for a not to exceed amount of \$80,000.

Background / Analysis:

The Customer Services Department of the LCRA has historically provided tree trimming services to the City of Fredericksburg. Under the proposed contract, these services will be performed by an LCRA Contractor, McCoy Tree Surgery, Inc. for the purpose of increasing the reliability of electric service within the Fredericksburg service territory. Prior to the start of work, the City will specify which lines McCoy Tree Surgery, Inc. is to clear. Services provided will be done in accordance with the Technical Services Agreement between the LCRA and the City of Fredericksburg dated October 9, 1979.

The City of Fredericksburg

The service contract with LCRA will not exceed \$80,000, which was included in the FY 2018 Electric Department budget.

Attachments:

LCRA Customer Services Contract

Department Approval



City Manager Approval

The City of Fredericksburg

13

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



CUSTOMER SERVICES CONTRACT

CUSTOMER: City of Fredericksburg
126 West Main Street
Fredericksburg, Texas 78624
Attn: Lee Stubblefield

DATE SUBMITTED: November 14, 2017

SCOPE OF SERVICES:

JOB NUMBER:

The Customer Services Department of the Lower Colorado River Authority (LCRA) shall provide tree trimming services to the City of Fredericksburg (City). These services will be performed by an LCRA Contractor, McCoy Tree Surgery, Inc. for the purpose of increasing the reliability of electric service within the Fredericksburg service territory. Prior to the start of work, the City will specify which lines McCoy is to clear.

Invoices will be submitted each week by McCoy directly to the city.
LCRA will add a 5% user/program fee to the City's power bill to cover the scheduling and administering the program.
The Contractor will perform the work in accordance with the terms and specifications between LCRA and the Contractor.
Work/Services provided are done in accordance with the Interlocal Cooperation Agreement between LCRA and the City of Fredericksburg dated November 9, 1979.

SCHEDULE:

To be determined, but approximately 7 weeks trimming (Starting about March 26, 2018).

Note: Multiple crews may be used to expedite the work.

CONTRACT PRICE: Total Contract Amount: \$ 77,854.14
Approximately: \$74,146.80 per year (direct charge from McCoy)
LCRA will bill a 5% user fee to the city's power bill. Estimated charges are: \$ 3,707.34
Per hour rates will depend on individual classification of each employee. (See attached rate schedule).
McCoy will bill the City direct, on a weekly basis, and the City will pay the invoices to McCoy in accordance with the LCRA payment terms with McCoy.

Customer and the Lower Colorado River Authority agree that the work described above shall be performed in accordance with the terms and conditions on the front and reverse sides of this form. Note: Reverse side of this form is intentionally left blank.

City of Fredericksburg

Lower Colorado River Authority

By: _____
Title: _____
Date: _____

By: Alan Kunze
Title: Manager, Customer Services
Date: November 14, 2017

OFFICE USE ONLY

Accounting: _____ 0

Approved By: _____
Completion Date: _____

Personnel Level	Rates	1	Rate
Supervisor/General Foreperson	41.93	1 \$	41.93
Foreperson	31.4	1 \$	31.40
Trimmer	25.7	1 \$	25.70
Trimmer/Ground Man	0	1 \$	-
Groundman	20.86	1 \$	20.86

Equipment

Chain Saws (each)	0.88	1 \$	0.88
Bucket Truck with Chip bed	14.71	1 \$	14.71
Chipper	6.02	1 \$	6.02
GF PickUp	10.54	1 \$	10.54

Crew Rate (using Max Rates)

Supervisor/General Foreperson	41.93	1 \$	41.93
GF PickUp	10.54	1 \$	10.54
Foreperson	31.4	2 \$	62.80
Trimmer	25.7	4 \$	102.80
Chain Saws (each)	0.88	6 \$	5.28
Bucket Truck with Chip bed	14.71	2 \$	29.42
Chipper	6.02	2 \$	12.04

Total Hourly Crew Rate		\$	264.81
Total Weekly Crew Rate		\$	10,592.40
Total weeks	7.0	\$	74,146.80

Includes per diem costs for Lodging and meals

Total (using max rates)	\$	74,146.80	Note: This is the estimated direct charge from McCoy
Average/week	\$	10,592.40	

Actual Charges according to the rate schedule will be billed.

LCRA will bill a 5% user fee to cover the cost of scheduling and administering the program
This fee will be added to the city's power billing the following month after work is completed
The estimated charge is: \$ 3,707.34

Total (LCRA and McCoy)	\$	77,854.14
Total (LCRA and McCoy) weekly avg.	\$	11,122.02



CITY COUNCIL MEMO

DATE: January 9, 2018

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Amendment to the PUD for the HEB to allow changes in the signage for the new curbside pick-up (Z-1713).

Summary:

The HEB store is in the process of adding a building to accommodate curbside pick-up. The new facility will be located on the east side of the building near the existing pharmacy drive-through (see attached Plan). The staff has already administratively approved the amendment to the Site Plan to accommodate the building and parking changes. This PUD amendment is to accommodate the changes in the signage needed to identify and direct customers to the new pick-up facility.

Recommendation:

The Planning and Zoning Commission voted unanimously in favor of recommending approval of the amendment to the PUD. Staff concurs with the recommendation of approval. No comments have been received for this request.

Background / Analysis:

The City of Fredericksburg

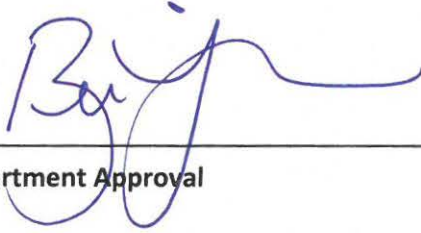
(16)

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

The original HEB PUD was approved in 2001. There have been a number of amendments to the original PUD, summarized in the staff brief. The existing store is located on approximately 10 acres and is approximately 80,000 square feet in size. See attached Conditional Use Permit Brief for request Z-1713.

Attachments:

Zoning Amendment Brief, PUD Notes, Site Plan, Elevations.


Department Approval


City Manager Approval

The City of Fredericksburg

17

ZONING AMENDMENT BRIEF

Request # Z-1713

OWNER: HEB Grocery Company, L.P.

APPLICANT: Mark Vaclavik

SIZE: 10.3 acres

LOCATION: 407 S. Adams Street

EXISTING ZONING: PUD, Planned Unit Development

PROPOSED CHANGE: Amend the PUD Plan to allow changes in the signage for the new curbside pick-up.

FINDINGS:

- The existing store is located on approximately 10.3 acres.
- The existing store is approximately 78,000 square feet in size, with an addition of 1,500 square feet planned, for a total building area of 79,500 square feet.
- Approximately 476 parking spaces are provided.
- In 2011, the applicant requested an amendment to the PUD to add a shade canopy over the sidewalk in front of the building, between the two entrances, and add a single diesel fueling dispenser island under a canopy cover near the fueling area. The shade canopy was approved and the fuel dispenser was denied.
- The purpose of this request is to modify the PUD to allow for curbside pick-up signage not anticipated originally.

HEB PUD Zoning Summary:

12/3/2001 - Original PUD and Conditional Use Permit approved

9/6/2002 - Administrative Approval of an amendment to the circulation around the pharmacy

10/25/2002 - Administrative approval of an amendment to the parking and drive located on the eastern portion of the site near Ufer Street.

12/18/2006 - City Council approval of an amendment to the PUD allowing for an outdoor sales area in the parking lot.

4/15/2011 - Administrative approval of a building addition on the east side of the existing building near the pharmacy drive-through.

6/20/2011 - PUD amendment approved to allow the shade canopy over the area in front of the store.

10/27/2017- Administrative approval for the addition of a 954 square foot curbside pick-up building on the east side of the site near the drive-through pharmacy.

STAFF COMMENTS: The small pre-fabricated building is proposed to accommodate the additional service of curbside pick-up at the existing HEB store. This particular service is being provided at a number of other HEB stores and is apparently the new trend. The staff has already approved the Site Plan to allow the new building, but the PUD amendment will be to allow a revision to the signage necessary to direct customers to the new facility.

OPPOSITION/SUPPORT OF REQUEST: No comments have been received.

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Commission voted unanimously to recommend approval of the PUD amendment to allow the revision in the signage proposed to accommodate the new curbside pick-up building addition.

STAFF RECOMMENDATION: Staff concurs with the Commission's recommendation.



ATTACHMENT "A"

HEB
ZONING NOTES
June 20, 2011
Planned Unit Development (PUD)

- 1) No building shall be erected at any location in the PUD other than the building locations shown on the PUD Plan.
- 2) Access from the PUD to Adams Street, E. Ufer Street, and E. Park Street shall be at the locations and widths as shown on the PUD Plan.
- 3) Trees shown to be saved on the PUD Plan shall not be removed unless diseased or dead.
- 4) Fire hydrants shall meet N.F.P.A. requirements.
- 5) No use shall be allowed within the PUD other than those uses listed on the PUD Plan or on the attachment hereto entitled Permitted Uses.
- 6) Drive-thru facilities (other than those shown on the PUD Plan) associated with any permitted use shall require a Conditional Use Permit or site plan review.
- 7) Building heights shall not exceed 35 feet above the finished floor slab.
- 8) All utility lines within the PUD site shall be installed underground, except those installed by the utility company.
- 9) Parking spaces shall be provided as shown on the PUD Plan.
- 10) All City codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the PUD Plan or in these and other notes to the plat.
- 11) Off-site drainage improvements along E. Ufer Street and along S. Llano were provided by the first and second PUD applications to accommodate the run-off from the PUD to the Barons Creek. These improvements mitigated the need for on-site detention.
- 12) All grounds within the PUD shall be maintained as to collection of trash, debris, litter and weeds.
- 13) All landscaped areas shall provide curbing or other protection from vehicular encroachment.
- 14) The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. All landscaping areas shall be provided with underground or drip irrigation systems.

- 15) All businesses shall provide suitable trash and refuse storage areas which are designed and constructed to prevent direct view from the street or parking lot and to prevent refuse from being displaced about the site onto adjacent properties or public right-of-way and to permit safe, easy removal of refuse by truck or hand.
- 16) Entry ramps and curbing was provided by the first and second PUD applications along Adams Street (SH 16) and Ufer Street. Additional sidewalk, entry ramps and curbing shall be provided along E. Park Street to City and Texas Accessibility Standard specifications.
- 17) Landscaping provided in the PUD shall meet the minimum requirements as to size and species as outlined in the City of Fredericksburg Zoning Ordinances unless otherwise noted on the PUD Plan. The landscape ordinance requires 34 additional trees for the parking area interior landscaping section of the ordinance. These 34 trees will be 4" caliper in size. Additional trees will be provided for the areas adjacent to public Right-of-Ways and for perimeter areas related to abutting property. These trees will be a minimum of 1.5" caliper in size.
- 18) Signs shall be allowed in the PUD as specified in the attachment hereto entitled "Permitted Signs".
- 19) The Contractor shall be responsible for protecting all trees which are to remain during construction per City guidelines.
- 20) Paving under existing tree driplines shall be aerated.
- 21) Proposed uses to include those commercial uses permitted by Section 3.700 of the Zoning Ordinance.
- 22) Hwy 16 S. turn lane per site plan was provided as part of the first and second PUD applications.
- 23) Hwy 16 S. and E. Ufer Street traffic signal was provided as part of the first and second PUD applications..
- 24) No exterior lighting (pole or wall mounted) shall produce intense glare, or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source/reflector so selected that acting together the light beam is controlled and not directed across any bounding property line.
- 25) A supplemental landscape plan which specifically addresses the landscape treatment of the area on the Adams Street side of the building is attached hereto and labeled "Supplemental Landscape Plan". In considering this area, a mixture of evergreen canopy and ornamental trees and shrubs shall be utilized to enhance the visual appearance of the building wall from the street.

26) Outdoor Sales shall be permitted in the area cross-hatched and marked "Outdoor Sales Area" on the Site Plan Exhibit B, dated November 8, 2006. The sales area, which is approximately 2500 square feet in size shall be enclosed by moveable CMU block and/or landscape timbers or better, and shall be limited to the display of seasonal sales merchandise. Additionally, no boxed items will be permitted in such area.

27) A permanent shade canopy shall be permitted within the front sidewalk specifically in the location shown on the site plan. The posts will be located within the sidewalk, not in the vehicle drive.

ATTACHMENT "B"

SIGNS
H.E.B. PUD
FREDERICKSBURG, TEXAS
June 20, 2011

BUILDING SIGNS

- All sign letters shall be individual as noted above.
- "H.E.B." sign shall be letters 84" high as shown on the submitted exterior elevation study.
- "Fresh Foods" shall be upper and lower case letter size of 24" with appropriate lower case lettering as per the submitted exterior elevations study.
- "Drug Store" shall be upper and lower case letter size of 48" plus 36" H. x 9' L. oval.
- "Curbside" logo on the NW corner of the front façade to the main store building shall be an overall dimension of 4'-6 1/8" x 17'-6 5/8" with a 4' dia. left arrow disk, a 6 3/4" x 3'-9 9/16" HEB oval, and lowercase Curbside letters 2'-1 1/4" high or less.
- "Curbside" logo on the Curbside building shall be an overall dimension of 5'-6" x 20'-11 3/4" with a 66" dia. Curbside Disk, a 1'-5 3/4" x 4'-4 1/4" HEB oval, and lowercase Curbside letters 2'-5" high or less.

SITE SIGNS

Monument Sign

- Sign face shall be back lit with internal fluorescent lighting. Faces shall be formed and embossed plastic.
- Sign shall be of size and height as indicated on the attached drawing.

Pharmacy Drive-Thru

- Wall mounted sign shall be 3'-6" x 3'-6" "Rx" logo with 2 rows of 12" upper and lower case internally illuminated.
- Faces shall be translucent acrylic.
- Ground mounted signs shall be 6'-0" x 2'-3" with 1'-8" H. base as detailed on attached site plan.

- Sign faces shall be back lit with internal fluorescent lighting. Faces shall be formed and embossed plastic.

Monument Sign A:

- 8'H. x 12' W. with 24" H. base. "HEB" Logo, internally illuminated.
- Stone base to match store.

Monument Sign B:

- Relocate existing 4'H. x 12' W. with 12" H. base.

ORDINANCE NO. _____

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 10.23 ACRES OF LAND BEING LOT 1 HEB-FREDERICKSBURG SUBDIVISION, 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 which is described as 10.23 acres of land being Lot 1 HEB-Fredericksburg Subdivision, a plat of which is found of record in the Plat Records of Gillespie County, 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; specifically to amend the provisions to permit the erection and maintenance of "Curbside" signs; 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 change as follows:

That the zoning classification of 10.23 acres of land being Lot 1 HEB-Fredericksburg Subdivision, a plat of which is found of record in the Plat

Records of Gillespie County situated in the City of Fredericksburg, Gillespie County, Texas, be and is hereby amended to permit the erection and maintenance of a "Curbside" logo sign on the NW corner of the front facade to the main store building and "Curbside" logo signs on the Curbside building, as set forth in detailed specifications in "Attachment B" which is attached hereto, and as shown on the PUD site plan which is attached hereto as "Exhibit B".

Section 2. Other than as hereby amended, the conditions of the original PUD adopted on December 3, 2001, and as having been thereafter amended, and as set forth in detailed specifications in "Attachment A" and "Attachment B" which are attached hereto, 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____.

Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Britton, City Secretary

APPROVED AS TO FORM:

Daniel Jones, City Attorney



CITY COUNCIL MEMO

DATE: January 10, 2018

TO: Mayor and City Council

FROM: Steven Wetz, Chief of Police

SUBJECT: Review of Noise Ordinance

Summary:

After several months of research into the many sound issues in our community the Fredericksburg Police Department, and the City Attorney, along with assistance from a Community Assistance Committee, put together our current Noise Ordinance. After completion of the ordinance the Committee put together a community survey to find out what the public wanted in music entertainment in Fredericksburg.

Recommendation:

It appears through the survey that most people in each category agreed that music in the downtown area should stop at 10PM from Sunday to Thursday and 12 Midnight on Friday and Saturday. With that in mind the council may want to amend the Evening Hours Commercial in Sec. 20-207 (e) to read 8PM on one day until 10PM instead of 11PM on Sunday to Thursday.

The other area the council may want to consider is according to the survey of residents over 50% felt the city should control the music industry in the downtown area by conditional use.

Background / Analysis:

The City of Fredericksburg

29

After a couple years of research by the Police Department, City Attorney , and a Citizen Committee the current Sound Ordinance was put into place in May of 2017 with a one year sunset revision. The Police Department will present the survey and statistical report of enforcement and calls for service for the period of May 2017 to January 2018 to help council to determine if changes need to be made. After the conclusion of the sound survey the city can now move to amend the ordinance if needed and make the ordinance permanent.

Attachments:

Packet containing power point presentation.

Department Approval

City Manager Approval

A handwritten signature in blue ink, appearing to be 'RJG', is written over the 'City Manager Approval' line.

The City of Fredericksburg

30

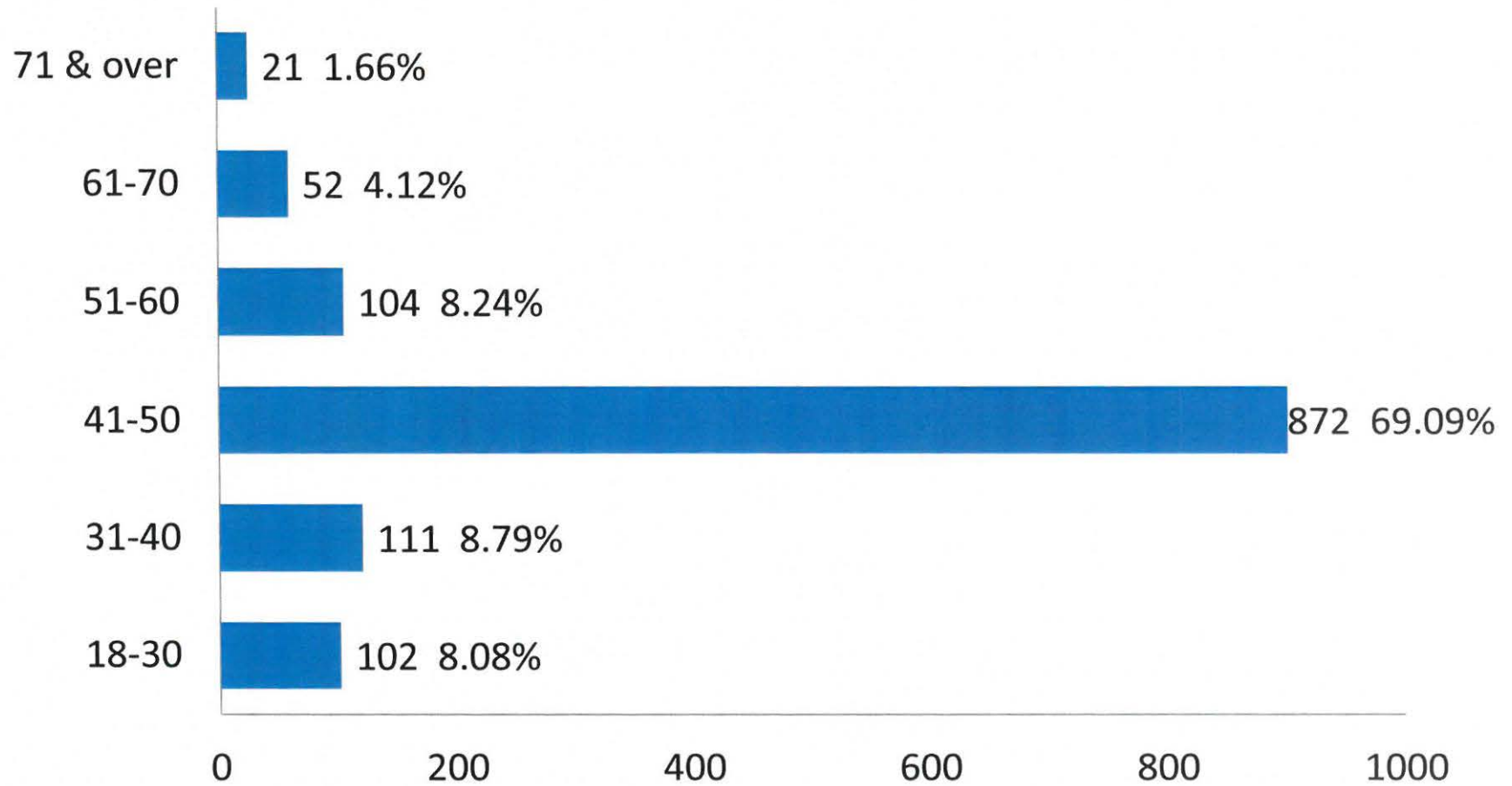
Sound Ordinance Survey

Conducted between July and September 2017

Number of Respondents

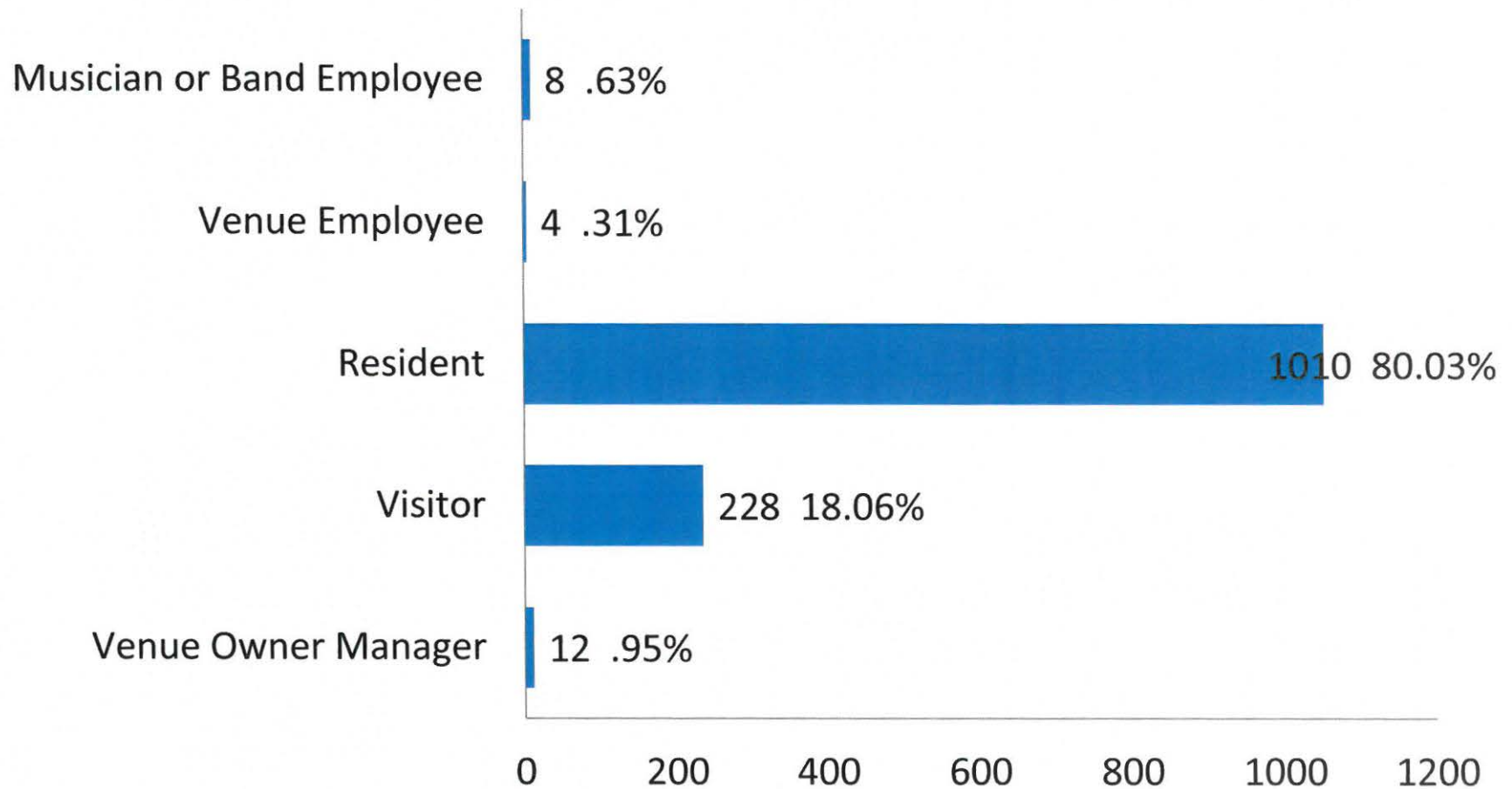
- On line 254
- Main Street 255
- Paper 753

Age of Respondents



Type of Respondent

34



Venue owner or Manager

12 Respondents

- Does your Venue provide music.
 - Indoor 5 41.66% Outdoor 2 16.66% Both 4 33% None 1
- Does your establishment provide music for.
 - Dining only 1 8.33% Dance only 4 33.33% Both 7 58.33%
- Do you find current sound levels in the ordinance to be
 - Too high 0 Too low 4 33.33% Acceptable 8 66.66%
- Does music have an impact on your business
 - Positive 12 100% Negative 0 No opinion 0
- What is the economic impact on your business
 - N/A 2 25% 0 50% 4 100% 5 Over 100% 1



Venue Owner or Manager Continued

12 Respondents

- What time should amplified sound be stopped Sunday-Thursday
 - 9PM 0 10 PM 3 25% 11PM 1 8.33% 12AM 8 66.66%
- What time should amplified sound be stopped Friday – Saturday
 - 9PM 1 8.33% 10PM 0 11PM 3 25% 12PM 8 66.66%
- Do you hear music coming from other venues
 - No 2 16.66% Yes, no negative effect 10 83.33%
Yes, with negative effect 0
- Do you think the city should control sound through conditional use permits
 - Yes 2 16.66% No 10 83.33%
- Who should be responsible for the music levels
 - Owner 3 25% Musician 9 75%

30

Visitor

228 Respondents

- Do you frequent establishments because they have music:
 - Yes 173 75.87% No 55 24.12%
- Do you go to an establishment that provides music to:
 - Eat 54 23.68% Dance 21 9.21% Both 153 67.10%
- While eating at an establishment with music, is the sound:
 - Too low 2 .87% Comfortable 161 70.61%
 - Too loud 56 24.56% N/A 9 3.94%
- While attending dance music, is it:
 - Too low 6 2.63% Comfortable 169 74.12%
 - Too loud 40 17.54% N/A 13 5.70%
- When eating at a restaurant would you rather
 - Not have music 33 14.47% Have music 195 85.52%

Visitor Continued

228 Respondents

- As a patron of a venue with music do you have problems hearing wait staff
 - Yes 88 38.59% No 140 61.40%
- As a patron of a venue with music do you have trouble having conversations with others
 - Yes 100 43.85% No 128 56.14%
- While at a venue have you heard music coming from another
 - Yes 47 20.61% No 181 79.38%
- Do you think live music venues should be controlled by the city
 - Yes 94 41.22% No 134 58.77%

Resident

1010 Respondents

- Do you live within one block of Main
 - Yes 174 17.22% No 836 82.77%
- How close do you live to a music venue
 - One Block 66 6.53% Two blocks 90 8.91%
 - Three Blocks 105 10.39% More then three 749 74.15%
- With your windows closed can you hear live music from venue or Market Platz: Yes 246 24.35% No 764 75.64%
- Does the music you Hear at your residence have a negative impact on your life.
 - Yes 120 11.88% No 618 61.18% N/A 272 26.93%
- Do you try to frequent establishments because of live music
 - Yes 479 47.42% No 531 52.57%

Resident Continued

1010 Respondents

- When going to an establishment that provides music, do you go there to:
 - Eat 469 46.43% Dance 29 2.87% Both 516 51.08%
- While eating at an establishment with music do you find the music to be:
 - Too Low 16 1.58% Comfortable 524 51.88%
Too Loud 381 37.72% N/A 89 8.81%
- While Attending a venue that provides dancing to you find music levels:
 - Too low 19 1.88% Comfortable 522 51.68%
Too loud 288 28.51% N/A 181 17.92%
- When going to a restaurant to eat would you rather :
 - Have Music 607 60.09% Not have music 403 39.90%

47

Resident Continued

1010 Respondents

- As a patron of venue with music do you have problems hearing Staff when ordering:
 - Yes 443 43.86% No 567 56.13%
- As a patron of venue with music do you have problems having conversations with others:
 - Yes 525 51.98% No 485 48.01%
- While at a venue have you heard music from another venue:
 - Yes 354 35.04% No 656 64.95%
- What time should outdoor amplified sound be stopped Sunday through Thursday nights:
 - 9PM 212 20.99% 10PM 437 43.26% 11PM 233 23.06%
12AM 128 12.67%



Resident Continued

1010 Respondents

- What time should outdoor amplified sound be stopped on Friday and Saturday nights:

• 9PM 41 4.05% 10 PM 159 15.74% 11PM 227 22.47%
12AM 583 57.72%

- Sound levels in our current ordinance, do you find them to be:

• Too high 268 26.53% Too Low 127 12.57% Acceptable 615 60.89%

- Do you think the ability to provide live music should be controlled by the city through conditional use permits:

• Yes 523 51.78% No 487 48.21%

47

Venue Employees

4 Respondents

- Does Live Music help or hurt your ability to make money:
 - Help 4 100% Hurt 0
- Does amplified music in the work area have any adverse effects on your health: Yes 0 No 4 100%
- As a venue employee do you have problems hearing patrons while music is being played: Yes 0 No 4 100%
- Do you think live music should be controlled by the city through conditional use permits: Yes 0 No 4 100%
- Who should be responsible for the sound levels of the band:
 - Venue owner or Staff 3 75% Musician or band 1 25%
- Of the current sound levels in the ordinance do you find them to be: Too High 0 Too Low 2 50% Acceptable 2 50%

Venue Employees Continued

4 Respondents

- What time should amplified sound be stopped Sunday through Thursday:
 - 9PM 1 25% 10PM 2 50% 11PM 0 12AM 1 25%
- What time should amplified sound be stopped Friday and Saturday:
 - 9PM 0 10PM 0 11PM 0 12AM 4 100%
- Do you hear music coming from other venues:
 - No 2 50% Yes/no negative impact 2 50% Yes/negative impact 0
- When live music is provided by your venue what economic increase do you see: 25% 0 50% 2 75% 1 Over 75% 1

44

Musician or Band Employee

8 Respondents

- Of the sound levels in our current ordinance do you find them:
 - Too High 1 12.5% Too Low 2 25% Acceptable 5 62.5%
- Do you hear music from other venues while performing:
 - Yes no negative impact 3 37.5% Yes with negative impact 1 12.5%
No 4 50%
- Do you think the ability to provide live music should be controlled by conditional use permit:
 - Yes 1 12.5% No 7 87.5%
- Who should be responsible for the sound levels while performing: Venue 5 62.5% Musician 3 37.5%
- What time should outdoor amplified sound be stopped Sunday through Thursday:
 - 9PM 0 10PM 5 62.5% 11PM 2 25% 12AM 1 12.5%

45

Musician or Band Employee Continued

8 Respondents

- What time should outdoor amplified sound be stopped on Friday and Saturday nights:

• 9PM 0 10PM 1 12.5% 11PM 2 25% 12AM 5 62.5%

- What percentage of income comes from music played in the city of Fredericksburg:

• 0-25% 3 37.5% 26-50% 2 25% 51-75% 2 25%
over 75% 1 12.5%



CITY COUNCIL MEMO

DATE: January 9, 2018
TO: Mayor and City Council
FROM: Anna Hudson, Historic Preservation Officer
SUBJECT: Changes to Chapter 29 Signage Ordinance

Summary:

When reviewing the historic preservation ordinance in 2017 it became evident that signage in the historic district was treated as other commercial corridors without any consideration to being in a historic district or attachment of signs to historic structures. The HRB made a recommendation at its December 2017 meeting for City Council to adopt changes to Chapter 29 Signage ordinance.

1. Limit number of total signs to 3
2. Limit total square footage to 40 sf per business
3. Include window signage in permit/review. Window signs not to exceed 25% of glass area and not to exceed 40 sf.

Recommendation:

Staff recommends approval of the signage ordinance changes. Most municipalities with historic districts have sign regulations that are specific to the historic commercial district. The intent is clear to reduce visual clutter and to respect the architectural value of the downtown commercial corridor.

Background / Analysis:

The City of Fredericksburg is widely known for its historic architecture and charming Main Street. While businesses have changed along Main Street the historic architecture remains intact and attracts visitors from all over. Many visitors and residents alike have commented that you can tell when you enter the City Limits because of the lack of pole signs and overabundance of competing signs. It's something most people take for granted, but if you compare the aesthetics of Fredericksburg to our neighbors, one of the biggest differences is that Fredericksburg has stricter sign regulations than other towns. Regulating signage is not easy or popular, but the effects are self-evident. Regulations about the number of signs, sign height, and sign size, as well as location can help avoid visual clutter and prevent businesses from competing for attention of pedestrians and motorists

Attachments:

1. Ordinance updating Chapter 29.
2. Presentation with photos and explanation of changes



Department Approval





City Manager Approval

The City of Fredericksburg

48

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING SECTION 29-7, SUBSECTION (7) – HISTORIC DISTRICT, AND AMENDING SECTION 29-5, SUBSECTION 13, OF CHAPTER 29 - SIGNS - OF THE CODE OF ORDINANCES, ESTABLISHING ADDITIONAL REGULATIONS FOR SIGNS IN THE HISTORIC DISTRICT AND UPON HISTORIC LANDMARKS.

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

Section 1. That, SECTION 29-7, Subsection (7) – entitled Historic District, of Chapter 29 - SIGNS, of the Code of Ordinances, is hereby deleted and replaced in its entirety as follows:

Sec. 29-7 (7). - Historic District and Historic Landmarks.

- a) **Specific Regulations.** In addition to the general regulations provided for in this Chapter 29, all signs erected within a historic district or on a historic landmark shall be pre-approved by the historic preservation officer and comply with the specific regulations contained in this Subsection 29-7(7).
- i) **Design Guidelines.** In considering whether to recommend approval or disapproval of an application to construct, erect, or alter a sign in a historic district or on a historic landmark, the following design guidelines shall be considered by the historic preservation officer:
 - a. Respect the Historic Context - New signs should complement, rather than compete with, the character of a historic building and the surrounding district. Not all allowed signage types are appropriate to individual historic districts or landmarks. Therefore, careful consideration should be given to historic context, building forms, and site layout when selecting, designing, and reviewing new signage. Appropriate uses for individual signage types are addressed in this Subsection, as applicable.
 - b. Encourage a Visually Interesting Streetscape Free of Clutter - Signs have the ability to create a visually pleasing streetscape as well as improve pedestrian and traffic safety; however, they can also be distracting if not designed properly. Consider the overall number, type, and design of signs used on individual buildings and along the streetscape to ensure new signs respect the historic surroundings and do not result in visual clutter.

- c. Reinforce the Pedestrian Oriented Nature of Commercial Uses - Signage was historically most prevalent in areas and on buildings that were used for commercial purposes. Regardless of the location or building type, signage should be designed and scaled with pedestrians in mind.
 - d. Signs should respect and respond to the environment and landmark or district character in which constructed.
 - e. Special consideration may be given to the character or inherently historic characteristics of a proposed sign which may fall outside of the design guidelines presented herein, but which would contribute to the historic district, landmark or area for which it is being proposed.
- ii) **Design Standards.** In considering whether to recommend approval or disapproval of an application to construct or alter a sign in a historic district or landmark, the following standards shall be considered by the historic preservation officer in addition to any design guidelines herein:
- a. Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall character of the district and structure. Sign materials shall be compatible with that of the building facade. Highly reflective materials are not permitted.
 - b. Sign width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.
 - c. All graphic elements shall reinforce the architectural integrity of any building. Signs shall not disfigure, damage, mar, alter, or conceal architectural features or details and shall be limited to sizes that are in scale with the architecture and the streetscape.
 - d. Signs may be illuminated, provided all illumination is steady and stationary. Neon lighting may be permitted when used as an integral architectural element or artwork appropriate to the site. If internal illumination is used, it shall be designed to be subordinate to the overall building composition. Light fixtures shall reflect the design period of the building on which they are placed. The use of ambient light from storefront or streetlights is encouraged.
 - e. Signs for multi-tenant buildings must complement existing signage with regards to size, number, placement and design, unless such existing signage is

not in conformity with regulations in this Chapter. It is recommended that the building owner or their agent develop a master signage plan or signage guidelines for the total building or property. If a property has an approved master signage plan on file with the historic preservation officer, then applications for signage may be approved administratively provided that they comply with such master signage plan.

b) Number and Size of Signs.

- i) The total number of signs erected or displayed shall not exceed three (3) signs per business location. Signs with more than one sign face, including but not limited to double-faced signs, back-to-back signs, or overhanging signs, shall be counted as one (1) sign.
- ii) The total sign area of all of signs erected or displayed per business location shall not exceed 1 square foot of sign area for each linear foot of building frontage, but in no case shall total sign area of all of signs erected or displayed exceed forty (40) square feet per business location.
 - a. For the purposes of this Subsection 29-7(7), building frontage shall be defined as the linear width of the ground floor storefront of a business, as measured in a single straight line parallel to any public streets abutting the building.
 - b. The area of a sign shall be computed on the actual area of the sign. Sign area shall be calculated as the area within a parallelogram, triangle, circle, semicircle or other regular geometric figure that includes all letters, figures, graphics or other elements of the sign, together with the framework or background of the sign. In computing the area for signs with more than one sign face, including but not limited to double-faced signs, back-to-back signs, or overhanging signs, only the largest sign face of the sign shall be included in computing the actual area of the sign.
 - c. The supporting framework of the sign shall not be included in determining sign area unless such supporting framework forms an integral part of the sign display, as determined by the historic preservation officer.
 - d. If the sign is located on a decorative fence or wall, when such fence or wall otherwise complies with all City ordinances or regulations and is clearly incidental to the display itself, the fence or wall shall not be included in the sign area.

c) Window signs.

- i) For the purposes of this Subsection 29-7(7), a Window Sign is defined as any sign that is applied, painted, or affixed to a window, or otherwise placed inside a

window within three (3) feet of the glass, facing the outside of the building and visible from the outside of the building. Customary displays of merchandise or objects, placed inside a window and visible from the outside of the building, are not a Window Sign.

- ii) Window Signs shall not be included in computing the total number of signs under Subsection 29-7(7)(b)(i).
 - iii) Window Signs shall not be included in computing the total sign area under Subsection 29-7(7)(b)(ii).
 - iv) The total Window Sign area of all Window Signs applied, painted, affixed to, or otherwise placed inside a window shall not exceed 25% of the Total Window Area. The total Window Sign area of all Window Signs applied, painted, affixed to, or otherwise placed inside a window shall not exceed forty (40) square feet per business location.
 - a. The Window Sign area shall be calculated as the area within a parallelogram, triangle, circle, semicircle or other regular geometric figure that includes all letters, figures, graphics or other elements of the Window Sign.
 - b. The Total Window Area shall be calculated as the actual area of all glass portions of all windows in the ground floor storefront of a business.
- d) **Prohibited Signs.** The following signs are prohibited within a historic district or on a historic landmark:
- i) Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any window opening, door, wall, masonry, or significant architectural feature or detail of any building.
 - ii) Any non-contributing sign which is abandoned or damaged beyond fifty (50) percent of its replacement value, including parts of old or unused signs and remnants such as supports, brackets and braces.
 - iii) Channel letters.
 - iv) Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

{End of code text}

Section 2. That, SECTION 29-5, Subsection (13) – addressing window signs, of Chapter 29 - SIGNS, of the Code of Ordinances, is hereby deleted and replaced in its entirety as follows:

- (13) Window signs, excepting window signs erected within a historic district or upon property designated as a historic landmark.

{End of code text}

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 be effective on and after the date of passage.

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

Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:

Shelley Britton, City Secretary

APPROVED AS TO FORM:

Daniel Jones, City Attorney

Signage on Historic Properties

Issues and Proposed Changes
Anna Hudson - HPO



Sign Regulations

Chapter 29 of City Ordinances

Current limitation based on zoning.
Most historic properties have CBD,
R2 and R1 zoning.

(Historic designation is an overlay
to zoning.)



Current language in Chap 29

(7) Historic district.

a. Signs, other than exempted signs under section 29-5, to be placed in the historic district shall also be subject to the review requirements of the historic preservation ordinance.

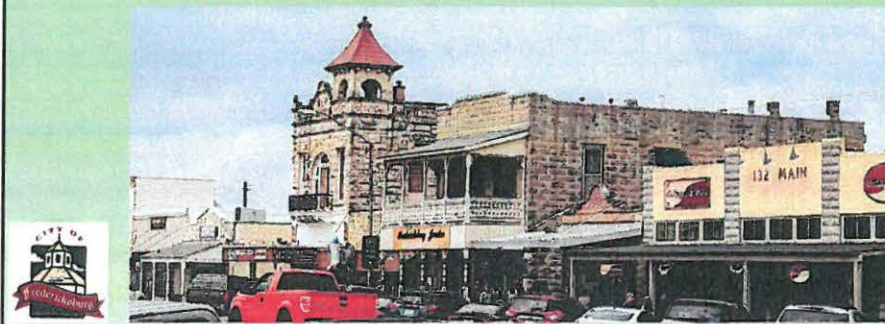
b. Businesses located in the historic district shall have the option of erecting a medallion or shield sign in lieu of a ground sign as described in subsection (2)d, (3)e, or (4)e of this section. Any such sign shall not exceed nine square feet of sign area and shall be mounted no more than nine feet high.

ISSUES:

Signage not covered in HP Ordinance

Chapter 29 does not:

- Cover window signs
- Limit number of signs
- Address placement of signs over historic features or installation considerations



Principle #1:

- Respect the Historic Context New signs should complement, rather than compete with, the character of a historic building and the surrounding district.
 - Not all allowed signage types are appropriate to individual historic districts or landmarks.
- Therefore, careful consideration should be given to historic context, building forms, and site layout when selecting, designing, and reviewing new signage.



Principle #2:

- Encourage a Visually Interesting Streetscape Free of Clutter Signs have the ability to create a visually pleasing streetscape as well as improve pedestrian and traffic safety; however they can also be distracting if not designed properly.
- Consider the overall number, type, and design of signs used on individual buildings and along the streetscape to ensure new signs respect the historic surroundings and do not result in visual clutter.



Principle #3:

- Reinforce the Pedestrian Oriented Nature of Commercial Uses
Signage was historically most prevalent in areas and on buildings that were used for commercial purposes.
- Regardless of the location or building type, signage should be designed and scaled with pedestrians in mind



Issues: Window signs



Proposal:

Limit window signs to 25% of window but no more than 40 sf (does not count toward other signage totals)



Issues:

Excessive Signage

Number of Signs and total square footage



Proposal:

Limit to 3 total signs

40 square feet total



Issues:

Excessive Signage

Number of Signs and total square footage



Proposal:

Limit to 3 total signs

1 sq ft of signage per linear foot of frontage

up to 40 square feet total



Issues:

Placed over historic features or damage building material in the installation



Proposal:

Require mock up of installation location
And description of how to be installed



Good examples



Good examples





CITY COUNCIL MEMO

DATE: January 9, 2018

TO: Mayor and City Council

FROM: Anna Hudson, Historic Preservation Officer

SUBJECT: Designation of 502 E Main Street as a local historic landmark

Summary:

The former filling station at 502 E Main Street (adjacent to the historic district) was built in 1929 by A.W. Stahl as a Gulf filling station. It later operated as a Conoco Station by Emil Birck, Tommie Brick, Ewald Segner, and Oliver Ottmers. After Conoco closed it became a dry cleaner. The current owner has used it as a real estate office since the late 1990's.

The dark red brick, cornice molding, and oblong box canopy are all Gulf signature features for stations built between 1917-1930. Other identifying features for Gulf stations of the time period include the tan-colored brickwork in red-brick piers, a single-door entrance, double-hung windows, flat roof with parapet. The building today retains a high level of integrity. The biggest changes being the change to the canopy pillars which have changed to round metal posts and a sensitive infill of the bay to make the space usable as an office.

Recommendation:

The Historic Review Board (HRB) voted to designate the property a historic landmark as a way of protecting the important early gas station. Staff recommends the landmark designation with a priority rating of high. The former filling station retains a high level of integrity with very few exterior changes. The station is an iconic reminder of the development pattern that followed the advent of mass production of cars. The owner expressed his opposition to the designation at the HRB meeting.

The City of Fredericksburg

Background / Analysis:

Ordinance 27-007, the Historic Preservation Ordinance of the City, requires that historic landmarks meet certain criteria. Section 23-58 Designation of historic districts, historic landmarks and preservation priority rating: The city council shall affirmatively find that the area has one or more of the following characteristics:

Staff finds the property meets 5 of the 8 criteria used to evaluate historic significance:

- a. **Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city;** speaks to the boom of car-related services along Main Street. Filling stations became prominent and common along corners of Main Street.
- c. **Embodiment of distinctive characteristics of an architectural type or specimen;** The distinctive Gulf Oil Company features remain making it easily identifiable as a former Gulf station.
- d. **Relationship to other distinctive buildings, sites, districts, or structures which are historically significant;** Few if any other filling stations from the 1920's remain in the City limits, especially with such high integrity.
- e. **Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city;** It has long been a landmark along Main Street.
- h. **Value as protective of a historical resource.** While many historic homes were lost along Main Street due to the rise in popularity of filling and gas stations, the best examples of the change to a car-centric society should be preserved to help tell the story of the evolution of both pre and car-centric development patterns.

Attachments:

Recent photos of the property

Excerpt from Texas Department of Transportation A Field Guide to Gas Stations in Texas by Dwayne Jones.

Newspaper articles about former owners

Old photos of building



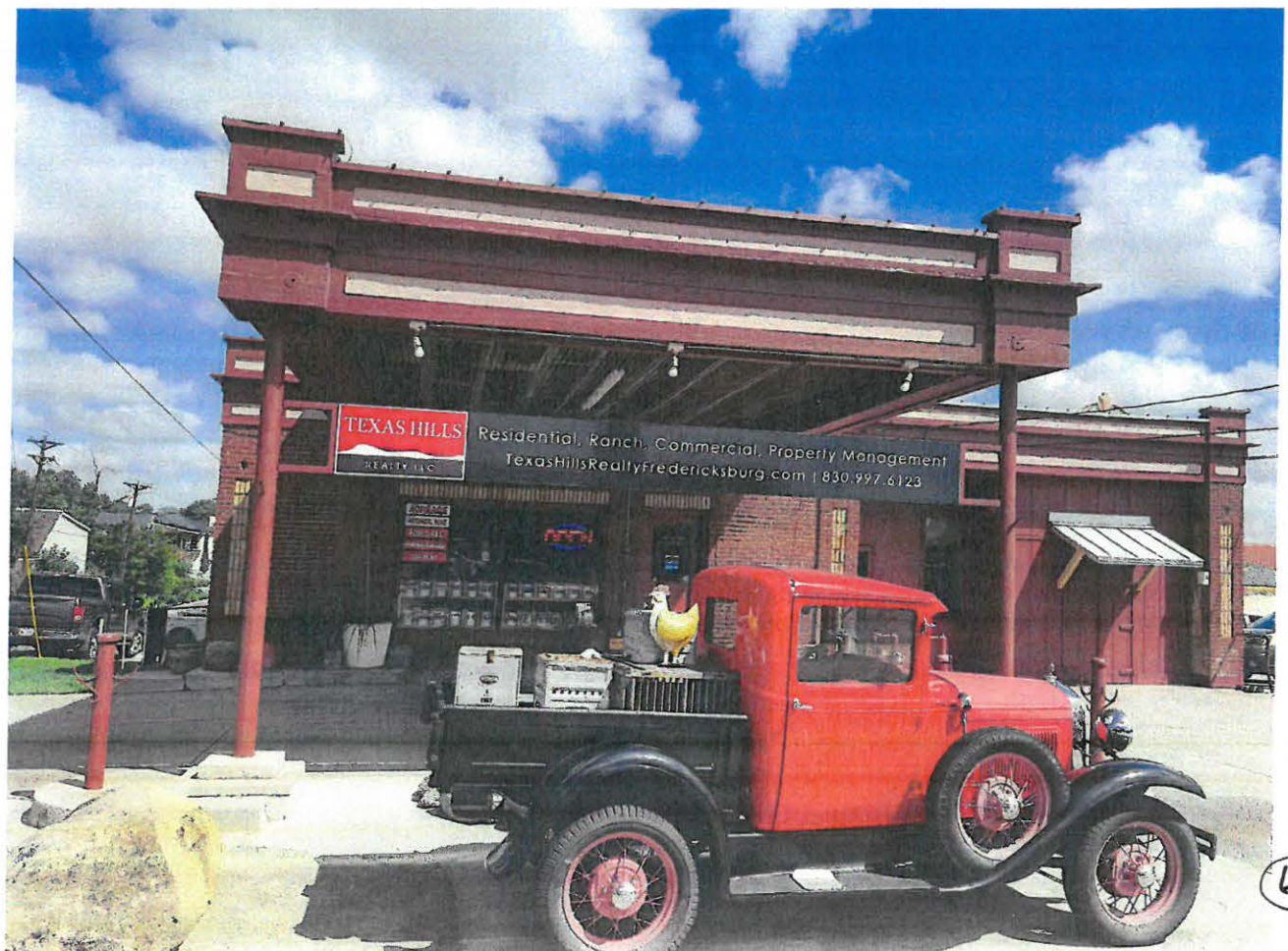
Department Approval





City Manager Approval

The City of Fredericksburg





TEXAS DEPARTMENT OF TRANSPORTATION

Environmental Affairs Division, Historical Studies Branch

Historical Studies Report No. 2003-03

A Field Guide to Gas Stations in Texas

By W. Dwayne Jones

2016 Update

By David W. Moore, Jr. and Shonda Mace



1. Introduction

This field guide explores a building type that has been referred to by popular names such as filling station (approximately 1910–1920), gasoline or gas station (1920–1940), or service station (meaning a place where a variety of automobile services are provided, 1920 to the post-1970 era). The evolution of the term reflects the gradual expansion of a commercial enterprise, from the curbside distribution of fuel in a crude and rudimentary process along every town's main street, to a sophisticated corporate distribution program that offered a branded product along an interstate highway system. The development of the gas station also evolved from a simple and common building form to a complex building form during the 20th century, attracting the attention of major industrial designers and architects. Despite the commonality of the property type, specific forms and styles arose during progressive time periods, in different areas of the country, and evolved through the corporate design influence of a number of oil and gas companies.

Gas Stations in Texas

The architecture and design of stations as described and defined in this guide share some common characteristics that are helpful in understanding the historic and architectural context of this building type in Texas.

Texas gas stations follow the development of the automobile and its cultural uses and technological advancements.

The first automobile in Texas arrived by railroad in Terrell, about 1899. Colonel E.H.R. Green, of Dallas, took delivery of this modern machine and drove on

what roads were available at the time. The open-air vehicle reportedly frightened horses, cattle, and humans alike as it chugged across the dusty roads of North Texas in its initial thirty-mile, five-hour adventure to Dallas. By 1910, Texas reported some 14,286 vehicles operating in 180 counties; however, it was the Model T, introduced in 1908 by Henry Ford of Michigan, that made the automobile affordable to the general public and not just to the elite and affluent. Texas farmers, for example, could afford to purchase the Model T, learn to repair it, and make it function regularly to deliver farm products to market.

In 1913, Ford Motor Company opened its Southwest Assembly Plant in Dallas, where it continued a manufacturing presence through most of the 20th century. Other automobile makes and models also appeared in Texas. The Nash, Studebaker, Dodge, Hupmobile, and Cadillac were a few of the more common automobile makes or models. A special automobile, labeled The Texan and manufactured in Fort Worth, reflected the state's pride of name. Affinity clubs formed in the state to promote the recreational use of automobiles, as well as the sport of driving and repair of autos.



Figure 1-1. This example of Henry Ford's Model T was photographed in 1910 in Tivoli, Texas.

Organization of the Field Guide

This field guide is organized as an easy reference book for gas stations in Texas. The initial sections address the general development of stations as a specialized roadside industry catering to the automobile owner. Though arranged in broad chronological periods with temporal boundaries, the first section attempts to make it easier for the user to classify a gas station by architectural and/or historical characteristics. This typology presents a framework that may assist in developing statements of significance as typically called for in all levels of historical designations.

Following the introduction, the field guide continues with a graphics-rich chapter that helps readers recognize common building forms and architectural styles and influences of gas stations in Texas. The building forms and accompanying line sketches are largely drawn from the work of John Jakle and Keith Sculle in their comprehensive work, *The Gas Station in America*, though the building forms are modified to match those most often found in Texas. Jakle and Sculle drew most of their conclusions from the *National Petroleum News*, a publication of note and wide distribution in the industry throughout most of the 20th century. This publication, by its very nature, tended toward generalization and not regional characteristics. Jakle and Sculle also drew from their own region of Illinois for additional forms. Given the influence of geography on station design, additional characteristics are found in Texas gas stations that are noted in this section.

National Petroleum News was a trade publication of the industry catering to gas station owners and operators began in the early 20th century and became the leading industry publication to promote new design, marketing, and sales concepts for gas stations.

The next series of chapters highlight the major oil and gas companies operating in Texas for much of the 20th century. Presented chronologically by decade and alphabetically by company name, each narrative examines their operations and the kinds of gas stations they built in the state. The narratives include historic images of typical gas stations, features that are distinctive to the company and state maps that depict their temporal boundaries and market areas.* Following the post-1970s period, the last narrative of the series covers independent and regional oil companies and highlights the important presence of these businesses and affiliated entrepreneurs who operated outside the confinements of the major oil and gas companies. This section reflects the state's business diversity and the creativity demonstrated by many independent operators in Texas.

The next two chapters, Branding through Building Forms and Visual Clues, are new in the updated field guide. The former showcases the evolution of gas station design by major oil and gas companies in Texas over time. As much as possible, the chapter uses present-day examples of common buildings and

*These boundaries are based on research of city directory listings and newspapers index searches. These boundaries provide a sense of the geographic distribution of larger cities within the state, but do not necessarily reflect the actual market area of the oil companies or the existence of affiliated gas stations within the specified time frame.

2. Looking at Gas Stations

How to Use the Field Guide

This field guide provides assistance for investigators of Texas roadside architecture, specifically gas stations. The study of commercial architecture, as this subject is sometimes known, is a process using historical documents combined with the examination of layers of physical alterations to reveal original roadside buildings.

Gas stations, like many building types of commercial and roadside industries, often underwent alterations or changes over time. In some extant examples, buildings may no longer reflect original corporate or independent design intentions, signage may be long removed, or site plan characteristics may be significantly altered. The investigator must examine layers of change or extrapolate from the existing site or

fabric to determine original influences and to assess integrity and significance. The investigator may literally take this publication on a roadside trip, stop in front of a station, and flip through the guide to find appropriate influences evident at the site. It is a guide for the field investigator.

This publication provides general guidance, both visual and historical, to aid the investigator. It is limited by the complexity of gas stations, invariably individual or local interpretations of a building form or design, and the inherent difficulty in dating the very fluid cultural, business, or marketing changes expressed over time. Thus, this field guide should be used with care and allow for the inevitable opportunity for special cases.



Figure 2-1. This is a well-preserved Texaco gas station based on plans developed by noted industrial designer Walter Teague.

Architectural Styles and Influences

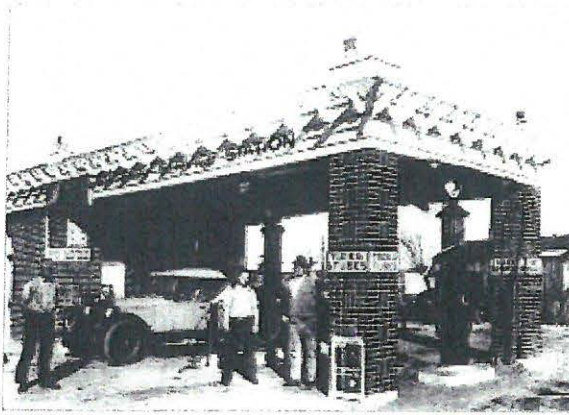


Figure 2-2. This 1920s Texas Company gas station (location unknown) is an example of the Bungalow/Craftsman style.

Bungalow/Craftsman

- Residential appearance
- Side or front gable roof
- Residential appearance with gabled or hipped roof
- Boxed or tapered columns
- Exposed rafter ends
- Brick with wood trim
- Stucco with wood trim



Figure 2-3. This Magnolia station in San Antonio features a stucco finish and tiled roof that exemplifies the Spanish Eclectic/Mission style, which was popular during the 1930s.

Spanish Eclectic/Mission

- Tile roof and/or pent roof elements
- Stucco finish
- Hipped roof or complex roof form
- Square columns
- Raised parapet, often curvilinear or gabled



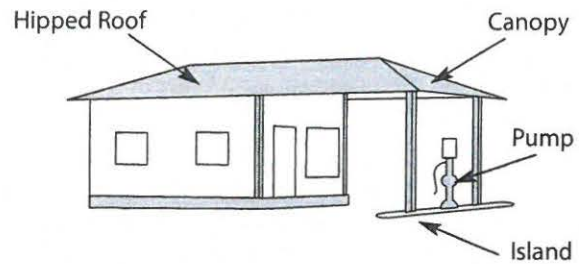
Figure 2-4. This example of the Colonial Revival style is a 1920s Texas Company station that was once located in Dallas.

Colonial Revival

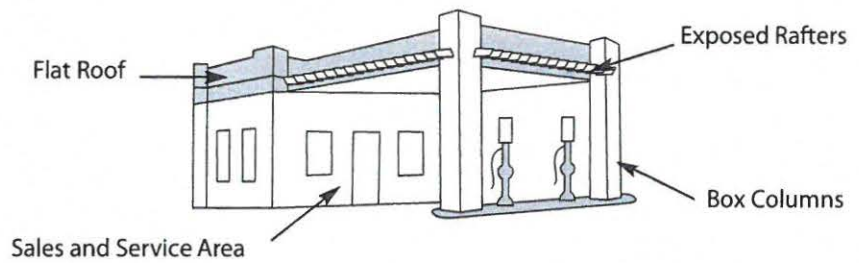
- Decorative roof ornament, often balustrade with square balusters/diamond patterns
- Wood frame siding, occasionally red brick
- Residential appearance
- Hipped roof
- Flat roof

Gas Station Components

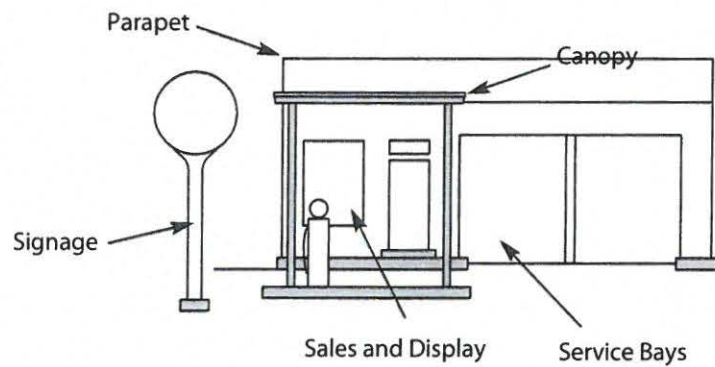
Gas Station 1910–1930
House with Canopy



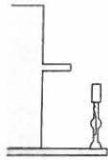
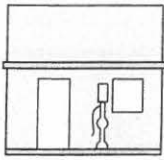
Gas Station 1920–1940
Box with Canopy



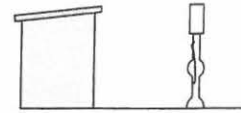
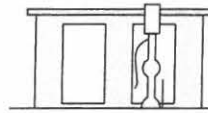
Gas Station 1930–c.1970
Oblong Box with Canopy



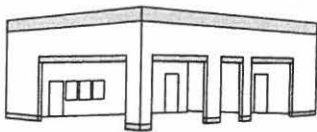
Gas Station Building Forms



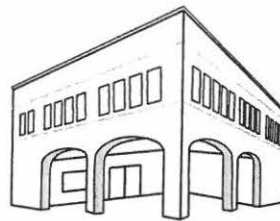
Drive-up or Curbside



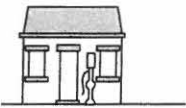
Shed



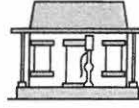
One-Part Commercial Block



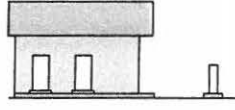
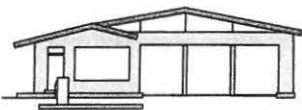
Two-Part Commercial Block



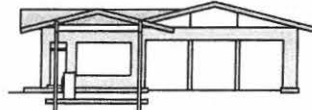
House



House with Canopy



Ranch House



Ranch House with Canopy



Oblong Box with Drum

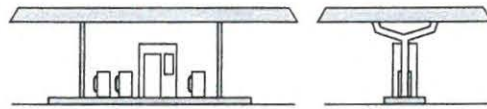


Hexagonal

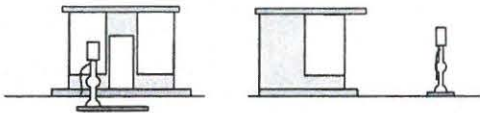
Gas Station Building Forms



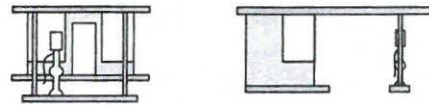
Booth



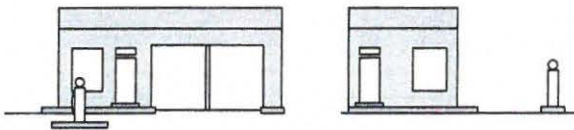
Canopy with Booth



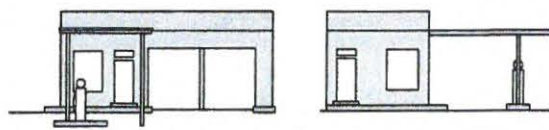
Small Box



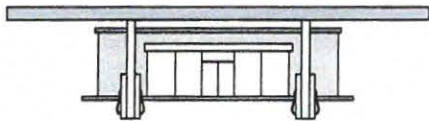
Small Box with Canopy



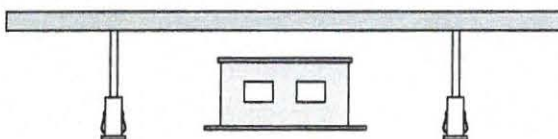
Oblong Box



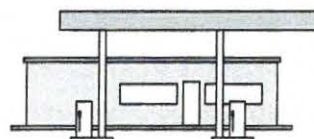
Oblong Box with Canopy



Box and Canopy



Canopy over Box



3. Drive-Up Gas Stations 1910 – 1920

Early automobile owners in Texas typically obtained fuel through local wholesale distributors associated with automobile-related businesses. These businesses distributed gasoline, a by-product of kerosene, often purchased at livery and dry goods stores in crude containers that allowed the product to be funneled into automobile tanks. Wholesalers, sometimes with horse drawn tank wagons, carried gasoline to needy customers wherever they might be located. Stationary gasoline stations or pumps were not necessary or even preferred by automobile owners in this early period. The initial offering of fuel for the emerging automobile owner began in an organized and permanent station form about 1910, and is referred to as the drive-up period.

In 1907, Standard Oil of California introduced the first gasoline drive-up station at its Seattle kerosene refinery. Crude hoses carried the product to queued automobiles awaiting service. This concept developed into curbside service with underground tanks and above-ground pumps set along an urban street curb or rural road. About 1913, Gulf Refining Company introduced the first full-service filling station in Pittsburgh, Pennsylvania, in a brick, pagoda-like station and offered free air, water, restrooms, and a lighted sign. The station cast a large, cantilevered canopy over multiple above-ground pumps, allowing access from a number of different directions at one time. Contrary to the curbside pumps without canopies, the early Gulf station allowed for a fill-up even in inclement weather. Prior to 1915, however, few automobiles were covered, so little automobile travel occurred in poor weather conditions and thus canopies were not necessary. Curbside or drive-up filling stations were found in urban and rural areas alike. After 1919, urban fire safety codes and ordinances forced some curbside gas stations to close. This began



Figure 3-1. This Texaco station is an example of the early drive-up filling stations and was located in Houston.

a dichotomy between designs in urban and rural areas, as the latter continued for several more decades.

In Texas, gasoline and automotive care products appeared as early as 1910 in the larger cities. San Antonio, for example, offered approximately 10 oil and refining companies with gasoline products and stations. Among these were The Texas Company, Waters-Pierce Oil Company, Gulf Refining Company, and several local distributors, such as the Dixie Oil Company and Alamo Oil and Refining Company. Early photographs of the drive-up gas stations show the automobile owner driving up by a large pump, often adjacent to another business. Automobile dealerships and small gasoline companies offered additional services as a means of securing customers, typically: lubrication; minor repairs to the automobile body; replacement of springs or hoses; tire replacement or repair; and air and water. Most of these stations relied on customer self-service in crude but functional facilities with tall gasoline pumps that matched the noisy, clumsy automobiles of the period. By the end of the decade, more than 200 gasoline companies existed nationwide, giving rise to the development of new stations that projected a corporate image. Among the earliest corporate-designed stations in Texas was the Texas Company, which introduced a Spanish Eclectic (Type A) style gas station in 1918. Humble, Magnolia and Gulf soon followed, introducing their own designs.

Gulf

1920 – 1930



In 1917, the Gulf Oil Company introduced a new gas station prototype in Louisville, Kentucky, that incorporated some key features, such as cornice moldings and the use of dark red brick, from the original hexagonal-shaped station of the early 1910s. This form, an oblong box with canopy, permeated Texas through the 1920s and was found in both large cities and small towns, and in residential and business districts. Architectural historian Tim Russell identified this distinctive form as a Sandbrick station in his book *Fill 'er Up*.

Signage during this period consisted of a round sign containing the words "That Good Gulf Gasoline," which often sat on a single light standard along the street.

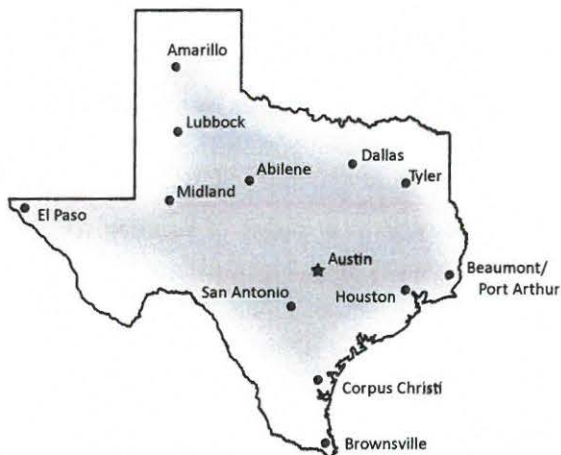
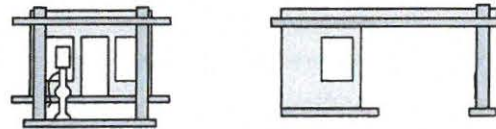


Figure 4-5. Approximate distribution of Gulf gas stations in the 1920s shown in gray.

Form: Box with Canopy



Figure 4-6. This 1920s Gulf station, located in Orange shows the prominent signage common to these early stations.



Identifying Features:

- Flat roof with a parapet
- Dark red brick exterior finish
- Canopy extends from parapet of office
- Thick, square columns at corners of canopy
- Canopy columns project out past canopy
- Tan-colored brickwork in red-brick piers includes long vertical panels with soldier course, as well as small square and diamond-shaped panels
- Single-door entrance
- Double-hung and awning windows
- Cornice moldings and brackets on some examples
- Craftsman and Colonial Revival styles

BACK IN 1960 . . .

Birck Started Barbecuing On Pit Next To Station

The little boy whose ambition was to own a restaurant is the owner of the city's newest and one of the most successful eating places.

Emil Birck was joined by his wife and their son, Milton Birck, in opening to the public this week the Red Barn at 325 East Main Street, which is the picturesque new headquarters for Birck's Bar-B-Q Lunchroom.

The old lunchroom was razed to make room for parking space when the new building was completed. It had been remodeled twice, once in 1954 and another time in 1956. The original structure was erected by Emil Birck in 1950 when he entered the restaurant business as the sole means of a livelihood and began to realize his boyhood ambition.

Actually, Birck has been in the barbecue business since 1940. He had an outdoor pit in connection with the service station he owned and operated at the curve on the Austin Highway where the former Army Reserve Armory is now located.

In 1942 he bought the former Stahl Gulf Station at the corner of East Main and North Elk Streets and continued to make barbecue on an outside pit in connection with his service station business.

In 1950 Emil Birck made a decision he has never regretted. He entered the restaurant business in the "Birck's Bar-B-Q Lunchroom" which he built next door to the service station, and has specialized in barbecue served "with all the trimmings." His catering business and "food-to-go" services were also added and expanded as his clientele grew. His brother, Tommy Birck, now owns the service station.

Mrs. Birck, the former Albertine Ottmers, has been his help-

mate in the restaurant business. In 1963 they were joined by their son, Milton Birck, after he received his B.B.A. degree from The University of Texas. Milton is a Fredericksburg High School graduate and also attended Tarleton State College. The Bircks also have a daughter, Bernice, Mrs. Frederick S. Burg, and one grandchild.

Emil Birck, who has played with Ethel Merman, Jimmy Durante, the Latin Quarter in New York; appeared with Red Skelton, Gene Autrey, Eddie Fisher, Phyllis Diller; at the Palmer House in Chicago and all the top spots in Las Vegas.

From Russia comes the sensational "Stoyanoff Trio," acclaimed as the outstanding "Triple Bar Act" of all time. Acclaim of their homeland is in their award of the "Gold Medal of the International Festival in Moscow," given only to the finest of performers. Their lustre has not diminished in the United States where they are constant performers at state and regional fairs, in circuses and wherever top entertainment is presented.

A great local favorite, Bill Aus-

(Continued on page 6, sec. 1)



THE EMIL BIRCKS, and their son, Milton, who last week opened their new Red Barn as the headquarters for the Birck Bar-B-Q Lunchroom. Their new structure offers greatly expanded facilities for the popular local eating establishment that also offers food-to-go and catering service.—Standard Photo Engraving

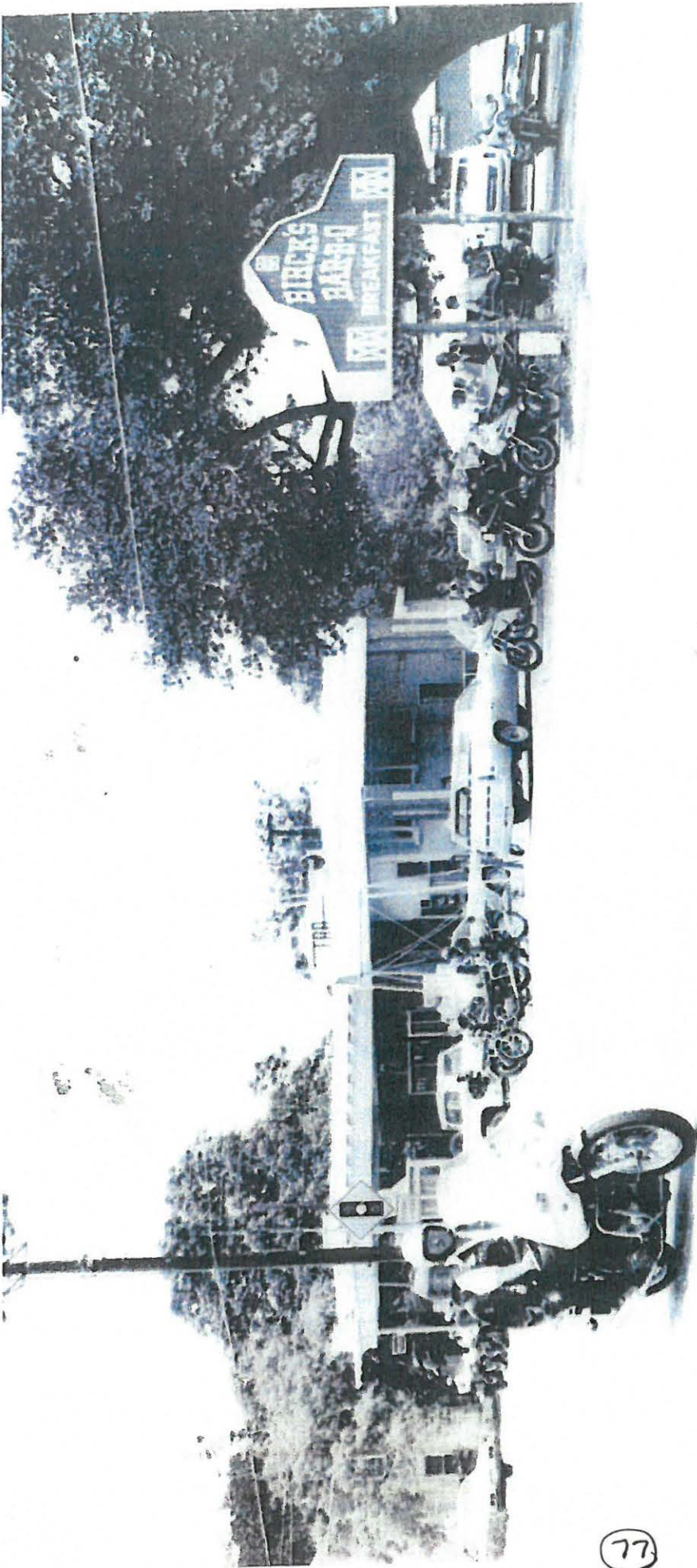
Article on history of 502 E Main

Clipped By:



ahudson

Thu, Oct 5, 2017



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1976

[illegible]

Birch
Signer

Ottmers Conoco

(Formerly Segner Conoco) — 502 E. Main — Next to Birck's Bar-B-Q

Gas · Oil · Lube · Lee Tires · Batteries
Beer · Soft Drinks

“WE APPRECIATE YOUR BUSINESS”

New Owners:
Mr. and Mrs. Oliver J. Ottmers

Phone
997-3248

Ottmers Conoco Formerly Segner

Clipped By:



ahudson

Thu, Sep 28, 2017



CITY COUNCIL MEMO

DATE: January 10, 2018
TO: Mayor and City Council
FROM: Kent Myers, City Manager
SUBJECT: Hot Funding Applications-2018

Summary:

The purpose of this agenda item is to discuss the HOT funding applications that have been received. Representatives from each organization submitting an application have been invited to the meeting to respond to any questions from the City Council.

Recommendation:

It is recommended that the Council discuss each application and ask any questions necessary to clarify the funding that is being requested. Then it is recommended that the Council discuss the next steps that you would like to take for making a final funding decision.

Background / Analysis:

None

Attachments:

Spread Sheet on HOT Funding Requests

The City of Fredericksburg

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Department Approval


City Manager Approval

The City of Fredericksburg

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2018 Handout

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Organization	City 2015 Amount	City 2016 Amount	City 2017 Amount	City 2018 Request	% of Total	City 2018 Approv'd	%	County 2015 Amount	County 2016 Amount	County 2017 Amount
1 Hill Country Antique Tractors	6,000	6,000	6,000	3,000	0.44		0	3,000	3,000	
2 4th July Celebration Committee	4,500	5,000	5,000	5,000	0.74		0			
3 Fbg Art Guild	4,000	4,500	4,650	4,400	0.65		0			
4 Optimist - Hill Country Run	5,000	7,000	5,000	5,000	0.74		0	1,500	1,500	
5 Veterans Day Parade				8,000	1.18		0			
6 Gillespie County Fair & Festivals Association	45,000	40,000	45,000	45,000	6.63		0	12,000	12,000	
7 Fbg Chamber - Christmas Parade	5,000	10,000	10,000	12,000	1.77		0		5,000	
8 Vereins Quilt Guild of Fbg		5,000		5,000	0.74		0		2,250	
9 Systems GO	2,500	2,500	3,000	3,500	0.52		0			
10 Fbg Tennis Association				3,150	0.46		0			
11 Fbg Band Boosters				8,000	1.18		0			
12 Friends of the Fbg Nature Center				2,500	0.37		0			
13 Hill Country Film Festival	6,500	6,500	6,500	8,000	1.18		0			
14 Gillespie County Historical Society	50,000	81,000	93,500	65,250	9.61		0	21,750	5,700	
15 Hill Country Food Truck Festival		6,000	7,500	7,500	1.10		0			
16 Church of Colored People of Gillespie County			25,000	92,854	13.67		0			
17 Holy Ghost - Global Leadership Summit				10,000	1.47		0			
18 Fbg Social Turn Verein - Turner Hall			0	50,000	7.36		0			
19 Cherry Mountain Community Club			3,200	7,220	1.06		0	1,500	1,500	
20 Boys & Girls Club - Mah Jonng Tournament				1,500	0.22		0			
21 Heritage School - Eisbahn	3,000	3,000	3,000	5,000	0.74		0			
22 Boys & Girls Club - Shopping Tournament	1,500	1,500	1,500	1,500	0.22		0			
23 Admiral Nimitz Foundation	125,000	125,000	125,000	125,000	18.41		0			
24 Fbg Chorale	2,500	2,500	2,500	2,500	0.37		0		1,000	
25 Fbg Theater Company	25,000	25,000	25,000	40,000	5.89		0		3,000	
26 Friends of Gillespie County Country Schools	50,000	64,800	47,641	61,730	9.09		0	39,000	39,000	
27 Former Texas Rangers - Celebrate Texas				20,000	2.95		0			
28 Former Texas Rangers - History Symposium				15,000	2.21		0			
29 German Choirs of Fredericksburg	2,500	4,000	2,500	2,500	0.37		0			
30 Die Kunster von Fbg	2,500	2,500	3,000	3,000	0.44		0	1,500	1,000	
31 Fbg Community Orchestras			3,000	3,000	0.44		0			
32 Friends of Enchanted Rock	8,000	8,000		5,000	0.74		0			
33 Fbg Texas Anniversary Committee				15,000	2.21		0			

2018 Handout

Organization	City 2015 Amount	City 2016 Amount	City 2017 Amount	City 2018 Request	% of Total	City 2018 Approv'd	%	County 2015 Amount	County 2016 Amount	County 2017 Amount
34 Fort Martin Scott Friends	0		23,450	14,930	2.20		0			
35 Farmers Market	2,500	3,000	3,000	3,000	0.44		0			
36 Jaycees - Crawfish Festival	5,000	5,000	5,000	15,000	2.21		0		5,000	
Total Allocated HOT	356,000	417,800	458,941	679,034	100.00	0	0	80,250	79,950	0

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CITY COUNCIL MEMO

DATE: January 9, 2018
TO: Mayor and City Council
FROM: Kent Myers, City Manager
SUBJECT: Performance Goals

Summary:

During my recent performance evaluation, the Council mentioned certain performance goals that you would like me to accomplish in 2018. Based upon these comments, I have prepared the attached listing of goals for your consideration.

Recommendation:

Once any final changes are made to the listing of performance goals, it is recommended that the City Council adopt my annual performance goals.

Background / Analysis:

None

Attachments:

Proposed 2018 Performance Goals

The City of Fredericksburg

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Department Approval

City Manager Approval



The City of Fredericksburg

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DRAFT

City of Fredericksburg

City Manager Performance Goals-2018

1. Continue to work with the Assistant City Manager and Touchstone Golf Company to make actual reductions in the deficit for operation of the Golf Course.
2. Implement new short-term rental ordinance including permitting of all STRs operating within the City, effectively addressing any complaints about STRs and collecting HOT funds from all STRs operating in the City and ETJ.
3. Work closely with TXDOT officials, TXDOT consultants and Relief Route Task Force on feasibility study including public outreach efforts.
4. Complete community-wide visioning process including final report and assist in presenting final report to key organizations.
5. Continue efforts on hotel/conference center project including completion of economic development agreement and construction plans.
6. Work with EDC to complete affordable housing marketing study by February, 2018. Following completion of the study work with City Council, County officials, School District officials, Hospital officials, developers and other key stakeholder to develop specific strategies that will create additional affordable housing.
7. Work with City Council and Development Services Director on 2018 annexation plan. If approved by Council, assist in implementation of plan including public outreach efforts.
8. Work with City Council, Assistant City Manager and Parks Director to develop a new strategy for development of the Sports Park at Oakcrest Park.
9. Work with new Public Information Officer to improve efforts in effectively and accurately telling the City's story in terms of our many success stories and accomplishments throughout the year.



CITY COUNCIL MEMO

DATE: January 9, 2018
TO: Mayor and City Council
FROM: Kent Myers, City Manager
SUBJECT: City Attorney Evaluation

Summary:

City Attorney Daniel Jones was hired for a six-month probationary period effective July 1, 2017. It is now time to conduct a performance evaluation for Daniel and discuss salary adjustments. An executive session has been scheduled to conduct this personnel evaluation.

Recommendation:

Following the executive session, it is recommended that the Council consider a salary adjustment for the City Attorney.

Background / Analysis:

None

Attachments:

None

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CITY COUNCIL MEETING DATES & FUTURE 2017 AGENDA ITEMS - updated 1-5

MON 1/30/18 (Special) Council Retreat 1pm, Cardinal Rm

1. 2018 Annexations
2. Moratorium on Alcohol Related Businesses
3. Sports Park
4. New Storm Water Fees
5. Attainable Housing Strategies
6. Amendment to Zoning Ordinance for Short-Term Rentals

MON 2/5/18 (Regular)

1. Resolution to Transfer Funds to 175th Committee
2. Hotel Conference Center Agreement
3. Changes to City Lighting Ordinance
4. Rotary Basketball Agreement
5. Approval of HOT funds
6. Affordable Housing Report
7. Art Guild Lease
8. Consider Contract Proposal for Historic Survey

MON 2/19/18 (Regular)

1. Ft Martin Scott Master Plan
2. Ft Martin Scott Trails