



# City of Fredericksburg

City Council Regular Meeting Agenda  
Tuesday, July 18, 2023 ~ 9:00 AM  
Law Enforcement Center  
1601 E. Main Street  
Fredericksburg, Texas 78624

Jeryl Hoover, Mayor  
Bobby Watson, Mayor Pro Tem  
Tony Klein, Councilmember

Randy Briley, Councilmember  
Emily Kirchner, Councilmember  
Clinton Bailey, City Manager

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The City of Fredericksburg City Council will meet in a regular session on Tuesday, July 18, 2023, at 9:00 AM. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube <https://www.youtube.com/c/FredericksburgTexasUSA>).

**The City Council welcomes citizen participation and comments at all City Council Meetings on Agenda Items.**

Comment Card for Written or Verbal Comments-submitted by 4:00 p.m. the day before the meeting.

- i. Complete the Comment Card online at [www.fbgtx.org](http://www.fbgtx.org);
- ii. Make sure to check the appropriate box (verbal or written);
- iii. Only one (1) agenda item per Comment Card.

Sign up in person between 8:30 a.m. and 9:00 a.m. at the meeting location.

- i. Only one (1) agenda item per Comment Card;
- ii. Speakers will be limited to 3 minutes to speak. **Please Note:** The Mayor can reduce the number of minutes for any speaker during Public Comment on a single agenda item depending on the number of people who sign up for it.
- iii. Any citizen with handouts should provide them to the City Secretary before speaking. If you wish the City Council to receive your handouts for the meeting, please provide ten (10) copies; if not, the City Council will receive your handouts the following day.

**NOTE:** The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session.

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## 1. CALL TO ORDER

## 2. INVOCATION

Clint Pluenneke, Pastor of Holy Ghost Lutheran and St. Paul Lutheran, Cave Creek, will lead the Invocation.

**3. PLEDGE OF ALLEGIANCE**

**4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION**

**5. COUNCIL COMMENTS**

**6. CONSENT**

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

- A. Consider approval of the Wednesday, July 5, 2023, City Council Regular Meeting Minutes.

**7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**

- A. Consider a request by Rebecca Rather, Clayton Walvoord, Bradley Oehler, Danielle Saunders, Kathryn Harrison, and Nancy Hall for the following (Z-2313) (Anna Hudson, Director of Development Services):
1. Land Use Change from Low-Density Residential (LDR) to Medium-Density Residential (MDR) for properties located at 402, 406, 408, 412, 414, and 416 E. Austin Street and 204 N. Elk Street; and
  2. Zoning Change from (R1) Single Family Residential to (R2) Mixed Residential for properties located at 402,406,408,412, 414, and 416 E. Austin Street and 204 N. Elk Street
    - i. Presentation by applicant
    - ii. Staff Report
    - iii. Hold a public hearing to receive comments for or against the request
    - iv. Take action on Ordinance 2023-08 adopting a change in the Comprehensive Plan of the City of Fredericksburg, specifically in the Land Use Map, as to approximately 2.76 acres of land, comprised of Fredericksburg Addition block 59 lot 476 & unnumbered, Fredericksburg Addition block 59 lot 477, Fredericksburg Addition block 59 lot 478-PT, Fredericksburg Addition block 59 lot 478-PT & 479-PT, includes 12' strip between Townlots, Fredericksburg Addition block 59 lot 479R, -B&B-, Fredericksburg Addition block 59 lot 480BR-PT, Fredericksburg Addition block 59 lot 480AR, as shown on the map of Fredericksburg, Texas and environs by the German Emigration Company, Townlots – 476, 477, 478, 479 & 490 , located at 402,406,408,412, 414 and 416 E.Austin Street and 204 N. Elk Street, situated in the City of Fredericksburg, Texas; Land Use Change from Low-Density Residential (LDR) to Medium-Density Residential (MDR); and; providing that the change become a part of the Comprehensive Plan, and providing for an effective date
    - v. Take action on Ordinance 2023-09 amending the Zoning Ordinance of the City and changing the Zoning District as to approximately 2.76 acres of land, comprised of Fredericksburg Addition block 59 lot 476 & unnumbered, Fredericksburg Addition block 59 lot 477, Fredericksburg Addition block 59 lot

478-PT, Fredericksburg Addition block 59 lot 478-PT & 479-PT, -includes 12' strip between Townlots-, Fredericksburg Addition block 59 lot 479R, - B&B, Fredericksburg Addition block 59 lot 480BR-PT, Fredericksburg Addition block 59 lot 480AR, as shown on the map of Fredericksburg, Texas, and environs by the German Emigration Company, Townlots – 476, 477, 478, 479 & 490, located at 402,406,408,412, 414 and 416 E. Austin Street and 204 N. Elk Street, situated in the City of Fredericksburg, Texas; changing said property from (R1) Single Family Residential, to (R2) Mixed Residential; and providing for an effective date

## **8. OTHER ACTION ITEMS AND UPDATES**

- A. Take action on a request to waive a security deposit, reservation fees, and policy for the Veterans Council of Gillespie County to bring "The Moving Wall", a third-scale replica of the Vietnam Veterans Wall in Washington DC, to the Pioneer Pavilion in either April or May 2025 (Andrea Schmidt, Director of Parks and Recreation)
- B. Continued discussion regarding the need for affordable housing (Mayor Hoover)
- C. Discuss and provide direction on the Hotel Occupancy Tax (HOT) process (Councilmember Briley and Councilmember Klein)

## **9. CITY MANAGER'S REPORT**

- A. City Manager Update
- B. Recycling Discussion

## **10. ITEMS FOR FUTURE AGENDA**

- A. Review the Future Agenda spreadsheet

## **11. ADJOURN**

### **CERTIFICATION**

This is to certify that I, Shelley Goodwin, posted this Agenda at 10:20 a.m. on July 13, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

A handwritten signature in blue ink, reading "Shelley Goodwin". The signature is stylized with large, flowing loops and is positioned above a horizontal line.

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Shelley Goodwin, TRMC/CMC  
City Secretary



# City of Fredericksburg

## CITY COUNCIL REGULAR MEETING MINUTES

WEDNESDAY, JULY 5, 2023, ~ 9:00 a.m.

LAW ENFORCEMENT CENTER

1601 E. MAIN STREET

FREDERICKSBURG, TEXAS 78624

Mayor Jeryl Hoover  
Mayor Pro-Tem Bobby Watson  
Councilmember Emily Kirchner  
Councilmember Tony Klein  
Councilmember Randy Briley

### **Members Absent:**

None

### **City Staff Present:**

Clinton Bailey, City Manager  
Fritz Quast, Assistant City Attorney  
Lynn Bizzell, Fire Chief  
Brian Vorauer, Police Chief  
Anna Hudson, Director of Development Services  
Andrea Schmidt, Director of Parks and Recreation  
Kris Kneese, Director of Public Works and Utilities  
Justin Calhoun, Emergency Management Coordinator  
Krista Wareham, Director of Finance  
Eric Whiting, Director of Information Technology  
Jennifer Krupa, Assistant Director of Parks and Recreation/Special Event Coordinator  
Leslie Embrey, Administrative Assistant  
Lea Fegue, Public Information Officer  
Shelley Goodwin, City Secretary

### **1. CALL TO ORDER**

Mayor Hoover called the Regular Meeting of the Fredericksburg City Council to order at 9:00 a.m. on Wednesday, July 5, 2023. He announced that a quorum had been met.

### **2. INVOCATION**

Tommy LeFan, Pastor of Fredericksburg Church of Christ, led the Invocation.

### **3. PLEDGE OF ALLEGIANCE**

Mayor Hoover led the Pledge of Allegiance.

### **4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION**

Clinton Bailey, City Manager, stated he did not have any recognitions.

## 5. COUNCIL COMMENTS

Councilmember Briley provided a report on the following items discussed at a recent Chamber of Commerce Meeting:

- Vice Michel, Housing Coordinator, has completed his tenure, and a report has been provided
- Solar Eclipse discussion and vendors are preparing for additional distributions

Councilmember Watson provided a report on the following items discussed at the recent Gillespie County Airport Meeting:

- T Hangers occupancy is 100%, with 28 on the waiting list
- 3 T Hangers under construction
- Julie Ann Martinez is being sponsored by the EAA - Experimental Aircraft Association Local Chapter. The EAA and local Chapter sponsored her to go through the program to get her private pilot license
- The 2023 Young Eagles Event recently took place, and thirteen pilots recently took 80 kids on flights

Councilmember Kirchner provided the following comments:

- Thanked all those involved in making the July 4<sup>th</sup> Parade and Fireworks successful
- She and Councilmember Klein sit on the Comp Plan- Parks Master Plan Committee, and the next scheduled meeting is July 25, 2023. She asked Anna Hudson, Director of Development Services, to provide a brief update:

Anna Hudson, Director of Development Services, provided the following update:

- Park Master Plan is still in draft form and being reviewed by staff. The first three chapters of the Comp Plan will be provided for review by the Comp Plan Advisory Committee at their next meeting on July 25
- A Joint Meeting with the City Council and Planning and Zoning Commission will need to be scheduled in August to begin the review and discuss new trends. A public Open House will be held tentatively on August 9

Mayor Hoover provided the following comments:

- Thanked all those involved in making the July 4<sup>th</sup> parade and Fireworks a special event and day for the community
- Attended a few Solar Eclipse meetings, and he feels the planning is in good hands.

## 6. CONSENT

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

**A. Consider approval of City Council Minutes for the following meetings:**

- June 19, 2023, City Council and Planning and Zoning Commission Joint Meeting**
- June 20, 2023, City Council Regular Meeting**

**B. Consider approving a street closure request for the Gillespie County 4-H Adult Leaders BBQ, scheduled for Friday, August 25, 2023, at Marktplatz**

### **C. Consider the approval of Keller Oaks Maintenance Agreement**

**Motion:** A motion was made by Councilmember Kirchner, seconded by Councilmember Klein, to approve the Consent Agenda Items 6. A. i., and ii. with corrections and 6. B. and 6. C. The City Council voted five (5) for, none (0) opposed. The motion carried unanimously.

### **7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**

#### **A. Public Hearing for Citizen Input on the FY 2024 Budget and announce the upcoming Budget meetings:**

- i. Monday, July 24, 2023, City Council Workshop on General Fund Budget - Fire Training Room at 1:00 p.m.**
- ii. Wednesday, July 26, 2023, City Council Workshop on Enterprise Fund Budget - Cardinal Room at 1:00 p.m.**
- iii. Wednesday, August 9, 2023, proposed Joint Workshop with Gillespie County Commissioners - Cardinal Room at 9:00 a.m. (now moved to August 20, 2023, at the Agri-Extension Building)**
- iv. Monday, August 14, 2023, file the Proposed Budget with the City Secretary**
- v. Wednesday, August 16, 2023, City Council Budget on all Funds - Cardinal Room at 1:00 p.m.**
- vi. Monday, August 21, 2023, Public Hearing on Proposed Budget and approve a Proposed Tax Rate - Cardinal Room at 1:00 p.m.**
- vii. Tuesday, September 19, 2023, Adoption of Tax Rate and FY2023 Budget at City Council Regular Meeting**

**Motion:** A motion was made by Councilmember Watson, seconded by Councilmember Kirchner, to go out of the Regular Meeting and into the Public Hearing at 9:16 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

Jeannette Hormuth, City resident, spoke regarding the appraisal increases of 33 %, which she feels the tax rate should then go down. She encouraged the City Council to direct City Staff to be mindful of the people that the City represents when they are creating their budgets.

Wesley Hesker, City resident, compared the 2% population and annual budget increases. He encouraged the City Council to find ways to decrease expenses and only approve essential items in the budget.

**Motion:** A motion was made by Councilmember Watson, seconded by Councilmember Kirchner, to go out of the Public Hearing and into the Regular Meeting at 9:24 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

#### **B. Charter Review Committee**

##### **i. Review and discuss Charter Review Committee Applications**

Clinton Bailey, City Manager, reviewed the 17 Charter Review Committee Applications and the process used to publish the deadline.

The City Council discussed the following:

- Impressed with the number of applications and thanked all who have applied
- The make-up of the Committee
- Selection process

- Each Councilmember provided their choices

Tom Musselman, City resident, spoke about the need to appoint 11 City residents and two Councilmembers, due to an even number can result in a tie vote.

The following ten applicants were agreed on:

Allen Brecher  
 Andrew Colwell  
 Timothy Crenwelge  
 Cydney Donnell  
 Timothy Dooley  
 Frederick (Eric) Hammersen  
 Griffin Kott  
 Thomas H. Musselman  
 Gary Neffendorf  
 Taylor Williams

**ii. Consider the approval of Resolution 2023-13R establishing a Charter Review Committee, including composition, purpose, and appointing individuals to the Committee**

**Motion:** A motion was made by Councilmember Klein, seconded by Councilmember Briley, to approve Resolution 2023-13R establishing a Charter Review Committee, including composition, purpose, and appointing individuals to the Committee and amended to include the following appointments:

Allen Brecher  
 Andrew Colwell  
 Timothy Crenwelge  
 Cydney Donnell  
 Timothy Dooley  
 Frederick (Eric) Hammersen  
 Griffin Kott  
 Thomas H. Musselman  
 Gary Neffendorf  
 Taylor Williams  
 Bobby Watson, Mayor Pro-Tem, Ex Officio, - Chair  
 Randy Briley, City Councilmember, Ex Officio

The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

**8. OTHER ACTION ITEMS AND UPDATES**

**A. Consider the City Fredericksburg City Council Recognition, Proclamation, and Honor Policy**

The City Council discussed the proposed policy.

**Motion:** A motion was made by Councilmember Klein, seconded by Councilmember Watson, to approve the City of Fredericksburg City Council Recognition, Proclamation, and Honor Policy. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

**B. Continued discussion regarding the need for affordable housing**

Councilmember Briley provided a Housing Authority SWOT Analysis PowerPoint (attached). He

reviewed the goal, Housing Authority Strengths, Housing Authority Weaknesses, Housing Authority Opportunities, Housing Authority Threats, and background information.

The City Council discussed the following:

- Housing Authority program in Jackson Hole, Wyoming
- Housing Authority program in Austin, Texas
- Program with a path to ownership
- Relax zoning through ADU, Short-term rentals, and Long-term rentals

Eric Hammersen, City resident, spoke in support of the City looking into affordable housing.

Marylee Marschall, City resident, opposed creating a Housing Authority. She encouraged the City Council to solve the housing problem without the Federal government.

Carol Hammersen, City resident, spoke in support of the residents providing resolution to the affordable housing issues. She also encouraged residents to research the facts on the issue before spreading false information.

Carolyn Schlutz, City resident, spoke of ways she and her family have found affordable housing. She also encouraged private generosity to find solutions for affordable housing.

Jeannette Hormuth, City resident, thanked Councilmember Briley for his PowerPoint. She encouraged the City Council to look at additional sectors, not just teachers and firefighters. She also encouraged the City Council to broaden the focus to include those who reside here.

Mayor Hoover stated that the City Council also received written comments from John Aughinbaugh. He also noted that this Agenda Item will be a standing item, so research and discussions can continue.

## **9. CITY MANAGER'S REPORT**

### **A. July City Council Work Session**

Clinton Bailey, City Manager, discussed the City Council holding a Workshop on transportation, landfill improvement, and recycling updates. He feels the City Council should hold the Workshop before the FY2024 Budget process begins.

The City Council agreed by consensus to hold the Workshop on Tuesday, July 18, 2023, immediately following the City Council Regular Meeting.

## **10. ITEMS FOR FUTURE AGENDA**

### **A. Review the Future Agenda Item Spreadsheet**

Clinton Bailey, City Manager, reviewed the updated Future Agenda spreadsheet.

## **11. EXECUTIVE SESSION**

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

### **A. Consult with the City Attorney regarding possible litigation related to short-term rentals (Section 551.071)**

**Motion:** A motion was made by Councilmember Watson and a second by Councilmember Kirchner to go out of Regular Session into Executive Session at 10:40 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

**Motion:** A motion was made by Councilmember Watson, seconded by Councilmember Kirchner, to go out of the Executive Session and into the Regular Meeting at 11:20 a.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

**12. BUSINESS ITEM**

The City Council did not take any action following the Executive Session.

**13. ADJOURN**

With no other business, Mayor Hoover adjourned July 5, 2023, City Council Regular Meeting at 11:21 a.m.

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Jeryl Hoover  
Mayor

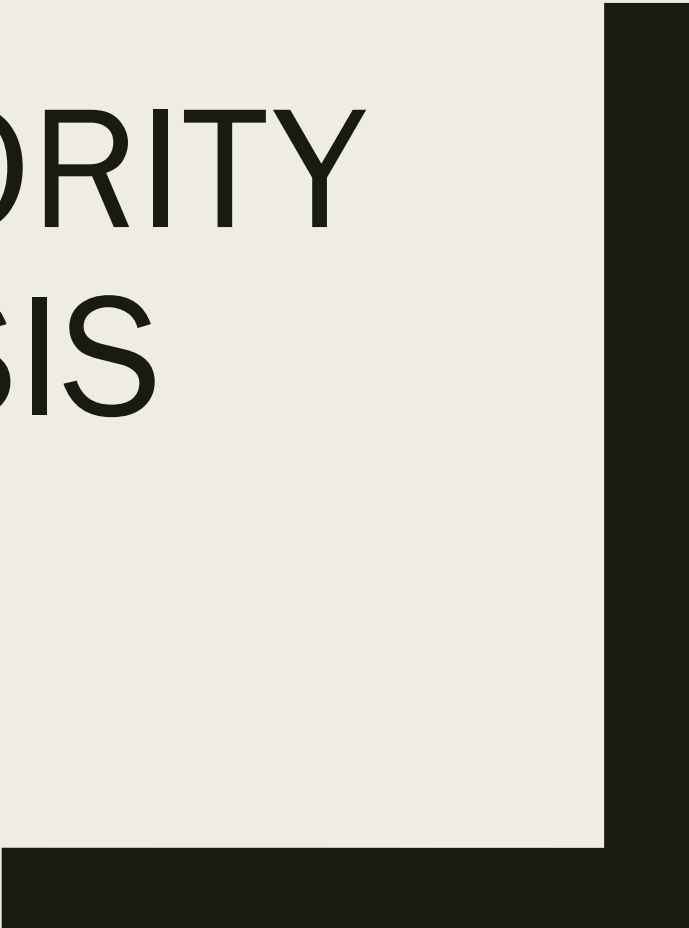
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Shelley Goodwin, TRMC/CMC  
City Secretary



# HOUSING AUTHORITY SWOT ANALYSIS

Randy Briley, City Councilmember  
Fredericksburg Texas  
July 2023



# GOAL:

- The goal of this exercise is to document and communicate the strengths, weakness, opportunities and threats (SWOT) regarding the viability of a housing authority for the City of Fredericksburg Tx.
- Input for this effort was collected through in person meetings, phone interviews as well as citizen input during the city council sessions.

# HOUSING AUTHORITY STRENGTHS

- The housing authority's (H. A.) exclusive mission is to address the shortage of affordable housing for lower-income individuals.
- The targeted demographic would be \$25k-\$60k annual income individuals/families.
- The H. A. receives federal funds to support individual/family subsidized rent.
- Local preference – H. A may set safe harbor non-discriminatory criteria that are merit-based to support a local preference for tenants.
- An annual federal tax credit ensures that the apartments stay affordable.

# HOUSING AUTHORITY WEAKNESS

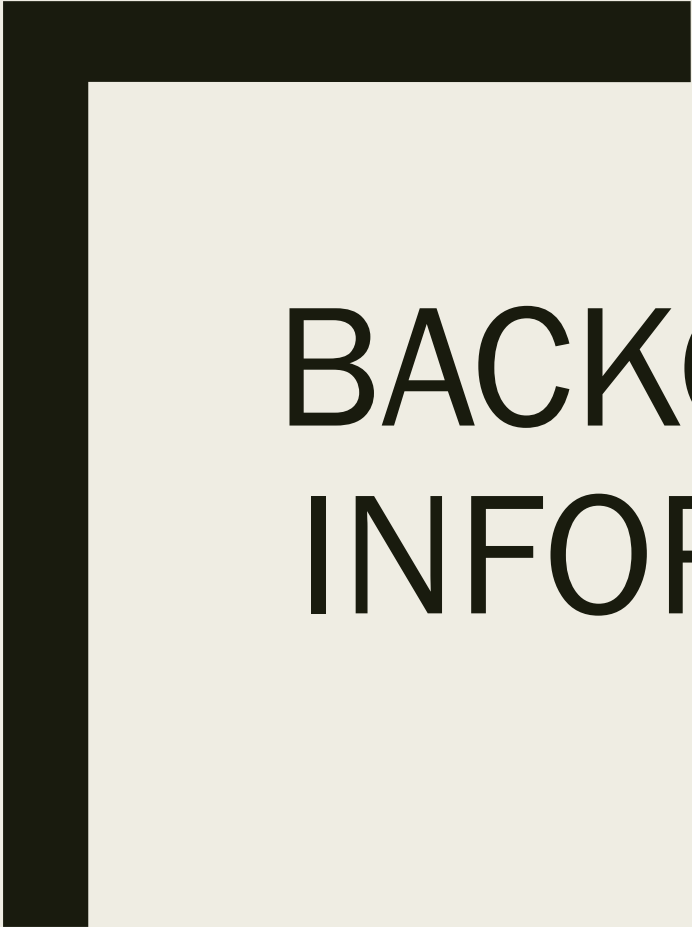
- The product would consist of multi-family apartments.
- No path to individual ownership under this model.
- Based upon interviews, this will create high occupancy/low turnover developments.
- It may require a start-up loan from the city to form and install an executive director.
- Estimated city loan of <\$100k for the first year.
- Start-up may take up to 2 years+ until H. A. is funded through a 501.C3 partnership.
- H. A. would require land grants, donations, and leases from private, City, FISC, HCM, and other sources.
- Non-elected board members – success depends upon City support.

# HOUSING AUTHORITY OPPORTUNITIES

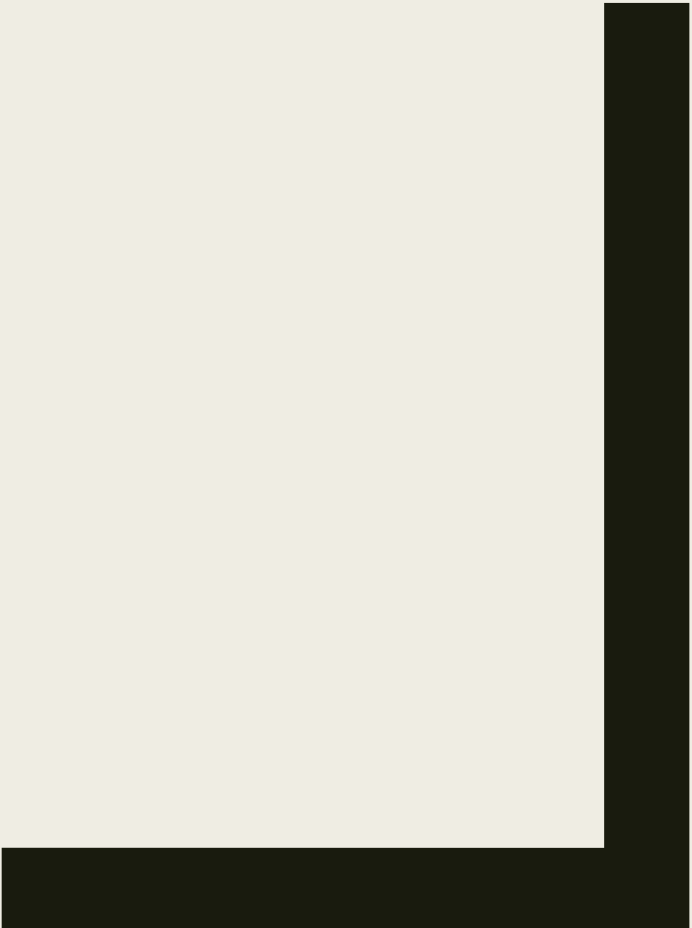
- Local preference – H. A. may set safe harbor non-discriminatory criteria that are merit-based to support local preference for tenants.
- The appointed board may consist of all volunteers.
- H. A. strategy would require an incorporate 501.C3 partnership – H. A. Investors, and private developers.

# HOUSING AUTHORITY THREATS

- H. A. may be in direct competition with private development of 1,897 currently planned or proposed units.
- Undefined city utility infrastructure cost to city/citizens.
- Repayment and timing of startup funds would be subject to the H. A. board.
- A citizen petition of 100 signatures can force the creation of a housing authority.
- The local preference merit program would be delegated to the investment owners to manage, and H. A. would have audit authority.



# BACKGROUND INFORMATION PAGES



# Fredericksburg Apartment 5 to 10 Year Projection\*

Existing units 827 – 98% occupancy

Under construction 491 units

Pending 598 units

Proposed 808 units

Total 2,724

\*(EDC Data)

# Burnett/Marble Falls County Housing Authority Interview

- Billie Sherburn – Housing Authority Executive Director
- Administrative staff of 7 individuals focused solely on managing federal voucher programs.
- Funding: Funded by Federal Govt/Housing and Urban Dev.
- Number of Units: 40 (older) low rent units.
- No path to ownership.
- Tenants: Retirees – No police/nursing/teachers.
- Voucher based: 350 vouchers allocated and funded by federal govt.
- 3 year waiting list to receive voucher for rent based support.
- Tenet Prioritization: Income based criteria.
- No development planned or in process.

# Mason Housing Authority Interview

- Tommy Bierschwala - Director
- Federally funded – founded in 2001.
- Fifty managed units – 98% occupied.
- Tenants are retired and disabled clients.
- Mason owns the land and is subject to bi-annual federal on-site inspections and audits.
- Specifically precluded by the government from building new inventory.
- No path to ownership.
- Mason has approximately 15 Habitat for Humanity homes.
- Privately owned for-profit retirement facility (Silver Leaf).

# Jackson Hole/Teton County Wyoming Housing Director Interview

- April Norton - Executive Director. National Work Force Housing Member.
- Number of Employees: 6
- County Investment \$5mm average family home.
- Apartments: \$2,000 per bedroom on average.
- Number of H.A Units: 1,000 Units, 60% ownership, 40% rental, deed-restricted properties
- Community Land Trust: 150 Units
- Habitat for Humanity: 50 Units
- Path to Ownership: Yes
- Weighted drawing process tenet prioritization (Police/Teachers/Nurses)
- The school district is currently in the process of developing rental properties.
- April will be in Austin on July 24<sup>th</sup> – working on scheduling time with Fredericksburg City Council.



## **CITY COUNCIL** **AGENDA MEMO**

**DEPARTMENT:** Development Services  
**TO:** Planning and Zoning Commission  
**FROM:** Shelby Collier, Associate Planner  
**MEETING DATE:** July 18, 2023

**CATEGORY:** ORDINANCES, RESOLUTIONS  
AND PUBLIC HEARINGS

**CAPTION:** Consider a request by Rebecca Rather, Clayton Walvoord, Bradley Oehler, Danielle Saunders, Kathryn Harrison, and Nancy Hall for the following (Z-2313) (Anna Hudson, Director of Development Services):

1. Land Use Change from Low-Density Residential (LDR) to Medium-Density Residential (MDR) for properties located at 402, 406, 408, 412, 414, and 416 E. Austin Street and 204 N. Elk Street; and
2. Zoning Change from (R1) Single Family Residential to (R2) Mixed Residential for properties located at 402,406,408,412, 414, and 416 E. Austin Street and 204 N. Elk Street
  - i. Presentation by applicant
  - ii. Staff Report
  - iii. Hold a public hearing to receive comments for or against the request
  - iv. Take action on Ordinance 2023-08 adopting a change in the Comprehensive Plan of the City of Fredericksburg, specifically in the Land Use Map, as to approximately 2.76 acres of land, comprised of Fredericksburg Addition block 59 lot 476 & unnumbered, Fredericksburg Addition block 59 lot 477, Fredericksburg Addition block 59 lot 478-PT, Fredericksburg Addition block 59 lot 478-PT & 479-PT, includes 12' strip between Townlots, Fredericksburg Addition block 59 lot 479R, -B&B-, Fredericksburg Addition block 59 lot 480BR-PT, Fredericksburg Addition block 59 lot 480AR, as shown on the map of Fredericksburg, Texas and environs by the German Emigration Company, Townlots – 476, 477, 478, 479 & 490, located at 402,406,408,412, 414 and 416 E.Austin Street and 204 N. Elk Street, situated in the City of Fredericksburg, Texas; Land Use Change from Low-Density Residential (LDR) to Medium-Density Residential (MDR); and; providing that the change become a part of the Comprehensive Plan, and providing for an effective date
  - v. Take action on Ordinance 2023-09 amending the Zoning Ordinance of the City and changing the Zoning District as to approximately 2.76 acres of land, comprised of Fredericksburg Addition block 59 lot 476 & unnumbered, Fredericksburg Addition block 59 lot 477, Fredericksburg Addition block 59 lot 478-PT, Fredericksburg Addition block 59 lot 478-PT & 479-PT, -includes 12' strip between Townlots-, Fredericksburg Addition block 59 lot 479R, - B&B, Fredericksburg Addition block 59 lot 480BR-PT, Fredericksburg Addition block 59 lot 480AR, as shown on the map of Fredericksburg, Texas, and environs by the German Emigration Company, Townlots – 476, 477, 478, 479 & 490, located at 402,406,408,412, 414 and 416 E. Austin Street and 204 N. Elk Street, situated in the City of Fredericksburg, Texas; changing said property from (R1) Single Family Residential, to (R2) Mixed Residential; and providing for an effective date

**PRESENTATION:**

**SUMMARY:**

The applicants request to change the land use from low-density residential (LDR) to medium-density residential (MDR) and change the zoning from R1, Single Family Residential to R2, Mixed Residential for seven lots. This change would allow for the properties to operate as STR-Unoccupied (three of which already do) but would not allow them to operate as STR-Facilities.

**BACKGROUND:**

A group of owners previously requested commercial zoning (Z-2305) which was denied at the May 2023 Planning & Zoning Meeting. Feedback from Planning & Zoning, along with Staff, was to include the entire block face and change the request to R2 zoning to create a transition zone from the CBD across the street to the south and R1 zoning to the south.

Six of the seven subject properties have frontage on East Austin plus 1 property on North Elk (204). Two operate as Short-Term Rentals (412 and 414 East Austin). The zoning to the north, east and west is R1 and across East Austin Street, to the south, the block is zoned CBD, Central Business District.

The Historic District Boundary stops at North Washington and does not cover this area. Refer to the attached Zoning Map.

The Commercial Uses across the street from the Subject tracts include The Inn Above Town Creek (107 N. Washington) and Winchester Lodge (415 East Austin). These properties are also located between the National Museum of the Pacific War (300 block of East Austin) and the reenactment area of the museum (500 block of East Austin).

There are a total of thirteen (13) R1 properties located within the 200 foot notification area and 6 of them are Short-Term Rentals and the rest are residences or second homes. Refer to attached Public Hearing Map.

As of June 30, 2023, one letter in opposition from a neighbor within 200' has been received.

**FUNDING SOURCE:****FINANCIAL IMPACT:****STAFF RECOMMENDATION:**

The 400 block of East Austin Street has a high volume of vehicular and pedestrian traffic. R2 zoning allows up to 28 ft in height and requires a 25' rear setback for multi-story development if abutting residential zoning (which is the case). The setback requirements and principal permitted uses allowed in R2 zoning, including single family, mixed residential and Short Term Rental, would be consistent with the existing residential developments to the north. Staff recommends approval of the requests (land use and zoning changes) as presented. The Planning & Zoning Commission voted in favor of the land use and zoning changes at the July 5, 2023, meeting.

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**COMMUNITY VISIONING/STRATEGIC INITIATIVES:**

Business Visioning  
Government Vision  
Family Life Vision  
Quality of Life Vision

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**ATTACHMENTS:**

1. Z-2313 Zoning Map
2. Z-2305 Narrative
3. Z-2313 Response to PH Map STR
4. Sec. 3.110
5. 2023-08 Ordinance land use change 400 block e austin
6. 2023-09 Ordinance zoning change 400 block of e austin

**APPROVAL/REVIEW:**



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Garret Bonn, Assistant City Manager

Date: July 12, 2023

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William McKamie, City Attorney

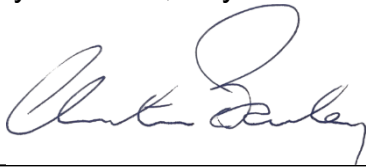
Date: July 12, 2023



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Shelley Goodwin, City Secretary

Date: July 12, 2023



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Clinton Bailey, City Manager

Date: July 12, 2023

# Legend Z-2313

## Zoning

### ZONED

- C2 - Commercial
- CBD - Central Business District
- OS - Open Space
- PF - Public Facilities
- R1 - Single Family Residential
- R2 - Mixed Residential



## Legend

**From:** \_\_\_\_\_  
**To:** \_\_\_\_\_  
**Subject:** Fw: 400 Block of E. Austin Zoning  
**Date:** Friday, April 28, 2023 10:40:04 AM

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**From:** Clayton Walvoord <>  
**Sent:** Monday, April 17, 2023 3:47 PM  
**To:** Shelby Collier <scollier@fbgtx.org>; Kathryn Harrison <>; Anna Hudson <ahudson@fbgtx.org>  
**Cc:** 'Jessica Mittel'; 'Rebecca Rather' <>; 'Bradley Oehler' <>  
**Subject:** 400 Block of E. Austin Zoning

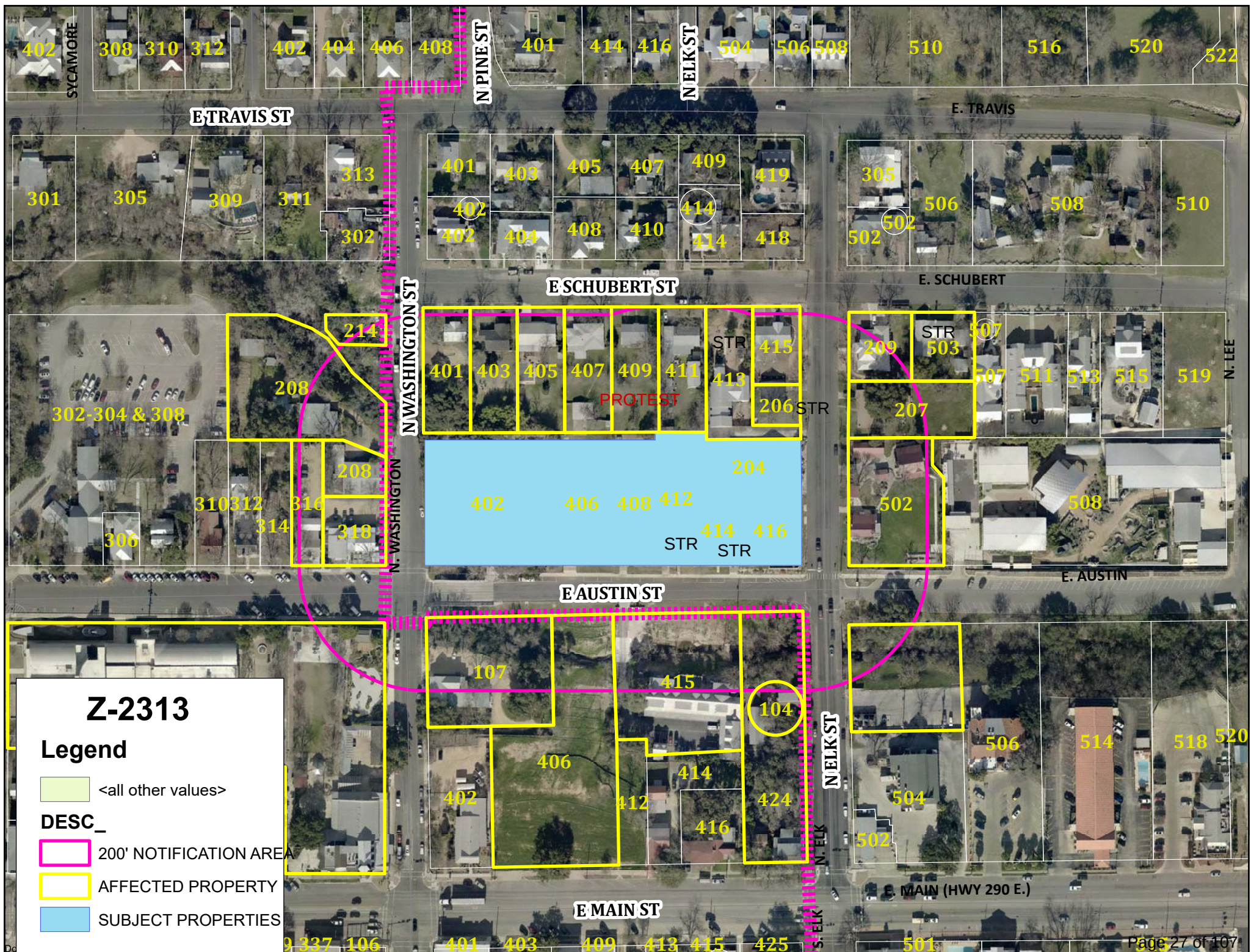
Hey Anna,

I left you a voicemail earlier today, but I thought I might follow up with an email with everyone on it, including Kathy, so we can have as open a dialog as possible. Kathy and I had a very nice discussion the end of last week, and it really does boil down to her concerns over the ability for potential buyers to construct a 3 story commercial building next door to her properties. I completely understand her position, and everyone else is on board with the idea that a special provision should be created to limit building height as well.

The creation of C1.5 zoning was an excellent idea by the city as it allows for a transition(buffer) from full on commercial to residential and, as you said, gives a more residential feel to an area, but still allows new, but limited commercial uses. Erecting a 3 story commercial building in the middle of our street would completely eliminate any residential feel. I would think that as the city continues to transition additional areas using C1.5, this type of issue will continue to arise, and working to preserve a residential feel to buffer residents and soften the transition to commercial would be key in getting zoning like this approved, both now, and down the road.

I have to believe that there is some way we can amend this as it makes a lot of sense for, not just us, but also long term for the city I would think.

Please let me know your thoughts, and thank you for your patience as we try to find the right solution for all involved.



## Sec. 3.110. - R-2: MIXED RESIDENTIAL.

### Intent

This zone is intended to provide for medium density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. (See Site Development Regulations). Additional uses necessary and incidental to multiple family residential dwellings are also permitted. It is a zone well suited as a buffer between single family uses and other more intense uses. This zone is typically associated with Medium Density Residential Land Use category but is allowed within all Land Use categories except "Open Space/Park," "Public Facility" and "Industrial."

### Principal Permitted Uses

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

|                                                                                                                                         |                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Community Recreation                                                                                                                    | Local Utility Service                                                                |
| Duplex Residential                                                                                                                      | Multiple Family Residential                                                          |
| Townhouses (Section <u>7.610</u> )                                                                                                      |                                                                                      |
| Group Residential                                                                                                                       | Single Family Residential (Detached)                                                 |
| Single Family Small Lot (Section <u>3.101</u> R-1-A)                                                                                    |                                                                                      |
| Short-term Rental, Accessory: (With a STR permit and adherence to <u>Section 5.401</u> )                                                | Short-term Rental, B & B: (With a STR permit and adherence to <u>Section 5.401</u> ) |
| Short-term Rental, Unoccupied—not located within the Historic Overlay District: (With a STR permit, adherence to <u>Section 5.401</u> ) |                                                                                      |

### Uses Permitted Subject To Conditional Use Permit

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Private Primary Educational Facilities                                                                                                                                                                                                                                                                                                                                                                                           | Private Secondary Educational Facilities                                                                                                                                                                                                                                                  |
| Day Care Services                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                           |
| Condominiums (Section <u>7.610</u> )                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                           |
| Convalescent Services                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                           |
| Cultural Services                                                                                                                                                                                                                                                                                                                                                                                                                | Religious Assembly                                                                                                                                                                                                                                                                        |
| Guidance Services                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                           |
| Short-term Rental, Unoccupied - located within the Historic Overlay District: (With a STR permit, adherence to <u>Section 5.401</u> )                                                                                                                                                                                                                                                                                            | Short-term Rental, Condominium: (With a STR permit and adherence to <u>Section 5.401</u> ) <ul style="list-style-type: none"> <li>• If the property is immediately abutting a Non-Residential Zoning District (Open Space not included), or a PUD that allows commercial uses.</li> </ul> |
| Short-term Rental, Facility: (With a STR permit and adherence to <u>Section 5.401</u> ) <ul style="list-style-type: none"> <li>• If the property is immediately abutting a Non-Residential Zoning District (Open Space not included), or a PUD that allows commercial uses.</li> <li>• When located within the Historic Overlay District, use is limited to a maximum of one structure per 5,000 square feet of land.</li> </ul> |                                                                                                                                                                                                                                                                                           |

#### Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and

building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

#### Site Development Regulations

Each site in the R-2 district shall be subject to the following site development regulations:

| Feature                               | Regulation                                                                                                                                                                                                                                                       |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Size                              | Minimum Lot Area, 5,000 Square feet                                                                                                                                                                                                                              |
| Lot Width                             | Minimum Lot Width, 50 feet                                                                                                                                                                                                                                       |
| Height                                | 2½ Stories, 28 feet                                                                                                                                                                                                                                              |
| Front Yard                            | Minimum Required Setback, 15 feet (20 feet for garage)                                                                                                                                                                                                           |
| Street Side Yard                      | Minimum Required Setback, 15 feet                                                                                                                                                                                                                                |
| Interior Side Yard                    | Minimum Required Setback, 5 feet for single family detached structures; or<br>10 feet, for multi-family developments, when abutting residential zoning districts; or<br>15 feet for 2 story multi-family developments when abutting residential zoning districts |
| Rear Yard                             | Minimum Required Setback, 10 feet; or<br>15 feet, for multi-family developments, when abutting a residential zoning district; or<br>25 feet, for multi-family developments, for 2 or more stories when abutting residential zoning districts                     |
| Residential Density                   | Minimum Site Area per Dwelling Units,                                                                                                                                                                                                                            |
|                                       | Efficiency: 2,500 Square feet                                                                                                                                                                                                                                    |
|                                       | 1 Bedroom: 3,000 Square feet                                                                                                                                                                                                                                     |
|                                       | 2 Bedroom: 3,500 Square feet                                                                                                                                                                                                                                     |
|                                       | 3 Bedroom: 4,000 Square Feet<br>Each additional bedroom (over 3 bedrooms) shall provide an additional 500 square feet interval to the required density area                                                                                                      |
| Maximum Impervious Coverage           | 65%                                                                                                                                                                                                                                                              |
| Maximum Building Coverage             | Percent of Lot Area, 55%                                                                                                                                                                                                                                         |
| Nonconforming Uses                    | <u>Section 6.100</u>                                                                                                                                                                                                                                             |
| Site Development Regulations          | <u>Section 7.000</u>                                                                                                                                                                                                                                             |
| Special Yard Regulations              | <u>Section 7.300</u>                                                                                                                                                                                                                                             |
| Fences, Walls and Visibility          | <u>Section 7.530</u>                                                                                                                                                                                                                                             |
| Parking                               | <u>Section 7.800</u>                                                                                                                                                                                                                                             |
| Landscaping and Screening Regulations | <u>Section 7.900</u>                                                                                                                                                                                                                                             |

|                              |                      |
|------------------------------|----------------------|
| Temporary/Accessory Building | <u>Section 8.000</u> |
| Home Occupations             | <u>Section 8.300</u> |

**Note—** In an R-2 Zone the R-1-A Site Development Regulations may apply to the development of single family dwellings at the option of the Owner.

(Ord. No. 18-014, § 3.110, 12-1-2008; Ord. No. 23-014, 9-16-2013; Ord. No. 2022-13, § 3(Exh. C), 3-21-2022)

**ORDINANCE NO. 2023-08**

**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, AS TO APPROXIMATELY 2.76 ACRES OF LAND, COMPRISED OF FBG ADD BLK 59 LOT 476 & UNMBR A, FBG ADD BLK 59 LOT 477, FBG ADD BLK 59 LOT 478-PT, FBG ADDN BLK 59 LOT 478-PT & 479-PT, -INCLUDES 12' STRIP BETWEEN TOWNLOTS-, FBG ADDN BLK 59 LOT 479R, -B&B-, FBG ADDN BLK 59 LOT 480BR-PT, FBG ADDN BLK 59 LOT 480AR AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, TOWNLOTS – 476, 477, 478, 479 & 490 , LOCATED AT 402,406,408,412, 414 AND 416 EAST AUSTIN STREET AND 204 N. ELK STREET , SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS; LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR); AND; PROVIDING THAT THE CHANGE BECOME A PART OF THE COMPREHENSIVE PLAN, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, upon adoption of the Comprehensive Plan for the City of Fredericksburg, the City Council recognized, as is required by such Plan, that such Plan is not static but must be re-evaluated in terms of physical, environmental, social, economic and public value factors which have occurred since the adoption of the Plan; and

**WHEREAS**, the Planning and Zoning Commission of the City of Fredericksburg has re-evaluated such Plan and has recommended that such Plan be changed, and that the Land Use Plan be amended to reflect such changes in land use; and

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

**WHEREAS**, the City Council has specifically found, following the public hearing, that such change is consistent with the objectives of the Comprehensive Plan of the City of Fredericksburg and that it would be in the best interests of the public that such change be made.

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

**Section 1.** That the Comprehensive Plan of the City of Fredericksburg is hereby amended to incorporate the certain change to the Land Use Plan as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, said land being known as APPROXIMATELY 2.76 ACRES OF

LAND, COMPRISED OUT FBG ADD BLK 59 LOT 476 & UNMBR A, FBG ADD BLK 59 LOT 477, FBG ADD BLK 59 LOT 478-PT, FBG ADDN BLK 59 LOT 478-PT & 479-PT, - INCLUDES 12' STRIP BETWEEN TOWNLOTS-, FBG ADDN BLK 59 LOT 479R, -B&B-, FBG ADDN BLK 59 LOT 480BR-PT, FBG ADDN BLK 59 LOT 480AR ,AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, TOWNLOTS – 476, 477, 478, 479 & 490 AT 402,406,408,412, 414 AND 416 EAST AUSTIN STREET AND 204 N. ELK STREET in the City of Fredericksburg, Gillespie County, Texas, and as additionally shown and designated on the map attached hereto as Exhibit A, are hereby designated as MEDIUM DENSITY RESIDENTIAL (MDR)

**Section 2.** That all references in City of Fredericksburg Code of Ordinances to the Comprehensive Plan or to the Land Use Map shall henceforth refer to such as are amended hereby.

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

PASSED AND APPROVED on this the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Jeryl Hoover, Mayor  
City of Fredericksburg, Texas

ATTEST:

\_\_\_\_\_  
Shelley Goodwin, City Secretary, TRMC/CMC

APPROVED AS TO FORM:

\_\_\_\_\_  
Mick McKamie, Interim City Attorney

**ORDINANCE NO. 2023-09**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND CHANGING THE ZONING DISTRICT AS TO APPROXIMATELY 2.76 ACRES OF LAND, COMPRISED OF FBG ADD BLK 59 LOT 476 & UNMBR A, FBG ADD BLK 59 LOT 477, FBG ADD BLK 59 LOT 478-PT, FBG ADDN BLK 59 LOT 478-PT & 479-PT, -INCLUDES 12' STRIP BETWEEN TOWNLOTS-, FBG ADDN BLK 59 LOT 479R, -B&B-, FBG ADDN BLK 59 LOT 480BR-PT, FBG ADDN BLK 59 LOT 480AR AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, TOWNLOTS – 476, 477, 478, 479 & 490 , LOCATED AT 402,406,408,412, 414 AND 416 EAST AUSTIN STREET AND 204 N. ELK STREET , SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM (R1) SINGLE FAMILY RESIDENTIAL, TO (R2) MIXED RESIDENTIAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, an Application for Rezoning has been submitted by the owners of lots described as APPROXIMATELY 2.76 ACRES OF LAND, COMPRISED FBG ADD BLK 59 LOT 476 & UNMBR A, FBG ADD BLK 59 LOT 477, FBG ADD BLK 59 LOT 478-PT, FBG ADDN BLK 59 LOT 478-PT & 479-PT, -INCLUDES 12' STRIP BETWEEN TOWNLOTS-, FBG ADDN BLK 59 LOT 479R, -B&B-, FBG ADDN BLK 59 LOT 480BR-PT, FBG ADDN BLK 59 LOT 480AR SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, LOCATED AT 402,406,408,412, 414 AND 416 EAST AUSTIN STREET AND 204 N. ELK STREET in the City of Fredericksburg, Texas, to change the present zoning district of said lot from (R1) SINGLE FAMILY RESIDENTIAL TO (R2) MIXED RESIDENTIAL; and

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

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

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

either of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

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

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

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, said lots being described as APPROXIMATELY 2.76 ACRES OF LAND, COMPRISED OUT OF FBG ADD BLK 59 LOT 476 & UNMBR A, FBG ADD BLK 59 LOT 477, FBG ADD BLK 59 LOT 478-PT, FBG ADDN BLK 59 LOT 478-PT & 479-PT, -INCLUDES 12' STRIP BETWEEN TOWNLOTS-, FBG ADDN BLK 59 LOT 479R, -B&B- FBG ADDN BLK 59 LOT 480BR-PT, FBG ADDN BLK 59 LOT 480AR, LOCATED AT 402,406,408,412, 414 AND 416 EAST AUSTIN STREET AND 204 N. ELK STREET in the City of Fredericksburg, Texas, and as additionally shown and designated on the map attached hereto as Exhibit A, to be and are hereby rezoned and designated as MIXED RESIDENTIAL (R2).

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

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

PASSED AND APPROVED on this the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Jeryl Hoover, Mayor  
City of Fredericksburg, Texas

ATTEST:

\_\_\_\_\_  
Shelley Goodwin, TRMC/CMC  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Mick McKamie, City Attorney





## **CITY COUNCIL AGENDA MEMO**

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**DEPARTMENT:** Parks and Recreation  
**TO:** Mayor & City Council Members  
**FROM:** Andrea Schmidt, Parks and Recreation  
Director

**MEETING DATE:** July 18, 2023

**CATEGORY:** OTHER ACTION ITEMS AND  
UPDATES

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**CAPTION:** Take action on a request to waive a security deposit, reservation fees, and policy for the Veterans Council of Gillespie County to bring "The Moving Wall", a third-scale replica of the Vietnam Veterans Wall in Washington DC, to the Pioneer Pavilion in either April or May 2025 (Andrea Schmidt, Director of Parks and Recreation)

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### **PRESENTATION:**

#### **SUMMARY:**

The Veterans Council of Gillespie County is requesting the City sponsor "The Moving Wall" by approving a waiver of fees to book the Pioneer Pavilion in either April or May 2025. In addition, the Parks & Recreation Department allows reservations for City facilities to be made one year in advance, and the Veterans Council is also requesting a waiver of this policy.

#### **BACKGROUND:**

May 7, 2025, will signify the 50th anniversary of the ending of the Vietnam War. The Veterans Council of Gillespie County and local non-profit organizations are bringing "The Moving Wall", a one-third scale replica of the Vietnam Veterans Wall in Washington DC to Fredericksburg in 2025. There will be a three-day display of the wall for the public to view and etch names. The Veterans Council has asked the Parks & Recreation Department for use of the Pioneer Pavilion at Lady Bird Johnson Municipal Park for the display. Based upon the possible dates of the display (either April 30, 2025, through May 5, 2025, or May 7, 2025, through May 12, 2025), the Parks Department determined the amount of the fee & security deposit waiver. The wall would arrive on on a Wednesday, set-up Thursday, display Friday through Sunday, with take down Monday. The Parks & Recreation Department will coordinatate directly with the Veterans Council to solidify the dates, verify insurance for the display, and all other logistics and requirements.

**FUNDING SOURCE:** General Fund - Parks & Recreation

**FINANCIAL IMPACT:** Current rental rates for the Pioneer Pavilion are:

- \$625.00 rental of Thursday thru Sunday.
- Additional days are \$125.00 each for a total of \$250.00 for Wednesday and Monday.

- Refundable Security Deposit = \$500.00
- Grand Total of Fee Waiver Request = \$1,375.00

**STAFF RECOMMENDATION:**

Recommend City Council consider the adoption of a motion to approve a waiver of fees for the security deposit and Pioneer Pavilion in an amount not to exceed \$1,375.00 for either April or May 2025, and allow this reservation to be made more than one year in advance.

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**COMMUNITY VISIONING/STRATEGIC INITIATIVES:**

Quality of Life Vision

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**ATTACHMENTS:**

1. 23 Jun 2023 Request Waiver of Rental Fees for Pioneer Pavilion for May 2025

**APPROVAL/REVIEW:**

*Andrea Schmidt*

Date: June 27, 2023

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Andrea Schmidt, Parks and Recreation Director

*Krista Wareham*

Date: June 27, 2023

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Krista Wareham, Director of Finance

Date: June 27, 2023

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William McKamie, City Attorney

*Shelley Goodwin*

Date: July 10, 2023

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Shelley Goodwin, City Secretary

*Clinton Bailey*

Date: July 12, 2023

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Clinton Bailey, City Manager

# COUNTY OF GILLESPIE

Tami King  
Veterans Service Officer  
(830) 997-3758 Office  
(830) 997-3245 Fax



Gillespie County Veterans Service Office  
95 Frederick Road, Suite 200  
Fredericksburg, TX 78624

06/23/2023

Mayor and City Council Members  
City Hall  
126 West Main St.  
Fredericksburg, Texas 78624

Dear City Council,

May 7, 2025 will be the 50<sup>th</sup> Anniversary of the ending of the Vietnam War. Gillespie County is home to over 600 Vietnam Era Veterans, and this date will be an important date to commemorate. For many of our Vietnam Veterans it will be difficult, but will be a time to heal from what they experienced on active duty and when they returned home to the United States.

My office, the Veterans Council of Gillespie County and local non-profit organizations are planning to bring "The Moving Wall" (which is a 1/3 scale replica of the Vietnam Veterans Wall in Washington DC), to Fredericksburg. I am anticipating this event will be attended by Veterans and their families, and community members in the surrounding Hill Country over the three-day display of the wall. The cost to bring the Wall to Fredericksburg is \$7,000.00, and The Rotary Club-Nimitz Chapter has already committed to pay to bring the wall to Fredericksburg.

Anticipated events for this three-day event are:

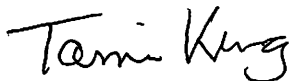
1. Display of the wall. Available volunteers to help Veterans and families find names on the wall, and help them etch the name.
2. Have a respite center with available mental health professionals for Veterans along with the VA Vet Center Mobile Van.
3. Interviews with Veterans by Texas Tech University Vietnam Center staff.
4. Commemorative Ceremony followed by a BBQ.
5. Gillespie County Airport and Crosswind Aviation will coordinate an airport event with Warbird Aircraft display and other events. This will be in support of the event but will be a separate event.

I am requesting that the City of Fredericksburg be a sponsor of this event, along with many Veterans organizations and non-profit organizations that will participate. I am requesting that the following City fees be waived for this event:

1. Reserve for the approximate time-period: April 30 – May 12, 2025. I have been given two possible time periods from the Moving Wall schedulers, and the site time-period would be:  
Wednesday-Wall Arrives; Thursday-Build the support structure for the wall & set-up next to Pioneer Pavilion; Friday through Sunday-Display the wall; Monday-Tear down and pack up the wall.
2. Waiver of City Fees:
  - a. Rental of Pioneer Pavilion: \$625.00 Thursday through Sunday  
\$250.00 Wednesday and Monday
  - b. Refundable Security Deposit: \$500.00
  - c. Total for waiver: \$1,375.00

Additionally, I am requesting that the policy of allowing reservations for the pavilion one year in advance be waived also. I am requesting a change in the City policy for this event.

Sincerely,



Tami King, Gillespie County Veterans Service Office  
Department Head and Chairman, Veterans Council of Gillespie County

Members of Veterans Council:

VFW Post 7105, American Legion Post 244, American Legion Post 650; Military Order of World Wars Hill Country Chapter



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:**

**MEETING DATE:** July 18, 2023

**CATEGORY:** OTHER ACTION ITEMS AND  
UPDATES

---

**CAPTION:** Continued discussion regarding the need for affordable housing (Mayor Hoover)

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**PRESENTATION:**

**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMMUNITY VISIONING/STRATEGIC INITIATIVES:**

Business Visioning  
Government Vision  
Family Life Vision  
Quality of Life Vision

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**ATTACHMENTS:**

1. City Council Rule of Procedures June 2023

**APPROVAL/REVIEW:**

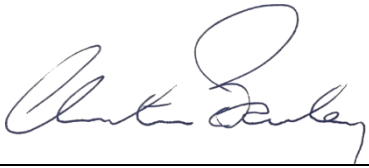
\_\_\_\_\_  
William McKamie, City Attorney

Date: July 10, 2023

\_\_\_\_\_  


Date: July 11, 2023

\_\_\_\_\_  
Shelley Goodwin, City Secretary

A handwritten signature in blue ink, appearing to read "Clinton Bailey". The signature is fluid and cursive, with a large loop at the end of the last name.

---

Clinton Bailey, City Manager

Date: July 12, 2023



## **City of Fredericksburg**

### **City Council Rules of Procedure**

#### **Section 1 – Rules**

These Rules shall govern the procedures followed by the City of Fredericksburg City Council for the conduct of Council meetings and other Council activities pursuant to state law and the City Charter.

#### **Section 2 – Open Public Meetings Act**

The Council shall comply with the Texas Open Meetings Act's provisions in conducting all meetings to which said Act is applicable.

#### **Section 3 – Executive Session**

The Council may discuss topics in executive session that are specified in state law or relate to potential or pending litigation and are subject to attorney-client privilege. The City Attorney shall inform the Council whenever any proposed discussion in the executive session is not legally allowed.

No member of the City Council, an employee of the City, or any other person present during the executive session of the City Council shall disclose to any person, the content or substance of any discussion which took place during said executive session, except during discussion of this issue in open meeting immediately following the executive session.

#### **Section 4 – Work Session**

Special meetings designated as work sessions shall be advertised and conducted in the same manner as regular meetings. Work sessions are for the purpose of in-depth review and discussion of specified issues. Council actions shall not be taken at designated work sessions.

#### **Section 5 – Quorum**

At all meetings of the Council, a majority of the Council members shall constitute a quorum for the transaction of business.

## **Section 6 – Attendance**

Attendance via telephone conference call or video conference call – To participate in a meeting, all members of the Council shall be present, except that a meeting held by telephone conference call or video conference may be held if:

1. an emergency or public necessity exists within the meaning of Section 551.045 of the Government Code; and
2. the convening at one location of a quorum of the government body is difficult or impossible; and
3. the other requirements of Section 551.125 are met

Additionally, a member may attend a meeting via videoconference if a quorum of the government body is physically present at one location of the meeting, the proper communication equipment is available, and the other requirements of Section 551.127 of the Government Code are met.

## **Section 7 – Chair of the Council**

The Mayor shall be the Chair of the Council and shall preside at all Council meetings. A Mayor Pro-Tem shall be selected annually at the first regular meeting of a new Council. In the absence of the Mayor, the Mayor Pro-Tem shall preside. If neither the Mayor nor the Mayor Pro-Tem is present at a meeting, the presiding officer for that meeting shall be selected by a majority of the vote of those Council Members present, providing there is a quorum.

The Chair of the Council may vote on all matters coming before the Council and may offer seconds to motions.

The Chair of the Council shall state all questions coming before the Council, provide the opportunity for discussion from the Council Member, and announce the decisions of the Council on all subjects. Procedural decisions shall be made by the Chair of the Council, who may request advice on such matters from the City Attorney.

## **Section 8 – Agenda**

The City Manager shall prepare the agenda of business for all Council meetings. Topics may be added to the agenda:

1. When deemed appropriate by the City Manager
2. At the direction of the Mayor
3. As directed by at least two City Council Members

Every agenda action item must be supported by a written staff report informing the Council and staff of the issue, background and/or analysis, and recommendation and/or conclusion, unless the item is self-explanatory or the City Manager has waived this requirement.

Agendas will be made available to the public at least 72 hours prior to Regular Council Meetings, Special Meetings, and Work Sessions in the following ways:

1. A copy is placed on the City website at [www.fbgtx.org](http://www.fbgtx.org)
2. Copies are placed on the front counter at City Hall in the Utility Cashier services area
3. A copy is posted on the main entrance bulletin board at City Hall

### **Section 9 – Order of Business**

The Mayor may determine the order of business for a particular City Council meeting.

The agenda should be arranged to best serve the needs and/or convenience of the Council and the public.

Public Comment: The Mayor will invite citizens to address the Council on an item on the Agenda. In offering input, one should address the City Council, not the audience. All persons wishing to be heard are asked to give their names and whether or not they are a City resident. To allow the Council to complete its legislative agenda, comments should be limited to no more than three (3) minutes per person. At the discretion of the Mayor or upon vote of the Council, this time may be lengthened or shortened. Following any public comment, the Mayor or any member of the City Council may direct staff to research the issue or concern raised by the public and report back to the Council. The Council shall not deliberate or discuss issues raised in the Public Comment. Written comments may be submitted into the record of a Council meeting by presenting the written document to the City Secretary prior to the meeting and be posted on the City website under Agendas. All written comments will be provided to the City Council prior to the meeting. If any speaker wishes to provide documents to the City Council for them to have while they speak, they must provide ten (10) copies of the documents to the City Secretary before the start of the meeting. Anyone only providing one copy, will not have their document distributed to the City Council and Staff until the following day.

The City Council requests that the format of the Agenda Items be as follows:

- i. Staff Presentation
- ii. Public Comments
- iii. City Council deliberation/discussion and action

The items of business for Regular Council meetings may include the following:

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Ceremonial Matters/Proclamations/Employee Recognition
5. Council Comments
6. Consent Agenda
7. Public Hearings and action items
8. Ordinances and Resolutions
9. Other Action Items and Updates
10. City Manager's Report

11. Future Agenda Items
12. Executive Session
13. Business Items (if an Executive Session is posted)
14. Adjournment

#### **Section 10 – Voting**

Each Council Member shall vote on all questions put to the Council unless a conflict of interest or appearance of fairness problem requires a Council Member to excuse him/herself, which shall be noted in the minutes.

#### **Section 11 – Reconsideration of Previous Vote**

The City Council may, at time want to reconsider a vote previously taken. In order to proceed with reconsideration, a motion should be made for reconsideration, and such motion should be voted on and passed by a majority of the Council before the agenda item can be discussed or reconsidered.

#### **Section 12 – Decorum and Debate**

When a measure is presented for consideration to the Council, the Mayor shall recognize the appropriate individual to present the matter. When two or more members wish to speak, the Mayor shall name the member who is to speak first. No member of the Council shall interrupt another while speaking except to make a point of order or privilege.

Under the Texas Open Meetings Act, the City Council may not prohibit criticism of the governing body, including criticism of any act, omission, policy, procedure, program, or service, provided the criticism is not otherwise prohibited by law. Notwithstanding the previous sentence, behavior that fails to yield the floor when the speaker's time is concluded; is not relevant to the agenda item when required; repeatedly interrupts a Council or board member; disturbs the order of the meeting; involves defamatory, threatening, abusive, vulgar or obscene language; or disrupts the Council meeting is prohibited.

All speakers are asked to be respectful and courteous to Councilmembers, staff, other speakers, and those in attendance at the meeting.

Any speaker or audience member that violates these rules of decorum or engages in disruptive behavior may be subject to removal from the meeting.

#### **Section 13 – Questions of Parliamentary Procedure**

Questions of parliamentary procedure not covered by these Rules shall be governed by the current version of Robert's Rules of Order.

#### **Section 14 – Notice of Public Hearings**

Notice of all public hearings to be conducted by the City Council or any of its advisory boards and commissions shall be given by publishing written notice, as required by law, ordinance, or other statutes, or if there is no particular requirement, then at least once in the City's official newspaper prior to the date of the hearing.

Passed and approved by the City of Fredericksburg City Council July 1, 2013

Amended by the City of Fredericksburg City Council February 3, 2014

Amended by the City of Fredericksburg City Council June 4, 2018

Amended by the City of Fredericksburg City Council June 7, 2021

Amended by the City of Fredericksburg City Council December 6, 2021

Amended by the City of Fredericksburg City Council September 6, 2022

Reviewed by the City of Fredericksburg City Council May 25, 2023



## CITY COUNCIL AGENDA MEMO

---

**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:**  
**MEETING DATE:** July 18, 2023

**CATEGORY:** OTHER ACTION ITEMS AND  
UPDATES

---

**CAPTION:** Discuss and provide direction on the Hotel Occupancy Tax (HOT) process  
(Councilmember Briley and Councilmember Klein)

---

**PRESENTATION:**

**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

---

**COMMUNITY VISIONING/STRATEGIC INITIATIVES:**

Business Visioning  
Government Vision  
Family Life Vision  
Quality of Life Vision

---

**ATTACHMENTS:**

None

**APPROVAL/REVIEW:**

\_\_\_\_\_  
William McKamie, City Attorney

Date: July 10, 2023

Date: July 11, 2023

---

Shelley Goodwin, City Secretary

A handwritten signature in blue ink, appearing to read "Clinton Bailey", written over a horizontal line.

Clinton Bailey, City Manager

Date: July 12, 2023



## CITY COUNCIL AGENDA MEMO

---

**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:**  
**MEETING DATE:** July 18, 2023

**CATEGORY:** CITY MANAGER'S REPORT

---

**CAPTION:** City Manager Update

---

**PRESENTATION:**

**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

---

**COMMUNITY VISIONING/STRATEGIC INITIATIVES:**

Business Visioning  
Government Vision  
Family Life Vision  
Quality of Life Vision

---

**ATTACHMENTS:**

1. 9A - CM Update to City Council - 7\_18\_23 (2)

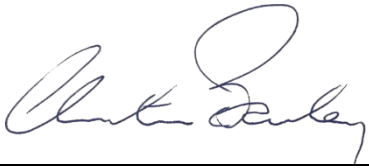
**APPROVAL/REVIEW:**

\_\_\_\_\_  
William McKamie, City Attorney

Date: June 26, 2023

\_\_\_\_\_  
Shelley Goodwin, City Secretary

Date: July 11, 2023



---

Clinton Bailey, City Manager

Date: July 12, 2023



# City Manager's Monthly Update

July 18, 2023

Page 52 of 107

# City Manager's Monthly Update

1. Development
2. Projects
3. Financial
4. Miscellaneous

# Development

---

## Residential

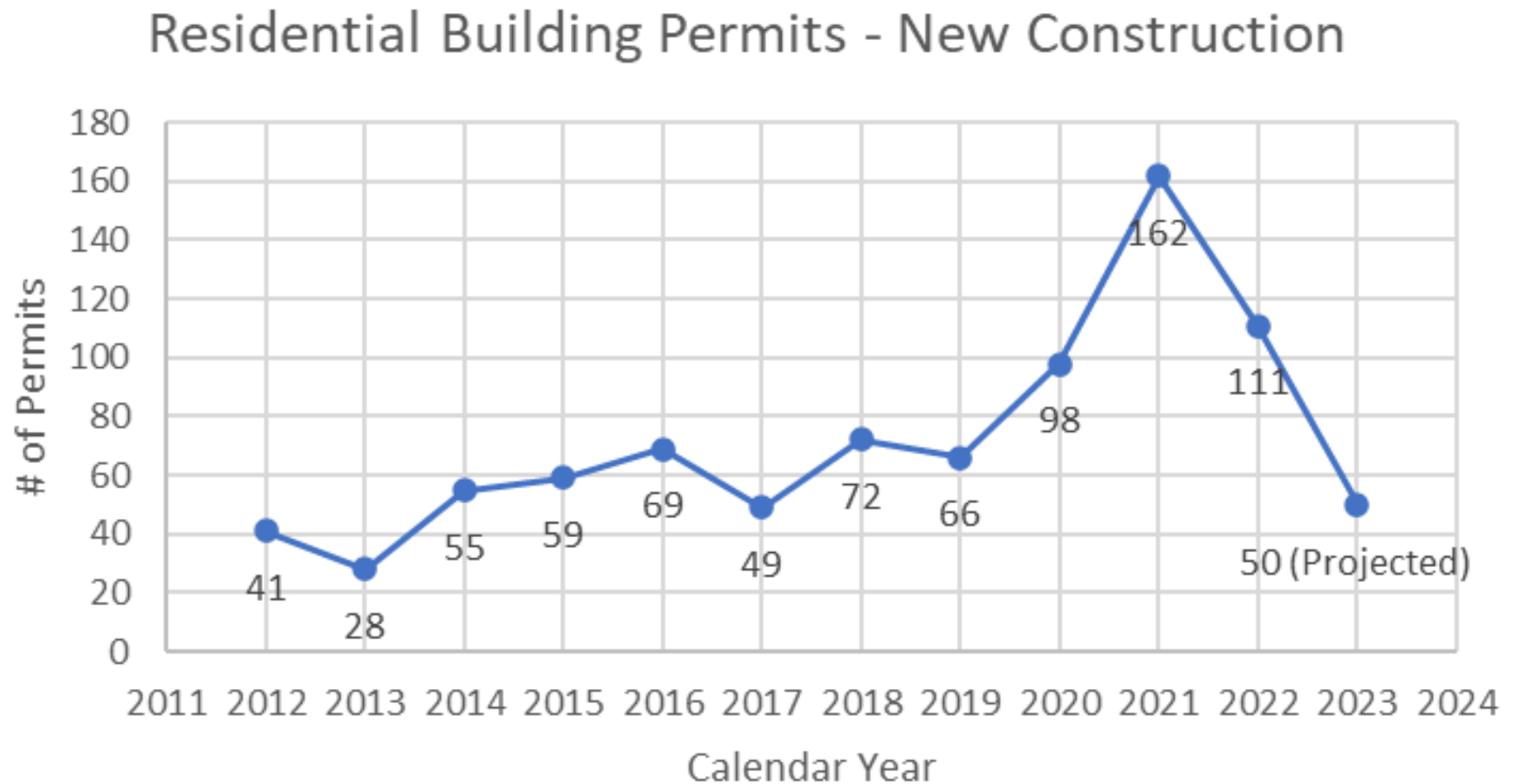
- Single Family
- Multi-Family

## Commercial

## Short Term Rentals

## Comprehensive Plan

# Single Family Residential Permits



# Multi-Family: Apartments, duplexes, townhomes, and condominiums

| Name                                         | Acres | Units | Status                     |
|----------------------------------------------|-------|-------|----------------------------|
| Algarita                                     | 3     | 63    | Under Construction         |
| Baron's Park Apts                            | 4     | 88    | Building Permit Issued     |
| SECO                                         | 32    | 95    | Civil Plan Approved        |
| Botanica                                     | 13    | 148   | Civil Plan Approved        |
| Reserve at Vineyard Oaks (Modular)           | 11    | 107   | Pending Site Plan Approval |
| Orchard Grove Apartments                     | 5     | 90    | Under Construction         |
| The 1846 Luxury Apts & The Woodland Cottages | 18    | 296   | Under Construction         |
| Eagle's Village (STRs)                       | 4     | 24    | Completed                  |
| Vineyard Crossing Apartments                 | 3     | 38    | Completed                  |
| Friendship Lane Cottages (STRs)              | 1     | 8     | Completed                  |
| Algarita Apt (W Live Oak)                    | 2.4   | 46    | Under Construction         |
| Keller Oaks Phase 1                          | 14    | 21    | Plat Approved              |

**583** Under Construction  
**70** Recently Completed  
**371** Approved not started

# Algarita Apartments

## 619 W Live Oak

Reconstruction of  
Tri-Care Building

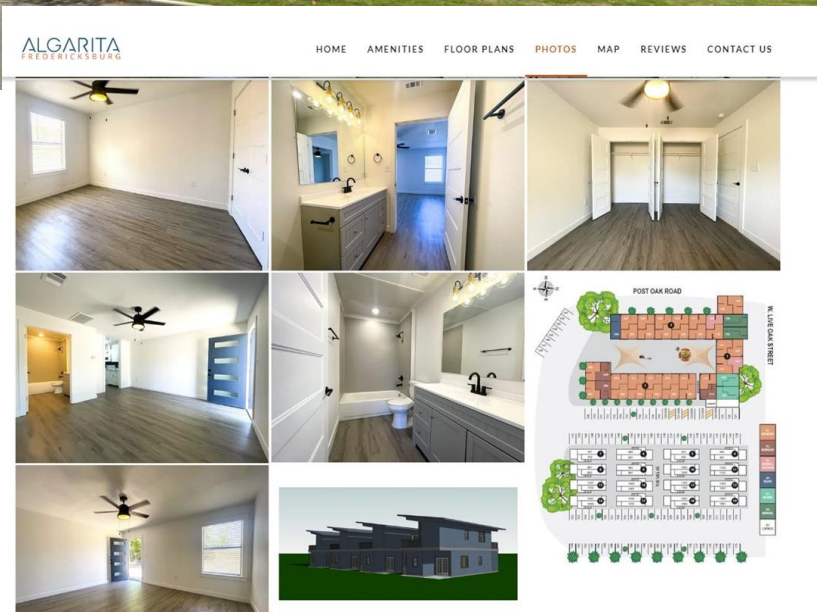
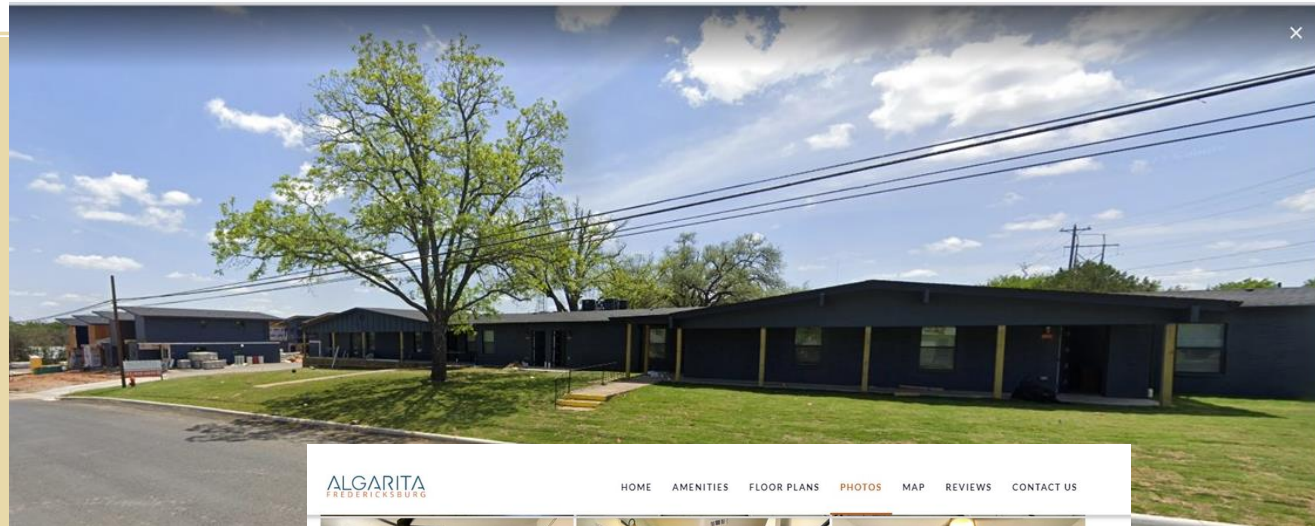
16 new buildings

63 - 1 BR units

On-site Laundry

Phase 1 C.O.  
issued June 30

Rents start at  
\$1,048



# Commercial

Large or significant developments including hotels, retail, or other projects of interest

| Name                                  | Acres | Status                        |
|---------------------------------------|-------|-------------------------------|
| Fredericksburg Middle School Campus   | 58    | Broke Ground June 2023        |
| The Emigrant                          | 0.3   | Under Construction            |
| Albert Hotel                          | 2     | Under Construction            |
| New Biedermann Ace & Other Commercial |       | Pending site plan approval    |
| Milam Street Market                   | 1     | 2 Businesses Open             |
| Vineyard Hills RV                     | 17    | Under Construction            |
| Friendship Lane Hotels                | 22    | 3 Hotels – Site Plan approved |
| The Climb Gym on Friendship           |       | Building Permit Issued        |

# The 1846 Luxury Apts at 175 Friendship Lane

3 stories

8 new buildings

Under Construction

1 BRs starting at  
593 sf

2 BRs up to 1107 sf

Amenities:  
Community Pool,  
Fitness Center



# Short Term Rentals

## Permit Status

Active – 675

Withdrawn – 27

Closed-25

Pending – 200

Under Review – 124

Expired-189

Denied – 52

Total Reviewed– 1292

## Permit Type

STR Accessory – 10

STR B&B – 2

STR Condo- 6

STR Facility – 5

STR Unoccupied – 45

Nonconforming – 1212

# Public Works

## East Main Street Water Line Project

- Project limits: Cristal Drive (by UPS Store) to Baron's Creek Bridge (Natural Grocers side of bridge)
- Budget: \$3,000,000 (Bid: \$1,790,655)
- Paid to date: \$684,377.76
- First section of new water line in service – UPS Store to South Eagle Street
- Construction on schedule with completion date of September 2023

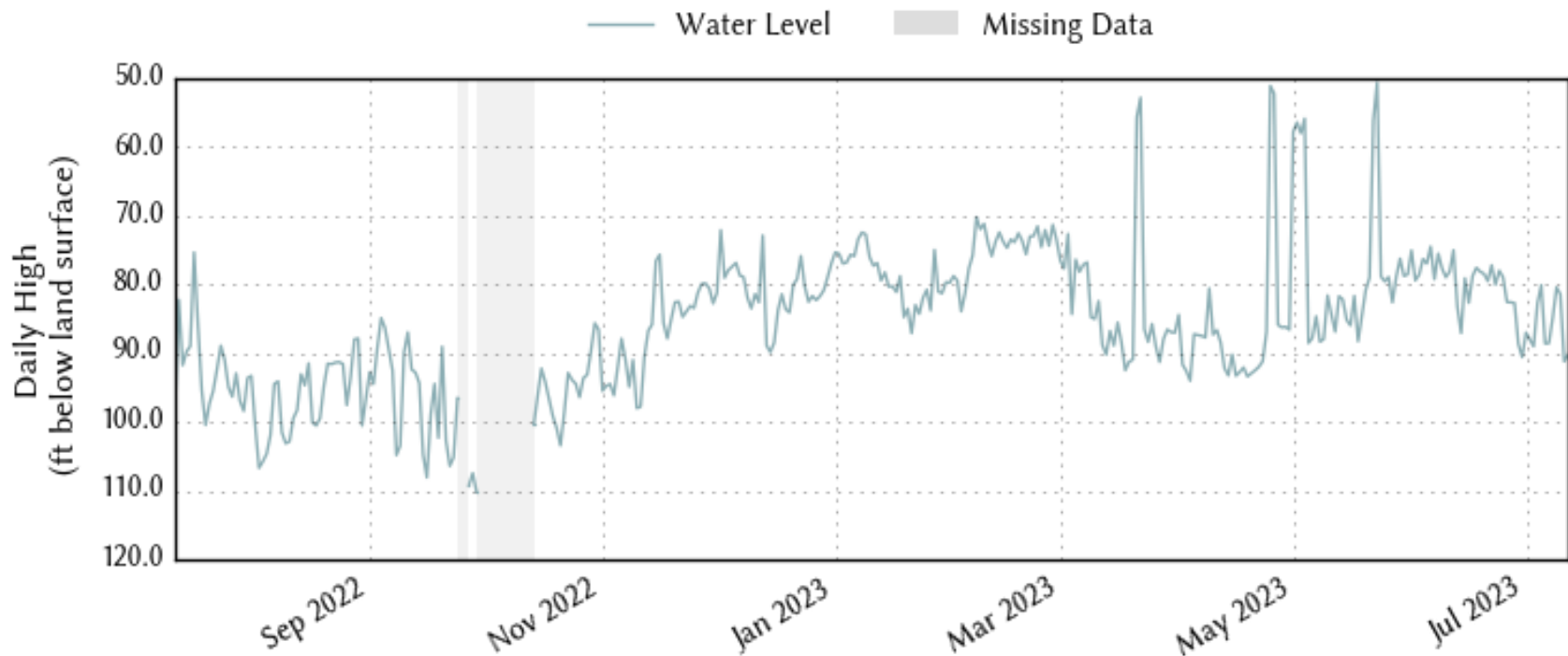
# Public Works

## Water Usage for June 2023 vs. June 2022



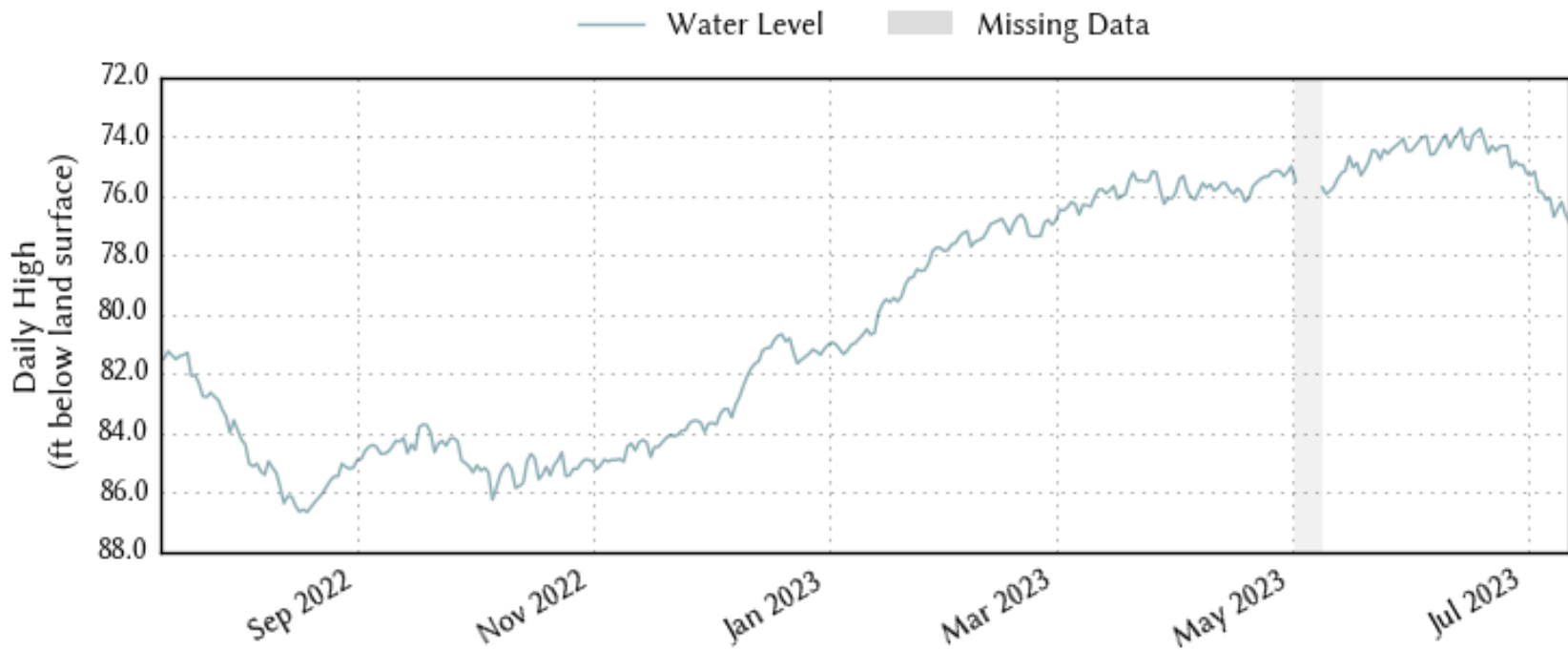
# Public Works

## Knauth Wells – Aquifer Level (\*As of July 12th)



# Public Works

## Old San Antonio Road Wells – Aquifer Level (\*As of July 12th)



# Public Works

## Annual Paving Project

- Budget: \$650,000 (Materials only)
- Material purchase to date \$180,000
- In house project – Street Dept currently performing street level-up
- Paving South Adams (Primary School) - end of July
- Continue paving in August and September

# Parks

| Project                           | Budget    | Paid to date | Notes                                           |
|-----------------------------------|-----------|--------------|-------------------------------------------------|
| Marktplatz renovations            | ~\$2M     | \$1,069,188  | Scheduled completion December 2023              |
| Tennis court resurfacing          | \$48,000  | \$29,000     | Project completed and under budget              |
| Tatsch House tables & chairs      | \$15,000  | \$7,800      | Order received and under budget                 |
| Floor cleaner                     | \$12,000  | \$12,296     | Delivered and slightly over budget              |
| Workman with sprayer              | \$84,000  | \$0          | Delivery pending                                |
| Infield groomer with broom        | \$51,600  | \$0          | Delivery pending                                |
| Workman for Marktplatz            | \$15,600  | \$15,054     | Delivered under budget                          |
| Parks Master Plan                 | \$80,000  | \$0          | Work in progress                                |
| Scoreboards                       | \$36,000  | \$16,279     | Completed – pledges forthcoming in future years |
| Groundsmaster 4000                | \$110,400 | \$98,809     | Delivered under budget                          |
| Groundsmaster 5900                | \$159,600 | \$144,037    | Delivered under budget                          |
| Pioneer Pavilion restroom repairs | \$30,000  | \$21,692     | Completed under budget                          |

# Parks

## JULY 2023 Special Events

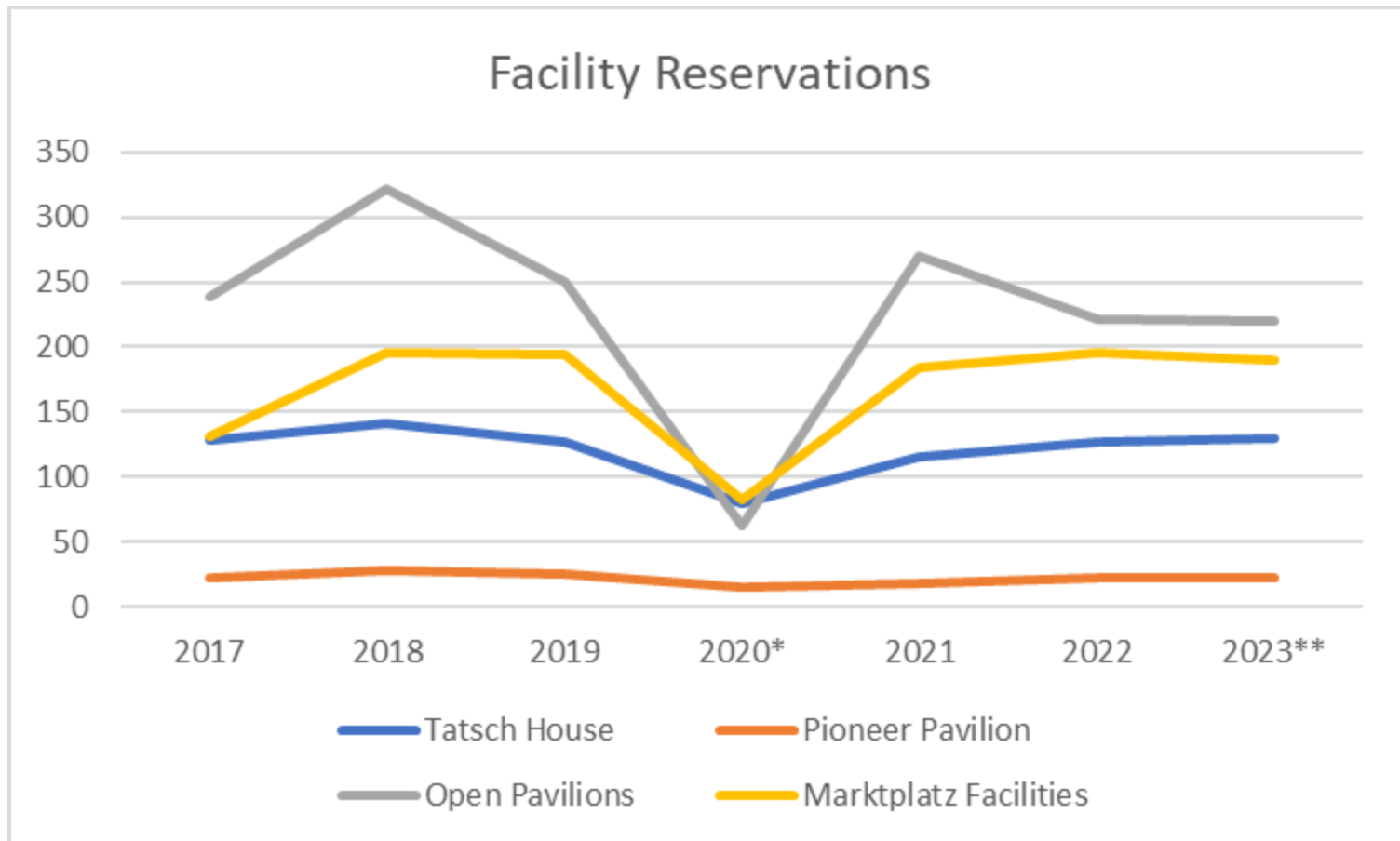


### Date Details

- July 4: VFW Children's Bike Parade at 8:30 a.m. at Adelsverein Halle
- July 4: Nimitz Rotary selling food & beverages at Oktoberfest Halle
- July 4: Fredericksburg Fourth of July Community Parade at 10 a.m. on Main Street
- July 4: Patriotic Program at 11:30 a.m. under Adelsverein Halle
- July 4: Fireworks at LBJMP at 9:30 p.m.
- July 6: Farmers Market from 4-7 p.m. at Adelsverein Halle (Marktplatz)
- July 8: Dance Hall Night at Adelsverein Halle from 7-10:30 p.m.
- July 13: Farmers Market from 4-7 p.m. at Adelsverein Halle (Marktplatz)
- July 20: Farmers Market from 4-7 p.m. at Adelsverein Halle (Marktplatz)
- July 21: Dr. Pepper Junior Open Tennis Tournament at LBJMP Tennis Courts
- July 22: Dr. Pepper Junior Open Tennis Tournament at LBJMP Tennis Courts
- July 23: Dr. Pepper Junior Open Tennis Tournament at LBJMP Tennis Courts
- July 23: PCAA Musical Evening at 6:30 p.m. under Adelsverein Halle (Marktplatz)
- July 27: Farmers Market from 4-7 p.m. at Adelsverein Halle (Marktplatz)
- July 28: Hill Country Swap Meet at LBJMP
- July 29: Hill Country Swap Meet at LBJMP
- July 30: Hill Country Swap Meet at LBJMP ends at noon

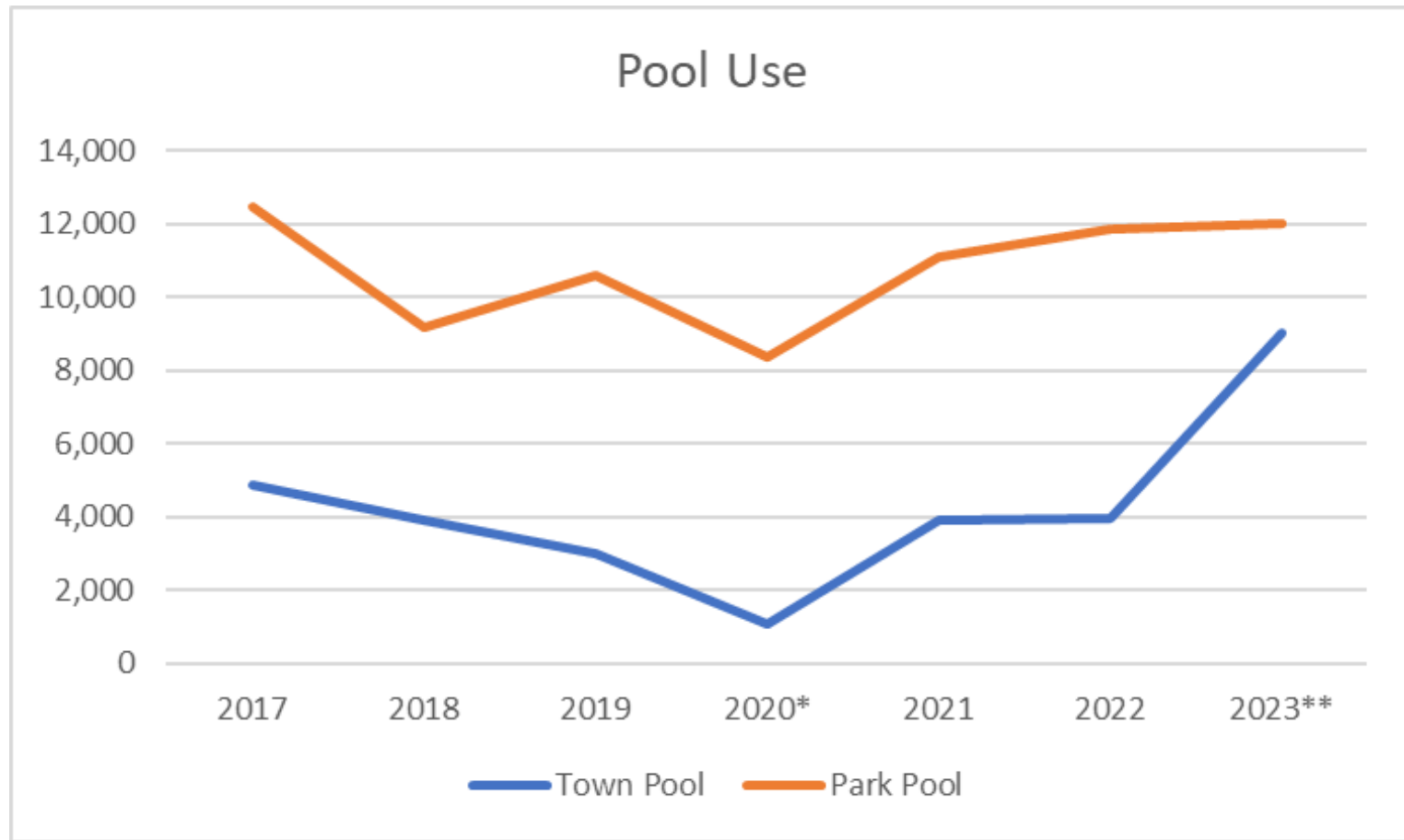
| SUN                                                                               | MON   | TUE                                                                                    | WED | THU                | FRI                              | SAT                              |
|-----------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------|-----|--------------------|----------------------------------|----------------------------------|
|  |       |                                                                                        |     |                    |                                  | 1                                |
| 2                                                                                 | 3     | 4: VFW KIDDIE PARADE, 4TH OF JULY PARADE, PATRIOTIC PROGRAM, NIMITZ ROTARY & FIREWORKS | 5   | 6: FARMERS MARKET  | 7                                | 8: LOCALS DANCE HALL NIGHT       |
| 9                                                                                 | 10    | 11  | 12  | 13: FARMERS MARKET | 14                               | 15                               |
| 16                                                                                | 17    | 18                                                                                     | 19  | 20: FARMERS MARKET | 21: DR. PEPPER TENNIS TOURNAMENT | 22: DR. PEPPER TENNIS TOURNAMENT |
| 23: PCAA MUSICAL EVENING/TENNIS TOURNAMENT<br>30: HILL COUNTRY SWAP MEET          | 24/31 | 25                                                                                     | 26  | 27: FARMERS MARKET | 28: HILL COUNTRY SWAP MEET       | 30: HILL COUNTRY SWAP MEET       |

# Parks



\*Covid  
\*\*Projections

# Parks



\*Covid

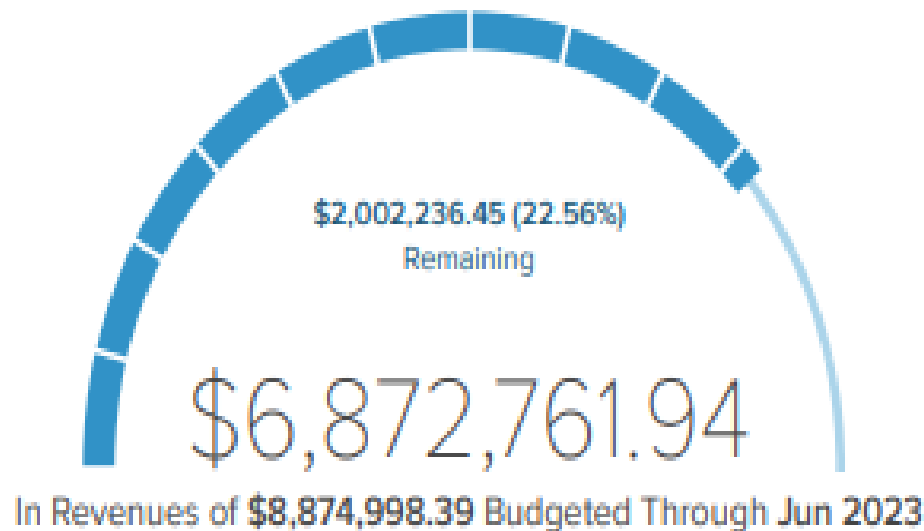
\*\*Projections

# Finance-Sales Tax

Sales Tax Collected as of June, 2023

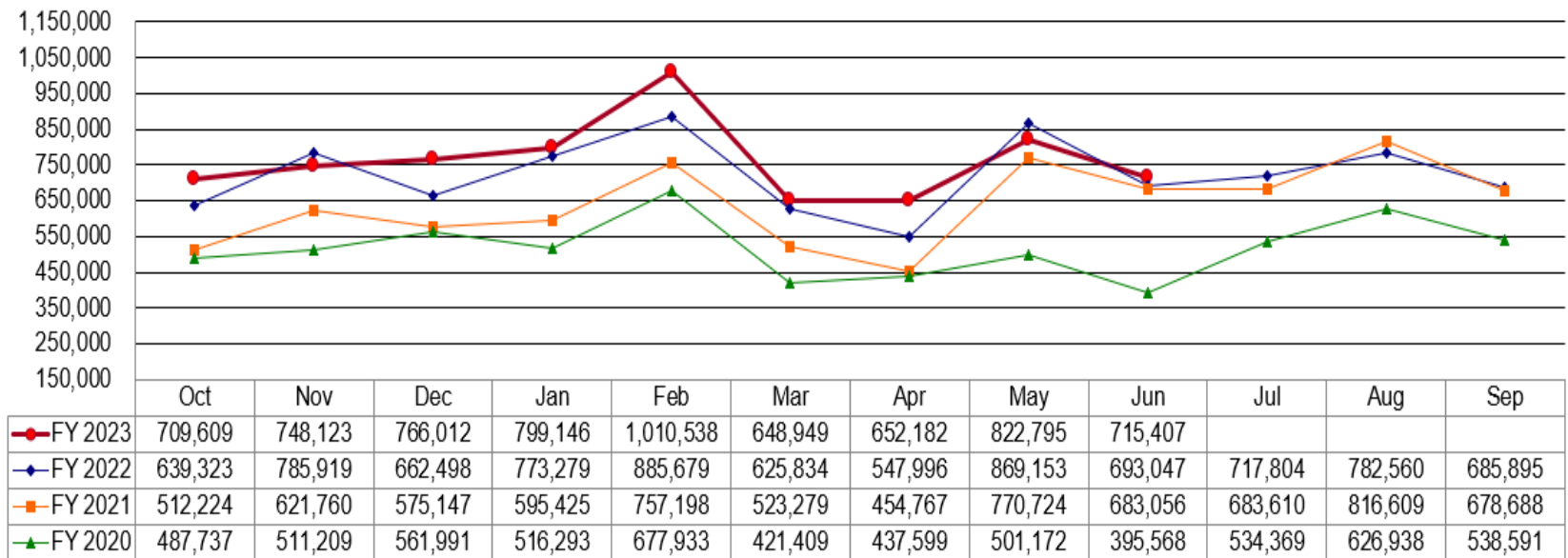
Actual \$6,872,761.94

Budget \$8,874,998.39 (77.4% of Budget)



# Finance-Sales Tax

Actual Sales Tax Receipts - FY 2020, FY 2021, FY 2022, & FY 2023

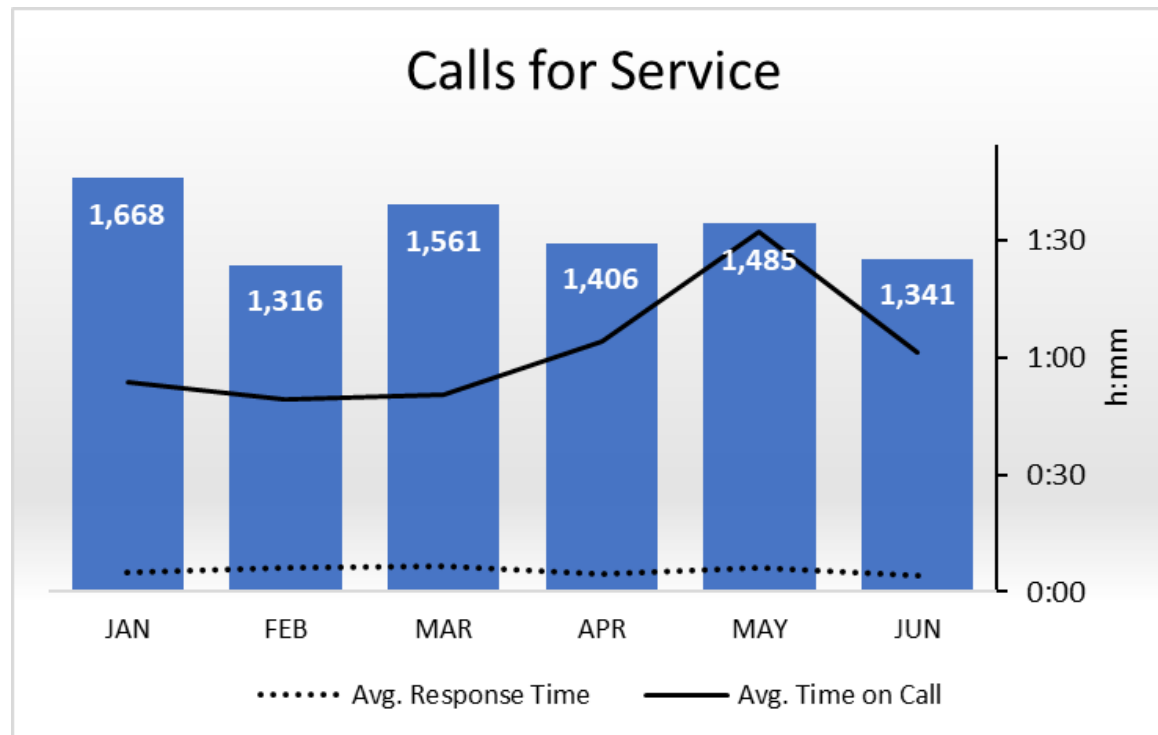


2023 sales tax collections up 6.0% over 2022. Projected revenues to exceed budget.

# Police Department

June 2023 Calls for Service – 1,341

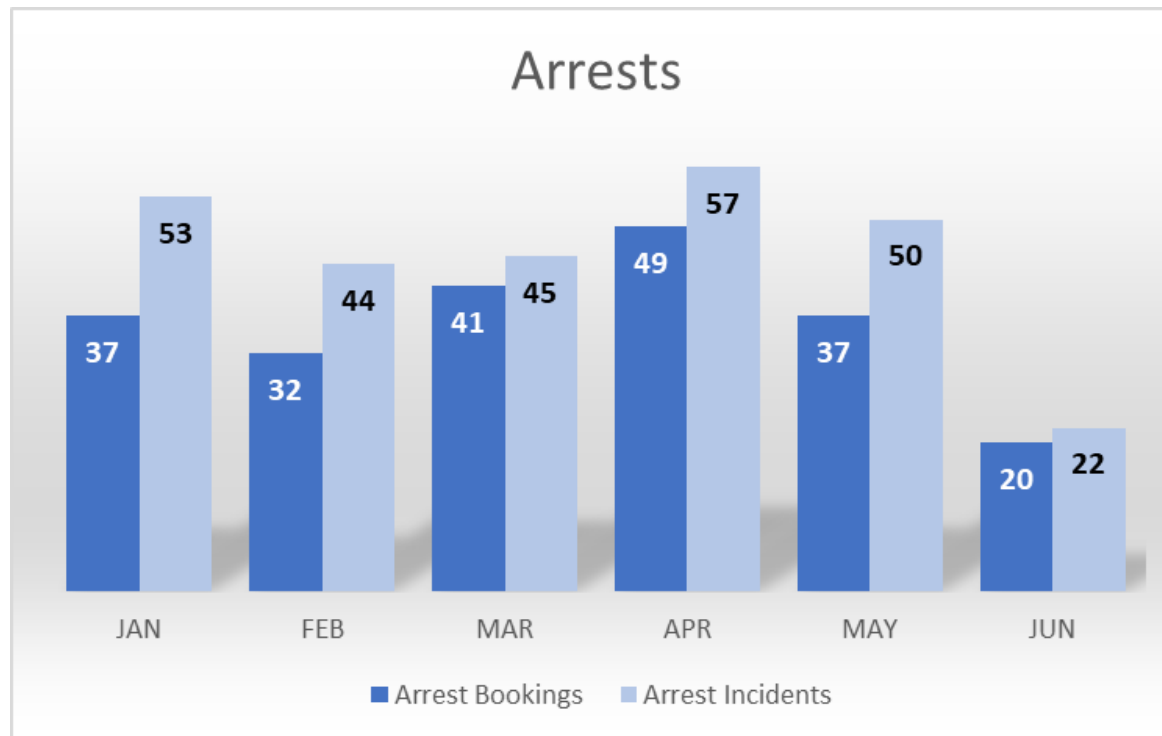
- ▣ Average Response Time - 4 minutes
- ▣ Average Time on Calls - 1 hour 1 minute 50 seconds



# Police Department

## June 2023 Arrests

- ▣ 20 Individuals Booked
- ▣ 22 Total Charges



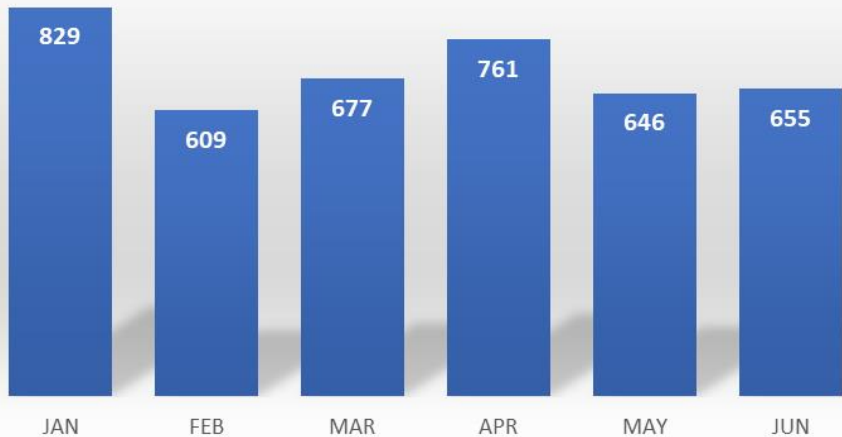
# Police Department

## June 2023 Warnings and Citations - 727

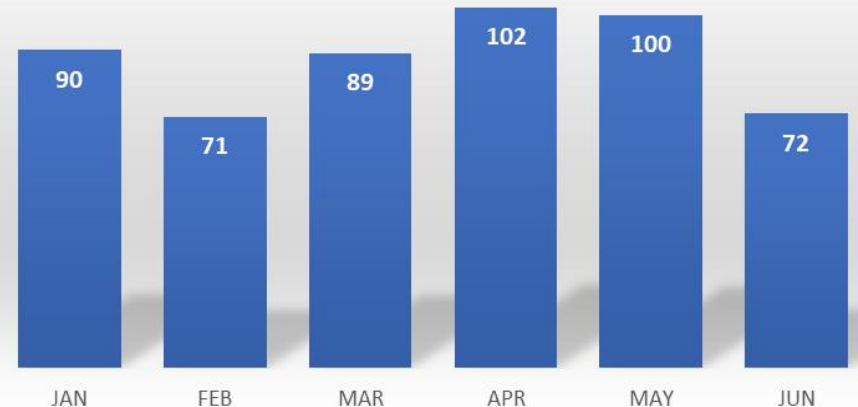
☐ 655 Warnings

☐ 72 Citations

Warnings



Citations



# Police Department

## June 2023 Traffic Accidents - 69

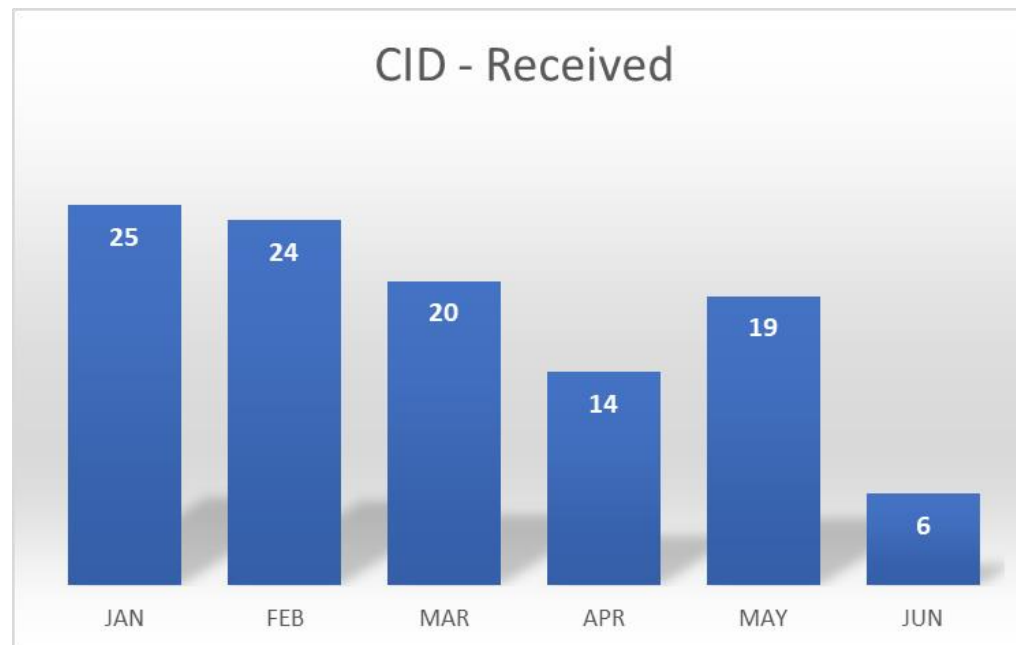
- ▣ 57 Minor Accidents
- ▣ 12 Major Accidents



# Police Department

## June 2023 Criminal Investigations Activity

- ▣ 6 Cases Received
- ▣ 2 Cases Cleared
- ▣ 4 Cases Under Investigation



# Police Department

## June 2023 Code Enforcement Activity - 229

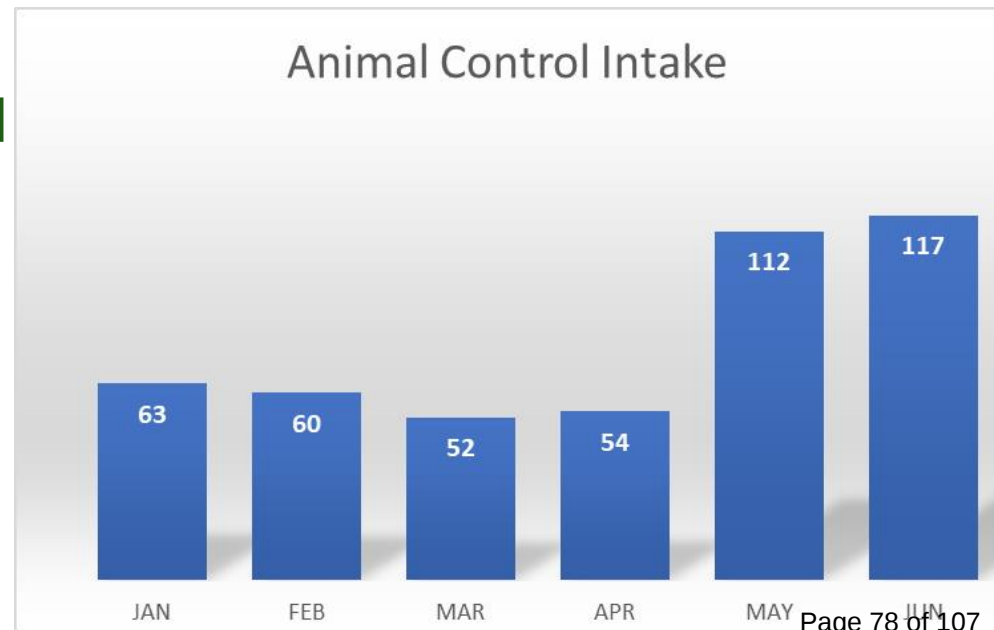
- ▣ 75 Grass and Weed
- ▣ 49 Solid Waste
- ▣ 28 Water Restrictions
- ▣ 26 Junk and Debris
- ▣ 16 Prohibited Signs
- ▣ 15 Swimming Pools, Spas



# Police Department

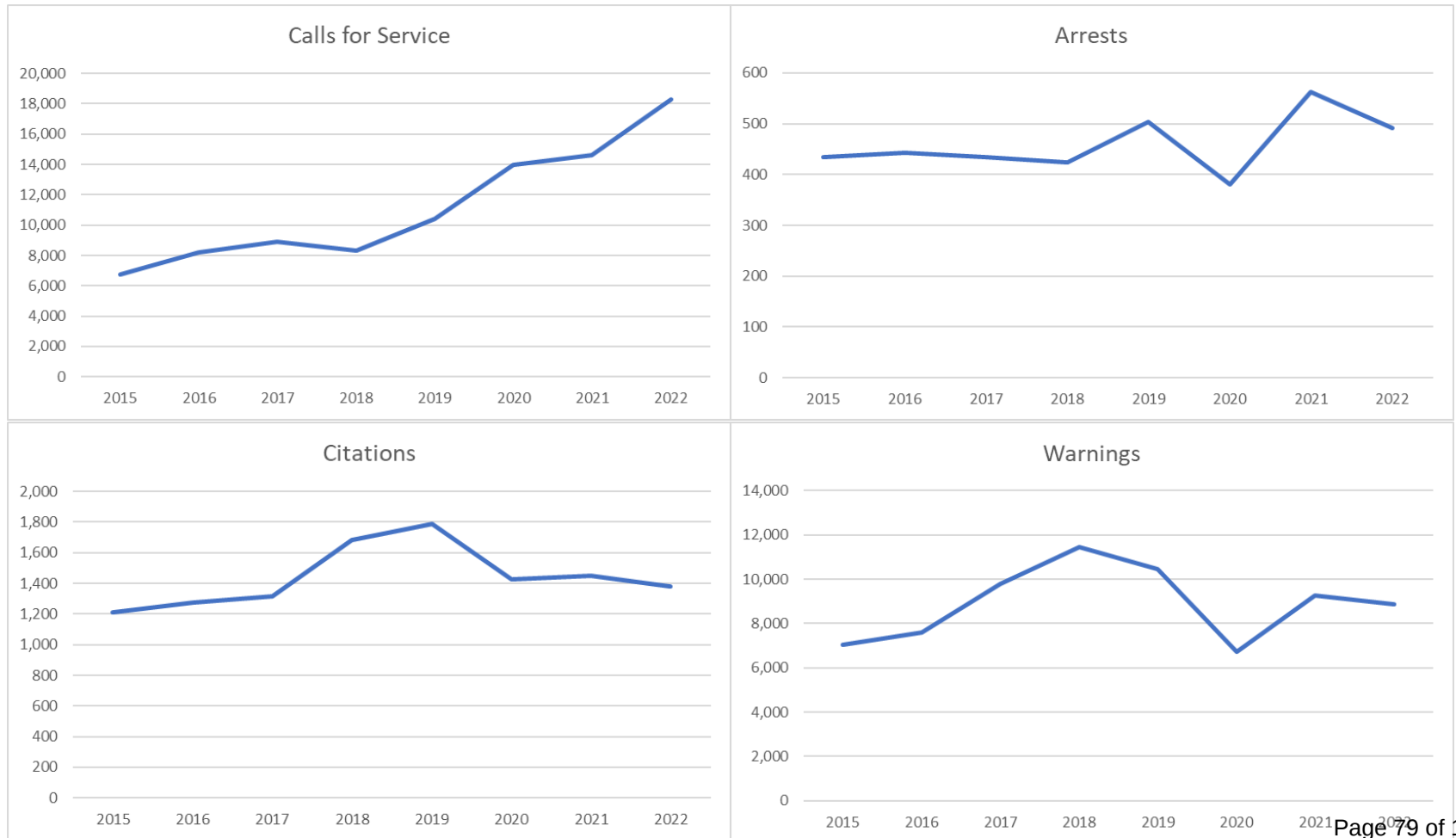
## June 2023 Animal Control Intake - 117

- ▣ 21 City Dogs
- ▣ 21 County Dogs
- ▣ 45 City Cats
- ▣ 30 County Cats
- ▣ 23 Animals Reclaimed  
or Adopted
- ▣ 56 Dead Animals  
Picked Up



# Police Department

## Yearly Trends 2015 - 2022



# Fire/ EMS

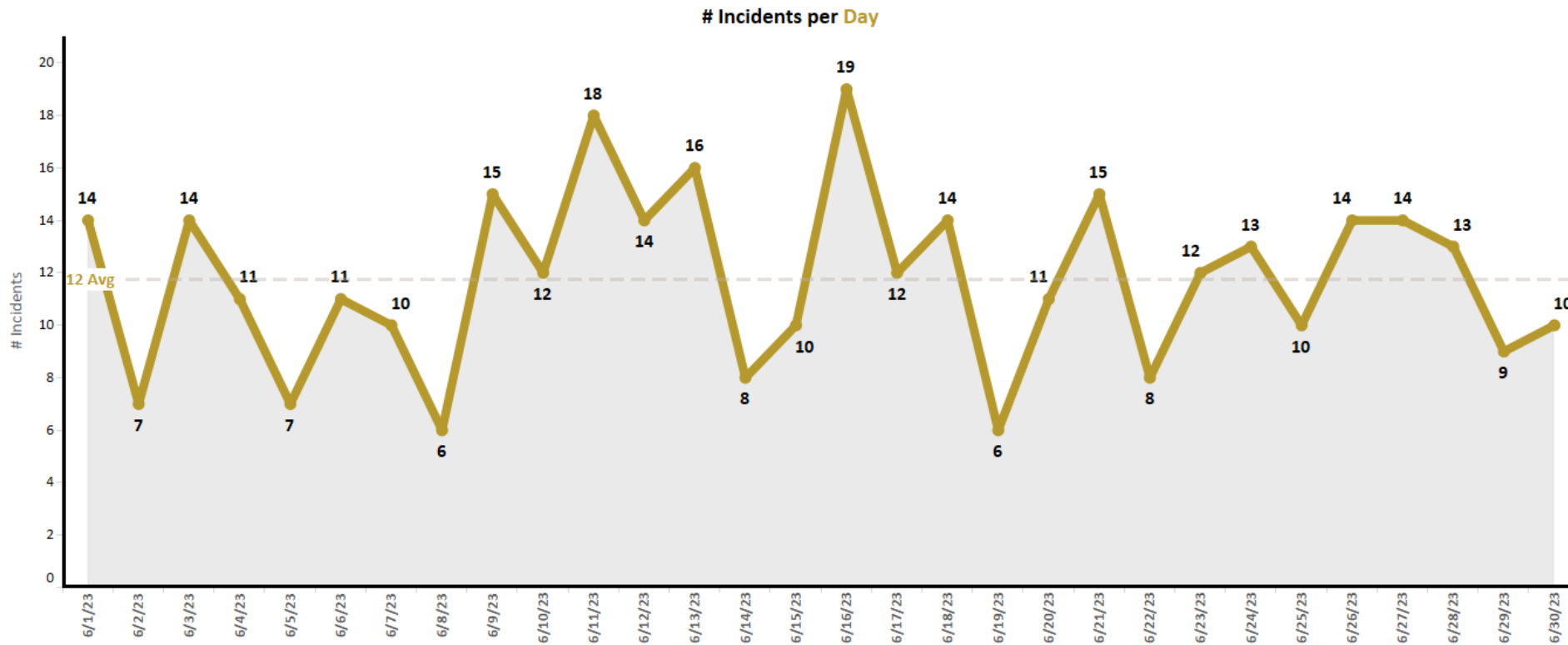


## June, 2023 Fire EMS Report

Department Volume

JUNE 2023  
Incident Measures per *Day*

|                         |                      |                     |                     |                      |
|-------------------------|----------------------|---------------------|---------------------|----------------------|
| <b>353</b><br>Incidents | <b>12</b><br>Average | <b>12</b><br>Median | <b>6</b><br>Minimum | <b>19</b><br>Maximum |
|-------------------------|----------------------|---------------------|---------------------|----------------------|



Incident Measures per *Month*

**2,025**

Incidents

**338**

Average

**335**

Median

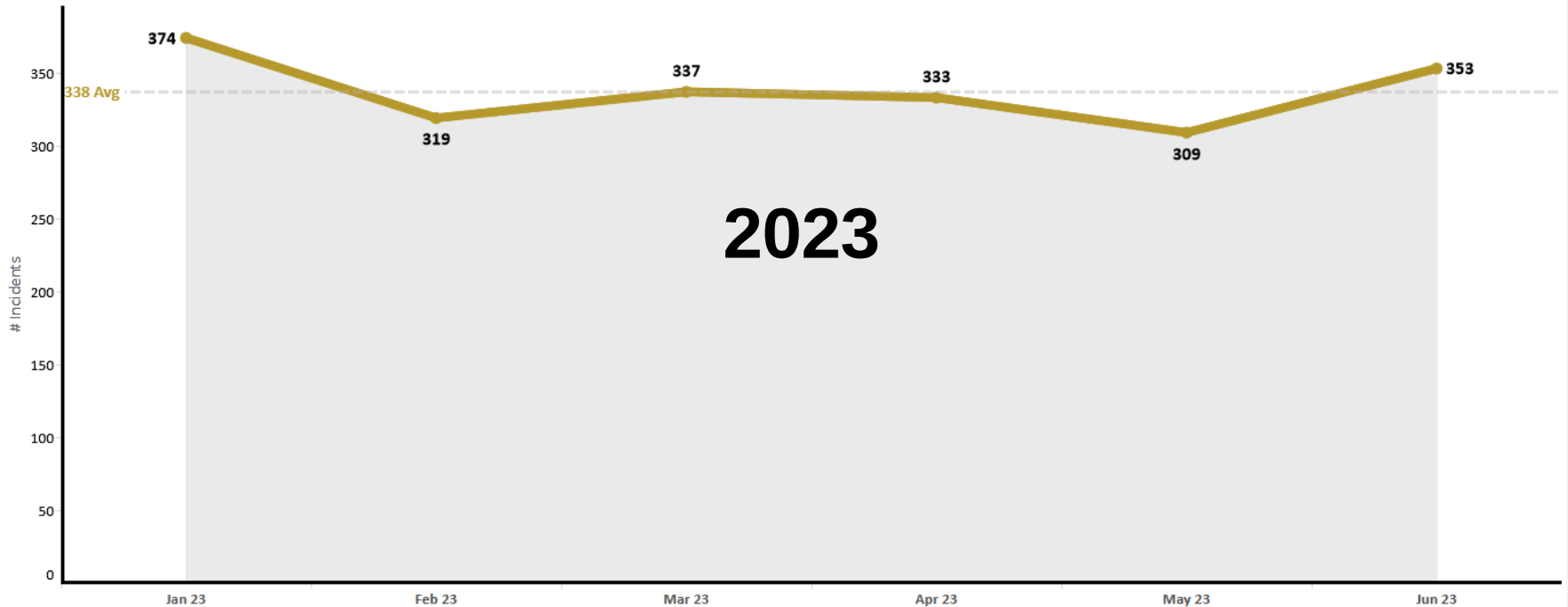
**309**

Minimum

**374**

Maximum

# Incidents per *Month*

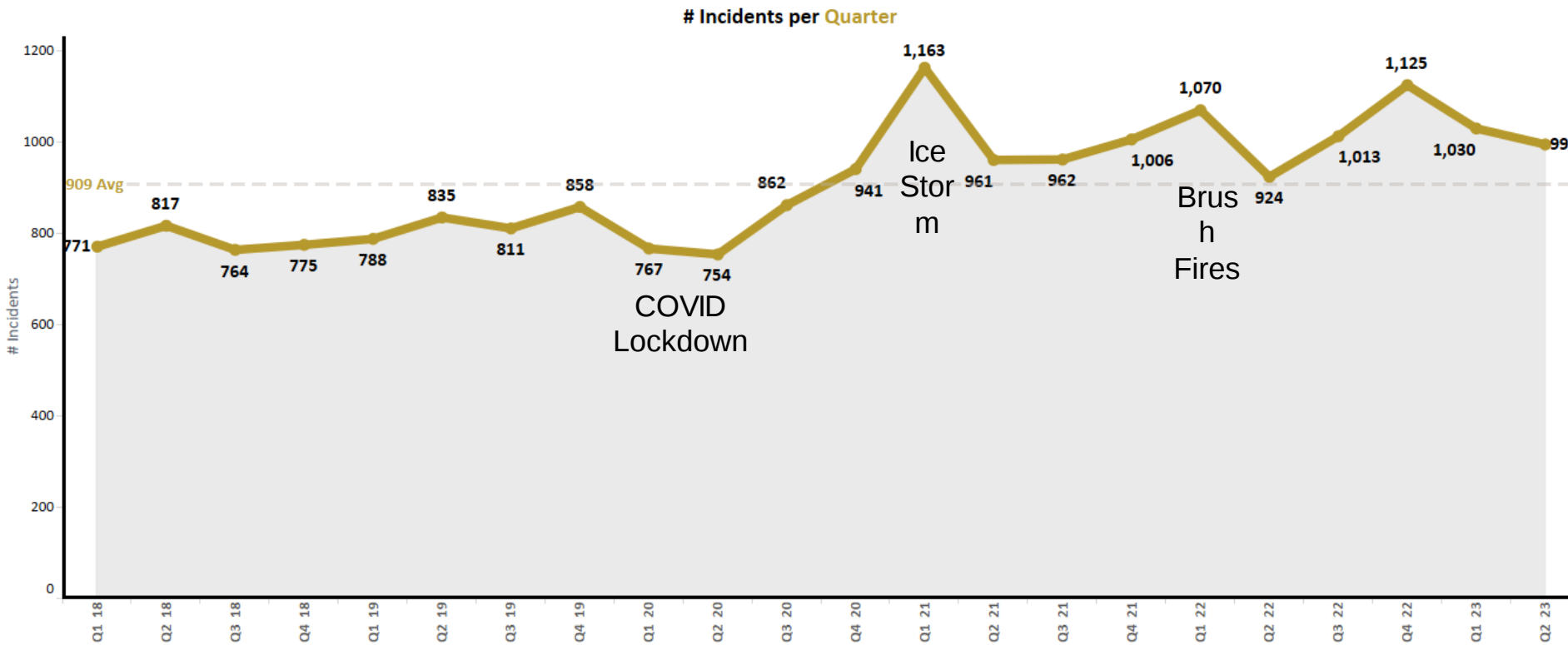


Department Volume

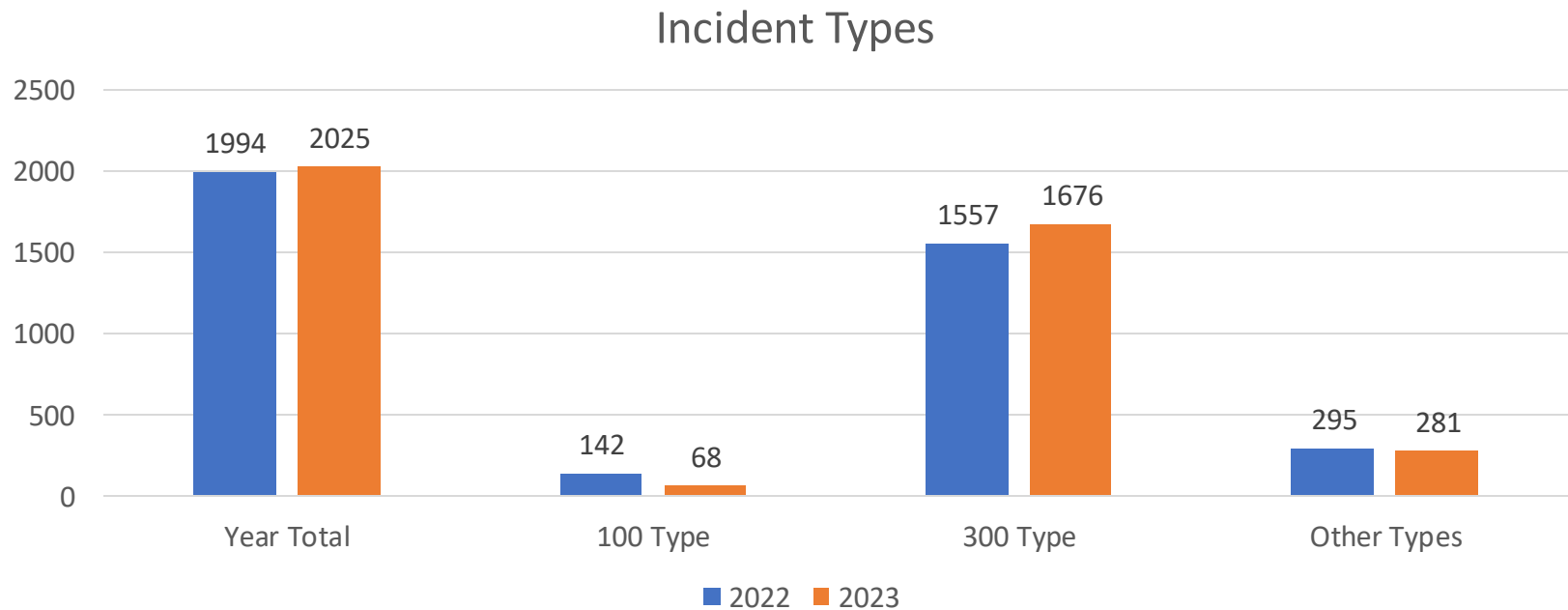


Incident Measures per *Quarter*

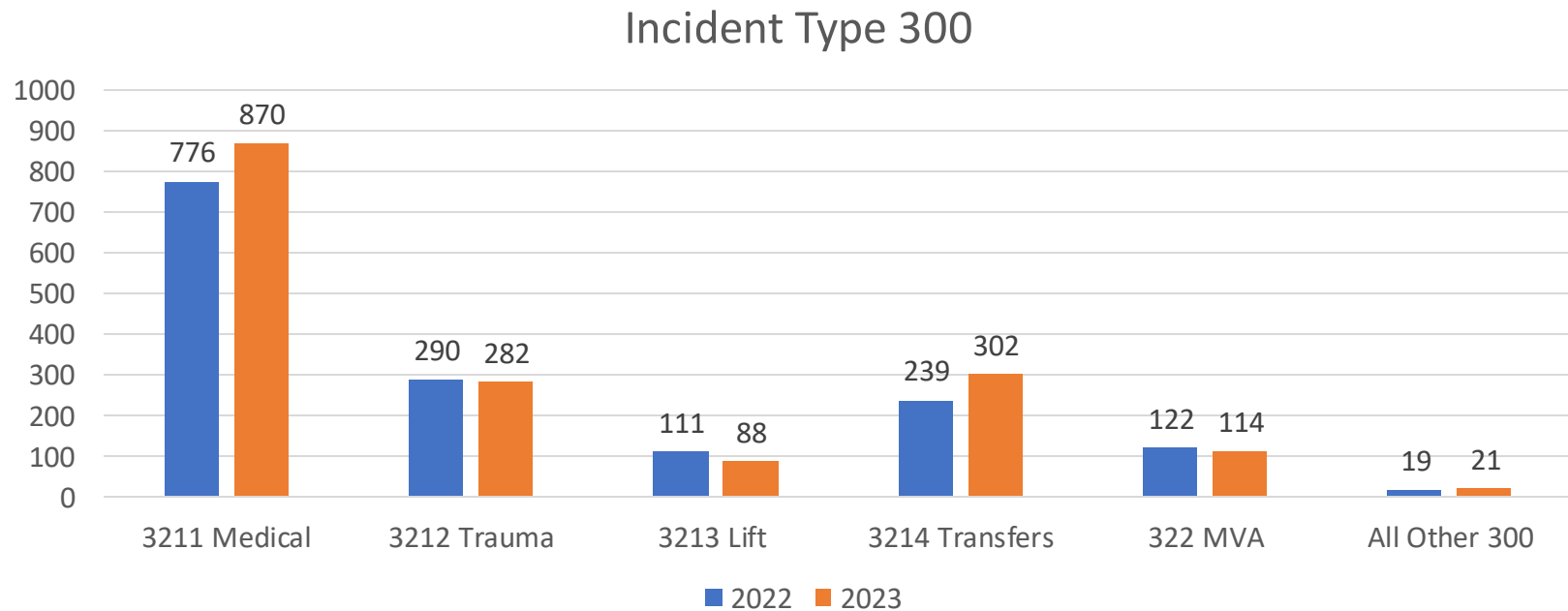
|                            |                       |                      |                       |                         |
|----------------------------|-----------------------|----------------------|-----------------------|-------------------------|
| <b>19,992</b><br>Incidents | <b>909</b><br>Average | <b>893</b><br>Median | <b>754</b><br>Minimum | <b>1,163</b><br>Maximum |
|----------------------------|-----------------------|----------------------|-----------------------|-------------------------|



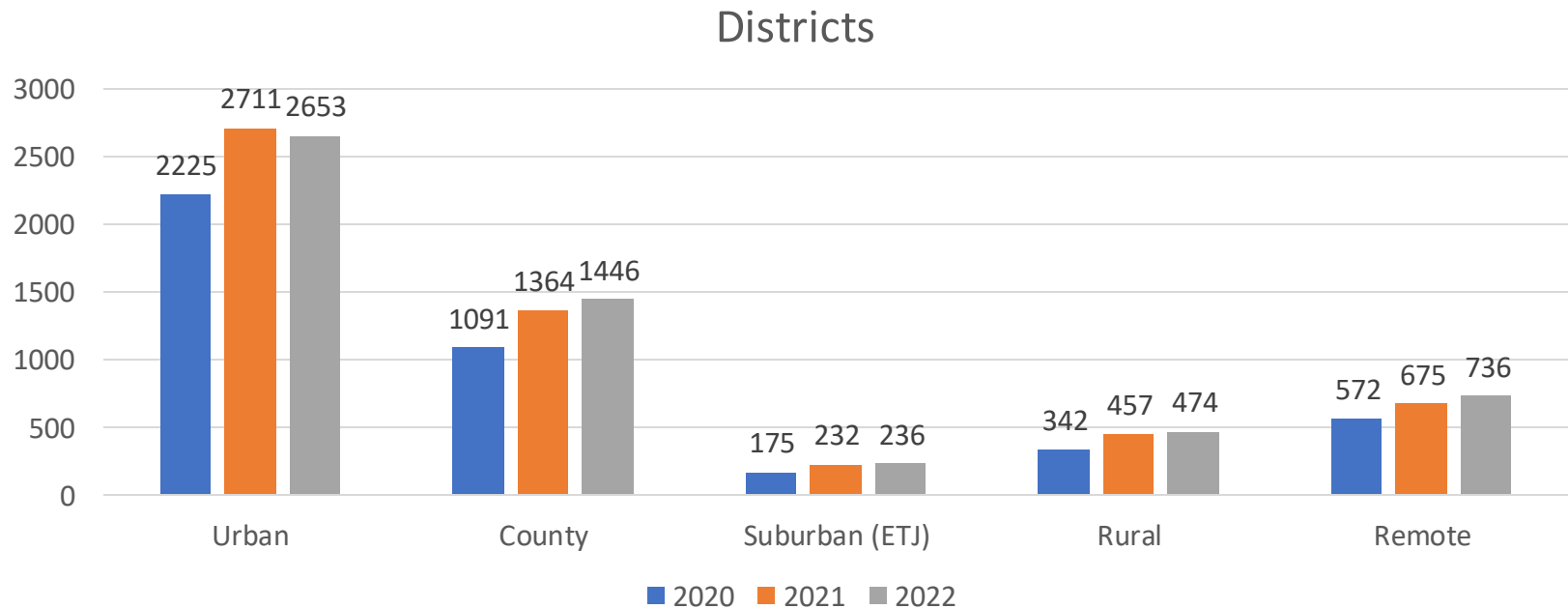
# Incident Comparison YTD June - 2022 vs 2023



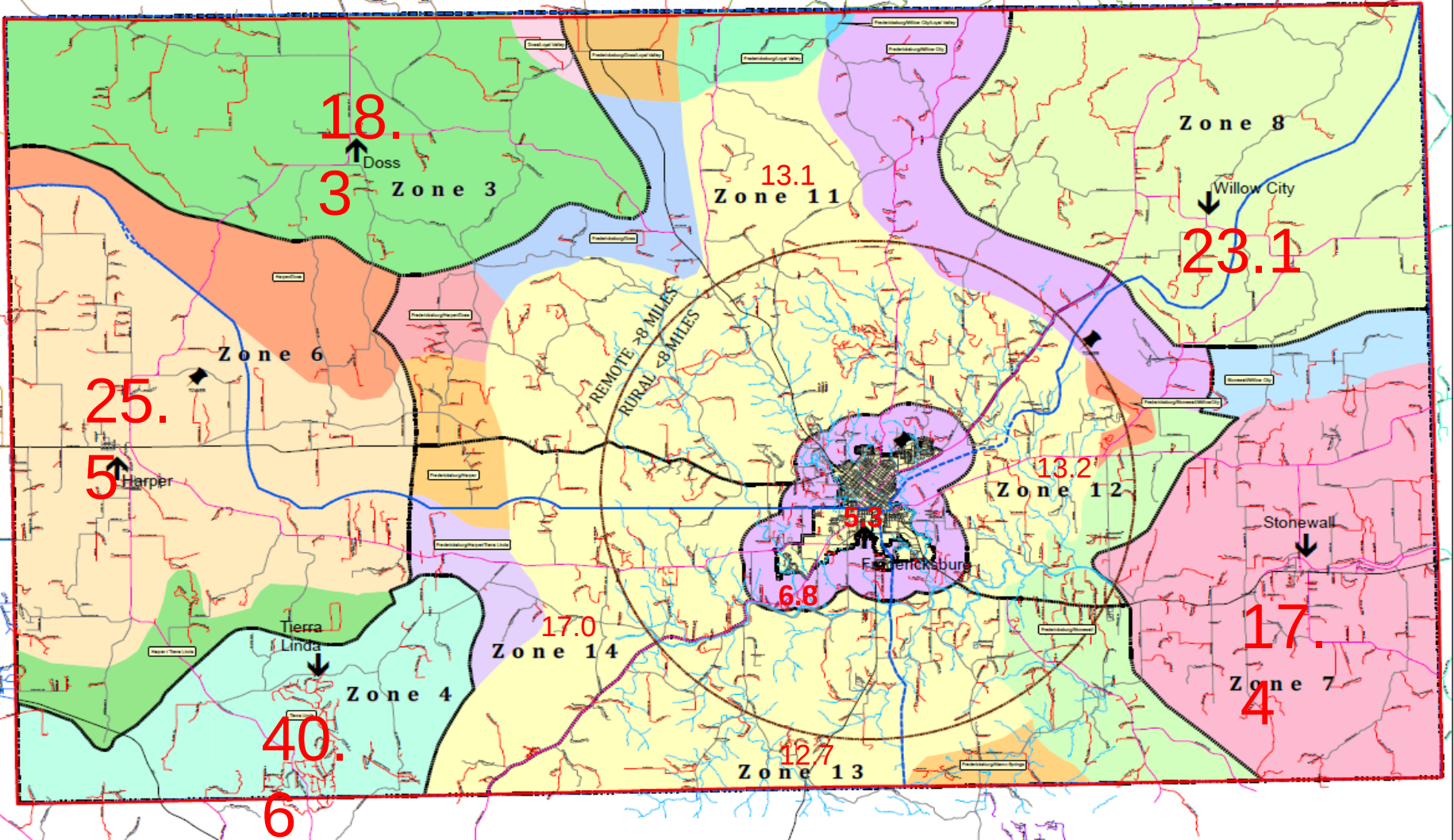
# EMS Incidents YTD June - 2022 vs 2023



# Incident Count by District – 2020 to 2022



# 2023 Response Times



## Incident Locations by Type

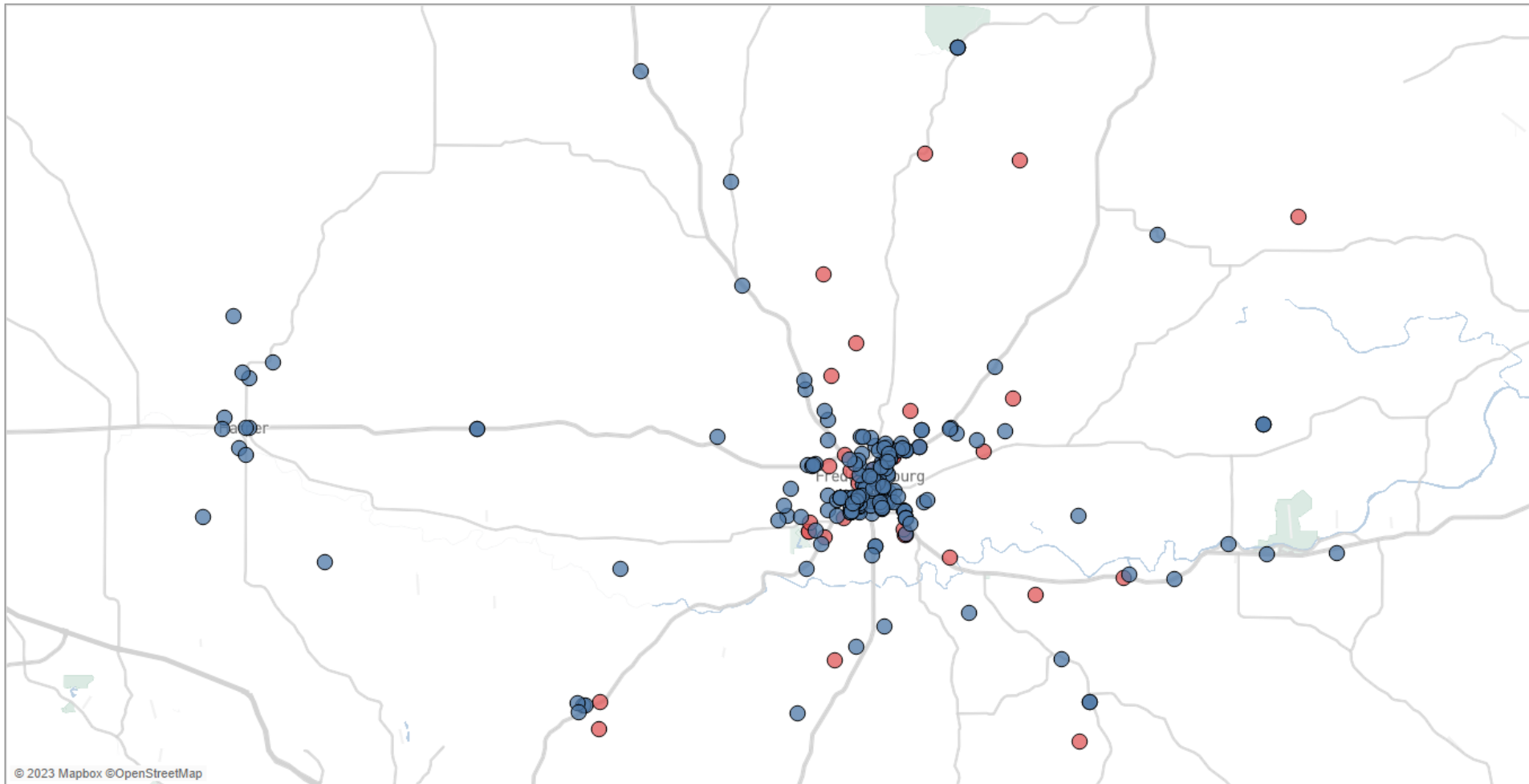
Click to highlight Fire or EMS

Fire

EMS

307 (99.4%) incidents have coordinates out of 309 incidents total.  
Incidents without coordinates are not shown.

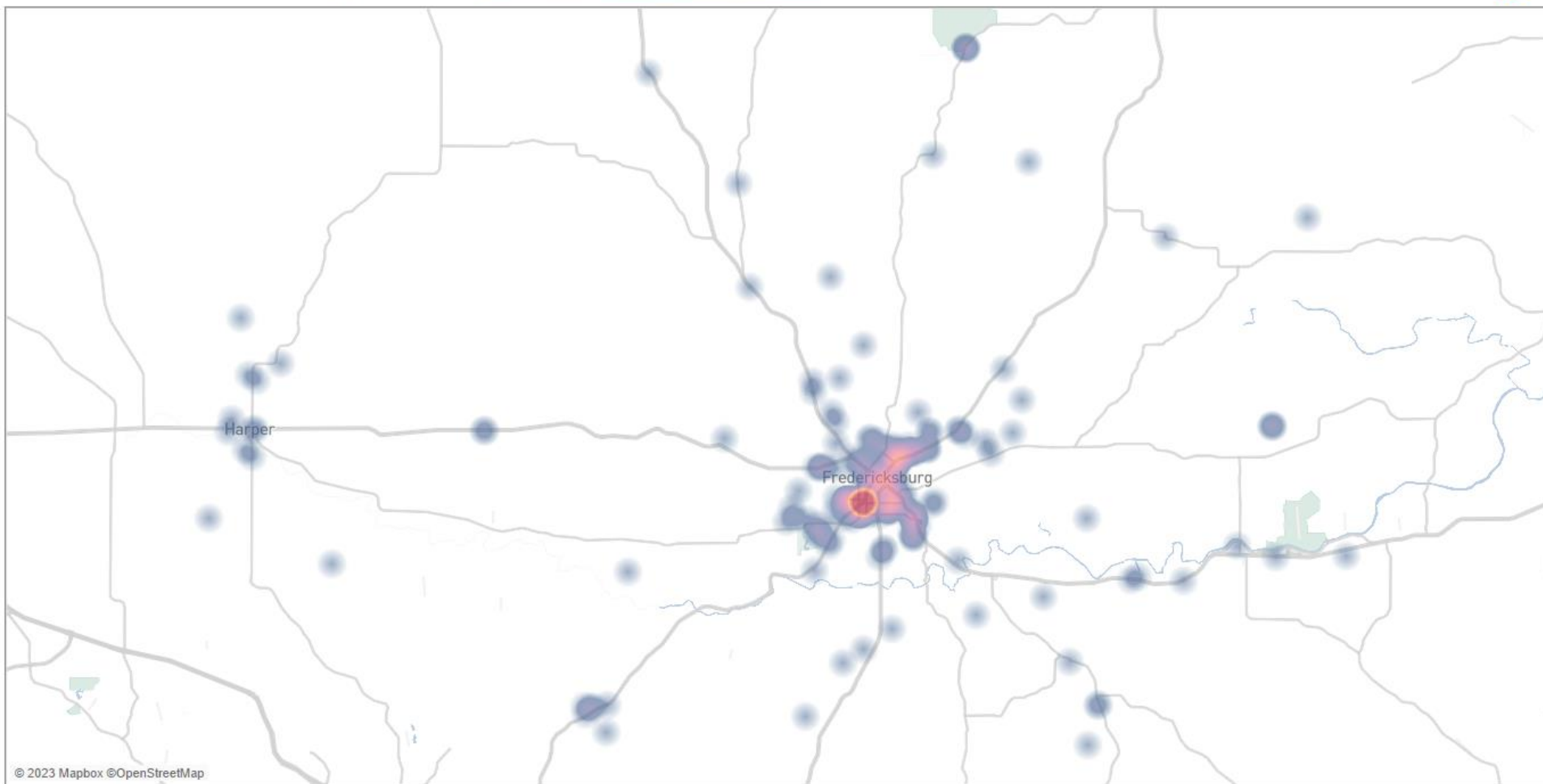
Fredericksburg Fire and EMS



## Incident Location Heat Map



Fredericksburg Fire and EMS



307 (99.4%) incidents have coordinates out of 309 incidents total. Incidents without coordinates are not shown.

# Health Department

## June 2023 Health Department Activity

- ❑ 2 - New Retail Health Permits (Fixed Establishments)
- ❑ 5 - New Mobile Health Permits
- ❑ 13 - Temporary Health Permits
- ❑ 52 - Routine Inspections Performed
- ❑ 3 - Environmental Health Inspections – FISD Middle School, Kinderneest Montessori School, and Precious Moments Daycare
- ❑ Special events inspected – Stonewall Peach Jamboree, FBG Trade Days, Fredericksburg Farmers Market and Fredericksburg Craft Beer Festival

# Health Department

## June 2023 Health Department Development

- ❑ 2 - Plan Reviews completed in June
- ❑ 31 - Facilities with plan reviews completed but not yet finished or permitted (19 within city limits and 12 in county)
- ❑ 25 – Facilities being considered or planned

# City Department Openings

## Open Positions – July, 2023

**Finance Department**    **City Accountant**

**Fire/EMS Department**    **Captain (Promotional testing process is being scheduled)**

**Fire Fighter / EMT**

**Parks Department**    **Crew Worker (weekend hours)**

**Part-time Crew Worker (weekend hours)**

**Police Department**    **5 Police Officers**

**Animal Control Officer**

**Water Department**    **2 Crew Workers**

**Crew Chief**

**Master Electrician**

**Engineering**    **Staff Engineer**

**Street Department**    **Heavy Equipment Specialist (or Crew Worker if filled by promotion)**

Current Openings - 17

Pending Openings – 2 (Due to planned retirements)

**Parks Department**    **Crew Worker**

**Police Department**    **Animal Control Supervisor**

# Records Information Management

- July 7, 2023, Shred Day
  - 108 boxes from City Hall
  - 100 boxes from Police
  - Total of 4840 lbs.
- Currently 268 boxes of records and 495 plans stored in the City Hall Basement
- Police Department is 95% paperless





## CITY COUNCIL AGENDA MEMO

---

**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:**  
**MEETING DATE:** July 18, 2023

**CATEGORY:** CITY MANAGER'S REPORT

---

**CAPTION:** Recycling Discussion

---

**PRESENTATION:**

**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

---

**COMMUNITY VISIONING/STRATEGIC INITIATIVES:**

Business Visioning  
Government Vision  
Family Life Vision  
Quality of Life Vision

---

**ATTACHMENTS:**

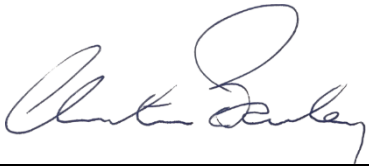
1. 9B - City Manager Report - Fredericksburg Recycling Update 07182023

**APPROVAL/REVIEW:**

---

Shelley Goodwin, City Secretary

Date: July 12, 2023

A handwritten signature in blue ink, appearing to read "Clinton Bailey". The signature is fluid and cursive, with the first name "Clinton" and last name "Bailey" clearly distinguishable.

---

Clinton Bailey, City Manager

Date: July 12, 2023



# City of Fredericksburg Recycling Update

July 18, 2023

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# Recycling Center

- 302 East Ufer Street
- Hours of Operation:
  - Weekdays & Saturday - 7:30am to 5:30pm
  - Closed Thursday for Processing



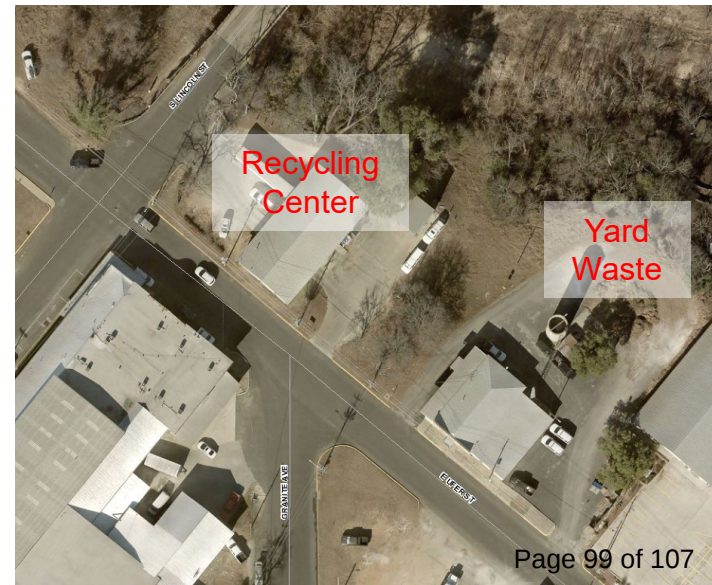
# Recycling Center

- ❑ Cardboard
- ❑ Aluminum
- ❑ Tin Cans
- ❑ Mixed Paper  
(Newspaper,  
Magazines, Office  
Paper)
- ❑ Plastics #1 and #2
- ❑ Scrap metal  
accepted at landfill



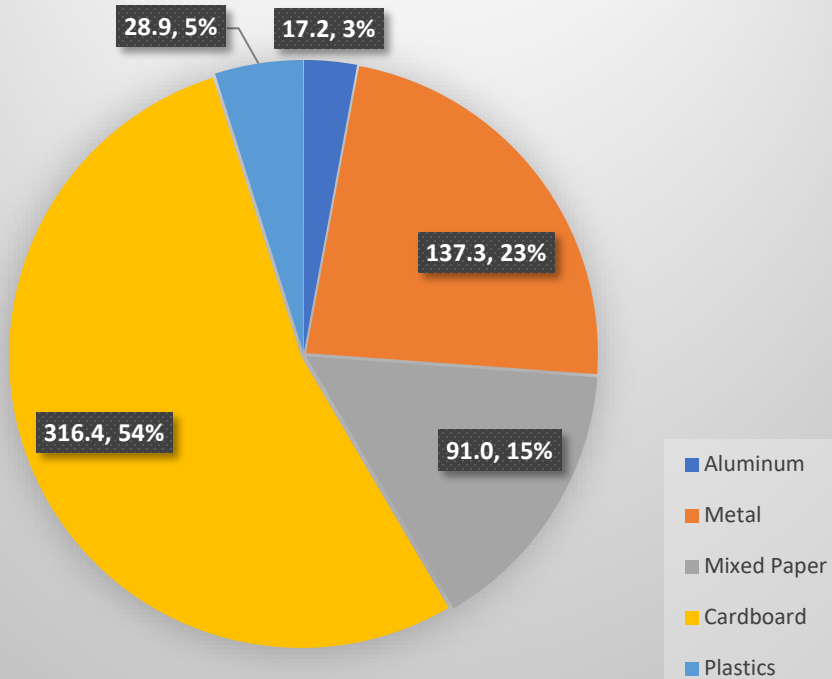
# City Recycling-Related Services

- ❑ Recycling Center
- ❑ Street Sweeping/Leaf Collection
- ❑ Residential Yard Waste Drop-Off
- ❑ Curbside Brush Chipping
- ❑ Scrap Metal Dumpster - Landfill
- ❑ Compost/Mulch Sales

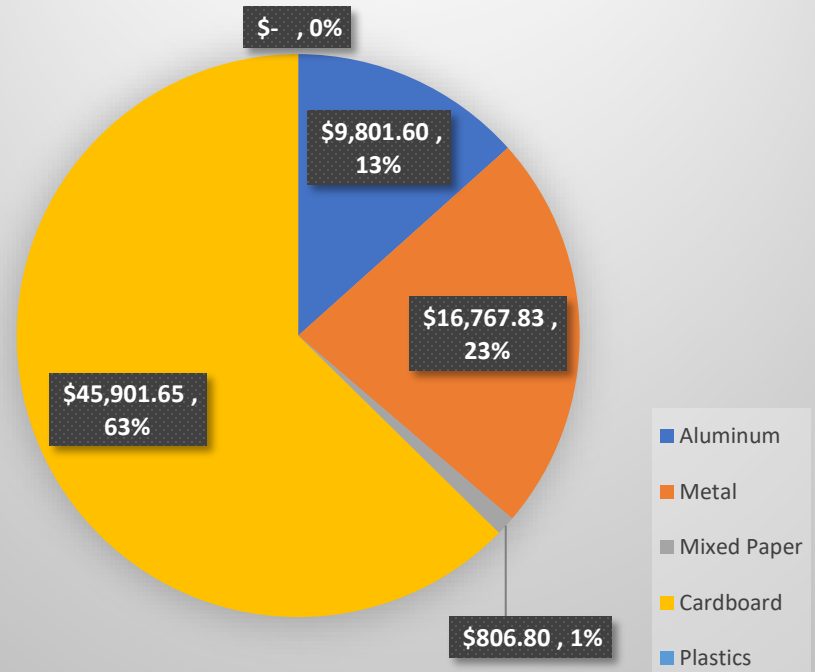


# Recycling Report

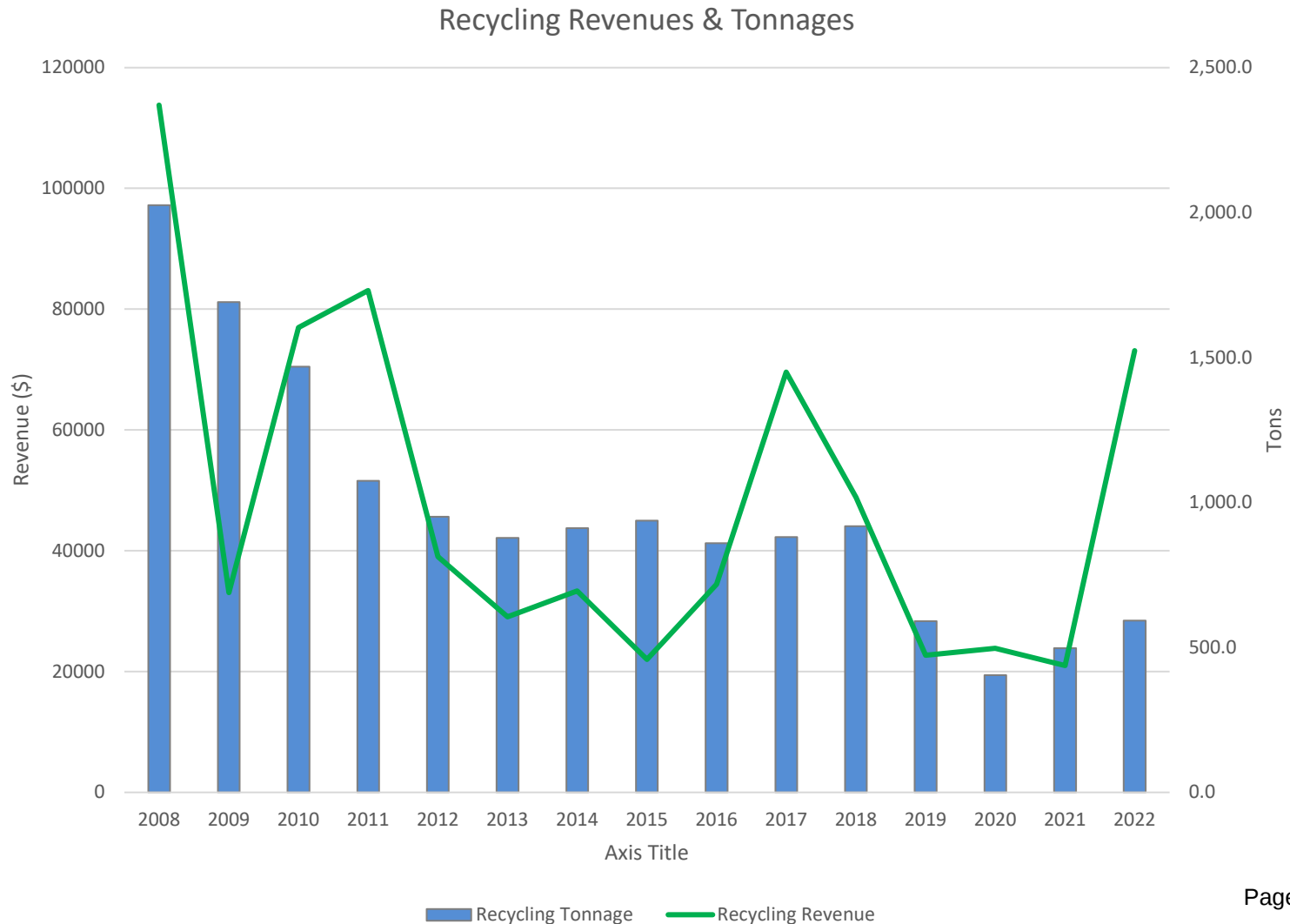
**FY 2022 Tonnage**  
Total - 591.8 Tons



**FY 2022 Receipts**  
Total - \$73,125.48

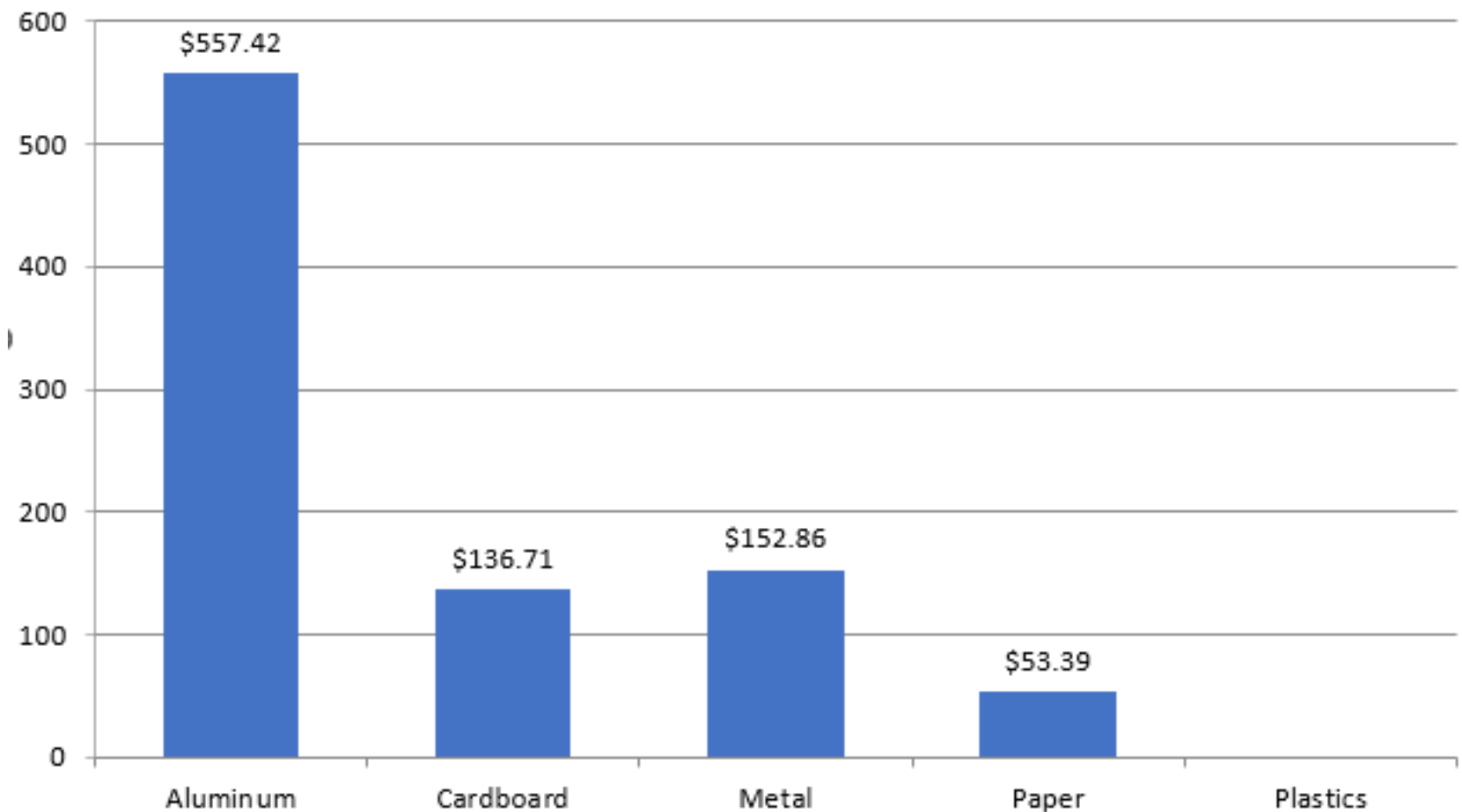


# Recycling Update



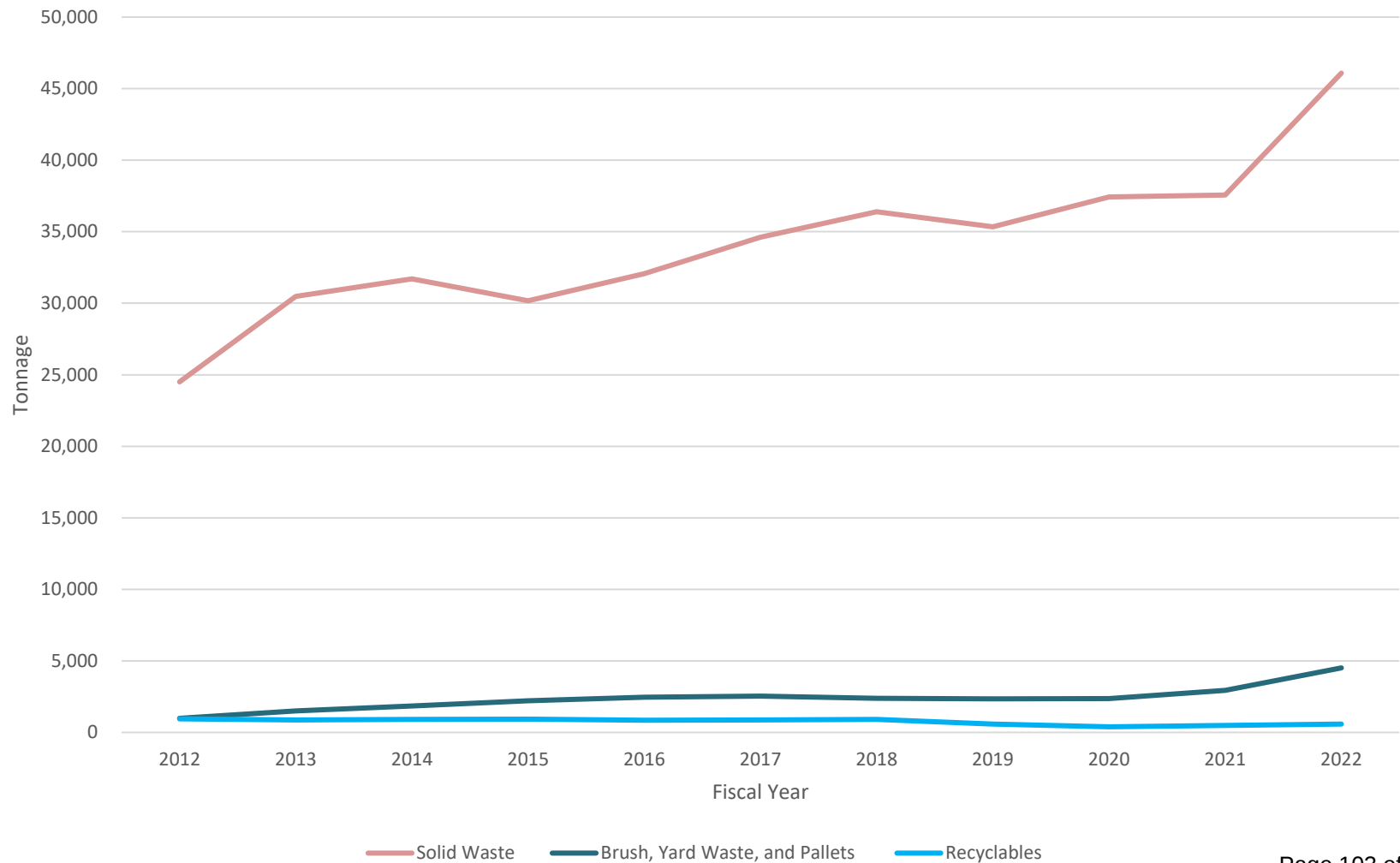
# Recycling Update

Average Unit Price \$/Ton in 12 Months



# Recycling Update

City of Fredericksburg Landfill Tonnage Report



# Questions



**City Council Regular Meeting  
August 1, 2023**

|          |                                                                         |                 |                    |                |
|----------|-------------------------------------------------------------------------|-----------------|--------------------|----------------|
| 2023-105 | City Council Minutes<br>July 18, 2023<br>July 19, 2023<br>July 24, 2023 | Approve-Consent | Shelley<br>Goodwin | City Secretary |
|          | Recognize the July 4 <sup>th</sup> Parade Committee                     | Recognize       | Shelley<br>Goodwin | City Secretary |

**Future Agenda Items**

|         |                                                                                                                                                                                                                                                                                                                            |                   |                |                      |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|----------------------|
| 2023-65 | Consider the approval of a street closure request to close one southbound traffic lane and the parking lane adjacent to Marktplatz on North Adams from Austin to Main Street beginning Friday, October 20, 2023, at 7:00 a.m. until Sunday, October 22, 2023, at 12:00 p.m. for Bestfest (August 15 <sup>th</sup> meeting) | Consent - Approve | Jennifer Krupa | Parks and Recreation |
| 2023-67 | Consider the approval of street closure requests for W. Crockett Street from N. Austin to N. Travis Street; W.                                                                                                                                                                                                             | Consent - Approve | Jennifer Krupa | Parks and Recreation |

Schubert (eastbound lane only) from N. Crockett to N. Adams Street, and N. Adams Street (southbound lane only) from W. Schubert to the church entrance on Adams Street; from 5:30 p.m. to 8:30 p.m., on both Friday and Saturday, December 8 & 9, 2023, for the Christmas Journey event hosted by Bethany Lutheran Church.

|          |                                                                                         |             |                                   |                                      |
|----------|-----------------------------------------------------------------------------------------|-------------|-----------------------------------|--------------------------------------|
| 2023-74  | Consider naming rights for Marktplatz northwest corner project (summer 2023)            | Approve     | Andrea Schmidt                    | Parks and Recreation                 |
| 2023-312 | Announcements of upcoming budget activities (7-24-2023 Workshop)                        | Information | Shelley Goodwin                   | City Secretary                       |
| 2023-310 | Consider and discuss the General Fund (7-24-2023 Workshop)                              | Discussion  | Clinton Bailey and Krista Wareham | City Manager and Director of Finance |
| 2023-316 | Announcements of upcoming budget activities (7-26-2023 Workshop)                        | Information | Shelley Goodwin                   | City Secretary                       |
| 2023-313 | Consider and discuss the Enterprise Fund (7-26-2023 Workshop)                           | Discussion  | Clinton Bailey and Krista Wareham | City Manager and Director of Finance |
| 2023-340 | Award bid cleaning services (August or September)                                       | Approve     | Andrea Schmidt                    | Parks and Recreation                 |
| 2023-341 | Approve new fees for pool parties based on new pay rates for lifeguards (December 2023) | Approve     | Andrea Schmidt                    | Parks and Recreation                 |
| 2023-342 | Approve new RV, pavilion, Tatsch House and other recreational fees (September)          | Approve     | Andrea Schmidt                    | Parks and Recreation                 |
| 2023-    | Ordinance 2023 Tax Rate                                                                 | Approve     | Clinton Bailey and Krista Wareham | City Manager and Director of Finance |

|       |                                                                                      |           |                                         |                                         |
|-------|--------------------------------------------------------------------------------------|-----------|-----------------------------------------|-----------------------------------------|
| 2023- | Ordinance FY2024 Budget                                                              | Approve   | Clinton Bailey<br>and Krista<br>Wareham | City Manager and<br>Director of Finance |
| 2023- | Award Construction Bid for S. Llano Shared-Use Bridge &<br>Ufer St. Sidewalk Project | Approve   | Garret Bonn                             | City Manager                            |
|       | Recognition of Patrolman Victor Martinez                                             | Recognize | Clinton Bailey                          | City Manager                            |