



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, November 21, 2023 ~ 9:00 AM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

Jeryl Hoover, Mayor
Bobby Watson, Mayor Pro Tem
Randy Briley, Councilmember

Emily Kirchner, Councilmember
Tony Klein, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, November 21, 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;
- ii. Make sure to check the appropriate box (verbal or written);
- iii. Only one (1) agenda item per Comment Card.

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

- 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 on the basis of the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for the Executive Session.

Attendance By Other Elected or Appointed Officials: It is anticipated that the Planning & Zoning Commission, Historic Review Board, Charter Review Committee, and Board of Adjustments members may attend the City Council Meeting at the date and time above in numbers that may constitute a quorum. Notice is hereby given that at the City Council Meeting at the date and time above, no Board or Commission action will be taken by such in attendance unless such item and action are specifically provided on a separate agenda posted subject to the Texas Open Meeting Act. This is not an agenda of an official meeting of the City Boards and Commissions, and minutes will not be taken.

1. CALL TO ORDER

2. INVOCATION

Bill Waddell, Pastor at First Baptist Church 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 November 7, 2023, City Council Regular Minutes (Shelley Goodwin, City Secretary)

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Consider the approval of Ordinance 2023-20, amending Articles 5.000, "Constructions Permits and Fees" and 5.500, "[Application Fees]," of Appendix A, "Fee Schedule," of the Fredericksburg Municipal Code, to revise fees for applications related to Short-Term Rental Permits, Development, Zoning, And Board Of Adjustment Appeals; providing that this Ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date. (Anna Hudson, Director of Development Services)
- B. Consider the approval of Resolution 2023-18R casting votes for the Gillespie Central Appraisal District Board of Directors for the 2024-2025 Terms (Clinton Bailey, City Manager)

8. CITY MANAGER'S REPORT

- A. City Manager's Update

9. ITEMS FOR FUTURE AGENDA

- A. Review the Future Agenda spreadsheet

10. ADJOURN

CERTIFICATION

This is to certify that I, Shelley Goodwin, posted this Agenda at 4:45 p.m. on November 16, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelley Goodwin, TRMC/CMC
City Secretary



City of Fredericksburg
CITY COUNCIL REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 7, 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
Mick McKamie, City Attorney
Garret Bonn, Assistant City Manager
Lynn Bizzell, Fire Chief
Brian Vorauer, Police Chief
Andrea Schmidt, Director of Parks and Recreation
Kris Kneese, Director of Public Works and Utilities
Anna Hudson, Director of Development Services
Braxton Roemer, Police Lieutenant
Justin Calhoun, Emergency Management Coordinator
Krista Wareham, Director of Finance
Eric Whiting, Director of Information Technology
Lea Feuge, Public Information Officer
Leslie Embrey, Assistant to the City Secretary
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 Tuesday, November 7, 2023. He announced that a quorum had been met.

2. INVOCATION

Justin Hagendorf, Hill Country Church Youth Director, lead the Invocation.

3. PLEDGE OF ALLEGIANCE

Mayor Hoover led the Pledge of Allegiance.

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

Braxton Roemer, Police Lieutenant introduced Alyssa Rivera, Community Outreach Liaison.

Clinton Bailey, City Manager, recognized the following:

- Leslie Embrey for her recent promotion to Assistant to the City Secretary and announced

that she recently completed the Texas Tech Local Government Leadership Program

- Officer Victor Martinez for three recognitions (hard work on a case, outstanding service with a situation at a resident, and helping someone locate their vehicle)
- Shelley Goodwin, City Secretary, for Texas Municipal Clerks Association, Inc., presenting her with the Distinguished Service Award in appreciation for the significant career-long contributions made to promote the municipal clerk profession and TMCA, Inc.

5. COUNCIL COMMENTS

Councilmember Briley provided the following updates:

- October 17, 2023, Chamber of Commerce Meeting where they discussed the Christmas Parade and Penny McBride's successor. He also noted they will have their final Leadership Breakfast on November 15th.
- Convention and Visitor Bureau (CVB) Master Plan will be provided the CVB Board in December
- October 26, 2023, Town Hall Meeting where several topics were discussed
- November 10th Marine's Birthday, he has been asked to speak along with other Veterans to Fredericksburg ISD students

Councilmember Klein stated he attended and worked the Fredericksburg Food and Wine Fest, which he felt the attendance was low. He stated he wanted to let everyone know that the festival is not going away, but just taking a year off to restructure and rebuild the event. He also thanked everyone for all their help over the years.

Councilmember Watson provided an update on the following:

- October 18, 2023, attended the Chamber of Commerce Summitt with Greg Peridon; very enlightening event
- October 20, 2023, attended EDC meeting where the report shows a lot of activity and interest in Fredericksburg
- November 6, 2023, attended the Charter Review Committee where the Committee is getting closer to providing a report with the proposed amendment to the City Council and noted the next Committee Meeting is November 20, 2023
- Texas Rangers won the World Series first time ever

Councilmember Kirchner provided the following updates:

- Christmas has arrived at MarktPlatz with the setting up of the Christmas Pyramid, the tree, and Eisbahn
- Parks Master Plan draft has been released and the Advisory Committee will be meeting to review and make edits

6. CONSENT

A. Consider approval of October 17, 2023, City Council Regular Meeting Minutes

B. Consider the following actions for the Fredericksburg Convention and Visitors Bureau Board of Directors

- KK Welch appointment for a term expiring September 30, 2025**
- Chris Perrenoud appointment for a term expiring September 30, 2025**
- David Shields appointment to a full term expiring September 30, 2025**

C. Consider the approval of the Professional Services Agreement between the City of Fredericksburg and Lucy Pearson, Prosecutor, effective October 1, 2023

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

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

A. Consider the proposed amendments to the Zoning Municipal Ordinances as part of the City of Fredericksburg Code of Ordinances regarding Short-Term Rentals (#Z-2318)

Councilmember Briley abstained and left the dais.

i. Motion to take from the table (previously tabled on October 17, 2023)

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Kirchner, to remove from the table from the October 17, 2023, City Council Regular Meeting. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

ii. Presentation by Staff

Anna Hudson, Director of Development Services, provided the attached PowerPoint. She reviewed the outstanding items that need to be addressed.

Jan Musgrove, STR Specialist, provided an update on the current number of active permits, the permits being worked on, and the permit requests that need attention.

iii. Discussion by City Council

The City Council discussed the following:

- Burn Ban and the current fire ordinance
- Stranded Properties to qualify to apply
- Special Exceptions that Board of Adjustment would consider
- Special Exceptions 50% vs 75%
- Board of Adjustment processes related to STRs
- Community Facilities include C1 (schools, museums, libraries), CBD, Community Facility, and C2
- Special Exception
- Exempt schools from percentage
- Removal of posting of the permit
- Eliminating the Special Exemption
- Non-payment of Hotel Occupancy Tax
- Transfer of permit
- Tightening up the process
- Allow owners to apply and Board of Adjustment to be part of the process

John Ellis, City resident, also provided written comments. He spoke regarding STRs in Historic District.

Mike Mahoney, City resident, provided a demonstration of what will happen when special exception is lowered from 75% to 50%. He encouraged the City Council to identify the properties that will be affected by the lowering of the percentage.

Blenda McDonald, City resident thanked everyone involved for their work on this Ordinance revision. She spoke regarding the percentage on special exception, nonconformance, and process to revoke a permit. She also stated she felt there should be a definition on Special Exception.

Mick McKamie, City Attorney, stated the City Council will need to have a future discussion on the Fair Housing.

- iv. Consider the approval of Ordinance 2023-18, repealing Section 5.401, “Additional Requirements for Short-Term Rental Uses,” of Appendix B, “Zoning Ordinance,” of the Fredericksburg Municipal Code; amending Section 2.100, “Definitions,” of Appendix B, “Zoning Ordinance,” by revising definitions related to Short-Term Rentals; adding a new Article VII, “Short-Term Rentals,” to Chapter 20, “Offenses And Miscellaneous Provisions,” to provide for the regulation and permitting of Short-Term Rentals; creating a new Section 4.400, “General Regulations for Short-Term Rentals,” in Appendix B, “Zoning Ordinance,” to provide for zoning regulations related to Short-Term Rentals; amending Section 5.500, “Board of Adjustment,” of Appendix B, “Zoning Ordinance,” to authorize the Board of Adjustment to grant Special Exceptions related to Short-Term Rentals; amending miscellaneous provisions in Appendix B, “Zoning Ordinance,” to ensure consistency with the amendments herein; providing this Ordinance shall be cumulative; providing a severability clause; providing a penalty for violation; providing a savings clause; providing for publication in the official newspaper; and providing an effective date.**

Motion: A motion was made by Mayor Hoover, seconded by Councilmember Klein, to approve the short-term rental ordinance, item number Z-2318, with the following changes:

- changing the criteria for a special exception to consider whether the properties in a 200-foot radius are zoned CBD, C2, or PF excluding schools whether public or private
- adding a factor for the ZBA to consider whether any schools operate within a 200-foot radius of a property seeking a special exception for an STR stranded property
- removing the requirement to post an outward-facing physical permit on an STR

The City Council held the following roll call vote:

Mayor Hoover	aye
Mayor Pro-Tem Watson	aye
Councilmember Kirchner	aye
Councilmember Klein	aye
Councilmember Briley	abstain

The motion carried.

Mayor Hoover thanked the STR Task Force and everyone who was involved in this process. He also thanked everyone their comments, phone calls, and emails regarding STRs.

B. Consider the approval of Resolution 2023-17R approving a 3-year Lease Purchase Financing and acquisition of FY 2024 Capital Equipment with First American Equipment Finance of \$2,404,701 from various funds

Mayor Hoover stated this Agenda Item has been pulled and will not be considered.

8. OTHER ACTION ITEMS AND UPDATES

A. Consider the approval of giving the City Manager the authority to enter into a Hotel Occupancy Tax Grant Agreement for 2023/2024 between the City of Fredericksburg and the Fredericksburg Convention and Visitor Bureau, Inc.

Clinton Bailey, City Manager, stated this agreement is for the set 5/7th of the Hotel Occupancy Tax Grant and the maintenance of the Convention and Visitor Bureau property. He noted that the payments are divided up into four (4) payments. He noted due to the limit of items the statute allows him to sign, the City Council will have to authorize him to sign the agreement.

Motion: A motion was made by Councilmember Kirchner, seconded by Councilmember Watson, to authorize the City Manager to enter into a Hotel Occupancy Tax Grant Agreement for 2023/2024 between the City of Fredericksburg and the Fredericksburg Convention and Visitor Bureau, Inc. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

B. Consider approval of the Sidewalk Construction Contract

Evan Williamson, Assistant City Engineer, provided the attached PowerPoint presentation regarding the Sidewalk Improvement Program with Hazelett's Concrete:

- Old Fair Park 1800 N. Adams Street extend to Driftwood
- 1900 N. Adams Street connect existing sidewalks
- 200-300 W. Live Oak
- Cross Mountain Access
- 200 Block of E. Main Street Rehabilitation
- Fredericksburg High School Tennis Courts

The City Council discussed the projects and thanked Mr. Williamson for his hard work, reviewing the issues and responsibilities of sidewalks on Main Street. They also discussed the issues in the Middle School area.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Kirchner, to approve of the Sidewalk Construction Contract with Hazelett's Concrete. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

C. Consider approval of the Water and Sewer Main Replacement Construction Contract

Kris Kneese, Director of Public Works and Utilities, reviewed the history of the Water and Sewer Main Replacement Construction Contract. He also reviewed the needs for repairs to the waterlines. He noted the replacement of waterlines is a high priority due to small leaks and adding valves to assist the Water Department during shutdowns. He stated the overall pricing is down from last year.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Watson, to approve the Water and Sewer Main Replacement Construction Contract. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

D. Consider the approval of the Amendment to the Lower Colorado River Authority (LCRA) Electric Easement

Kris Kneese, Director of Public Works and Utilities, provided the history of the electric easement and the need for the amendment by the substation.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Watson, to approve the Amendment to the Lower Colorado River Authority (LCRA) Electric Easement. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

E. Consider the approval of the 2024 City of Fredericksburg City Holidays

Shelley Goodwin, City Secretary, reviewed the proposed 2024 City of Fredericksburg City Holidays and Gillespie County Holidays.

Motion: A motion was made by Councilmember Klein, seconded by Councilmember Watson, to approve 13 City of Fredericksburg Holidays for 2024. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

F. Discuss and provide direction regarding future Work Session dates and topics

Clinton Bailey, City Manager, provided the following topics for Work Sessions:

- Comp Plan - December
- Fredericksburg Food & Wine Fest
- Discussion on the creation of several Ordinances
 - Urinating in public
 - Fats, oil, and grease
 - Homeless population

The City Council discussed the different topics and the needs for the Work Sessions. They discussed the Joint Meeting with Planning and Zoning Commission for the discussion of the Comprehensive Plan to be held in December with the date to be determined. The City Council also discussed holding a Work Session before the end of the year regarding the Fredericksburg Food & Wine Fest.

Clinton Bailey, City Manager, stated he will poll the City Council and find out the best date for the meeting.

9. CITY MANAGER'S REPORT

A. Update on Sports Park Soccer Fields

Clinton Bailey, City Manager, stated the need for soccer fields is huge, and there is a large increase in players. He stated after two failed bond elections for a Sport Park, the Soccer Association took the need for the fields and began fund raising.

Dan Kemp, Friends of the Fields, provided the history of the field usage, shape and the fund-raising efforts. He noted that three months ago he received a phone call notifying him that they have been awarded with a 2-million-dollar donation from the Scripps family. He noted the organization now has enough funds to begin Phase 1, which will include field work. He noted Phase 2 site plan (restrooms, concessions, and lighting) will go before Planning and Zoning Commission in December.

The City Council congratulated Dan Kemp for his fund-raising efforts. They also thanked the Scripps family for their generosity,

B. Neighborhood Town Hall Update

Clinton Bailey, City Manager, stated the City has held 18 out of 25 meetings so far. He noted the last Neighborhood Town Hall Meeting was 2 areas combined and held at the Memorial Presbyterian Church. He reviewed some of the issues that were discussed. He also thanked

everyone who has attended a meeting and encouraged residents to attend one of the upcoming meetings.

The City Council discussed that great opportunity to learn what is happening in the City and the ability to speak to City officials and a Councilmember.

C. Fredericksburg Citizen University

Clinton Bailey, City Manager, stated the Fredericksburg Citizen University is an opportunity for residents to learn about City departments and ways to get involved. He noted the class will be limited to 15-20 students and be held on the fourth Tuesday of the month beginning on January 23, 2024. He stated anyone who is interested in attending can find out more information on the City website or by contacting the City Secretary's Office.

10. ITEMS FOR FUTURE AGENDA

A. Review the Future Agenda spreadsheet

Clinton Bailey, City Manager, reviewed the Future Agenda Spreadsheet.

11. EXECUTIVE SESSION

A. Consider and discuss the annual evaluation of the City Manager (Section 551.074)

Motion: A motion was made by Councilmember Watson and a second by Councilmember Briley to go out of Regular Session into Executive Session at 11:20 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 12:14 p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

12. BUSINESS ITEM

Mayor Hoover stated the City Council and City Manager provided goals and incentives for 2024 and reviewed 2023 accomplishments. The City Council is proud and happy with the work and leadership the City Manager has been performing.

13. ADJOURN

With no other business Mayor Hoover adjourned the Tuesday, November 7, 2023, City Council Regular Meeting at 12:16 p.m.

Jeryl Hoover
Mayor

Shelley Goodwin, TRMC/CMC
City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Anna Hudson, Director of Development Services

MEETING DATE: November 21, 2023

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the approval of Ordinance 2023-20, amending Articles 5.000, "Constructions Permits and Fees" and 5.500, "[Application Fees]," of Appendix A, "Fee Schedule," of the Fredericksburg Municipal Code, to revise fees for applications related to Short-Term Rental Permits, Development, Zoning, And Board Of Adjustment Appeals; providing that this Ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date. (Anna Hudson, Director of Development Services)

PRESENTATION:

SUMMARY:

Development fees are paid directly by property owners or developers at the time a permit or administrative approval is requested. These fees should be amended periodically to reflect increased costs. Staff proposes that several fees be increased and new development fees be created for services that have previously been provided without fees.

BACKGROUND:

As part of the FY 2024 budget process, staff identified several fees that were lower than comparable cities and identified other fees that were not being charged.

FUNDING SOURCE:

FINANCIAL IMPACT:

Increase to General Revenue Budget

STAFF RECOMMENDATION:

Staff recommends approval of the proposed development fee increases and new development fees to cover costs related to the City Engineer review, annexation, and the creation of a new role for the Zoning Board of Adjustment, Special Exceptions.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision

ATTACHMENTS:

1. Development Fees
2. Development Fee Comparison

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: November 14, 2023

William McKamie, City Attorney

Date: November 15, 2023



Shelley Goodwin, City Secretary

Date: November 15, 2023



Clinton Bailey, City Manager

Date: November 16, 2023

ORDINANCE NO. 2023-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING ARTICLES 5.000, “CONSTRUCTIONS PERMITS AND FEES” AND 5.500, “[APPLICATION FEES],” OF APPENDIX A, “FEE SCHEDULE,” OF THE FREDERICKSBURG MUNICIPAL CODE, TO REVISE FEES FOR APPLICATIONS RELATED TO SHORT-TERM RENTAL PERMITS, DEVELOPMENT, ZONING, AND BOARD OF ADJUSTMENT APPEALS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council finds it necessary to implement fees related to development and planning; and

WHEREAS, the City Council finds that the fees established herein are proportional to the administrative costs of development and planning application and review processes;

WHEREAS, the City Council has determined that the fees as outlined herein are in the best interest of the health, safety, and general welfare of the citizens of the City of Fredericksburg and the public.

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

Section 1. The findings above are found to be true and correct and are incorporated herein.

Section 2. Section 5.450, “Fees for Short Term Rental Permits,” of Article 5.000, Constructions Permits and Fees,” of Appendix A, “Fee Schedule,” of the Fredericksburg Municipal Code, is hereby amended to read as follows:

“Sec. 5.450. – Short Term Rental Permits.

- (a) Fees for new permit applications and renewal permit applications are based on the room count of the unit and include an initial inspection. Fees shall be charged as follows:

Efficiency unit.....\$300

1 bedroom unit.....\$300

2 bedroom unit.....\$500

3 bedroom unit\$700

4 bedroom unit.... \$900

5 bedroom unit.....\$1,000

(b) STR Permit Transfer....\$300

(c) STR Re-inspection fee \$75”

Section 3. Section 5.502, “Filing Fees for Plats and other recordings,” of Article 5.500, “[Application Fees]” of Appendix A, “Fee Schedule,” of the Fredericksburg Municipal Code, is hereby amended to read as follows:

“Sec. 5.502. - Development Application Fees.

(a) Preliminary plats: \$750, plus \$50 per lot, max \$3,000.

(b) Development plat: \$700

(c) Final plats: \$850, plus \$50 per lot, max \$3,500.

(d) Plat vacations: \$200 per lot.

(e) Administrative changes or corrections: \$200 per plat.

(f) Replat: \$750, plus \$50 per lot.

(g) Minor Plat: \$400; amendment to Minor Plat: \$300.

(h) Application for variance to Subdivision Ordinance, to be paid at the time of original plat application: \$200.

(i) In addition to the filing fee for the application for subdivision approval, replats, or any other documents that are to be recorded in the plat or deed records of Gillespie County, the applicant shall also pay to the city the amount of the recording fee for necessary recording as is then being charged by the clerk of Gillespie County for the recording prior to the filing of any of such plats or other documents. No plat or other document will be filed without the payment of the recording fee.

(j) Public Works & Engineering Construction Plan Review: to be determined by the City Engineer in compliance with state and local requirements

(k) Public Works & Engineering Inspection to be determined by the City Engineer in compliance with state and local requirements

(l) Voluntary annexation: \$750”

Section 4. Section 5.503, “Filing Fee for Zoning application,” of Article 5.500, “[Application Fees],” of Appendix A, "Fee Schedule," of the Fredericksburg Municipal Code, is hereby amended to read as follows:

“Sec. 5.503. - Zoning Application Fees.

- (a) Rezoning application initiated by the property owner or other person seeking a zoning change: \$600.
- (b) Land Use Plan change application initiated by the property owner or other person seeking a Land Use Plan change: \$300.
- (c) Rezoning application initiated by city staff, the Planning and Zoning Commission, or the City Council: no fee.
- (d) Conditional use permit: \$500.
- (e) Site Plan Approval: Administrative approval \$400; Planning and Zoning Commission approval \$500.
- (f) Creation of Planned Unit Development (PUD): \$750
- (g) Amendment to an existing PUD: \$500
- (h) Offsite Parking Agreement: \$200
- (i) Registration of a Nonconforming Use: \$200
- (j) Vesting Determination: \$250
- (k) Zoning Verification: \$50
- (l) Public Hearing newspaper notification: \$150
- (m) Public Hearing 200-foot notification letter: \$100”

Section 5. Section 5.504, “Administrative Appeal to Zoning Board of Adjustment,” of Article 5.500, “[Application Fees],” of Appendix A, “Fee Schedule,” of the Fredericksburg Municipal Code is hereby amended to read as follows:

“Sec. 5.504. - Zoning Board of Adjustment.

- (a) Appeal to the Board of Adjustment: \$300
- (b) Board of Adjustment Variance: \$300.00
- (c) Board of Adjustment Special Exception: \$400
- (d) Public Hearing newspaper notification: \$150

(e) Public Hearing 200-foot notification letter: \$100”

Section 6. Cumulative. This Ordinance shall be cumulative of all provisions of ordinances of the Code of Ordinances, City of Fredericksburg, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

Section 7. Severability or Invalidity. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 8. Effective Date. This Ordinance shall be in full force and effect from and after the date of its passage.

PASSED AND APPROVED on this the 21st day of November, 2023.

Jeryl Hoover, Mayor

ATTEST:

Shelley Goodwin, TRMC/CMC, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney



**Development Fee
Ordinance Update
Nov 21, 2023**

	City of Fredericksburg Current	City of Fredericksburg Proposed
Amending Plat	Amending= \$200 Minor = \$300	\$500 plus \$50 per lot
Annexation (Voluntary)	0	\$750
Appeal (ZBA)	\$100	\$300
Comment review meetings	0	\$250 1st round and additional rounds**
Conditional Use Permit (CUP)	\$400	\$500
DRC	0	
Development Plat	\$0	\$700
Final Plat	\$500 + \$20 per lot	\$850 plus \$50 per lot (max \$3,500)
Land Use Plan Change	\$300	\$300
Legal Notification of property owners	0	\$200
Newspaper Notification	0	\$100
Off site parking agreement	0	\$200
Preliminary Plat	Prelim = \$400 + \$20 per lot	\$750 plus \$50 per lot (max \$3,000)

The City of Fredericksburg

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

PUD Amendment		\$500
PUD	\$400	\$750
Registration of a Nonconforming Use	0	\$200
Replat	Replat = \$300 + \$20 per lot	\$750 plus \$50 per lot (max \$3,000)
Short Term Rentals	\$150 1BR + \$100 per additional bedroom max \$550	Efficiency & 1 BR \$300, 2BR \$500, 3BR \$700, 4 BR \$900 5BR \$1000
STR Transfer	0	\$300
STR Re-inspection	25	\$75
Site Plan Approval (Admin)	0	\$400
Site Plan Approval (P&Z)	0	\$500
Special Exception (ZBA)	0	\$400
Traffic Impact Analysis	0	\$200
Variance application (ZBA)	\$150	\$300
Verification Letter		\$50
Vesting Determination	0	\$250
Zoning	\$400	\$600
Zoning Verification	0	\$50

The City of Fredericksburg

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



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Clinton Bailey, City Manager
MEETING DATE: November 21, 2023

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the approval of Resolution 2023-18R casting votes for the Gillespie Central Appraisal District Board of Directors for the 2024-2025 Terms (Clinton Bailey, City Manager)

PRESENTATION:

SUMMARY:

The Gillespie Central Appraisal District Board of Directors is composed of five members. The ballot includes six candidates, and you can vote for one or multiple candidates. A total of 5000 votes are divided by the percent of the total levy; the breakdown is the following:

City of Fredericksburg	318
Doss CCSD	30
Fredericksburg ISD	3143
Gillespie County	1253
Harper ISD	256

BACKGROUND:

Over the years, the City Council has split their votes between five candidates or given all votes to the new candidate they nominated to the Board in November.

FUNDING SOURCE: N/A

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Amending the Resolution to include the candidate/candidates votes to be cast.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Quality of Life Vision

ATTACHMENTS:

1. Resolution for GCAD vote for Directors
2. 2023 Gillespie CAD BOD Ballot letter - CFB
3. 2023 Gillespie CAD BOD Election Ballot - CFB

APPROVAL/REVIEW:

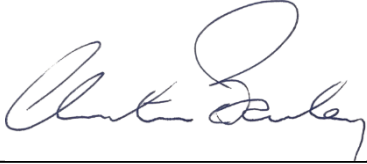
Date: October 24, 2023

William McKamie, City Attorney

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

Date: November 14, 2023

Shelley Goodwin, City Secretary

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

Date: November 16, 2023

Clinton Bailey, City Manager

RESOLUTION 2023- R

A RESOLUTION CASTING VOTES FOR THE GILLESPIE CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS FOR A TWO-YEAR TERM BEGINNING JANUARY 1, 2024

WHEREAS, the Gillespie Central appraisal district is the appraisal district of the City of Fredericksburg, Texas, and it has a governing board of director that are selected by participation political subdivisions; and

WHEREAS, the City of Fredericksburg is a participating political subdivision within Gillespie County; and

WHEREAS, the City of Fredericksburg, having been advised by the Chief Appraiser of Gillespie Central Appraisal district is entitled to cast votes collectively or separately for nominees for the Board of Directors for the Gillespie Central Appraisal District.

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

The City Council of the City of Fredericksburg, Texas, hereby casts it votes for nominees on the Board of Directors of the Gillespie Central Appraisal District, as set forth on the 2024-2025 Board of Directors Ballot of Eligible Nominees attached hereto as Exhibit A, for a term of two-years beginning on January 1, 2024.

PASSED, APPROVED, AND ADOPTED ON this ____ day of November, 2023.

Jeryl Hoover
Mayor

ATTEST

Shelley Goodwin
City Secretary, TRMC/CMC



GILLESPIE CENTRAL APPRAISAL DISTRICT

1159 S. Milam St.
Fredericksburg, TX 78624
(830) 997-9807

October 17, 2023

City of Fredericksburg
Jeryl Hoover, Mayor
126 West Main Street
Fredericksburg, TX 78624

RE: Gillespie Central Appraisal District Board of Directors Ballot for the 2024-2025 Term

Dear Mayor Hoover,

The terms of the current Directors of the Gillespie Central Appraisal District will expire on December 31, 2023. The governing bodies of voting taxing units within the appraisal district have nominated six candidates to fill the five positions on the 2024-2025 board.

Enclosed with this letter you will find the voting ballot for your taxing unit. Next to your taxing unit's name you will find the total votes for you to cast. Your taxing unit may vote for one or multiple nominees. You can split your votes however your taxing unit decides. Please write the number of votes that you wish to cast for each candidate under the name of the candidate.

Your taxing unit needs to determine your vote by resolution and submit the ballot and resolution to the appraisal district before December 15, 2023. The chief appraiser will tally the votes and notify the taxing units and the nominees of the results by December 31, 2023.

If you should have any questions on the process, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Scott Fair".

Scott Fair, RPA RTA CCA
Chief Appraiser

There are six candidates to fill the five positions on the board of directors. You may cast all of your votes for one candidate or distribute them among candidates for any number of directorships.

Place the number of votes you are casting for each candidate in the box below their name.

Please complete and return to Gillespie CAD before December 15, 2023.

Gillespie Central Appraisal District							
2024-2025 Board of Directors Ballot of Eligible Candidates							
Voting Entity	Total Votes	Todd Bierschwale	Donald Davis	Pete Ganis	James McAfee	Graham Pearson	Jill Tabor
City of Fredericksburg	318						
 Signature: _____ Title: _____ Date: _____							



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: November 21, 2023

CATEGORY: CITY MANAGER'S REPORT

CAPTION: City Manager's 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

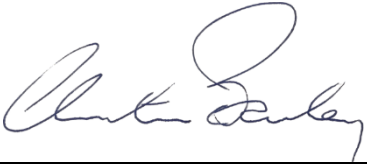
ATTACHMENTS:

None

APPROVAL/REVIEW:

Shelley Goodwin, City Secretary

Date: November 16, 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: November 16, 2023

City Council Regular Meeting December 5, 2023

2023-105	City Council Minutes November 21, 2023 Regular Meeting	Consent - Approve	Shelley Goodwin	City Secretary
2023-	Changing speed limit on Tivydale	Ordinance	Evan Williamson	Public Works
2023-644	Municipal Judge Evaluation	Executive Session	Shelley Goodwin	City Secretary

Future Agenda Items

2023-638	Request #Z-2309: By Thomas Mackie, Sarah Dak, Raul Rodriguez and Austin Rodriguez to consider the following: A To change the Land Use from Low Density Residential (LDR) to Medium Density Residential (MDR) for properties located at 107, 109, 111, and 113 Shaw Avenue. B. To change the Zoning from R1, Single Family Residential to R2, Mixed Residential for properties located at 107, 109, 111, and 113 Shaw Avenue. i. Presentation by the applicant ii. Staff Report iii. Hold a Public Hearing to receive comments for or against the request iv. Take action on the Conditional Use Permit request		Anna Hudson	Development Services
2023-639	Request #Z-2323: By Emmett Gold to consider a Conditional Use Permit per Section 3.220 of the Zoning Ordinance, to operate a Hotel/Motel in a CBD zoned area located at 108 E Ufer Street. i. Presentation by the applicant ii. Staff Report iii. Hold a Public Hearing to receive comments for or against the request iv. Take action on the Conditional Use Permit request		Anna Hudson	Development Services

2023-640	Request #Z-2324: By John Scribner to consider a Conditional Use Permit per Section. 3.210 of the Zoning Ordinance to operate a Drive Through in a C2 Zoned area located at the Southeast corner of Friendship Lane and Highway 87 South. i. Presentation by the applicant ii. Staff Report iii. Hold a Public Hearing to receive comments for or against the request iv. Take action on the Conditional Use Permit request		Anna Hudson	Development Services
2023-641	Request #Z-2325: By Earline Lund to consider the following: A A Land Use Change from Industrial (I) to Commercial (C) for property located at 305 E. Highway Street. B A Zoning Change from M2, Medium Manufacturing to C2, Commercial for property located at 305 E. Highway Street. i. Presentation by the applicant ii. Staff Report iii. Hold a Public Hearing to receive comments for or against the request iv. Take action on the Conditional Use Permit request		Anna Hudson	Development Services
2023-635	Consider Professional Design and Engineering Service Contract for Sanitary Sewer Lift Station Projects		Kris Kneese	Public Works
2023-471	Adopt fees for the John William Klein Meeting room (Nov or Dec)	Approve - Ordinance	Andrea Schmidt	Parks and Recreation
2023-487	Consider a Request from the Fredericksburg Independent School District (FISD) For Vacation and Abandonment of Public Right of Way in the Vicinity of the New Middle School Campus	Approve	Garret Bonn	Asst. City Manager
2023-489	Consider an Agreement with the Gillespie County Historical Society Relating to Public Restrooms at the Pioneer Museum and Operations and Maintenance of the Vereins Kirche	Approve	Garret Bonn	Asst. City Manager
2023-341	Approve new fees for pool parties based on new pay rates for lifeguards (December 2023 or early 2024)	Approve - Ordinance	Andrea Schmidt	Parks and Recreation

2023-342	Approve new pavilion, Tatsch House and other recreational fees (Dec/Jan)	Approve - Ordinance	Andrea Schmidt	Parks and Recreation
2023-556	Consider approving a bid for renovations at the Pioneer Pavilion to include roof replacement and wall repairs	Approve - Ordinance	Andrea Schmidt	Parks and Recreation
2023-607	Resolution appointing members to the Health Board (12-19-2023 Meeting)	Approve - Resolution	Kelli Olfers	Health Department
	Fiber Optic	Discuss and Approve	Eric Whiting	IT Department
2024-	Calling the General Election – May 4, 2024 (Ballot language, appointing judges, setting pay, setting voting hours) (2-6-2024)	Approve – Ordinance	Shelley Goodwin	City Secretary
2024-	Calling the Special Election and providing ballot language for Charter Propositions (2-6-2024)	Approve – Ordinance	Shelley Goodwin	City Secretary
2024-	Charter Review Committee Report	Discuss	Bobby Watson	Mayor Pro Tem

Upcoming City Council Meetings

December 5, 2023 - City Council Regular Meeting at 9:00 a.m. at the Law Enforcement Center

December 18, 2023 – City Council Workshop at noon in the Fire Training Room (to discuss Fredericksburg Food and Wine Fest)

December 19, 2023 - City Council Regular Meeting at 9:00 a.m. at the Law Enforcement Center

January 2, 2024 – City Council Regular Meeting at 9:00 a.m. at the Law Enforcement Center

January 16, 2024 – City Council Regular Meeting at 9:00 a.m. at the Law Enforcement Center

Joint Meeting with Planning and Zoning Commission – to be scheduled for January 2024

Work Session to discuss potential Ordinances.

Special Meeting for Annexation Hearing