



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, March 19, 2024 ~ 9:00 AM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

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

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

The City of Fredericksburg City Council will meet in a regular session on Tuesday, March 19, 2024, at 9:00 AM. Meetings are broadcast using CivicPlus and can be located on the Agenda page of the website.

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 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: 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 Charter Review Committee 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

Michael Burdick, Pastor of Victory Fellowship 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 City Council Minutes for the March 5, 2024, Regular Meeting (Shelley Goodwin, City Secretary)

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Consider a Conditional Use Permit request by Matthew Durette per Sec. 3.110 to operate an STR-Facility in an R2 Zone Area on Property Located at 106 East Nimitz Street (Request #Z-2330) (Anna Hudson, Director of Development Services)
 - 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 Ordinance 2024-10 amending Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, by granting a Conditional Use Permit permitting a Short-Term Rental Facility Use on certain property located at 106 East Nimitz Street, Fredericksburg, Texas; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date.
- B. Consider an Amendment to the Planned Unit Development (PUD) request by Nick Skuteris with DC Partners for Property Located at 1149, 1293, 1389, 1413, and 1449 US Hwy 87 North (22.031 acres), formerly referred to as the Seven Hills Development (Request # Z-2401) (Anna Hudson, Director of Development Services)
 - 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 Ordinance 2024-11 amending the Zoning Ordinance of the City and establishing the Zoning District for approximately 22.031 acres,

including certain lots of the Klier Subdivision, certain lots of the Carabetta Subdivision, a portion of Block III as said block is shown on the map of Fredericksburg, Texas, and environs by the German Emigration Company, and a portion of Outlot No. 582 as said Outlot is shown on the map of Fredericksburg, Texas, and environs by the German Emigration Company; establishing Planned Unit Development (PUD) Zoning for said property; providing that this Ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; providing for publication in the official newspaper; and providing an effective date.

- C. Consider the adoption of the City of Fredericksburg 2024 Comprehensive Plan "Gute Stadt - Good City" (Request #Z-2402) (Anna Hudson, Director of Development Services)
 - i. Staff Report
 - ii. Hold a Public Hearing
 - iii. Take action on Ordinance 2024-12 adopting a new Comprehensive Plan for the City, providing that the adopted Comprehensive Plan shall supersede and replace the Comprehensive Plan previously adopted on January 23, 2006; providing a severability clause; providing that this Ordinance shall be cumulative of all ordinances; providing a savings clause; providing for publication in the official newspaper; and providing an effective date.
- D. Consider the approval of Resolution 2024-02R adopting the Parks Master Plan as the City of Fredericksburg's primary tool to guide the delivery of Park and Recreation Services through the year 2034; to become effective upon its passage and approval (Andrea Schmidt, Director of Parks and Recreation)

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider the approval of the 2024 Hotel Occupancy Tax Recipient Funding policy and program changes (Shelley Goodwin, City Secretary)
- B. Consider the following petitions to be released from the City of Fredericksburg's Extraterritorial Jurisdiction (Mick McKamie, City Attorney):
 - i. The property is located on Windsong Lot 6 (1.08 acres)
 - ii. The property is located at the end of West Travis Street and along Metzger Road (42 acres)

9. CITY MANAGER'S REPORT

- A. City Manager's Monthly Update

10. ITEMS FOR FUTURE AGENDA

- A. Review the 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) and 551.072 (deliberation regarding Real Property):

- A. Consider and discuss the State of Texas, et al. Association Against Fredericksburg Annexations vs. City of Fredericksburg, Texas, pending in 216th District Court (551.071)
- B. Consider and discuss Real Estate in the vicinity of US 290E and Old San Antonio Rd. (Section 551.072)
- C. Consider and discuss the value and possible disposition of city-owned real properties located throughout the City (Section 551.072)

12. BUSINESS ITEM

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

13. ADJOURN

CERTIFICATION

This is to certify that I, Shelley Goodwin, posted this Agenda at 11:15 a.m. on March 15, 2024, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

A handwritten signature in blue ink, appearing to read 'Shelley Goodwin', is written over a light blue circular stamp.

Shelley Goodwin, TRMC/CMC
City Secretary