



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, November 19, 2024 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Jeryl Hoover, Mayor
Emily Kirchner, Mayor Pro-Tem
Bobby Watson, Councilmember

Tony Klein, Councilmember
Randy Briley, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, November 19, 2024, at 9:00 AM. The meeting will be live-streamed & available for re-watch on the City's website: fredericksburgtx.portal.civicclerk.com.

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 p.m. the day before the meeting.

- i. Complete the Comment Card online at FBGTX.org;
- ii. Make sure to check the appropriate box (verbal or written);
- iii. Only one 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 agenda item per Comment Card;
- ii. Speakers will be limited to three 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 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, and Zoning Board of Adjustment 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 - Mayor Jeryl Hoover**
2. **INVOCATION - Colleen Haley of Christ in the Hills Church will deliver the Invocation**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges**
4. **CEREMONIAL MATTERS - none**
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 Regular Meeting of September 17, 2024, and Regular Meeting of October 15, 2024. (Leticia Vacek, City Secretary)
 - B. Consider approving the reappointment of two of the City's Appointees - Stephen Harris and Julie Kuhlken to the Gillespie County Economic Development Commission Board of Directors for another two-year term beginning December 31, 2024. (Tim Lehmberg, Executive Director)
 - C. Consider approving the purchase of Decorative Lighting for Marktplatz in the Fiscal Year 2025 Budget for \$166,588. (Andrea Schmidt, Director of Parks & Recreation)
7. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**
 - A. Conduct Public Hearing for REQUESTED VOLUNTARY ANNEXATION of the Right of Way (ROW) of Catholic Cemetery Road and a portion of West Travis Street. This annexation request is for right-of-way only. This annexation will not increase or extend the City's Extraterritorial Jurisdiction (ETJ). No action. (Anna Hudson, Director of Development Services)
 - i Presentation by Staff
 - ii Hold Public Hearing
 - B. Conduct Public Hearing and take action on Voluntary Annexation of 97 Hitchin' Post Trail referred to as approximately 18.7 acres of land described as the Samuel R. Wilson Survey NO. 38, Abstract NO. 735 of Gillespie County, Texas. (Anna Hudson, Director of Development Services)

- i Presentation by the Applicant
- ii Presentation by Staff
- iii Hold Public Hearing
- iv Take action - Adopt Annexation Ordinance 2024-37

C. REQUEST #Z-2419 By Casey Zins, To consider the following:

1. A Land use change from Rural (R) to Mixed Use Corridor (MUC) for property located at 97 Hitchin Post Trail, also referred to as approximately 18.7 Acres of land described as the Samuel R. Wilson Survey NO. 38, Abstract NO. 735 of Gillespie County, Texas.

2. Establish a zoning of Planned Unit Development (PUD) for property located at 97 Hitchin Post Trail, also referred to as approximately 18.7 Acres of land described as the Samuel R. Wilson Survey NO. 38, Abstract NO.735 of Gillespie County, Texas.

- i Presentation by the Applicant
- ii Presentation by Staff
- iii Hold Public Hearing
- iv Take Action on Land use change from Rural (R) to Mixed Use Corridor (MUC) - adopt Ordinance 2024-35
- v Take action to establish zoning - adopt Ordinance 2024-36

D. Conduct Public Hearing and take action on Voluntary Annexation of 1010 N. Cherry also known by legal description, German Emigrant Company BLK II 3.48 (Anna Hudson, Director of Development Services)

- i Presentation by the Applicant
- ii Presentation by Staff
- iii Hold Public Hearing
- iv Take action to Adopt Annexation Ordinance 2024-40

E. REQUEST #Z-2422 By Kevin Spraggins with VEI Engineering, To consider the following:

1. A Landuse Change from Rural to Low Density Residential (LDR) for property located at 1010 North Cherry Street, also referred to as Block II, as laid out by the German Emigration Company in Gillespie County, Texas.

2. Establish a Zoning of R1, Single Family Residential for the property located at 1010 North Cherry Street, also referred to Block II as laid out by the German Emigration Company in Gillespie County, Texas.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Meeting
- iv Take action to Adopt Ordinance 2024-38 for the Landuse Change from Rural to Low Density Residential, and
- v. Take action to Adopt Ordinance 2024-39 Establishing the Zoning of R1.

- F. Consider the adoption of Ordinance 2024-33 approving budget amendments to the FY2024 City Budget that began October 1, 2023 and ended September 30, 2024 providing for amended appropriations for each affected departmental account to close out Fiscal Year 2024. (Krista Wareham, Director of Finance)
- G. Consider the adoption of Ordinance 2024-34 vacating and abandoning a Right-of-Way recorded in Volume 375, Pages 415-420 of the Real Property Records of Gillespie County and reverting the same to the Fredericksburg Independent School District. (Evan Williamson, Assistant City Engineer)
- H. Consider and provide direction to staff on the creation of a new cooperation agreement under Texas Local Government Code, Section 392.059(b) to the Texas Housing Foundation to acquire, finance, develop, operate, and manage an affordable housing development zoned as part of the Reserve at Vineyard Oaks; The Lot No.1, more particularly described as 11.37 acres ± in size out of Gillespie Central Appraisal District Parcel 15671; and generally located to the northwest of the intersection of Friendship Lane and S Eagle Street, Fredericksburg, Gillespie County, Texas. (Anna Hudson, Development Services Director)
- I. Consider the approval of Resolution 2024-14 adopting the Gillespie County, Texas Multi-Jurisdiction Hazard Mitigation Plan (Justin Calhoun, Emergency Management Coordinator)

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider and Take Action on the first amendment to the Friends of the Fredericksburg Nature Center construction and license agreement. (Andrea Schmidt, Director of Parks & Recreation)
- B. Consider and Take Action on Appeal of City Manager's denial of Vested Rights determination for STR Use at 105 W Creek by Gotfried for Dan and Jan Chenoweth.(Anna Hudson, Director of Development Services)

9. CITY MANAGER'S REPORT

10. ITEMS FOR FUTURE AGENDA

- A. Review of Future Agenda Items List. (Clinton Bailey, City Manager)

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section - (551.072):

- A. Consider and discuss Real Estate in the vicinity of US 290E and Heritage Hills Drive (Section 551.072)

- B. 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, Leticia Vacek, posted this Agenda at 3:00 pm on November 15, 2024 on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Leticia Vacek

Leticia Vacek, TRMC/CMC/MMC
City Secretary



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, September 17, 2024 ~ 9:00 AM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

City Council Members Present:

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

City Staff Present:

Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Leticia Vacek, City Secretary
Brian Vorauer, Chief of Police
Lynn Bizzell, Fire Chief
Kris Kneese, Director of Public Works/Utilities
Anna Hudson, Director of Development Services
Krista Wareham, Director of Finance
Aaron Anderegg, IT Director
Sean Doerre, Public Information Officer
Evan Williamson, Assistant City Engineer
Leslie Ball-Embrey, Asst. to City Secretary

1. **CALL TO ORDER**

Mayor Jeryl Hoover called the meeting to order.

2. **INVOCATION**

Jimmy Pruitt, Bridge Church Pastor led the Invocation.

3. **PLEDGES OF ALLEGIANCE**

Mayor Jeryl Hoover led the Pledges.

4. **CEREMONIALS - Proclamation to be presented by Mayor Hoover proclaiming "Jacob Brodbeck Day"**

Mayor Hoover read and presented a proclamation for Jacob Brodbeck Day in Fredericksburg. Ms. Gwen Fullbrook invited everyone to their event this Saturday in honor of Jacob Brodbeck. Family members of Jacob Brodbeck accepted the proclamation.

5. COUNCIL COMMENTS

Councilmember Briley reported on the following.

- Announced that Dr. Miligan will speak at the VFW Post this Friday at 11am.
- Reminder of the Chamber Raffle and said Weekender Packages were sold out.
- Made mention of the Leadership Class for Young Students at the High School.
- Stated that Bleacher Seats are on sale for the Christmas Parade.
- CVB secured 5 Travel Writers to highlight the FF&WF.
- Retirement reception for Monty Marshall at the Pioneer Museum.

Councilmember Klein reported on the following.

- Attended a Breakfast with the Mayor this morning with the Optimist Club and noted they are very supportive of Law Enforcement.
- Attended Commissioner's Court Meeting last week and there was a long discussion on ballot voting and counting which is too short of time to make any changes to the process. Commissioners will take an extra step on re-checking the ballots manually.
- Noted the number of pre-sale Tickets thus far for the FF&WF are doing well.

Councilmember Watson reported on the following.

- Stated that FF&WF tickets sales are doing well; Weekender Tickets are sold out.
- Noted that there are a few VIP Passes left as for the Friday Night Street Dinner, adding that it was going to be an amazing event.

Mayor Pro-Tem Kirchner reported on the following.

- Served as a Panelist last week in Austin for the Texas Tribune with City of Live Oak Mayor Mary Dennis and City of Brownsville Mayor John Cowen. She announced that when she introduced herself as the Fredericksburg Mayor Pro-Tem; both Mayors stated that they "loved Fredericksburg". She mentioned that Rick Perry and Lyle Lovett were in the audience.

Mayor Hoover read the Short-Term Rental (STR) stats indicating that there were no new STRs. He noted that currently active in R-1 are 386 which is down sixteen from last month with twenty-three pending and 16 under review. He noted a total of 832 in all zoning areas. He commented on the newspaper publication related to the School Board approving certain teachers to be armed is just another reminder of the day in age that we live in. He also referenced the article on the drone that violated a neighbor's privacy and asked that an Ordinance be drafted for consideration prohibiting same.

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:
August 6, 2024 Regular Meeting
August 8, 2024 Joint Meeting with County Commissioners

- B. Consider the approval of street/lane closure requests for (1) N. Crockett Street from W. Austin Street to W. Schubert Street, (2) Designate W. Schubert (eastbound lane only) from N. Crockett Street to N. Adams Street as a drive-thru lane, and (3) N. Adams Street (one southbound lane only) from W. Schubert Street to W. Austin Street; from 5:30 p.m. to 8:45 p.m., on both Friday, December 13, 2024, and Saturday, December 14, 2024, for the Christmas Journey event hosted by Bethany Lutheran Church (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator).

- C. Petition for Release of Property from the City of Fredericksburg Extra-Territorial Jurisdiction of approximately 7.627 acres of land at Outlot 261 and Outlot 262 and some land not falling with an Outlot out of the J. Chapa Survey No. 131, Abstract No. 115 and the B. Adams Survey No. 123, Abstract No. 4 in Gillespie County, Texas on or near 804 S. Bowie St., Fredericksburg, TX. (Mick McKamie, City Attorney)

Councilmember Watson moved to approve consent agenda items 6A, 6B, and 6C. Councilmember Klein seconded the motion. The motion carried unanimously.

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

Consideration and approval of Ordinance 2024-29 adopting the Fiscal Year 2024-2025 Budget for the City of Fredericksburg, Texas commencing October 1, 2024, and ending on September 30, 2025. (Krista Wareham, Finance Director)

City Manager Bailey referenced the budget summary adding that the police vacancies are included with a 2.5% COLA and 2.5% Merit. He also mentioned that an additional 2% was included in the budget for Sworn Officers and Fire Fighters. He noted that also added to the budget was \$450,000 to remodel the LEC.

Krista Wareham stated that the budget is based on the voter approval rate and noted the 12 new positions with staggered hire dates. Mayor Hoover thanked Mr. Bailey and Mrs. Wareham for a job well done with the proposed budget. Councilmember Briley stated that it is wise to invest in employees but requested staff be mindful of the reoccurring cost associated. City Manager Bailey stated that the Police Department will be curbing their overtime due to the new

positions. He added that the sales tax that is plugged into the budget is at a flat rate. Councilmember Klein expressed that the cost to remodel the LEC was high at \$450k. Chief Vorauer stated that the amount was an initial cost by one contractor and that it will be advertised to receive competitive bidding. Councilmember Briley asked if the county was able to contribute to the project. Chief Vorauer stated that it was not possible at this time. Councilmember Watson stated that he would like to keep the \$450k and asked staff to work hard to bring it down when the plans are finalized.

Mayor Hoover stated that what we as a Council can do, is to ensure that our Police Officers and Fire Fighters are properly funded. Mayor Hoover asked Chief Vorauer and Chief Bizzell if they had free rein to do what they needed to do with their departments. Chief Vorauer and Chief Bizzell stated yes.

Mayor Pro-Tem Kirchner moved to adopt Ordinance 2024-29 approving the Fiscal Year 2024-2025 Budget for the City of Fredericksburg, Texas commencing October 1, 2024, and ending September 30, 2025. Councilmember Watson seconded the motion. The roll call vote carried unanimously as follows:

AYE: Mayor Pro-Tem Kirchner, Councilmembers Watson, Klein, Briley, and Mayor Hoover

NAY: None

B Consideration and approval of Ordinance 2024-30 adopting the Tax Rate and levying taxes for the use and support of the municipal government of the City of Fredericksburg, Texas. (Krista Wareham, Finance Director)

Mrs. Wareham stated that the FY2025 Budget does have plugged in a tax rate of \$0.205326. Mayor Hoover stated that today we have higher safety needs than we did and continue to grow. He noted that nobody provides the city services that the City of Fredericksburg does and must continue to keep up with that. He added that Council tends to take their time on these important budget decisions, however he shared Councilmember Klein's view that the amount seems high, but he stated that this Council has considered every angle to know what rate is paid and what they receive for the tax that is paid. Yes, we are raising taxes, it is necessary this year. Councilmember Briley agreed and mentioned the 65+ exemption. Mayor Hoover added that he has directed staff to continue to look at the budget and continue to look for reductions. Mayor Pro-Tem Kirchner stated she appreciates staff and the number crunching that has gone into the budget. She stated that we as a Council have prioritized, adding that this is necessary because she likes clean roads, water and all the services that our awesome staff provides. Councilmember Watson thanked staff for the new budget process and added that he liked the direction we are headed in and how we continue to improve services and continue to provide services that other towns our size do

not provide. He added that we live in a special place and his vote is to keep Fredericksburg special. He thanked staff and Council for going through the budget process and stated that going with the tax rate with the unused increment is a big step but feel good about it and thanked staff and Council for going through the process.

Councilmember Watson moved to adopt Ordinance 2024-30 for the property tax rate to be increased by adopting a tax rate of \$0.205326 voter approval with the unused increment which is effectively a 27.71% increase in the tax rate. Mayor Pro-Tem Kirchner seconded the motion. The roll call vote carried unanimously as follows:

AYE: Mayor Pro-Tem Kirchner, Councilmembers Watson, Klein, Briley, and Mayor Hoover

NAY: None

- C. Consideration and possible action to ratify adopting a tax rate that exceeds the No-New-Revenue rate for Fiscal Year 2024-2025. (Krista Wareham, Finance Director)

Councilmember Watson moved that City Council ratify the adoption of a tax rate of \$0.205326 voter approval with the unused increment which exceeds the no-new-revenue tax rate of \$0.160769 by 27.71% increase and will result in additional property tax revenue for the Fiscal Year 2024-2025. Mayor Pro-Tem Kirchner seconded the motion. The roll call motion carried unanimously as follows:

AYE: Mayor Pro-Tem Kirchner, Councilmembers Watson, Klein, Briley, and Mayor Hoover

NAY: None

- D. Consideration and approval of Ordinance 2024-28 related to the Building Permit Fee Schedule. (Anna Hudson, AICP, Director of Development Services)

Michael Erwin presented the proposed Building Permit Fee Schedule noting that it reflects updated fees compared to surrounding cities.

Mayor Pro-Tem Kirchner moved to adopt Ordinance 2024-28 as recommended by staff. Councilmember Watson seconded the motion. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

- A. Consideration and Possible Action Relating to Three (3) Existing Lease

Agreements at the New City Hall Campus (East Campus). (Garret Bonn, Asst. City Manager)

Mr. Bonn presented the 3 leases at the New City Hall East Campus that do not affect the move-in date.

He stated that the first lease is with Texas Tech for the Building to continue to occupy the building effective today until October 31, 2024. It was noted that an "Assumption of Building Lease and Rent amends the original lease agreement for the extension. The rent to be paid to the city will be \$5,000 per month. Councilmember Klein moved to approve the extension of the original lease with Texas Tech as outlined by staff. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

Mr. Bonn recommended approval of the second lease for continued Office Space for Flavory TX that would be effective today and expire on October 31, 2024. The rent to be paid to the city will be \$650 per month. Mayor Pro-Tem Kirchner moved to approve the extension of the original lease with Flavory TX as outlined by staff. Councilmember Briley seconded the motion. The motion carried as follows:

AYE: Mayor Pro-Tem Kirchner, Councilmembers Briley, Klein, and Mayor Hoover

NAY: None

ABSTAIN: Councilmember Watson

Mr. Bonn recommended approval of the third lease as it relates to the continuation of the Teaching Vineyard which is located on 3.05 acres of land adjacent to the former University Center Facility. He added that Texas Tech University College of Agriculture plans to continue their Vineyard Higher Education Program effective today through the requested initial term of 2-years. The rent to be paid to the city will be \$10 annually plus the utilities. Mayor Pro-Tem Kirchner asked if the water they will use is metered. Mr. Bonn replied that they have a separate meter.

Councilmember Klein moved to approve the lease for the continuation of the Teaching Vineyard as recommended by staff. Councilmember Watson seconded the motion. The motion carried unanimously.

B. Consideration and Possible Action for the Award of Construction of Water and Sewer Utilities Along W. Live Oak. (Kris Kneese, Public Works/Utilities Director)

Mr. Kneese presented and recommended the award of a contract to JM Pipeline in the amount of \$1,253,645. It was stated that they will begin the work later this year. Councilmember Watson moved to approve the award of contract as recommended by staff. Councilmember Klein seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT

City Manager Bailey stated that Mayor Pro-Tem Kirchner requested an update on the TIRZ Feasibility Study. Mrs. Hudson presented a brief update referencing a showing a preliminary report. Councilmember Briley asked about the flexibility for future Councils. Councilmember Watson asked when the feasibility study would be ready. Mrs. Hudson replied that the goal is by the end of the year. Mayor Hoover asked that the specific needs be identified for review. He thanked Mrs. Hudson for the update.

City Manager Bailey reported on the City's Water Supply showing a comparison of the last 50 years comparing data from 2007 to today. He noted we have been in a drought since 2007. At this time, Mr. Kneese provided an update on the mill and overlay by TXDOT from Cristol to The Y. He noted the contractor is working at night making progress of 3-4 blocks each evening. Councilmember Klein asked if the city has oversight during the evening while the work is being done. Mr. Kneese stated that TXDOT does have a supervisor on-site every night. Mayor Pro-Tem Kirchner asked about the striping while Councilmember Watson questioned if the parking spaces would be increased in size. Mr. Kneese replied that the striping will occur once the mill and overlay is completed. Regarding the size of the parking spaces, it was stated that they are now all the same size.

Lastly, Mr. Kneese provided an update on the well monitoring noting an increase in pumping of water but stated that as we get into the Fall, the pumping of water decreases with the shorter days. Mr. Bailey noted that our wells are approximately three hundred feet deep.

George Studor asked of the project at Arch Ray Winery. Mr. Kneese replied that their project has applied for a discharge permit through TCEQ to discharge into the Pedernales. He added that there is a 60-day period in which we are still within to submit comments.

Mr. Bailey noted the list of events at the square for the month of October. Mr. Bonn added that fencing will start on or around September 26th. Mr. Bailey mentioned that sales tax receipts showed a slight increase and referenced electric revenues, water, and wastewater revenues YTD for August 2024.

Mr. Bailey referred to the calls, response times, and activity for the Police and Fire Departments. He also noted the heat map and the brush fire activity. Lastly, he mentioned the current city opening for all departments, stating that two positions have been filled since the last report.

10. ITEMS FOR FUTURE AGENDA

Review of Future Agenda Items List

City Manager Bailey referenced the October 1, 2024, Regular Meeting and proposed that it be moved to October 15, 2024, in line with the first meeting to be held at the New City Hall East Campus. He indicated moving the next meeting to October 15th provides our IT Department the additional time to ensure the AV/IT Equipment are setup and working properly at the new interim Council Chambers. It was the consensus of the Council to move the October 1, 2024, Regular Council Meeting to October 15th as recommended by the City Manager.

Mayor Pro-Tem Kirchner requested a Proclamation for Native Plant Week be added to the next agenda.

11. EXECUTIVE SESSION

The City Council will recess its open meeting and convene in Executive Session pursuant to Texas Government Code Section 551.072:

Consider and discuss Real Estate in the vicinity of US 290E and Industrial Loop.
(Section 551.072)

Mayor Hoover announced that the Regular Council Meeting would be recessed at 10:59 am to go into Executive Session.

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.

Mayor Hoover announced that the Council would reconvene into Regular Session at 11:06 am and that no action was taken.

Mayor Hoover mentioned that this would be the last City Council Meeting in the Law Enforcement Center (LEC) as the October 15, 2024, Regular City Council Meeting will be held in the New City Hall East Campus.

13. ADJOURN

In light of the fact that this will be the last meeting at the LEC; Councilmember Watson moved to adjourn the meeting. Councilmember Klein seconded the motion. The motion carried unanimously at 11:07 am.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, October 15, 2024 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

City Council Members Present:

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

City Staff Present:

Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Leticia Vacek, City Secretary
Gerald Pruitt, Interim City Attorney
Krista Wareham, Director of Finance
Tammie Loth, Director of Human Resources
Aaron Anderegg, Director of IT
Brian Vorauer, Chief of Police
Lynn Bizzell, Fire Chief
Kris Kneese, Director of Public Works/Utilities
Anna Hudson, Director of Development Services
Sean Doerre, Public Information Officer
Tyler Baethge, Short Term Rental Specialist
Leslie Ball Embrey, Assistant to the City Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order noting a quorum was present. He mentioned that this was the first meeting in the New City Council Chambers and was elated to welcome all in the inaugural audience to the meeting.

2. INVOCATION

Dr. Eric Hammersen led the Invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledges.

4. Proclamation Presentation by Mayor Hoover on Texas Native Plant Week (Holly

Simonette).

Mayor Hoover recognized Deborah Simmons who presented a power point on Texas Native Plant Week. Mayor Hoover read and presented the proclamation for Texas Native Plant Week and thanked Deborah Simmons for all her work and presentation.

5. COUNCIL COMMENTS

Councilmember Briley announced that he too was very excited to be in the new Chambers for the very first City Council Meeting. He also thanked staff for getting to this point. He announced the CVB Board Retreat on October 29; location is pending while the Stakeholder Meeting will be held November 13th at 9am at the Sunday House Inn & Suites. He noted that 5 Journalists will cover the Food & Wine Fest and added that tickets are still available. The Leadership Breakfast will be held November 13th at the Nimitz Ballroom. The preliminary Oktoberfest attendance numbers are 24,700 noting that Jim and his team are working overtime. Lastly, there are 80 Floats registered for the Night of Lights Christmas Parade.

Councilmember Klein stated that he had no comment.

Councilmember Watson expressed his excitement to be in this new great space. He reported that Mayor Pro-Tem Kirchner, Clinton, and Garret attended the Annual Texas Municipal League Conference with many interesting seminars and found some new equipment that is going on the wish list. He added that November 17th is the last session for the Hill Country Leadership Institute Cohort. He announced the EDC Meeting is Friday morning. Lastly, he reminded all of today's Ribbon Cutting for the Llano Bridge at 2 pm and tomorrow morning's Coffee with the City Manager at the Golf Course at 8 am.

Mayor Pro-Tem Kirchner reported that Connecting the Vine Interagency Group held a Health and Resource Fair at the Methodist Church on Saturday which was well attended with many resources. She mentioned that this will become an annual or semi-annual event. She added that Executives from the Alamo Area Council of Governments visited with City and County Officials noting priorities and accomplishments for our area in the near future. She also announced that Matt with the Friendly Native Nursery would be presenting at the next Native Plant Society Meeting Tuesday, October 22nd at St. Joseph's Hall at 6:30 pm.

At this time, Mayor Hoover recognized Father Ian Robbins of St. Mary's Church who entered the meeting. Father Robbins provided all with another blessing. Mayor Hoover also recognized Gerald Pruitt, filling in for Mick McKamie, City Attorney.

Mayor Hoover recognized City Manager Bailey, Aaron Anderegg and his staff and everyone that assisted with the preparations in having the interim Council Chambers ready for this meeting. He stated that this new building will serve the city well into the future. Mayor Hoover also provided the Short-Term Rental Report provided to him by Tyler Baethge. He stated that the Council is enacting the Short Term Rental Ordinance as it was intended.

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:
City Council Regular Meeting of August 20, 2024
City Council Budget Work Session of August 27, 2024
City Council Regular Meeting of September 3, 2024
- B. Consider approval for the purchase of Parks Equipment in the Fiscal Year 2025 Budget of approximately \$173,434.10 but not to exceed \$178,194. (Andrea Schmidt, Director of Parks & Recreation)
- C. Confirming the appointment of Kit Patterson (replacing Linda Goldsmith) to the Convention and Visitor Bureau Board of Directors.

Councilmember Klein moved to approve items 7A-7C under the Consent Agenda. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

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

Request Z-2416: By Josh Leamons with Searchers Surveying to Request the Following:

- A. A Landuse Change from Mixed Density Residential (MDR) to Commercial (C) for Properties Located at 108 S Mesquite Street also Referred to as Lot 7 & Lot 8, Block 20 of the South Heights Addition.
- B. A Zoning Change from R2, Mixed Residential to C2, Commercial for Properties Located at 108 S Mesquite St also Referred to as Lot 7 & Lot 8, Block 20 of the South Heights Addition.
 - i. Presentation by the Applicant
 - ii. Presentation by Staff
 - iii. Hold the Public Hearing
 - iv. Take Action to adopt Ordinance 2024-31 related to Landuse Change Request
 - v. Take Action to adopt Ordinance 2024-32 related to Zoning Change Request

Applicant Josh Leamons with Searchers presented for the property owners noting the request is for Landuse Change and for the Zoning Change (two separate items) for Lot 7 and Lot 8, Block 20 for the South Heights Addition. He added that the building is going to be very beautiful for the community.

Mrs. Anna Hudson stated that the property owner purchased the two properties that have been joined for redevelopment at 901 E. Main and 803 E. Main Street. She referenced a map showing the overall plan, location for the two properties, the neighboring lots, and proposed parking area.

Mayor Pro-Tem Kirchner stated she did not understand why the entire redevelopment should not be zoned C-2 as it did not make sense to portion it off. Councilmember Briley questioned the total number of rooms and parking spaces.

Mrs. Hudson responded with the uses for the C-2 zoning which would provide for a three-story structure to be built and noted that the site plan review would be the next step where the detailed parking would be addressed. Mayor Hoover asked if there was a residence next door. Mrs. Hudson confirmed same. It was noted that the neighboring resident was not present.

Councilmember Watson stated he would like to see the entire development zoned C-2 in order to provide more continuity to the property. Councilmember Briley added that the area was underutilized.

Mayor Hoover declared the public hearing open for the Landuse Change Request. No one requested to speak. Mayor Hoover declared the public hearing closed.

Councilmember Watson asked if the applicant had ever indicated they would develop a three-story hotel. Mrs. Hudson replied no and added once it is zoned, to down zone the property would be difficult. Mayor Pro-Tem Kirchner expressed her preference of the idea of streamlining the zoning redevelopment for simplicity.

Councilmember Klein moved to approve Item 7A – Landuse Change Request from Mixed Density Residential to Commercial as requested by the applicant for Lot 7 and Lot 8. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

Mr. Leamons presented the Zoning Change from R2 to C2 for the property redevelopment.

Mayor Hoover declared the public hearing open. No one requested to speak. Mayor Hoover declared the public hearing closed.

Councilmember Klein moved to approve Item 7B - the Zoning Change request from R-2 Mixed Residential to C-2 Commercial Zoning as requested by the applicant for Lot 7 and Lot 8. Councilmember Watson seconded the motion. The motion carried as follows:

AYE: Councilmembers Klein, Watson, Mayor Pro-Tem Kirchner, and Mayor Hoover

NAY: Councilmember Briley

8. OTHER ACTION ITEMS AND UPDATES

- A. Consideration and Approval of the City's Professional Auditing Services. (Krista Wareham, Finance Director)

Mrs. Wareham announced that seven proposals were received. She added that staff reviewed the proposals and of the top three, staff's recommendation was Eide Bailly CPAs & Business Advisors. Mayor Hoover asked if this was a firm Mrs. Wareham had worked with previously. Mrs. Wareham responded no.

Councilmember Klein moved to approve staff's recommendation of Eide Bailly. Councilmember Briley seconded the motion. The motion carried unanimously.

- B. Consider and take action on Appeal of City Manager's Denial of Vesting Determination for STR use at 301 E Burbank by Clay Carter for Meneer LLC (Anna Hudson, Director of Development Services)

Attorney Welsley Reeh, representing Mr. Clay Carter presented background for the appeal. She referenced the appeal letter indicating that staff recommended to her client complete the Vested Rights Determination Form. She added that said process was followed. Ms. Reeh also made mention that the City acknowledged that records indicate that the property held a permitted Short-Term Rental that was permitted prior to April 1, 2022 making it a legal nonconforming use, thus, a Conditional Use Permit (CUP) was not required.

Mrs. Hudson stated that the owner requested a Vested Right Determination for 301 E. Burbank. She added that vested rights were not in place for a STR Permit without going through the CUP Process as the size of the non-conforming structure increased during construction. Mrs. Hudson noted the history of the house stating that the new owner was provided a demolition permit as it became apparent that what was a renovation turned into a demolition calling for a new vesting requiring a new permit.

Ms. Reeh added that she did not deny a reconstruction as the property required new walls and stated it was not a demolition but only a remodel. She noted that Longhorn Construction was responsible for the remodel not a demolition as the STR Permit was not revoked and the need to encourage remodeling.

A lengthy discussion ensued with Ms. Reeh showing photos of the overall structure. Comments were made by the Council regarding the percentage of the remodel exceeding 25% and noted the electrical panel was moved. Mrs. Hudson added that a letter was sent stating that a CUP would be required.

Councilmember Klein moved to deny the appeal for 301 E. Burbank. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

- C. Consider and take action on Appeal of Director of Development Services denial of STR permit for 805 E. Austin by Bill Seitzler. (Anna Hudson, Director of Development Services)

Mr. Bill Seitzler stated the he allowed his permit to expire and asked for grace as

he had many extenuating circumstances that he encountered. He introduced his wife and friend and noted the amount of time he spent in Dallas due to the passing of a parent. He mentioned he missed the 90-day grace period and the permit lapsed.

He noted they bought the property many years ago to enjoy Fredericksburg and he and the family travels back and forth to Austin. Mayor Hoover stated that he felt very strongly about his situation but noted as Mayor; he could not offer grace on this request.

Councilmember Briley stated that this was a hard one for him but would have to follow the Ordinance consistently.

Mayor Pro-Tem Kirchner moved to deny the appeal. Councilmember Klein seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT

City Manager Bailey reported on the following topics for future Special Meetings.

- 1) Fire/EMS Operations Overview and 5-Year Plan
- 2) Tax Increment Reinvestment Zone (TIRZ)
- 3) Strategic Plan
- 4) ART Board/Commission
- 5) CVB and EDC Budgets
- 6) Annexations

10. ITEMS FOR FUTURE AGENDA

Review of the Future Agenda List. (Clinton Bailey, City Manager)

City Manager Bailey reviewed the list of future agenda items and noted perhaps early November to meet on the top two items being the Fire/EMS 5-year plan and the TIRZ items. He mentioned that he would follow-up with the Council on scheduling a Joint Meeting with the County Commissioners.

He noted the upcoming legal update from City Attorney McKamie and his annual evaluation on the next meeting.

Brady Closson provided preliminary numbers of attendees of 24,700 which was down from last year's number of 26,600 attendees. Mayor Hoover thanked the Pedernales Creative Arts Alliance (PCAA) and Andrea Schmidt and her staff for all the work they do at Marktplatz before, during, and after events. He noted all the work that was done for a successful Oktoberfest.

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section 551.072:

- A. Consider and discuss Real Estate in the vicinity of US 290E and the Industrial Loop. (Texas Government Code Section 551.072)

Mayor Hoover announced that the Regular Council Meeting would be recessed at 10:26 am to go into executive session.

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.

Mayor Hoover announced that the Council would reconvene into their Regular Meeting at 10:55 am and stated that no action would be taken.

13. ADJOURN

Mayor Hoover adjourned the meeting at 10:55 am.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: November 19, 2024

CATEGORY: CONSENT

CAPTION: Consider approving the reappointment of two of the City's Appointees - Stephen Harris and Julie Kuhlken to the Gillespie County Economic Development Commission Board of Directors for another two-year term beginning December 31, 2024. (Tim Lehmberg, Executive Director)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

ATTACHMENTS:

1. 2024 Officers and Terms as of Nov. 2024

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: November 12, 2024



William McKamie, City Attorney

Date: November 12, 2024



Leticia Vacek, City Secretary

Date: November 12, 2024



Clinton Bailey, City Manager

Date: November 15, 2024

Gillespie County Economic Development Commission 2024 Officers and Board of Directors

President:	Wade Dittmar
Vice President:	Amanda Stevens
Treasurer:	Brad Hardin
Secretary:	Julie Kuhlken
Executive Director:	Tim Lehmberg

The 2024 GCEDC Board of Directors with term expiration

Appointed by the City:	Term Expires:
------------------------	---------------

Stephen Harris	Dec. 31, 2024
Julie Kuhlken	Dec. 31, 2024
Brad Hardin	Dec. 31, 2025
Jim Jarreau	Dec. 31, 2025

Appointed by the County:

Jamey Vogel	Dec. 31, 2026
Wade Dittmar	Dec. 31, 2024
Ross Allen	Dec. 31, 2025
Ross Burtwell	Dec. 31, 2025

Appointed by the GCEDC Board of Directors:

Amanda Stevens	Dec. 31, 2025
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Ex-Officio Members: By Position (Confirmed Annually)

County of Gillespie	Charles Olfers, Daniel Jones
City of Fredericksburg	Bobby Watson, Clinton Bailey
Chamber of Commerce	Jim Mikula
Convention/Visitors Bureau	Brady Closson
Harper Community	Dan Abbott
Stonewall Chamber	Katelyn Duecker Eames
Airport Manager	Tony Lombardi
Board of Realtors	Mike Starks



CITY COUNCIL AGENDA MEMO

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

MEETING DATE: November 19, 2024

CATEGORY: CONSENT

CAPTION: Consider approving the purchase of Decorative Lighting for Marktplatz in the Fiscal Year 2025 Budget for \$166,588. (Andrea Schmidt, Director of Parks & Recreation)

PRESENTATION:

SUMMARY:

As part of the FY 2025 budget, funds were approved for the purchase of decorative lights at Marktplatz. The purchase and installation of forty-two (42) replacement light poles was approved with a total budget amount of \$225,000. The Interlocal Purchasing System, known as TIPS, quote for the poles totals \$166,588, which is within budget.

The installation of the poles will be completed by a local contractor. Staff is working on getting estimates for the installation. Based on preliminary installation estimates, the project should be completed within budget.

BACKGROUND:

The current decorative light poles at Marktplatz are not dark skies compliant. The new light poles will meet the city's dark skies requirements. In addition, the light poles are in poor condition and in need of replacement. New light poles were added to the northwest corner of Marktplatz as part of that renovation project. These poles will match the new poles. The lead time for the delivery of the light poles is 18–20 weeks.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

\$166,588

STAFF RECOMMENDATION:

Approve purchase of decorative light poles at Marktplatz in the amount of \$166,588.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism X

ATTACHMENTS:

1. Decorative Lighting Quote
2. New and old Marktplatz Light Poles

APPROVAL/REVIEW:

Andrea Schmidt

Date: November 08, 2024

Andrea Schmidt, Parks and Recreation Director

William McKamie

Date: November 08, 2024

William McKamie, City Attorney

Leticia Vacek

Date: November 12, 2024

Leticia Vacek, City Secretary

Clinton Bailey

Date: November 15, 2024

Clinton Bailey, City Manager



StressCrete Ltd. (Ontario)
StressCrete Inc. (Alabama)
StressCrete Inc. (Kansas)
King Luminaire Co. Inc. (Ohio)
King Luminaire Company, Inc. (Ontario)

StressCrete Inc. - Alabama
9200 Energy Lane
Northport, AL
Toll Free: 1-800-435-6563
sales@scgrp.com | www.scgrp.com

Quote Name: City of Fredericksburg
Account Name: City of Fredericksburg
Lead Time: 18-20 weeks
Territory Manager: Matt Fulmer
SC Region: SC2
Sales Agent: FAPCo

Quote Number: Q-07784
Created Date: 31/10/2024
Expiration Date: 31/12/2024
Q-Number:

Quantity	Line Item	Description	Total Per Unit	Subtotal
42	KSB10-TX FED GN		USD 651	USD 27,342
42	A-12-RE-FED GN-GFI-BA-FPH		USD 1,401	USD 58,842
2	KSB16-TX FED GN		USD 1,076	USD 2,152
2	RE-A-20-6.625-0.28-FED GN-GFI	C/W KA90-BALL CAP & BANNER EYE BOLTS C/W - TX FEDERAL GREEN	USD 1,781	USD 3,562
44	K137-P4NG-V-75(SSL)-120V-K24-PR7-30K- #1-WS-(TX - Federal Green)		USD 1,658	USD 72,952
2	KA90-A-S-1-FL-FED GN	C/W Aluminum C/W Federal Green	USD 869	USD 1,738
TOTAL:				USD 166,588

NOTES

Freight charges are based on a shared load
TIPS Contract – 24010401

TERMS

Please contact our office for special lead time requirements. The lead time of this quotation is an estimate only and is subject to change based on approval flow. Upon receipt of signed approval drawings, a firm delivery date will be established. All new orders placed by customers with unestablished credit will be subject to credit approval. Please refer to the above Quotation number when placing this order. Taxes extra where applicable. All prices valid for 90 days. Federal law requires that the Federal tax number and State (Provincial) tax id number be provided on all purchase order forms. Please provide this number on your purchase order at time of issue to StressCrete Group.







CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM:

MEETING DATE: November 19, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Conduct Public Hearing for REQUESTED VOLUNTARY ANNEXATION of the Right of Way (ROW) of Catholic Cemetery Road and a portion of West Travis Street. This annexation request is for right-of-way only. This annexation will not increase or extend the City's Extraterritorial Jurisdiction (ETJ). No action. (Anna Hudson, Director of Development Services)

- i Presentation by Staff
- ii Hold Public Hearing

PRESENTATION:

SUMMARY:

Request from Gillespie County to annex the Right of Way of Catholic Cemetery Road and a portion of W. Austin and W. Travis Streets totaling 1.47 acres.

BACKGROUND:

The creation of a new residential subdivision along Woodcrest and Catholic Cemetery Road produced lots that are accessed from Catholic Cemetery Road. As such, Gillespie County requested the City annex the ROW to give access to the lots from City ROW. A nearby property owner is also interested in annexation of their property that has access from W. Travis Street.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Local Government Code Sec. 43.0673 says a city must hold at least two public hearings on the annexation proposal, allowing interested persons to express their views.

Two public hearings on annexation are scheduled, first on November 19 and 2nd on December 3, 2024. Timeline for Adoption of Annexation Ordinance per LGC Sec. 43.0672: The city must adopt an annexation ordinance no sooner than the 10th day after the 2nd public hearing.

The annexation ordinance is planned for adoption on December 17, 2024, which is more than 10 days after the first public hearing (held on November 5), complying with this requirement.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Mobility

Small Town Sensitive Growth

ATTACHMENTS:

1. Catholic Cemetary & W Travis St Survey
2. Z-2410 Zoning Map
3. Cemetery Rd Annexation Request

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: November 14, 2024



Garret Bonn, Assistant City Manager

Date: November 14, 2024



William McKamie, City Attorney

Date: November 14, 2024



Leticia Vacek, City Secretary

Date: November 14, 2024



Clinton Bailey, City Manager

Date: November 15, 2024

Michael C. McCrea and wife,
Tracy McCrea
(42.26 ac.)
Vol. 620, Pg. 135

St. Mary's Catholic Church
(cemetery)
Vol. 95, Pg. 182

ingress, egress &
regress easement
Vol. 95, Pg. 182

County of Gillespie
Vol. 102, Pg. 807

Frank T. Mills
and wife,
Melinda A. Mills
(1.5 ac.)
Doc. 20164726

The City of
Fredericksburg
Ordinance No. 12-021
Tract 11 (20.72 ac.)
Amended Plat of
the Preserve
Vol. 4, Pg. 166

1" = 100'

() record info.

● 1/2" iron rod found (unless noted otherwise)

⊙ cut off T post found

■ monument found (1/2" iron rod in conc.)

△ to a point

BLOCK III

St. Mary's Catholic Church
(cemetery)
balance of Vol. Q, Pg. 631

CATHOLIC CEMETERY ROAD
Vol. 45, Pg. 184
(24,360 sq. ft.)

Lot 586R
Resubdivision of
Parts of Outlots
No. 586 & 587
Vol. 6, Pg. 128

Helene Haus, LLC
(1.208 ac.)
Doc. 20215844

Carleton Turner
and wife,
Cindy Turner
(0.404 ac.)
Doc. 20082417

The City of
Fredericksburg
Ordinance No. 6-057
Tract 3 (0.94 ac.)

United States
Postal Service
(balance of 5.98 ac.)
Vol. 337, Pg. 889

County of Gillespie
(balance of 30,285
sq. ft. tract)
Vol. 45, Pg. 163

THEODORE
SPECHT DRIVE
Vol. 360, Pg. 907
The City of
Fredericksburg
Ordinance No. 8-069A
(5.98 ac.)

MAP SHOWING A PORTION OF
OUTLOT NOS. 585, 586 AND
587 AND A PORTION OF BLOCK
III AS SHOWN ON THE MAP OF
FREDERICKSBURG, TEXAS AND
environs BY THE GERMAN
EMIGRATION COMPANY IN
GILLESPIE COUNTY, TEXAS

This map was prepared without the benefit of a
title commitment and may be subject to
easements, restrictions and potential Right-of-Way
takes not shown hereon.

A metes and bounds description accompanies this
map.

The bearings shown hereon are based on local
GPS observations for directional control.

Adjoiners are shown for informational purposes
only.

The 1.47 ac. tract shown hereon consists of a
portion of W. Travis St., all of Catholic Cemetery
Road and a portion of W. Austin St.

Don M. Kuhlmann

Don M. Kuhlmann
Registered Professional Land
Surveyor No. 5646
State of Texas



4/3/24

RE: County of Gillespie/City of Fredericksburg
JOB NAME: 24-4

KUHLMANN SURVEYING

Fredericksburg Texas 78624 (Ph.) 830-997-2512 Firm #10177300

A DESCRIPTION OF A 1.47 ACRE TRACT OF LAND CONSISTING OF A PORTION OF WEST TRAVIS STREET, ALL OF CATHOLIC CEMETERY ROAD AND A PORTION OF WEST AUSTIN STREET IN GILLESPIE COUNTY, TEXAS; BEING A PORTION OF OUTLOT NOS. 585, 586 AND 587 AND A PORTION OF BLOCK III AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS; SAID 1.47 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod found at the north corner of Lot 4, Woodcrest Addition as recorded in Volume 7, Page 47, Plat Records, Gillespie County, Texas, being the west corner of Tract 11A (0.40 ac.) as described in The City of Fredericksburg Ordinance No. 12-021, being the intersection of the southeast line of the said Catholic Cemetery Road and the southwest line of the said West Travis Street, for a corner hereof;

THENCE along the southeast line of Catholic Cemetery Road and the northwest line of The City of Fredericksburg Ordinance No. 6-058 (Tracts 2-5) and Ordinance No. 6-057 (Tract 3) S 35°25'36" W (BASE BEARING), a distance of 352.10 feet to a ½" iron rod found and S 35°25'01" W, a distance of 431.10 feet to the southwest line of a 30,285 square feet tract described in Volume 45, Page 163, Deed Records, Gillespie County, Texas, being a northeast line of a 5.98 acre tract described in Volume 337, Page 889, Real Property Records, Gillespie County, Texas, being in the southwest line of West Austin Street, being the west corner of the said Ordinance No. 6-057 (Tract 3), being in a northeast line of The City of Fredericksburg Ordinance No. 8-069A, for the south corner hereof;

THENCE with the southwest line of the said 30,285 sq. ft. tract and a northeast line of the said 5.98 acre tract N 50°32'48" W, a distance of 60.00 feet to a monument found (1/2" iron rod in concrete) at the east corner of the said 30,285 sq. ft. tract, being the most northerly south corner of a 0.70 of an acre tract described in Volume 360, Page 907, Real Property Records, Gillespie County, Texas, being a reentrant corner of the said Ordinance No. 8-069A, for the most southerly west corner hereof;

THENCE N 35°04'55" E, a distance of 87.60 feet to a ½" iron rod found, being the north corner of the said 30,285 sq. ft. tract, being the east corner of the said 0.70 of an acre tract, being the south corner of the St. Mary's Catholic Church cemetery tract described in Volume Q, Page 631, Deed Records, Gillespie County, Texas, being the south corner of a 17,400 square feet tract described in Volume 45, Page 189, Deed Records, Gillespie County, Texas, being the west corner of a 24,360 square feet tract described in Volume 45, Page 164, Deed Records, Gillespie County, Texas, being the most northerly east corner of the said Ordinance No. 8-069A, for an angle point hereof;

THENCE with the northwest line of the said Catholic Cemetery Road and the northwest line of the said 17,400 sq. ft. tract N 35°25'56" E, a distance of 695.97 feet to a cut off T post found in the northeast line of the said cemetery tract, being the north corner of the said 17,400 sq. ft. tract, being the intersection of the northwest line of the said Catholic Cemetery Road and the southwest line of the said West Travis Street, for a reentrant corner hereof;

THENCE along the southwest line of the said West Travis Street and the northeast line of the said cemetery tract N 51°04'08" W, a distance of 254.43 feet to a ½" iron rod found, being the south corner of a 42.26 acre tract described in Volume 620, Page 135, Official Public Records, Gillespie County, Texas, for the most northerly west corner hereof;

THENCE N 39°02'06" E, at a distance of 40.01 feet pass a ½" iron rod found, being a corner of the said 42.26 acre tract, being the south corner of a tract described in Volume 102, Page 807, Deed Records, Gillespie County, Texas and continue for a total distance of 56.59 feet to a point, being a corner of Metzger Road, for the north corner hereof;

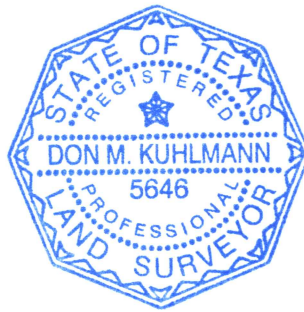
THENCE S 49°51'16" E with a southwest line of the said Metzger Road and the northeast line of the said West Travis Street, at a distance of 55.51 feet pass a 5/8" iron rod found, being a corner of Metzger Road, being the west corner of a 1.5 acre tract described in Document 20164726, Official Public Records, Gillespie County, Texas and continue for a total distance of 225.24 feet to a 1/2" iron rod found, being the south corner of the said 1.5 acre tract, being the west corner of Lot 28, Amended Plat of the Preserve as recorded in Volume 4, Page 166, Plat Records, Gillespie County, Texas, being a west corner of The City of Fredericksburg Ordinance No. 12-021 Tract 11 (20.72 ac.), for an angle point hereof;

THENCE with the northeast line of West Travis Street and the southwest line of the said Lot 28 S 49°48'18" E, a distance of 86.45 feet to a point, being a north corner of the said Tract 11A, for the east corner hereof, from which a 1/2" iron rod found bears S 49°48'18" E, a distance of 34.48 feet, being the south corner of the said Lot 28, being the west corner of Lot 27, Amended Plat of the Preserve;

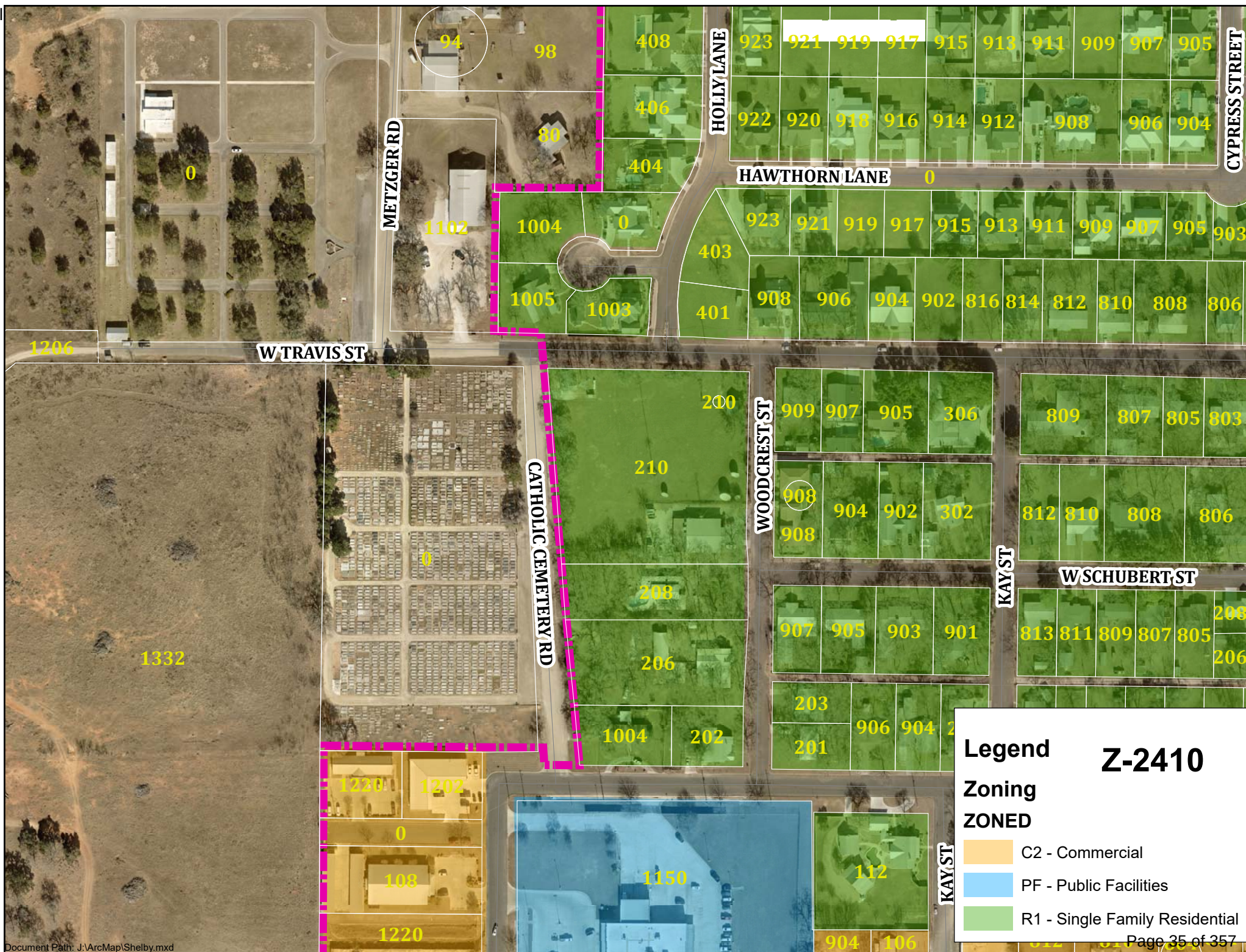
*THENCE crossing the said West Travis Street S 35°25'36" W, a distance of 50.90 feet to the **POINT OF BEGINNING**, containing 1.47 acres of land, more or less.*

The bearings shown hereon are based on local GPS observations for directional control.

Don M. Kuhlmann
Don M. Kuhlmann
Registered Professional Land Surveyor
No. 5646 – State of Texas



Kuhlmann Surveying
Fredericksburg, Texas 78624
(830) 997-2512
Firm #10177300



COUNTY OF GILLESPIE

Don D. Weinheimer
County Commissioner
Precinct #4



101 W Main St
Fredericksburg, TX 78624
Phone: 830-307-6096
dweinheimer@gillespiecounty.org

May 14, 2024

Delivered via email

TO: Mr. Clinton Bailey
126 W Main St
Fredericksburg, TX 78624

RE: Amended Annexation request – Catholic Cemetery Road & section of W Travis Street

On September 26, 2023, I sent you a letter requesting that the City of Fredericksburg annex Catholic Cemetery Road. Since that time, there have been several meetings and some city developments that lead us to amend the request to include the connected part of W Travis Street that the County of Gillespie, Precinct #4 maintains. This is a relatively short section of W Travis Street which extends from the current city limits to Metzger Road (See figure #1).

At yesterday's regular Commissioner Court meeting, the court approved the county to add the W Travis Street section, that the county maintains, to the initial request to annex Catholic Cemetery Road.

This letter serves as the County of Gillespie's request to the City of Fredericksburg to annex Catholic Cemetery Rd and the referenced section of W Travis Street.

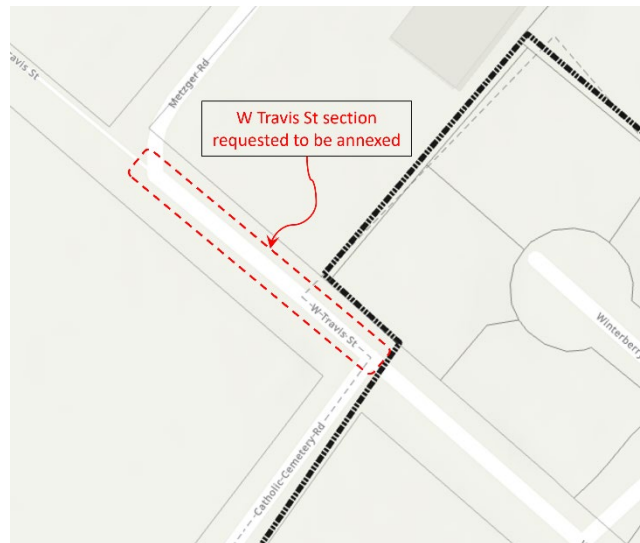


Figure 1

Regards,

Don D. Weinheimer

CC: Daniel Jones – County Judge
Garrett Bond – Assistant City Manager



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM:

MEETING DATE: November 19, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Conduct Public Hearing and take action on Voluntary Annexation of 97 Hitchin' Post Trail referred to as approximately 18.7 acres of land described as the Samuel R. Wilson Survey NO. 38, Abstract NO. 735 of Gillespie County, Texas. (Anna Hudson, Director of Development Services)

- i Presentation by the Applicant
 - ii Presentation by Staff
 - iii Hold Public Hearing
 - iv Take action - Adopt Annexation Ordinance 2024-37
-

PRESENTATION:

SUMMARY:

The Frieden Development was annexed in 2017. The owners have also purchased an adjoining 18.7 acres of land to the south of the current city limit boundary along Highway 87 South. The tracts in question have water and sewer available and will be extended into the property by the developer.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

The extension of utilities will be paid for by the developer.

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
Small Town Sensitive Growth

ATTACHMENTS:

1. Petition for Annexation
2. Ordinance 2024-37 for annexation of 97 Hitchen Post_Frienden
3. Z-2419 Survey and Metes and Bounds
4. Frieden _Amendment to Annexation Agreement - 18.733 acres

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: November 14, 2024



Garret Bonn, Assistant City Manager

Date: November 14, 2024



William McKamie, City Attorney

Date: November 14, 2024



Leticia Vacek, City Secretary

Date: November 15, 2024



Clinton Bailey, City Manager

Date: November 15, 2024

PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

**TO THE MAYOR AND GOVERNING BODY OF THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS:**

The undersigned owner of the hereinafter described tracts of land, being more particularly described by metes and bounds description in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex all parts of the Area into the City of Fredericksburg so that the entire Area shall be included within the incorporated City of Fredericksburg, Texas, and does hereby certify and represent the following:

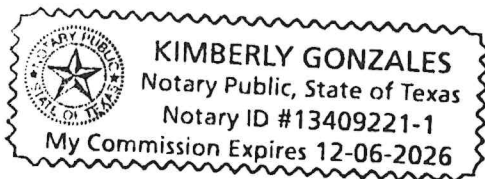
1. The Area is contiguous to the existing corporate limits of City of Fredericksburg;
2. The Area is not included in the extraterritorial jurisdiction of any other municipality;
3. The undersigned has the legal authority to make this request; and
4. All persons with an ownership interest in the Area have signed below.

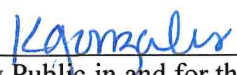
OWNER:
Fredericksburg Development, Inc.
a Texas Corporation

By: 
Christopher S. Wilde
Its: Vice President

STATE OF TEXAS *
 *
COUNTY OF Bexar *

This instrument was acknowledged before me on the 30th day of October, 2024, by Christopher Wilde, the Vice President of Fredericksburg Development, Inc., in its behalf.




Notary Public in and for the State of Texas
My Commission Expires: 12/06/2024
Kimberly Gonzales
Type or Print Notary's Name

"EXHIBIT A"

BEING 4.299 ACRES OF LAND SITUATED IN THE SAMUEL R. WILSON SURVEY No. 38, ABSTRACT No. 735, OF GILLESPIE COUNTY, TEXAS, SAID 4.299 ACRES BEING COMPRISED OF 3.920 ACRES OUT OF THE FREDERICKSBURG DEVELOPMENT INC. 5.373 ACRE TRACT CALLED "TRACT I", RECORDED IN DOCUMENT NO. 20193379, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS (OPRGCT), AND 0.379 ACRES OUT OF THE FREDERICKSBURG DEVELOPMENT INC. 6.817 ACRE TRACT CALLED "TRACT III," RECORDED IN DOCUMENT NO. 2019339, OPRGCT, SAID 4.299 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southwest corner of said 5.373 acre tract, and being on the eastern Right-of-Way of US HIGHWAY 87 (variable width PUBLIC Right-of-Way), being the northwest corner of HITCHIN POST TRAIL, an access easement described in Volume 342, Pages 398-408 OPRGCT, and being a southwesterly corner of said 6.817 acre tract, from which a found 1/2" rebar with no identification for the northwest corner of said 5.373 tract bears North 01°16'59" West for 418.34 feet for reference;

THENCE, North 89°37'54" East a distance of 144.72 feet, along the southern boundary of said 5.373 acre tract, being the northern boundary of said HITCHIN POST TRAIL, and being a northern boundary of said 6.817 acre tract, to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southwest corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE, North 00°37'47" East a distance of 416.73 feet, through the interior of said 5.373 acre tract, along the western boundary of this tract, to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the northwest corner of this tract, being on the northern boundary of said 5.373 acre tract;

THENCE, South 89°47'03" East, at 408.36 feet passing a found 1/2" rebar with no identification for the northeast corner of said 5.373 acre tract, being the northwest corner of said 6.817 acre tract, continuing for a total distance of 448.44 feet, along the northern boundary of this tract, being the northern boundary of said 5.373 acre tract, and becoming the northern boundary of said 6.817 acre tract;

THENCE, South 00°19'43" East a distance of 412.09 feet, through the interior of said 6.817 acre tract, along the eastern boundary of this tract, to a found 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southeast corner of this tract, being a southerly interior corner of said 6.817 acre tract, being the northeast corner of said HITCHIN POST TRAIL, and being a northwest corner of the FREDERICKSBURG DEVELOPMENT INC. 6.541 acre tract called "TRACT II," recorded in Document No. 20193379, OPRGCT;

THENCE, South 89°37'54" West, through the interior of said 6.817 acre tract, at 40.08 feet passing a found 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southeast corner of said 5.373 acre tract, being an interior corner of said 6.817 acre tract, continuing for a total distance of 455.39 feet, along the southern boundary of this tract, becoming the southern boundary of said 5.373 acre tract, and becoming a northern boundary of said 6.817 acre tract, to the **POINT OF BEGINNING**.

CONTAINING, 4.299 acres of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on June 23, 2021 from which an exhibit was prepared.

A handwritten signature in blue ink, appearing to read "W. Andrew McLaughlin".

W. Andrew McLaughlin, RPLS #6473
Job No. ORFSB-1000-144 (CEK/WAM) | June 25, 2021

BEING 14.434 ACRES OF LAND SITUATED IN THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT NO. 735 OF GILLESPIE COUNTY, TEXAS, SAID 14.434 BEING COMPRISED OF THE REMAINDER OF A CALLED 5.373 ACRE "TRACT I," ALL OF A CALLED 6.541 ACRE "TRACT II," AND THE REMAINDER OF A CALLED 6.817 ACRE "TRACT III," OF THE FREDERICKSBURG DEVELOPMENT, INC. TRACTS RECORDED IN DOCUMENT NO. 20193379 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (OPRGCT) SAID 14.434 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the northwest corner of this tract, being the northwest corner of said remainder of "TRACT I," being the southwest corner of the remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract recorded in Document No. 20181539, OPRGCT, being on the eastern Right-of-Way of UNITED STATES HIGHWAY 87 (Variable Width Public R.O.W.), and being the southwest corner of OTTO ECKHARDT ROAD recorded in Document No. 20104425, OPRGCT, from which the northwest corner of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract bears North 00° 16'29" West a distance of 860.80 feet;

THENCE, South 89° 47'03" East a distance of 168.66 feet, along a northern boundary of this tract, being the northern boundary of said remainder of "TRACT I," being a southern boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC., called 219.460 acre tract, and being the southern boundary of said OTTO ECKHARDT ROAD, to a found 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for a northeast corner of this tract, being the northwest corner of the FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract recorded in Document No. 20217535, OPRGCT;

THENCE, South 00° 37'47" East a distance of 416.73 feet, through the interior of said "TRACT I," along an eastern boundary of this tract, being the western boundary of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for an interior corner of this tract, being the southwest corner of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract, being on the southern boundary of said "TRACT I," a northern boundary of said "TRACT III," being on the northern boundary of HITCHIN POST TRAIL (40' wide access easement) a called 0.55 acre tract recorded in Volume 342, Pages 393-408, OPRGCT;

THENCE, North 89° 37'54" East, at 415.31 feet passing a found and disturbed 1/2" rebar with no identification for the southeast corner of said "TRACT I," continuing for a total distance of 455.39 feet to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for an interior corner of this tract, being the southeast corner of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract;

THENCE, North 00° 37'47" West a distance of 416.73 feet, through the interior of said "TRACT III," along a western boundary of this tract, being the eastern boundary of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract, to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for a northwest corner of this tract, being the northeast corner of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract, being on the southern boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, and being on the southern boundary of said OTTO ECKHARDT ROAD;

THENCE, South 89° 47'03" East a distance of 560.90 feet, along the northern boundary of this tract, being the northern boundary of said "TRACT III," being the southern boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, and being the southern boundary of said OTTO ECKHARDT ROAD, to a found 1/2" rebar with cap stamped "TXLMS.COM RPLS 6002" for a northeast corner of this tract, being a northeast corner of said "TRACT III," and being an interior corner of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract;

THENCE, South 04° 24'09" East a distance of 108.22 feet, departing the boundary of said OTTO ECKHARDT ROAD, along an eastern boundary of this tract, being an eastern boundary of said of said "TRACT III," being a western boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, to a found 1/2" rebar with cap stamped "TXLMS.COM RPLS 6002" for an interior corner of this tract, being an interior corner of said "TRACT III," being a southwest corner of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract;

THENCE, North 88° 25'51" East a distance of 122.63 feet, along a northern boundary of this tract, being a northern boundary of said "TRACT III," being a southern boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, to a found 1/2" rebar with an illegible cap for a northeast corner of this tract, being a northeast corner of said "TRACT III," being an interior corner of said FREDERICKSBURG DEVELOPMENT, INC. 219.460 acre tract, and being an interior corner of said OTTO ECKHARDT ROAD;

THENCE, South 00° 02'50" West a distance of 271.51 feet, along an eastern boundary of this tract, being an eastern boundary of said "TRACT III," being a western boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, and being a western boundary of said OTTO ECKHARDT ROAD, to a found 1/2" rebar with no identification for an angle point on the eastern boundary of this tract, being an angle corner of said "TRACT III," being a southwest corner of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, and being a northwest corner of the JAMES & MICHELLE HOYO called 11.353 acre tract, recorded in Document No. 20216477, OPRGCT;

Open Range Field Services, LLC has offices in Texas with TBPELS Firm No. 10193994 (Pampa) & 10194069 (Boerne)

THENCE, South 00°05'00" East a distance of 27.17 feet, continuing along an eastern boundary of this tract, being an eastern boundary of said "TRACT III," being a western boundary of said HOYO called 11.353 acre tract, being a western boundary of said OTTO ECKHARDT ROAD, to a found 1/2" rebar with no identification for an exterior corner of this tract, being the southeast corner of said "TRACT III," and being an interior corner of the said HOYO called 11.353 acre tract;

THENCE, South 88°25'16" West a distance of 91.54 feet, along a southern boundary of this tract, being a southern boundary of said "TRACT III," being a northern boundary of said HOYO called 11.353 acre tract to a found 1/2" rebar with no identification for an interior corner of this tract, being an angle corner of said "TRACT III," being a northwest corner of said HOYO called 11.353 acre tract, and being the northeast corner of said "TRACT II;"

THENCE, South 00°24'57" East a distance of 456.22 feet, along the eastern boundary of this tract, being the eastern boundary of said "TRACT II," being the western boundary of said HOYO called 11.353 acre tract to a found 1/2" rebar with no identification for the southeast corner of this tract, an angle point on the western boundary of said HOYO called 11.353 acre tract, being a northeast corner of the KENNETH R. & SUZANNE RODDY 6.67 acre tract, recorded in Volume 342, Page 849, OPRGCT;

THENCE South 89°27'30" West a distance of 596.76 feet, along a southern boundary of this tract, being a southern boundary of said "TRACT II," being the northern boundary of said RODDY 6.67 acre tract, to a found 1/2" rebar with no identification for a southwest corner of this tract, being the southwest corner of said "TRACT II," being the northwest corner of said RODDY 6.67 acre tract, being the northeast corner of the GREGORY S. & DIANA S. GREMMER 6.01 acre tract, recorded in Document No. 20181043, OPRGCT, and being the southeast corner of the HSB NORTH, LLC called 5.77 acre tract, recorded in Document No. 2020200676, OPRGCT;

THENCE North 00°33'40" West a distance of 417.64 feet, along a western boundary of this tract, being a western boundary of said "TRACT II," being the eastern boundary of said HSB NORTH, LLC called 5.77 acre tract, to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the an interior corner of this tract, being the northeast corner of said HSB NORTH, LLC called 5.77 acre tract, and being the southeast corner of said HITCHIN POST TRAIL;

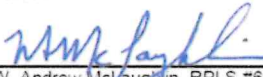
THENCE South 89°37'54" West a distance of 599.43 feet, along a southern boundary of this tract, being a southern boundary of said "TRACT II," being the northern boundary of said HSB NORTH, LLC called 5.77 acre tract, being the southern boundary of said HITCHIN POST TRAIL, to a found 1/2" rebar with no identification for a southwest corner of this tract, being the northwest corner of said HSB NORTH, LLC called 5.77 acre tract, being the southwest corner of said HITCHIN POST TRAIL, and being on the eastern Right-of-Way of UNITED STATES HIGHWAY 37 (Variable Width Public R.O.W.);

THENCE, North 01°16'59" West, at 40.00 feet passing a found 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southwest corner of said "TRACT I," being the northeast corner of said HITCHIN POST TRAIL, continuing for a total distance of 458.34 feet to the **POINT OF BEGINNING**.

CONTAINING: 14.434 acres of land.



The Basis of Bearings is Texas State Plane Coordinate System, Central Zone, NAD 1983. Distances and acreages are reported in ground. This description was based on a survey made on the ground under my supervision completed on April 17, 2023 from which a map of survey was prepared and made a part hereof.



W. Andrew McLaughlin, RPLS #6473
Job No. ORFSB-1000-576 (CEK|WAM) | May 12, 2023
39350 IH-10 West, Suite 1
Boerne, TX 78006
830.428.0290 | BTX@openrangefs.com

ORDINANCE NO. 2024-37

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF THE DESCRIBED TERRITORY (97 HITCHIN' POST TRAIL, ALSO REFERRED TO AS APPROXIMATELY 18.7 ACRES OF LAND DESCRIBED AS THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT NO. 735 OF GILLESPIE COUNTY, TEXAS) TO THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF THE CITY TO INCLUDE THE DESCRIBED PROPERTY IN THE CITY LIMITS; AND GRANTING TO ANY AND ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY; PROVIDING FOR AMENDMENT TO THE OFFICIAL MAP; DIRECTING THE CITY SECRETARY TO FILE COPY WITH COUNTY CLERK AND APPRAISAL DISTRICT; ADOPTING A SERVICE PLAN; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AREAS EXCEPTED FROM ANNEXATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas, 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 Texas Local Government Code; and

WHEREAS, the Texas Local Government Code, the City Charter of the City of Fredericksburg and the laws of the State authorize the annexation of territory by the City, subject to the requirements therein and the laws of this State; and

WHEREAS, the property owner has submitted a petition for voluntary annexation of the herein described real property (Hitchin' Post Trail) in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, after proper notice was provided in accordance with Chapter 43 of the Texas Local Government Code, a public hearing on the proposed annexations were held before the Fredericksburg City Council on November 19, 20124; and

WHEREAS, all the property described below and in Exhibit "A" is within the exclusive extraterritorial jurisdiction of the City of Fredericksburg and is contiguous to the City; and

WHEREAS, a Service Plan has been prepared and presented at the public hearing and is attached to and adopted with this Ordinance; and

WHEREAS, all requirements of law have been met for annexation of the Territory in compliance with Chapter 43 of the Texas Local Government Code.

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

SECTION ONE. Findings of Fact. All the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION TWO. Annexation. All portions of the described property located at 97 Hitchin' Post Trail, also referred to as approximately 18.7 Acres of land described as the Samuel R. Wilson Survey NO. 38, Abstract NO. 735 of Gillespie County, Texas, as described in Exhibit "A" and as depicted on the map attached as Exhibit "B", which is incorporated into this ordinance for all purposes (the Territory) located in Gillespie County, Texas, are hereby annexed to the City of Fredericksburg as a part of the city for all municipal purposes, and the city limits are extended to include the Territory. The owners and inhabitants of the Territory are entitled to all the rights and privileges of all other citizens and property owners of the City of Fredericksburg and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

SECTION THREE. Official Map. The official map and boundaries of the City, previously adopted, are amended to include the Territory as a part of the City of Fredericksburg, Texas. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the city to add the territory annexed as required by law.

SECTION FOUR. Duty to Record. The City Secretary is directed to file or cause to be filed a certified copy of this ordinance in the offices of the County Clerk of Gillespie County, Texas and with the Gillespie County Appraisal District.

SECTION FIVE. Service Plan. The Service Plan for the Territory, attached as Exhibit "C" and incorporated in this Ordinance, is approved in all things and made a part of this ordinance for all purposes.

SECTION SIX. Cumulative Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Fredericksburg, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION SEVEN. Severability Clause. Should any section or part of this ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

SECTION EIGHT. Areas Excepted from Annexation. Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Fredericksburg, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City of Fredericksburg every part of the area described in Section 1 and Exhibits "A" and "B" of this ordinance, regardless of whether any part of such described

area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Section 1 and Exhibits “A” and “B” of this ordinance to be hereby annexed to the City of Fredericksburg any lands or area which are presently part of and included within the limits of any other city, town or village, for which permission is not granted for Fredericksburg to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described in this ordinance, if permission has not been granted.

SECTION NINE. Effective Date. This Ordinance shall become effective immediately upon its passage, and it is so ordained.

PASSED AND APPROVED this the 19th day of November, 2024, at a Regular Meeting of the City Council of the City of Fredericksburg, Texas.

CITY OF FREDERICKSBURG

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT “A”
PROPERTY DESCRIPTION

EXHIBIT “B”
MAP OF THE PROPERTY

EXHIBIT “C”
SERVICE PLAN

[illegible]



Open Range Field Services, LLC

P. O. Box 2372, Pampa, TX 79066-2372
39350 IH-10 West, Ste. 1, Boerne, TX 78006

LEGAL DESCRIPTION

"TRACT 2"
14.434 ACRES

"EXHIBIT B"

BEING 14.434 ACRES OF LAND SITUATED IN THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT NO. 735 OF GILLESPIE COUNTY, TEXAS, SAID 14.434 BEING COMPRISED OF THE REMAINDER OF A CALLED 5.373 ACRE "TRACT I," ALL OF A CALLED 6.541 ACRE "TRACT II," AND THE REMAINDER OF A CALLED 6.817 ACRE "TRACT III," OF THE FREDERICKSBURG DEVELOPMENT, INC. TRACTS RECORDED IN DOCUMENT NO. 20193379 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, (OPRGCT) SAID 14.434 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the northwest corner of this tract, being the northwest corner of said remainder of "TRACT I," being the southwest corner of the remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract recorded in Document No. 20181539, OPRGCT, being on the eastern Right-of-Way of UNITED STATES HIGHWAY 87 (Variable Width Public R.O.W.), and being the southwest corner of OTTO ECKHARDT ROAD recorded in Document No. 20104425, OPRGCT, from which the northwest corner of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract bears North 00°16'29" West a distance of 860.80 feet;

THENCE, South 89°47'03" East a distance of 158.66 feet, along a northern boundary of this tract, being the northern boundary of said remainder of "TRACT I," being a southern boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC., called 219.460 acre tract, and being the southern boundary of said OTTO ECKHARDT ROAD, to a found 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for a northeast corner of this tract, being the northwest corner of the FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract recorded in Document No. 20217535, OPRGCT;

THENCE, South 00°37'47" East a distance of 416.73 feet, through the interior of said "TRACT I," along an eastern boundary of this tract, being the western boundary of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for an interior corner of this tract, being the southwest corner of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract, being on the southern boundary of said "TRACT I," a northern boundary of said "TRACT III," being on the northern boundary of HITCHIN POST TRAIL (40' wide access easement) a called 0.55 acre tract recorded in Volume 342, Pages 393-408, OPRGCT;

THENCE, North 89°37'54" East, at 415.31 feet passing a found and disturbed 1/2" rebar with no identification for the southeast corner of said "TRACT I," continuing for a total distance of 455.39 feet to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for an interior corner of this tract, being the southeast corner of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract;

THENCE, North 00°37'47" West a distance of 416.73 feet, through the interior of said "TRACT III," along a western boundary of this tract, being the eastern boundary of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract, to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for a northwest corner of this tract, being the northeast corner of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract, being on the southern boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, and being on the southern boundary of said OTTO ECKHARDT ROAD;

THENCE, South 89°47'03" East a distance of 560.90 feet, along the northern boundary of this tract, being the northern boundary of said "TRACT III," being the southern boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, and being the southern boundary of said OTTO ECKHARDT ROAD, to a found 1/2" rebar with cap stamped "TXLMS.COM RPLS 6002" for a northeast corner of this tract, being a northeast corner of said "TRACT III," and being an interior corner of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract;

THENCE, South 04°24'09" East a distance of 108.22 feet, departing the boundary of said OTTO ECKHARDT ROAD, along an eastern boundary of this tract, being an eastern boundary of said "TRACT III," being a western boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract to a found 1/2" rebar with cap stamped "TXLMS.COM RPLS 6002" for an interior corner of this tract, being an interior corner of said "TRACT III," being a southwest corner of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract;

THENCE, North 88°25'51" East a distance of 122.63 feet, along a northern boundary of this tract, being a northern boundary of said "TRACT III," being a southern boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, to a found 1/2" rebar with an illegible cap for a northeast corner of this tract, being a northeast corner of said "TRACT III," being an interior corner of said FREDERICKSBURG DEVELOPMENT, INC 219.460 acre tract, and being an interior corner of said OTTO ECKHARDT ROAD;

THENCE, South 00°02'50" West a distance of 271.51 feet, along an eastern boundary of this tract, being an eastern boundary of said "TRACT III," being a western boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, and being a western boundary of said OTTO ECKHARDT ROAD, to a found 1/2" rebar with no identification for an angle point on the eastern boundary of this tract, being an angle corner of said "TRACT III," being a southwest corner of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, and being a northwest corner of the JAMES & MICHELLE HOYO called 11.353 acre tract, recorded in Document No. 20216477, OPRGCT;

Open Range Field Services, LLC. has offices in Texas with TBPELS Firm No.: 10193994 (Pampa) & 10194069 (Boerne).



Open Range Field Services, LLC

P. O. Box 2372, Pampa, TX 79066-2372
39350 IH-10 West, Ste. 1, Boerne, TX 78006

THENCE, South 00°05'00" East a distance of 27.17 feet, continuing along an eastern boundary of this tract, being an eastern boundary of said "TRACT III, being a western boundary of said HOYO called 11.353 acre tract, being a western boundary of said OTTO ECKHARDT ROAD, to a found 1/2" rebar with no identification for an exterior corner of this tract, being the southeast corner of said "TRACT III," and being an interior corner of the said HOYO called 11.353 acre tract;

THENCE, South 88°25'16" West a distance of 91.54 feet, along a southern boundary of this tract, being a southern boundary of said "TRACT III," being a northern boundary of said HOYO called 11.353 acre tract to a found 1/2" rebar with no identification for an interior corner of this tract, being an angle corner of said "TRACT III," being a northwest corner of said HOYO called 11.353 acre tract, and being the northeast corner of said "TRACT II,"

THENCE, South 00°24'57" East a distance of 456.22 feet, along the eastern boundary of this tract, being the eastern boundary of said "TRACT II," being the western boundary of said HOYO called 11.353 acre tract to a found 1/2" rebar with no identification for the southeast corner of this tract, an angle point on the western boundary of said HOYO called 11.353 acre tract, being a northeast corner of the KENNETH R. & SUZANNE RODDY 6.67 acre tract, recorded in Volume 342, Page 849, OPRGCT;

THENCE South 89°27'30" West a distance of 596.76 feet, along a southern boundary of this tract, being a southern boundary of said "TRACT II," being the northern boundary of said RODDY 6.67 acre tract, to a found 1/2" rebar with no identification for a southwest corner of this tract, being the southwest corner of said "TRACT II," being the northwest corner of said RODDY 6.67 acre tract, being the northeast corner of the GREGORY S. & DIANA S. GREMMER 6.01 acre tract, recorded in Document No. 20181043, OPRGCT, and being the southeast corner of the HSB NORTH, LLC called 5.77 acre tract, recorded in Document No. 2020200676, OPRGCT;

THENCE North 00°33'40" West a distance of 417.64 feet, along a western boundary of this tract, being a western boundary of said "TRACT II," being the eastern boundary of said HSB NORTH, LLC called 5.77 acre tract, to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the an interior corner of this tract, being the northeast corner of said HSB NORTH, LLC called 5.77 acre tract, and being the southeast corner of said HITCHIN POST TRAIL;

THENCE South 89°37'54" West a distance of 599.43 feet, along a southern boundary of this tract, being a southern boundary of said "TRACT II," being the northern boundary of said HSB NORTH, LLC called 5.77 acre tract, being the southern boundary of said HITCHIN POST TRAIL, to a found 1/2" rebar with no identification for a southwest corner of this tract, being the northwest corner of said HSB NORTH, LLC called 5.77 acre tract, being the southwest corner of said HITCHIN POST TRAIL, and being on the eastern Right-of-Way of UNITED STATES HIGHWAY 87 (Variable Width Public R.O.W.);

THENCE, North 01°16'59" West, at 40.00 feet passing a found 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southwest corner of said "TRACT I," being the northeast corner of said HITCHIN POST TRAIL, continuing for a total distance of 458.34 feet to the **POINT OF BEGINNING**.

CONTAINING: 14.434 acres of land.

The Basis of Bearings is Texas State Plane Coordinate System, Central Zone, NAD 1983. Distances and acreages are reported in ground. This description was based on a survey made on the ground under my supervision completed on April 17, 2023 from which a map of survey was prepared and made a part hereof.

W. Andrew McLaughlin, RPLS #6473
Job No. ORFSB-1000-576 (CEK|WAM) | May 12, 2023
39350 IH-10 West, Suite 1
Boerne, TX 78006
830.428.0290 | BTX@openrangefs.com

FIRST AMENDMENT TO ANNEXATION AGREEMENT

This FIRST AMENDMENT TO ANNEXATION AGREEMENT (this “First Amendment”) is made and entered into effective as of the ____ day of _____, 20____ (the “First Amendment Effective Date”) by and between BRT RESOURCES, LLC, a Texas limited liability company (“BRT”) whose address is 1250 NE Loop 410, Suite 333, San Antonio, Texas 78209, and the CITY OF FREDERICKSBURG, a Texas municipal corporation (the “City”), whose address is 126 West Main Street, Fredericksburg, Texas 78624. BRT and the City are sometimes referred to together as the “Parties” or separately as a “Party”.

WHEREAS, the Parties entered into that certain Annexation Agreement dated August 7, 2017 (the “Agreement”), wherein the Parties agreed, among other things, to have certain real property owned by BRT containing approximately 219.463 acres and described therein (the “Property”) annexed to the City of Fredericksburg;

WHEREAS, in addition to the Property, BRT owns two tracts of land described on **Exhibit A** attached hereto which are adjacent to the Property (the “Adjacent Property”);

WHEREAS, the Parties wish to amend the Agreement to include the Adjacent Property in the Agreement, among other amendments, as described herein;

WHEREAS, unless the context otherwise requires, all capitalized terms used in this First Amendment without definition will have the definitions provided for such terms in the Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained in this First Amendment, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties confirm and agree as follows:

1. **Adjacent Property.** The Agreement is amended to include the Adjacent Property in the Property described in the Agreement. Any references to the Development, the Property or the 219.463 acres of land in the Agreement shall include the Adjacent Property.

2. **Exhibits.** The exhibits to the Agreement are amended as follows.

(a) Exhibit B (Concept Plan) of the Agreement is replaced with **Exhibit B** attached hereto.

(b) Exhibit C (Zoning) of the Agreement is replaced with **Exhibit C** attached hereto.

(c) Exhibit D (Private Streets) of the Agreement is replaced with **Exhibit D** attached hereto.

(d) Exhibit E (Public Streets and Utilities) of the Agreement is replaced with **Exhibit E** attached hereto.

3. **Miscellaneous.**

(a) This First Amendment and the Agreement set forth the entire understanding and agreement of the Parties and supersede any prior negotiations and agreements between them.

(b) Except for those terms amended by this First Amendment, the Agreement remains in effect as written. If any conflict occurs between the terms of this First Amendment and the terms of the Agreement, the terms of this First Amendment control.

(c) This First Amendment may be executed in one or more counterparts, each of which shall be an original and taken together shall constitute one and the same document. Signature pages may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signature pages follow]

IN WITNESS WHEREOF, the Parties have caused this First Amendment to be executed on the dates set forth below but effective as of the First Amendment Effective Date first set forth above.

BRT RESOURCES, LLC,
a Texas limited liability company

By: _____
Christopher Wilde, Vice President

CITY OF FREDERICKSBURG

By: _____
Clinton Bailey, City Manager

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 20____, by Christopher Wilde, Vice President of BRT RESOURCES, LLC, a Texas limited liability company, on its behalf.

Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this _____ day of _____, 2017, by Clinton Bailey, City Manager of the CITY OF FREDERICKSBURG, on its behalf.

Notary Public, State of Texas

After recording, return to:
BRT Resources, LLC
1250 NE Loop 410, Suite 333
San Antonio, Texas 78209

EXHIBIT A
ADJACENT PROPERTY
(Attached)

"EXHIBIT A"

BEING 4.299 ACRES OF LAND SITUATED IN THE SAMUEL R. WILSON SURVEY No. 38, ABSTRACT No. 735, OF GILLESPIE COUNTY, TEXAS, SAID 4.299 ACRES BEING COMPRISED OF 3.920 ACRES OUT OF THE FREDERICKSBURG DEVELOPMENT INC. 5.373 ACRE TRACT CALLED "TRACT I", RECORDED IN DOCUMENT NO. 20193379, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS (OPRGCT), AND 0.379 ACRES OUT OF THE FREDERICKSBURG DEVELOPMENT INC. 6.817 ACRE TRACT CALLED "TRACT III," RECORDED IN DOCUMENT NO. 2019339, OPRGCT, SAID 4.299 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southwest corner of said 5.373 acre tract, and being on the eastern Right-of-Way of US HIGHWAY 87 (variable width PUBLIC Right-of-Way), being the northwest corner of HITCHIN POST TRAIL, an access easement described in Volume 342, Pages 398-408 OPRGCT, and being a southwesterly corner of said 6.817 acre tract, from which a found 1/2" rebar with no identification for the northwest corner of said 5.373 tract bears North 01°16'59" West for 418.34 feet for reference;

THENCE, North 89°37'54" East a distance of 144.72 feet, along the southern boundary of said 5.373 acre tract, being the northern boundary of said HITCHIN POST TRAIL, and being a northern boundary of said 6.817 acre tract, to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southwest corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE, North 00°37'47" East a distance of 416.73 feet, through the interior of said 5.373 acre tract, along the western boundary of this tract, to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the northwest corner of this tract, being on the northern boundary of said 5.373 acre tract;

THENCE, South 89°47'03" East, at 408.36 feet passing a found 1/2" rebar with no identification for the northeast corner of said 5.373 acre tract, being the northwest corner of said 6.817 acre tract, continuing for a total distance of 448.44 feet, along the northern boundary of this tract, being the northern boundary of said 5.373 acre tract, and becoming the northern boundary of said 6.817 acre tract;

THENCE, South 00°19'43" East a distance of 412.09 feet, through the interior of said 6.817 acre tract, along the eastern boundary of this tract, to a found 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southeast corner of this tract, being a southerly interior corner of said 6.817 acre tract, being the northeast corner of said HITCHIN POST TRAIL, and being a northwest corner of the FREDERICKSBURG DEVELOPMENT INC. 6.541 acre tract called "TRACT II," recorded in Document No. 20193379, OPRGCT;

THENCE, South 89°37'54" West, through the interior of said 6.817 acre tract, at 40.08 feet passing a found 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southeast corner of said 5.373 acre tract, being an interior corner of said 6.817 acre tract, continuing for a total distance of 455.39 feet, along the southern boundary of this tract, becoming the southern boundary of said 5.373 acre tract, and becoming a northern boundary of said 6.817 acre tract, to the **POINT OF BEGINNING**.

CONTAINING: 4.299 acres of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on June 23, 2021 from which an exhibit was prepared.

A handwritten signature in blue ink, appearing to read "W. Andrew McLaughlin".

W. Andrew McLaughlin, RPLS #6473
Job No. ORFSB-1000-144 (CEK/WAM) | June 25, 2021

BEING 14.434 ACRES OF LAND SITUATED IN THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT NO. 735 OF GILLESPIE COUNTY, TEXAS, SAID 14.434 BEING COMPRISED OF THE REMAINDER OF A CALLED 5.373 ACRE "TRACT I," ALL OF A CALLED 6.541 ACRE "TRACT II," AND THE REMAINDER OF A CALLED 6.817 ACRE "TRACT III," OF THE FREDERICKSBURG DEVELOPMENT, INC. TRACTS RECORDED IN DOCUMENT NO. 20193379 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, (OPRGCT) SAID 14.434 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the northwest corner of this tract, being the northwest corner of said remainder of "TRACT I," being the southwest corner of the remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract recorded in Document No. 20181539, OPRGCT, being on the eastern Right-of-Way of UNITED STATES HIGHWAY 87 (Variable Width Public R.O.W.), and being the southwest corner of OTTO ECKHARDT ROAD recorded in Document No. 20104425, OPRGCT, from which the northwest corner of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract bears North 00°16'29" West a distance of 860.80 feet;

THENCE, South 89°47'03" East a distance of 158.66 feet, along a northern boundary of this tract, being the northern boundary of said remainder of "TRACT I," being a southern boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC., called 219.460 acre tract, and being the southern boundary of said OTTO ECKHARDT ROAD, to a found 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for a northeast corner of this tract, being the northwest corner of the FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract recorded in Document No. 20217535, OPRGCT;

THENCE, South 00°37'47" East a distance of 416.73 feet, through the interior of said "TRACT I," along an eastern boundary of this tract, being the western boundary of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for an interior corner of this tract, being the southwest corner of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract, being on the southern boundary of said "TRACT 1," a northern boundary of said "TRACT III," being on the northern boundary of HITCHIN POST TRAIL (40' wide access easement) a called 0.55 acre tract recorded in Volume 342, Pages 393-408, OPRGCT;

THENCE, North 89°37'54" East, at 415.31 feet passing a found and disturbed 1/2" rebar with no identification for the southeast corner of said "TRACT I," continuing for a total distance of 455.39 feet to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for an interior corner of this tract, being the southeast corner of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract;

THENCE, North 00°37'47" West a distance of 416.73 feet, through the interior of said "TRACT III," along a western boundary of this tract, being the eastern boundary of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract, to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for a northwest corner of this tract, being the northeast corner of said FRIEDEN COMMERCIAL 1, LLC 4.229 acre tract, being on the southern boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, and being on the southern boundary of said OTTO ECKHARDT ROAD;

THENCE, South 89°47'03" East a distance of 560.90 feet, along the northern boundary of this tract, being the northern boundary of said "TRACT III," being the southern boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, and being the southern boundary of said OTTO ECKHARDT ROAD, to a found 1/2" rebar with cap stamped "TXLMS.COM RPLS 6002" for a northeast corner of this tract, being a northeast corner of said "TRACT III," and being an interior corner of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract;

THENCE, South 04°24'09" East a distance of 108.22 feet, departing the boundary of said OTTO ECKHARDT ROAD, along an eastern boundary of this tract, being an eastern boundary of said "TRACT III," being a western boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract to a found 1/2" rebar with cap stamped "TXLMS.COM RPLS 6002" for an interior corner of this tract, being an interior corner of said "TRACT III," being a southwest corner of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract;

THENCE, North 88°25'51" East a distance of 122.63 feet, along a northern boundary of this tract, being a northern boundary of said "TRACT III," being a southern boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, to a found 1/2" rebar with an illegible cap for a northeast corner of this tract, being a northeast corner of said "TRACT III," being an interior corner of said FREDERICKSBURG DEVELOPMENT, INC 219.460 acre tract, and being an interior corner of said OTTO ECKHARDT ROAD;

THENCE, South 00°02'50" West a distance of 271.51 feet, along an eastern boundary of this tract, being an eastern boundary of said "TRACT III," being a western boundary of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, and being a western boundary of said OTTO ECKHARDT ROAD, to a found 1/2" rebar with no identification for an angle point on the eastern boundary of this tract, being an angle corner of said "TRACT III," being a southwest corner of said remainder of the FREDERICKSBURG DEVELOPMENT, INC. called 219.460 acre tract, and being a northwest corner of the JAMES & MICHELLE HOYO called 11.353 acre tract, recorded in Document No. 20216477, OPRGCT;

Open Range Field Services, LLC. has offices in Texas with TBPELS Firm No.: 10193994 (Pampa) & 10194069 (Boerne).

THENCE, South 00°05'00" East a distance of 27.17 feet, continuing along an eastern boundary of this tract, being an eastern boundary of said "TRACT III, being a western boundary of said HOYO called 11.353 acre tract, being a western boundary of said OTTO ECKHARDT ROAD, to a found 1/2" rebar with no identification for an exterior corner of this tract, being the southeast corner of said "TRACT III," and being an interior corner of the said HOYO called 11.353 acre tract;

THENCE, South 88°25'16" West a distance of 91.54 feet, along a southern boundary of this tract, being a southern boundary of said "TRACT III," being a northern boundary of said HOYO called 11.353 acre tract to a found 1/2" rebar with no identification for an interior corner of this tract, being an angle corner of said "TRACT III," being a northwest corner of said HOYO called 11.353 acre tract, and being the northeast corner of said "TRACT II;"

THENCE, South 00°24'57" East a distance of 456.22 feet, along the eastern boundary of this tract, being the eastern boundary of said "TRACT II," being the western boundary of said HOYO called 11.353 acre tract to a found 1/2" rebar with no identification for the southeast corner of this tract, an angle point on the western boundary of said HOYO called 11.353 acre tract, being a northeast corner of the KENNETH R. & SUZANNE RODDY 6.67 acre tract, recorded in Volume 342, Page 849, OPRGCT;

THENCE South 89°27'30" West a distance of 596.76 feet, along a southern boundary of this tract, being a southern boundary of said "TRACT II," being the northern boundary of said RODDY 6.67 acre tract, to a found 1/2" rebar with no identification for a southwest corner of this tract, being the southwest corner of said "TRACT II," being the northwest corner of said RODDY 6.67 acre tract, being the northeast corner of the GREGORY S. & DIANA S. GREMMER 6.01 acre tract, recorded in Document No. 20181043, OPRGCT, and being the southeast corner of the HSB NORTH, LLC called 5.77 acre tract, recorded in Document No. 2020200676, OPRGCT;

THENCE North 00°33'40" West a distance of 417.64 feet, along a western boundary of this tract, being a western boundary of said "TRACT II," being the eastern boundary of said HSB NORTH, LLC called 5.77 acre tract, to a set 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the an interior corner of this tract, being the northeast corner of said HSB NORTH, LLC called 5.77 acre tract, and being the southeast corner of said HITCHIN POST TRAIL;

THENCE South 89°37'54" West a distance of 599.43 feet, along a southern boundary of this tract, being a southern boundary of said "TRACT II," being the northern boundary of said HSB NORTH, LLC called 5.77 acre tract, being the southern boundary of said HITCHIN POST TRAIL, to a found 1/2" rebar with no identification for a southwest corner of this tract, being the northwest corner of said HSB NORTH, LLC called 5.77 acre tract, being the southwest corner of said HITCHIN POST TRAIL, and being on the eastern Right-of-Way of UNITED STATES HIGHWAY 87 (Variable Width Public R.O.W.);

THENCE, North 01°16'59" West, at 40.00 feet passing a found 1/2" rebar with cap stamped "OPEN RANGE FS 10194069" for the southwest corner of said "TRACT I," being the northeast corner of said HITCHIN POST TRAIL, continuing for a total distance of 458.34 feet to the **POINT OF BEGINNING**.

CONTAINING: 14.434 acres of land.



The Basis of Bearings is Texas State Plane Coordinate System, Central Zone, NAD 1983. Distances and acreages are reported in ground. This description was based on a survey made on the ground under my supervision completed on April 17, 2023 from which a map of survey was prepared and made a part hereof.

W. Andrew McLaughlin, RPLS #6473
Job No. ORFSB-1000-576 (CEK|WAM) | May 12, 2023
39350 IH-10 West, Suite 1
Boerne, TX 78006
830.428.0290 | BTX@openrangefs.com

EXHIBIT B
CONCEPT PLAN
(Attached)



EXHIBIT B AMENDMENT 1 (CONCEPT PLAN)

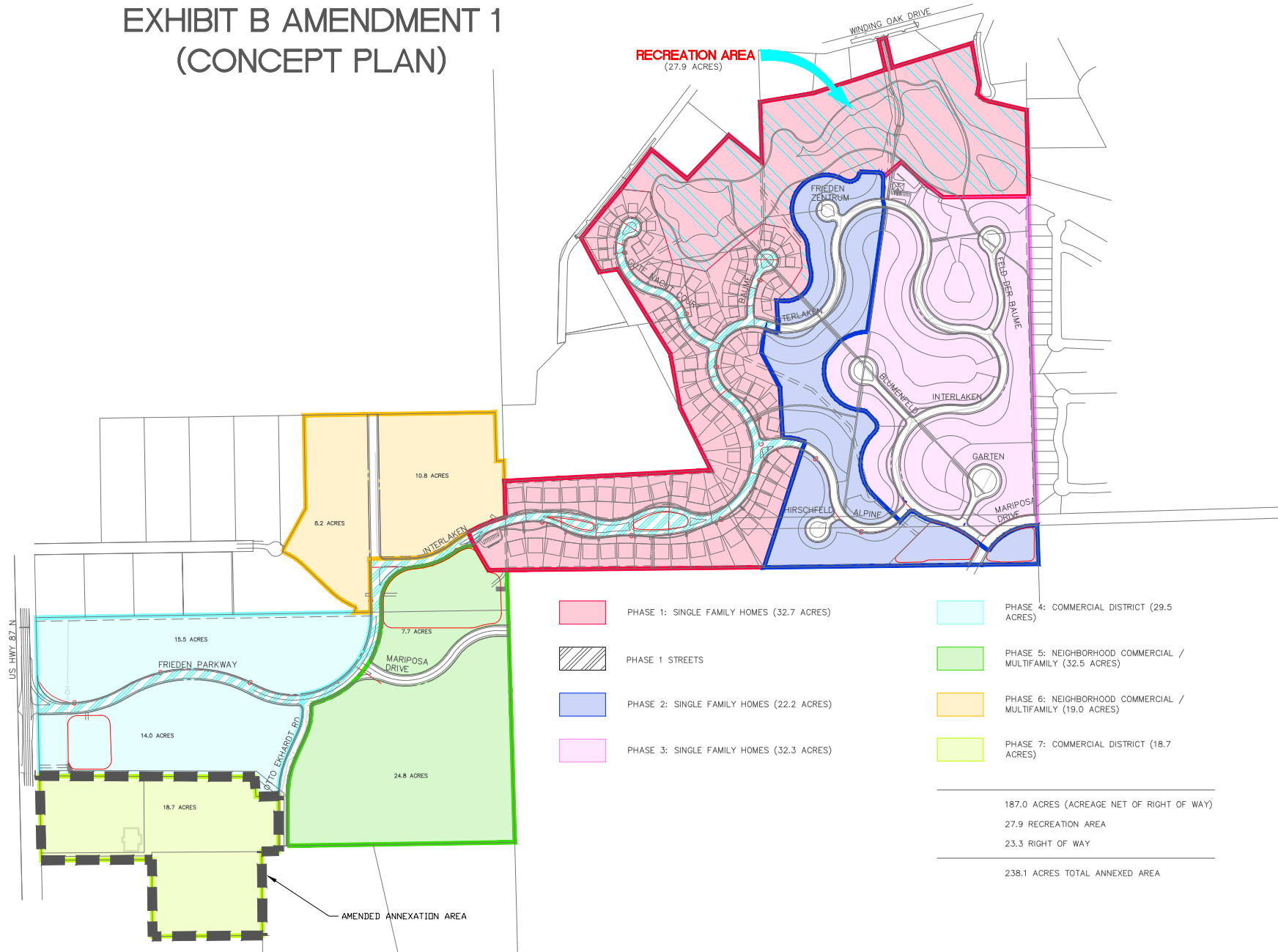


EXHIBIT C

ZONING

(Attached)



EXHIBIT C AMENDMENT 1 (ZONING)

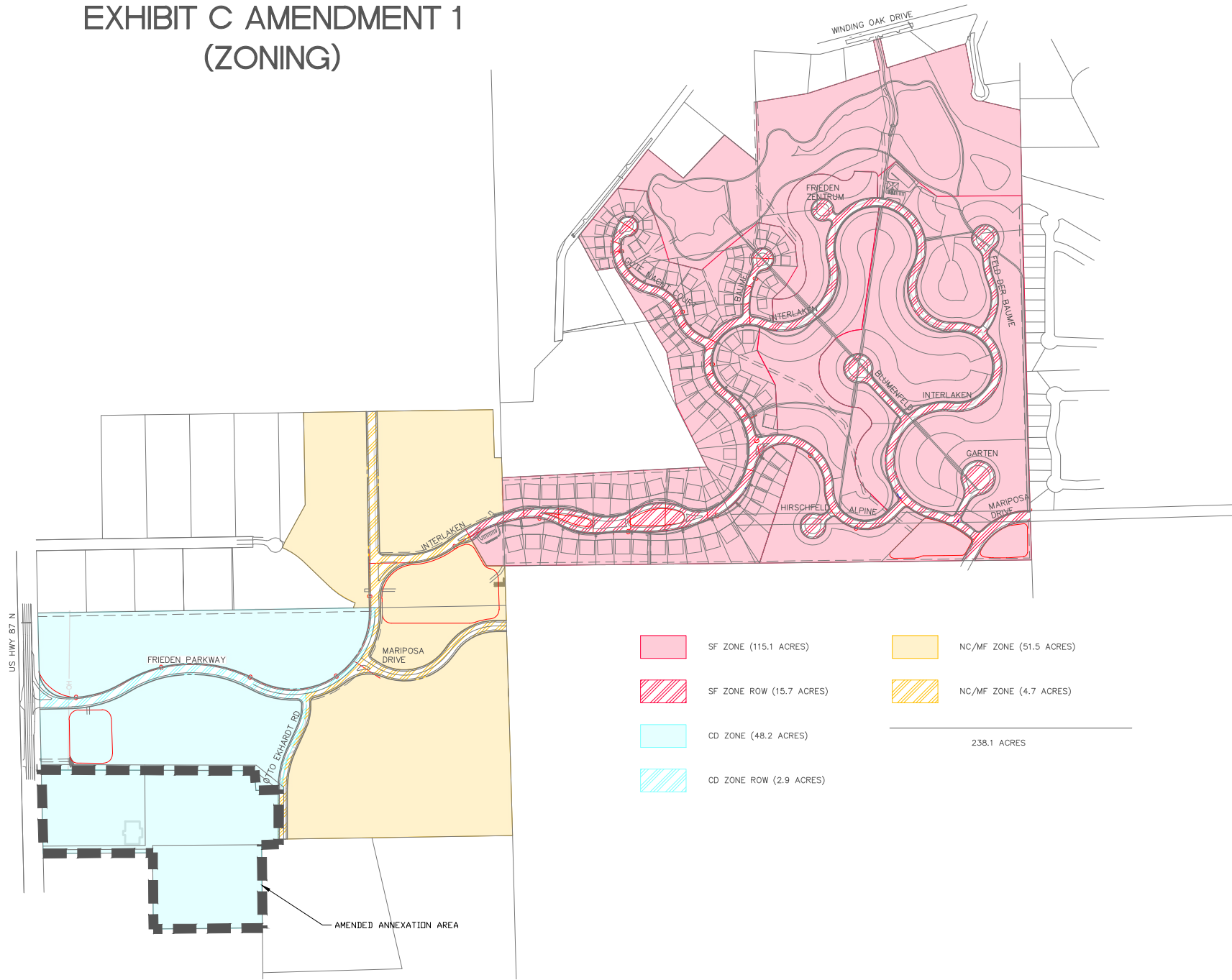


EXHIBIT D
PRIVATE STREETS
(Attached)



EXHIBIT D AMENDMENT 1 (PRIVATE STREETS)

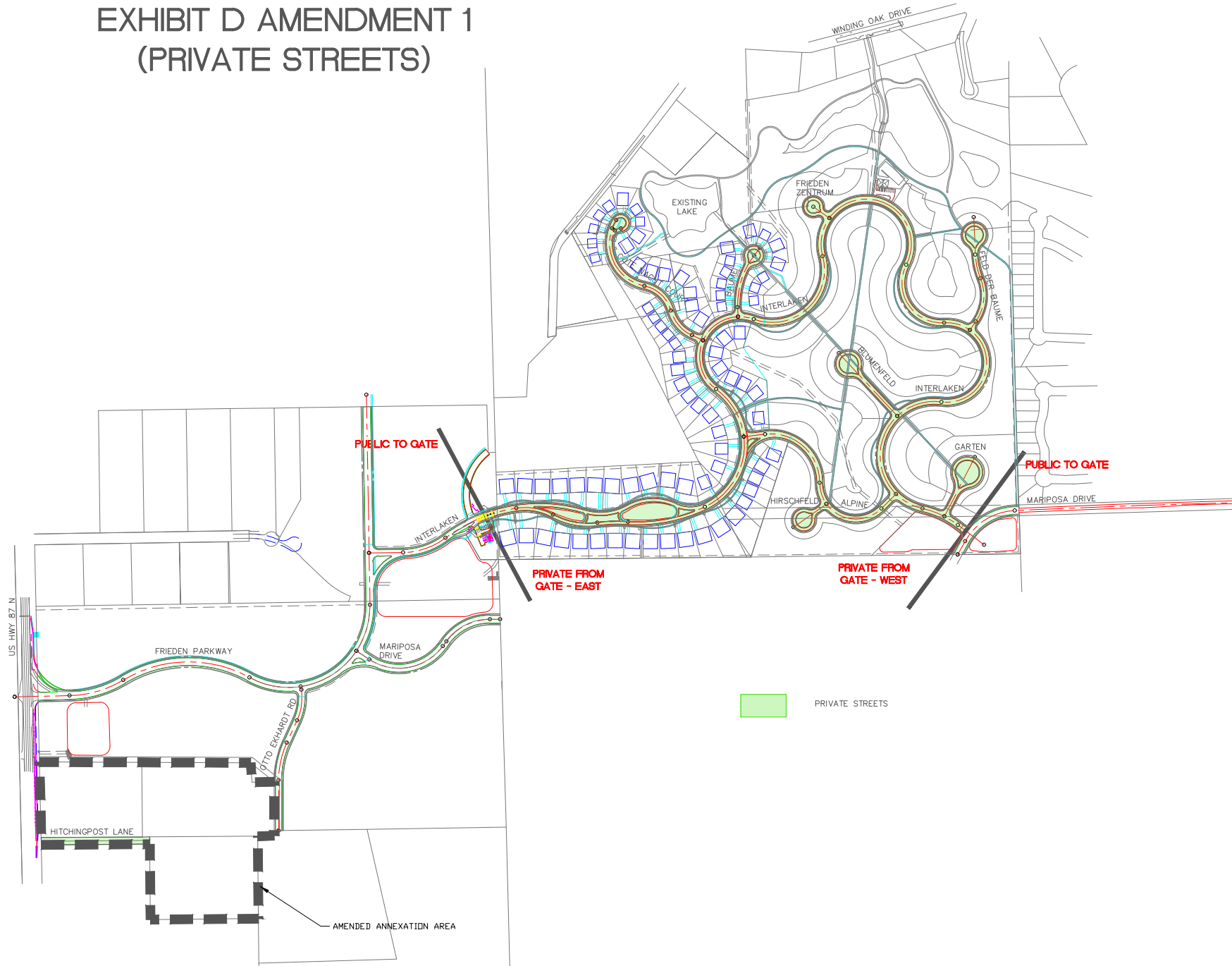
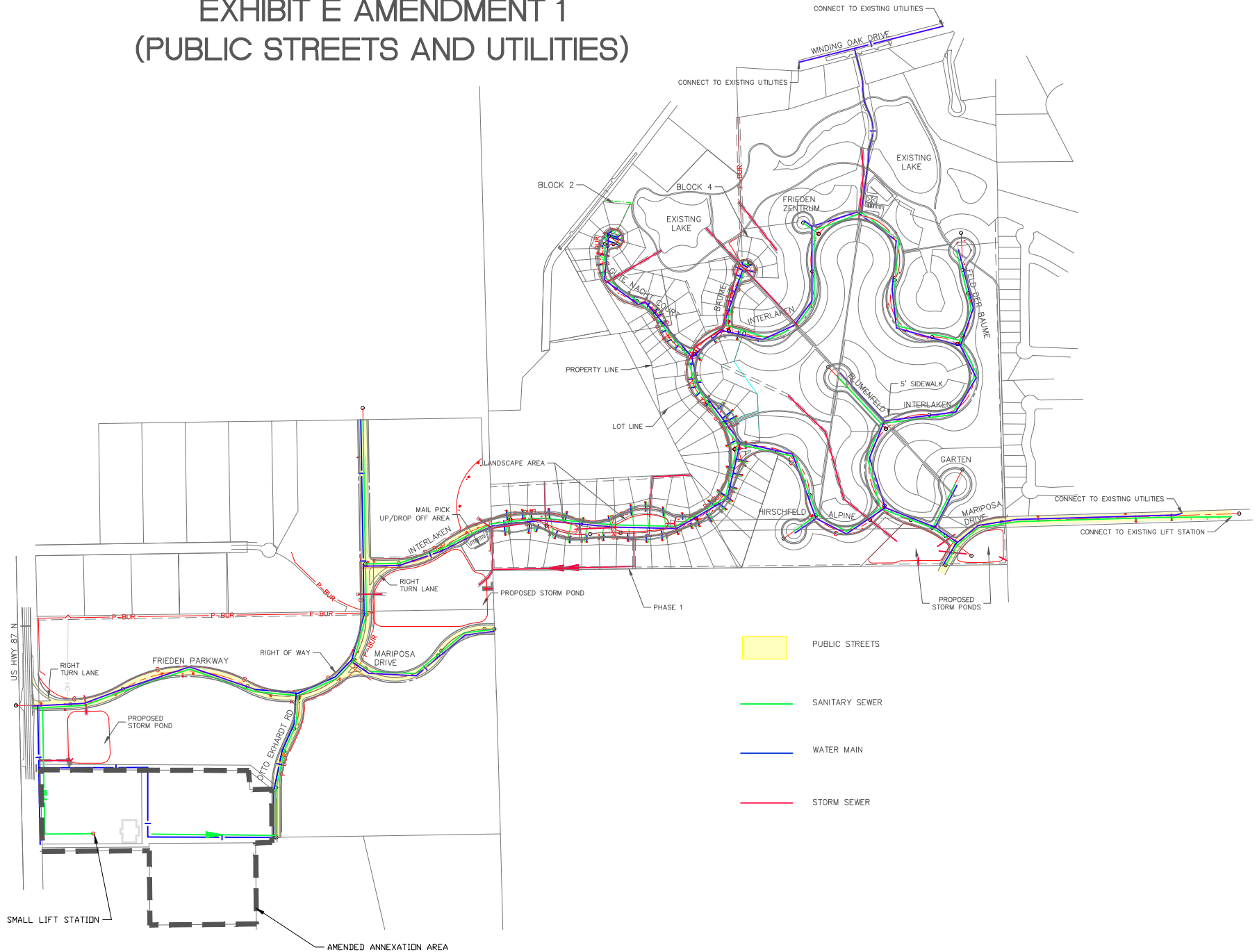


EXHIBIT E
PUBLIC STREETS AND UTILITIES
(Attached)



EXHIBIT E AMENDMENT 1 (PUBLIC STREETS AND UTILITIES)





CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Shelby Collier, Senior Planner

MEETING DATE: November 19, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: REQUEST #Z-2419 By Casey Zins, To consider the following:

1. A Land use change from Rural (R) to Mixed Use Corridor (MUC) for property located at 97 Hitchin Post Trail, also referred to as approximately 18.7 Acres of land described as the Samuel R. Wilson Survey NO. 38, Abstract NO. 735 of Gillespie County, Texas.

2. Establish a zoning of Planned Unit Development (PUD) for property located at 97 Hitchin Post Trail, also referred to as approximately 18.7 Acres of land described as the Samuel R. Wilson Survey NO. 38, Abstract NO. 735 of Gillespie County, Texas.

- i Presentation by the Applicant
 - ii Presentation by Staff
 - iii Hold Public Hearing
 - iv Take Action on Land use change from Rural (R) to Mixed Use Corridor (MUC) - adopt Ordinance 2024-35
 - v Take action to establish zoning - adopt Ordinance 2024-36
-

PRESENTATION:

SUMMARY:

The applicant requests to change the Land Use from Rural (R) to Mixed Use Corridor (MUC) and establish a Zoning of C2, Commercial for property located at 97 Hitchin Post Trail.

Planning and Zoning recommends the land use change to MU and establishment of C2 zoning instead of adding to the existing PUD.

BACKGROUND: The subject property is approximately 18.7 acres on the East side of Hwy 87 South and is currently located outside the City Limits in the Extra Territorial Jurisdiction (ETJ), however, the applicant has submitted a Voluntary Annexation Request that will be considered by City Council on November 19, 2024. As part of that process, the property needs to be zoned, which requires a recommendation by the Planning and Zoning Commission.

The surrounding properties are a mix of [PUD, Planned Unit Development](#) properties to the North (Frieden Subdivision) East (Frieden Subdivision) and Rural or large acreage tracts of land to the

West and South. All surrounding properties possess a Land Use, but only properties located in the City Limits possess a designated Zoning.

It is the desire of the applicant to obtain a [PUD, Planned Unit Development](#) zoning to incorporate the development into the existing Frieden Subdivision that consists of 219.4 Acres. The Frieden PUD was approved by City Council in 2017 which created one large PUD that consists of 3 sub zonings which include SFR (Single Family Residential), NC/MR (Neighborhood Commercial/Multi Family), and CD (Commercial District). The applicant is requesting to incorporate the 18.7 acres into the PUD as part of the CD district.

This requested zoning requires a corresponding Land Use change from Rural (R) to Mixed Use Corridor (MUC).

[Sec. 3.700 - PUD: Planned Unit Development](#) speaks to the development standards required in a PUD. The mechanics of this process require the developer to submit a "General Development Plan - Site Plan" based on Conditional Use Permit provisions. The Planning and Zoning Commission and the City Council will review the plan for conformance with Sec. 3.700 - PUD:Planned Unit Development and specify additional conditions to minimize possible adverse effects. The developer is not prepared to provide a "General Development Plan" as part of the PUD request. Therefore, it is Staffs recommendation that the property obtain a C2, Commercial zoning.

[Sec. 3.210 - C2: Commercial](#) includes the following Principal Permitted Uses

Administrative and Business Office	Agricultural Sales and Services	Arts and Crafts
Automotive Rentals	Automotive Repair Services	Automotive Sales
Automotive Washing	Building Maintenance Services	Business or Trade School
Business Support Services	Club or Lodge	Cocktail Lounge
Commercial Off-Street Parking	Communication Services	Construction Sales and Services
Consumer Convenience Services	Consumer Repair Services	Convalescent Services
Convenience Store/Self Serve Gas	Cultural Services	Custom Manufacturing
Day Care Services	Equipment Repair Services	Equipment Sales
Exterminating Services	Financial Services	Food Sales
Funeral Services	Group Residential	Single Family Residential (detached) if the structure was not used other than residential in its most recent use
General Retail Sales	Guidance Services	Hotel/Motel
Horticulture	Hospice Services (Limited)	Indoor Entertainment
Indoor Sports and Recreation	Kennels	Laundry Services

Liquor Sales	Local Utility Services	Maintenances and Service Facilities
Medical Offices	Mobile Food Establishments, but not in ROW or public easements	Multiple Family Residential
Outdoor Entertainment	Outdoor Sports and Recreation	Pawn Shop Services
Personal Improvement Services	Pet Services	Private Primary Educational Facilities
Private Secondary Educational Facilities	Professional Offices	Religious Assembly
Research Services	Restaurant - Drive In/Fast Food	Restaurant
Service Station	Veterinary Services	Short-Term Rental Unoccupied
Short-Term Rental Accessory	Short-Term Rental B&B	Short-Term Rental Facility
Corporate Housing		

With the following uses permitted subject to an approved Conditional Use Permit (CUP)

Camp Grounds	Condominiums	Convenience Storage
Drive Through Facilities Associate with Any use	Single-Family Residential (Detached) - new construction or after cessation of use other than residential	Duplex Residential
Single Family Residential (Detached)	Townhouse Residential	Transportation Terminals

The following Property Development Standards would apply to all future lots:

Lot Size	Minimum Lot Area, 5,000 square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 15 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 0 feet OR 10 feet when abutting residential zoning districts OR 15 feet for 2 2-story structures when abutting residential zoning districts

Rear Yard	Minimum Required Setback, 0 feet OR 15 feet when abutting residential zoning districts OR 25 feet for 2 2-story structures when abutting residential zoning districts
Residential Density	Efficiency: 1,600 square feet 1 Bedroom: 2,000 square feet 2 Bedroom: 2,400 square feet 3 Bedroom: 2,800 square feet Each additional bedroom (over 3 bedrooms) shall provide an additional 400 square feet to the required density area
Maximum Building Coverage	Percent of Lot Area, 75%
Impervious Cover	Percent of Lot Area, 80%
Signs	Sign Ordinance - Chapter 29
Outdoor Amplified Sound	Prohibited when abutting R1, R1-A, or R5

[The Comprehensive Plan](#) identifies the subject property with a future place type of General Commercial, which includes 90-100 percent commercial uses with a recommended zoning of C1, C2 or M3 as well as Mixed-Use Community/Corridor, which includes 20-60 % commercial uses with a recommended zoning of R2, R3, R5, C1, C2, M3, MU-1, MU-2.

The uses in the surrounding area (ETJ) include a Funeral Home (2278 US Hwy 87 South), Self Storage Facility (2320 US Hwy 87 South), Movie Theater (2254 US Hwy 87 South), and a Veterinary Office (2087 US Hwy 87 South) as well as other vacant tracts of land. All established uses are in keeping with C2, Commercial zoning district.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Planning and Zoning Commission held a public hearing on November 6, 2024, and made a recommendation to change the Land Use to Mixed Use Corridor and to establish Commercial Zoning (C2).

Staff finds that the request to change the Land Use from Rural (R) to Mixed Use Corridor (MUC) is in keeping with surrounding development patterns and is supported by the Comprehensive Plan, however, the request to establish a PUD zoning is not in keeping with Sec. 3.700 PUD: Planned Unit Development as this process requires a Site Plan to be provided as part of the request. With that in mind, Staff recommends a Zoning of C2, Commercial which is in keeping with the surrounding development patterns and is supported by the Comprehensive Plan.

Staff recommends approval of a Land Use change from **Rural (R) to Low Density Residential (MUC) and the establishment of a C2, Commercial zone**. If the applicant wishes to establish a PUD zone to provide different development requirements they may do so at a later date.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Small Town Sensitive Growth

ATTACHMENTS:

1. Z-2419 - Annexation and Zoning Application
2. Exhibit C Amendment 1 - Zoning
3. Z-2419 Survey
4. Z-2419 Zoning Map
5. Z-2419 Public Hearing Map
6. Z-2419 Mailing Labels (1)
7. Z-2419 Land Use Map
8. Frieden PUD Commercial zone specs
9. Future Place Type Map
10. General Commercial Future Place Type
11. Mixed Use Community Corridor Future Place Type
12. Ordinance 2024-35 land use for Hitchin Post_ Frieden
13. Ordinance 2024-36.Hitchin Post Trail zoning change

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: November 14, 2024



Garret Bonn, Assistant City Manager

Date: November 14, 2024



William McKamie, City Attorney

Date: November 14, 2024



Leticia Vacek, City Secretary

Date: November 14, 2024



Clinton Bailey, City Manager

Date: November 15, 2024



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Frieden Development
Project Address: 97 Hitchin Post Trail
Property Tax ID Numbers: 87414 & 187019

B. Application Type: [Appendix A – Fee Schedule](#)

- ☒ Voluntary Annexation - \$750.00
- ☐ Conditional Use Permit - \$500.00
- ☐ Land Use Change - \$300.00
- ☒ Zoning Change - \$600.00
- ☐ Amendment to existing PUD - \$500.00
- ☐ Creation of PUD - \$750.00
- ☐ DRC Review Comments - \$250

❖ *All applicants will be charged the following fees for the required Public Hearing notifications.*

- ☒ *Public Hearing Newspaper - \$150.00*
- ☒ *Public Hearing 200 ft notification letter - \$100.00*

C. Applicant/Owner Information - Property Owner

Owner Name: Fredericksburg Development, Inc. (c.o. Christopher Wilde)

Owner Address: 1020 NE Loop 410, Suite 802, San Antonio, TX 78209

Owner Phone Number: 210 930 5141

Owner Email Address: cwilde@gwm-sa.com

D. Applicant

Applicant Name: Casey Zins, Short Elliott Hendrickson, Inc. (Engineer)

Applicant Address: 133 Otto Eckhardt Rd, Fredericksburg, TX 78624

Applicant Phone Number: 218 780 1403

Applicant Email Address: czins@sehinc.com

Applicant's Signature

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

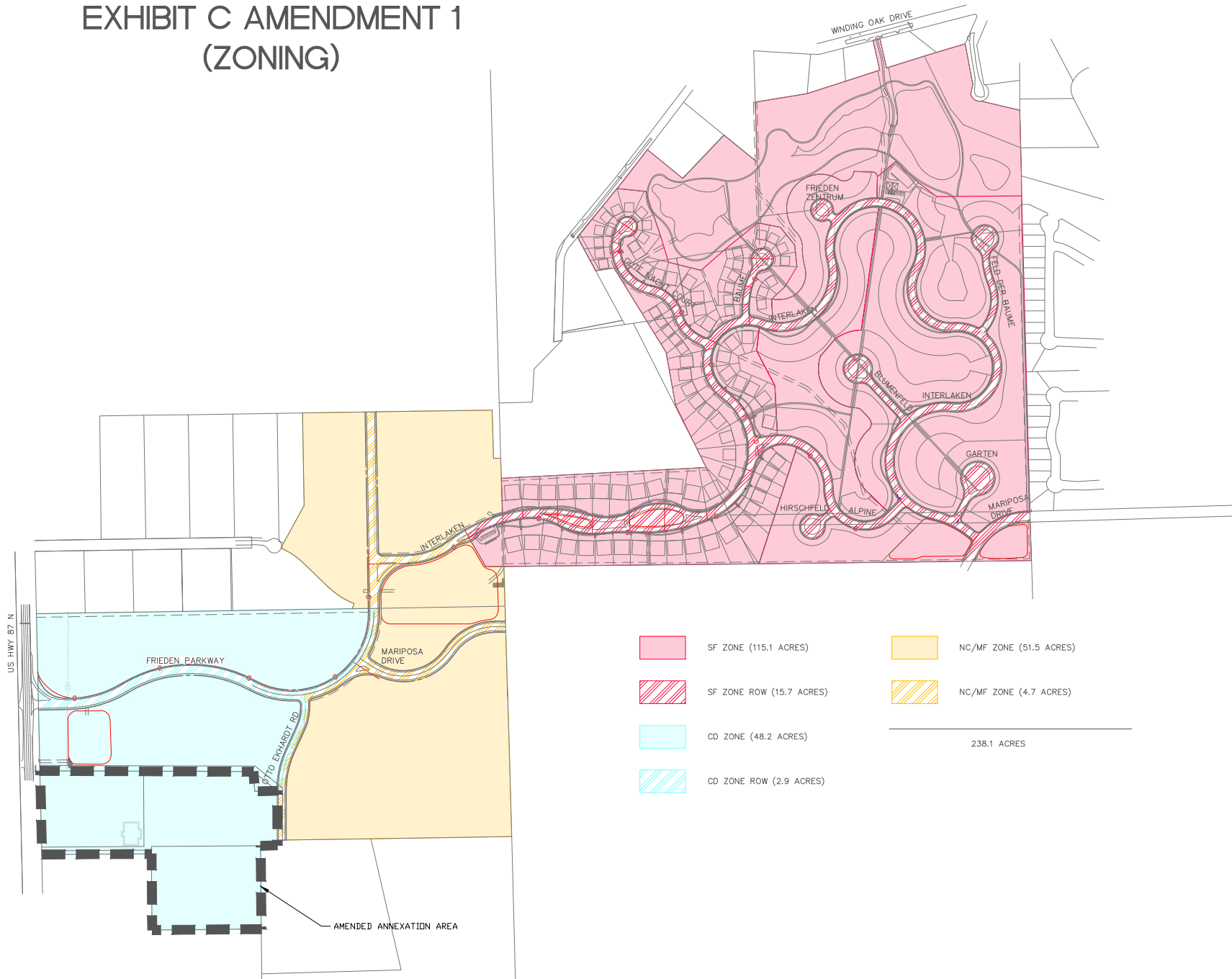
Signature:  9/18/2024

Printed Name: Casey Zins

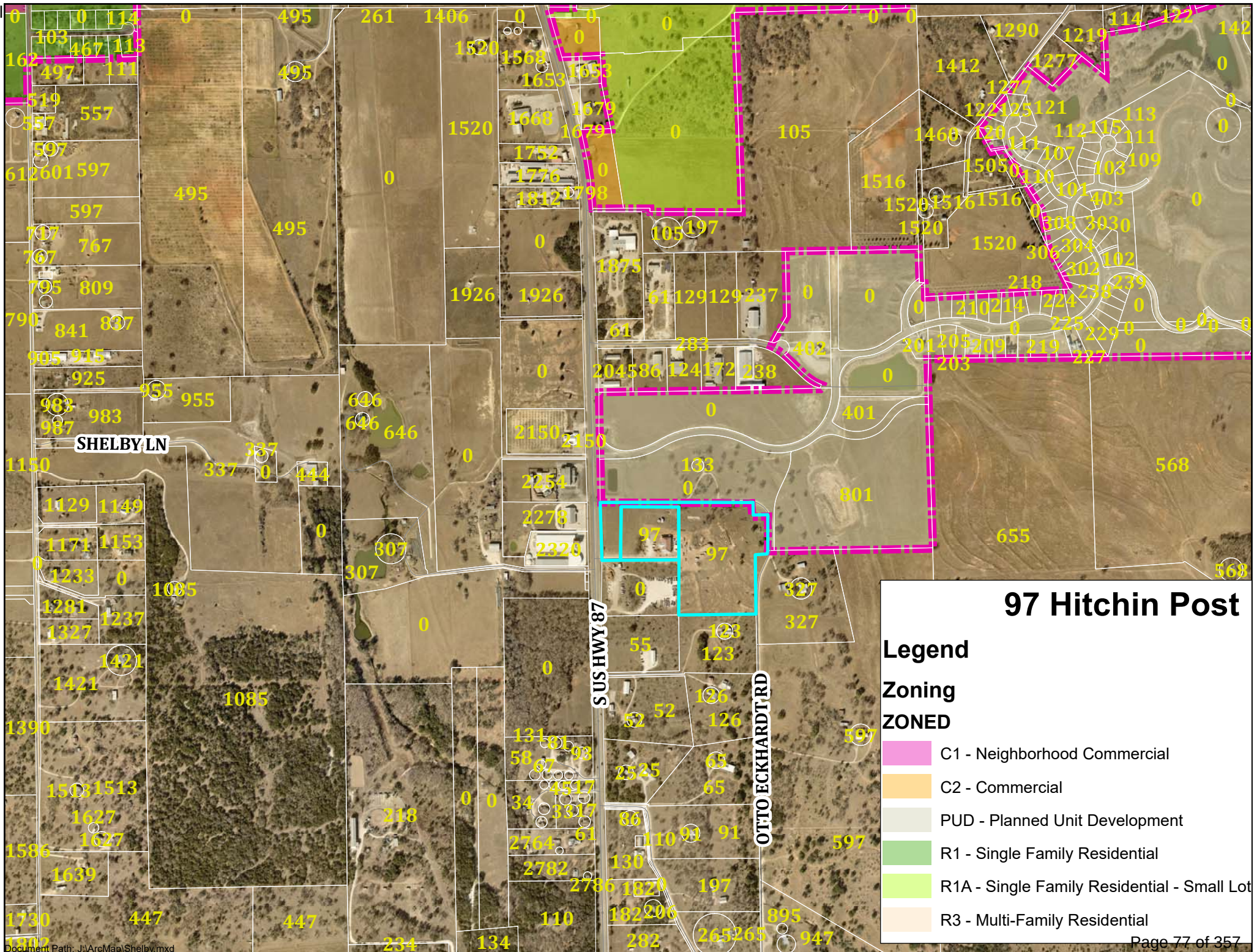
Staff Use Only Application Number: _____ Date: _____

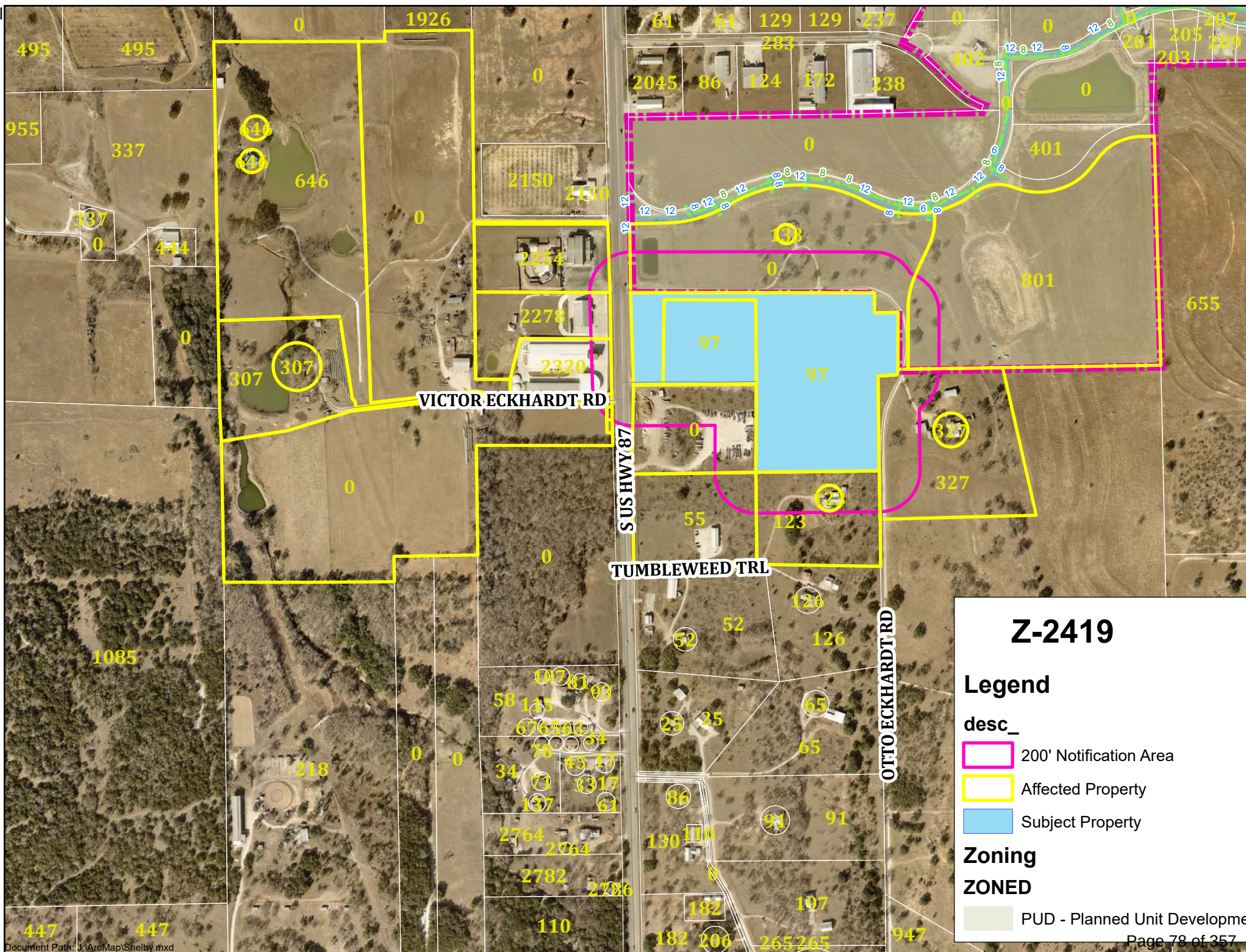


EXHIBIT C AMENDMENT 1 (ZONING)



[illegible]





HSB NORTH LLC
P.O. BOX 1306
FREDERICKSBURG, TX 78624

GREGORY & DIANA GREMMER
658 COWBOY LN
FREDERICKSBURG, TX 78624

STEVEN RODDY
774 LAUREL LN
NEW BRAUNFELS, TX 78130

JAMES HOYO
5203 BLANCO RD
SAN ANTONIO, TX 78216

T4V 1 HOLDINGS LLC
P.O. BOX 550080
HOUSTON, TX 77255

FREDBG DEVELOPMENT INC
1250 N E LOOP 410 STE 333
SAN ANTONIO, TX 78209

117 CONCEPTS LLC
C/O EVO ENTERTAINMET GROUP
800 BRAZOS ST STE 220
AUSTIN, TX 78701

MAX & BONNIE BECKMANN
106 E AUSTIN
FREDERICKSBURG, TX 78624

HAMUK LLC
P.O. BOX 294059
KERRVILLE, TX 78029

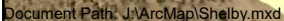
RODNEY & MARGIE
608 S CREEK
FREDERICKSBURG, TX 78624

DANIEL ECKHARDT
122 CR 348
GORMAN, TX 76454

KENNETH & SHEILA DILLARD
646 VICTORIA ECKHARDT RD
FREDERICKSBURG, TX 78624

JOWAD AYSHEH
124 E MAIN
FREDERICKSBURG, TX 78624

Z-2419





CD: Commercial District

Commercial design standards

Commercial development within Frieden Master Planned Community include retail and office intended to provide both neighborhood and regional services. A quasi-blend of commercial is offered in the form of the residential home business a transitional use.

Although the project possesses frontage along US 87, it is the intent of the developer to focus commercial development along both sides of the main parkway running east and west perpendicular to the US 87. The type of development envisioned for this area includes retail, restaurant, tasting rooms and other community and regionally -related activities in support of the recreational and tourist industry found in Fredericksburg, Texas.

The retail development in Frieden Master Planned Community shall coincide with adjacent and nearby residential uses. This document will serve as a guide to minimize these situations from occurring. For the most part, commercial will follow the existing Fredericksburg regulations with the following exceptions:

Connection to the main trail

Each retail location is convenient to the main trail system within the Frieden Master Planned Community. This system provides an alternate and additional conduit for residents and businesses beyond that of the vehicular system.

Each commercial entity shall be designed to have a convenient connection to the main trail system designed in a way to encourage its use.

Connection to the customer

Each commercial area within the Frieden Master Planned community should combine planning methods and architectural techniques to maximize exposure and awareness of the businesses.

Landscaping and landscape elements shall not create a visual barrier to a business.



F R I E D E N

Principal Permitted Uses -CD District

Buildings, structures and lands 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 like those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Arts and Crafts
Club or Lodge
Cocktail Lounge
Condominium Residential (Section 7.610)
Consumer Convenience Services
Consumer Repair Services
Cultural Services
Day Care Services
Duplex Residential
Financial Services
General Retail Sales
Guidance Services
Liquor Sales
Local Utility Services
Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement.

Hotel/Motel
Wellness/spa/fitness



Multiple Family Residential
Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Restaurant
Townhouse Residential (Section 7.610)



Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in Section 5.400 of the City of Fredericksburg Zoning Ordinance.

Business or Trade School
Business Support Services
Commercial Off-Street Parking
Communications Services
Custom Manufacturing
Drive through Facilities associated with any use
Food Sales
Funeral Services
Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Outdoor Entertainment
Outdoor Sports and Recreation
Single Family Residential (Detached)



Uses permitted with a Bed and Breakfast Compliance Use Permit:

Bed and Breakfast

Conditions under which a permit will be issued:

- Compliance with provisions of section 5.401, and
- Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of CD, and
- Density shall comply with the provisions of the Multi-Family Residential District (R-3)
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Lots may be combined to permit more than eight separate lodging units on contiguous property with a Conditional Use Permit
- Compliance with other City of Fredericksburg R-3 regulations

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, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. Unless a specific standard is addressed herein, the property development standards used are those established for the C-2 District in the City of Fredericksburg Zoning Ordinance.

Site Development Regulations

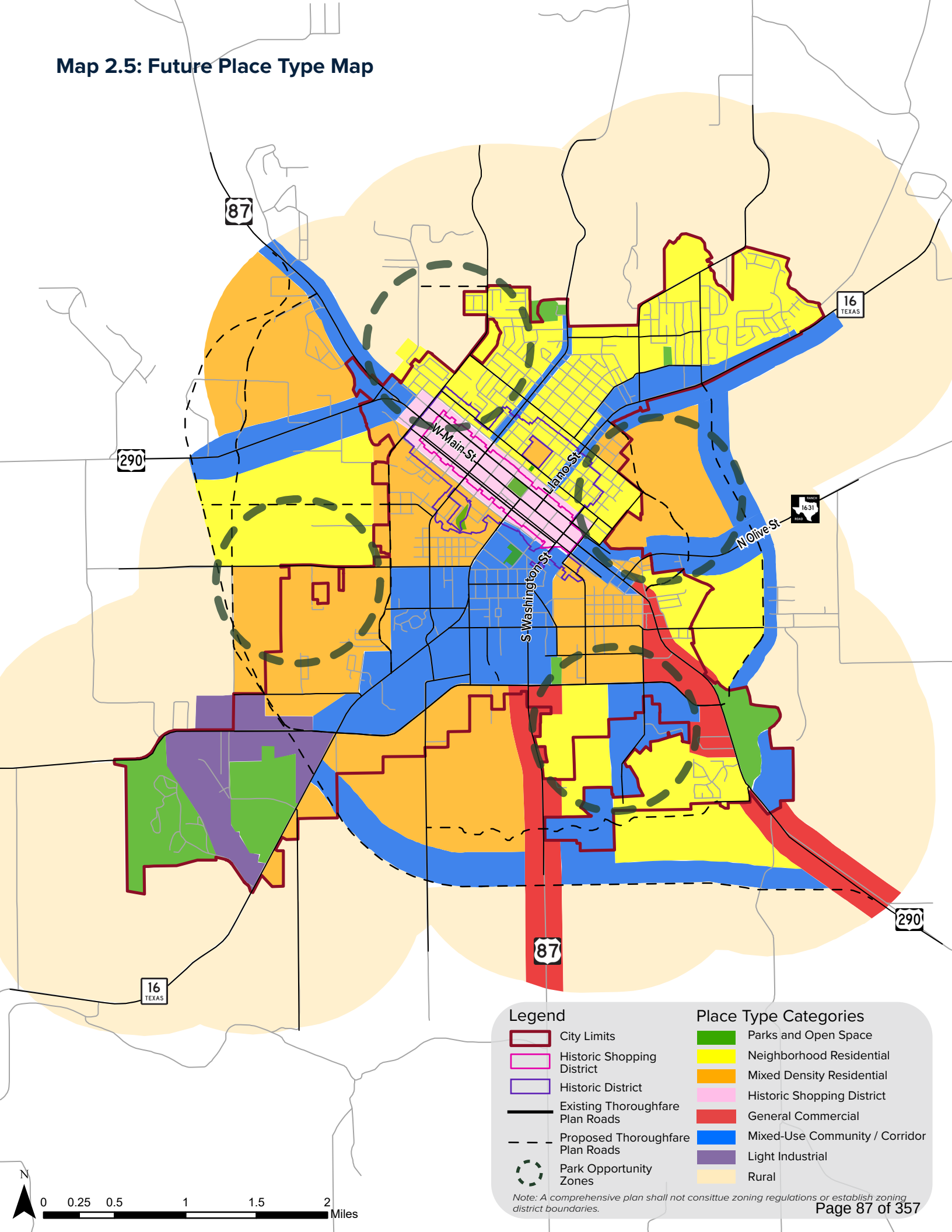
Each site in the CD District shall be subject to the following site development regulations (all references to Sections in the following table refer to the City of Fredericksburg Zoning Ordinance):

Feature	Regulation
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet

F R I E D E N

Front Yard	Minimum Required Setback, 0 feet
Street Side Yard	Minimum Required Setback, 0 feet
Interior Side Yard	Minimum Required Setback, 0 feet*
Rear Yard	Minimum Required Setback, 0 feet*
Maximum Impervious Coverage	Given that it is the Owner's intent to develop at least a portion of this property in a high density "Village"-type fashion, yet still maintain an appropriate overall coverage ratio, the CD portion of the project will be developed in such a way that the average of the overall Impervious Coverage and Building Coverage will be less than or equal to the current C-2 Maximums
Maximum Building Coverage	
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulation	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Accessory Building Regulations	Section 8.200
Signs	Sign Ordinance

Map 2.5: Future Place Type Map





General Commercial

INTENT AND CHARACTER

The General Commercial place type is found mostly along the major thoroughfares of US Highway 290 and US Highway 87. It is focused on development of businesses serving both the local and regional area. This category is intended to provide opportunity for diverse large-scale retail, employment, and some mixed-use destinations along the corridor.

Development near these corridors should focus on retail, overnight accommodations, employment, and destination services. Businesses in this area serve Fredericksburg residents but are less likely to be locally-owned.

These areas are intended to accommodate development which can have more auto-oriented character. Buildings may be large and bulky with large parking areas geared towards vehicles. Managing access and traffic in this high-volume area is critical; however, because this place type is largely located along TxDOT controlled highways, the City faces greater restrictions in these corridors.

APPROPRIATE LAND USE TYPES

Commercial

- Commercial retail, office, personal service uses, and restaurants, including drive-thrus. These can be individual parcels if pre-existing or as part of a larger retail center. Hotels, grocery stores and similar regional uses are encouraged.

Residential

- Residential in a regionally-serving, auto-oriented corridor is not desirable. Should only be considered in a mixed-use, walkable site where residential is not adjacent to service roads.

Industrial

- New industrial is undesirable but could be considered in appropriate context or expansion of existing use. Light industrial and manufacturing can be appropriate but not fronting service roads and heavily buffered from nearby residential areas.

Institutional

- Public recreational uses (e.g., civic plazas and greens) are appropriate within a planned commercial center; and utility and service uses (e.g., electrical substations, fire stations, etc.).

Green Spaces

- While public recreational uses (e.g., parks and playgrounds) are not appropriate, trails and trail connectivity are appropriate with protections. Protection of natural spaces is critical and private outdoor spaces are important for employees.

Development Intensity Target

Residential	0 - 10%
Commercial	90 - 100%



GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- Encourage regional detention to serve multiple parcels for better efficiency and more intensity of use.
- This place type should be focused on auto-oriented retail businesses that expand Fredericksburg's tax base through boosted sales taxes, primarily along service roads and other commercially-oriented public streets in the corridor.
- Secondary parcels and off-highway areas can be more focused on employment uses, manufacturing, logistics and other non-sales tax generating businesses.
- Signage should be multi-tenant, where possible.
- Site design considerations should be given to incorporate thoughtful organization and connection of parking lots, inclusion of functional landscaping, and building articulation which maximizes the pedestrian experience.
- All building facades fronting a public street or within significant public view should integrate horizontal and vertical articulation such as windows, sills, moldings, wall offsets, changes in color, changes in material, or other similar features that visually break down the mass of a structure.
- Parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- In implementation, development code modifications could be needed to achieve the envisioned development character.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts:

- NC, C, M3

Implementation - Development Code Review:

- Ensure good access around intersections
- Provide transitions and buffering
- Study regional detention/retention options in partnership with developers
- Enforce access management policies and turning movement lanes for entry points
- Reduce parking ratio requirements

REPRESENTATIVE IMAGERY





Mixed-Use Community / Corridor

INTENT AND CHARACTER

This place type is envisioned to be a well-planned, walkable mixed-use area. A Mixed-Use Community or Corridor should be as the name suggests - with a strong and sustained “sense of place.” The intent of this category is to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas include integrated residential, retail, and small-scale employment use.

Land uses are less distinguishable and less regulated in this more urban environment, where the focus is more on form than function. Important characteristics include building relationship with the street, pedestrian movement, signage, street design, and public gathering places.

Within a small geographic area, different land uses can be side by side or within the same building. These places tend to be bustling and diverse, with a sense of place. Mixed-Use Communities or Corridors can serve a large region, while others can serve local residents. The functions and characteristics of both concepts are generally the same, with variations in the size of their service areas and intensity of development.

APPROPRIATE LAND USE TYPES

Commercial

- Contextual to location but intended to include neighborhood and regional-serving retail, personal service, hotel, restaurant (no drive-thru) and office use.

Residential

- Middle housing types such as townhouses, patio homes, cottage courts, urban lofts, and apartments in walkable environments near commercial and open space. Stand-alone apartments are not desirable.

Industrial

- Not appropriate

Institutional

- Education (e.g., elementary and secondary schools); institutional uses (e.g., places of public assembly); utility and service uses (e.g., electrical substations, fire stations, etc.). High schools may be permitted if they are located and take access from a collector or greater street classification.

Green Spaces

- Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features

Development Intensity Target

Residential	40 - 80%
Commercial	20 - 60%



GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- Although not required, regional detention should be considered to serve all parcels within an activity center. This allows for greater intensity of use across the entire development.
- High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian.
- On-site parking should be first accommodated through reduced minimum parking requirements, followed by on-street parking, shared parking, and structured parking. Individual surface lots for each parcel should not be required.
- Outparcels located along arterial and collector roadways should be developed and connected to serve the internal streets.
- Building height and mass should be designed to be compatible with abutting uses, where the greatest intensity is located near the center of the development or adjacent to arterial streets.
- Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.
- Development quality (architecture and landscaping) should be of higher standard.
- In implementation, development code modifications could be needed to achieve the envisioned development character.
- Regional stormwater retention facilities and infrastructure should be utilized to create greenways and pedestrian/bicycle paths.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts:

- R2, R3, R5, NC, C, M3, MU1, MU2

Implementation - Development Code Review:

- Review buffers and screening to ensure compatibility (urban scale) externally
- Public space and shade considerations
- Urban street character elements to promote walkability and mix of use
- Urban mobility elements such as pedestrian/bike, on-street parking, transit
- Reduced parking requirements and alternatives to reduce on-site parking lots
- Connectivity and efficient infrastructure requirements to add value
- Establish standards for food truck parks

REPRESENTATIVE IMAGERY



ORDINANCE NO. 2024-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B, "ZONING ORDINANCE," OF THE FREDERICKSBURG MUNICIPAL CODE, AS AMENDED, BY SPECIFICALLY IN THE LAND USE MAP, AS TO APPROXIMATELY 18.7 ACRES OF LAND DESCRIBED AS THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT NO. 735 OF GILLESPIE COUNTY, TEXAS; CHANGING SAID PROPERTIES FROM RURAL (R) TO MIXED USE CORRIDOR (MUC); PROVIDING THAT THE CHANGE BECOME A PART OF THE COMPREHENSIVE PLAN; 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.

WHEREAS, the City of Fredericksburg, Texas (the "City"), is a home rule municipality 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, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance, codified as Appendix B of the Fredericksburg Municipal Code, and a comprehensive zoning map, regulating the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals, and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, in accordance with the Comprehensive Zoning Ordinance, the owner of the property referenced below has filed an application for changing said properties from Rural (R) to Mixed Use Corridor (MUC); and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on November 6, 2024, and by the City Council of the City on November 19, 2024, with respect to the use changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication, and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to grant such land use change.

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

SECTION 1

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

SECTION 2

Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, is hereby amended to grant a Land Use Change as shown and described below:

Applicant: Casey Zins, Short Elliott Hendrickson, Inc. (Engineer)

Property Owner: Frieden Development

Property Address: 97 Hitchin Post Trail, Fredericksburg, TX 78624

Legal Description: APPROXIMATELY 18.7 ACRES OF LAND DESCRIBED AS THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT NO. 735 OF GILLESPIE COUNTY, TEXAS.

Land Use Change: The property shall change to Mixed Use Corridor

Exhibit: Additionally shown and designated on the Map attached hereto as Exhibit A, are hereby designated as Mixed Use Corridor (MUC).

SECTION 3

The zoning districts, boundaries, and uses as herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, flood, and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewerage, parks, and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 4

The use of the property described herein shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City for the land use area into which they have been assigned.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances of the Fredericksburg Municipal Code, 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 6

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-6 of the Fredericksburg Municipal Code. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

SECTION 7

All rights or remedies of the City are expressly saved as to any and all violations of Appendix B of the Fredericksburg Municipal Code, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 8

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 9

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law and in accordance with Section 3.12 of the City Charter.

SECTION 10

This Ordinance shall be in full force and effect from and after its passage and publication as required by law and in accordance with Section 3.12 of the City Charter, and it is so ordained.

PASSED AND APPROVED on this the 19th day of November 2024.

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

ORDINANCE NO. 2 0 2 4 - 3 6

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 18.7 ACRES OF LAND DESCRIBED AS THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT NO. 735 OF GILLESPIE COUNTY, TEXAS; ESTABLISHED SAID PROPERTIES COMMERCIAL (C2); 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.

WHEREAS, an Application for Rezoning has been submitted by the owners of lots described as APPROXIMATELY 18.7 ACRES OF LAND DESCRIBED AS THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT NO. 735 OF GILLESPIE COUNTY, TEXAS in the City of Fredericksburg, Texas, establish zoning district of said lot as COMMERCIAL (C2); 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 18.7 ACRES OF LAND DESCRIBED AS THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT NO. 735 OF GILLESPIE COUNTY, TEXAS 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 COMMERCIAL (C2)

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. Ordinance Cumulative. This Ordinance shall be cumulative of all other ordinances of the City of Fredericksburg affecting zoning and land use, as amended, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

Section 5. Penalty. Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

Section 6. Savings. All rights or remedies of the City are expressly saved as to any and all violations of Appendix B of the Fredericksburg Municipal Code, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

Section 7. Severability. 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. Publication. The City Secretary of the City of Fredericksburg is hereby directed to

publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law.

Section 9. Effective date. This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this the 19th day of November, 2024.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Anna Hudson, Director of Development Services

MEETING DATE: November 19, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Conduct Public Hearing and take action on Voluntary Annexation of 1010 N. Cherry also known by legal description, German Emigrant Company BLK II 3.48 (Anna Hudson, Director of Development Services)

- i Presentation by the Applicant
 - ii Presentation by Staff
 - iii Hold Public Hearing
 - iv Take action to Adopt Annexation Ordinance 2024-40
-

PRESENTATION:

SUMMARY:

1010 North Cherry abuts the Cherry Blossom Estates and is contiguous to the City Limits. It has public access on N. Cherry Street with water and sewer readily available. The applicant is requesting voluntary annexation to develop the tract into single-family residential lots. The future subdivision of the lots will trigger the requirement for a public street and the extension of Jennifer Lane along the west property line.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

Water, sewer and road extensions will be paid for by the developer.

STAFF RECOMMENDATION:

The proposed annexation is in keeping with the existing development pattern and allows development along an existing city street, N. Cherry. This annexation does not extend the Extra Territorial Jurisdiction (ETJ) of the City of Fredericksburg.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Small Town Sensitive Growth

ATTACHMENTS:

1. Z-2422 Petition for Annexation
2. Z-2422 Tax Certificate_Warranty Deed
3. Ordinance 2024-40 annexation of 1010 N Cherry
4. Z-2422 Survey
5. Z-2422 Project Description
6. service plan 1010 N Cherry

APPROVAL/REVIEW:

Anna Hudson, Director of Development Services

Date: November 14, 2024



Garret Bonn, Assistant City Manager

Date: November 14, 2024



William McKamie, City Attorney

Date: November 14, 2024



Leticia Vacek, City Secretary

Date: November 15, 2024



Clinton Bailey, City Manager

Date: November 15, 2024

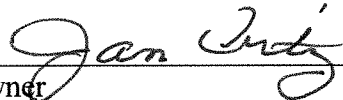
PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

**TO THE MAYOR AND GOVERNING BODY OF THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS:**

The undersigned owner(s) of the hereinafter described tracts of land, being more particularly described by metes and bounds description in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex all parts of the Area into the City of Fredericksburg so that the entire Area shall be included within the incorporated City of Fredericksburg, Texas, and does hereby certify and represent the following:

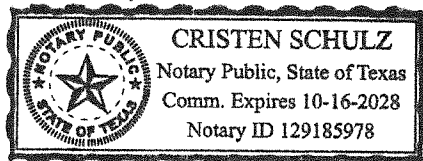
1. The Area is contiguous to the existing corporate limits of City of Fredericksburg,; and
2. The Area is not included in the extra territorial jurisdiction of any other municipality;
3. The undersigned has the legal authority to make this request; and
4. All persons with ownership interest in the Area have signed below.



Owner

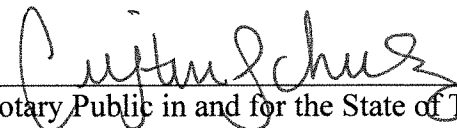
STATE OF TEXAS '
 '
COUNTY OF GILLESPIE '

This instrument was acknowledged before me on the 30 day of October,
2024, by Jan Fritz.



My Commission Expires:

10-16-2028



Notary Public in and for the State of Texas
Cristen Schulz

Type or Print Notary's Name

ERWIN SIMON

TO

RUBIN G. JENSCHKE, ET AL

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF GILLESPIE

KNOW ALL MEN BY THESE PRESENTS:

That I, ERWIN SIMON

of the County of Gillespie and State of Texas for and

in consideration of the sum of ----- TEN AND NO/100 (\$10.00)----- DOLLARS

and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantees of

their one certain promissory note of even date herewith, in the principal sum of Twenty Five Thousand Five Hundred and no/100 (\$25,500.00) Dollars, payable to the order of grantors in monthly installments and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees,

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Raymond L. Kneese Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

----- RUBIN G. JENSCHKE and wife, RUBY J. JENSCHKE-----

of the County of Gillespie and State of Texas, all of the following described real property in Gillespie County, Texas, to-wit:

Being 3.48 acres of land, more or less, part of Block II as laid out by the German Emigration Company in Gillespie County, Texas, described as follows, to-wit:

TRACT ONE: Two and 417/100 (2.417) acres of land in Gillespie County, Texas, a part of Block II as laid out by the German Emigration Company on Survey No. 132, Jose M. deHollis, as said Block II is represented, designated and delineated on the map or plat of the town of Fredericksburg

and its environs, said 2.417 acres of land being more particularly described as follows, to-wit: Beginning at a stake in the east line of a street, at a point in the west line of the aforesaid Block II, 390.5 varas South of its northwest corner; Thence South 48.82 varas to a stake; Thence East 279.6 varas to a stake in the west line of a street and the east line of Block II; Thence North 48.82 varas to a stake set 390.5 varas South of the northeast corner of said Block II; Thence West 279.6 varas to the place of beginning; being the same land conveyed to Erwin Simon by Lamar Loftin by deed dated November 14, 1953, now appearing of record in Volume 71, page 311, of the Deed Records of Gillespie County, Texas.

TRACT TWO: All that certain tract or parcel of land lying and being in Gillespie County, Texas, out of and part of Survey No. 132, Jose M. deHollis, and a part of Subdivision No. 2 of German Emigration Company Block II of the subdivisions of said Survey No. 132 and the tract herein conveyed being also a part of that land described as "1st" tract in a deed from Robert Kott, et ux, to Robert Grona, dated March 1, 1946, recorded in Volume 60, pages 374-375 of the Deed Records of Gillespie County, Texas, which deed and its record are here referred and made a part hereof for all purposes, said tract herein conveyed bounded thus: Beginning at a stake in the west line of a road for the S. E. corner of said Subdivision No. 2 of Block II of Survey No. 132, Jose M. deHollis and the S.E. corner of the aforesaid "1st" tract described in the aforesaid deed from Robert Kott, et ux, to Robert Grona; Thence West 279-3/5 varas to stake set in W. line of said Block II and W. line of Robert Grona Tract; Thence North along the W. line of said Block II 56 feet and 1 inch to stake for corner; Thence East 279-3/5 varas to stake in west line of a road; Thence South along W. side of said road 56 feet and 1 inch to the place of beginning, containing 1 acre of land, more or less.

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TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee s , their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee s , their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

SUBJECT TO Easement dated February 18, 1966, from Erwin Simon, Sr. to Southwestern States Telephone Company found of record in Volume 88, pages 594-595, of the Deed Records of Gillespie County, Texas.

EXECUTED this 10th day of September, A. D. 1975

Erwin Simon
ERWIN SIMON

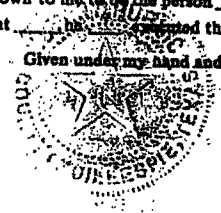
THE STATE OF TEXAS }
COUNTY OF GILLESPIE }

Before me, the undersigned authority, on this day personally appeared

ERWIN SIMON

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 10th day of September, A. D. 1975



Karen Crenwelge, *Karen Crenwelge*
Notary Public in and for Gillespie County, Texas.

Filed for record in my office the 10th day of September A.D. 1975 at 4:28 o'clock P .M. and duly recorded the 11th. day of September A.D. 1975 at 10:02 o'clock A .M. in Volume 114 , pages 28-29 , Deed Records.
Doris Lange
Cik. Co. Ct., Gillespie County, Texas.

ERWIN SIMON, SR.

TO

THE SOUTHWESTERN STATES
TELEPHONE COMPANY

EASEMENT AND RIGHT OF WAY

FORM 90-100

THE STATE OF Arkansas

VOL. 88 PAGE 594

EXCHANGE Archivist

COUNTY OF Phillips

KNOW ALL MEN BY THESE PRESENTS:

ORDER NO. 1461

That Erwin Simon Sr.

of the County of Phillips and State aforesaid, for and in consideration of the sum of 100 Dollars (\$ 100) to Erwin Simon Sr. in hand paid by THE SOUTHWESTERN STATES TELEPHONE COMPANY, a Delaware corporation, the receipt of which is hereby acknowledged and confessed, have this day granted and conveyed and do, by these presents, grant and convey unto THE SOUTHWESTERN STATES TELEPHONE COMPANY, its successors and assigns, an easement 20 feet in width to construct, place, operate, inspect, maintain, repair, replace and remove such buried communication cable as Grantee may from time to time require, consisting of buried cable, markers and necessary fixtures and appurtenances, over, across, under and upon the following described property to wit:

Abstract Survey original area
of Lot in Block in Div. in Sect.
Sumner Cong. Co. Bk. 11, Sumner Cong. Co. 3, 4 & 8

Situated in Phillips County, State of Arkansas and the Grantee(s) recognizes the general course of said line, as above described, is based upon preliminary survey only, and Grantee(s) hereby agree(s) that the easement hereby granted shall apply to the actual location of said line where constructed.

Grantee covenants for himself, his successors and assigns, not to place or maintain any building or structure on said easement.

Grantee grants to the Grantee the right of ingress and egress over any (our) adjacent lands to or from said right of way for the purpose of inspecting, maintaining, constructing, reconstructing, operating and removing its buried communication cable and associated appurtenances over, under, across and upon the above described property, and the right to place markers and other devices to support or mark said construction where necessary. All Cable Terminal Poles or Pedestals and Warning Signs shall be located within the easement described above, and shall be as close to the Highway right of way adjoining it as possible.

The Grantee also agrees to include the right to relocate said buried communication cable on said premises to conform to any future Highway relocation, widening or improvement.

The Grantee acknowledges that the consideration recited above includes compensation for any and all damages to the surface or grass or crops located thereon resulting from original construction by Grantee. Should Grantee, or its agents or employees, subsequent to original installation of communication facilities within the easement described above, have occasion to enter upon the premises to perform maintenance upon such facilities, Grantee agrees to pay Grantee the actual cash value of that portion of crops destroyed in the course of performance of such maintenance, and Grantee agrees to receive such amount in full discharge of any claim for damages which might have advanced.

TO HAVE AND TO HOLD the above described easement and rights unto the said Grantee, its successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) legal representatives, to warrant and forever defend, all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS

my hand this 17th day of February 1966

Erwin Simon Sr.

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THE STATE OF TexasCounty of GillespieBEFORE ME, the undersigned authority, on this day personally appeared Emerson Quinn Sr.known to me to be the person (s) whose name (s) is (are) subscribed to the foregoing instrument, and acknowledged to me that he
signed the same for the purposes and consideration therein expressed.GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of February, A. D. 1966
 Notary Public, Gillespie County, Texas
 My Comm. Expires June 1, 1967

Filed for record in my office the 16th day of May A.D. 1966 at 4:39
 o'clock P. M. and duly recorded the 18th day of May A.D. 1966 at
 3:20 o'clock P. M. in Volume 88, pages 594-595.

Elvin Sherry, Clk. Co. Ct., Gillespie County, Texas.

Through Tax Year
2023

TAX CERTIFICATE

Certificate #
71046

Issued By:
GILLESPIE CENTRAL APPRAISAL DISTRICT
1159 S MILAM ST
FREDERICKSBURG, TX 78624

Property Information

Property ID: 19215 Geo ID: GE2000-0-0
Legal Acres: 3.4800
Legal Desc: G E CO BLK II 3.48
Situs: 1010 N CHERRY ST TX
DBA:
Exemptions:

Owner ID: 54902 100.00%
JENSCHKE, RUBIN G & RUBY J LIVING TRUST
%ECKHARDT, CINDY
203 RHEINGOLD SCHOOL RD
FREDERICKSBURG, TX 78624

For Entities

FREDBG ISD
GILLESPIE COUNTY
GILLESPIE WCID
HILL CNTRY UWCD

Value Information

Improvement HS: 173,710
Improvement NHS: 0
Land HS: 577,550
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 751,260

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 09/09/2024

Total Due if paid by: 09/30/2024

0.00

Tax Certificate Issued for:	Taxes Paid In 2023
GILLESPIE COUNTY	2,100.52
HILL CNTRY UWCD	35.31
FREDBG ISD	5,825.27
GILLESPIE WCID	1.32

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/09/2024
Requested By: HILL COUNTRY TITLES INC
Fee Amount: 10.00
Reference #: 224-1166

Page: 1

Signature of Authorized Officer of Collecting Office

ERWIN SIMON

TO

RUBIN G. JENSCHKE, ET UX

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF GILLESPIE

KNOW ALL MEN BY THESE PRESENTS:

That I, ERWIN SIMON

of the County of Gillespie and State of Texas for and

in consideration of the sum of -----TEN AND NO/100 (\$10.00)----- DOLLARS

and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantees of

their one certain promissory note of even date herewith, in the principal sum of Twenty Five Thousand

Five Hundred and no/100 (\$25,500.00) Dollars, payable to the order of grantors in monthly installments

and bearing interest as therein provided, containing the usual clauses providing for acceleration of

maturity and for attorney's fees,

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to

Raymond L. Kneese

Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

-----RUBIN G. JENSCHKE and wife, RUBY J. JENSCHKE-----
of the County of Gillespie and State of Texas, all of the following described real

property in Gillespie County, Texas, to-wit:

Being 3.48 acres of land, more or less, part of Block II as laid out by the German Emigration Company in Gillespie County, Texas, described as follows, to-wit:

TRACT ONE: Two and 417/100 (2.417) acres of land in Gillespie County, Texas, a part of Block II as laid out by the German Emigration Company on Survey No. 132, Jose M. deHollis, as said Block II is represented, designated and delineated on the map or plat of the town of Fredericksburg

and its environs, said 2.417 acres of land being more particularly described as follows, to-wit: Beginning at a stake in the east line of a street, at a point in the west line of the aforesaid Block II, 390.5 varas South of its northwest corner; Thence South 48.82 varas to a stake; Thence East 279.6 varas to a stake in the west line of a street and the east line of Block II; Thence North 48.82 varas to a stake set 390.5 varas South of the northeast corner of said Block II; Thence West 279.6 varas to the place of beginning; being the same land conveyed to Erwin Simon by Lamar Loftin by deed dated November 14, 1953, now appearing of record in Volume 71, page 311, of the Deed Records of Gillespie County, Texas.

TRACT TWO: All that certain tract or parcel of land lying and being in Gillespie County, Texas, out of and part of Survey No. 132, Jose M. deHollis, and a part of Subdivision No. 2 of German Emigration Company Block II of the subdivisions of said Survey No. 132 and the tract herein conveyed being also a part of that land described as "1st" tract in a deed from Robert Kott, et ux, to Robert Grona, dated March 1, 1946, recorded in Volume 60, pages 374-375 of the Deed Records of Gillespie County, Texas, which deed and its record are here referred and made a part hereof for all purposes, said tract herein conveyed bounded thus: Beginning at a stake in the west line of a road for the S. E. corner of said Subdivision No. 2 of Block II of Survey No. 132, Jose M. deHollis and the S.E. corner of the aforesaid "1st" tract described in the aforesaid deed from Robert Kott, et ux, to Robert Grona; Thence West 279-3/5 varas to stake set in W. line of said Block II and W. line of Robert Grona Tract; Thence North along the W. line of said Block II 56 feet and 1 inch to stake for corner; Thence East 279-3/5 varas to stake in west line of a road; Thence South along W. side of said road 56 feet and 1 inch to the place of beginning, containing 1 acre of land, more or less.

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TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

SUBJECT TO Easement dated February 18, 1966, from Erwin Simon, Sr. to Southwestern States Telephone Company found of record in Volume 88, pages 594-595, of the Deed Records of Gillespie County, Texas.

EXECUTED this 10th day of September, A. D. 1975

Erwin Simon
ERWIN SIMON

THE STATE OF TEXAS
COUNTY OF GILLESPIE }

Before me, the undersigned authority, on this day personally appeared

ERWIN SIMON

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 10th day of September, A. D. 1975.



Karen Crenwelge, *Karen Crenwelge*
Notary Public in and for Gillespie County, Texas.

Filed for record in my office the 10th day of September A.D. 1975 at 4:28 o'clock P.M. and duly recorded the 11th day of September A.D. 1975 at 10:02 o'clock A.M. in Volume 114, pages 28-29, Deed Records.
Doris Lange Clk. Co. Ct., Gillespie County, Texas.

ORDINANCE NO. 2024-40

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF THE DESCRIBED TERRITORY OF APPROXIMATELY 3.48 ACRES (1010 N. CHERRY STREET, ALSO REFERRED TO AS BLOCK II, AS LAID OUT BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS) TO THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF THE CITY TO INCLUDE THE DESCRIBED PROPERTY IN THE CITY LIMITS; AND GRANTING TO ANY AND ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY; PROVIDING FOR AMENDMENT TO THE OFFICIAL MAP; DIRECTING THE CITY SECRETARY TO FILE COPY WITH COUNTY CLERK AND APPRAISAL DISTRICT; ADOPTING A SERVICE PLAN; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AREAS EXCEPTED FROM ANNEXATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas, 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 Texas Local Government Code; and

WHEREAS, the Texas Local Government Code, the City Charter of the City of Fredericksburg and the laws of the State authorize the annexation of territory by the City, subject to the requirements therein and the laws of this State; and

WHEREAS, the property owner has submitted a petition for voluntary annexation of the herein described real property (1010 N. Cherry Street) in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, after proper notice was provided in accordance with Chapter 43 of the Texas Local Government Code, a public hearing on the proposed annexations were held before the Fredericksburg City Council on November 19, 20124; and

WHEREAS, all the property described below and in Exhibit “A” is within the exclusive extraterritorial jurisdiction of the City of Fredericksburg and is contiguous to the City; and

WHEREAS, a Service Plan has been prepared and presented at the public hearing and is attached to and adopted with this Ordinance; and

WHEREAS, all requirements of law have been met for annexation of the Territory in compliance with Chapter 43 of the Texas Local Government Code.

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

SECTION ONE. Findings of Fact. All the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION TWO. Annexation. All portions of the described property located at 1010 N. Cherry Street, also referred to as Block II as laid out by the German Emigration Company in Gillespie County, Texas, as described in Exhibit “A” and as depicted on the map attached as Exhibit “B”, which is incorporated into this ordinance for all purposes (the Territory) located in Gillespie County, Texas, are hereby annexed to the City of Fredericksburg as a part of the city for all municipal purposes, and the city limits are extended to include the Territory. The owners and inhabitants of the Territory are entitled to all the rights and privileges of all other citizens and property owners of the City of Fredericksburg and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

SECTION THREE. Official Map. The official map and boundaries of the City, previously adopted, are amended to include the Territory as a part of the City of Fredericksburg, Texas. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the city to add the territory annexed as required by law.

SECTION FOUR. Duty to Record. The City Secretary is directed to file or cause to be filed a certified copy of this ordinance in the offices of the County Clerk of Gillespie County, Texas and with the Gillespie County Appraisal District.

SECTION FIVE. Service Plan. The Service Plan for the Territory, attached as Exhibit “C” and incorporated in this Ordinance, is approved in all things and made a part of this ordinance for all purposes.

SECTION SIX. Cumulative Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Fredericksburg, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION SEVEN. Severability Clause. Should any section or part of this ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

SECTION EIGHT. Areas Excepted from Annexation. Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Fredericksburg, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City of Fredericksburg every part of the area described in Section 1 and Exhibits “A” and “B” of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within

the general description of territory set out in Section 1 and Exhibits “A” and “B” of this ordinance to be hereby annexed to the City of Fredericksburg any lands or area which are presently part of and included within the limits of any other city, town or village, for which permission is not granted for Fredericksburg to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described in this ordinance, if permission has not been granted.

SECTION NINE. Effective Date. This Ordinance shall become effective immediately upon its passage, and it is so ordained.

PASSED AND APPROVED this the 19th day of November, 2024, at a Regular Meeting of the City Council of the City of Fredericksburg, Texas.

CITY OF FREDERICKSBURG

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT “A”
PROPERTY DESCRIPTION

EXHIBIT “B”
MAP OF THE PROPERTY

EXHIBIT “C”
SERVICE PLAN



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

507 E. Highway Street, Suite D • Fredericksburg, TX 78624

Tel (830) 997-4744 • <http://vei-tx.com>

Texas Engineering Firm No. F-165

September 27, 2024

Subject: Request for Voluntary Annexation and Land Use and Zoning Change

MEMO:

Project Description

Property Details:

- *Legal Description:* 3.48 acres of land, more or less, part of Block II as laid out by the German Emigration Company in Gillespie County, Texas.
- *Location:* 1010 N. Cherry St., Fredericksburg, Texas
- *Current Zoning:* Rural within ETJ

Request:

We are seeking a **voluntary annexation** and a **land use change** to Low Density Residential, with the property to be **rezoned** as **R1**.

Planned Use:

The lot will be rezoned for single-family residential use to accommodate the construction of a detached single-family home. The property will include essential infrastructure, such as connections to utilities (water, sewage, electricity).

Exhibit “B”

City of Fredericksburg Annexation Service Plan for 1010 North Cherry Street Annexation Parcel

I. TERRITORY

This service plan is applicable to approximately 3.48 acres of land located along the West side of North Cherry Street known as 1010 North Cherry Street, in Fredericksburg, Gillespie County, Texas (the “Annexation Parcel”), as additionally shown on a map of the area set forth in Exhibit A.

II. GENERAL PROVISIONS

a. Effective Term. This service plan shall be in effect for a ten-year period commencing on the effective date of the annexation.

b. Amendment or Renewal. This service plan may be amended from time to time as provided by Local Government Code. Renewal of this service plan shall be at the sole option of the Fredericksburg City Council.

c. Intent. It is the intent of the City of Fredericksburg that this service plan shall provide for the delivery of full municipal services to the annexed area in accordance with State law. The failure of this plan to describe any particular service shall not be deemed to be an attempt to omit the provision of such services from the annexed area. The delivery of municipal services may be accomplished through any means permitted by law.

d. Level of Services to be Provided. It is the intent of the City of Fredericksburg to provide the level of services required by State law. The City Council finds and determines that the level of services, infrastructure and infrastructure maintenance provided within the area prior to annexation is not greater than is provided in the City. The City Council finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with reasonably similar topography, land use, and population density. The City Council finds and determines that implementation of this plan in the manner proposed will not reduce the level of fire, police, and emergency medical services available within the City.

III. SERVICES TO BE PROVIDED AT ANNEXATION

The following services will be provided within the annexed area immediately upon the effective date of the annexation. In the case of a gated subdivision, it will be the responsibility of the Property Owners Association (POA) of the gated subdivision to allow timely emergency service access and City staff access, particularly in cases where the access mechanism changes on or after annexation.

a. Police Protection. The City of Fredericksburg Police Department will provide police services, including criminal investigations, routine patrol, traffic enforcement, and dispatched response to both emergency and non-emergency service calls. It is anticipated that police services within the annexed area will be provided utilizing existing levels of personnel and equipment. Currently, the nearest police station is the City of Fredericksburg Police Department headquarters, located at 1601 E. Main Street.

b. Fire Protection and Emergency Medical Services. The City of Fredericksburg Fire Department will provide emergency fire suppression and routine fire prevention services within the annexed area. The City of Fredericksburg Emergency Medical Services (EMS) Department will provide primary EMS services within the annexed area. Firefighters may be dispatched to the scene of accidents or other medical emergencies to assist EMS personnel or to provide “first responder” services pending the arrival of EMS personnel.

c. Solid Waste Collection. The City provides fee based household garbage collection services to single family residences within the City. The City provides a single drop off location for recycling collection within the City. The City does not collect garbage from commercial establishments. Commercial garbage collection and disposal and/or recycling and is available from privately owned collection businesses.

The City currently provides residential garbage collection at the street curb using an automated collection system that requires use of specific collection containers. In accordance with the City’s current policy, each residential garbage customer will be provided a collection container for waste disposal. The City does not currently provide recycling collection at the street curb.

Privately owned solid waste management service providers currently provide collection services within the annexed area and may continue to provide such services. Pursuant to Local Government Code, at any time before the second anniversary of the date an area is included within the corporate boundaries of a the City by annexation, the City may not (1) prohibit the collection of solid waste in the area by a privately owned solid waste management service provider; or (2) offer solid waste management services in the area unless a privately owned solid waste management service provider is unavailable. The City will commence residential collections services prior to the second anniversary of annexation if

requested to do so in writing by any property owner. Any such request must be made at least 90 days prior to the proposed effective date for initiation of City service.

d. Maintenance of Water and Wastewater Facilities. The annexation territory is currently within the service area of the City of Fredericksburg. The extension of City utility services into the property will be at the sole expense and timing of the owner. The service area of another water or wastewater utility service provider will be provided in accordance with the City's capital improvement plan described in Article IV of this service plan, and the City's water and wastewater utility extension policies that are described in Article V of this service plan.

The City does not maintain privately owned water wells or septic or aerobic wastewater systems. Property owners who currently have water wells, septic or aerobic wastewater systems may keep them as long as they are maintained in proper working order. When City wastewater disposal facilities are available to serve existing development the City may require connection to the City system instead of permitting the installation of new septic or aerobic disposal systems. Mandatory connection to the City wastewater system will not be required where existing systems remain in good working order and do not present a threat to public health or safety.

e. Maintenance of Roads, Streets, Street Lighting, and Drainage Infrastructure. The City is currently responsible for the maintenance of public roads, streets, street lighting, and drainage infrastructure in the annexed area.

The City will assume the responsibility for maintenance of public roads, streets, street lighting, and drainage infrastructure previously accepted for maintenance by official action of the Commissioners Court of Gillespie County. Any such roads, streets, street lighting, or drainage infrastructure formerly maintained by Gillespie County that become subject to City maintenance will be maintained in a condition which is at least equal to the Gillespie County maintenance standard, however, the City will not be required to reconstruct or upgrade such streets to a higher standard.

It is the responsibility of a developer to construct or provide new roads, streets, street lighting, and drainage infrastructure necessary to serve the demands of new development in the areas to be annexed. The City may accept the dedication of public streets and/or drainage infrastructure constructed in accordance with applicable development regulations of the City.

f. Maintenance of Parks, Playgrounds and Swimming Pools. There are no public parks, public playgrounds, or public swimming pools within the area to be annexed.

g. Maintenance of any other Public Building, Facility or Service. Annexation does not transfer ownership of public buildings, facilities or services,

all of which should continue to be maintained or provided by the public entity that currently owns or provides them. Privately owned facilities, including privately owned and operated storm water detention facilities, are not affected by the annexation.

An appropriate City Department will be assigned to assume responsibility for the maintenance or provision of any required facilities or services which become the responsibility of the City and are not expressly provided for by this service plan.

IV. CAPITAL IMPROVEMENTS PLAN

Construction of the following capital improvements related to the annexation will be substantially completed within 2½ years, except for certain services that the City cannot reasonably provide within that period, and for which the City proposes a schedule set forth below to provide for the provision of full municipal services no later than 4-1/2 years after the effective date of the annexation.

a. Police Protection. No additional capital improvements are needed at this time to provide police services.

b. Fire Protection. No capital improvements are needed at this time to provide fire protection services.

c. Solid Waste Collection. No capital improvements are needed at this time to provide solid waste collection services.

d. Water and Wastewater Facilities. No water or wastewater infrastructure is needed at this time. It will be the responsibility of a developer of any property to provide connection to existing water and wastewater infrastructure necessary to serve new development within the annexed area.

e. Roads, Streets, Street Lighting, and Drainage Infrastructure. No new roads, streets, street lights, or drainage infrastructure is needed at this time. It will be the responsibility of a developer of any property to provide the new roads, streets, and drainage infrastructure necessary to serve new development within the annexed area.

f. Parks, Playgrounds and Swimming Pools. No capital improvements are needed at this time to provide recreational services.

g. Other Public Buildings, Facilities or Services. No capital improvements are needed at this time to provide other public services.

V. WATER AND WASTEWATER SERVICE EXTENSION POLICIES

The City provides fee based water and wastewater services to the portions

of the City which are not within the service area of another water or wastewater utility provider. For lots that have water or wastewater lines in an abutting street or easement, the owner may receive water or wastewater service by applying for a City tap and paying any required fees.

The provision of water and wastewater facilities for new development within the City is primarily governed by the City's building code and subdivision ordinances that are found in Chapters 14 and 94 of the City Code of Ordinances. New development must be served by owner/developer provided public water and wastewater facilities that meet the City's standard requirements. Upon construction and dedication by the owner/developer the City may agree to provide services via the facilities and thereafter to maintain them.

Facilities necessary to serve any new development are generally provided at the sole cost of the developer. Such facilities include not only those which are located within the developer's property, but also any exterior mains which must be extended to connect the property under development to the point of connection with the City's existing facilities. The City need not compensate the developer for the ordinary costs of extending exterior mains.

The City may require that the developer provide oversized water or wastewater facilities. In such cases the City will pay the reasonable cost of such oversizing. Whether or not a particular line sizing constitutes "oversizing," is determined upon the basis of generally accepted sound engineering design practices.

In newly annexed areas the City examines the need for line extensions to serve existing development that does not currently receive water or wastewater services. The City will determine the need for the construction of lines and facilities to serve existing development after giving due consideration to the topography, land use, population density, the adequacy of existing private water wells and septic tanks and anticipated levels of demand. The City will not undertake line extensions to serve such existing development unless the new lines will be logical, reasonable and prudent extensions of the City's existing facilities. From time to time, upon the request of an interested property owner the City will consider whether or not line extensions previously deemed unnecessary have become necessary as a result of changed conditions. The City may recover the capital costs of extending water or wastewater facilities to serve existing development through the use of impact fees, assessments or any other method authorized by law.



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Anna Hudson, Director of Development Services

MEETING DATE: November 19, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: REQUEST #Z-2422 By Kevin Spraggins with VEI Engineering, To consider the following:

1. A Landuse Change from Rural to Low Density Residential (LDR) for property located at 1010 North Cherry Street, also referred to as Block II, as laid out by the German Emigration Company in Gillespie County, Texas.
 2. Establish a Zoning of R1, Single Family Residential for the property located at 1010 North Cherry Street, also referred to Block II as laid out by the German Emigration Company in Gillespie County, Texas.
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Meeting
 - iv Take action to Adopt Ordinance 2024-38 for the Landuse Change from Rural to Low Density Residential, and
 - v. Take action to Adopt Ordinance 2024-39 Establishing the Zoning of R1.
-

PRESENTATION:

SUMMARY:

The applicant requests to change the Land Use from Rural (R) to Low Density Residential (LDR) and establish a Zoning of R1, Single Family Residential for property located at 1010 North Cherry Street. **Planning and Zoning Recommend the Landuse change to LDR and establishing zoning of R1.**

BACKGROUND: The subject property is approximately 3.48 acres on the West side of North Cherry Street and is currently located outside the City Limits in the Extra Territorial Jurisdiction (ETJ), however, the applicant has submitted a Voluntary Annexation Request that will be considered by City Council. As part of that process, the property needs to be zoned, which requires a recommendation by the Planning and Zoning Commission.

The surrounding properties are a mix of [R1, Single Family Residential](#) properties to the North (Cherry Blossom Estates Subdivision) East across North Cherry Street (Cross Mountain West Subdivision) and Rural or large acreage tracts of land to the West and South. All surrounding

properties possess a Land Use, but only properties located in the City Limits possess a designated Zoning.

It is the desire of the applicant to obtain an R1, Single Family Residential zoning to allow for future subdivision into R1, Single Family Residential lots. This requested zoning requires a corresponding Land Use change from Rural (R) to Low Density Residential (LDR).

[Sec. 3.100 - R1, Single Family Residential](#) speaks to the development standards allowed in R1 and includes the following uses by right:

- Single Family Residential (Detached)
- Local Utility Services
- Short Term Rental Accessory
- Short Term Rental B&B

With the following uses permitted subject to an approved Conditional Use Permit (CUP)

- Community Recreation
- Day Care Services
- Guidance Services
- Private Primary Education
- Private Secondary Education
- Religious Assembly

The following Property Development Standards would apply to all future lots:

Lot Size	Minimum Lot Area, 7,500 square feet; or 10,000 square feet for guest houses and short-term rental, accessory uses
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 2 1/2 stories, 28 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per lot Minimum Dwelling Areas
(Living Area Only)	750 Square feet
Maximum Building Coverage	Percent of Lot Area, 40%
Impervious Cover	Percent of Lot Area, 55%
Nonconforming Uses	Section 6.100
Special Yard Regulations	Section 7.300
Fences, Walls, Visibility	Section 7.530
Parking	Section 7.800
Temporary/Accessory Building	Section 8.000
Home Occupations	Section 8.300

[The Comprehensive Plan](#) identifies the subject property with a future place type of Rural, which

includes 100 percent residential uses.

Public Comment Cards one comment card in protest was returned by the time of producing the agenda packet.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Planning and Zoning held a public hearing on November 6, 2024, and voted unanimously in favor of the requested changes in landuse and zoning.

Staff finds that the request is in keeping with surrounding development patterns and is supported by the Comprehensive Plan.

Staff recommends approval of a Land Use change from Rural (R) to Low Density Residential (LDR) and

The establishment of an R1, Single Family Residential Zoning.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Small Town Sensitive Growth

ATTACHMENTS:

1. Z-2422 Zoning Application
2. Z-2422 Survey
3. Z-2422 Project Description
4. Z-2422 - Review Comments
5. Z-2422 Land Use Map
6. Rural Future Place Type
7. Z-2422 Zoning Map
8. Z-2422 Public Hearing Map
9. Z-2422 Mailing Labels
10. Z2422 - April Laird - Protest
11. Ordinance 2024-38 land use for 1010 N.Cherry Street
12. Ordinance 2024-39 zoning for 1010 N. Cherry St

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: November 14, 2024



Garret Bonn, Assistant City Manager

Date: November 15, 2024



William McKamie, City Attorney

Date: November 15, 2024



Leticia Vacek, City Secretary

Date: November 15, 2024



Clinton Bailey, City Manager

Date: November 15, 2024



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: 1010 North Cherry
Project Address: 1010 North Cherry St, Fredericksburg, Texas 78624
Property Tax ID Numbers: 19215

B. Application Type: Appendix A – Fee Schedule

- ☒ Voluntary Annexation - \$750.00
- ☐ Conditional Use Permit - \$500.00
- ☒ Land Use Change - \$300.00
- ☒ Zoning Change - \$600.00
- ☐ Amendment to existing PUD - \$500.00
- ☐ Creation of PUD - \$750.00
- ☐ DRC Review Comments - \$250

❖ *All applicants will be charged the following fees for the required Public Hearing notifications.*

- ☒ *Public Hearing Newspaper - \$150.00*
- ☒ *Public Hearing 200 ft notification letter - \$100.00*

C. Applicant/Owner Information - Property Owner

Owner Name: Rubin and Ruby Jenschke Living Trust
Owner Address: 203 Rheingold School Rd.
Owner Phone Number: _____
Owner Email Address: jwgold@gmail.com

D. Applicant

Applicant Name: Kevin Spraggins
Applicant Address: 507 E. Highway St., Fredericksburg, Texas 78624
Applicant Phone Number: 830-997-4744
Applicant Email Address: kspraggins@vei-tx.com

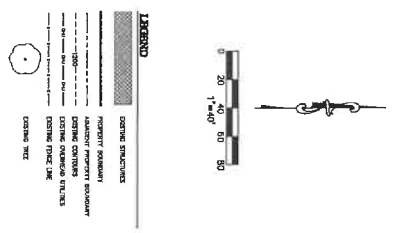
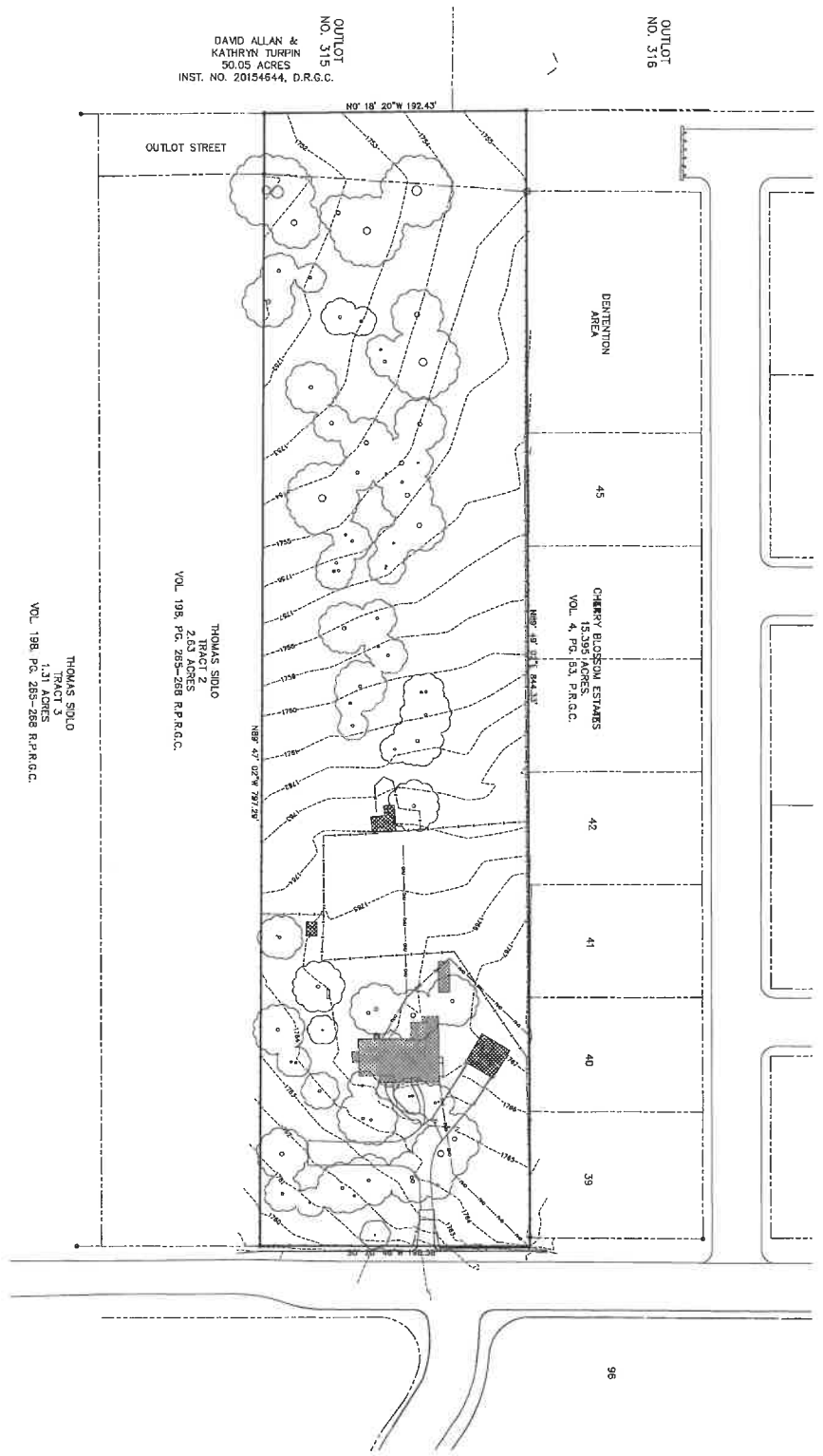
Applicant's Signature

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: Kevin Spraggins, PE. Digitally signed by Kevin Spraggins, PE.
Date: 2024.09.27 13:21:57 -05'00'

Printed Name: Kevin Spraggins

Staff Use Only Application Number: 2-2422 Date: 09/30/24
CH # 2825 \$1,900.00



N. CHERRY ST SUBDIVISION

2004 CHERRY ST., NICHOLSON, CALHOUN COUNTY, TEXAS

RED BIRD DESIGN BUILD, LLC DEVELOPER
 CONTACT: KEVIN W. SPANZIOS
 307 E. HUNTER ST., SUITE D
 NICHOLSON, TX 75863
 (830) 997-4744
 FAX: (830) 997-8987
 Email: kspanzios@redbirdtx.com

VUE CONSULTING ENGINEERS ENGINEER
 CONTACT: KEVIN W. SPANZIOS
 307 E. HUNTER ST., SUITE D
 NICHOLSON, TX 75863
 (830) 997-4744
 FAX: (830) 997-8987
 Email: kspanzios@vue-engineers.com

DATE: 09/23/2024 SHEET: LP 0001



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

507 E. Highway Street, Suite D • Fredericksburg, TX 78624

Tel (830) 997-4744 • <http://vei-tx.com>

Texas Engineering Firm No. F-165

September 27, 2024

Subject: Request for Voluntary Annexation and Land Use and Zoning Change

MEMO:

Project Description

Property Details:

- *Legal Description:* 3.48 acres of land, more or less, part of Block II as laid out by the German Emigration Company in Gillespie County, Texas.
- *Location:* 1010 N. Cherry St., Fredericksburg, Texas
- *Current Zoning:* Rural within ETJ

Request:

We are seeking a **voluntary annexation** and a **land use change** to Low Density Residential, with the property to be **rezoned** as **R1**.

Planned Use:

The lot will be rezoned for single-family residential use to accommodate the construction of a detached single-family home. The property will include essential infrastructure, such as connections to utilities (water, sewage, electricity).



October 14, 2024

Kevin Spraggins
VEI Engineering
kspraggins@vei-tx.com
jwgold@gmail.com

RE: Z-2422 – Review Comments for an Annexation Request as well as a Land Use Change and Establishment of Zoning for Property Located at 1010 North Cherry Road.

Dear Applicant,

Project will require consideration by the Planning and Zoning Commission scheduled for **Wednesday, November 6, 2024**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

The project will also require consideration by City Council on **Tuesday, November 19, 2024**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed by **Monday, October 21, 2024**.

Plans will not be reviewed or considered without a response sheet.

- Comprehensive Plan identifies this property as rural which includes 100% residential uses. <https://fbgtx.org/DocumentCenter/View/6860/2024-Fredericksburg-Comprehensive-Plan>
- Application is requesting R1, Single Family Residential
- An annexation agreement/development agreement is required and needs to clarify extension of utilities and timelines and may include desired development type but NOT zoning.

The City of Fredericksburg

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

- The annexation agreement needs to be completed prior to public hearings regarding the annexation, which is scheduled for **Tuesday, November 19, 2024.**

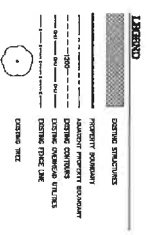
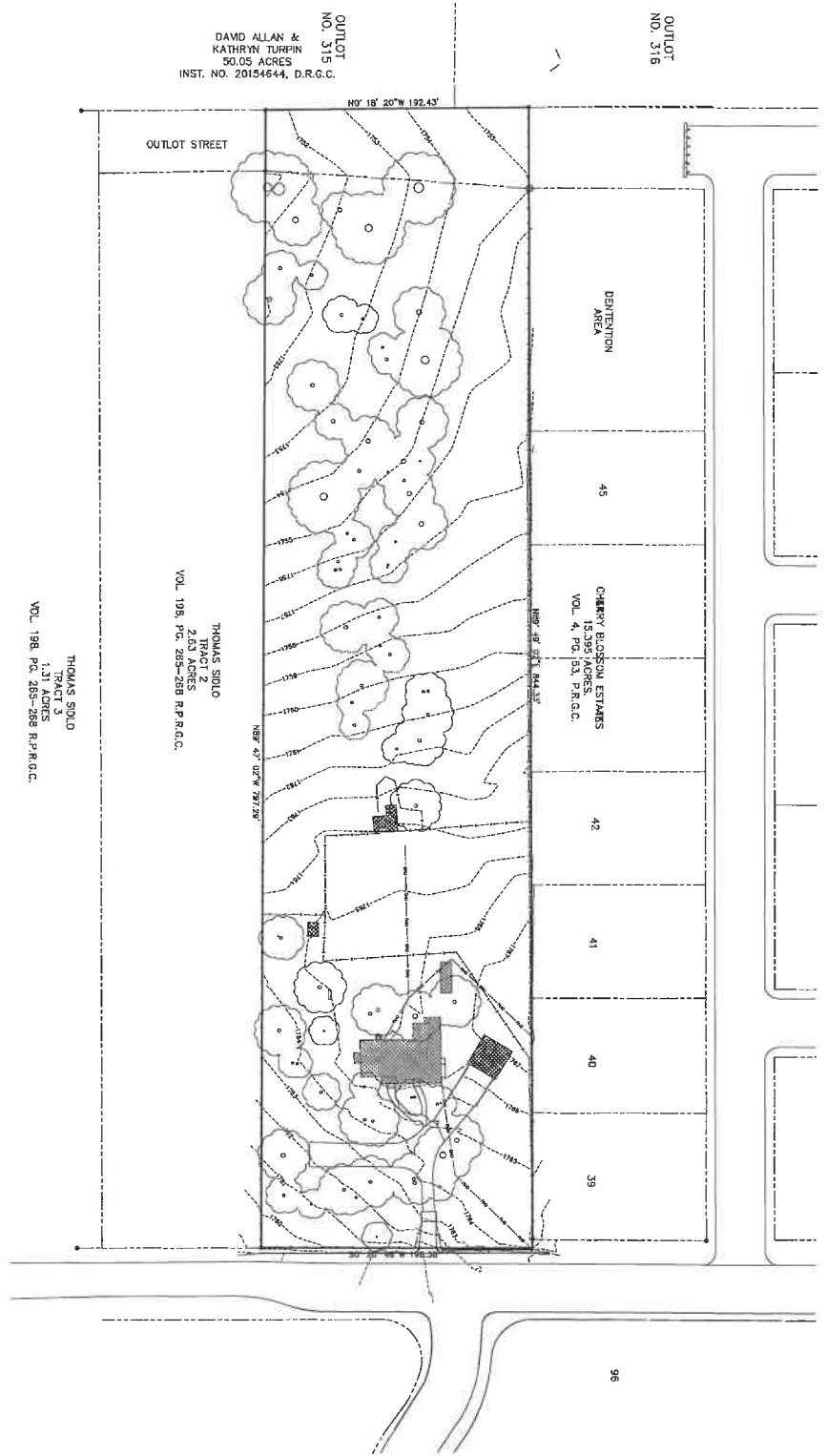
Assuming the project obtains the necessary approval at the Tuesday, November 19, 2024 City Council Meeting. The following items will be required to proceed with the project.

- Submission of a Plat
- Recording of approved Plat
- Building Permit applications (once Civil Construction Plans have been approved)
 - Provide the requested fixture types as part of the Building Permit process [Article XV- Outdoor Lighting](#)
- All permit applications may be submitted through the [My Government Online Portal](#)

Please return the revised plans along with your written response as to how the comments have been addressed by Monday, October 21, 2024. Please feel free to contact me with any comments or questions, at 830-990-2079 or jmusgrove@fbgtx.org and I will be happy to assist you.



Jan Musgrove, Planner I
Development Review Committee (DRC)



N. CHERRY ST SUBDIVISION

2004 CHERRY ST., INDEPENDENCE, CALDWELL COUNTY, TEXAS

RED BIRD DESIGN BUILD, LLC DEVELOPER
 CONTACT: KEVIN W. SPYACONS
 3071 E. HICKORY ST., SUITE D
 INDEPENDENCE, TX 76249
 (830) 997-4744
 FAX: (830) 997-8987
 WWW.REDBIRDDSIGNBUILD.COM

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 INDEPENDENCE, TX 76249
 (830) 997-4744
 FAX: (830) 997-8987
 WWW.VUECONSULTING.COM

DATE: 09/23/2024 SHEET: LP 0001

Annexation Schedule for 1010 N Cherry

Notice Requirements:

Newspaper Notice: The Texas Local Government Code requires that notice of the public hearing regarding zoning and annexation be published at least 15 days before the public hearing.

The notice for the Planning and Zoning (P&Z) public hearing on November 6, 2024, is scheduled for publication by October 14, 2024.

This complies with the notice requirements for both the zoning and annexation public hearings Local Government Code Sec. 43.0561 and Sec. 211.007(c).

Notice for Annexation Public Hearing: The notice of a public hearing must be published in a newspaper for general circulation at least once, 10-20 days before the hearing.

Your Schedule: the newspaper notice for the annexation public hearing (scheduled for November 19th) will be published October 30. This provides 20 days of notice before the hearing, which is within the required window. Notice needs to be sent to the paper on Monday, October 28th.

200' Notices for Zoning:

The deadline of October 25, 2024, for mailing notices to property owners within 200 ft of the proposed zoning changes seems appropriate.

Under Local Government Code Sec. 211.007(c), property owners within 200 ft must be notified at least 10 days before the public hearing. The P&Z meeting is on November 6, 2024, so the timing satisfies this requirement.

Notice to School District and Public Entities:

The deadline of October 18, 2024, for mailing written notice of annexation to the school district and public entities, including the county and the electric cooperative (CTEC), complies with Local Government Code Sec. 43.905 and 43.901.

The law mandates that these entities be notified within 7 days after the 1st public hearing notice is published.

Public Hearings and Adoption of Ordinances:

The P&Z public hearing on November 6, 2024, and the City Council public hearing on November 19, 2024, both meet the statutory requirements for public hearings on zoning and annexation.

Under Local Government Code Sec. 43.052, a city must hold at least two public hearings on the annexation. If the zoning and annexation are handled together, this dual approach seems legally sufficient.

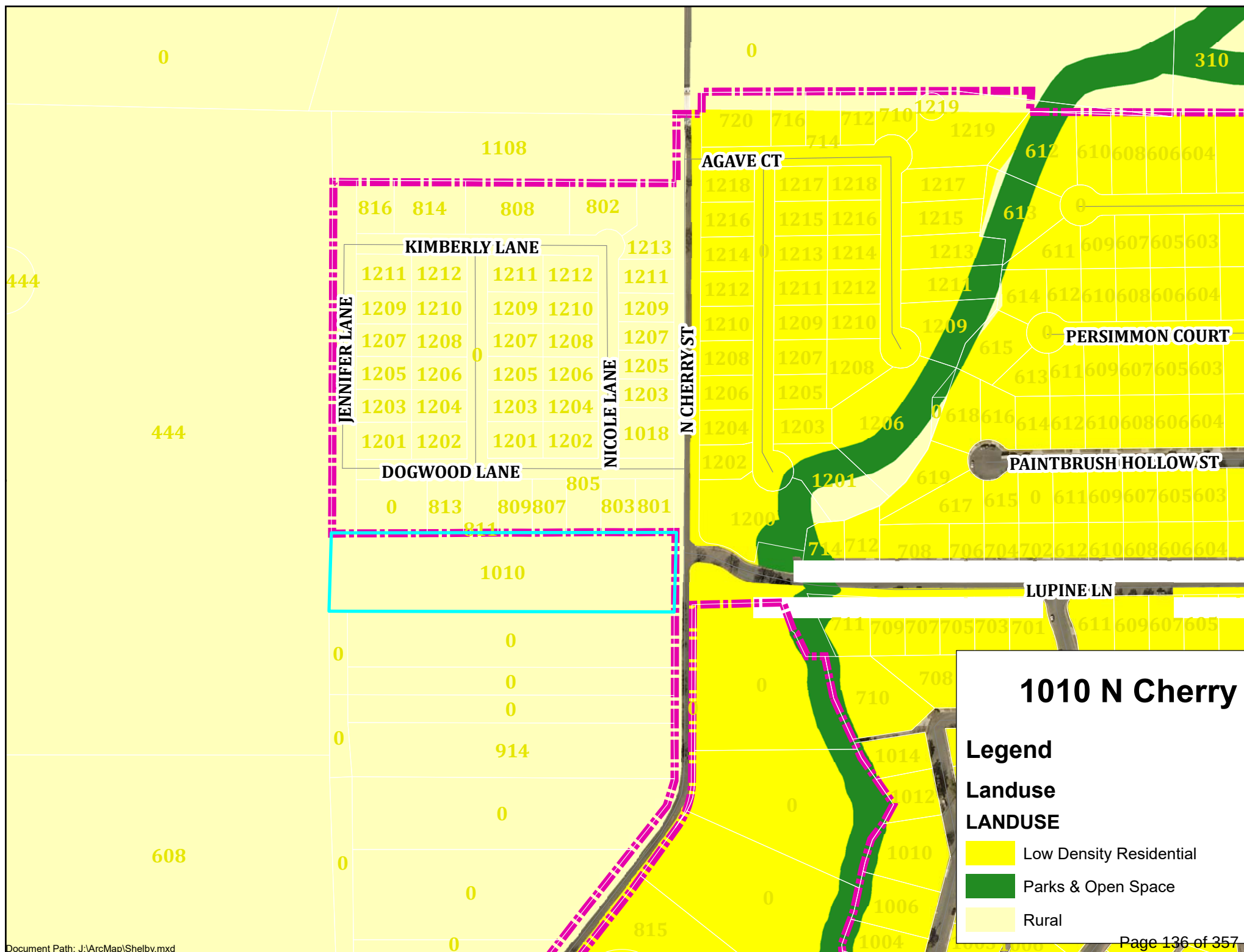
Adoption of Ordinances:

Assuming the notice requirements are met, and the proper procedures are followed, the City Council can adopt both the zoning and annexation ordinances on November 19, 2024, during the same meeting. Texas law allows these to be considered together, provided due notice and public hearing requirements are observed.

Note however that the vote on final annexation ordinance must occur prior to vote on the zoning ordinance to ensure the jurisdictional requirements are met.

Conclusion: The tentative schedule complies with Texas law.

(it remains important to ensure that all detailed notice content and procedural requirements, such as proper notice delivery and publication formats, are adhered to for full compliance.)





Rural

INTENT AND CHARACTER

The Rural place type is intended for land that is of rural, Hill Country character and is outside of the developed area of Fredericksburg and/or within the extraterritorial jurisdiction (ETJ).

This area is characterized by an abundance of open space, low aggregated impervious cover, and low density. These areas are not covered by the City’s water and wastewater utility service area.

To preserve the Hill Country character and agricultural farmland, design standards should be tailored according to the development style. For rural and estate-style lots, this means low impervious cover, and streets with rural cross-sections. For conservation development, clustered-style lots would offset with considerable natural open spaces.

Apart from design standards requiring development to incorporate principles of sustainability, incentives to conserve rural land are most likely to come from the City. Though non-profit conservation organizations are active within the Hill Country such as the Hill Country Land Trust and the Texas Land Conservancy, these organizations are likely to conserve land located outside of ETJ limits due to the prohibitive cost of land within a city’s ETJ.

APPROPRIATE LAND USE TYPES

Commercial

- Agricultural uses as an interim use, home-based businesses, tourism-based destination and overnight uses such as bed and breakfast in appropriate context.

Residential

- Conservation cluster developments and homesteads on ranches.

Industrial

- Not appropriate

Institutional

- Education (e.g., public/private schools, higher learning); institutional uses (e.g., churches, places of public assembly); and utility and service use (e.g., electrical substations, fire stations, etc.)

Green Spaces

- Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features

Development Intensity Target

Residential	100%
Commercial	0%



GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- Environmentally-friendly solutions should be prioritized, including Low Impact Development (LID), regional retention ponds, bio-filtration, reduced hardcover surfaces, native tree preservation, water conservation, etc.
- Encourage conservation subdivisions and density bonuses to retain land for preserved open space. Incentives such as the provision of utility services can be used to encourage conservation subdivisions.
- Minimize clearing and grading for new development to preserve the natural context as much as possible.
- Proposed commercial, civic, and additional nonresidential uses should be designed in a rural design character.
- Since land in this category is currently located in the ETJ, subdivision standards should be evaluated to ensure desired development character if it is never annexed.
- In implementation, development code modifications could be needed to achieve the envisioned development character.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts:

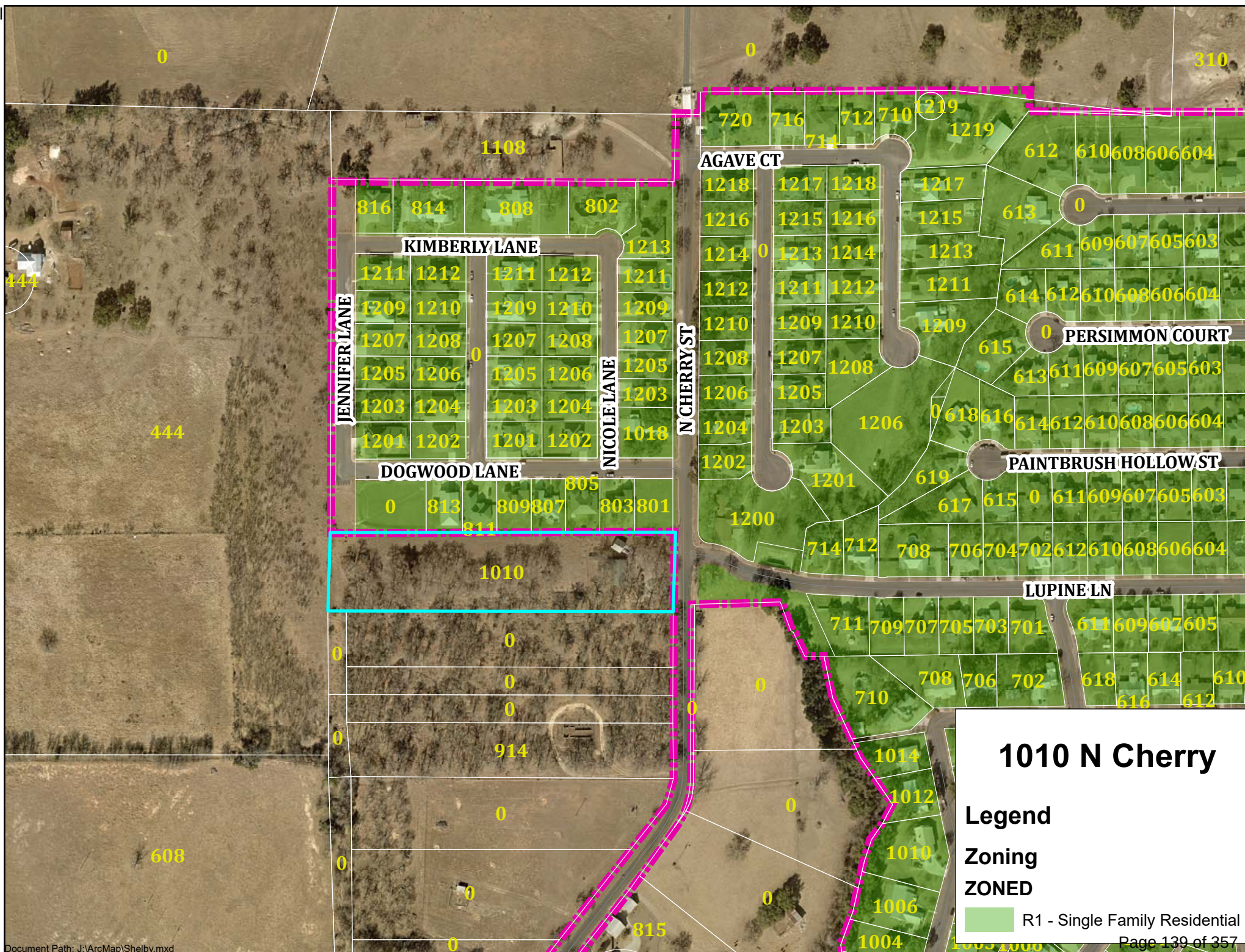
- This Place Type exists only in the ETJ and therefore zoning does not apply

Implementation - Development Code Review:

- Site design consistent with rural character
- Review rural streets and rural stormwater design elements
- Ensure context-sensitive fire flow standards
- Native tree preservation and canopy retention
- Impervious and lot coverage percentages

REPRESENTATIVE IMAGERY





1010 N Cherry

Legend

Zoning
ZONED

R1 - Single Family Residential

THOMAS SIDLO
2319 SUMMIT FOREST
FREDERICKSBURG, TX 78624

KENNETH & AMY CARR
P.O. BOX 2445
FREDERICKSBURG, TX 78624

BRUCE & CARLA WILLIE
1200 DOE RUN HOLLOW
FREDERICKSBURG, TX 78624

APRIL LAIRD
1202 DOE RUN HOLLOW
FREDERICKSBURG, TX 78624

JOSEPH SHUAMTE & LYDIA GERON
1018 N CHERRY ST
FREDERICKSBURG, TX 78624

THOMAS & JEANNIE WEIGL
803 DOGWOOD LN
FREDERICKSBURG, TX 78624

JAMES & HOLLEE ERLANDSON
805 DOGWOOD LN
FREDERICKSBURG, TX 78624

MATTHEW & KERIAN FISHER
807 DOGWOOD LN
FREDERICKSBURG, TX 78624

MARY MARTINEZ
809 DOGWOOD LN
FREDERICKSBURG, TX 78624

WAN INVESTMENT TRUST
103 INDUSTRIAL LP STE 450
FREDERICKSBURG, TX 78624

JON & MARY WILLIAMS
813 DOGWOOD LN
FREDERICKSBURG, TX 78624

GILBERT & TERESA GONZALEZ
1201 JENNIFER LN
FREDERICKSBURG, TX 78624

ANDREA DONALDSON
403 E TRAVIS
FREDERICKSBURG, TX 78624

CHARLES W MACHEMEHL II
2005 MACHEMEHL RD
BRENHAM, TX 77833

SHAWN & LORI MAXCEY
1202 NICOLE LN
FREDERICKSBURG, TX 78624

SHUMATE GERON REVOCABLE TRUST
1018 N CHERRY
FREDERICKSBURG, TX 78624

DAVID & KATHRYN TURPIN
444 METZGER RD
FREDERICKSBURG, TX 78624

Z-2422 – 1010 N CHERRY

PROPERTY LOCATED AT 1010 NORTH CHERRY STREET, ALSO
REFERRED TO AS BLOCK II AS LAID OUT BY THE GERMAN
EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodation or interpretive service must be made 48 hours prior to the meetings. Please contact the City Secretary's Office at (830) 997-7521 for further information. If you would like to see the broadcast of the public hearings, you can watch the recording on <https://www.fbgtx.org/agendacenter>

Public Comment Form

Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521



REQUEST NO. Z-2422

As an interested property owner, I (PROTEST) / (APPROVE) the requested LANDUSE CHANGE AND
ESTABLISH ZONING REQUEST, represented by the above file number because:

*I do not want low density in our neighborhood and
neither do my neighbors. It doesn't match the rest
of the neighborhood. This road can't handle additional
traffic with all the walkers & foot traffic on this
small residential street (North Cherry).*

April Laird
Signature

11-5-24
Date

April Laird
Printed Name

1202 Doe Run Hollow
Address

ORDINANCE NO. 2024-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B, "ZONING ORDINANCE," OF THE FREDERICKSBURG MUNICIPAL CODE, AS AMENDED, BY SPECIFICALLY IN THE LAND USE MAP, FOR APPROXIMATELY 3.48 ACRES LOCATED AT 1010 NORTH CHERRY STREET, ALSO REFERRED TO AS BLOCK II, AS LAID OUT BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS; CHANGING SAID PROPERTIES FROM RURAL (R) TO LOW DENSITY RESIDENTIAL (LDR); PROVIDING THAT THE CHANGE BECOME A PART OF THE COMPREHENSIVE PLAN; 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.

WHEREAS, the City of Fredericksburg, Texas (the "City"), is a home rule municipality 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, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance, codified as Appendix B of the Fredericksburg Municipal Code, and a comprehensive zoning map, regulating the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals, and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, in accordance with the Comprehensive Zoning Ordinance, the owner of the property referenced below has filed an application for changing said properties from Rural (R) to Low Density Residential (LDR); and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on November 6, 2024, and by the City Council of the City on November 19, 2024, with respect to the use changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication, and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to grant such land use change.

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

SECTION 1

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

SECTION 2

Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, is hereby amended to grant a Land Use Change as shown and described below:

Applicant: Kevin Spraggins, VEI Engineering

Property Owner: Rubin and Ruby Jenschke Living Trust

Property Address: 1010 North Cherry Street, Fredericksburg, TX 78624

Legal Description: 1010 NORTH CHERRY STREET, ALSO REFERRED TO AS BLOCK II, AS LAID OUT BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS.

Land Use Change: The property shall change to Low Density Residential

Exhibit: Additionally shown and designated on the Map attached hereto as Exhibit A, are hereby designated as Low Density Residential (LDR)

SECTION 3

The zoning districts, boundaries, and uses as herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, flood, and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewerage, parks, and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 4

The use of the property described herein shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City for the land use area into which they have been assigned.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances of the Fredericksburg Municipal Code, 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 6

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-6 of the Fredericksburg Municipal Code. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

SECTION 7

All rights or remedies of the City are expressly saved as to any and all violations of Appendix B of the Fredericksburg Municipal Code, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 8

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 9

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law and in accordance with Section 3.12 of the City Charter.

SECTION 10

This Ordinance shall be in full force and effect from and after its passage and publication as required by law and in accordance with Section 3.12 of the City Charter, and it is so ordained.

PASSED AND APPROVED on this the 19th day of November 2024.

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

ORDINANCE NO. 2 0 2 4 - 3 9

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 1010 NORTH CHERRY STREET, ALSO REFERRED TO AS BLOCK II, AS LAID OUT BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS; ESTABLISHING SAID PROPERTIES AS SINGLE-FAMILY RESIDENTIAL (SFR); 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.

WHEREAS, an Application for Rezoning has been submitted by the owners of lots described as 1010 NORTH CHERRY STREET, ALSO REFERRED TO AS BLOCK II, AS LAID OUT BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS in the City of Fredericksburg, Texas, to establish a zoning district of said lot as SINGLE-FAMILY RESIDENTIAL (SFR); 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 1010 NORTH CHERRY STREET, ALSO REFERRED TO AS BLOCK II, AS LAID OUT BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS 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 zoned and designated SINGLE FAMILY RESIDENTIAL (LDR).

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. Ordinance Cumulative. This Ordinance shall be cumulative of all other ordinances of the City of Fredericksburg affecting zoning and land use, as amended, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

Section 5. Penalty. Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

Section 6. Savings. All rights or remedies of the City are expressly saved as to any and all violations of Appendix B of the Fredericksburg Municipal Code, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

Section 7. Severability. 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. Publication. The City Secretary of the City of Fredericksburg is hereby directed to

publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law.

Section 9. Effective date. This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this the 19th day of November, 2024.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: November 19, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the adoption of Ordinance 2024-33 approving budget amendments to the FY2024 City Budget that began October 1, 2023 and ended September 30, 2024 providing for amended appropriations for each affected departmental account to close out Fiscal Year 2024. (Krista Wareham, Director of Finance)

PRESENTATION:

SUMMARY:

As part of our year-end financial review, staff identified certain department's overall expenses exceeded their total budget. A budget amendment is required to formally authorize the additional spending.

BACKGROUND:

In accordance with Section 10.13 of the City Charter, the City Council may make necessary appropriations to cover the expenses and liabilities of the city, provided that such appropriations do not exceed the estimated resources available for the fiscal year.

FUNDING SOURCE: See Exhibit A

FINANCIAL IMPACT:
See Exhibit A

STAFF RECOMMENDATION:

Staff recommends City Council to approve Ordinance 2024-33 adopting the proposed budget amendments to the City Budget for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024, and making the amended appropriations for each department's expenses.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility

ATTACHMENTS:

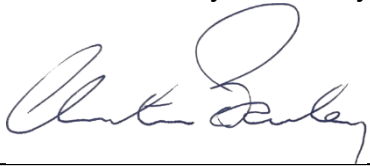
1. ORDINANCE 2024-33 11-19-2024 BUDGET AMENDMENTS

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: November 12, 2024



Clinton Bailey, City Manager

Date: November 15, 2024



William McKamie, City Attorney

Date: November 15, 2024

ORDINANCE 2024-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, ADOPTING AND APPROVING AMENDMENTS TO THE CITY BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, AND MAKING AMENDED APPROPRIATIONS FOR EACH AFFECTED DEPARTMENT AND ACCOUNT.

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

Section 1. In accordance with Section 10.13 of the City Charter, the City Manager has prepared proposed budget amendments to the previously approved City of Fredericksburg, Texas ("City") budget for the fiscal year 2023-2024, said proposed budget amendments being set forth in Exhibit "A", which is attached hereto and incorporated herein by reference. The City Council finds that the proposed budget amendments are a public necessity to ensure continued municipal government operations, and the budget amendments set forth in Exhibit "A" are hereby approved and adopted for municipal purposes. City resources and revenues are hereby appropriated for City departments and account expenditures as detailed in the budget amendments in Exhibit "A".

Section 2. Severability or Invalidity. If any provision of this ordinance or the application hereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without defeating the purpose or objective of the provisions, and to this end, the provisions of this ordinance are declared to be severable.

Section 3. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. Effective Date. This ordinance shall be effective on and after the date of passage and publication when required by law.

PASSED AND APPROVED on this 19th day of November, 2024.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary

Approved as to Form:

Mick McKamie
City Attorney

G/L Account	Description	2024 Adopted Budget	Requested Amendment	2024 Revised Budget	Notes
General Fund Expenditures					
01-20-3281-00	Transfer out to Health Insurance Fund 50	\$ -	\$ 250,000	\$ 250,000	Transfer to Health Insurance to cover increased claims not covered by Health Insurance revenues
01-20-5161-00	New City Hall-East Campus	\$ -	\$ 9,500,000	\$ 9,500,000	August 2024 purchase of new City Hall-East Campus
	General Fund Expenses-New City Hall	\$ -	\$ 9,500,000	\$ 9,500,000	
	General Fund Expenditure Total	-	9,750,000	9,750,000	
Water & Wastewater Expenditures					
03-21-5161-00	New City Hall-East Campus	\$ -	\$ 1,000,000	\$ 1,000,000	August 2024 purchase of new City Hall-East Campus
	Water & Wastewater Expenditures	\$ -	\$ 1,000,000	\$ 1,000,000	
	Water & Wastewater Fund Expenditure Total	-	1,000,000	1,000,000	
Sanitation Waste Fund Expenditures					
05-21-3250-00	In Lieu of Taxes	\$ 273,393	\$ 125,307	\$ 398,700	Revenues finished \$988k over budget; increase due in In Lieu of Taxes (based on 9% of revenues)
	Sanitation Fund Expenditures	\$ 273,393	\$ 125,307	\$ 398,700	
	Sanitation Fund Expenditure Total	273,393	125,307	398,700	
Tourism Fund Expenditures					
07-21-3260-00	Hotel Tax Distributions	\$ 500,000	\$ 185,000	\$ 685,000	Payment of \$185k made to the FBG Chamber of Commerce for Food & Wine Festival FY 2024
07-21-4117-00	GCHS-Maintenance Public Restrooms	\$ -	\$ 42,376	\$ 42,376	Two-year contract signed Jan 2024 with Gillespie County Historical Society; public restroom roles and responsibilities
	Tourism Fund Expenditures	\$ 500,000	\$ 227,376	\$ 727,376	
	Tourism Fund Expenditure Total	500,000	227,376	727,376	
Health Insurance-Internal Service Fund Revenues					
50-00-4101-00	Transfer from General Fund	\$ -	\$ 250,000	\$ 250,000	Transfer from General Fund to cover increased claims not covered by Health Insurance revenues
	Health Insurance Revenue Total	-	250,000	250,000	
	All Funds Revenue Total	-	250,000	250,000	
	All Funds Expenditure Total	773,393	11,102,683	11,876,076	
	All Funds Net Total	(773,393)	(10,852,683)	(11,626,076)	



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Public Works and Utilities

TO: Mayor & City Council Members

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: November 19, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the adoption of Ordinance 2024-34 vacating and abandoning a Right-of-Way recorded in Volume 375, Pages 415-420 of the Real Property Records of Gillespie County and reverting the same to the Fredericksburg Independent School District. (Evan Williamson, Assistant City Engineer)

PRESENTATION:

SUMMARY:

The Fredericksburg Independent School District is requesting the release of public right of way from Billie Drive to Friendship Lane. They own property on both sides of this portion of Hollmig Lane: the new FISD Middle School Campus to the west and the FISD Ag. Science Center to the east. Upon City Council's approval of the release of this portion of right of way, the ownership would be transferred to Fredericksburg independent school district.

BACKGROUND:

During the review of construction plans for the FISD Middle School campus City Staff and the consulting engineer for FISD began discussion of best options for access and pedestrian safety between the Middle School and the Ag Science Center. After reviewing various options, releasing the Hollmig Lane right of way to FISD was deemed the most advantageous for addressing concerns of City Staff and FISD. FISD requested the portion of Hollmig Lane from the edge of the Friendship Lane right of way to Billie Drive be released by The City of Fredericksburg.

The main concern is pedestrian safety. The walkability between the facilities was an important improvement for FISD as a part of the Middle School's construction. Locating pedestrian crossings at controlled intersections according to City standards would likely be little used as students would likely walk straight across the street without adequate improvements and signage. Releasing Hollmig lane to FISD would give them the ability to control access through and across Hollmig Lane. They would also be able to construct pedestrian improvements that would best serve the facilities on either side and control vehicular traffic.

Billie Drive from S. Milam Street to Hollmig Lane would remain public right of way. This would ensure public access for Knopp Nursing Home and secondary access for the Middle School Campus. As a part of the release FISD would dedicate a 0.07 acre tract of land such that a cul-de-sac could be constructed should the need arise with any further development.

There are no public water or sewer utilities within this portion of Hollmig Lane. There is a City of Fredericksburg overhead electric that goes south to serve a public wastewater lift station. Additionally, Hollmig Lane conveys drainage from the upstream area and eventually to the City's regional detention pond. An electric utility easement and drainage easement would be retained for continuing those uses.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of the request to release the portion Hollmig Lane from Bille Drive to Friendship Lane as shown along with the dedications and easements included.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Mobility

ATTACHMENTS:

1. Ordinance 2024-34
2. ROW Abandonment Tract Exhibit and Field Notes
3. ROW Dedication Tract Exhibit and Field Notes
4. Utility Easement Exhibit and Field Notes

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: November 13, 2024



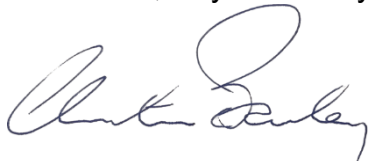
William McKamie, City Attorney

Date: November 13, 2024



Leticia Vacek, City Secretary

Date: November 14, 2024



Clinton Bailey, City Manager

Date: November 15, 2024

ORDINANCE 2024-34

AN ORDINANCE VACATING AND ABANDONING A RIGHT OF WAY PREVIOUSLY GRANTED TO THE CITY OF FREDERICKSBURG, TEXAS BY FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN VOLUME 375, PAGES 415-420 OF THE REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS; DECLARING THAT SUCH RIGHT OF WAY IS UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED RELEASING AND ASSIGNING THIS RIGHT OF WAY TO THE OWNERS OF THE FEE ESTATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas (the “City”), 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, on or about July 1, 1999, the City of Fredericksburg, Texas and Fredericksburg Independent School District entered into an agreement to use certain property recorded in Volume 375, pages 415-420, Deed Records of Gillespie County, as public right of way (the “Right of Way”); and

WHEREAS, the City Council of the City of Fredericksburg, Texas, after careful study and consideration, has determined that the property encompassing the Right of Way referenced above is owned by Fredericksburg Independent School District and to avoid public roadway traffic, the public would be better served and benefited by the vacation and abandonment of the Right of Way; and

WHEREAS, in order to remove any question as to the continued interest in the Right of Way, the City desires to execute a quitclaim deed releasing and assigning all title and control of the City, if any, in said Right of Way to the owner of the fee estate on which the Right of Way is located.

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

The Right of Way previously granted to the City by Fredericksburg Independent School District pursuant to the agreement filed of record in Volume 375, pages 415-420 of the Deed Records of Gillespie County, Texas, as more particularly described in Exhibit A attached hereto, is hereby vacated and abandoned. The Right of Way so vacated and abandoned shall revert in fee

simple to Fredericksburg Independent School District as the owner of the abutting property.

SECTION 3

The Mayor of the City of Fredericksburg, Texas, is hereby authorized and empowered to execute a quitclaim deed to Fredericksburg Independent School District in the form shown in Exhibit B attached hereto.

SECTION 4

After the quitclaim deed is executed, the City Secretary is authorized and instructed to file it in the real property records of Gillespie County, Texas.

SECTION 5

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 6

This Ordinance shall be in full force and effect from and its passage, and it so ordained.

PASSED AND APPROVED this 19th day of November, 2024.

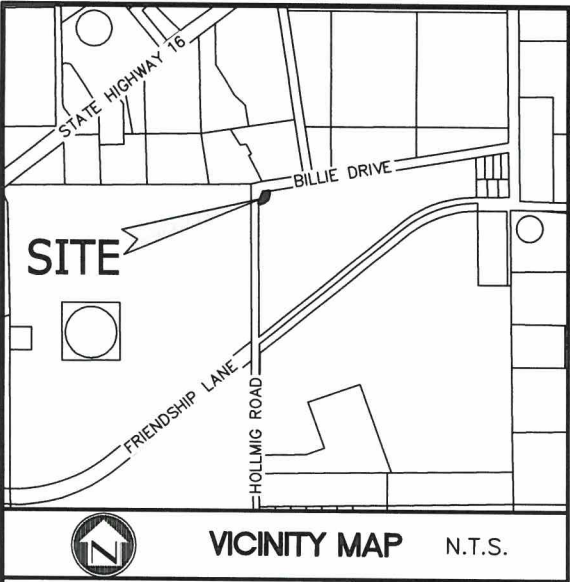
BY: _____
Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary

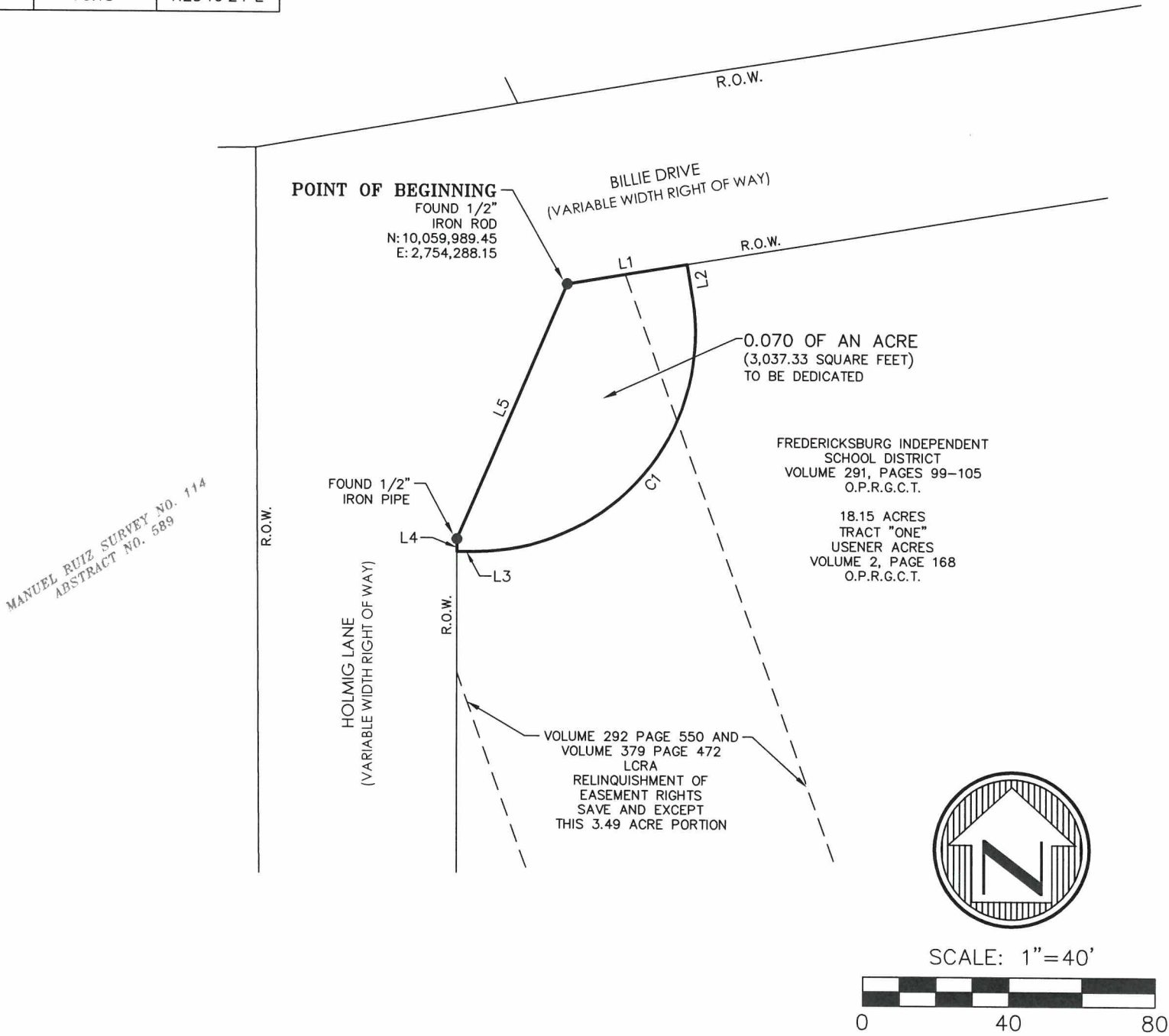
APPROVED AS TO FORM:

Mick McKamie, City Attorney



CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	99°23'41"	104.09'	60.00'	S40°12'35"W	91.52'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	33.17'	N80°34'33"E
L2	9.03'	S09°29'15"E
L3	5.23'	S89°40'03"W
L4	3.41'	N00°01'43"W
L5	76.18'	N23°16'24"E



GENERAL NOTES:

- 1) BASIS OF BEARING AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) ALL BOUNDARY CORNERS ARE SET 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.



Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners



Stephanie L. James

LEGEND:

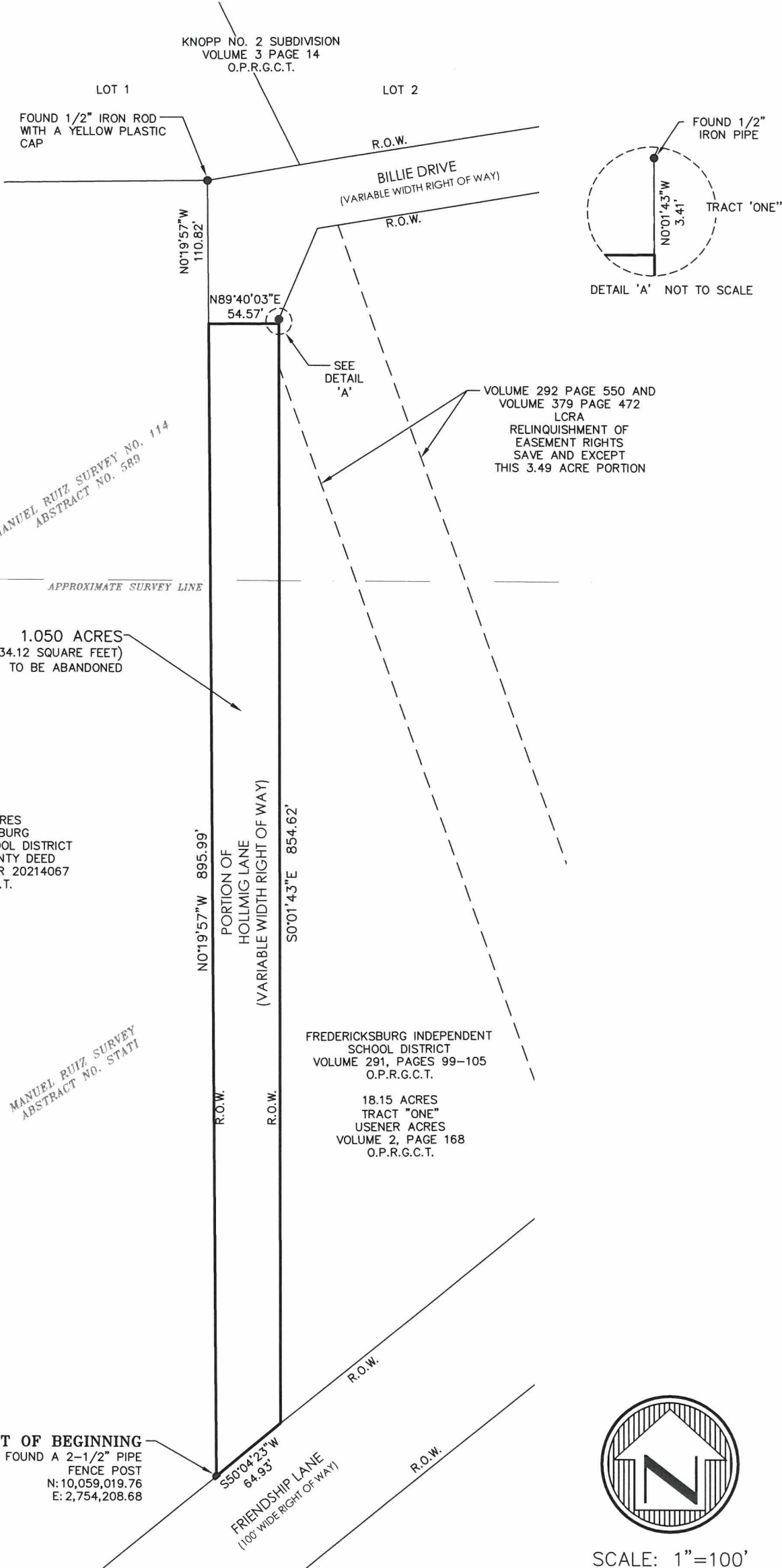
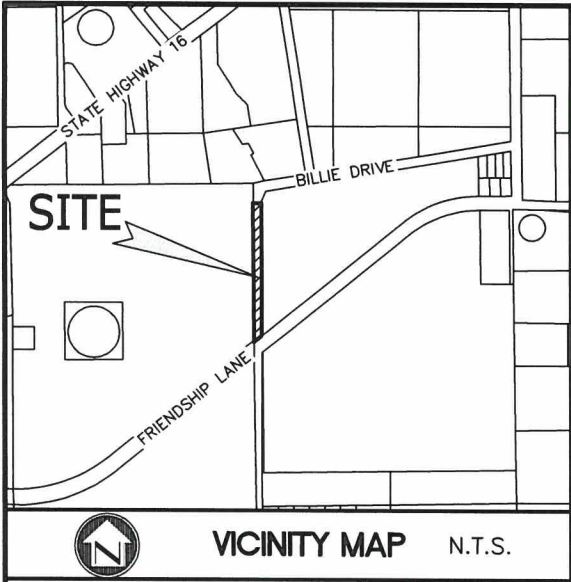
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS
OF GILLESPIE COUNTY, TEXAS
- R.O.W. RIGHT OF WAY

EXHIBIT OF

A 0.070 OF AN ACRE (3,037.33 SQUARE FEET) TRACT OF LAND SITUATED IN THE MANUEL RUIZ SURVEY, NO. 114, ABSTRACT NO. 589, IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF AN 18.15 ACRE TRACT DESIGNATED AS TRACT "ONE", AS SHOWN ON SUBDIVISION PLAT OF USENER ACRES, AS RECORDED IN VOLUME 2, PAGE 168, AND AS CONVEYED TO FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT BY WARRANTY DEED AS RECORDED IN VOLUME 291, PAGE 99, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

DATE: 2024-02-15

JOB NO. 22148



GENERAL NOTES:

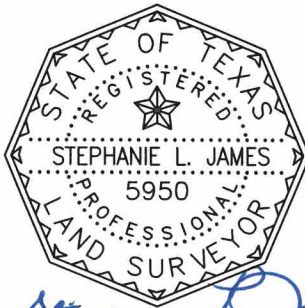
- 1) BASIS OF BEARING AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE.
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Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners



Stephanie L. James



SCALE: 1"=100'



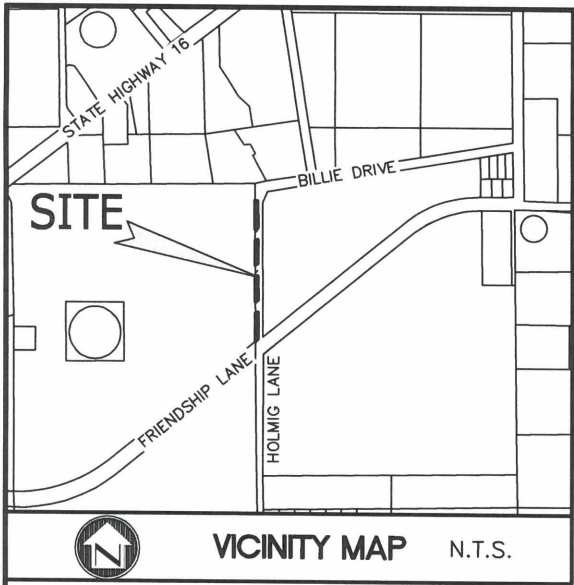
LEGEND:
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS
OF GILLESPIE COUNTY, TEXAS
R.O.W. RIGHT OF WAY

EXHIBIT OF

A 1.050 ACRE (45,734.12 SQUARE FEET) TRACT OF LAND SITUATED IN THE MANUEL RUIZ SURVEY, ABSTRACT STATI, AND THE MANUEL RUIZ SURVEY NO. 114, ABSTRACT 589, IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, AND BEING A PORTION OF HOLLMIG LANE (A VARIABLE WIDTH RIGHT-OF-WAY)

DATE: 2024-02-13

JOB NO. 22148



KNOPP NO. 2 SUBDIVISION
VOLUME 3 PAGE 14
O.P.R.G.C.T.

LOT 1

FOUND 1/2" IRON ROD
WITH A YELLOW PLASTIC
CAP

LOT 2

R.O.W.

BILLIE DRIVE
(VARIABLE WIDTH RIGHT OF WAY)

R.O.W.

MANUEL RUIZ SURVEY NO. 114
ABSTRACT NO. 589

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	15.00'	N89°40'03"E
L2	19.47'	S50°04'23"W

APPROXIMATE SURVEY LINE

0.306 OF AN ACRE
(13,341.46 SQUARE FEET)
15-FOOT WIDE UTILITY
EASEMENT

56.463 ACRES
FREDERICKSBURG
INDEPENDENT SCHOOL DISTRICT
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 20214067
O.P.R.G.C.T.

MANUEL RUIZ SURVEY
ABSTRACT NO. STATI

FREDERICKSBURG INDEPENDENT
SCHOOL DISTRICT
VOLUME 291, PAGES 99-105
O.P.R.G.C.T.

18.15 ACRES
TRACT "ONE"
USENER ACRES
VOLUME 2, PAGE 168
O.P.R.G.C.T.

NO19°57'W 110.82'

NO19°57'W 895.99'

NO19°57'W 883.58'

PORTION OF HOLMIG LANE - TO BE ABANDONED

POINT OF BEGINNING
FOUND A 2-1/2" PIPE
FENCE POST
N: 10,059,019.76
E: 2,754,208.68

FRIENDSHIP LANE
(100-FOOT WIDE RIGHT OF WAY)

HOLMIG LANE

R.O.W.

R.O.W.

GENERAL NOTES:

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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners



Stephanie L. James



SCALE: 1"=100'



LEGEND:

- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS
OF GILLESPIE COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
-  PORTION OF HOLMIG LANE
TO BE ABANDONED

EXHIBIT OF

A 0.306 OF ONE ACRE (13,346.82 SQUARE FEET) TRACT OF LAND,
BEING A 15-FOOT WIDE UTILITY EASEMENT, SITUATED IN THE MANUEL
RUIZ SURVEY, ABSTRACT STATI, AND THE MANUEL RUIZ SURVEY NO.
114, ABSTRACT 589, IN THE CITY OF FREDERICKSBURG, GILLESPIE
COUNTY, TEXAS, AND BEING A PORTION OF HOLMIG LANE (A VARIABLE
WIDTH RIGHT-OF-WAY).

DATE: 2024-04-16

JOB NO. 22148



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Anna Hudson, Director of Development Services

MEETING DATE: November 19, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider and provide direction to staff on the creation of a new cooperation agreement under Texas Local Government Code, Section 392.059(b) to the Texas Housing Foundation to acquire, finance, develop, operate, and manage an affordable housing development zoned as part of the Reserve at Vineyard Oaks; The Lot No.1, more particularly described as 11.37 acres $\pm$ in size out of Gillespie Central Appraisal District Parcel 15671; and generally located to the northwest of the intersection of Friendship Lane and S Eagle Street, Fredericksburg, Gillespie County, Texas. (Anna Hudson, Development Services Director)

PRESENTATION:

SUMMARY:

Lonestar Acquisitions Group would be partner with Texas Housing Foundation to seek a cooperation agreement with the City of Fredericksburg that would grant a property tax-abatement in order to develop a mixed income property on Friendship Lane on a site previously approved for multi-family development.

BACKGROUND:

In December 2020, the MacDonald Company received approval of a site plan for a multi-family development of approximately 11 acres with 152 total units. The project did not proceed and since that time several apartment complexes have opened, but none that have any an affordable component. Lonestar Acquisitions, MacDonal Companies and the Texas Housing Foundation would collaborate to build and operate a development similar in size and density to the previously approved plan.

Attached is the cooperative agreement with THF in 2014 for Towne Park I and Town Park II apartments as an example of such agreement that THF and Lonestar are seeking from the City of Fredericksburg for property tax abatement as a way of providing reduced rents.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Small Town Sensitive Growth

Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: November 13, 2024



William McKamie, City Attorney

Date: November 13, 2024



Leticia Vacek, City Secretary

Date: November 14, 2024



Clinton Bailey, City Manager

Date: November 15, 2024



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Fire/EMS

TO: Mayor & City Council Members

FROM: Justin Calhoun, Emergency Management
Coordinator

MEETING DATE: November 19, 2024

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the approval of Resolution 2024-14 adopting the Gillespie County, Texas Multi-Jurisdiction Hazard Mitigation Plan (Justin Calhoun, Emergency Management Coordinator)

PRESENTATION:

SUMMARY:

Gillespie County and the City of Fredericksburg share a Hazard Mitigation Plan that must be approved by the Texas Division of Emergency Management (TDEM) and the Federal Emergency Management Agency (FEMA). The plan aims to identify local hazards, and present mitigation plans to reduce the risk to the community. The plan lists hazards that could have local impacts and statistics on how often these hazards have occurred. The original plan for both agencies was adopted in 2018 and must be updated every five years. An approved plan allows a jurisdiction to apply for available hazard mitigation grants.

BACKGROUND:

The Hazard Mitigation Committee, which meets monthly, began working on this update in late 2022. To gain input from the public, three public meetings were held on December 8th, 2022, January 26th, 2023, and February 23rd, 2023. These meetings were held in conjunction with the regular Hazard Mitigation Committee meetings. There was no additional input from the public.

Additional Agency's that were included in the process:

Hill Country Memorial Hospital (Now Methodist Hill Country Hospital)

American Red Cross Serving the Hill Country

United Way of San Antonio and Bexar County

Harper ISD

Fredericksburg ISD

National Weather Service

Hill Country Community Needs Council

Central Texas Electric Cooperative

The original guidance from TDEM stated that the plan should be turned in for approval by FEMA before being approved by the City Council or Commissioners Court. It was later determined that the

governing bodies approval was needed before moving forward. This was completed on February 6, 2024.

Timeline of Events:

March 14, 2023- The Hazard Mitigation Plan Submitted to TDEM

June 2023- Plan Expired

June 20, 2023- The Hazard Mitigation Plan was returned to the Emergency Management Coordinator for correction. Corrections were made and re-submitted to TDEM.

June 23, 2023- TDEM submitted the plan to FEMA.

September 5, 2023- Plan returned from FEMA for corrections.

September 12, 2023- Plan corrected and returned to TDEM for approval.

October 10, 2023- Notified by TDEM that TDEM no longer employed the representative we had been working with and our plan had not been forwarded to FEMA.

October 26, 2023- FEMA received the plan from TDEM.

December 21, 2023- TDEM informed us that FEMA had not approved the plan. FEMA wanted local governing bodies to approve before they would approve. Other minor corrections were made as well.

January 22, 2024- Approved by County Commissioners

February 6, 2024- Approved by City Council

April 17, 2024—The updated Hazard Mitigation Plan and minutes from both meetings above were submitted to TDEM for approval.

August 1, 2024- TDEM informed Gillespie County/City of Fredericksburg that the plan was not approved due to verbiage related to winter storms (Pages 73, 74, 118, and 119).

August 9, 2024- The plan was updated and submitted to TDEM.

October 29, 2024- FEMA sent an approval letter to TDEM

October 31, 2024-TDEM notified the County Judge, Mayor, and Emergency Management Coordinator that the plan was approved pending action by the County Commissioners and City Council.

Adopting this plan has no budget impacts on the City or the County. Once the plan is adopted, each agency will qualify to apply for the Hazard Mitigation Grant Program.

The Gillespie County Commissioners Court approved the adoption of the Hazard Mitigation Plan at their regular Commissioner's Court meeting held on Nov. 12, 2024.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

City staff recommends approval of Resolution 2024-14 adopting the Gillespie County, Texas Multi-Jurisdiction Hazard Mitigation Plan.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

1. FEMA Condition Approval Letter - Dated Oct 29, 2024
2. Hazard Mitigation Plan Update
3. Hazard Mitigation Plan Resolution

APPROVAL/REVIEW:

A handwritten signature in blue ink, appearing to read "Lynn Bizzell".

Lynn Bizzell, Fire Chief

Date: November 12, 2024

A handwritten signature in black ink, appearing to read "William McKamie".

William McKamie, City Attorney

Date: November 12, 2024

A handwritten signature in black ink, appearing to read "Leticia Vacek".

Leticia Vacek, City Secretary

Date: November 13, 2024

A handwritten signature in black ink, appearing to read "Clinton Bailey".

Clinton Bailey, City Manager

Date: November 15, 2024



FEMA

October 29, 2024

Jennifer Charlton-Faia, Deputy State Hazard Mitigation Officer
Texas Division of Emergency Management
P.O. Box 285
Del Valle, Texas 78617-9998

RE: Approvable Pending Adoption of the Gillespie County, Texas Multi-Jurisdiction
Hazard Mitigation Plan

Dear Jennifer Charlton-Faia:

This office has concluded its review of the referenced plan, in conformance with the Final Rule on Mitigation Planning (44 CFR § 201.6). Formal approval of this plan is contingent upon the adoption by the participants on Enclosure A, as well as the receipt of the final draft of the plan containing all plan components.

Adopting resolutions must be submitted to this agency for review and approval no later than one year from the date of this letter. Failure to submit these resolutions in a timely manner could lead to a required update of the plan prior to FEMA approval.

Once this final requirement has been met, a letter of official approval will be generated. The Local Hazard Mitigation Planning Tool, with the reviewer's comments has been enclosed to further assist the jurisdictions in complying with planning requirements. If you have any questions, please contact David Freeborn, HM Community Planner, at (940) 898-5323.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald C. Wanhanen". The signature is fluid and cursive.

Ronald C. Wanhanen
Chief, Risk Analysis Branch

Enclosures: Participants

cc: Anne Lehnick

Participants

Attached is the list of participating local governments included in the October 29, 2024 review of the referenced Hazard Mitigation plan.

Community Name
1) Fredericksburg city
2) Gillespie County

Adoption Submittal (Final)

Following the issuance this of Approvable Pending Adoption letter, all participants are provided one year to adopt the plan and submit it through the State to FEMA. For multi-jurisdictional plans, multiple adoptions should be submitted as a complete package as outlined below.

The State must submit the plan files via:

Risk Management Directorate (RMD) SharePoint:

<https://rmd.msc.fema.gov/Regions/VI/Mitigation%20Planning/Forms/AllItems.aspx>

Note: You will be requested to register if you have not already done so.

All plans containing Protected Critical Infrastructure Information (PCII) must be submitted as an encrypted document with the password being sent separately in an email to ensure secure file submissions.

1. Final draft of the plan in MS Word or pdf format containing:
 - a. The final plan formatted as a single document.
 - b. Documentation demonstrating adoption by the participating jurisdictions seeking approval. (i.e. copies of signed resolutions, official meeting minutes, etc....) Note: Adoption resolutions can be separate files. Additional adoptions are not required to provide a copy of the plan.
 - c. Remove strikethroughs, highlights and all Track Changes must be accepted in the final plan.
2. Send an email addressed to r6-mtd-planning@fema.dhs.gov as notification that the electronic file has been submitted. Please **DO NOT** send plans to the email inbox as it has very strict size limitations which will lock the inbox and not allow additional emails to be received. The email must include the following information:
 - a. Include the follow when applicable: (Note: A submittal letter is no longer required.)
 - i. Subject line [Approval Review for Name of Plan, State]
 - ii. FEMA funding source, grant or disaster number, and project number (when applic
 - iii. list of adopting jurisdictions
 - iv. Plan File name (file name must include date submitted)
3. Submittals which do not conform to the above requirements will be returned to the State for resubmission

City of Fredericksburg Gillespie County

Hazard Mitigation Plan 2024-2029



Adopted:

For more information, visit our website at:

City of Fredericksburg
Gillespie County

Written comments should be forwarded to:

Justin Calhoun
City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

Record of Changes

City of Fredericksburg
Gillespie County
Hazard Mitigation Plan

Change #	Date of Change	Description	Changed By

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Section 1 – Introduction

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Background

Gillespie County is located in west central Texas. Fredericksburg, the county's largest town and county seat, is seventy miles west of Austin and sixty-five miles northwest of San Antonio. The center point of the county is at 30°18' north latitude and 98°55' west longitude, about two miles west of Fredericksburg. Gillespie County comprises 1,061 square miles. The terrain features plateaus and limestone hills broken by the Pedernales River, with an elevation ranging from 1,100 to 2,250 feet above sea level and averaging 1,747 feet above sea level. The soils on Gillespie County's limestone hills support growths of live oak, shin oak, and other browse plants, as well as grasses and forbs, well-suited for grazing. The deeper soils in the valleys and plains produce a true prairie of medium and tall grasses mixed with forbs and woody plants. Some 573,000 acres (85 percent of the agricultural land in the county) is rangeland, which constitutes the county's primary renewable resource. The recent trend in Gillespie County has been to convert land previously used for raising crops to improved pasture and hay culture. Cattle and sheep are raised throughout Gillespie County, and Angora goats are primarily in the southwest part of the county. Among the numerous wild animals are white-tailed deer, turkeys, quail, doves, foxes, ringtail cats, bobcats, coyotes, ducks, and geese. Many farm and ranch tanks have channel catfish, black bass, and sunfish. The county's principal water source is the Pedernales River, which flows from west to east across the width of southern Gillespie County. Other primary water sources include Threadgill Creek in the northwest, North Grape Creek in the east, and Crabapple Creek in the north-central part of the county. Mineral resources include limestone, talc, gypsum, and metallic minerals. Temperatures range from an average high of 95° F in July to an average low of 36° in January; rainfall averages 27.45 inches a year, and the growing season lasts 219 days. The county's population has grown steadily from 1,240 in 1850 to 26,675 in 2020. Of these, 72.6 percent were Anglo, 25 percent were Hispanic, and 0.8 percent were African American. ¹ To help protect our citizens, history, and resources, The City of Fredericksburg and Gillespie County have developed this Hazard Mitigation Plan to reduce risks from natural hazards affecting the area.

¹ Rudolph L. Bieseke, *The History of the German Settlements in Texas, 1831–1861* (Austin: Von Boeckmann-Jones, 1930; rpt. 1964).

The Federal Emergency Management Agency (FEMA) defines Mitigation as “any action taken to reduce or eliminate the long-term risk to human life and property from Natural Hazards.”² Mitigation differs from emergency preparedness and protective measures, which focus on activities designed to make communities more ready to take appropriate action in a disaster with emergency response and equipment. Mitigation activities involve altering physical environments to reduce risks and vulnerabilities from hazards and make responding to and recovering from disasters more cost-effective.

The City of Fredericksburg and Gillespie County are susceptible to a wide range of natural hazards, including flooding, tornadoes, wildfires, and drought. These hazards have destroyed property, disrupted the economy, and lowered our citizens' overall quality of life. For example, on May 25, 2015, a storm complex rolled through Gillespie County and spawned an EF-1 Tornado, which destroyed a water pumping station belonging to the City of Fredericksburg, numerous old and well-established oak trees, and threatened to destroy multiple homes in the path of the storm.

It is impossible to prevent this type of hazard from occurring. Still, the impact of hazards can be reduced in terms of their effect on people and property through effective hazard mitigation planning and implementation. This plan allows the City of Fredericksburg and Gillespie County to evaluate successful mitigation actions and explore opportunities to avoid future disaster loss.

Scope and Participation

This plan covers two jurisdictions: The City of Fredericksburg and Gillespie County. The Hazard Mitigation Plan for the City of Fredericksburg is detailed in Annex A, and the Hazard Mitigation Plan for Gillespie County is described in Annex B. This plan covers only these two jurisdictions. Other entities and businesses, including Fredericksburg Independent School District, the Harper Independent School District, and Methodist Hospital Hill Country, among others, participated in the development of this plan as Stakeholders and are included in the findings and actions under this plan. These groups and others provided valuable input into the planning process.

The Plan focuses on mitigating those hazards classified as “high” or “moderate” risk as determined through a detailed hazard risk assessment conducted for each jurisdiction. Hazards that pose a “low” or “negligible” risk will continue to be evaluated during future updates to the Plan. Still, they may not be fully addressed until they are determined to be of high or moderate risk. This enables both entities to prioritize mitigation actions based on hazards that are understood to present the most significant risk to lives and property.

² www.fema.gov

Purpose

This plan was prepared by the Gillespie County Office of Emergency Management under the direction of the Emergency Management Coordinator for the City of Fredericksburg and Gillespie County. It is an opportunity for the City of Fredericksburg, Gillespie County, stakeholders, and the general public to evaluate successful mitigation actions and explore opportunities to avoid future disaster loss.

In developing the plan, participants identified hazards that affected The City of Fredericksburg and Gillespie County. Though similar, the hazard list is different for the two jurisdictions represented in the plan. The City of Fredericksburg identified nine hazards, and Gillespie County placed ten to address.

This Plan aims to identify successful, cost-effective actions that can be taken to reduce or eliminate long-term risk to people and property from the identified hazards and their effects.

Through this process, the City of Fredericksburg and Gillespie County seek to:

- Assess any previous mitigation projects and develop unique mitigation strategies to meet future development and risks;
- Encourage improvements in floodplain management and participation in the National Flood Insurance Program (NFIP);
- Devise solutions to strengthen emergency management by addressing moderate and high-risk natural hazards and
- Develop and implement a comprehensive Hazard Mitigation Plan for the City of Fredericksburg and Gillespie County.

Authority



These Plans are tailored specifically for the City of Fredericksburg and Gillespie County. When complete, the Plans will comply with all requirements promulgated by the Texas Division of Emergency Management (TDEM) and all applicable provisions of the Robert T. Stafford Disaster

Relief and Emergency Assistance Act, Section 104 of the Disaster Mitigation Act of 2000 (DMA 2000) (P.L. 106-390), and the Bunning-Bereuter-Blumenauer Flood Insurance Reform Act of 2004 (P.L. 108-264), which amended the National Flood Insurance Act (NFIA) of 1968 (42 U.S.C. 4001, et al). It will also comply with FEMA's February 26, 2002, Interim Final Rule ("the Rule") at 44 CFR Part 201, which specifies the criteria for approval of mitigation plans required in Section 322 of the DMA 2000 and standards found in FEMA's "Local Mitigation Plan Review Guide" (October 2011), and the "Local Mitigation Planning Handbook"(March 2013). The plan will fully comply with all codes

and ordinances adopted by the City of Fredericksburg and follow all laws and directives of the State of Texas and Gillespie County, Texas.

Summary of Sections

Sections 1 and 2 of the Plan outline the purpose and development process. Section 3 profiles the City of Fredericksburg in terms of population and economy. Section 4 profiles Gillespie County in terms of population and economy. Section 5 defines the hazards that were considered for mitigation under this plan.

The Hazard Mitigation Plan for The City of Fredericksburg will be detailed in Annex A. Annex A will contain nine sections, each addressing one hazard identified for mitigation. The capability assessment for the City of Fredericksburg is also included in Annex A.

The Hazard Mitigation Plan for Gillespie County will be detailed in [Annex B](#). Annex B will contain ten sections, each addressing one hazard identified for mitigation. The capability assessment for the City of Fredericksburg is also included in Annex B.

Appendix A contains supporting information or detailed data used to support the mitigation actions chosen or to document the process followed during the development of this plan.

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Plan Preparation and Development

Overview of the Plan

The 2024 City of Fredericksburg and Gillespie County Hazard Mitigation Plan is an update of the 2018 plans. The process used to develop this plan was first to identify the hazards, identify the resources that we currently have or anticipate having during the period covered by this plan that do not require grant funding or other outside resources, and then develop a strategy that would allow us to use our assets to perform

meaningful hazard mitigation for our citizens. This does not mean we rule out applying for grant funding or other aid for projects beyond our current capabilities. Instead, it sets priorities on what we can and will do and then provides guidance and priorities for larger, more expensive projects that will require grant funding to implement

Planning Team

The City of Fredericksburg /Gillespie County Office of Emergency Management is the lead agency in developing this Hazard Mitigation Plan. The planning team comprised representatives of the City of Fredericksburg, Gillespie County, Law enforcement, Fire Departments, Fredericksburg ISD, Chamber of Commerce, and other agencies and jurisdictions listed in [Appendix A](#).

Members of the planning team were picked from a mixture of paid staff from the City of Fredericksburg and Gillespie County and volunteers from various community organizations. Other key stakeholders in the community were asked to participate in the updating process of this plan. All the people asked to participate in the planning process were invited to the kickoff meeting via e-mail and telephone.

Planning Process

The City of Fredericksburg and Gillespie County hold a monthly Hazard Mitigation Committee meeting. This committee evaluates hazards throughout the city and county monthly and takes action to mitigate these hazards. The committee focused on the Hazard Mitigation Plan, which was due for an update. The committee meetings were publicly announced and open to the public. Information on dates and times is listed below.

Hazard Identification

Following the guidance provided by the Texas Division of Emergency Management, the Hazard Mitigation Committee evaluated the risk posed by fifteen natural hazards. Although these hazards posed similar risks to both jurisdictions, there are differences in the amount of risk each hazard might pose to the different jurisdictions. To fully understand the risk posed by each hazard, it was first necessary to define each hazard in terms of its destructive potential and its ability to disrupt life and commerce in the jurisdictions.

Risk Assessment

After defining the hazard and establishing a baseline understanding of each hazard, they were ranked in order of most dangerous/highest risk to least dangerous/lowest risk according to the following criteria:

1. Number of deaths or injuries caused in the jurisdiction by the identified hazards.

2. The number of incidences of the identified hazard.
3. The amount of monetary damage caused in the jurisdiction by the identified hazard.
4. The input was provided by committee members and local citizens, most of whom have lived their entire lives in the area.

This was done by asking each participant to rank the hazards on an Excel spreadsheet. The highest risk was scored 1, the subsequent highest risk was scored a 2, etc. Once this was completed, scores for each hazard were added, and a numerical rating was assigned. The results are documented in [Appendix F](#).

Plan Monitored, Evaluation, and Update Process

Under the direction of the Emergency Management Coordinator, The City of Fredericksburg/Gillespie County Office of Emergency Management conducts an annual review of the Emergency Operations Plan and Annexes each year. The Department Heads/Responsible Parties tasked with reviewing their respective Annexes shall include a review of any Hazard Mitigation Actions, whether part of this plan or as a separate action, that affect or relate to each annex and report the status of those hazard mitigation actions to the Emergency Management Coordinator.

Each mitigation action shall be evaluated for effectiveness by the Department tasked with its implementation. Although each action is different and may require another metric to gauge the efficacy, each mitigation action shall be evaluated as follows (at a minimum):

- Start /Finish Date
- Percent Complete
- Costs associated with implementation.
- A discussion of what has been completed and what actions are still to be accomplished.
- If possible, a cost/benefit analysis that can explain why an action has or has not been effective.
- Recommendations for further action.

The Hazard Mitigation Plan will be added to the lists of plans and annexes that will be reviewed each year at that time. The Hazard Mitigation Development Team will meet in February of each year and, more often as necessary, discuss the progress of the mitigation actions implemented in the plan and the need to include new hazards or modify the goals, strategies, or tactics identified in this plan.

As the Office that is directly tasked by both Gillespie County and the City of Fredericksburg, The Office of Emergency Management, under the direction of the

Emergency Management Coordinator, shall be responsible for ensuring that the mitigation actions and strategies identified in this plan are incorporated into existing and long-range planning documents for Gillespie County and the City of Fredericksburg.

After the annual review is conducted, if it is determined that changes/updates to the plan are required, then the Emergency Management Coordinator shall:

- Notify the agency responsible for the mitigation action(s) needing change/updates via written correspondence (email or written letter) that the plan for that action requires updating.
- Provide a working document for the responsible agency to mark the changes.
- Monitor the progress of the update process to ensure that the update is returned to his office within 30 days of notification.
- Update the current Hazard Mitigation Plan with the updates and forward those updates to the Texas Division of Emergency Management within 30 days of receiving the changes from the responsible agency. Post the updated plan on the appropriate websites for public use.

It is important to note that some changes can be implemented without TDEM/FEMA approval (changes to priorities, timetables, etc), while others must be submitted to FEMA (adding a new hazard or a new mitigation action) before the changes become approved and effective.

As this plan was being updated from the 2018 to the 2024 edition, many considerations were considered. The mitigation goals of the previous plan were reviewed, and the outcome of each goal was discussed. These mitigation projects were compared to real-time information within the City of Fredericksburg and Gillespie County. The current trends in development were considered to affect both entities directly. Additional development and growth in the city and county will lead to more people being directly impacted by a significant event. These growth patterns were considered while updating the thing plan. Elected officials from both entities continue working together to improve the development process and sustain long-term growth.

Incorporating the Hazard Mitigation Plan into Existing Plans.

During the plan update process, existing documents were referenced to ensure that the Hazard Mitigation Plan goals and activities were consistent with the planning that had already occurred. The following plans were utilized in the review process:

- City of Fredericksburg Capital Improvements Plan (CIP)
- City of Fredericksburg Code of Ordinances
- City of Fredericksburg Master Drainage Plan
- Gillespie County Water Control and Improvement Plan Emergency Action Plan

- Gillespie County/City of Fredericksburg Emergency Action Plan and Annexes
- Gillespie County Flood Damage Prevention Ordinance
- Alamo Area Council of Governments Regional Mitigation Action Plan
- State of Texas, Hazard Mitigation Plan

The City of Fredericksburg and Gillespie County will be responsible for implementing hazard mitigation actions contained in this plan. Each hazard mitigation action has been assigned to a specific County and City department responsible for tracking and implementing the action.

Gillespie County and The City of Fredericksburg will integrate hazard mitigation actions in the Plan Update with existing planning mechanisms such as Master Storm Water and Drainage Plans, Flood and Drainage Studies, Emergency Operations or Management Plans, and other local and area planning efforts. Gillespie County will work closely with area organizations to coordinate the implementation of hazard mitigation actions that benefit the planning area regarding financial and economic impact.

Planning Team members will review and revise, as necessary, the long-range goals and objectives in its strategic plan and budgets to ensure they are consistent with the Plan. Further, Gillespie County and the City of Fredericksburg will work with neighboring jurisdictions to advance the goals of the Plan as it applies to ongoing, long-range planning goals and actions for mitigating risk to natural hazards throughout the planning area.

Table 2-1 identifies types of planning mechanisms and examples of methods for incorporating the Plan Update into other planning efforts.

Grant Applications	The Plan Update will be evaluated by Gillespie County and The City of Fredericksburg when grant funding is sought for mitigation projects. If a project is not in the Plan: an amendment may be necessary to include the action.
Annual Budget Review	Various departments and key personnel that participated in the planning process for Gillespie County and The City of Fredericksburg will review the plan and mitigation actions therein when conducting their annual budget review. Allowances will be made following grant applications sought and

	mitigation actions that will be undertaken, according to the implementation schedule of the specific action.
Regulatory Plans	Gillespie County and the City of Fredericksburg have regulatory plans, such as emergency management, continuity of operations, economic development, and evacuation plans. The Plan will be consulted when county and city departments review or revise their current regulatory planning mechanisms or are developing regulatory plans that are not currently in place.
Capital Improvement Plans	The City of Fredericksburg has a Capital Improvement Plan (CIP). Before any revisions to the CIP, the City departments will review the risk assessment and mitigation strategy sections of the HMAP, as limiting public spending in hazardous zones is one of the most effective long-term mitigation actions available to local governments.
Floodplain Management Plans	Floodplain management plans include preventative and corrective actions to address the flood hazard. Therefore, the actions for flooding and information in the Plan discussing the people and property at risk of flooding will be reviewed and revised when Gillespie County and the City of Fredericksburg update their management plans or develop new plans.

To implement this plan, the City of Fredericksburg and Gillespie County will draw upon the capabilities listed in [Appendix B](#). In addition to these capabilities, occasionally improving each jurisdiction's capabilities may be necessary to accomplish this plan's goals. Options for strengthening these capabilities may include the following actions:

- Establishing Planning Team members with the authority to monitor the Plan and identify grant funding opportunities for expanding staff.
- Identifying opportunities for cross-training or increasing the technical expertise of staff by attending free training available through FEMA and the Texas Division of Emergency Management (TDEM) by monitoring classes and availability through preparetexas.org.
- Review current floodplain ordinances for opportunities to increase resiliency, such as modifying permitting or building codes.
- Develop ordinances requiring all new developments to conform to the highest mitigation standards.

After the plan adoption, it is necessary to monitor the implementation of the adopted mitigation actions and the effectiveness of those actions. As the lead agency, the Office of Emergency Management is charged with tracking the progress of the plan by:

- Holding an annual Plan Review meeting with stakeholders and agencies tasked with implementation.
- Evaluating the budgets allocated to mitigation actions with agencies tasked with implementation.
- Review changes in flood zone maps as new maps are released and recommend to flood plain managers what changes may need to be made to local plans and ordinances.
- Coordinating with county fire chiefs to assist them in acquiring funding and equipment.
- Coordinating with the City of Fredericksburg and Gillespie County officials to ensure mitigation actions assigned to city and county officials are completed
- Recommend changes/updates to the plan whenever necessary due to changes in demographics or unforeseen events.
- Keep statistics on hazardous weather events and recommend updates to the plan as necessary.
- Keep local government officials apprised on the status and effectiveness of mitigation actions
- Recommending changes to city and county plans and ordinances based on the results of mitigation actions
- Reviewing and revising long-term goals, objectives, and budgets to ensure they are consistent with the Plan
- Monitoring the availability of grant funding to help implement plan actions
- Conducting an annual public meeting to solicit public input on the effectiveness of the plan

Public and Stakeholder Involvement

The City of Fredericksburg and Gillespie County have a joint Hazard Mitigation Committee. This committee meets monthly to discuss possible hazards within the community and how they should be addressed. This committee comprises elected officials, law enforcement, fire departments, engineering, the Texas Department of Transportation, local activists, and citizens within the community.

Continued Public Participation

Approved copies of the 2024 Hazard Mitigation Plan will be available to the public at the City Secretary's Office at City Hall and the Gillespie County Courthouse. The approved plan will also be placed on each jurisdiction's website.

Each year, during the review/update process, the Hazard Mitigation Committee will meet as noted in the Plan Update Process. These will be public meetings.

Fredericksburg and Gillespie County will make public notice as required by local regulations, advising the public of the meeting and inviting public participation.

Public Meetings

The first public meeting was held on December 8, 2022, at the Fredericksburg Fire/EMS training room at 126 W. Main St. The meeting was held in conjunction with our monthly Hazard Mitigation Committee meeting. The meeting was made public by the City Secretary's office. The purpose of this meeting was to inform the public about the reason and requirements for a current Hazard Mitigation Plan and to seek public input on hazards facing the jurisdictions covered in the plan. Outside of the citizens who regularly attended this meeting, no citizens participated.

The second Public Meeting was held on January 26, 2023, at the exact location as above. This meeting was made public through the City Secretary's office and the Gillespie County Judge's office. The meeting was again held with our monthly Hazard Meeting Committee meeting. Once again, no citizens outside the new attendees came to this meeting.

The third Public Meeting was held on February 23, 2023, at the exact location as above. This meeting was made public through the City Secretary's office and the Gillespie County Judge's office. The meeting was again held with our monthly Hazard Meeting Committee meeting. Once again, no citizens outside the new attendees came to this meeting.

The Fredericksburg City Council and Gillespie County Commissioners Court will approve this document in a regular meeting. All legal requirements for the Open Meetings Act will be met. This will be another chance for all community members to voice any concerns with the plan.

Stake Holder Involvement

The planning team included as many stakeholders as possible as part of the process. The Fredericksburg ISD, the American Red Cross, the United Way, Central Electric Cooperative, the Lower Colorado River Authority, and private citizens, among others, were all invited and encouraged to participate in the process. The City of Fredericksburg and Gillespie County are proud of the volunteers who are always available to help when needed, and every effort was made to include as many of these groups and people as possible. The table below shows people identified as stakeholders and whether they participated in the planning process. If a stakeholder chooses to participate, they are also considered team members.

Multiple non-profit agencies that represent and assist the underserved populations in our community were included as stakeholders in the preparation of this document. The

underserved portions of our community often don't participate in public meetings. By working with these non-profit organizations, we addressed hazard mitigation concerns for the community as a whole. We will continue to monitor how these hazards could directly impact those underserved communities and find ways to improve their input into the planning process.

Stakeholder Involvement			
Name of Organization/Person	Organization	Title	Participated in the Planning Process?
Timothy Roberts	Hill County Memorial Hospital	Emergency Management Coordinator	Yes
Dennis Land	American Red Cross serving Texas Hill Country	Senior Disaster Program Manager	Yes
Lea Urshan	United Way of San Antonio and Bexar County	Outreach Coordinator	Yes
Bonnie Stewart	Harper ISD	Superintendent	Yes
Michelle Williams	Fredericksburg ISD	Director of Operations	Yes
Paul Yura	National Weather Service	Forecaster	Yes
Cindy Heifner	Hill Country Community Needs Council	Director	Yes
Janice Durst	Central Texas Electric Cooperative	Executive Assistant to CEO	Yes
Doyle Moellering	Citizen	Citizen	Yes

Section 3 – City of Fredericksburg Profile

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Overview

The City of Fredericksburg, Texas, is located approximately 80 miles west of Austin, Texas, along US Highway 290. The city encompasses about 8.7 square miles. Fredericksburg is the county seat for Gillespie County, Texas. Major highways passing through Fredericksburg include United States Highway 290, United States Highway 87, Texas State Highway 16, and Texas Farm to Market Road 965.

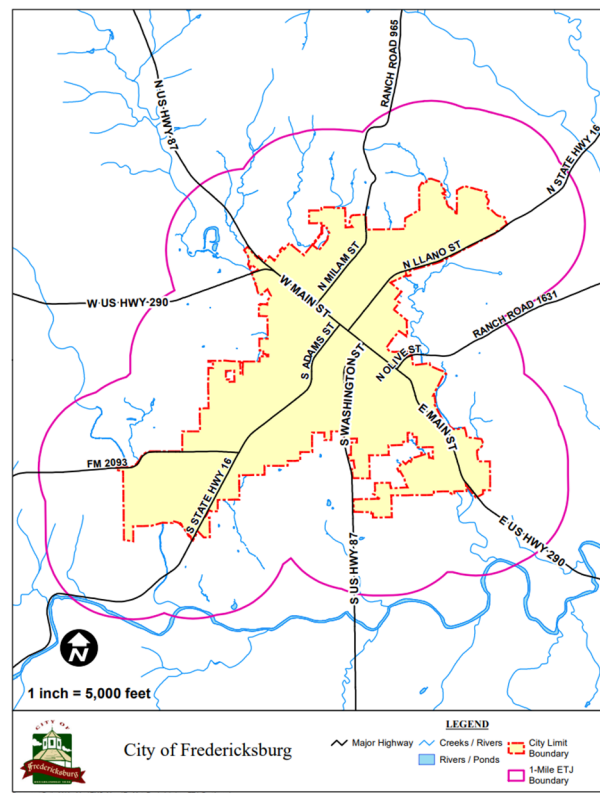


Figure 1: City of Fredericksburg

Population and Demographics

The population of Fredericksburg has shown steady growth for the last 35 years. The population of Fredericksburg was 6,934 in 1990. In the 2010 census, the population of Fredericksburg, Texas was 10,530. The 2020 Census reports the population of Fredericksburg as 10,875. This is an increase of 3.2% over the ten years.

Economy and Industry

According to U.S. Census Bureau Data, the median household income in 2020 dollars was \$54,771. Sales tax collected in 2021 was 8,186,090.00. This is a 38% increase from 2018. Even through the COVID-19 pandemic in 2020, the city continued to show an increase in sales tax revenue.

During the 1980s, Fredericksburg endured the era of declining small towns in the USA. Many shops and businesses along Main Street sat empty and abandoned. The rise of the Texas Hill Country tourist industry resurrected Fredericksburg's economy. Tourists come to Fredericksburg from every state in the U.S. and overseas. Fredericksburg is home to many large festivals and celebrations, including the annual Oktoberfest, Food and Wine Festival, and the Crawfish Festival, to name only a few. There are also 17 unique wineries within the city limits. It is not uncommon for the population of Fredericksburg to double during the weekends these festivals are held.

While a robust economy is one of the best assets available to the city, it also produces challenges. Traffic and parking throughout the city are difficult, especially on festival weekends. The increase in the weekend population means that mass warning and communications systems available to local citizens may not reach tourists in time to help prevent a major disaster.

Existing and Future Land Use and Development Trends

Most of the land suitable for development in the central area of the City of Fredericksburg is already developed. Existing buildings are being re-purposed from homes into these new uses to open new businesses such as wine-tasting rooms, bed and breakfast facilities, restaurants, and retail companies.

Land suitable for development is available near the city limits in the unincorporated areas of Gillespie County surrounding the city. Much of this land is already being purchased with an eye toward residential development. The city is anticipated to annex most of these areas after development.

Affordable housing is becoming a significant issue for Fredericksburg. Housing, in general, is scarce within both Fredericksburg and Gillespie County. New apartment complexes are being proposed to help accommodate the increasing population in the area. However, real estate values have increased steadily, making the development of new affordable residential housing difficult.

The population of Fredericksburg is expected to grow at about a 1% per year rate for the next several years. This additional growth will require other infrastructure to support the increasing population. Demands on roads and utilities will increase, as will the amount of water needed to support business and residential use.

Current and Future Water Supply

The City of Fredericksburg is included in the Lower Colorado Regional Water Planning Area K. Most of this region of Texas is located in the Colorado River basin, including the cities of Austin, Bay City, Pflugerville, and Fredericksburg.

The Hill Country Underground Water Conservation District serves Gillespie County and the City of Fredericksburg. The District was created by the Acts of the 70th Legislature (1987), HB 792, and Chapter 865 following Article XVI, Section 59 of the Texas Constitution, and Chapters 35 and 36 of the Texas Water Code, as amended. Gillespie County voters approved the district's creation in August 1987. The district boundaries are coterminous with Gillespie County.

The district was created to conserve, preserve, recharge, control subsidence, protect and prevent waste of groundwater in the aquifers, and implement proper management techniques to address local groundwater conditions within Gillespie County.

The City of Fredericksburg currently draws all its water supply from underground sources, mainly the Ellenburger Aquifer. The city stores water in storage tanks to meet supply and pressure demands. Most of this water is used to meet residential and local business demands.

The City of Fredericksburg, as part of Gillespie County, has been designated as a critical area by the Texas Water Development Board and is expected to experience groundwater supply shortages and diminished water quality well into the 21st century.

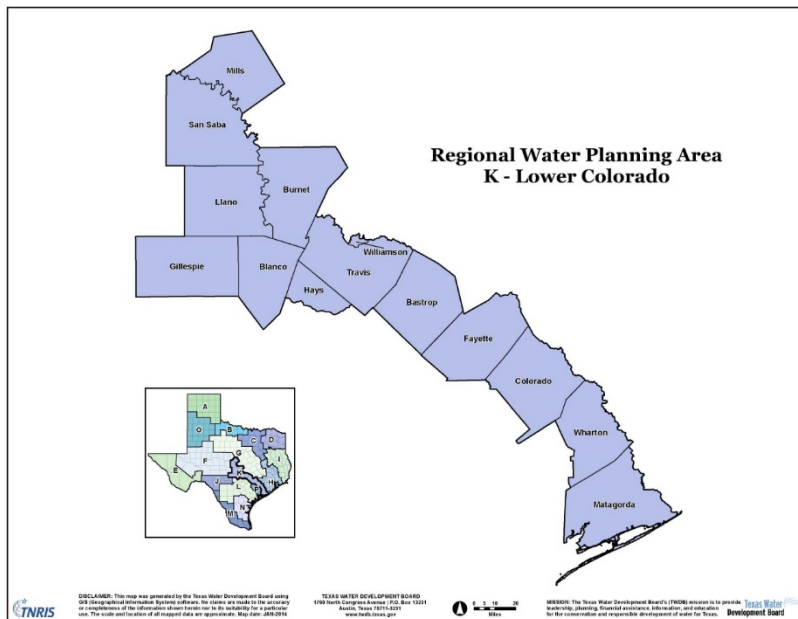


Figure 2: Region K Water Planning Area

Participation in the NFIP

The City of Fredericksburg participates in the National Flood Insurance Program and is a participating member in good standing. The current FIRM covering the City of Fredericksburg is dated 10/19/2001. As of January 2023, 61 flood insurance policies were issued in Fredericksburg. There are no repetitive loss properties within the City of Fredericksburg.

The City of Fredericksburg Code of Ordinances, Chapter 38 –Subdivision prohibits the construction of new structures in the established flood plain. In conjunction with any future ordinances and plans, this ordinance will ensure that Fredericksburg will comply with existing and future NFIP requirements.

Flood Plain maps are available for review by the public at Fredericksburg City Hall and online at the FEMA website. All citizens of Fredericksburg and Gillespie County are encouraged to visit the site if there is any question as to the location of their property and the nearest mapped flood plain.

To ensure our compliance with the NIFP, the City of Fredericksburg Public Works and Emergency Management has identified the following actions that may be taken upon approval by the City Council:

- Inclusion of a Flood Plain tab on the city website, which may contain some or all of the following items:
 - Links to FEMA Map Service Center
 - Links to Floodplain Development Regulations
 - Contact Information
 - Links to Helpful Websites
 - FAQ
- Implement a Storm Water Utility Fee adjustment to help fund drainage projects identified in the drainage master plan.
- Updating the Code of Ordinances to adopt new flood plain maps when released by FEMA.
- The Drainage Master Plan was completed in 2016 for the City of Fredericksburg, of which projects are being designed, funded, and constructed.

The current flood plain map for Fredericksburg is included as [Appendix I](#) of this plan.

The City of Fredericksburg will utilize its staff and legal assets to implement and monitor this Hazard Mitigation Plan. These assets are listed in Annex B.

Expanding current capabilities to monitor and implement this plan may arise. Options for improving capabilities in the future include:

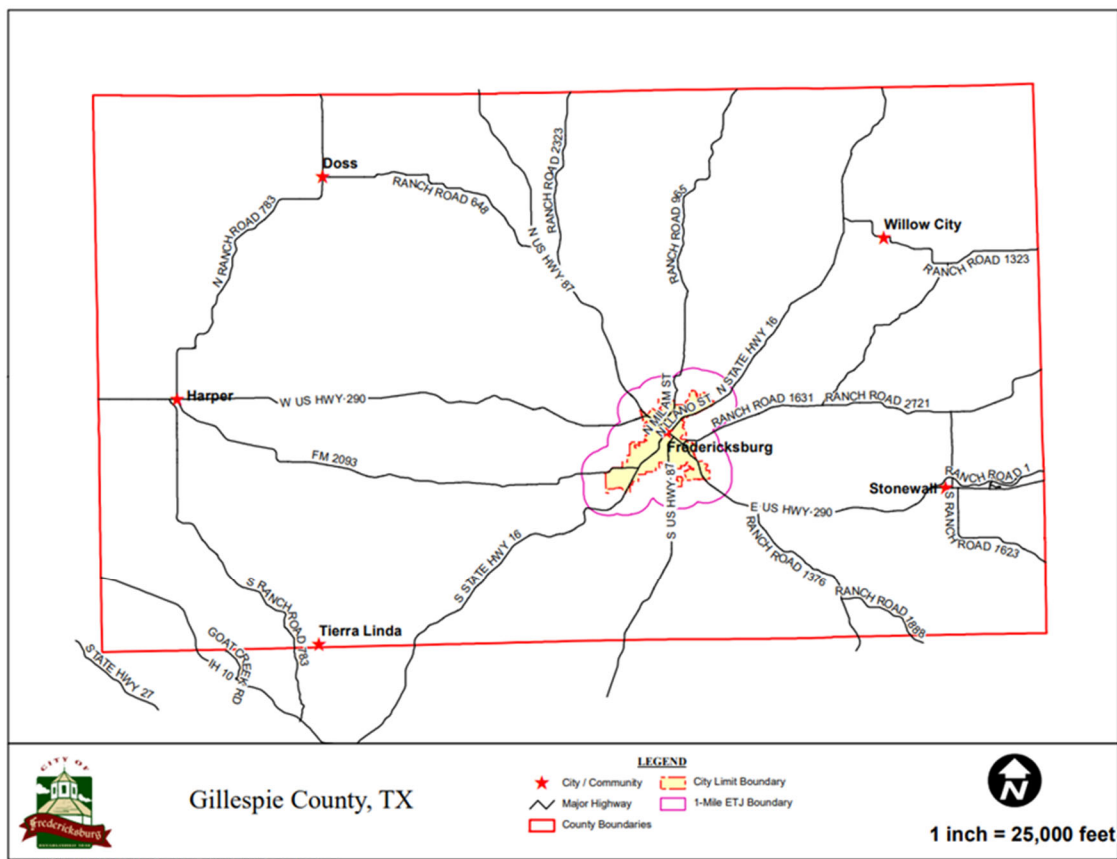
- Establishing Planning Team members with the authority to monitor the Plan and identify grant funding opportunities for expanding staff.
- Identifying opportunities for cross-training or increasing the technical expertise of staff by attending free training available through FEMA and the Texas Division of Emergency Management (TDEM) by monitoring classes and availability through preparingtexas.org.
- Review current floodplain ordinances for opportunities to increase resiliency, such as modifying permitting or building codes.
- Develop ordinances requiring all new developments to conform to the highest mitigation standards.

Section 4 - Gillespie County Profile

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Overview

Gillespie County, Texas, is on the Edwards Plateau in south central Texas. The county has a total area of 1,061 Square miles, of which 1058 square miles is land and 3.5 square miles is water. Major highways passing through Gillespie County are Interstate 10, U.S. Highway 87, and U.S. Highway 290, Texas State Highway 16, Texas Farm to Market 783 and Farm to Market 965. The County Seat is Located in Fredericksburg, along U.S. Highway 290, in approximately the center of Gillespie County.



Population and Demographics

The population of Gillespie County has shown steady, if not spectacular, growth during the last twenty-five years. The 1990 census reported Gillespie County's population as 17,204. The 2010 census reported the population of Gillespie County at 24,827. The 2020 census reported a population of Gillespie County at 26,725. This is an increase of 7.6% in the ten years.

Economy and Industry

According to the 2020 U.S. census estimate, there were 1,099 employer establishments in Gillespie County, employing 14,672 workers. The median household income in 2020 dollars was \$64,438.

Gillespie County is experiencing a significant shift in its economy and industry. The last 30 years have seen a substantial change in economic activity, from the rural economy that was dominant in the county into the 1980s to the tourist-driven economy of today. Agriculture remains an integral part of the local economy, with ranching and peach orchards significantly contributing to the county's economy. Gillespie County is the largest peach-producing county in Texas. However, the county has seen significant increases in wineries, bed and breakfast establishments, hotels, bicycling, hunting, retail activity, and other tourist-related industries. There are 50 unique wineries in the unincorporated areas of Gillespie County, with 67 wineries in the county. This trend will continue well into the future as more and more tourists visit the area.

Existing and Future Land Use and Development Trends

Current projections indicate that the shift to a tourism-based economy will continue. Gillespie County has a history of land ownership by well-established families. However, land owned by some of these families is gradually being sold to newcomers to the area, and many of these tracts of land are being converted into subdivisions and mini-ranches, wineries, and bed and breakfast establishments in the county. New homes and businesses are being built in once remote portions of the county, and some of these homes are being built in locations that make them vulnerable to hazards such as wildfire and flash flooding. Gillespie County has minimal regulatory authority in the non-incorporated areas of the county. County Commissioners rely primarily on persuasion to encourage development in safer areas and discourage development in less defensible areas.

Current and Future Water Supply

Gillespie County is included in the Lower Colorado Regional Water Planning Area K. Most of this region of Texas is located in the Colorado River basin, including the cities of Austin, Bay City, Pflugerville, and Fredericksburg.

The Hill Country Underground Water Conservation District serves Gillespie County and the City of Fredericksburg. The District was created by the Acts of the 70th Legislature (1987), HB 792, and Chapter 865 following Article XVI, Section 59 of the Texas Constitution, and Chapters 35 and 36 of the Texas Water Code, as amended. Gillespie County voters approved the district's creation in August 1987. The District boundaries are coterminous with Gillespie County.

The district was created to conserve, preserve, recharge, control subsidence, protect and prevent waste of groundwater in the aquifers, and implement proper management techniques to address local groundwater conditions within Gillespie County.

Gillespie County has been designated as a critical area by the Texas Water Development Board and is expected to experience ground-water supply shortages and diminished water quality well into the 21st century. As a result, the Hill Country Underground Water Conservation District has been organized to plan and implement water resource management procedures.

Approximately forty percent of the population of Gillespie County is located in the City of Fredericksburg. The remaining population resides in rural communities that derive livelihoods from agricultural operations and tourism. The 1990 population in Gillespie County was 17,204, which included a population of 6,934 living in the City of Fredericksburg. The population growth in the county's rural areas is expected to increase by about 75 to 80 percent by 2030, with a corresponding increase of about 55 percent within the City of Fredericksburg.

Ten public water systems currently provide the municipal water supply in Gillespie County. Ninety-five percent of the County's municipal demand that is being met by community water systems is supplied by the City of Fredericksburg, with approximately two-thirds of this demand being provided for residential use. This pattern of municipal water demand is expected to remain the same throughout the county until 2030.³

Water demand projections for non-municipal uses considered needs for manufacturing, irrigation, mining, and livestock activities. Manufacturing activities were projected to occur solely within the City of Fredericksburg. Comparing historical water demands from 1989 to each of these activities, the projected demands in the year 2030 indicate increased total water demand of 766 acre-feet per year for manufacturing, decreased

irrigation demands of 685 acre-feet per year, reduced mining demands of up to 15 acre-feet per year and increased livestock water demands of 517 acre-feet per year. Surface water in Gillespie County is widely used for irrigation and livestock purposes. Virtually all water rights are already permitted for these uses and flow from the Pedernales River and its tributaries. There are no large reservoirs in Gillespie County. Several preliminary studies by federal agencies have proposed reservoir sites; however, inadequate water is available to provide a dependable water supply after permitted uses are removed. Surface water rights that could help to prevent depletion of the ground-water supplies through watershed storage or aquifer recharge practices may become available in the future.

Participation in the NFIP

Gillespie County participates in the National Flood Insurance Program and is a participating member in good standing. The current FIRM covering Gillespie County is dated 10/19/2001. As of January 2023, 101 NFIP policies were in effect. The NFIP in Gillespie County covers no repetitive damage structures.

On September 24, 2001, Gillespie County adopted the Gillespie County Flood Damage Prevention Ordinance governing the management of flood hazard areas in Gillespie County. This ordinance and any future ordinances or court orders will ensure that Gillespie County complies with the NFIP.

To ensure that Gillespie County remains a member in good standing with the NFIP, the County Commissioners have identified the following actions that may be taken in the future:

- Inclusion of a Flood Plain tab on the county website, which may contain some or all of the following items:
 - Links to FEMA Map Service Center
 - Links to Floodplain Development Regulations
 - Contact Information
 - Links to Helpful Websites
 - FAQ
- Updating the Gillespie County Flood Damage Prevention Ordinance to adopt new flood plain maps when released by FEMA.
- Consider the addition of additional staff to improve permit processes and compliance.
- Consider the addition of GIS Staff to depict flood plan data on county maps.

Gillespie County will utilize its staff and legal assets to implement and monitor this Hazard Mitigation Plan. These assets are listed in [Annex B](#).

Expanding current capabilities to monitor and implement this plan may arise. Options for improving capabilities in the future include:

- Establishing Planning Team members with the authority to monitor the Plan and identify grant funding opportunities for expanding staff.
- Identifying opportunities for cross-training or increasing the technical expertise of staff by attending free training available through FEMA and the Texas Division of Emergency Management (TDEM) by monitoring classes and availability through preparingtexas.org.
- Review current floodplain ordinances for opportunities to increase resiliency, such as modifying permitting or building codes.
- Develop ordinances requiring all new developments to conform to the highest mitigation standards.

Gillespie County lacks adequate GIS staffing and resources to add floodplain mapping to the current mapping software. A Gillespie County Floodplain map is not currently available.

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Hazards Considered

Following guidance and direction provided by the Texas Division of Emergency Management, Mitigation Plans Administrator, the Jurisdictions covered by this document considered the following natural hazards:

- Flood
- Wildfire
- Tornadoes
- Lightning
- Hail
- Windstorms
- Drought
- Extreme Heat
- Severe Winter Storms
- Hurricanes
- Coastal Erosion
- Expansive Soils
- Earthquakes
- Land Subsidence
- Dam Failures

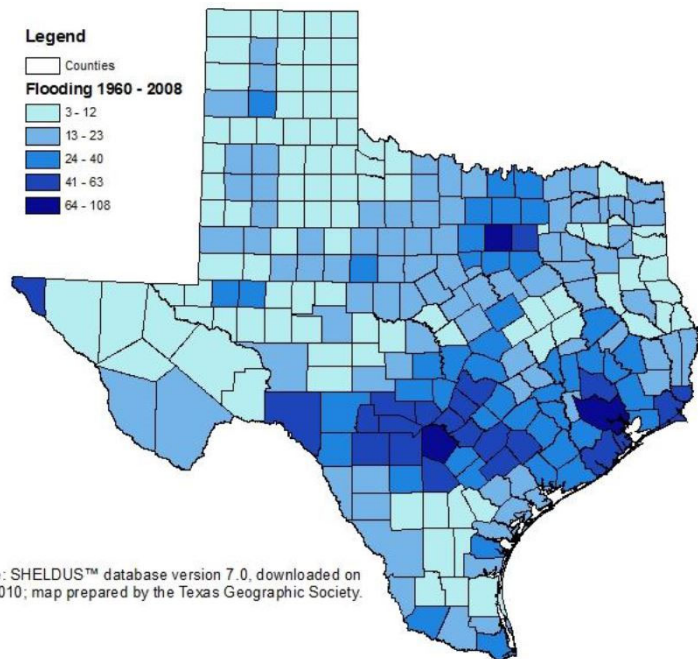
To evaluate the impact these natural hazards have or could have on their jurisdictions, the jurisdictions that are participants in this plan, namely The City of Fredericksburg and

Gillespie County, have decided to use the following definitions in evaluating the hazards addressed in this plan. Except for Lightning, these definitions are taken directly from the State of Texas Hazard Mitigation Plan.⁴ The definition of Lightning was taken from the FEMA Hazard Mitigation Ideas Handbook.⁵ These definitions have been modified slightly to better address the hazards that affect these jurisdictions.

Flood

Floods are the accumulation of water within a body and overflowing excess water into adjacent floodplain lands.

Historically, floods have been one of the most frequently occurring, destructive, and costly natural hazards facing Texas, constituting over 90% of the disaster damage experienced in the state. Moreover, statistical probability exists that a more significant flood could occur in any given area than one that has happened in the past. Flooding can occur during any season of the year. Seasonal rainfall patterns typically cause winter and early spring floods. In contrast, summer floods (except those associated with hurricanes and tropical storms) are usually caused by clusters of thunderstorms that generally affect only small, localized areas. Floods may be caused by large-scale weather systems that can generate prolonged rainfall events, locally intense thunderstorms, or coastal storms such as hurricanes and tropical storms. The Central Texas area is considered one of the three most flash flood-prone regions in the world due primarily to a combination of climatic factors and the specific physiography of the area. Damage from flooding can range from water damage to structures and their contents to the destruction of the structures with a total loss of all contents. Roads and infrastructure may be undermined and damaged. Riverbank erosion, injury, and loss of life are



additional common consequences of flooding incidents. On average, Texas suffers approximately 400 floods annually.

Wildfire

Wildfire is defined as a sweeping and destructive conflagration, especially in a wilderness or a rural area.

From 2002 to 2022, 132 Fire Management Assistance Declarations were made in Texas.

⁶ Wildfires within Texas can be defined as wildland, interface, or intermix fires. This area, known as the Wildland Urban Interface (WUI), is where structures and other human improvements meet and intermingle with undeveloped wildland or vegetative fuels. A map of the WUI of Fredericksburg appears in [Appendix H](#).

Wildland fires are fueled almost exclusively by natural vegetation, while interface or intermix fires are urban/wildland fires in which vegetation and the built environment provide the fuel. With the semi-arid climate of the western, southern, and panhandle counties of the State, wildland fires are most common in the spring and summer months. Still, they can occur any time during the year, as evidenced by the winter wildfire Federal disaster declaration (DR-1624) in January 2006.

Tornadoes

A tornado is a rapidly rotating vortex or funnel of air extending groundward from a cumulonimbus cloud.

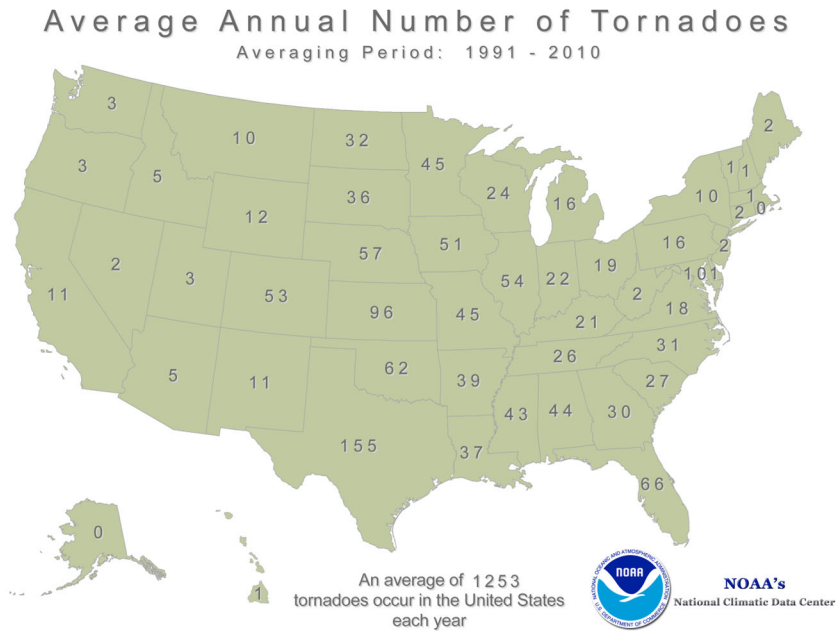
Tornadoes form in unusually violent thunderstorms when sufficient instability and wind shear are present in the lower atmosphere. Instability refers to hot and humid conditions in the lower atmosphere and possibly cooler-than-usual conditions in the upper atmosphere. Wind shear, in this case, refers to the change in wind direction and the increase in wind speed with height. An example would be a southerly wind of 15 mph at the surface, changing to a southwesterly or westerly wind of 50 mph at 5,000 feet altitude.

Many factors influence or cause the development of Tornadoes. Regardless of the cause, tornadoes are the most violent storms in nature. An average of 800 tornadoes are reported annually, resulting in 80 deaths and 1500 injuries. Tornadoes are a worldwide phenomenon, touching down on every continent except Antarctica.

Tornado wind and debris cause most of the structural damage suffered, but nearly half of the injuries from such disasters occur after the tornado has left, during rescue work

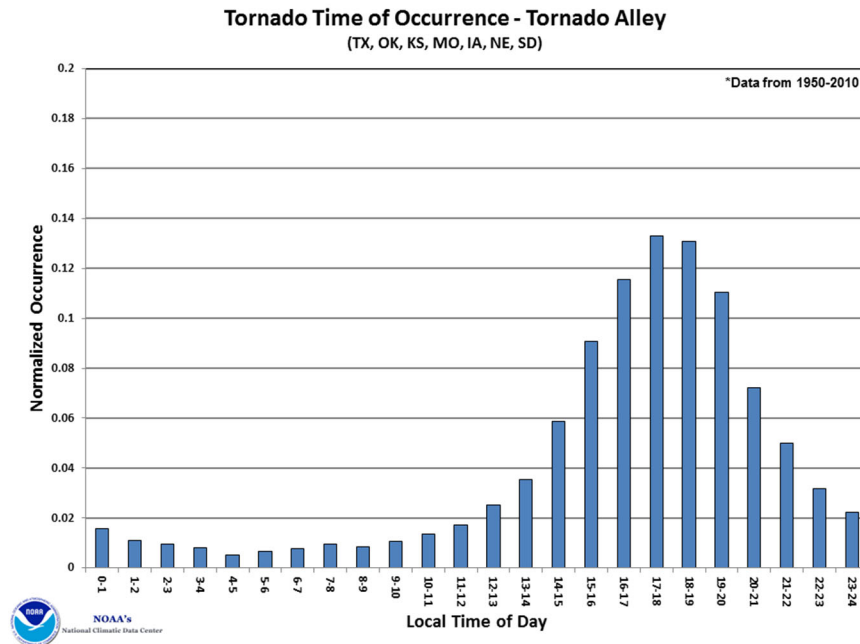
and cleanup. According to the Federal Emergency Management Agency, a third of these injuries come from stepping on nails.

Tornadoes can occur any time during the year but form most frequently in the spring and summer, depending on the location. They are most likely to appear between 3 p.m. and 9 p.m., but again, they can occur at any time of the day or night.



Texas has more tornadoes than any other state in the United States.

Tornadoes can occur any time of the day, but the peak occurrence is in the afternoon.



Lightning

Lightning is a discharge of electrical energy that results from the buildup of positive and negative charges in a thunderstorm, which creates a “bolt” when the buildup of charges becomes strong enough.

Since 2006, an average of 28 people have been killed annually by lightning. Hundreds of people are injured yearly by lightning strikes in the United States. Lightning is the second most common cause of weather-related deaths in Texas.

Lightning can strike communications equipment (e.g., radio or cell towers, antennae, satellite dishes, etc.) and hamper communication and emergency response. Lightning strikes can also cause significant damage to buildings, critical facilities, and infrastructure, mainly by igniting a fire. Lightning can also ignite a wildfire. ⁷

⁷ FEMA Mitigation Ideas Handbook

Understanding Severe Thunderstorm Risk Categories					
THUNDERSTORMS (no label)	1 - MARGINAL (MRGL)	2 - SLIGHT (SLGT)	3 - ENHANCED (ENH)	4 - MODERATE (MDT)	5 - HIGH (HIGH)
No severe* thunderstorms expected	Isolated severe thunderstorms possible	Scattered severe storms possible	Numerous severe storms possible	Widespread severe storms likely	Widespread severe storms expected
Lightning/flooding threats exist with all thunderstorms	Limited in duration and/or coverage and/or intensity	Short-lived and/or not widespread, isolated intense storms possible	More persistent and/or widespread, a few intense	Long-lived, widespread and intense	Long-lived, very widespread and particularly intense
					
- Winds to 40 mph - Small hail	- Winds 40-60 mph - Hail up to 1" - Low tornado risk	- One or two tornadoes - Reports of strong winds/wind damage - Hail ~1", isolated 2"	- A few tornadoes - Several reports of wind damage - Damaging hail, 1 - 2"	- Strong tornadoes - Widespread wind damage - Destructive hail, 2" +	- Tornado outbreak - Derecho
* NWS defines a severe thunderstorm as measured wind gusts to at least 58 mph, and/or hail to at least one inch in diameter, and/or a tornado. All thunderstorm categories imply lightning and the potential for flooding. Categories are also tied to the probability of a severe weather event within 25 miles of your location.					
 National Weather Service www.spc.noaa.gov 					

As noted above, lightning can exist in all thunderstorms.

Hail

Hail is precipitation in small balls or lumps, usually consisting of concentric layers of clear ice and compact snow.

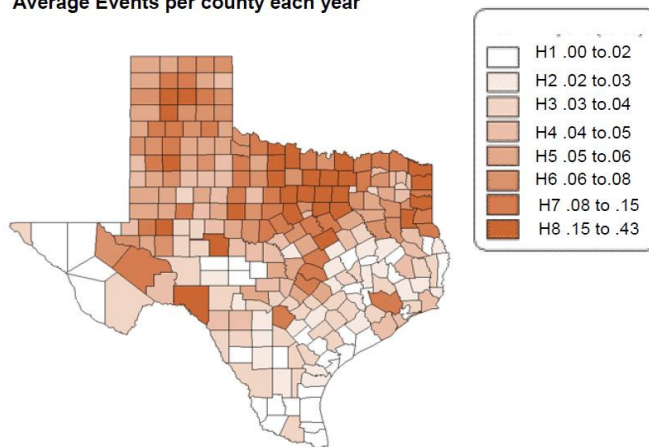
There are, on average, 5,000 hailstorms in the United States yearly. Texas has, on average, 600 hailstorms per year. From 2017 to 2019, there were 638,000 insurance claims in Texas for hail damage.

The following chart explains the NOAA/TORRO Hailstorm Intensity scale shown on the map below.

Size Code	Intensity Category	Typical Hail Diameter (Inches)	Approximate Size	Typical Damage Impacts
H0	Hard Hail	Up to 0.33	Pea	No Damage
H1	Potentially Damaging	0.33 – 0.60	Marble or Mothball	Slight Damage to plants, Crops
H2	Potentially Damaging	0.60 – 0.80	Dime or Grape	Significant Damage to Fruit, Crops, Vegetation
H3	Severe	0.80 – 1.20	Nickel to quarter	Severe damage to fruit and crops, damage to grass and plastic structures, and paint and wood scores.

H4	Severe	1.2 – 1.6	Half Dollar to Ping Pong Ball	Widespread glass damage, vehicle bodywork damage
H5	Destructive	1.6 – 2.0	Silver Dollar to Golf Ball	The wholesale destruction of glass, damage to tiled roofs, and significant risk of injuries
H6	Destructive	2.0 -2.4	Lime or Egg	Aircraft bodywork is dented, and brick walls pitted
H7	Very Destructive	2.4 – 3.0	Tennis Ball	Severe roof damage, risk of serious injuries
H8	Very Destructive	3.0 – 3.5	Baseball to Orange	Severe damage to aircraft bodywork
H9	Super Hailstorm	3.5 -4.0	Grapefruit	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open
H10	Super Hailstorm	4+	Softball and UP	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open

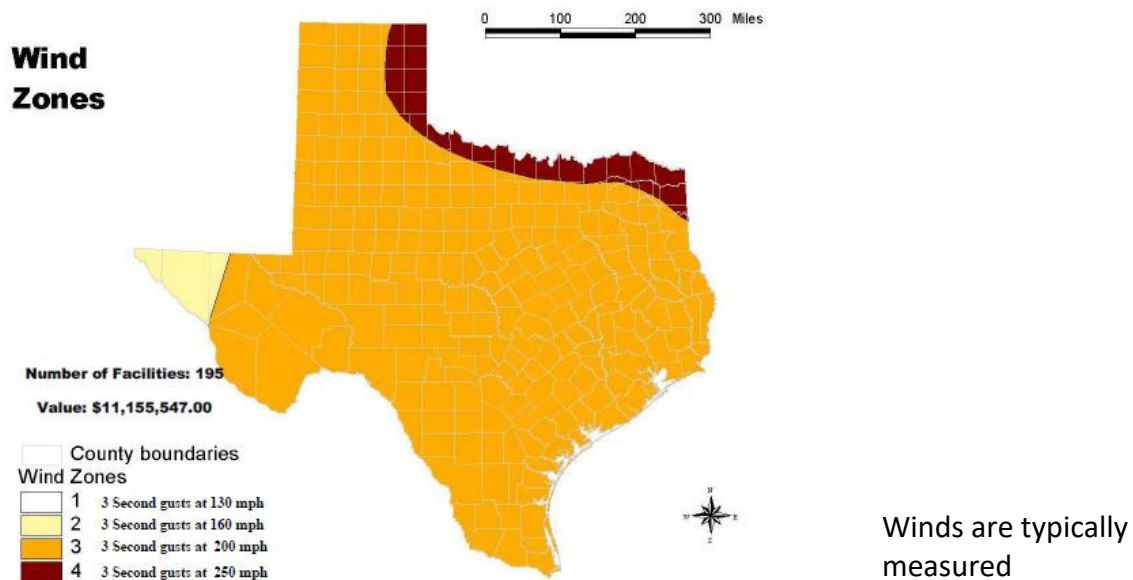
Texas Hail Map, 15 years of NCDC record, Severe Hail (H3 over ¾ inch Average Events per county each year



Windstorm

Windstorms are storms marked by high winds with little or no precipitation.

Extreme winds other than tornadoes are experienced in all regions of the United States. Extreme windstorm events are associated with tropical cyclones, severe thunderstorms, and downbursts. Winds can vary from zero at ground level to 200 mph in the upper atmospheric jet stream. The Texas Panhandle is most vulnerable to windstorms as few trees are there to provide a natural windbreak or barrier.



Winds are typically measured according to the Beaufort Wind Scale. This scale, along with the type of damage typically caused by winds of a given velocity, is presented in the following table:

Beaufort wind scale for land					
The Beaufort wind scale begins at zero with wind speeds of less than one mile per hour					
1 Wind speed 1-3mph	2 Wind speed 4-7mph	3 Wind speed 8-12mph	4 Wind speed 13-18mph	5 Wind speed 19-24mph	6 Wind speed 25-31mph
Light air: smoke drifts in wind direction	Light breeze: wind felt on face, leaves rustle, wind vane moves	Gentle breeze: leaves, small twigs in motion, light flags extended	Moderate breeze: small branches move, dust, leaves and loose paper raised up	Fresh breeze: small trees in leaf begin to sway	Strong breeze: large branches move, wind whistles in wires
7 Wind speed 32-38mph	8 Wind speed 39-46mph	9 Wind speed 47-54mph	10 Wind speed 55-63 mph	11 Wind speed 64-72mph	12 Wind speed 73mph plus
Near gale: whole trees move, resistance felt walking against wind	Gale: twigs and small branches break off trees	Strong gale: slight structural damage, slates blown off roofs	Whole gale: trees broken, structural damage	Storm: widespread damage	Hurricane force: violence and destruction

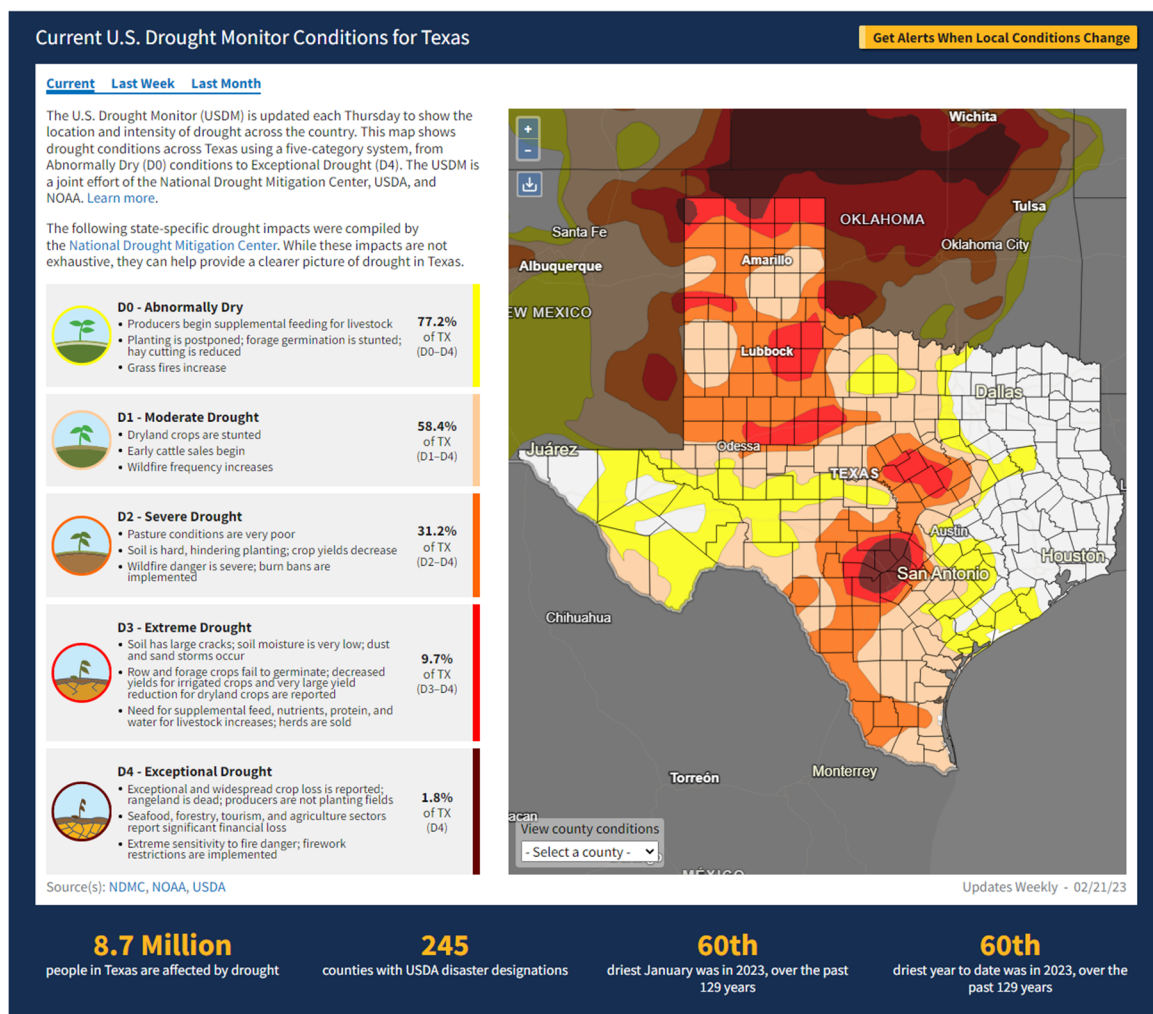
Press Association Graphic

Drought

Drought is the consequence of a natural reduction in the precipitation expected over an extended period, usually a season or more in length.

Drought is often considered a condition of climatic dryness severe enough to reduce soil moisture and water supplies below the requirements to sustain average plant, animal, and human life. Every decade in the 20th century, Texas was a victim of one or more severe droughts.

Texas has been the victim of numerous droughts. As of 2023, Texas is in a disaster declaration due to drought. Although the drought is not as widespread as in 2011, Gillespie County has endured exceptional drought conditions.



The Palmer Drought Severity Index (PDSI) was developed to classify drought conditions.

In 1965, Wayne Palmer developed an index to "measure the departure of the moisture supply." Palmer based his index on the supply-and-demand concept of the water balance equation, considering more than only the precipitation deficit at specific locations. The objective of the PDSI, as this index is now called, was to provide a measurement of moisture conditions that were "standardized" so that comparisons using the index could be made between locations and between months. PDSI is based on precipitation and temperature. The PDSI can, therefore, be applied to any site for which sufficient precipitation and temperature data is available. The PDSI varies roughly between -4.0 and +4.0. Weekly PDSI values are calculated for the Climate Divisions during every growing season and are on the Internet from the Climate Prediction Center.

The index has proven most effective in determining long-term drought in several months, but it is not as good with conditions over a matter of weeks. It uses a 0 as usual, and drought is shown in terms of negative numbers; for example, negative 2 is moderate drought, negative 3 is severe drought, and negative 4 is extreme drought. Palmer's algorithm also describes wet spells using corresponding positive numbers. Palmer also developed a formula for standardizing drought calculations for each location based on the variability of precipitation and temperature at that location.

PDSI CLASSIFICATION FOR DRY AND WET PERIODS

4.00 or more	Extremely Wet
3.00 to 3.99	Very Wet
2.00 to 2.99	Moderately Wet
1.00 to 1.99	Slightly Wet
0.50 to 0.99	Incipient Wet Spell
0.49 to -0.49	Near Normal
-0.50 to -0.99	Incipient Dry Spell
-1.00 to -1.99	Mild Drought
-2.00 to -2.99	Moderate Drought
-3.00 to -3.99	Severe Drought
-4.00 or less	Extreme Drought

Extreme Heat

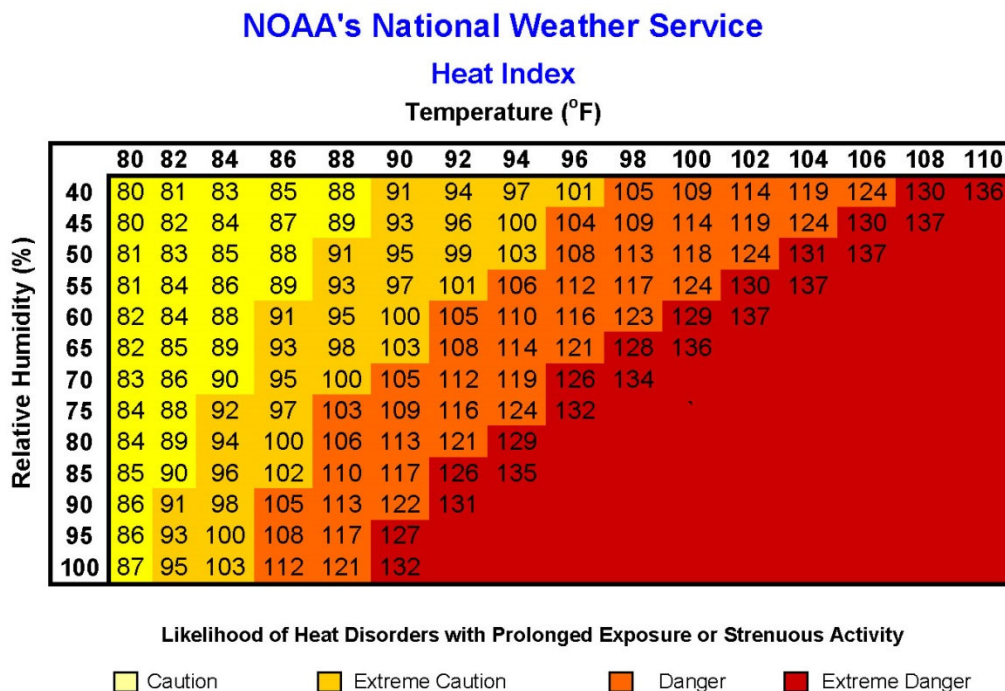
Extreme Heat is a combination of very high temperatures and exceptionally humid conditions.

When persisting over some time, it is called a heat wave. All of Texas is vulnerable to extreme heat, but most is in West Texas. There is no standard designation for an extremely hot day. It is a complex number assigned by local National Weather Service

(NWS) regions based on the heat index, time of year, and area of the country. Thus, a heat index of 105 in Austin, Texas, in July is considered routine. The same index in New York City in August would warrant an extreme heat warning.

Heat-related deaths and illnesses are preventable, yet annually, many people succumb to extreme heat. Extreme heat caused 7,415 heat-related deaths in the United States from 1999 to 2010. Extreme heat kills more people than hurricanes, floods, tornadoes, and lightning combined, according to the National Weather Service. In 2001, 300 deaths were caused by excessive heat exposure.

People suffer heat-related illnesses when their bodies cannot compensate and properly cool themselves. The body normally cools itself by sweating. But under some conditions, sweating isn't enough. In such cases, a person's body temperature rises rapidly. Very high body temperatures may damage the brain or other vital organs.



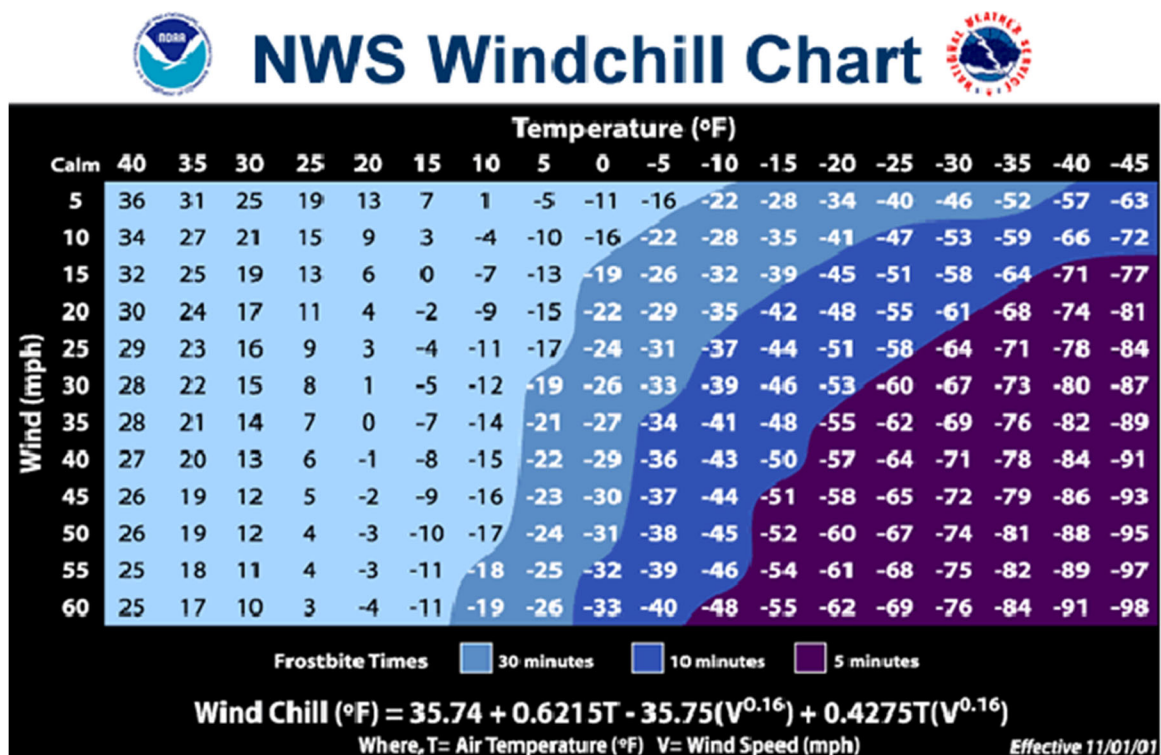
Severe Winter Storm

Severe winter storms are defined as extreme cold and heavy concentrations of snowfall or ice.

Winter storms in Texas, although not as numerous as in our neighboring states to the north, do occur often enough and with enough severity to be a threat to people and property. Texans are most familiar with snowstorms, blizzards, cold waves, and ice

storms. Generally, the winter storm season in Texas runs from late November to mid-March, although severe winter weather has occurred as early as October and as late as May in some locations.

Wind chill temperature measures how cold the wind makes the actual air temperature feel to the human body. Since wind can dramatically accelerate heat loss from the body, a windy 30° day would feel just as cold as a calm day with 0° temperatures. The index was created in 1870, and on November 1, 2001, the NWS released a more scientifically accurate equation that is used today. The chart below is a method for calculating wind chill. (Please note that it is not applicable in calm winds or when temperatures are over 50°).



Hurricane

A tropical cyclone is a low-pressure area of closed circulation winds originating over tropical waters.

Hurricanes, tropical storms, and typhoons, collectively known as tropical cyclones, are among the most devastating naturally occurring hazards in the United States and its territories.

In the North Atlantic and Central and South Pacific basins east of the International Date Line, tropical cyclones with wind speeds between 39 and 74 mph are commonly known as Tropical Storms. When wind speeds exceed 74 mph, they are widely known as hurricanes. Tropical Storms are annual events occurring from May through November with varying intensities and levels of destruction. Tropical Storms primarily cause severe flooding and frequent loss of life by citizens unfamiliar with the road and drive into flooded stream crossings and low-lying areas. Hurricanes, however, occur less frequently, and residents along the Texas Gulf Coast have a good chance of living many years there without experiencing a hurricane. However, none of the Texas coastal areas are immune from hurricanes. Since 1953, Texas has experienced 23 Federal disaster declarations due to hurricane/ tropical storm events, the most recent events being Hurricane Dolly (DR 1780), which was declared on July 24, 2008, Hurricane Ike (DR-1791) which was declared on September 13, 2008, and Hurricane Alex (DR-1931) that was declared on September 16, 2010.

Hurricanes are rated according to the Saffir-Simpson Hurricane Wind Scale on page 46. This scale classifies storm intensity by wind velocity and describes the damage that can be expected with each intensity level.

Category	Sustained Winds	Types of Damage Due to Hurricane Winds
1	74-95 mph	Very dangerous winds will produce some damage: Well-constructed frame homes could have damage to roof, siding, and gutters. Large branches of trees will snap and shallowly rooted trees may be toppled. Extensive damage to power lines and poles are likely to result in power outages that could last up to several days.
	64-82 kt	
	119-153 km/h	
2	96-110 mph	Extremely dangerous winds will cause extensive damage: Well-constructed frame homes could sustain major roof and siding damage. Many shallowly rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.
	83-95 kt	
	154-177 km/h	
3 (major)	111-129 mph	Devastating damage will occur: Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
	96-112 kt	
	178-208 km/h	
4 (major)	130-156 mph	Catastrophic damage will occur: Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
	113-136 kt	
	209-251 km/h	
5 (major)	157 mph or higher	Catastrophic damage will occur: A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
	137 kt or higher	
	252 km/h or higher	

Coastal Erosion

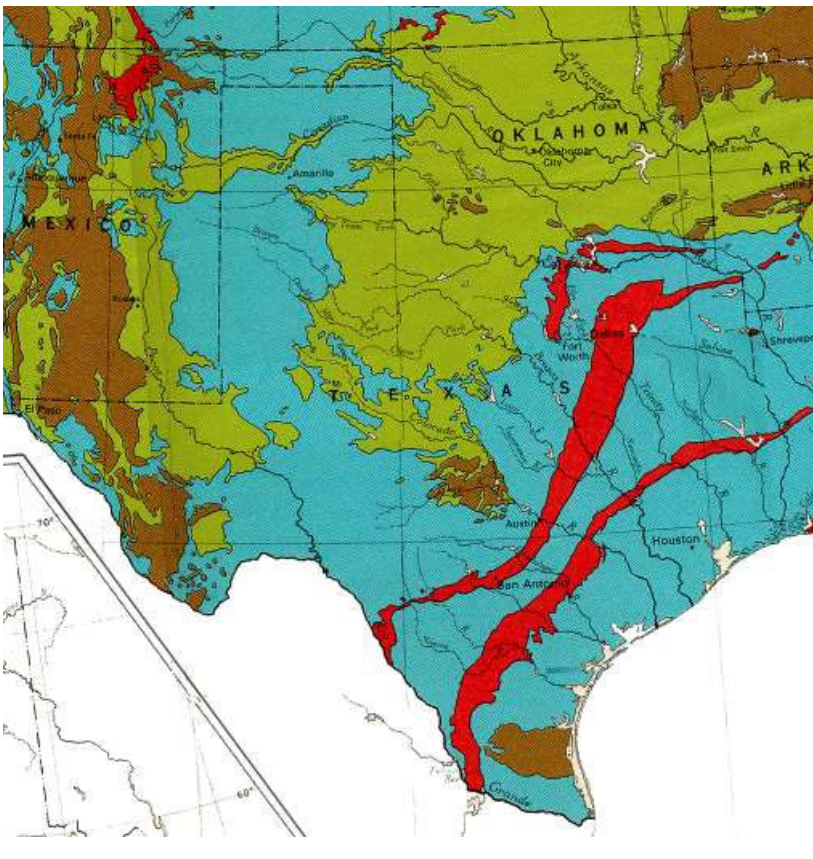
Coastal Erosion is a hydrologic hazard defined as the wearing away of land and loss of beach, shoreline, or dune material due to natural coastal processes or manmade influences.

The Texas Gulf Coast has a barrier islands and peninsula system, which protects numerous bays and inlets from oncoming waves. These features are relatively young; most are less than 7,000 years of age. These primarily sandy islands have become in great demand for residential and recreational development.

The eighteen coastal counties within the Texas Coastal Management Program Boundary (Map 1.1) are home to 5.2 million residents, which comprise 25 percent of the state's population (2000 U.S. Census). The highest population density is generally located on the Upper Texas Coast.⁸

Expansive Soils

Expansive soils are soils and soft rocks that tend to swell or shrink due to changes in moisture content.



Changes in soil volume are primarily hazardous to structures built on expansive soils. The most extensive damage occurs to highways and streets. In Texas, the most expansive soils are located in a band 200 miles west of the coastline, stretching approximately from Beaumont to Brownsville. Another band of expansive soils stretches from Laredo northeast through San Antonio, Austin, and Dallas along an area also known as the I-35

corridor. These areas receive the most moisture and are also vulnerable to droughts, which can cause the soils to expand and contract.

MAP LEGEND	
	Unit contains abundant clay having high swelling potential
	Part of unit (generally less than 50%) consists of clay having high swelling potential
	Unit contains abundant clay having slight to moderate swelling potential
	Part of unit (generally less than 50%) consists of clay having slight to moderate swelling potential
	Unit contains little or no swelling clay
	Data insufficient to indicate clay content of unit and/or swelling potential of clay (Shown in westernmost states only)

Earthquake

Earthquakes shake or tremble the earth, which is volcanic or tectonic in origin.

Earthquakes do occur in Texas. There have been over 15,000 earthquakes in Texas since 1931, an average of 183 per year. The largest earthquake happened in 1931, recorded at 5.8 magnitudes, and took place Southwest of Valentine.

In four regions within Texas, there have been historical earthquakes that indicate potential earthquake hazards. Two regions, near El Paso and in the Panhandle, should expect earthquakes with magnitudes of about 5.5-6.0 to occur every 50-100 years, and even more significant earthquakes are possible. In northeastern Texas, the greatest hazard is from large earthquakes (magnitude seven or above) that might occur outside of Texas, particularly in Oklahoma or Missouri-Tennessee. In south-central Texas, the hazard is generally low, but residents should be aware that small earthquakes can occur there, including some that are triggered by oil or gas production. Elsewhere in Texas, earthquakes are exceedingly rare. However, the hazard level is not zero anywhere in Texas; small earthquakes are possible almost anywhere, and all regions face ill effects from large, distant earthquakes.

Land Subsidence

Land subsidence is defined as the loss of surface elevation due to the removal of subsurface support.

The principal causes are aquifer-system compaction, drainage of organic soils, underground mining, hydro-compaction, natural compaction, sinkholes, and thawing permafrost. More than 80 percent of the identified subsidence in the United States is a consequence of the exploitation of underground water, and the increasing development

of land and water resources threatens to exacerbate existing land-subsidence problems and initiate new ones. Land subsidence is an often-overlooked environmental consequence of our land- and water-use practices in many areas of the arid Southwest and more humid areas underlain by soluble rocks such as limestone, gypsum, or salt.⁹

The location of land subsidence in Texas would most likely be along the Texas Gulf Coast counties, where the removal of subsurface support (such as groundwater) could cause the loss of surface elevation. High-risk counties include Orange, Jefferson, Chambers, Harris, Galveston, Brazoria, Matagorda, Calhoun, Aransas, San Patricio, Nueces, Kleberg, Kenedy, Willacy, and Cameron.¹⁰

Dam Failure

A dam failure is defined as a systematic failure of the dam structure resulting in the uncontrolled release of water, often resulting in floods that could exceed the 100-year floodplain boundaries.

A dam failure could create mass fatalities, structural damage, and a cascading potential if a populated area is below the dam structure.¹¹

Historically, Texas has had over 136 documented dam failures. At least two of those failures resulted in the loss of life. In 1900, 25 people were killed when the Lake Austin Dam on the Colorado River at Austin failed. In 1989, one man was killed when the Nix Lake Dam in Rusk County failed. Considering the serious dam failure problems other states have experienced, Texas is extremely fortunate that no more lives have been lost. This becomes more obvious when considering that 24% of inventoried dams in the state present a risk to human life, the high frequency of severe rainfall events, and Texas's burgeoning population. Most of the recent dam failures were small dams classified as low hazard. Texas has more dams listed in the National Inventory of Dams (NID) than any other State.

Dam owners are solely responsible for the dam's safety and liability and for financing its upkeep, upgrade, and repair. While most infrastructure facilities (roads, bridges, sewer systems, etc.) are owned by public entities, most dams in the United States are privately owned. Dams are owned and operated by individuals and many different types of entities.

Due to changes in the Dam Safety Program rules in January 2009, the definition of the dam was changed to remove small dams with no downstream hazard from the list of

⁹ US Geological Survey

¹⁰ State of Texas Hazard Mitigation Plan

¹¹ State of Texas Hazard Mitigation Plan 2010-2013

dams under the Texas Commission on Environmental Quality (TCEQ) jurisdiction. As a result, there are 7,272 dams in Texas, including all federal dams. These dams are over 6 feet high and have 50 acre-feet capacity at the top of the dam, many of which may pose a safety hazard to a downstream population. There are currently 1,031 dams, including federal dams, which are classified as high hazard, meaning if a failure occurs, there will likely be a loss of life. This classification does not necessarily mean that these dams need repair--these dams could be in excellent condition, or they could be in poor condition. The term "high-hazard" reflects the dam's potential for doing damage downstream should it fail. In addition, 737 dams are classified as a significant hazard, meaning there could be a loss of life if the dam fails.

There are an increasing number of these high-hazard structures--not because more high-hazard dams are being built, but because more development is occurring downstream. Owners of dams built as low-hazard dams are finding that the hazard classification has changed due to the increase in population downstream of the dams. The owners are now finding that their dams are deficient because they are no longer adequate to meet State regulations and need to be upgraded.

Annex A: Mitigation Plan for the City of Fredericksburg

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Hazard Analysis

Using the definitions established in [section 5](#) of this Plan, the City of Fredericksburg evaluated each natural disaster discussed in that section. The analysis and ranking of each hazard were done according to the following criteria:

1. Number of deaths or injuries caused in the jurisdiction by the identified hazards
2. The number of incidences of the identified hazard
3. The amount of monetary damage caused in the jurisdiction by the identified hazard
4. Input provided by committee members and local citizens, most of whom have lived their entire lives in the area

For each identified hazard, it is necessary to determine the probability that the hazard will affect the City of Fredericksburg again in the future. Since the weather is unpredictable from day to day in Texas, the probability was determined by dividing the number of occurrences of each hazard by a period. The period was determined by the data amount and the database's completeness for each hazard. For example, if there were five severe thunderstorms over ten years, there is a 50 % probability that a severe thunderstorm would affect the community in any given year.

Each hazard and its effects on the City of Fredericksburg are addressed in this Annex. All hazards addressed by the City of Fredericksburg are assumed to be a hazard within the city limits or a one-mile-wide area immediately adjacent to the city limits known as the Extra Territorial Jurisdiction (ETJ).

To assess a hazard, it is necessary to determine how likely it will occur again. The following methodology was utilized since it is impossible to predict the weather and the consequences of severe weather to a precise probability. If an event such as a flood occurs five times in 20 years, a flood would likely happen once every four years. Although not a precise statistical measurement, it explains how often this might happen to us in the future. It provides a method to assign mitigation priorities.

Climate change and population growth are two factors in planning events. Climate change is challenging to predict, and it is currently unknown how these conditions will affect the City of Fredericksburg for these specific events. These conditions are monitored and will be updated as needed. Population growth in the region is growing exponentially. The increase in the number of people living in the area tremendously impacts the planning for all these events. The growth will produce more structures in the WUI, and more impervious surfaces will be installed. These factors and the increased number of people that could be affected were considered hazards.

There were no new community priorities in assessing these hazards and mitigation actions.

Flood

Historically, the City of Fredericksburg has experienced many flood events. These are flash flood events where heavy rainfall produces significant runoff. The water levels on streets and roadways quickly rise and quickly fall. In July 2007, a flood in Fredericksburg resulted in 1 death. Recent floods include the following events:

2015: On May 24, 2015, the statewide flooding event that resulted in the Federal Disaster Declaration 4223 also affected Gillespie County and the City of Fredericksburg. The Mayor of Fredericksburg issued a disaster declaration, and the city was subsequently included in the Federal Disaster Declaration. Repair costs for damage done to city streets during this flooding event totaled \$10,945.52.

2016: On May 25, 2016, heavy showers of rain associated with the massive rain system and the strong El Nino weather pattern affecting the state also affected Gillespie County. Heavy rains occurred over the entire area during May. On May 25th, over 5 inches of rain fell in a 1-hour time frame in the early morning hours, flooding several areas to a depth of up to 5 feet. Flooding depths ranged from several inches to over 5 feet in several locations throughout the city. The Fredericksburg Fire Department conducted one high-water rescue during this event.

Flooding within the Fredericksburg city limits often occurs at the following locations:

- Highway Street Approaching US 290 East
- 600 Block of East Creek Street
- The intersection of North Llano and College Street
- Edison and Creek Street
- Bowie and Peach Street
- 800 Block of West San Antonio Street
- The intersection of Schubert and Edison
- Bowie and Creek Street
- Travis and Edison
- Acorn Street near Peach Street

The water depth over the road at these locations varies with the amount of rainfall, the rate of rainfall, and the amount of rain that might have fallen previously. The water depth over these roads has ranged from an inch to over 5 feet.

The City of Fredericksburg Flood Hazard Reduction Ordinance bases substantial damage on costs exceeding 50 percent of the market value when the damage occurred or before the start of construction, respectively. As part of the City's floodplain development permitting process, which applies to all development (defined as any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials) within a particular flood hazard area, the applicant is required to provide the estimated cost of the project and if the project/improvement will exceed 50% of the market value. This information is then reviewed against market and insurance data for confirmation.

There are no critical facilities located in a floodplain in Fredericksburg.

Location

Locations of flood Zones A and AE in The City of Fredericksburg, based on the Digital Flood Insurance Rate Map (DFIRM) from FEMA, are illustrated in [Appendix I](#).

Impact and Extent of Future Threat

Without some mitigation action, flood depths of 5 feet or more significant will likely occur. During these events, bridges, buildings, utilities, and roads may be destroyed or damaged; of course, our citizens are vulnerable to the force and depth of the running water.

No critical facilities for the City of Fredericksburg are located in a floodplain.

Flooding is the deadliest natural disaster in the U.S. each year, and it poses a constant and significant threat to the health and safety of the people in the planning area.

Impacts on Fredericksburg can include:

- Flood-related rescues may be necessary at swift water and low water crossings or in flooded neighborhoods where roads have become impassable, placing first responders in harm's way.
- Evacuations may be required for entire neighborhoods because of rising floodwaters, further taxing limited response capabilities, and increasing sheltering needs for displaced residents.
- Health risks and threats to residents are elevated after the flood waters have receded due to contaminated flood waters (untreated sewage and hazardous chemicals) and mold growth typical in flooded buildings and homes.
- Significant flood events often result in widespread power outages, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.
- An extended power outage can result in increased structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their home with alternate, unsafe cooking or heating devices, such as grills.
- Floods can destroy or make residential structures uninhabitable, requiring shelter or relocation of residents in the aftermath of the event.
- First responders are exposed to downed power lines, contaminated and potentially unstable debris, hazardous materials, and generally unsafe conditions, elevating the risk of injury to first responders and potentially diminishing emergency response capabilities.
- Emergency operations and services may be significantly impacted due to damaged facilities.
- Significant flooding can result in the inability of emergency response vehicles to access areas of the community.
- Critical staff may suffer personal losses or be otherwise impacted by a flood event and unable to report for duty, limiting response capabilities.
- City or county departments may be flooded, delaying response and recovery efforts for the entire community.
- Private sector entities that the City and its residents rely on, such as utility providers, financial institutions, and medical care providers, may not be fully operational and require assistance from neighboring communities until complete services can be restored.
- Damage to infrastructure may slow economic recovery since repairs may be extensive and lengthy.
- Some businesses not directly damaged by the flood may be negatively impacted while utilities are restored, or water recedes, further slowing economic recovery.
- When the community is affected by significant property damage, it is anticipated that funding would be required for infrastructure repair and

restoration, temporary services and facilities, overtime pay for responders, and regular day-to-day operating expenses.

- Displaced residents may be unable to return to work immediately, furthering economic recovery.
- Residential structures substantially damaged by a flood may not be rebuilt for years, and uninsured or underinsured residential structures may never be rebuilt, reducing the tax base for the community.

Vulnerabilities:

All infrastructure listed in Appendix B

A property's vulnerability to a flood depends on its location and proximity to the floodplain. Structures along the banks of a waterway are the most vulnerable and often repetitive loss structures. No critical facilities within the city limits of Fredericksburg lie within a designated flood zone. Further, per city ordinance, no new construction is allowed within a designated flood zone. However, roads, utility infrastructure, and older, pre-existing houses built before the enactment of current city ordinances remain vulnerable to flooding.

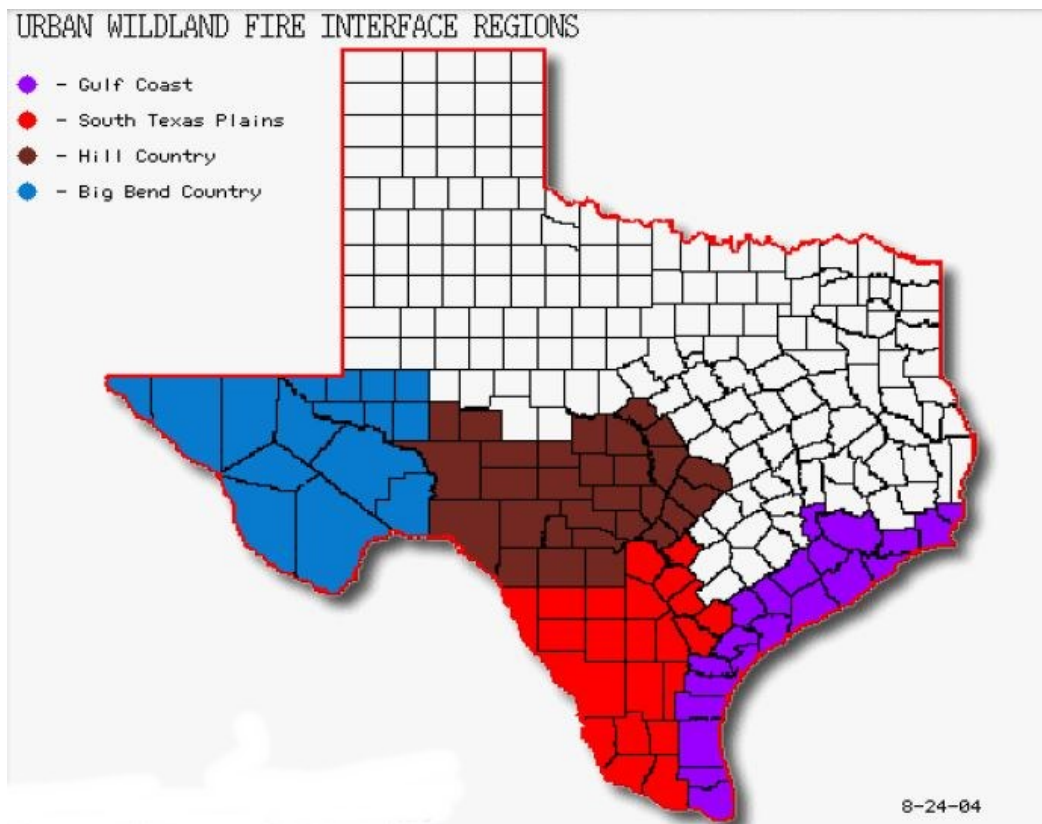
The potential impacts of flooding in Fredericksburg include but are not limited to the financial costs of replacing or rebuilding roads and bridges and utilities, disruption of transportation, costs incurred by private citizens to repair or rebuild homes and structures damaged by the flooding, and potential loss of tax revenue from a disruption of tourism in the city.

Given the frequency of flooding in the past ten years, there is a 10% probability that a flooding event will occur in Fredericksburg in any given year, with the possibility of at least one flooding event every year. Flooding is a hazard to Fredericksburg and will be included in this hazard mitigation plan.

Wildfire

Wildfire within the Fredericksburg city limits is not the same problem as in the unincorporated areas in Gillespie County. The primary wildfire problem faced by the City of Fredericksburg is a fire in the urban/wildland fire interface area. Wildland fires are fueled almost exclusively by natural vegetation, while Interface or intermix fires are urban/wildland fires in which vegetation and the built environment provide the fuel.¹²

Fredericksburg and unincorporated Gillespie County are part of the Hill Country Urban Wildland Fire Interface Region.



Please see [Appendix H](#) for a map showing Fredericksburg's Wildfire Urban Interface area.

As noted in this plan, new growth in and around Fredericksburg will occur outside the city limits. New housing projects are being proposed just outside the city limits with the expectation that the city will annex the projects either before the construction phase or immediately after construction is completed. This expansion will introduce new built-environment fuel into the predominantly rural landscape.

Between September 2011 and March 2016, the Fredericksburg Fire Department responded to 104 grass fires, most of which occurred in or near the city limits of Fredericksburg. In 2016 alone, there were 40 calls for service for wildland fires. In 2022, Fredericksburg Fire/EMS responded to 162 wildland fires. This is a 400 percent increase in wildland fires in this time frame. As Fredericksburg expands, this number is expected to increase. Drought conditions and lightning, significant contributors to wildfire, are common in Fredericksburg and will contribute to wildfires in the future.

Location

Wildfires can vary significantly in size, location, intensity, and duration. While wildfires are not confined to any specific geographic location, they are most likely to occur in open grasslands. The threat to people and property from wildfire is more significant in

the fringe areas where developed areas meet open grasslands, such as the WUI. It is estimated that 50 percent of the total population in Fredericksburg lives within the WUI. However, the entire City of Fredericksburg planning area is at risk for wildfires.

Impact and Extent of Future Threat

For the duration of this plan, the extent and threat of wildfire to the City of Fredericksburg are considered equal to the frequency observed in the past. As the city expands and more land is annexed, the threat is expected to grow and will be re-evaluated as part of the development of the next Hazard Mitigation Plan.

In an average, non-drought year, the City of Fredericksburg can expect that between 50 and 75 acres will be consumed by wildfire, mainly in the WUI area. In a drought year, depending on the severity of the drought, the City of Fredericksburg can expect that between 75 and 100 acres will be consumed by wildfire, again mainly in the WUI area but also in areas near city parks and open fields within the city limits.

The potential impacts of Wildfire on the City of Fredericksburg include but are not limited to the possible loss of historic buildings and artifacts, possible loss or damage to homes and businesses, costs associated with extinguishing wildfire, potential injury or death to firefighters and civilian populations and destruction of utilities (power poles and lines and roads).

Even with some mitigation actions, the City of Fredericksburg will remain vulnerable to wildfire. Natural vegetation, drought, and human interaction with the natural environment by residents and visitors create the potential for a wildfire event.

A Wildfire event poses a potentially significant risk to public health and safety, mainly if the wildfire is initially unnoticed and spreads quickly. The impacts associated with a wildfire are not limited to direct damage. Potential implications for the planning area include:

- Persons in the area at the time of the fire are at risk for injury or death from burns and smoke inhalation.
- First responders are at greater risk of physical injury since they are near the hazard while extinguishing flames, protecting property, or evacuating residents.
- First responders can experience heart disease, respiratory problems, and other long-term related illnesses from prolonged exposure to smoke, chemicals, and heat.
- Emergency services may be disrupted during a wildfire if facilities are impacted, roadways are inaccessible, or personnel cannot report for duty.
- Critical city and county departments may be unable to function and provide necessary services depending on the location of the fire and the structures or personnel impacted.

- Non-critical businesses may be directly damaged, suffer the loss of utility services, or be otherwise inaccessible, delaying normal operations and slowing recovery.
- Displaced residents may be unable to return to work immediately, further slowing economic recovery.
- Roadways in or near the WUI could be damaged or closed due to smoke and limited visibility.
- Older homes are generally exempt from modern building code requirements, which may require fire suppression equipment.
- Some high-density neighborhoods feature small lots with structures close together, increasing the potential for fire to spread rapidly.
- Air pollution from smoke may exacerbate respiratory problems of vulnerable residents.
- Charred ground after a wildfire cannot easily absorb rainwater, increasing the risk of flooding and potential mudflows.
- Wildfires can cause erosion, degrading stream water quality.
- Wildlife may be displaced or destroyed.
- Historical or cultural resources may be damaged or destroyed.
- Tourism can be significantly disrupted, further delaying economic recovery for the area.
- Economic disruption negatively impacts the programs and services the community provides due to short and long-term losses in revenue.
- Fire suppression costs can be substantial, exhausting the community's financial resources.
- Residential structures lost in a wildfire may not be rebuilt for years, reducing the tax base for the community.

Vulnerabilities

The following critical facilities would be vulnerable to wildfire events inside the Fredericksburg City Limits:

All infrastructure is listed in Appendix B.

During these events, lives are at risk, and homes, businesses, and utilities will be at risk of being destroyed. Wildfires can also negatively affect the local business climate, based mainly on tourism, causing a decline in the city's tax revenues and property values.

History indicates a nearly 100% chance that wildfire will threaten Fredericksburg in any given year. Wildfire is considered a hazard in Fredericksburg and will be included in this hazard mitigation plan.

Tornadoes

The City of Fredericksburg and Gillespie County is in the southwestern portion of the “Tornado Alley” area. The American Meteorological Society defines Tornado Alley as the corridor stretching from central Texas northward into Oklahoma, Kansas, and Nebraska eastward into central Illinois and Indiana. This region contains the maximum tornado frequency in the continental United States. However, recent research at the NOAA National Severe Storm Laboratory has focused on the likelihood that tornadoes will cause significant damage in a much larger region. They designate a swath from central Texas northward to South Dakota as having the greatest risk of “significant tornadoes.” Such twisters are rated EF2 or higher on the Enhanced Fujita Tornado Scale and have winds over 111 mph.¹³

The Enhanced Fujita Scale measures tornado intensity. This scale was accepted as the measuring standard for tornadoes in the United States on February 1, 2007, as an improvement to the original Fujita scale.

ENHANCED FUJITA SCALE

EF SCALE: THE ENHANCED FUJITA SCALE
CLASSIFIES TORNADOES INTO THE
FOLLOWING CATEGORIES.

EF0...WEAK.....65 TO 85 MPH
EF1...WEAK.....86 TO 110 MPH
EF2...STRONG....111 TO 135 MPH
EF3...STRONG....136 TO 165 MPH
EF4...VIOLENT...166 TO 200 MPH
EF5...VIOLENT...>200 MPH



Enhanced Fujita



According to the NOAA Storm Events

Database, there have been 16 recorded tornadoes in Gillespie County from 1962 - 2017. Since 1999, there have been six recorded tornadoes in Gillespie County.¹⁴ One of these tornadoes touched down in Fredericksburg on November 16, 2004. The most recent tornadoes touched down on May 25, 2015, in Gillespie County near Cain City, about 2 miles northeast of the city. The tornado was verified as an EF-1 by the National Weather Service. The tornado destroyed a water pumping station owned by Fredericksburg, causing approximately \$300,000 in damage. As a result of this damage and flooding caused by the El Nino weather events throughout the State of Texas during May 2015, the Mayor of Fredericksburg declared a disaster. The City of Fredericksburg is included in the Federal Disaster Declaration # 4223.

The most significant tornado recorded in Gillespie County since 1999 is an EF-3. There have been 2 EF-1 tornadoes in Gillespie County since 2002, with one being in Fredericksburg.

As previously noted, the largest tornado recorded in Gillespie County is EF-3. Tornadoes are usually associated with thunderstorms, and as will be reported elsewhere in this plan, Fredericksburg is also vulnerable to this type of storm. Although not expected in this area, it would be unwise to rule out the possibility of an EF-5 tornado in Gillespie and Fredericksburg.

Several studies want to define vulnerability to tornadoes as a product of social vulnerability, build vulnerability, and tornado incidence. In the real world, in the event of a tornado in Fredericksburg, residents will be at extreme risk of death and injury if in the path of the storm. The partial or complete destruction of homes, businesses, and utilities will place a severe economic burden on the community. The loss of businesses and the tax revenue they generate will be a significant problem for the city as it seeks to recover from a tornado.

If tornadoes occur at approximately the same frequency in the future as they have, we can expect a tornado in Gillespie County about every 3.5 years, and any tornado in the county can conceivably strike Fredericksburg. Again, assuming that we can expect the same frequency and type of tornado in the future, this will probably be an EF-1, EF-2, or EF-3 tornado. Fredericksburg is potentially at risk for any tornado that occurs in Gillespie County.

Location

As with thunderstorms, tornadoes do not have a specific geographic boundary and can occur uniformly throughout the City of Fredericksburg. It is assumed that the City of Fredericksburg planning area is uniformly exposed to tornado activity. The City of Fredericksburg planning area is in Wind Zone III, where tornado winds can be as high as 200 mph.

Impact and Extent of Future Threat

Because tornadoes often cross jurisdictional boundaries, all existing and future buildings, facilities, and populations in Fredericksburg are considered exposed to this hazard and could be impacted. The damage caused by a tornado is typically a result of high wind velocity, wind-blown debris, lightning, and large hail.

The average tornado moves from southwest to northeast, but tornadoes have been known to move in any direction. Consequently, the vulnerability of humans and property is difficult to evaluate since tornadoes form at different strengths, in random locations, and create relatively narrow paths of destruction. Although tornadoes strike at random, making all buildings vulnerable, three types of structures are more likely to suffer damage:

- Manufactured Homes;
- Homes on crawlspaces (more susceptible to lift); and
- Buildings with large spans, such as shopping malls, gymnasiums, and factories.

Even with some mitigation actions, the City of Fredericksburg will remain vulnerable to Tornados. The possible impacts of a tornado are the potential to destroy personal and public property, kill residents and tourists, and damage schools, businesses, utilities, and historical landmarks. These losses can inflict significant psychological trauma on the community as well as cause major financial hardship for years to come.

The extent of the risk in the future in terms of frequency and intensity of tornados will be considered equal to the historical average of one tornado every 3.5 years.

Vulnerabilities

All infrastructure listed in Appendix B

Every citizen of the City of Fredericksburg is vulnerable to tornados. The possible loss of historic buildings and artifacts, possible loss or damage to homes and businesses, the costs associated with loss of revenue from destroyed business and tourist attractions, and the injury or death to civilian populations and destruction of utilities (power poles and lines and roads) are examples of some of the ways our citizens are vulnerable to these destructive storms.

50-year history suggests that there is about a 30% chance of a tornado occurring in Gillespie County in any given year and about a 2% chance of a tornado touching down in Fredericksburg in any given year. Tornadoes are considered a hazard in Fredericksburg and will be included in this hazard mitigation plan.

Lightning

Section 3 of this document notes that lightning is produced by thunderstorms and may be produced by any thunderstorm. According to data from NOAA's severe storms database, Gillespie County will experience thunderstorms approximately 25 times yearly. Since any one of these storms can produce lightning, and since the exact timing and location of these storms are unpredictable, Fredericksburg must consider the possibility that each one of these 25 annual storms has the potential to move over the city, and with that comes the possibility of lightning, hail, high winds, and flooding.

This situation occurred on May 28, 2016, when a severe thunderstorm warning was issued for portions of Gillespie County, including Fredericksburg. Severe thunderstorms with cloud-to-ground lightning and baseball-sized hail were approaching the city from the Harper area during the peak hours of the annual Crawfish Festival held at Marketplatz on Main Street in Fredericksburg. The National Weather Service issued a severe thunderstorm warning for Fredericksburg and the surrounding area. This forced

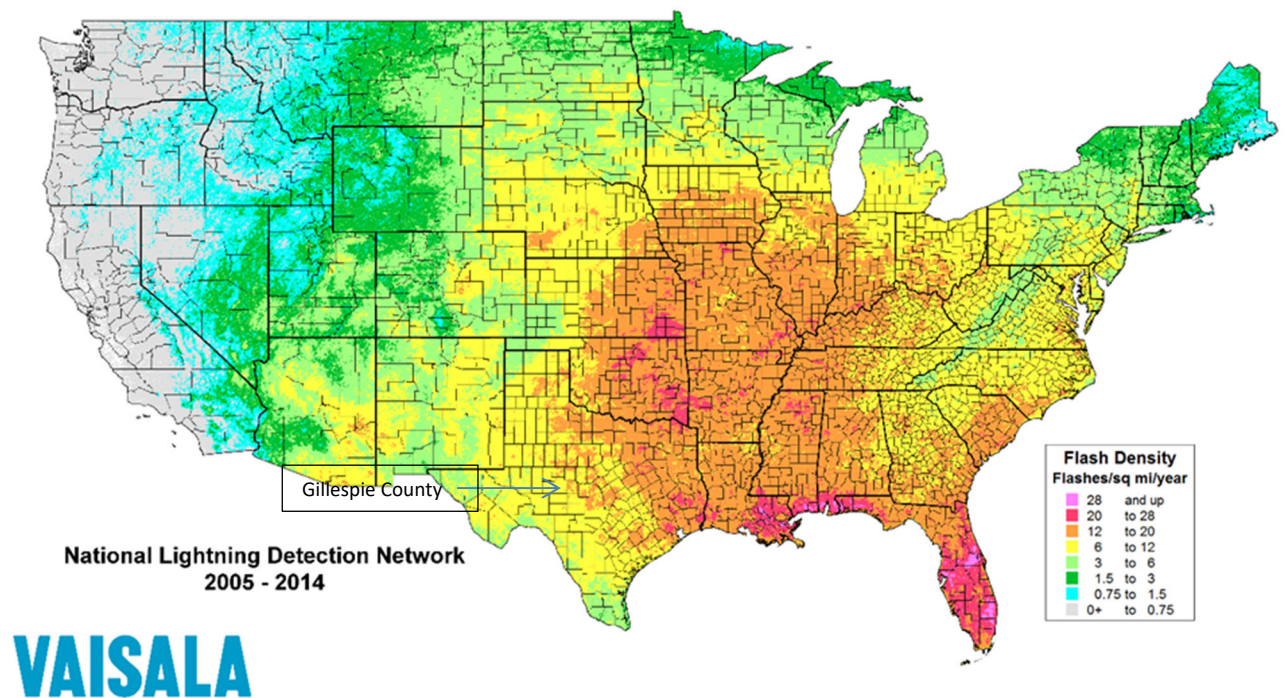
a voluntary evacuation of the festival that saw approximately 80% of the patrons leave, resulting in a loss of revenue for the organizers. Fortunately, the storm broke up before reaching the city, and there was no reported damage from this storm.

Lightning can strike virtually every square inch of the city of Fredericksburg. Lightning can carry an electric potential of more than 100 million volts and a current as strong as 100,000 amps. Compare that to a house, which only needs 200 volts and 220 amps.

As shown in the picture on page 64, Fredericksburg, located in Gillespie County, experienced between 6 and 12 lightning flashes per square mile per year. With a land mass totaling 1062 square miles, 6372 and 12,744 lightning flashes occur annually in Gillespie County.

Location

Lightning can strike in any geographic location and is common in Texas. The City of Fredericksburg is located in a region of the country that is moderately susceptible to lightning strikes. Therefore, lightning could occur at any location within the entire city. It is assumed that the whole city area is uniformly exposed to the threat of lightning.



Impact and Extent of Future Threat

Lightning events can pose a significant risk to people and create dangerous and demanding situations for public health and safety officials. As shown on the National Lightning Detection Network map above, Fredericksburg can expect up to 12 flashes of lightning per square mile of land mass per year, which is equal to 1741 lightning flashes

per year. In the future, we can expect the frequency of lightning strikes to remain the same. Impacts on the planning area can include:

- Fredericksburg is home to a thriving tourism industry. Lightning events could impact outdoor activities, placing visitors in imminent danger and potentially requiring emergency services.
- Individuals exposed to the storm can be directly struck, posing significant health risks and potential death.
- Structures can be damaged or crushed by falling trees damaged by lightning, resulting in physical harm to the occupants.
- Lightning strikes can result in widespread power outages, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.
- Extended power outages often increase structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their homes with alternate, unsafe cooking or heating devices, such as grills.
- Lightning strikes can be associated with structure fires and wildfires, creating additional risk to residents and first responders.
- Emergency operations and services may be significantly impacted due to power outages and loss of communications.
- City departments may be damaged, delaying response and recovery efforts for the entire community.
- Economic disruption due to power outages and fires negatively impacts the programs and services provided by the community due to short- and long-term losses in revenue.
- Some businesses not directly damaged by lightning events may be negatively impacted while utilities are restored, further slowing economic recovery.
- Businesses more reliant on utility infrastructure than others may suffer more significant damage without a backup power source.

Lightning impacts the community in many ways. Lightning strikes kill people, start fires, and destroy property. The massive electrical potential in a single bolt of lightning will kill or critically injure people and livestock. Lightning is the cause of both wildland fires and fires in homes and businesses. Lightning can destroy or disrupt utilities, such as electronic equipment, in homes and businesses. Baring rapid and severe climate change, in the future, we expect that the threat and impact of lightning in Fredericksburg will be at least as likely to occur as often as it has in the past.

In the future, we can expect lightning flashes to occur with at least the same frequency and intensity as we have seen in the past. The extent of the risk in the future in terms of frequency and number of strikes will be considered equal to the historical frequency in terms of the number and intensity of lightning strikes and the weather conditions that produce them.

Vulnerabilities

All infrastructure listed in Appendix B

Every citizen is vulnerable to lightning in several different ways. Lightning poses a direct threat to people (electrocution and burns), buildings, and utilities (mostly electrical grid-related utilities). The U.S. National Interagency Fire Center reported 9,000 wildland fires started by lightning from 2008-2012 that burned an average of 420 acres each. An average of four firefighters was killed per year from 2003- 2012 fighting lightning-caused fires, mostly in wildland fires. A recent study by the Insurance Information Institute states that over 100,000 homeowner insurance claims for lightning damages were paid for 2013 incidents in the U.S. for \$5869 each (Insurance Information Institute 2014). The result is that paid lightning-caused insurance claims represent about US \$3 per person annually. Much of this damage is due to electronic devices becoming more vulnerable and expensive than in the past. Communications towers that are struck by lightning may be disabled, disrupting communications.

The city of Fredericksburg estimates there is a 90% likelihood that lightning will threaten the city in any given year. Lightning is considered a hazard in Fredericksburg and will be included in this hazard mitigation plan.

Hail

Since 2002, 33 documented instances of hail have struck the ground in Fredericksburg. The most recent hailstorm in Fredericksburg occurred on May 27, 2022. Hailstones ranged from pea-sized hail to 1.5-inch diameter hail. Accurate dollar damage is challenging to find. However, the reported damage from these storms is \$200,000.¹⁵



As documented in the above photos, a hail storm that occurred on May 9, 2013, caused severe damage throughout the northwestern portions of Fredericksburg. Many cars,

roofs, and windows were damaged or destroyed.¹⁶ No reliable monetary damage figures are available on this storm. However, the photos below indicate the type of damage caused in the city.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future hailstorms will occur at the same frequency and intensity as they have in the past.

Location

Hailstorms are not confined to any specific geographic location and can vary significantly in size, location, intensity, and duration. All areas in the City of Fredericksburg planning area are equally exposed to this hazard.

Impact and Extent of Future Threat

Hail can have a significant economic impact in our area. Hailstones break windows, dent vehicles, strip crops, and can kill livestock and people. A hailstorm can devastate the economy of a small farming community in just a few minutes. It can also have a devastating effect on the hatching season of many game birds and other wildlife. We expect hail stones up to 3 inches in diameter may occur in future storms.

Hail events can pose a significant risk to people and create dangerous situations. Impacts on the planning area can include:

- Hail may create hazardous road conditions during and immediately following an event, delaying first responders from providing for or preserving public health and safety.
- Individuals and first responders exposed to the storm may be struck by hail, falling branches, or downed trees, resulting in injuries or possible fatalities.
- Residential structures can be damaged by falling trees, which can harm occupants physically.
- Large hail events will likely cause extensive roof damage to residential structures, siding damage, and broken windows, creating a spike in insurance claims and a rise in premiums.
- Automobile damage may be extensive depending on the hail's size and the storm's length.
- Hail events can result in power outages over widespread areas, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.

- An extended power outage can result in increased structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their home with alternate, unsafe cooking or heating devices, such as grills.
- First responders are exposed to downed power lines, damaged structures, hazardous spills, and debris often accompanying hail events, elevating the risk of injury to first responders and potentially diminishing emergency response capabilities.
- Downed power lines and large debris, such as downed trees, can result in the inability of emergency response vehicles to access areas of the community.
- Hazardous road conditions may prevent critical staff from reporting for duty, limiting response capabilities.
- Economic disruption negatively impacts the programs and services the community provides due to short and long-term losses in revenue.
- Some businesses not directly damaged by the hail event may be negatively impacted while roads are cleared and utilities are restored, further slowing economic recovery.

The extent of the risk in the future in terms of frequency, number, and severity of hailstorms will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce hail.

Vulnerability

All infrastructure listed in Appendix B

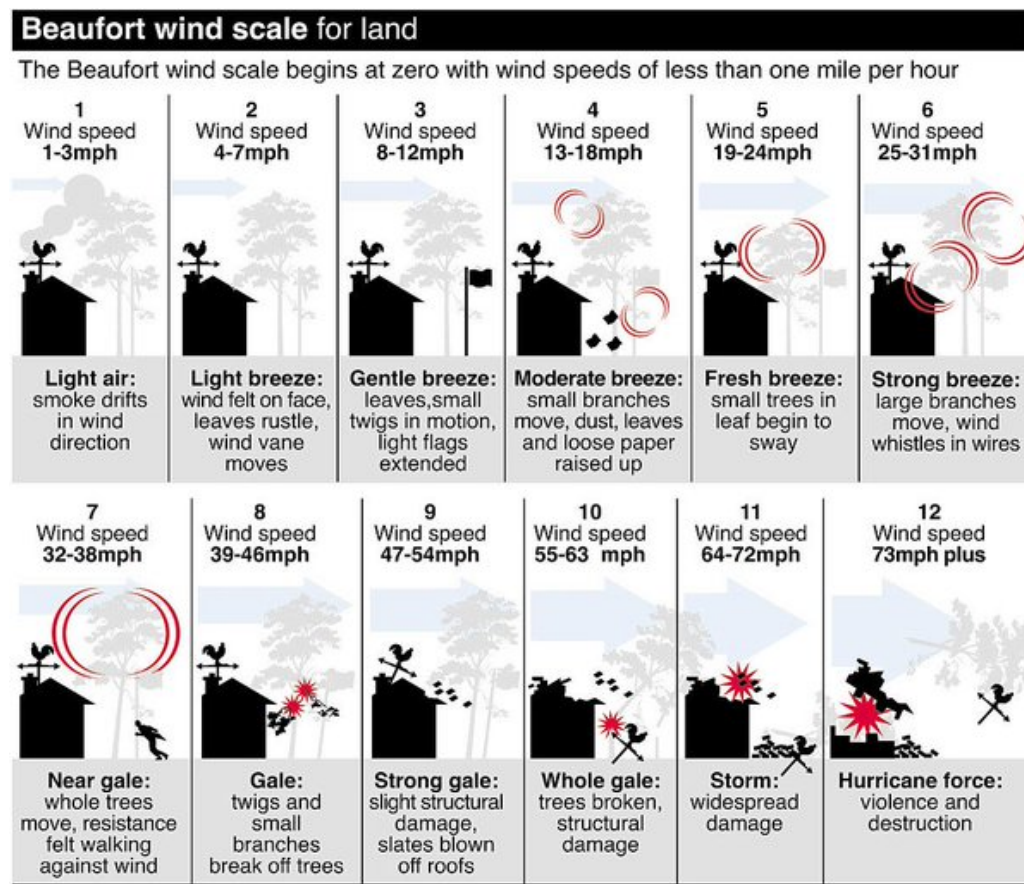
Farmers, cattlemen, owners, and operators of hunting ranches and wildlife operations, among others, are vulnerable to hail. Hail destroys crops, damages grazing/grasslands, and can kill small game animals and birds. Homeowners, business owners, owners of automobiles, and people who work outside in the elements are vulnerable to being injured in hailstorms.

As noted in section 3, any thunderstorm may cause hail, with severe thunderstorms producing hail up to 3 inches in diameter. There is virtually a 100% chance that hail will impact the city of Fredericksburg each year. Hail will be included in this hazard mitigation plan.

Windstorm

There have been seven documented windstorm events in Fredericksburg since 2022.¹⁷ The highest recorded wind during these storms was 70 kts on May 9, 2013. Wind gusts over 50 mph have been reported all seven times during this timeframe. There have been no reports of deaths or injuries due to these windstorms. A windstorm on July 14, 2022, resulted in significant roof damage to two local businesses.

Property damage is the most common issue associated with high winds. High winds uproot trees, cause powerlines to snap, damage roofs, and cause debris to damage buildings and automobiles. In Fredericksburg, the most common cause of high winds is thunderstorms traversing the area.



Press Association Graphic

As noted on the Beaufort wind scale, the highest reported wind value of 52 mph is considered a robust and gale-force wind capable of damaging structures, breaking limbs off trees, and dangerous roofs.

Windstorms may or may not be associated with thunderstorms traversing the county. If thunderstorms cause high winds, other hazards such as hail, lightning, or tornadoes may also be present.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future windstorms will occur at the same frequency and intensity as they have in the past.

Location

Windstorms are generally considered a common occurrence in Texas. Windstorms occur randomly, so it is impossible to predict where they will strike within The City of Fredericksburg. Thus, it is assumed that the entire city area is uniformly exposed to the threat of windstorms.

Impact and Extent of Future Threat

Windstorms impact the community by causing significant damage to crops, homes, buildings, and above-ground utilities. Debris thrown by high winds can break windows in cars and homes and strike and injure people, pets, and livestock. Insurance companies that have to pay out large claims due to windstorm damage are forced to raise insurance rates, which harms economic activity in the affected area. Referencing the Wind Zone Chart on [page 37](#), Fredericksburg is in Wind Zone 3 and subject to winds up to 3-second gusts of 200 MPH.

The extent of the risk in the future in terms of frequency, number, and severity of windstorms will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce dangerous windstorms.

Windstorm events can pose a significant risk to people and create dangerous and demanding situations for public health and safety officials. Impacts on Fredericksburg can include:

- Individuals exposed to the storm can be struck by flying debris, falling limbs, or downed trees, causing severe injury or death.
- Structures can be damaged or crushed by falling trees, resulting in physical harm to the occupants.
- Significant debris and downed trees can result in emergency response vehicles being unable to access areas of the community.
- Downed power lines may make roadways unsafe, preventing first responders from answering calls for assistance or rescue.
- During exceptionally heavy wind events, first responders may be prevented from responding to calls, as the winds may reach a speed at which their vehicles and equipment are unsafe to operate.

- Thunderstorm wind events often result in widespread power outages, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.
- Extended power outages often increase structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their homes with alternate, unsafe cooking or heating devices, such as grills.
- First responders are exposed to downed power lines, unstable and unusual debris, hazardous materials, and generally unsafe conditions.
- Emergency operations and services may be significantly impacted due to damaged facilities and loss of communications.
- Critical staff may be unable to report for duty, limiting response capabilities.
- City or county departments may be damaged, delaying response and recovery efforts for the entire community.
- Private sector entities that residents rely on, such as utility providers, financial institutions, and medical care providers, may not be fully operational and require assistance from neighboring communities until complete services can be restored.
- Economic disruption negatively impacts the programs and services the community provides due to short and long-term losses in revenue.
- Some businesses not directly damaged by wind events may be negatively impacted while roads are cleared and utilities are restored, further slowing economic recovery.
- Older structures built to less stringent building codes may suffer more significant damage as they are typically more vulnerable to thunderstorm winds.
- Large-scale wind events can have a significant economic impact on the affected area, as it must now fund expenses such as infrastructure repair and restoration, temporary services and facilities, overtime pay for responders, and regular day-to-day operating expenses.
- Businesses that are more reliant on utility infrastructure than others may suffer more significant damages without a backup power source.
- Recreational areas and parks may be damaged or inaccessible due to downed trees or debris, causing temporary impacts to area businesses.

Vulnerability

All infrastructure listed in Appendix B

People, buildings, and utilities are vulnerable to physical damage from windstorms. Airborne debris breaks windows, damages buildings, and harms people and animals. Utility poles can break in high winds, taking down power and communications systems and causing economic disruption in the affected area.

Drought

Drought is a fact of life in Fredericksburg. According to the United States drought monitor, The City of Fredericksburg and the entirety of Gillespie County were in drought conditions every day from May 2011 until June 2015.¹⁸ The county was again hit with drought from October 2017 until September 2018. Fredericksburg moved into drought conditions again in November 2020 and remained in those conditions. The NOAA National Severe Storms Database shows that long periods of drought occurred in Fredericksburg and throughout Gillespie County in 2005, 2008, 2011, 2017, and 2020. The drought periods ranged from abnormally dry conditions to long periods of exceptional drought, as defined by the Palmer Drought Category Index.

While there have been no reported deaths or injuries due to drought conditions in Fredericksburg, drought significantly impacts the city's residents. As aquifer levels fell, watering restrictions were implemented to preserve the local water supply. Trees, shrubs, and lawns dried up and died, forcing local merchants and residents to remove and replace dead vegetation.

Droughts are a significant problem for agricultural operations. Although there are no large agricultural operations in the city, Gillespie County has suffered substantial economic losses due to drought. These losses have translated into a reduced farm and ranch income in the county, which has harmed economic activity in Fredericksburg. For example, drought forced a reduction in cattle herds, which led to a loss of income for local feed stores.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future drought periods will occur at the same frequency and intensity as they have in the past. If the current theories concerning global warming are correct, the occurrence and duration of drought may become an even more significant hazard to Fredericksburg.

Location

Drought is an ordinary condition throughout Texas and the City of Fredericksburg. However, drought events can vary significantly in intensity and duration. There is no distinct geographic boundary to drought; therefore, it can occur throughout the City of Fredericksburg planning area.

Impact and Extent of Future Threat

In our community, drought includes economic impacts associated with crop loss and livestock loss in the county, wildfires, wind erosion of soils, the lack of food and drinking water for wild animals, and the loss or destruction of wildlife habitat. Other significant

¹⁸ Texas Drought Monitor

impacts are anxiety or depression caused by economic losses from drought, dust-related health problems, reduced incomes, and fewer recreational activities.

The Palmer Drought Index measures the extent of the duration and intensity of long-term drought-inducing circulation patterns. Long-term drought is cumulative, with the intensity of drought during the current month dependent upon the current weather patterns plus the cumulative patterns of previous months. The hydrological impacts of drought (e.g., reservoir levels, groundwater levels, etc.) take longer to develop. The Palmer Drought Index depicts the magnitude of drought, while the following table describes the classification descriptions.

Palmer Drought Index

Drought Index	Drought Condition Classifications							
	Extreme	Severe	Moderate	Normal	Moderately Moist	Very Moist	Extremely Moist	
Z Index	-2.75 and below	-2.00 to - 2.74	-1.25 to 1.99	-	-1.24 to +.99	+1.00 to +2.49	+2.50 to + 3.49	n/a
Meteorological	-4.00 and below	-3.00 to - 3.99	-2.00 to 2.99	-	-1.99 to +1.99	+2.00 to 2.99	+ +3.00 to + 3.99	+4.00 and above
Hydrological	-4.00 and below	-3.00 to - 3.99	-2.00 to 2.99	-	-1.99 to +1.99	+2.00 to 2.99	+ +3.00 to + 3.99	+4.00 and above

CATEGORY	DESCRIPTION	POSSIBLE IMPACTS	PALMER DROUGHT INDEX
D0	Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures; fire risk above average. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered.	-1.0 to -1.9
D1	Moderate Drought	Some damage to crops, pastures; fire risk high; streams, reservoirs, or wells low, some water shortages developing or imminent, voluntary water use restrictions requested.	-2.0 to -2.9
D2	Severe Drought	Crop or pasture losses likely; fire risk very high; water shortages common; water restrictions imposed.	-3.0 to -3.9
D3	Extreme Drought	Major crop/pasture losses; extreme fire danger; widespread water shortages or restrictions.	-4.0 to -4.9
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses; exceptional fire risk; shortages of water in reservoirs,	-5.0 or less

Drought is monitored nationwide by the National Drought Mitigation Center (NDMC). Indicators are used to describe broad-scale drought conditions across the United States. Indicators corresponding to the intensity of drought.

Based on the historical occurrences of drought and the location of Fredericksburg, the City of Fredericksburg can anticipate a range of droughts, from abnormally dry to exceptional or D0 to D4 based on the Palmer Drought Category.

Drought has the potential to impact people in Fredericksburg. While it is rare that drought, in and of itself, leads to a direct risk to the health and safety of people in the U.S., severe shortages could result in inadequate supply for human needs. Drought also is frequently associated with a variety of impacts, including:

- The number of health-related low-flow issues (e.g., diminished sewage flows, increased pollution concentrations, reduced firefighting capacity, and cross-connection contamination) will increase as the drought intensifies.
- Public safety from forest/range/wildfires will increase as water availability and pressure decreases.
- Respiratory ailments may increase as the air quality decreases.
- Jurisdictions and residents may disagree over water use/water rights, creating conflict.
- Political conflicts between municipalities, counties, states, and regions may increase.
- Increased law enforcement activities may be required to enforce water restrictions.
- Severe water shortages could result in inadequate supply for human needs and lower water quality for consumption.
- Firefighters may have limited water resources to aid firefighting and suppression activities, increasing risk to lives and property.
- During drought, there is an increased risk of wildfires and dust storms.
- The community may need increased operational costs to enforce water restrictions or rationing.
- Prolonged drought can lead to increased illness and disease related to drought.
- Utility providers can see decreases in revenue as water supplies diminish.
- Utility providers may reduce energy generation and service to their customers to prioritize critical service needs.
- Hydroelectric power generation facilities and infrastructure would have significantly diminished generation capability. Dams cannot produce as much electricity from low water levels as from high water.
- Wildlife will move to more sustainable locations, creating higher concentrations of wildlife in smaller areas, increasing vulnerability, and further depleting limited natural resources.
- Plant life will suffer from long-term drought. Wind and erosion will also threaten plant life as soil quality will decline.

- Dry and dead vegetation will increase the risk of wildfire.
- Land subsidence threat increases as groundwater is depleted.
- Drought poses a significant risk to annual and perennial crop production and overall crop quality, leading to higher food costs.
- Drought-related declines in production may lead to an increase in unemployment.

Vulnerability

All infrastructure listed in Appendix B

Although not as stark as vulnerabilities caused by other environmental factors, the widespread and prolonged nature of drought places significant strain on our community's environment and economy. Long drought often damages utility and transportation systems, causing water mains to break and roads to buckle. The risk of wildfire increases dramatically in times of drought, causing increased costs and danger for firefighters and other emergency personnel. The extreme heat, which often accompanies drought, puts elderly citizens at risk and forces agricultural interests in the county to sell livestock or lose crops, reducing the overall economy in our area.

It is difficult to assign an accurate risk factor to drought. Lying in the transition zone between humid and semiarid climates, the Hill Country experiences both wet and dry years; at Fredericksburg, eleven inches of precipitation was recorded in 1956 and forty-one inches the following year.¹⁹ However, by simply counting the number of recorded drought events over the last 20 years dating back to 1996, Fredericksburg is exposed to a drought cycle about every four years. Therefore, there is a 20% chance of drought in any given year. Drought is considered a hazard in Fredericksburg and will be included in this hazard mitigation plan.

Extreme Heat

In 2022, Texas had 279 heat-related deaths.²⁰ No deaths or injuries in Fredericksburg have been reported directly attributable to extreme heat.

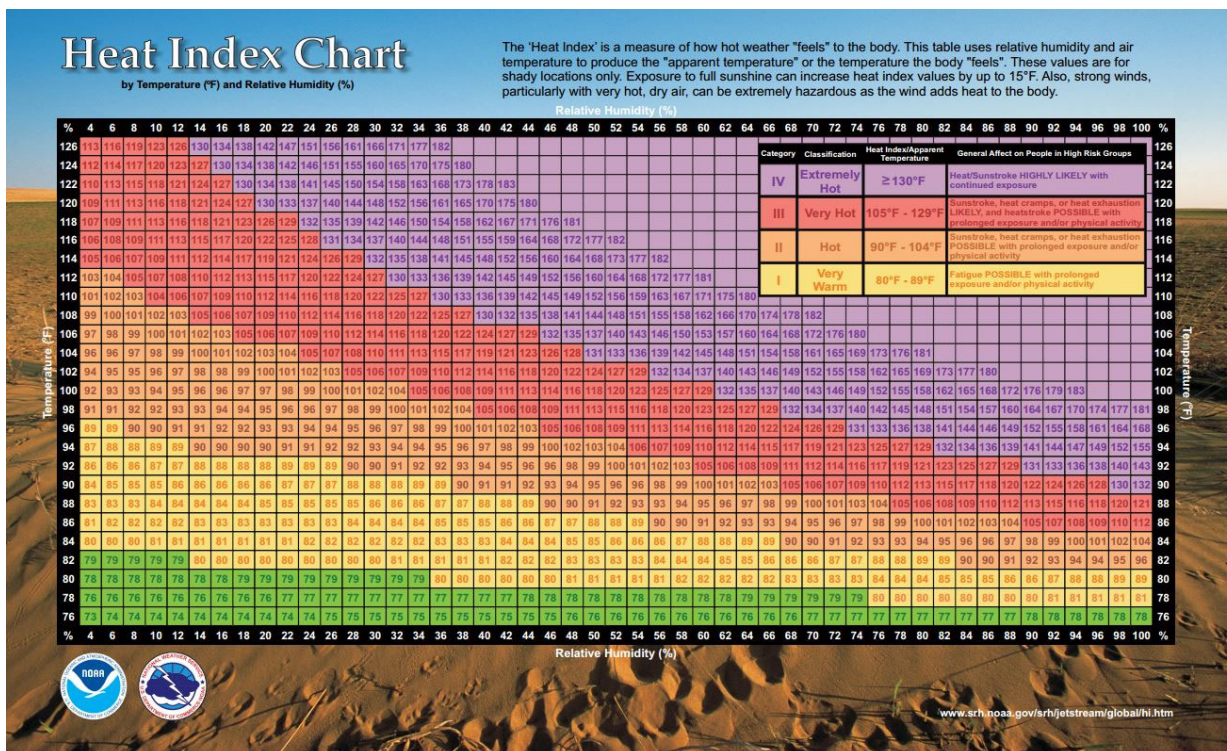
The National Weather Service Severe Events Database has two excessive heat events in the last 20 years. Both of these events have happened since 2018.

Heat-related illnesses and deaths are preventable. When extreme heat occurs, it's essential to be aware of those at most significant risk for experiencing its effects: the very young, the elderly, and people with chronic diseases and mental illness. However, even young, healthy individuals can succumb to heat if they participate in excessive physical exercise outdoors during hot weather.

The gradual nature of extreme heat's effects on the body makes it essential to be aware of these heat-related illnesses:

- Severe Sunburn
- Heat Cramps
- Heat Exhaustion
- Heat Stroke

Extreme heat is about more than just the temperature. Humidity plays a significant role in the effects of heat on the body. As the chart below indicates, a relative humidity of 36%, combined with the average daily high of 94 in August, results in a Heat index of 95, which can result in heat cramps or heat exhaustion. Higher temperatures and humidity will raise the heat index.



In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future occurrences of Extreme Heat, manifest in heatwaves or prolonged periods of extremely hot weather, will occur at the same frequency and intensity as they have in the past. If the current theories concerning global warming are correct, extreme heat may become an even more significant hazard to Fredericksburg.

Location

Though no deaths from extreme heat have been recorded in Fredericksburg, there have been heat-related deaths reported in other counties and counties in the region, including Bexar, Bandera, Blanco, and Kerr County. There is no specific geographic scope

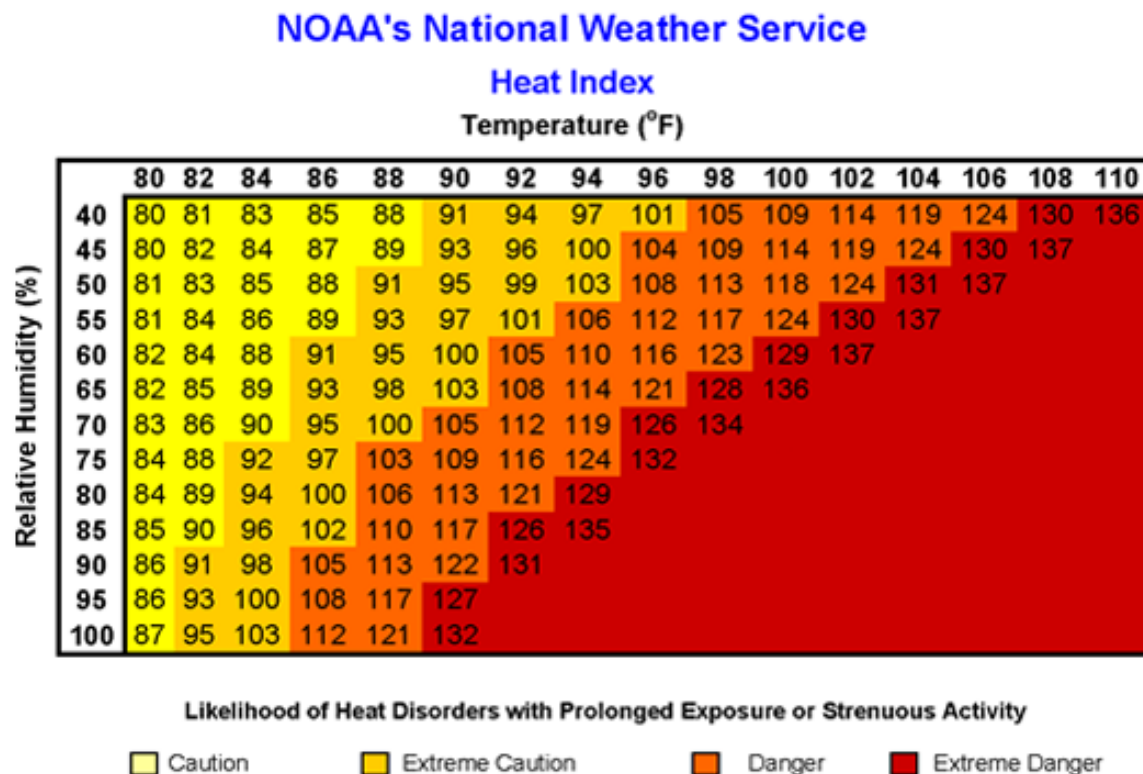
for the extreme heat hazard. Extreme heat could occur in any area of Gillespie County, including the City of Fredericksburg.

Impact and Extent of Future Threat

Extreme heat impacts the community in many ways. Extreme heat is the deadliest natural disaster in the U.S., killing on average more people (about 600 per year) than hurricanes, lightning, tornadoes, earthquakes, and floods combined. Extreme heat causes the death of livestock, the loss of crops, and a reduction in the survival rate of wildlife. Extreme heat places the elderly, the young, and the infirm at risk of death or other heat-related injuries. Workers exposed to extreme heat are at risk for heat-related injuries and may suffer reduced income if they are unable or not permitted to work during extremely hot conditions. Electrical grids struggle and often fail to keep up with the additional demand placed on them by air conditioning and other load demands.

The extent of the risk in the future in terms of frequency, number, and severity of extreme heat days will be considered equal to the historical frequency in terms of number and severity.

The magnitude or intensity of an extreme heat event is measured according to temperature concerning the percentage of humidity. According to the National Oceanic Atmospheric Administration (NOAA), this relationship is referred to as the “Heat Index” and is depicted below. This index measures how hot it feels outside when humidity is combined with high temperatures.



The extent scale displays varying degrees of caution depending on the relative humidity and temperature. For example, when the temperature is at 90°F or lower, caution should be exercised if the humidity level is at or above 40 percent.

The most significant risk from extreme heat is to public health and safety. Potential impacts on the community may include:

- Vulnerable populations, particularly the elderly and infants, can face severe or life-threatening health problems from exposure to extreme heat, including hyperthermia, heat cramps, heat exhaustion, and heat stroke (or sunstroke).
- Response personnel, including utility workers, public works personnel, and other professions requiring individuals to work outside, are more subject to extreme heat-related illnesses since their exposure is typically greater.
- High energy demand periods can outpace the supply of energy, potentially creating the need for rolling brownouts and elevating the risk of illness to vulnerable residents.
- Highways and roads may be damaged by excessive heat, causing asphalt roads to soften and concrete roads to shift or buckle.
- Vehicle engines and cooling systems typically run harder during extreme heat events, resulting in increased mechanical failures.
- Extreme heat events during drought can exacerbate the environmental impacts of drought, decreasing water and air quality and further degrading wildlife habitat.
- Extreme heat increases ground-level ozone (smog), increasing the risk of respiratory illnesses.
- Food suppliers can anticipate increased food costs due to increased production costs and crop and livestock losses.
- Outdoor activities may increase school injury or illness during extreme heat events.

Vulnerability

All infrastructure listed in Appendix B

People, wildlife, livestock, and utilities are vulnerable to extreme heat. Animals and people are vulnerable to heat-related injuries and death. Utility systems may be unable to keep up with additional demand and fail, increasing costs to grid operators and causing electrical outages and the loss of revenue to electrical suppliers and income to shops and businesses that depend on electricity.

Since the temperature and humidity conditions that place people in danger of heat-related injury or death have a 100% probability of affecting the citizens of Fredericksburg every year, Extreme Heat will be included in this hazard mitigation plan.

Severe Winter Storms

From 2003-2008, there were 115 deaths reported among Texas residents with exposure to excessive natural cold as the underlying cause of death. According to the NOAA Severe Storms Database, there were 13 severe winter storms throughout Gillespie County between 2002 and 2022. These were county-wide events that also affected Fredericksburg. No deaths or injuries were reported in these storms.

During winter months, freezing rain, sleet, and sometimes light snow mix and fall on roads and bridges. This combination often occurs when temperatures are at or slightly below freezing. This is an icing situation, making travel difficult, if not impossible, in some parts of the county. In the Fredericksburg city limits, in addition to the general icing conditions on some or all of the minor city streets, the bridge on U.S. 290 over Barons' Creek, the bridge on U.S. 87 South at Barons Creek, and the bridge on Texas State Highway 16 South over Barons Creek have all been the sight of icing in the past.

Winter Storm Uri in 2021 was a devastating event for the entire county. Infrastructure in both the city and county was pushed to the limits. The Emergency Operation Center was open for ten days. People were without water and electricity for multiple days in some cases. Due to the magnitude of the storm, there was very little help from outside agencies. A shelter was established at the Fredericksburg Elementary School/First Baptist Church and housed numerous people.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect severe winter storms to occur at the same frequency and intensity as they have.

Location

Winter storm events are not confined to specific geographic boundaries. Therefore, all existing and future buildings, facilities, and populations in Fredericksburg are considered exposed to a winter storm hazard and could be impacted.

Impact and Extent of Future Threat

The impacts of a severe winter storm affect almost everyone in our community. These may include:

- Ice accumulation on powerlines can cause widespread electrical outages.
- Tree limbs can become coated with ice and break, falling on homes, businesses, cars, people, and powerlines.
- Icy conditions can shut down roads, leaving motorists stranded and causing a significant reduction in economic activity until conditions improve.
- The loss of heat in homes that may accompany a power outage places people and pets at risk.

- Poor road visibility can severely limit visibility, causing injury or death to motorists.

The extent of the risk in the future in terms of frequency, number, and severity of winter storms will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce and accompany severe winter storms.

The extent or magnitude of a severe winter storm is measured in intensity based on the temperature and level of accumulations, as shown in the table below. This table should be read in conjunction with the wind-chill factor described in the wind-chill chart to determine the intensity of a winter storm. The chart is not applicable when temperatures are over 50°F or winds are calm. This is an index developed by the National Weather Service.

Intensity Scale for Extreme Winter Weather Events

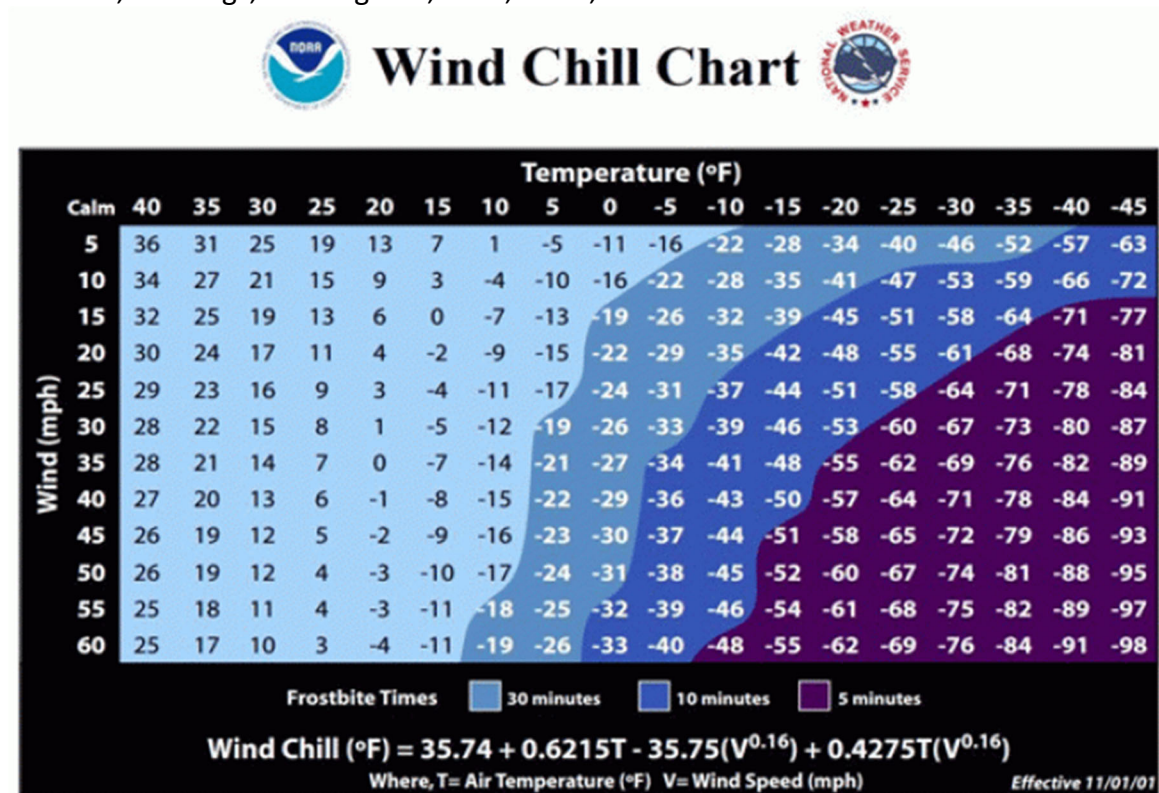
INTENSITY	TEMPERATURE RANGE (Fahrenheit)	EXTENT DESCRIPTION
Mild	40° – 50°	Winds less than 10 mph and freezing rain or light snow falling for short durations with little or no accumulations
Moderate	30° – 40°	Winds 10 – 15 mph and sleet and/or snow up to 4 inches
Significant	25° – 30°	Intense snow showers accompanied with strong gusty winds, between 15 and 20 mph with significant accumulation
Extreme	20° – 25°	Wind driven snow that reduces visibility, heavy winds (between 20 to 30 mph), and sleet or ice up to 5 millimeters in diameter
Severe	Below 20°	Winds of 35 mph or more and snow and sleet greater than 4 inches

Extent Scale – Winter Weather Alerts

Winter Weather Advisory	This alert may be issued for a variety of severe conditions. Weather advisories may be announced for snow, blowing or drifting snow, freezing drizzle, freezing rain, or a combination of weather events. Ice accumulation less than 1/8 inch Snow Less than 2 inches Sleet Less than ½ inch
Winter Storm Watch	Severe winter weather conditions may affect your area (freezing rain, sleet, or heavy snow may occur separately or in combination). Ice accumulation 1/8 inch or higher Snow of more than 2 inches Sleet accumulations of ½ inch or higher
Winter Storm Warning	Severe winter weather conditions are imminent. Ice accumulation 1/8 inch or higher Snow of more than 2 inches

	Sleet accumulations of ½ inch or higher
Freezing rain or freezing drizzle	Rain or drizzle is likely to freeze upon impact, resulting in a coating of ice glaze on roads and all other exposed objects. Accumulation of 1/8 inch or higher will cause significant
Sleet	Tiny particles of ice are usually mixed with rain. If enough sleet accumulates on the ground, travel is hazardous. Accumulations of ½ inch or higher will cause significant impacts
Blizzard Warning	Sustained wind speeds of at least 35 mph are accompanied by considerable falling or blowing snow. This alert is the most challenging winter storm, with visibility dangerously restricted. Visibility of less than ¼ mile
Frost/Freeze warning	Below-freezing temperatures are expected and may cause significant damage to plants, crops, and fruit trees. Temperatures below 32 degrees
Wind Chill	A strong wind combined with a temperature slightly below freezing can have the same chilling effect as a temperature nearly 50 degrees lower in a calm atmosphere. The wind-chill factor is the integrated cooling power of the wind and temperature on exposed flesh. Advisory- wind chills below 10 degrees Warnings- wind chills below 0 degrees

Wind chill temperature measures how cold the wind makes real air temperature feel to the human body. Since wind can dramatically accelerate heat loss from the body, a blustery 30°F day would feel just as cold as a calm day with 0°F temperatures. Fredericksburg has never experienced a blizzard. However, based on previous occurrences recorded from 1996 through April 2018, it has been subject to winter storm watches, warnings, freezing rain, sleet, snow, and wind chill.



Vulnerability

All infrastructure listed in Appendix B

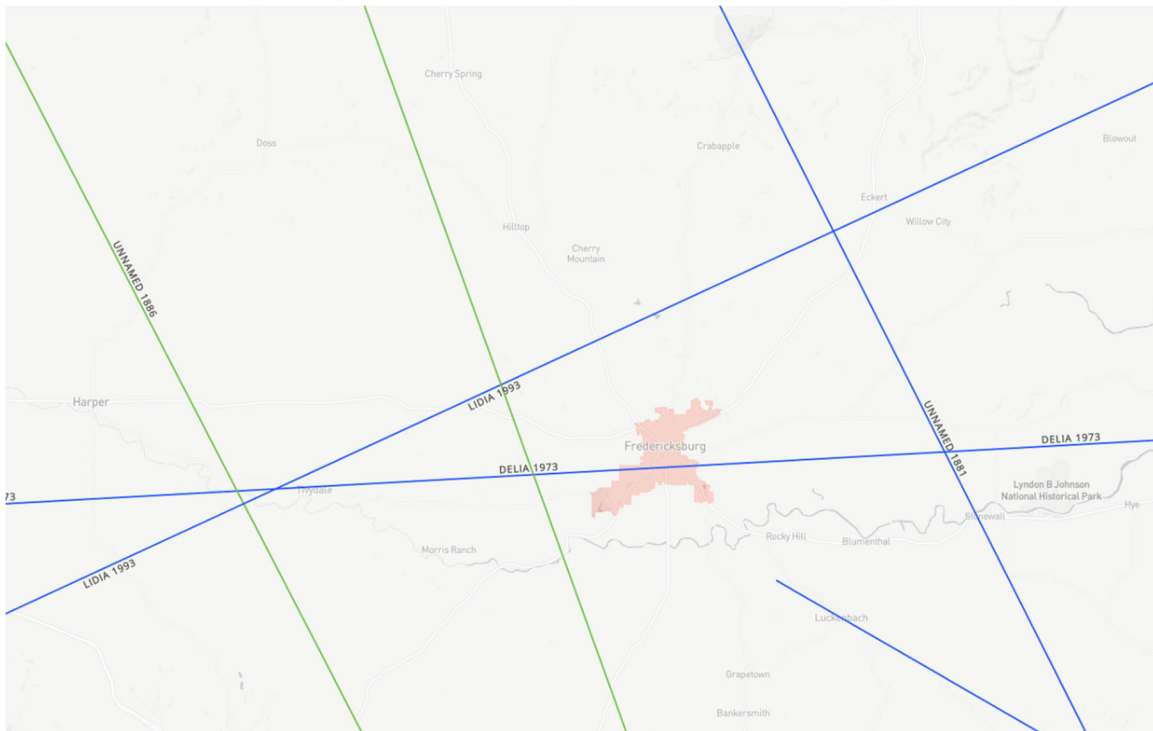
Our utility grid is vulnerable to icy conditions, often accompanying severe winter storms. Most of our electrical grid is overhead lines often damaged by ice. The number and severity of powerful winter storms in our area are insufficient to warrant de-icing equipment purchases. Powerlines could be down for the event, causing significant disruption of schools, businesses, and transportation, causing a substantial disruption in commerce. Shut-in people, such as the elderly and infirm, may be unable to care for themselves, and emergency workers may be unable to reach and care for all those who need it.

Costs for this type of incident are hard to determine. These icing events have resulted in numerous traffic accidents over the years. They disrupt schools and businesses, force the government to pay overtime to road crews, and have caused city halls to remain closed or to open late. Based on the historical data in the NOAA Severe Climate

Database, there is about a 65% chance that Fredericksburg will experience a severe winter storm in any given year. Therefore, severe winter storms will be included in this hazard mitigation plan.

Hurricane

As noted in [Section 3](#) of this Plan, Hurricanes are a significant threat to the state of Texas. Though not located in a coastal county, hurricanes still affect Fredericksburg. The current Hazard Mitigation Plan for Fredericksburg notes that freshwater flooding is the highest-ranking cause of death from hurricanes and tropical storms.²¹ Based on historical occurrences, there is a moderate probability that a hurricane or tropical storm will impact Fredericksburg in the future. Between 1851 and September 2022, hurricanes or low storm tracks crossed Gillespie County.



However, Fredericksburg's inland location is a buffer to most of a hurricane's major destructive forces. The freshwater flooding, high winds, lightning, and hail likely to affect Fredericksburg are essentially the same as any other severe storm event. Therefore, hurricanes will not be included for mitigation in this plan. The plan will separately address the likely hazards, such as flooding, hail, and tornadoes from a hurricane.

The impacts of a hurricane and the vulnerabilities of our local citizens to the conditions that a hurricane may cause will be addressed separately under each of those hazards.

Dam Failure

There are no dams within the city limits of Fredericksburg. The four dams in Gillespie County are in the far eastern portion and pose no direct threat to Fredericksburg. Dam Failure is not considered a hazard for the City of Fredericksburg and will not be addressed in this plan. The citizens of Fredericksburg are not impacted by or vulnerable to a dam failure in Fredericksburg.

Coastal Erosion

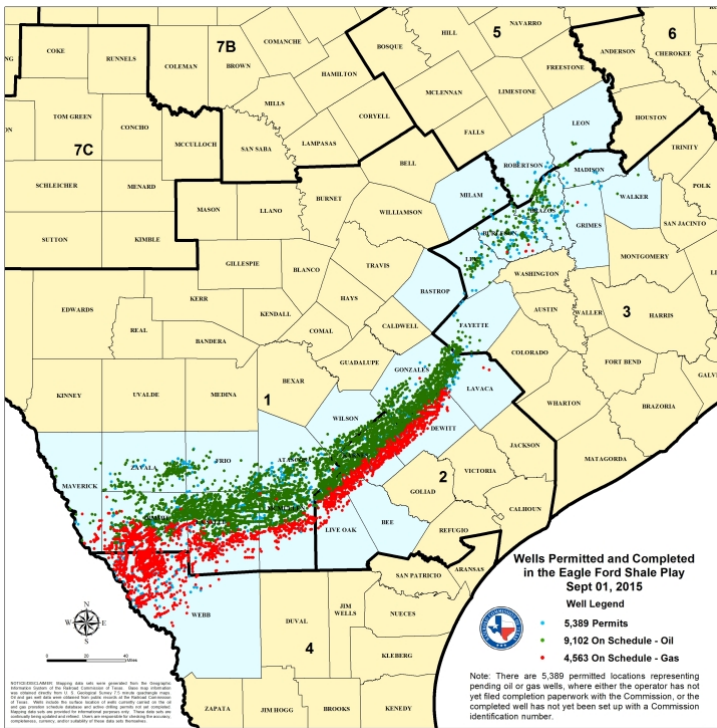
The City of Fredericksburg has no shoreline that meets the definition of Coastal Erosion as stated in [Section 3](#) of this plan. Further, no major river or stream runs through the city. Coastal erosion is not considered a hazard to the City of Fredericksburg and will not be addressed in this plan. The citizens of Fredericksburg are not impacted by or vulnerable to a coastal in Fredericksburg.

Expansive Soils

There is no history of expansive soils being a hazard in Fredericksburg. The soil prevalent in Gillespie County and Fredericksburg is not of the type typically associated with expansive soils. The citizens of Fredericksburg are not impacted by or vulnerable to Expansive Soils. Expansive Soil is not considered a hazard to the City of Fredericksburg and will not be addressed in this plan.

Earthquake

According to the U.S. Geological Service, Fredericksburg and Gillespie County are in the



lowest hazard earthquake zone in the United States. As noted in [Section 3](#), earthquakes do occur in Texas. Also, earthquakes and seismic events throughout the state could increase due to the fracking process used in Texas oil exploration. However, the nearest oil exploration zone, the Eagle Ford Shale, is nearly 100 miles southeast of Fredericksburg. Earthquakes will not be included for mitigation in this plan. Emergency management and other city officials will monitor the situation. If there is evidence of earthquake activity in the Fredericksburg

area in the future, the plan will be revised to reflect this hazard. Currently, the citizens of Fredericksburg are not impacted by or vulnerable to earthquakes.

Land Subsidence

Although the City of Fredericksburg depends entirely on underground water, no land subsidence has occurred in Fredericksburg. All water wells currently in use lie outside the city limits. No land subsidence has been observed in unincorporated Gillespie County. Land Subsidence will not be included for mitigation in this Plan. Local officials will monitor conditions in Gillespie County and revise this plan if required. The citizens of Fredericksburg are not impacted by or vulnerable to land subsidence in Fredericksburg.

Hazards to be included in the Hazard Mitigation Plan

Based on the above discussion, the City of Fredericksburg has decided to mitigate the following hazards. The hazards presented here were ranked as the greatest threat to the slightest danger according to the criteria established in the [Hazard Analysis](#) section of this Annex. Mitigation actions will be provided for each of the identified threats.

The threats chosen for mitigation and their threat ranking/prioritization are:

1. Hail
2. Flood
3. Tornadoes
4. Windstorm
5. Severe Winter Storm
6. Drought
7. Lightning
8. Wildfire
9. Extreme Heat

Mitigation Goals and Actions

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The Mitigation Goals of the City of Fredericksburg

The goals of the City of Fredericksburg, as outlined in this plan, shall be as follows:

1. Protect public health and safety
2. Reduce damage to and loss of new and existing real property
3. Increase the awareness of public officials, community, and business leaders of the need for hazard mitigation and support actions to protect public health and safety
4. Generate support for and increase public awareness of the need for hazard mitigation

5. Maximize and update existing capabilities for identifying the need for and implementing hazard mitigation activities
6. Promote the sustainable growth

The Mitigation Strategy of the City of Fredericksburg

To achieve the goals identified in this plan, it shall be the strategy of the City of Fredericksburg to:

1. Take maximum advantage of current mitigation capabilities,
2. Seek opportunities available within the City or available through cooperation with our partners,
3. Identify facilities, equipment, and technology within current means to purchase and implement,
4. Identify and pursue funding available through Hazard Mitigation Grants and other sources to finance large projects that exceed our financial capability to accomplish without such funding,
5. Engage the entire community to educate our citizens on the need for and the methods to reduce the hazards identified in this Plan,
6. Identify new hazards in the future and update this Plan accordingly.

Tactics: The Adopted Mitigation Actions

The city of Fredericksburg has identified these mitigation actions to achieve the identified mitigation goals. These mitigation actions fully comply with the capabilities and authorities identified in [Appendix B](#).

The mitigation actions presented in the tables below are prioritized following FEMA's Social, Technical, Administrative, Political, Legal, Economic, and Environmental (STAPLE+E) criteria for implementing each action. As a result of this process, an overall priority was assigned to each mitigation action.

As part of the economic evaluation of the STAPLE+E analysis, each action was analyzed in terms of the overall costs, measuring whether the potential benefit from the action outweighed its costs. As a result of this process, priority was assigned to each mitigation action.

The Staple Criteria used to develop these planning decisions are defined by FEMA:

- Social – Is the hazard mitigation strategy socially acceptable?
- Technical – Is the proposed action technically feasible, cost-effective, and does it provide the appropriate level of protection?

- Administrative – Does the community have the capability to implement the action, and is the lead agency capable of overseeing the project?
- Political – Is hazard mitigation action politically acceptable?
- Legal – Does the community have the authority to implement the proposed action?
- Economic – Does the hazard mitigation project justify the economic base, projected growth, and opportunity costs.
- Benefit-cost analysis is a mathematical method for comparing costs to the benefits to the community of a hazard mitigation action. If the benefits are greater than the costs, the project is cost-effective. Comparing the benefits ratios to costs for several hazard mitigation projects helps identify those offering the “greatest bang for the community’s buck.” The benefit-cost analysis gives decision-makers an understandable way to explain and defend their decisions. FEMA and the State will use benefit-cost analysis for many grant programs to determine whether a project is eligible. The community can save time and energy by limiting planning activities to projects more likely to receive funding.
- Environmental – Does the proposed action meet statutory considerations and the public desire for sustainable and environmentally healthy communities?

As a result of this analysis, each project was prioritized based on how planning team members scored each project.

- Priority 1: Satisfies STAPLE+E considerations.
- Priority 2: Moderately satisfies STAPLE+E considerations.
- Priority 3: Does not satisfy STAPLE+E considerations.

Mitigation Actions

Action 1: Implement a public education program using all communications processes available to inform the public on hazard mitigation actions that can be taken to protect themselves from the identified hazards.	
Hazard	Hail, Flood, Tornadoes, Windstorm, Severe Winter Storm, Drought, Lightning, Wildfire, Extreme Heat
Background	Educating people about the exact nature of the hazards present in the environment is the first and most crucial step in helping to mitigate these hazards. Knowing the threat and how to counter that threat is the best, least expensive way to help protect our citizens against these hazards.
Benefits	Educating the public about the natural hazards in their environment and how to protect themselves and their property against these hazards will help reduce the risk that they or their property will be

	harmed or damaged by these hazards and improve the overall quality of their life.
Priority	1
Estimated Cost	\$5,000.00
Responsible Organization	Wildfire education program: Fredericksburg Fire Dept. All other education programs: Fredericksburg Emergency Management
Target Completion Date	Implementation date: 10/1/2024. Programs will be ongoing with no end date.
Funding Sources	City Department Budgets to share costs
Related Goals	Mitigation goals 1-6

Action 2: Purchase National Weather Service-approved radios for all identified critical buildings.

Hazard	Hail, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Extreme Heat, Wildfire, Drought, Flood
Background	NOAA Weather Radio is a nationwide network of radio stations broadcasting continuous weather information directly from National Weather Service (NWS) offices nationwide. The broadcasts include warnings, watches, forecasts, weather observations, and other hazard information 24 hours a day.
Benefits	Supervisory personnel in these buildings will have up-to-the-minute weather information. It can order city workers to seek shelter in hazardous weather.
Priority	1
Estimated Cost	\$500.00
Responsible Organization	Fredericksburg Emergency Management
Target Completion Date	12/31/2024
Funding Sources	Applicable city department's annual budget
Related Goals	Mitigation goals 1,3,4

Action 3: Improve the public mass communication system to include IPAWS

Hazard	Hail, Flood, Tornadoes, Windstorm, Severe Winter Storm, Drought, Lightning, Wildfire, Extreme Heat
Background	Update the City and County's mass communication software. This will allow public safety officials to notify residents and visitors promptly when an emergency occurs.
Benefits	Improve communication with the public.

Priority	1
Estimated Cost	\$10,000
Responsible Organization	Emergency Management
Target Completion Date	3/31/2024
Funding Sources	City/County Budget process
Related Goals	Mitigation goals 1-6

Action 4: Partner with Gillespie County and other non-profits to improve existing buildings for shelter use.

Hazard	Hail, Flood, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Wildfire, Extreme Heat
Background	Recent weather events in Fredericksburg documented in this plan highlight that patrons have no safe evacuation alternatives from Marketplatz during festivals. Additionally, other hazards identified could require shelter facilities. Building a safe, hardened structure that could also be used for community events is a proven method for providing a safe place for visitors and residents to shelter in the event of severe weather.
Benefits	Improved public safety, improved community readiness, and resiliency
Priority	3
Estimated Cost	\$500,000
Responsible Organization	Fredericksburg Emergency Management, Fredericksburg City Manager, Fredericksburg City Council, Gillespie County Commissioners Court, Gillespie County Office of Emergency Management, Local Non-profits.
Target Completion Date	12/31/2026
Funding Sources	Community Development Block Grants, FEMA PDM Grants, Fredericksburg City Budget, Gillespie County Budget
Related Goals	Mitigation Goal 1,3,4,5,6

Status of Mitigation Actions in Previous Plans

Action	Hazards Addressed in the previous plan	Status of Action	Explanation	Included in the new plan
Implement a public education program using all communications processes available to inform the public on hazard mitigation actions that can be taken to protect themselves from the identified hazards.	Flooding, dam/levee failure, tornado, TS/hurricane, thunderstorm, drought, hail, wildfire, winter storms, earthquakes, sinkholes, energy pipeline failures, hazardous materials incident, pandemic / infectious disease, terrorism	Complete/Will Continue	Educating the public about the natural hazards in their environment and how to protect themselves and their property against these hazards will help reduce the harm or damage they or their property and improve the overall quality of life. This will continue to take place through multiple educational avenues.	Yes
Purchase National Weather Service-approved radios to install in all identified critical buildings.	Flooding, dam/levee failure, tornado, TS/hurricane, thunderstorm, drought, hail, wildfire, winter storms, earthquakes, sinkholes, energy pipeline failures, hazardous materials incident, pandemic / infectious disease, terrorism	Partially Complete	Supervisory personnel in these buildings will have up-to-the-minute weather information. It can order city workers to seek shelter in hazardous weather. Some buildings were outfitted with the equipment. We will continue working to improve all buildings.	Yes
Install a Flood Early Warning System (FEWS) at Low Water Crossings.	Flooding	Not Complete	This was not funded during this time. A new approach to improving these areas through updated infrastructure is being pursued.	No
The City of Fredericksburg currently has a set of guidelines that developers and residents can utilize in designing and installing landscapes in the city. These	Drought	Complete	The City of Fredericksburg updated ordinances for new construction to be more drought-conscious moving forward.	Yes

guidelines can be placed in the appropriate city ordinance and enforced by building code officials.				
Purchase a lightning detection system for Marketplatz to protect the public from lightning during festivals and other events.	Lightning	Complete	The City of Fredericksburg purchased and installed this equipment. The equipment has been utilized at numerous events to detect lightning.	No
Partner with Gillespie County to construct an all-purpose safe structure to shelter residents in extreme weather events.	Hail, Flood, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Wildfire, Extreme Heat	Incomplete	The City of Fredericksburg and Gillespie County do not have the proper funding for this type of structure. Moving forward, they will work with other non-profits to utilize existing buildings.	Yes

Adoption and Implementation

At their regular meeting, the City of Fredericksburg City Council approved this Hazard Mitigation Plan on February 6, 2024.

This document will be sent to the Texas Division of Emergency Management for review and approval. Once this is complete, it will be moved to FEMA for approval. After both agencies approve this document, this document will be published.

Annex B: Mitigation Plan for the Gillespie County

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Hazard Analysis

Gillespie County, Texas, has determined that the following hazards affect its jurisdiction. The determination was based on the following factors:

1. Number of deaths or injuries caused in the jurisdiction by the identified hazards
2. The number of incidences of the identified hazard
3. The amount of monetary damage caused in the jurisdiction by the identified hazard
4. Input provided by committee members and local citizens, most of whom have lived their entire lives in the area

Each hazard and its effects on Gillespie County are addressed in this Annex. All hazards addressed by Gillespie County are assumed to be within all areas of the unincorporated county. Where a hazard is a threat to a specific location, it will be noted in the discussion.

For each identified hazard, it is necessary to determine the probability that the hazard will affect Gillespie County again in the future. Since the weather is unpredictable from day to day in Texas, the probability was determined by dividing the number of occurrences of each hazard by a period. The period was determined by the data amount and the database's completeness for each hazard. For example, if there were five severe

thunderstorms over ten years, there is a 50 % probability that a severe thunderstorm would affect the community in any given year.

Climate change and population growth are two factors in planning events. Climate change is challenging to predict, and it is currently unknown how these conditions will affect Gillespie County for these specific events. These conditions are monitored and will be updated as needed. Population growth in the region is growing exponentially. The increase in the number of people living in the area tremendously impacts the planning for all these events. The growth will produce more structures in the WUI, and more impervious surfaces will be installed. These factors and the increased number of people that could be affected were considered hazards.

There were no new community priorities in assessing these hazards and mitigation actions.

Flood

Historically, Gillespie County has experienced many flood events. Several of the significant events are listed below:

2007: In August 2007, flooding occurred in Gillespie County due to heavy, widespread rainfall. Flooding damaged streets and roads at 33 locations throughout the county.

2015: On May 24, 2015, the statewide flooding event that resulted in the Federal Disaster Declaration # 4223 also affected Gillespie County and the City of Fredericksburg. The Mayor of Fredericksburg issued a disaster declaration, and the city was subsequently included in this declaration. Gillespie County did not declare a disaster in the county's unincorporated areas.

2016: On May 25, 2016, heavy showers of rain caused by the massive rain system associated with the strong El Nino weather pattern affecting the state also affected Gillespie County. Heavy rains occurred over the entire area during May. On May 25th, over 5 inches of rain fell in a 1-hour time frame in the early morning hours, flooding many county roads to a depth of up to 5 feet.

2021: on May 1, 2021, a local heavy rainfall event occurred in Gillespie County. Numerous low-water crossings were flooded across the county. Two swift-water rescues occurred, including boat crews from Texas Task Force 1. All personnel were rescued with minimal injuries.

Flooding depths ranged from several inches to over 5 feet in many locations throughout the county. Flooding within Gillespie County typically occurs at the following locations:

- Alfred Petsch Crossing at the Pedernales River
- Goehmann Lane at the Pedernales River
- Friedrich Road at the Pedernales River
- Grapetown Road at Snake Creek
- Jung Lane at the Pedernales River
- Lower Crabapple Road at Middle Creek
- Luckenbach Road near South Grape Creek
- Old Kerr Highway at the Pedernales River
- Old San Antonio Road at the Pedernales River
- River Road at the Pedernales River
- Numerous low-water crossings located at the intersection of county roads and small creeks

There are no critical facilities located in a floodplain in Gillespie County.

Without some mitigation action in the areas prone to flooding, flooding of over 5 feet can be expected to continue in those locations.

During these events, bridges, buildings, utilities, livestock, and, of course, our citizens are vulnerable to the force and depth of the running water.

Gillespie County's Flood Damage Prevention Ordinance bases substantial damage and substantial on costs exceeding 50 percent of the market value at the time of the damage occurring or before the start of construction, respectively. As part of the County's floodplain development permitting process, which applies to all development within a particular flood hazard area, the applicant must provide the estimated project cost and if the project/improvement will exceed 50% of the market value. This information is then reviewed against market and insurance data for confirmation.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future flooding events will occur at approximately the same frequency and intensity as they have in the past. Flood depths ranging from 1 inch to 5 feet or more will continue to occur in Gillespie County.

Location

Locations of flood Zones A and AE in Gillespie County, based on the Digital Flood Insurance Rate Map (DFIRM) from FEMA, are illustrated in [Appendix J](#).

The Extent of Future Threat

The extent of the risk in the future in terms of frequency, number, and severity of flooding events will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce floods.

Impact

The potential impacts of flooding in Gillespie County include but are not limited to the financial costs of replacing or rebuilding roads, bridges, and utilities, disruption of transportation, costs incurred by private citizens to repair or rebuild homes and structures damaged by the flooding, and potential loss of tax revenue from a disruption of tourism in the county.

Flooding is the deadliest natural disaster in the U.S. each year, and it poses a constant and significant threat to the health and safety of the people in the planning area.

Impacts on Fredericksburg can include:

- Flood-related rescues may be necessary at swift water and low water crossings or in flooded neighborhoods where roads have become impassable, placing first responders in harm's way.
- Evacuations may be required for entire neighborhoods because of rising floodwaters, further taxing limited response capabilities, and increasing sheltering needs for displaced residents.
- Health risks and threats to residents are elevated after the flood waters have receded due to contaminated flood waters (untreated sewage and hazardous chemicals) and mold growth typical in flooded buildings and homes.
- Significant flood events often result in widespread power outages, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.
- An extended power outage can result in increased structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their home with alternate, unsafe cooking or heating devices, such as grills.
- Floods can destroy or make residential structures uninhabitable, requiring shelter or relocation of residents in the aftermath of the event.
- First responders are exposed to downed power lines, contaminated and potentially unstable debris, hazardous materials, and generally unsafe conditions, elevating the risk of injury to first responders and potentially diminishing emergency response capabilities.
- Emergency operations and services may be significantly impacted due to damaged facilities.
- Significant flooding can result in the inability of emergency response vehicles to access areas of the community.
- Critical staff may suffer personal losses or be otherwise impacted by a flood event and unable to report for duty, limiting response capabilities.
- County departments may be flooded, delaying response and recovery efforts for the entire community.
- Private sector entities that the County and its residents rely on, such as utility providers, financial institutions, and medical care providers, may not be fully

operational and require assistance from neighboring communities until complete services can be restored.

- Damage to infrastructure may slow economic recovery since repairs may be extensive and lengthy.
- Some businesses not directly damaged by the flood may be negatively impacted while utilities are restored, or water recedes, further slowing economic recovery.
- When the community is affected by significant property damage, it is anticipated that funding would be required for infrastructure repair and restoration, temporary services and facilities, overtime pay for responders, and regular day-to-day operating expenses.
- Displaced residents may be unable to return to work immediately, further slowing economic recovery.
- Residential structures substantially damaged by a flood may not be rebuilt for years, and uninsured or underinsured residential structures may never be rebuilt, reducing the tax base for the community.

Vulnerabilities

All infrastructure listed in Appendix B

All citizens of Gillespie County are vulnerable to flooding events. Those living near creeks and rivers are vulnerable to the force of flood water, which destroys their homes and businesses and kills livestock, game animals, and crops. Those not directly affected by the flooding are vulnerable to the loss of income associated with agricultural and tourist-based economic losses. Floods often disrupt transportation and utilities, and the costs incurred by private citizens to repair or rebuild homes and structures damaged by the flooding represent a potential loss of tax revenue to the county.

A property's vulnerability to a flood depends on its location and proximity to the floodplain. Structures along the banks of a waterway are the most vulnerable and often repetitive loss structures.

Critical facilities within Gillespie County that lie within a designated flood plain include:

- Portions of LBJ State Park
- 4 Dams

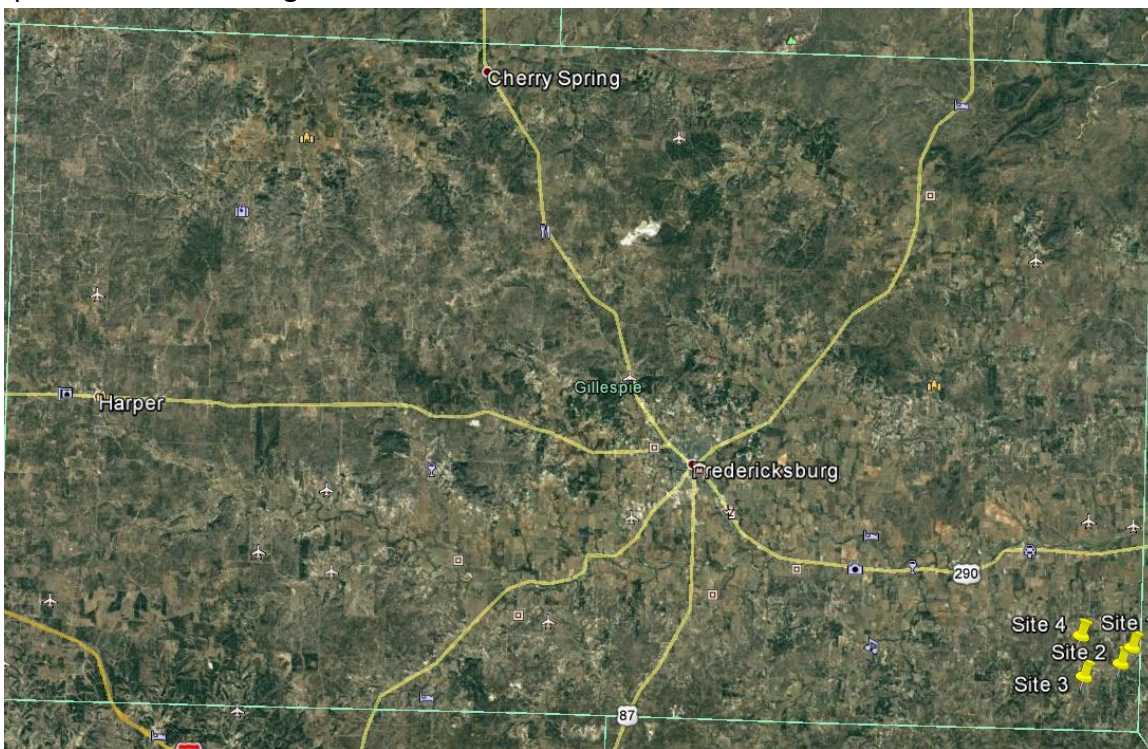
Additionally, roads, utility infrastructure, and older, pre-existing houses built before the enactment of current ordinances remain vulnerable to flooding. The county encourages development outside the flood plain.

The data obtained from NOAA suggests that there is virtually a 100% chance of flooding occurring somewhere in Gillespie County in any given year. Flooding will be included in this hazard mitigation plan.

Dam Failure

There are four dams in Gillespie County. These dams, located in the county's eastern portion, are operated by the Gillespie County Water Control and Improvement District #1. Emergency Action Plans have been developed for these sites. They are on file with all appropriate agencies, including the Texas Water Development Board, The Gillespie County Office of Emergency Management, The Gillespie County Sheriff's Office, and The Texas Commission on Environmental Quality. Appendix D of this document notes the exact location of each dam.

Flooding is the most prominent effect of dam failure. If the dam failure is severe, a large amount of water will enter the downstream waterways, forcing them out of their banks. Significant environmental effects may result in flooding that could disperse debris and hazardous materials downstream that can damage local ecosystems. In addition, debris carried downstream can block traffic flow, cause power outages, and disrupt local utilities such as water and wastewater. Surge waves resulting from dam breaks have the potential to create significant losses.



All four dam locations are located in the southeastern corner of Gillespie County. No failures, injuries, or deaths have been reported at these dams.

Each dam has an emergency action plan detailing actions to be taken in case of a breach or failure at that location. Each plan lists houses or developments in immediate danger if there is a failure at that site. However, development in the county is in danger of

rendering these plans obsolete. Population throughout the county is growing, and homes are being built in or near the inundation zones around these dams.

None of these dams has ever been breached or suffered a structural failure. Because of this, the probability that one of these dams will fail is very low. However, we must anticipate that such a breach or collapse can occur.

It is difficult to determine precisely how deep the flood waters would be at either of the dam sites should any of these dams suffer a breach or structural failure. Factors to consider are the depth of the water in the dam, the type and location of the dam's failure, and which of the dams has failed. Using Williams Creek Watershed Dam No. 1 as the worst-case example, since it is the largest of the four dams, it is possible that flooding water up to a depth of 9 feet could inundate the downstream area of the dams.

Location

See [Appendix K](#) for inundation maps for each of the four dams located in Gillespie County. These inundation maps are also available on [the Gillespie County Web Site](#). These dams are all a part of the Williams Creek Watershed in southeast Gillespie County.

Impact

The impacts of a dam failure in Gillespie County would include but not be limited to damage or destruction of homes and other buildings in the inundation zone, death or injury to people in the path of the released water, death or injury to livestock in the path of the released water and the erosion of soils in the path of the discharged water. Impacts of a dam failure could include any or all of the following hazards:

- Flood-related rescues may be necessary at swift water and low water crossings or in flooded neighborhoods where roads have become impassable, placing first responders in harm's way.
- Health risks and threats to residents are elevated after the flood waters have receded due to contaminated flood waters (untreated sewage and hazardous chemicals) and mold growth typical in flooded buildings and homes.
- Floods can destroy or make residential structures uninhabitable, requiring shelter or relocation of residents in the aftermath of the event.
- First responders are exposed to downed power lines, contaminated and potentially unstable debris, hazardous materials, and generally unsafe conditions, elevating the risk of injury to first responders and potentially diminishing emergency response capabilities.
- Significant flooding can result in the inability of emergency response vehicles to access areas of the community.
- Critical staff may suffer personal losses or be otherwise impacted by a flood event and unable to report for duty, limiting response capabilities.

- Private sector entities that the County and its residents rely on, such as utility providers, financial institutions, and medical care providers, may not be fully operational and require assistance from neighboring communities until complete services can be restored.
- Damage to infrastructure may slow economic recovery since repairs may be extensive and lengthy.
- Some businesses not directly damaged by the flood may be negatively impacted while utilities are restored, or water recedes, further slowing economic recovery.
- When the community is affected by significant property damage, it is anticipated that funding would be required for infrastructure repair and restoration, temporary services and facilities, overtime pay for responders, and regular day-to-day operating expenses.
- Displaced residents may be unable to return to work immediately, further slowing economic recovery.
- Residential structures substantially damaged by a flood may not be rebuilt for years, and uninsured or underinsured residential structures may never be rebuilt, reducing the tax base for the community.

Vulnerability

The following critical facilities would be vulnerable to Dam Failures in Gillespie County:

- Schumann Road
- Farm to Market Road 1623
- Lower Albert Road
- Lindig Ranch Road

In addition to these facilities, numerous privately owned structures are identified as in the inundation zone and vulnerable to dam failure.

People living downstream of these dams may be killed or injured by the water released by the dam's failure. Homes, businesses, livestock, and wildlife can be damaged or destroyed by the water released in a dam failure.

Since one of these dams has never failed, the probability of experiencing a failure at one of these sites is very low but cannot be ruled out. The population growth in the county dictates that Gillespie County monitor development around the dam sites and be prepared for the possibility of failure at these locations.

Dam failure is considered a hazard to Gillespie County and will be included in this hazard mitigation plan.

Wildfire

Wildfire is a common occurrence in Gillespie County. The majority of land in Gillespie County is rural or undeveloped property. Much of this land is grassland or is home to large amounts of ash juniper, more commonly called cedar. [Drought](#), which will be discussed later in this Annex, is essential in the wildfire problem. Extended dry periods cause shallow-rooted plants to die or go dormant. When these events follow periods of rainfall, there is an abundance of fuel available for the fire to burn.

When conditions are dry, there is a high risk of wildfire in all parts of Gillespie County. In addition to the overall wildfire risk in Gillespie County, it is estimated that 18,919 people, or 78% of the total area population, live within the Wildland Urban Interface area.²²

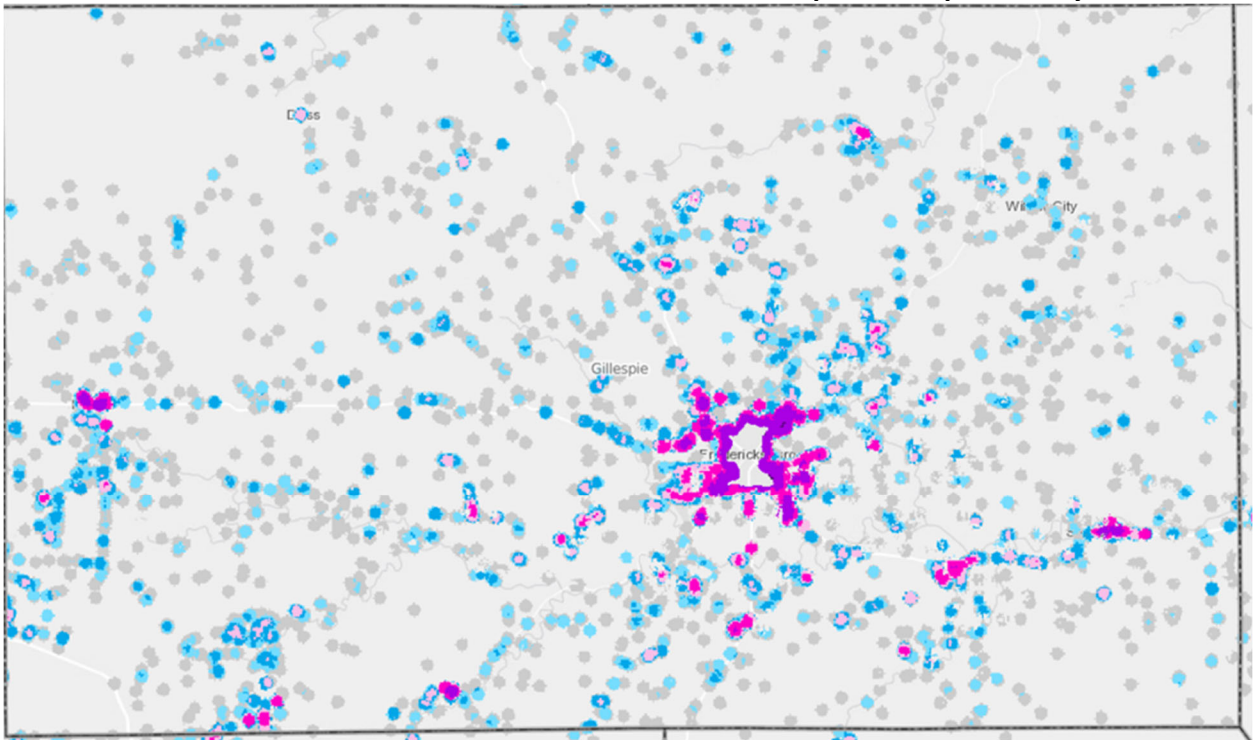
These charts, provided by the Texas A&M Forest Service, demonstrate wildfire hazards to Gillespie County. A 100% wildfire risk affects some portion of Gillespie County each year. These fires may be small or start on small land and turn into significant fires.

Based on current trends, the wildfire risk in Gillespie County will increase. The number of grass/brush fires that the county fire department has responded to has increased year over year since 2010. We expect wildfire/grass/brush fires to continue to occur at the same frequency as in the past.

On August 2, 2022, a fire occurred in the Willow City area of Gillespie County. A piece of machinery started the fire. The fire quickly spread and turned into a canopy fire. The fire consumed 1459 acres and damaged multiple structures. The fire did not grow in size after the first day, but it took ten days to extinguish the fire using resources from local, regional, state, and federal jurisdictions.

Below is a Texas A&M Forest Service map showing the Wildland Urban Interface areas in Gillespie County. The areas of dark purple are the areas most at risk.

Texas A&M Forest Service Wildland Urban Interface Map of Gillespie County



Location

Wildfires can vary significantly in size, location, intensity, and duration. While wildfires are not confined to any specific geographic location, they are most likely to occur in open grasslands. The threat to people and property from wildfire is more significant in the fringe areas where developed areas meet open grasslands, such as the WUI. It is estimated that 80 percent of the total population in Gillespie County lives within the WUI. However, the entire Gillespie County planning area is at risk for wildfires.

Some of the larger wildfires of the 2022 Fire Season:

- Big Sky Fire (Willow City)- 1459 Acres
- Henke-Kott Fire (South Gillespie County) 400 acres
- Ram Fire (Harper) 100 acres

Impact

Even with some mitigation actions, Gillespie County will remain vulnerable to wildfire. Natural vegetation, drought, and human interaction with the natural environment by residents and visitors create the potential for a wildfire event. During these events, lives are at risk, and homes, businesses, and utilities will be at risk of being destroyed.

The potential impacts of Wildfire on Gillespie County include but are not limited to the possible loss of historic buildings and artifacts, possible loss or damage to homes and

businesses, costs associated with extinguishing wildfire, potential injury or death to firefighters and civilian populations, and destruction of utilities (power poles and lines and roads).

A Wildfire event poses a potentially significant risk to public health and safety, mainly if the wildfire is initially unnoticed and spreads quickly. The impacts associated with a wildfire are not limited to direct damages. Potential implications for the planning area include:

- Persons in the area at the time of the fire are at risk for injury or death from burns and smoke inhalation.
- First responders are at greater risk of physical injury since they are close to the hazard while extinguishing flames, protecting property, or evacuating residents.
- First responders can experience heart disease, respiratory problems, and other long-term related illnesses from prolonged exposure to smoke, chemicals, and heat.
- Emergency services may be disrupted during a wildfire if facilities are impacted, roadways are inaccessible, or personnel cannot report for duty.
- Critical city and county departments may be unable to function and provide necessary services depending on the location of the fire and the structures or personnel impacted.
- Non-critical businesses may be directly damaged, suffer the loss of utility services, or be otherwise inaccessible, delaying normal operations and slowing recovery.
- Displaced residents may be unable to return to work immediately, further slowing economic recovery.
- Roadways in or near the WUI could be damaged or closed due to smoke and limited visibility.
- Older homes are generally exempt from modern building code requirements, which may require fire suppression equipment in the structure.
- Air pollution from smoke may exacerbate respiratory problems of vulnerable residents.
- Charred ground after a wildfire cannot easily absorb rainwater, increasing the risk of flooding and potential mudflows.
- Wildfires can cause erosion, degrading stream water quality.
- Wildlife may be displaced or destroyed.
- Historical or cultural resources may be damaged or destroyed.
- Tourism can be significantly disrupted, further delaying economic recovery for the area.
- Vegetated dunes can be stripped, significantly damaging the function of the dunes to protect inland areas from the destructive forces of wind and waves.
- Economic disruption negatively impacts the programs and services the community provides due to short and long-term losses in revenue.

- Fire suppression costs can be substantial, exhausting the community's financial resources.
- Residential structures lost in a wildfire may not be rebuilt for years, reducing the tax base for the community.

The Extent of Future Threat

For the duration of this plan, the extent of the risk in the future in terms of frequency, size, and impact of wildfire will be considered equal to the historical frequency in terms of number, severity, and impact. As the county population grows and development into new areas expands, the threat of wildfire can also be expected to grow. It will be further addressed in the next hazard mitigation plan.

In an average, non-drought year, Gillespie County can expect that between 400 and 500 acres will be consumed by wildfire, mainly in the more rural areas and along major transportation corridors. In a drought year, depending on the severity of the drought, Gillespie County can expect that between 500 and 800 acres will be consumed by wildfire, again mainly in the more rural areas and along major transportation corridors.

Vulnerabilities

All infrastructure listed in Appendix B

During these events, lives are at risk, and homes, businesses, and utilities will be at risk of being destroyed. Wildfires can also negatively affect the local business climate, primarily based on tourism, causing a decline in the county's tax revenues and property values.

Wildfire is considered a hazard in Gillespie County and will be included in this hazard mitigation plan.

Tornadoes

Gillespie County is in the southwestern portion of the "Tornado Alley" area. The American Meteorological Society defines Tornado Alley as the corridor stretching from central Texas northward into Oklahoma, Kansas, and Nebraska eastward into central Illinois and Indiana. This region contains the maximum tornado frequency in the continental United States. However, recent research at the NOAA National Severe Storm Laboratory has focused on the likelihood that tornadoes will cause significant damage in a much larger region. They designate a swath from central Texas northward to South

Dakota as having the greatest risk of "significant tornadoes." Such twisters are rated EF2 or higher on the Enhanced Fujita Tornado Scale and have winds over 113 mph. ²³

ENHANCED FUJITA SCALE

EF SCALE: THE ENHANCED FUJITA SCALE CLASSIFIES TORNADOES INTO THE FOLLOWING CATEGORIES.

EF0...WEAK.....65 TO 85 MPH
EF1...WEAK.....86 TO 110 MPH
EF2...STRONG....111 TO 135 MPH
EF3...STRONG....136 TO 165 MPH
EF4...VIOLENT...166 TO 200 MPH
EF5...VIOLENT...>200 MPH



Enhanced Fujita Scale

The Enhanced Fujita Scale

measures tornado intensity. This scale was accepted as the measuring standard for tornadoes in the United States on February 1, 2007, as an improvement to the original Fujita scale.

According to the NOAA Storm Events Database, five recorded tornadoes have

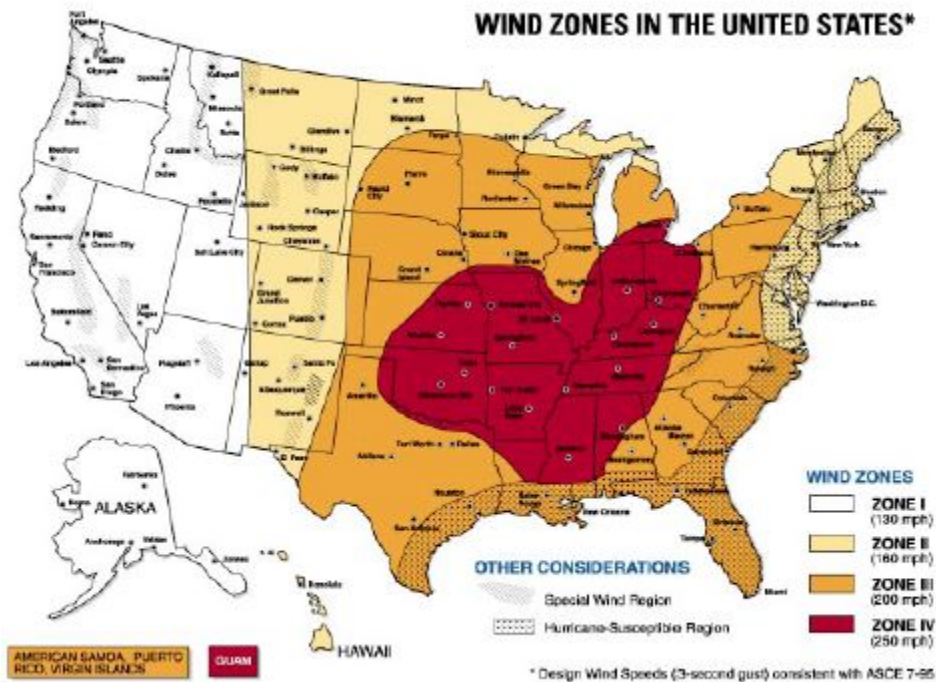
occurred since 2002. The most recent tornado happened on April 12, 2020, just north of Fredericksburg. This was an EF1 tornado, and it was reported to have done \$100,000 worth of property damage.

The most significant tornado recorded in Gillespie County since 1999 is an EF-3. There have been 2 EF-3 tornadoes in Gillespie County since 1999. The county remains vulnerable to tornadoes and will include tornadoes in this mitigation plan. 50-year history suggests that there is about a 30% chance of a tornado occurring in Gillespie County in any given year.

Assuming that tornados occur at approximately the same frequency in the future as they have in the past, we can expect a tornado in Gillespie County about every 3.5 years. Again, assuming that we can expect the same frequency and type of tornado in the future, this will probably be an EF-1, EF-2, or EF-3 tornado. The entire county is potentially at risk for any tornado in Gillespie County.

Location

As with thunderstorms, tornadoes do not have any specific geographic boundary and can occur throughout Gillespie County uniformly. The Gillespie County planning area is assumed to be uniformly exposed to tornado activity. The Gillespie County planning area is in Wind Zone III, where tornado winds can be as high as 200 mph.



Impact

Even with some mitigation actions, Gillespie County will remain vulnerable to Tornadoes. A single tornado has the potential to destroy, kill residents and tourists, and damage schools, businesses, utilities, and historical landmarks. These losses can inflict significant psychological trauma on the community as well as cause major financial hardship for years to come.

The Extent of Future Threat

For the duration of this plan, the extent of the risk in the future in terms of frequency and intensity of tornadoes will be considered equal to the historical average of one tornado every 3.5 years.

Vulnerabilities:

All infrastructure listed in Appendix B

The potential impacts of Tornadoes on Gillespie County include but are not limited to the possible loss of historic buildings and artifacts, possible loss or damage to homes and businesses, costs associated with loss of revenue from destroyed business and tourist attractions, and the injury or death to civilian populations and destruction of utilities (power poles and lines and roads).

Tornadoes are considered a hazard in Gillespie County and will be included in this hazard mitigation plan.

Lightning

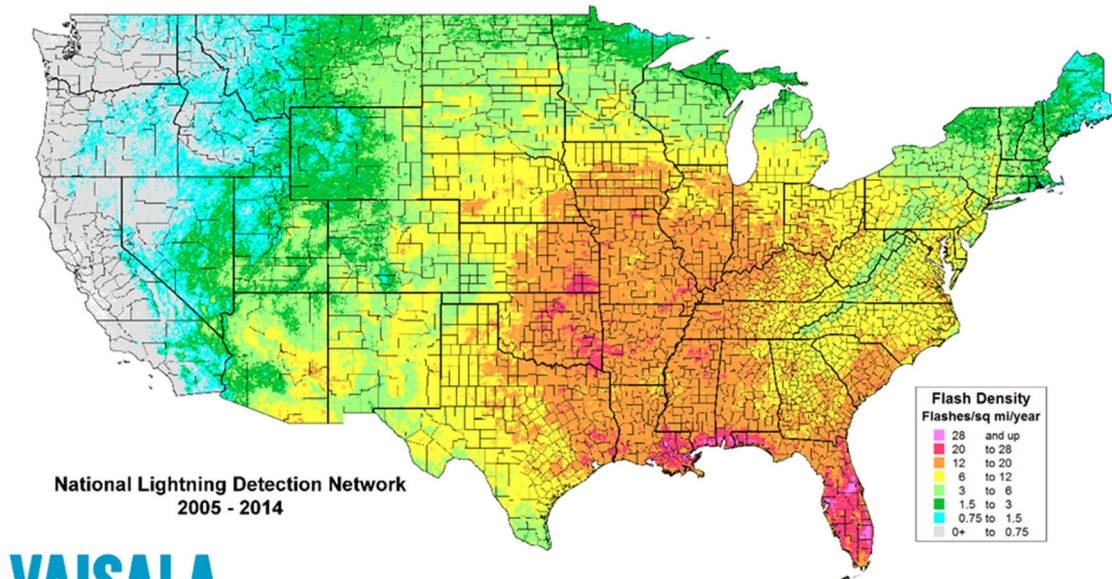
Section 3 of this document notes that lightning is produced by thunderstorms and may be produced by any thunderstorm. According to data from NOAA's severe storms database, Gillespie County will experience thunderstorms approximately 25 times yearly. Since any one of these storms can produce lightning, and since the exact timing and location of these storms are unpredictable, Gillespie County must consider the possibility that each one of these 25 annual storms has the potential to cause damage via lightning, hail, high winds, and flooding.

This situation occurred on May 28, 2016, when a severe thunderstorm warning was issued for portions of Gillespie County. Severe thunderstorms with cloud-to-ground lightning and baseball-sized hail were approaching Fredericksburg from the Harper area during the peak hours of the annual Crawfish Festival held at Marketplatz on Main Street in Fredericksburg. The National Weather Service issued a severe thunderstorm warning for Fredericksburg and the surrounding area. This forced a voluntary evacuation of the festival that saw approximately 80% of the patrons leave, resulting in a loss of revenue to the organizers. Although the storm passed north of the city, there were widespread reports of damage in and around Harper from this storm.

In the future, we can expect lightning flashes to occur with at least the same frequency and intensity as we have seen in the past.

Location

Lightning can strike in any geographic location and is common in Texas. The Gillespie County planning area, including the City of Fredericksburg, is located in a region of the country that is moderately susceptible to a lightning strike. Therefore, lightning could occur at any location within the entire planning area. It is assumed that the Gillespie County planning area is uniformly exposed to the threat of lightning.



VAISALA

The Extent of Future Threat

In the future, we can expect lightning flashes to occur with at least the same frequency and intensity as we have seen in the past. As shown on the National Lightning Detection Network map above, Gillespie County can expect up to 12 flashes of lightning per square mile of land mass per year, which is equal to 12696 lightning flashes per year.

Impact

Lightning strikes kill people, start fires, and destroy property. The massive electrical potential in a single bolt of lightning will kill or critically injure people and livestock. Lightning is the cause of both wildland fires and fires in homes and businesses. Lightning can destroy or disrupt utilities, such as electronic equipment in homes and businesses.

Lightning events can pose a significant risk to people, creating dangerous and demanding situations for public health and safety officials. Impacts on the planning area can include:

- Gillespie County is home to a thriving tourism industry. Lightning events could impact outdoor activities, placing visitors in imminent danger and potentially requiring emergency services.
- Individuals exposed to the storm can be directly struck, posing significant health risks and potential death.
- Structures can be damaged or crushed by falling trees damaged by lightning, resulting in physical harm to the occupants.
- Lightning strikes can result in widespread power outages, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.

- Extended power outages often increase structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their homes with alternate, unsafe cooking or heating devices, such as grills.
- Lightning strikes can be associated with structure fires and wildfires, creating additional risk to residents and first responders.
- Emergency operations and services may be significantly impacted due to power outages and loss of communications.
- County departments may be damaged, delaying response and recovery efforts for the entire community.
- Economic disruption due to power outages and fires negatively impacts the programs and services provided by the community due to short- and long-term losses in revenue.
- Some businesses not directly damaged by lighting events may be negatively impacted while utilities are restored, further slowing economic recovery.
- Businesses that are more reliant on utility infrastructure than others may suffer more significant damages without a backup power source.

Vulnerabilities

All infrastructure listed in Appendix B

Every citizen is vulnerable to lightning in several different ways. Lightning poses a direct threat to people (electrocution and burns), buildings, and utilities (mostly electrical grid-related utilities). The U.S. National Interagency Fire Center reported 9,000 wildland fires started by lightning from 2008-2012 that burned an average of 420 acres each. An average of four firefighters was killed per year from 2003- 2012 fighting lightning-caused fires, mostly in wildland fires. A recent study by the Insurance Information Institute states that over 100,000 homeowner insurance claims for lightning damages were paid for 2013 incidents in the U.S. for \$5869 each (Insurance Information Institute 2014). The result is that paid lightning-caused insurance claims represent about US \$3 per person annually. Much of this damage is due to electronic devices becoming more vulnerable and expensive than in the past. Communications towers that are struck by lightning may be disabled, disrupting communications.

Gillespie County estimates there is a 90% likelihood that lightning will threaten the county in any given year. Lightning will be included as a hazard in this hazard mitigation plan.

Hail

The NOAA Severe Storms Database records that since 2002, there have been 76 documented instances of hail striking the ground in unincorporated Gillespie County. Hailstones ranged from pea-sized hail to 3-inch diameter hail. The reported damage from these storms is \$102,000 in property damage and \$5,000,000 in crop damage. This

data does not include crop damage estimates from a hail storm on May 9, 2013. This storm destroyed approximately 95% of Gillespie County's peach crop.²⁴

A hailstorm near Harper in April 2006 caused the \$5,000,000 in crop damage mentioned previously. Once again, this was agricultural damage caused by the destruction of a significant portion of the county's peach crop. The most recent occurrence documented in the National Weather Service Severe Storms occurred in 2016 when a thunderstorm produced 1.25-inch hail near Harper. This storm system threatened Fredericksburg during the Crawfish Festival evacuation discussed earlier in this plan.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future hail storms will occur at the same frequency and intensity as they have in the past.

Location

Hailstorms are not confined to any specific geographic location and can vary significantly in size, location, intensity, and duration. All areas in Gillespie County are equally exposed to this hazard.

Impact

- Hail may create hazardous road conditions during and immediately following an event, delaying first responders from providing for or preserving public health and safety.
- Individuals and first responders exposed to the storm may be struck by hail, falling branches, or downed trees, resulting in injuries or possible fatalities.
- Residential structures can be damaged by falling trees, which can harm occupants physically.
- Large hail events will likely cause extensive roof damage to residential structures, siding damage, and broken windows, creating a spike in insurance claims and a rise in premiums.
- Automobile damage may be extensive depending on the hail's size and the storm's length.
- Hail events can result in power outages over widespread areas, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.
- An extended power outage can result in increased structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their home with alternate, unsafe cooking or heating devices, such as grills.
- First responders are exposed to downed power lines, damaged structures, hazardous spills, and debris often accompanying hail events, elevating the risk of

²⁴ Associated Press, Lubbock Online Reports

injury to first responders and potentially diminishing emergency response capabilities.

- Downed power lines and large debris, such as downed trees, can result in the inability of emergency response vehicles to access areas of the community.
- Hazardous road conditions may prevent critical staff from reporting for duty, limiting response capabilities.
- Economic disruption negatively impacts the programs and services the community provides due to short and long-term losses in revenue.
- Some businesses not directly damaged by the hail event may be negatively impacted while roads are cleared and utilities are restored, further slowing economic recovery.

The extent of the risk in the future in terms of frequency, number, and severity of hailstorms will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce hail.

Hail can have a significant economic impact in our area. A hail storm can devastate the economy of a small farming community in just a few minutes. It can also have a devastating effect on the hatching season of many game birds and other wildlife.

The Extent of Future Threat

The extent of the risk in the future in terms of frequency, number, and severity of hailstorms will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce hail. We expect hail stones up to 3 inches in diameter may occur in future storms.

Vulnerability

All infrastructure listed in Appendix B

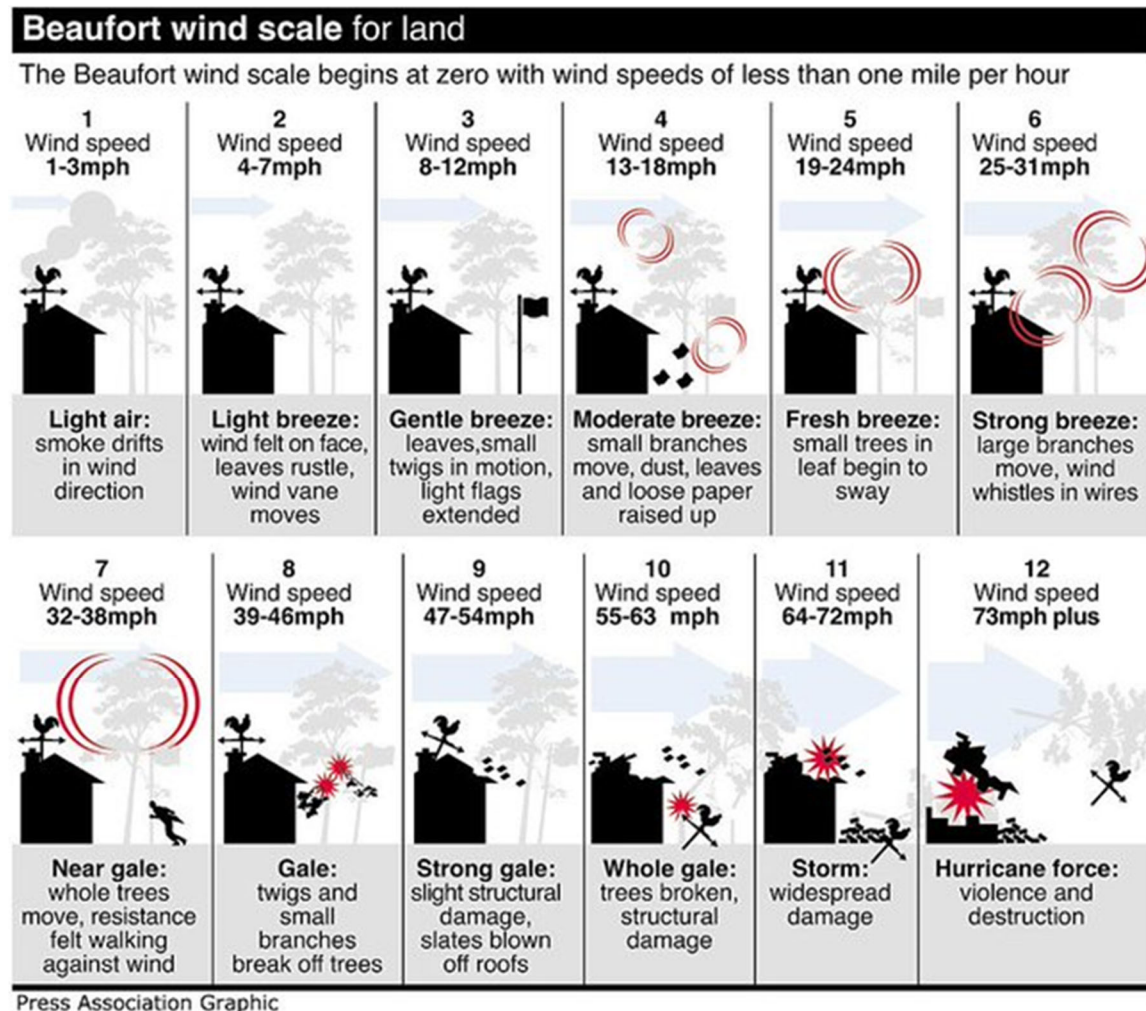
Farmers, cattlemen, owners, and operators of hunting ranches and wildlife operations, among others, are vulnerable to hail. Likewise, Gillespie County's Peach crops are susceptible to hail. Homeowners, business owners, owners of automobiles, and people who work outside in the elements are vulnerable to the damage caused by hailstorms.

Gillespie County has a well-documented history of damage from hail. As noted in Section 3 of this plan, any thunderstorm has the potential to produce hail, creating a nearly 100% chance that hail will affect the county every year. Therefore, hail will be included in this hazard mitigation plan.

Windstorm

There have been 15 documented windstorm events in Gillespie County since 2002.²⁵ The highest recorded wind during these storms was 80 kts during this. The most recent documented windstorm was at the Fredericksburg/Gillespie County Airport on July 14, 2022, with wind speeds at 51 kts. There have been no reports of deaths or injuries due to these windstorms. Property damage estimates total \$750,000.

Property damage is the most common issue associated with high winds. High winds uproot trees, cause powerlines to snap, damage roofs, and cause blowing debris to damage buildings and automobiles. In Gillespie County, the most common form of high winds is thunderstorms traversing the area.



As noted on the Beaufort wind scale, the highest reported wind value of 62 mph is considered whole gale force winds capable of breaking full trees and causing structural damage.

Windstorms may or may not be associated with thunderstorms traversing the county. If thunderstorms cause high winds, other hazards such as hail, lightning, or tornadoes might also be present.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future wind storms will occur at the same frequency and intensity as they have in the past.

Location

Windstorms are generally considered a common occurrence in Gillespie County. Windstorms occur randomly, so it is impossible to predict where they will strike within Gillespie County. Thus, it is assumed that the Gillespie County planning area is uniformly exposed to the threat of windstorms.

Impact and Extent of Future Threat

Windstorms can cause significant damage to crops, homes, buildings, and above-ground utilities. Debris thrown by high winds can break windows in cars and homes and strike and injure people, pets, and livestock. Insurance companies that have to pay out large claims due to windstorm damage are forced to raise insurance rates, which harms economic activity in the affected area. Referencing the Wind Zone Chart on [page 37](#), Gillespie County is in Wind Zone 3 and subject to winds up to 3-second gusts of 200 MPH.

Windstorm events can pose a significant risk to people and create dangerous and demanding situations for public health and safety officials. Impacts on the planning area can include:

- Individuals exposed to the storm can be struck by flying debris, falling limbs, or downed trees, causing severe injury or death.
- Structures can be damaged or crushed by falling trees, resulting in physical harm to the occupants.
- Significant debris and downed trees can result in emergency response vehicles being unable to access areas of the community.
- Downed power lines may make roadways unsafe, preventing first responders from answering calls for assistance or rescue.
- During exceptionally heavy wind events, first responders may be prevented from responding to calls, as the winds may reach a speed at which their vehicles and equipment are unsafe to operate.
- Thunderstorm wind events often result in widespread power outages, increasing the risk to more vulnerable portions of the population who rely on power for health and life safety.
- Extended power outages often increase structure fires and carbon monoxide poisoning as individuals attempt to cook or heat their homes with alternate, unsafe cooking or heating devices, such as grills.

- First responders are exposed to downed power lines, unstable and unusual debris, hazardous materials, and generally unsafe conditions.
- Emergency operations and services may be significantly impacted due to damaged facilities and loss of communications.
- Critical staff may be unable to report for duty, limiting response capabilities.
- City or county departments may be damaged, delaying response and recovery efforts for the entire community.
- Private sector entities that residents rely on, such as utility providers, financial institutions, and medical care providers, may not be fully operational and require assistance from neighboring communities until complete services can be restored.
- Economic disruption negatively impacts the programs and services the community provides due to short and long-term losses in revenue.
- Some businesses not directly damaged by wind events may be negatively impacted while roads are cleared and utilities are restored, further slowing economic recovery.
- Older structures built to less stringent building codes may suffer more significant damage as they are typically more vulnerable to thunderstorm winds.
- Large-scale wind events can have a significant economic impact on the affected area, as it must now fund expenses such as infrastructure repair and restoration, temporary services and facilities, overtime pay for responders, and regular day-to-day operating expenses.
- Businesses that are more reliant on utility infrastructure than others may suffer more significant damages without a backup power source.
- Recreational areas and parks may be damaged or inaccessible due to downed trees or debris, causing temporary impacts to area businesses.

Vulnerability

All infrastructure listed in Appendix B

People, buildings, and utilities are vulnerable to physical damage from windstorms. Airborne debris breaks windows, damages buildings, and harms people and animals. Utility poles can break in high winds, taking down power and communications systems and causing economic disruption in the affected area.

The 20-year history going back to 1996 suggests that there is a nearly 100% chance of a high wind event in Gillespie County in any given year. Windstorms are considered a hazard in Fredericksburg and will be included in this hazard mitigation plan.

Drought

Drought is a fact of life in Gillespie County. According to the United States drought monitor, The City of Fredericksburg and the entirety of Gillespie County were in drought conditions every day from May 2011 until June 2015. The county was again hit with

drought from October 2017 until September 2018. Fredericksburg moved into drought conditions again in November 2020 and remained in those conditions. The NOAA National Severe Storms Database shows that long periods of drought occurred throughout Gillespie County in 2005, 2008, 2011, 2017, and 2020. The drought periods ranged from abnormally dry conditions to long periods of exceptional drought, as defined by the Palmer Drought Category Index.

While there have been no reported deaths or injuries due to drought conditions in Gillespie County, drought significantly impacts the city's residents. As aquifer levels fell, watering restrictions were implemented to preserve the local water supply. Trees, shrubs, and lawns dried up and died, forcing local merchants and residents to remove and replace dead vegetation.

Droughts are a significant problem for agricultural operations. Although there are no large agricultural operations in the city, Gillespie County has suffered substantial economic losses due to drought. These losses have translated into a reduced farm and ranch income in the county, which has harmed economic activity in Fredericksburg. For example, drought forced a reduction in cattle herds, leading to a loss of income for local feed stores.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future drought periods will occur at the same frequency and intensity as they have in the past. If the current theories concerning global warming are correct, the occurrence and duration of drought may become an even more significant hazard to Gillespie County.

Location

Drought is an ordinary condition that occurs regularly throughout Texas and Gillespie County. However, drought events can vary significantly in intensity and duration. There is no distinct geographic boundary to drought; therefore, it can occur throughout the entire Gillespie County planning area.

Impact and Extent of Future Events

In Gillespie County, drought includes economic impacts associated with crop loss and livestock loss in the county, wildfires, wind erosion of soils, the lack of food and drinking water for wild animals, and the loss or destruction of wildlife habitat. Other significant impacts are anxiety or depression caused by economic losses from drought, dust-related health problems, reduced incomes, and fewer recreational activities.

The Palmer Drought Index measures the extent of the duration and intensity of long-term drought-inducing circulation patterns. Long-term drought is cumulative, with the intensity of drought during the current month dependent upon the current weather patterns plus the cumulative patterns of previous months. The hydrological impacts of

drought (e.g., reservoir levels, groundwater levels, etc.) take longer to develop. The Palmer Drought Index depicts the magnitude of drought, while the following table describes the classification descriptions.

Palmer Drought Index

Drought Index	Drought Condition Classifications							
	Extreme	Severe	Moderate	Normal	Moderately Moist	Very Moist	Extremely Moist	
Z Index	-2.75 and below	-2.00 to - 2.74	-1.25 to 1.99	-	-1.24 to +.99	+1.00 to +2.49	+2.50 to + 3.49	n/a
Meteorological	-4.00 and below	-3.00 to - 3.99	-2.00 to 2.99	-	-1.99 to +1.99	+2.00 to 2.99	+ +3.00 to + 3.99	+4.00 and above
Hydrological	-4.00 and below	-3.00 to - 3.99	-2.00 to 2.99	-	-1.99 to +1.99	+2.00 to 2.99	+ +3.00 to + 3.99	+4.00 and above

CATEGORY	DESCRIPTION	POSSIBLE IMPACTS	PALMER DROUGHT INDEX
D0	Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures; fire risk above average. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered.	-1.0 to -1.9
D1	Moderate Drought	Some damage to crops, pastures; fire risk high; streams, reservoirs, or wells low, some water shortages developing or imminent, voluntary water use restrictions requested.	-2.0 to -2.9
D2	Severe Drought	Crop or pasture losses likely; fire risk very high; water shortages common; water restrictions imposed.	-3.0 to -3.9
D3	Extreme Drought	Major crop/pasture losses; extreme fire danger; widespread water shortages or restrictions.	-4.0 to -4.9
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses; exceptional fire risk; shortages of water in reservoirs, streams, or wells.	-5.0 or less

Drought is monitored nationwide by the National Drought Mitigation Center (NDMC). Indicators are used to describe broad-scale drought conditions across the United States. Indicators corresponding to the intensity of drought.

Based on the historical occurrences of drought and the location of Gillespie County, the entire planning area can anticipate a range of droughts, from abnormally dry to exceptional or D0 to D4 based on the Palmer Drought Category.

Drought has the potential to impact people in Gillespie County. While it is rare that drought, in and of itself, leads to a direct risk to the health and safety of people in the U.S., severe shortages could result in inadequate supply for human needs. Drought also is frequently associated with a variety of impacts, including:

- Recreational activities that rely on water, such as hunting and fishing, may be curtailed, resulting in fewer tourists and lower revenue.
- The number of health-related low-flow issues (e.g., diminished sewage flows, increased pollution concentrations, reduced firefighting capacity, and cross-connection contamination) will increase as the drought intensifies.
- Public safety from forest/range/wildfires will increase as water availability and pressure decreases.
- Respiratory ailments may increase as the air quality decreases.
- There may be an increase in disease due to wildlife concentrations (e.g., rabies, Rocky Mountain spotted fever, Lyme disease).
- Jurisdictions and residents may disagree over water use/water rights, creating conflict.
- Political conflicts between municipalities, counties, states, and regions may increase.
- Water management conflicts may arise between competing interests.
- Increased law enforcement activities may be required to enforce water restrictions.
- Severe water shortages could result in inadequate supply for human needs and lower water quality for consumption.
- Firefighters may have limited water resources to aid firefighting and suppression activities, increasing risk to lives and property.
- During drought, there is an increased risk of wildfires and dust storms.
- The community may need increased operational costs to enforce water restrictions or rationing.
- Prolonged drought can lead to increased illness and disease related to drought.
- Utility providers can see decreases in revenue as water supplies diminish.
- Utility providers may reduce energy generation and service to their customers to prioritize critical service needs.
- Hydroelectric power generation facilities and infrastructure would have significantly diminished generation capability. Dams cannot produce as much electricity from low water levels as from high water.
- Fish and wildlife food and habitat will be reduced or degraded over time during a drought, and disease will increase, especially for aquatic life.
- Wildlife will move to more sustainable locations, creating higher concentrations of wildlife in smaller areas, increasing vulnerability and further depleting limited natural resources.
- Severe and prolonged drought can result in the reduction of a species or cause the extinction of a species altogether.

- Plant life will suffer from long-term drought. Wind and erosion will also threaten plant life as soil quality will decline.
- Dry and dead vegetation will increase the risk of wildfire.
- Land subsidence threat increases as groundwater is depleted.
- Drought poses a significant risk to annual and perennial crop production and overall crop quality, leading to higher food costs.
- Drought-related declines in production may lead to an increase in unemployment.

Vulnerability

All infrastructure listed in Appendix B

Although not as stark as vulnerabilities caused by other environmental factors, the widespread and prolonged nature of drought places significant strain on our community's environment and economy. Long drought often damages utility and transportation systems, causing water mains to break and roads to buckle. The risk of wildfire increases dramatically in drought, causing increased cost and danger for firefighters and other emergency personnel. The extreme heat, which often accompanies drought, puts elderly citizens at risk and forces agricultural interests in the county to sell livestock or lose crops, reducing the overall economy in Gillespie County.

It is difficult to assign an accurate risk factor to drought. Lying in the transition zone between humid and semiarid climates, the Hill Country experiences both wet and dry years; at Fredericksburg, eleven inches of precipitation was recorded in 1956 and forty-one inches the following year.²⁶ However, by simply counting the number of recorded drought events over the last 20 years dating back to 1996, Fredericksburg is exposed to a drought cycle about every four years. Therefore, there is a 20% chance of drought in any given year. Given the long-term nature of a drought, the actual percentage of time spent under drought conditions is much greater than the statistical probability of drought. Since 2006, Gillespie County has been in some form of drought, as defined by the Palmer Drought Severity Index, 78% of the time. Dating back 20 years to 1996, there is about a 20% chance of drought in any given year in Gillespie County. Drought is considered a hazard in Gillespie County and will be included in this hazard mitigation plan.

Extreme Heat

In 2022, Texas had 279 heat-related deaths. No deaths or injuries in Gillespie County have been reported directly attributable to extreme heat.

The National Weather Service Severe Events Database has two excessive heat events in the last 20 years. Both of these events have happened since 2018.

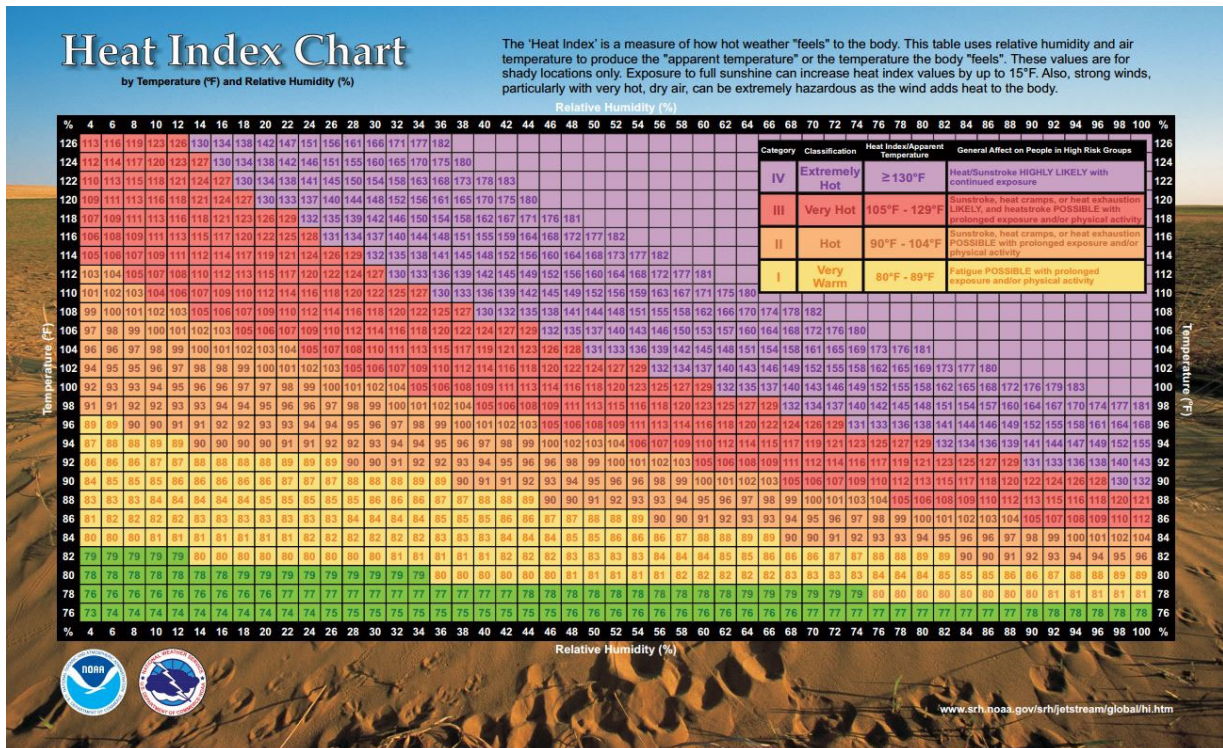
Fredericksburg has the only official weather reporting station in Gillespie County. The highest temperature ever recorded in Fredericksburg is 109° Fahrenheit. This was recorded on three separate occasions: July 2, 1980, August 10, 1953, and September 5, 2000. The record high recorded on September 5, 2000, corresponds to the drought experienced then. Although record temperatures could occur on any date, the average daily high in August is 94°, which is the warmest month.

Heat-related illnesses and deaths are preventable. When extreme heat occurs, it's essential to be aware of those at most significant risk for experiencing its effects: the very young, the elderly, and people with chronic diseases and mental illness. However, even young and healthy individuals can succumb to heat if they participate in overly strenuous physical exercise outdoors during hot weather.

The gradual nature of extreme heat's effects on the body makes it essential to be aware of these heat-related illnesses:

- Severe Sunburn
- Heat Cramps
- Heat Exhaustion
- Heat Stroke

Extreme heat is about more than just the temperature. Humidity plays a significant role in the effects of heat on the body. As the chart on the next page indicates, a relative humidity of 36% on the average daily high of 94 in August results in a Heat index of 95, which can result in heat cramps or heat exhaustion. Higher temperatures and humidity will raise the heat index.



In the future, we must assume that barring significant, rapidly occurring climate change, we can expect that future occurrences of Extreme Heat, manifest in heatwaves or prolonged periods of extremely hot weather, will occur at the same frequency and intensity as they have in the past. If the current theories concerning global warming are correct, extreme heat may become an even more significant hazard to Gillespie County.

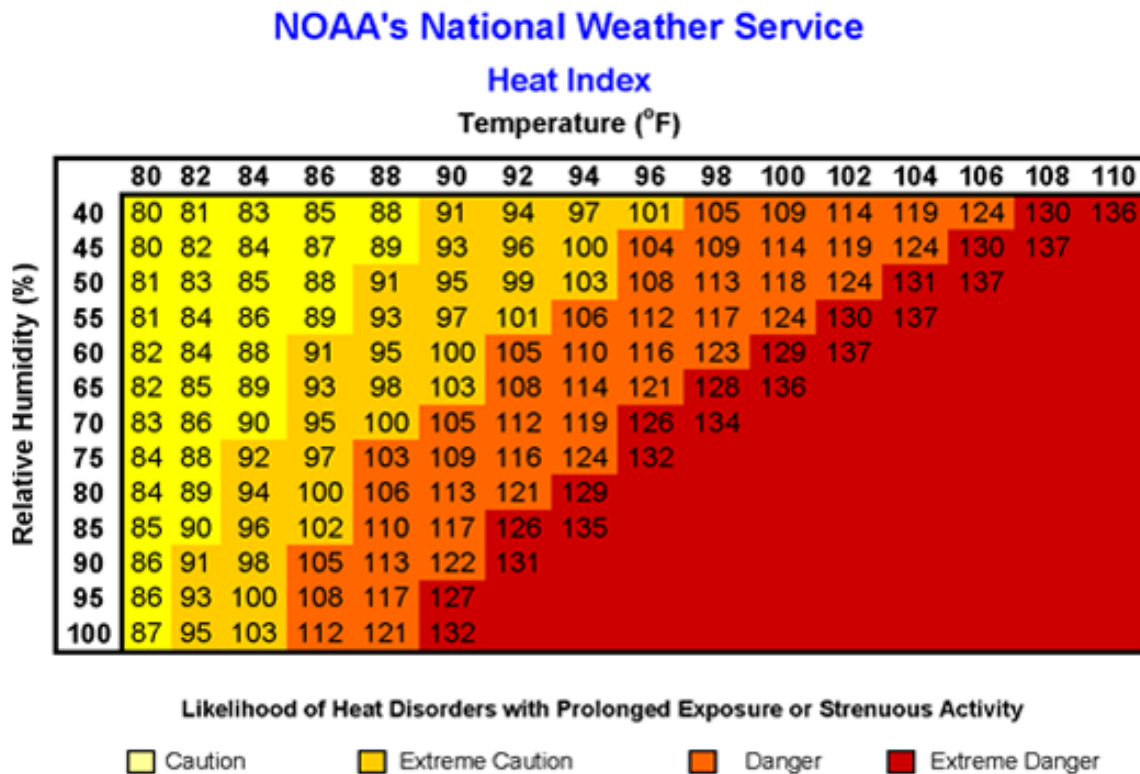
Location

Though no deaths from extreme heat have been recorded in Gillespie County, there have been heat-related deaths reported in other counties in the region, including Bexar, Bandera, Blanco, and Kerr County. There is no specific geographic scope for the extreme heat hazard. Extreme heat could occur in any area of Gillespie County, including the City of Fredericksburg.

Impact and Extent of Future Risk

Extreme heat is the most deadly natural disaster in the U.S., killing on average more people (about 600 per year) than hurricanes, lightning, tornadoes, earthquakes, and floods combined. Extreme heat causes the death of livestock, the loss of crops, and a reduction in the survival rate of wildlife. Extreme heat places the elderly, the young, and the infirm at risk of death or other heat-related injuries. Workers exposed to extreme heat are at risk for heat-related injuries and may suffer reduced income if they are unable or not permitted to work during extremely hot conditions. Electrical grids struggle and often fail to keep up with the additional demand placed on them by air conditioning and other load demands.

The magnitude or intensity of an extreme heat event is measured according to temperature concerning the percentage of humidity. According to the National Oceanic Atmospheric Administration (NOAA), this relationship is referred to as the “Heat Index” and is depicted below. This index measures how hot it feels outside when humidity is combined with high temperatures.



The extent scale displays varying degrees of caution depending on the relative humidity and temperature. For example, when the temperature is at 90°F or lower, caution should be exercised if the humidity level is at or above 40 percent. The most significant risk from extreme heat is to public health and safety.

Potential impacts on the community may include:

- Vulnerable populations, particularly the elderly and infants, can face severe or life-threatening health problems from exposure to extreme heat, including hyperthermia, heat cramps, heat exhaustion, and heat stroke (or sunstroke).

- Response personnel, including utility workers, public works personnel, and other professions requiring individuals to work outside, are more subject to extreme heat-related illnesses since their exposure is typically greater.
- High energy demand periods can outpace the supply of energy, potentially creating the need for rolling brownouts and elevating the risk of illness to vulnerable residents.
- Highways and roads may be damaged by excessive heat, causing asphalt roads to soften and concrete roads to shift or buckle.
- Vehicle engines and cooling systems typically run harder during extreme heat events, resulting in increased mechanical failures.
- Extreme heat events during drought can exacerbate the environmental impacts of drought, decreasing water and air quality and further degrading wildlife habitat.
- Extreme heat increases ground-level ozone (smog), increasing the risk of respiratory illnesses.
- Food suppliers can anticipate increased food costs due to increased production costs and crop and livestock losses.
- Outdoor activities may increase school injury or illness during extreme heat events.

Vulnerability

All infrastructure listed in Appendix B

People, wildlife, livestock, and utilities are vulnerable to extreme heat. Animals and people are vulnerable to heat-related injuries and death. Utility systems may be unable to keep up with additional demand and fail, increasing costs to grid operators and causing electrical outages and the loss of revenue to electrical suppliers and income to shops and businesses that depend on the electricity.

Given that temperature and humidity conditions that place people in danger of severe heat-related injury or death have a 100% probability of affecting the citizens of Gillespie County every year, Extreme Heat will be included in this hazard mitigation plan.

Winter Storms

From 2003-2008, there were 115 deaths reported among Texas residents with exposure to excessive natural cold as the underlying cause of death. According to the NOAA Severe Storms Database, there were 13 severe winter storms throughout Gillespie County between 2002 and 2022. These were county-wide events that also affected Fredericksburg. No deaths or injuries were reported in these storms.

During winter months, freezing rain, sleet, and sometimes light snow mix and fall on roads and bridges. This combination often occurs when temperatures are at or slightly below freezing. This results in an icing situation, making travel difficult in some parts of the county, if not impossible. In the Fredericksburg city limits, in addition to the general icing conditions on some or all of the minor city streets, the bridge on U.S. 290 over Barons' Creek, the bridge on U.S. 87 South at Barons Creek, and the bridge on Texas State Highway 16 South over Barons Creek have all been the sight of icing in the past.

Winter Storm Uri in 2021 was a devastating event for the entire county. Infrastructure in both the city and county was pushed to the limits. The Emergency Operation Center was open for ten days. People were without water and electricity for multiple days in some cases. Due to the magnitude of the storm, there was very little help from outside agencies. A shelter was established at the Fredericksburg Elementary School/First Baptist Church and housed numerous people.

In the future, we must assume that barring significant, rapidly occurring climate change, we can expect severe winter storms to occur at the same frequency and intensity as they have.

Location

Winter storm events are not confined to specific geographic boundaries. Therefore, all existing and future buildings, facilities, and populations in Gillespie County are considered to be exposed to a winter storm hazard and could potentially be impacted.

Impact and Extent of Future Threat

The impacts of a severe winter storm affect almost everyone in our community. These may include:

- Ice accumulation on powerlines can cause widespread electrical outages.
- Tree limbs can become coated with ice and break, falling on homes, businesses, cars, people, and powerlines.
- Icy conditions can shut down roads, leaving motorists stranded and causing a significant reduction in economic activity until conditions improve.
- The loss of heat in homes that may accompany a power outage places people and pets at risk.

- Poor road visibility can severely limit visibility, causing injury or death to motorists.

The extent of the risk in the future in terms of frequency, number, and severity of winter storms will be considered equal to the historical frequency in terms of number and severity, along with other hazards posed by the severe weather conditions that produce and accompany severe winter storms.

The extent or magnitude of a severe winter storm is measured in intensity based on the temperature and level of accumulations, as shown in the table below. This table should be read in conjunction with the wind-chill factor described in the wind-chill chart to determine the intensity of a winter storm. The chart is not applicable when temperatures are over 50°F or winds are calm. This is an index developed by the National Weather Service.

Intensity Scale for Extreme Winter Weather Events

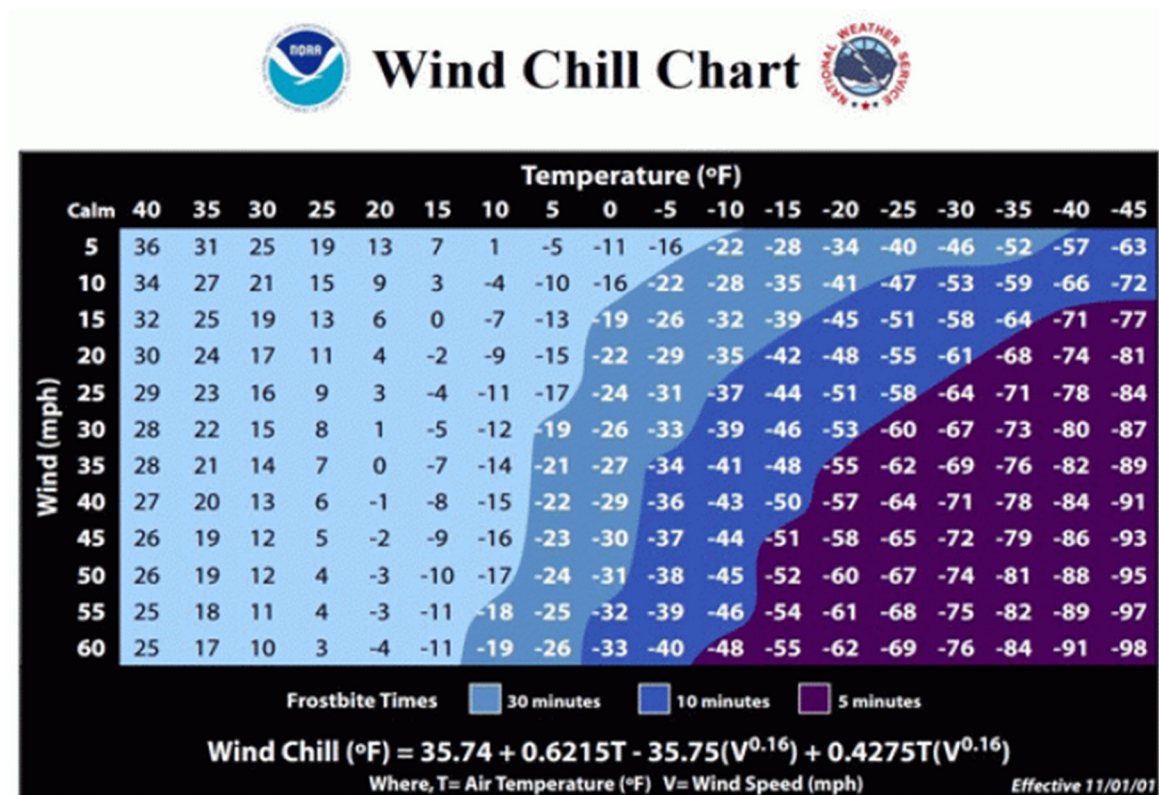
INTENSITY	TEMPERATURE RANGE (Fahrenheit)	EXTENT DESCRIPTION
Mild	40° – 50°	Winds less than 10 mph and freezing rain or light snow falling for short durations with little or no accumulations
Moderate	30° – 40°	Winds 10 – 15 mph and sleet and/or snow up to 4 inches
Significant	25° – 30°	Intense snow showers accompanied with strong gusty winds, between 15 and 20 mph with significant accumulation
Extreme	20° – 25°	Wind driven snow that reduces visibility, heavy winds (between 20 to 30 mph), and sleet or ice up to 5 millimeters in diameter
Severe	Below 20°	Winds of 35 mph or more and snow and sleet greater than 4 inches

Extent Scale – Winter Weather Alerts

Winter Weather Advisory	This alert may be issued for a variety of severe conditions. Weather advisories may be announced for snow, blowing or drifting snow, freezing drizzle, freezing rain, or a combination of weather events. Ice accumulation less than 1/8 inch Snow Less than 2 inches Sleet Less than ½ inch
Winter Storm Watch	Severe winter weather conditions may affect your area (freezing rain, sleet, or heavy snow may occur separately or in combination). Ice accumulation 1/8 inch or higher Snow of more than 2 inches Sleet accumulations of ½ inch or higher
Winter Storm Warning	Severe winter weather conditions are imminent. Ice accumulation 1/8 inch or higher Snow of more than 2 inches

	Sleet accumulations of ½ inch or higher
Freezing rain or freezing drizzle	Rain or drizzle is likely to freeze upon impact, resulting in a coating of ice glaze on roads and all other exposed objects. Accumulation of 1/8 inch or higher will cause significant
Sleet	Tiny particles of ice are usually mixed with rain. If enough sleet accumulates on the ground, travel is hazardous. Accumulations of ½ inch or higher will cause significant impacts
Blizzard Warning	Sustained wind speeds of at least 35 mph are accompanied by considerable falling or blowing snow. This alert is the most challenging winter storm, with visibility dangerously restricted. Visibility of less than ¼ mile
Frost/Freeze warning	Below-freezing temperatures are expected and may cause significant damage to plants, crops, and fruit trees. Temperatures below 32 degrees
Wind Chill	A strong wind combined with a temperature slightly below freezing can have the same chilling effect as a temperature nearly 50 degrees lower in a calm atmosphere. The wind-chill factor is the integrated cooling power of the wind and temperature on exposed flesh. Advisory- wind chills below 10 degrees Warnings- wind chills below 0 degrees

Wind chill temperature measures how cold the wind makes real air temperature feel to the human body. Since wind can dramatically accelerate heat loss from the body, a blustery 30°F day would feel just as cold as a calm day with 0°F temperatures. Gillespie County has never experienced a blizzard. However, based on previous occurrences recorded from 1996 through April 2018, it has been subject to winter storm watches, warnings, freezing rain, sleet, snow, and wind chill.



All infrastructure is listed in Appendix B.

Our utility grid is vulnerable to icy conditions, often accompanying severe winter storms. Most of our electrical grid is overhead lines often damaged by ice. The number and severity of powerful winter storms in our area are insufficient to warrant de-icing equipment purchases. Powerlines could be down for the event, causing significant disruption of schools, businesses, and transportation, causing a substantial disruption in commerce. Shut-in people, such as the elderly and infirm, may be unable to care for themselves, and emergency workers may be unable to reach and care for all those who need it.

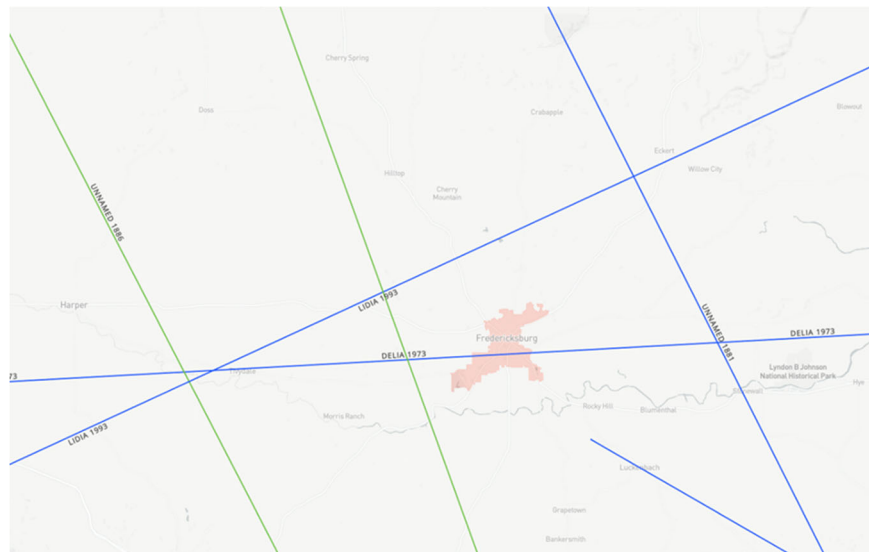
Costs for this type of incident are hard to determine. These icing events have resulted in numerous traffic accidents over the years. They disrupt schools and businesses, force the government to pay overtime to road crews, and have caused county offices to

remain closed or to open late. Based on the historical data in the NOAA Severe Climate Database, there is about a 65% chance that Gillespie County will experience a severe winter storm in any given year. Therefore, severe winter storms will be included in this hazard mitigation plan.

Hurricane

As noted in Section 3 of this Plan, Hurricanes are a significant threat to the state of Texas. Though not located in a coastal county, hurricanes still affect Fredericksburg. The current Hazard Mitigation Plan for Fredericksburg notes that freshwater flooding is the highest-ranking cause of death from hurricanes and tropical storms.

Based on historical occurrences, there is a moderate probability that a hurricane or tropical storm will impact Gillespie County in the future. Between 1851 and September 2022, hurricanes or low storm tracks crossed Gillespie County.



Based on historical occurrences, there is a moderate probability that a hurricane or tropical storm will impact Fredericksburg in the future. Between 1851 and September 2010, 4 hurricane or low storm tracks crossed Gillespie County.

However, Gillespie County's inland location is a buffer to most of a hurricane's major destructive forces. The freshwater flooding, high winds, lightning, and hail likely to affect the county are essentially the same as any other severe storm event. Therefore, hurricanes will not be included for mitigation in this plan. The plan will separately address the likely hazards, such as flooding, hail, and tornadoes from a hurricane. The impacts of a hurricane and the vulnerabilities of our local citizens to the conditions that a hurricane may cause will be addressed separately under each of those hazards.

Coastal Erosion

Gillespie County has no shoreline that meets the definition of Coastal Erosion as stated in Section 3 of this plan. Further, no major river or stream runs through the county. The citizens of Gillespie County are not impacted by or vulnerable to Coastal Erosion. Coastal Erosion is not considered a hazard to Gillespie County and will not be addressed in this plan.

Expansive Soils

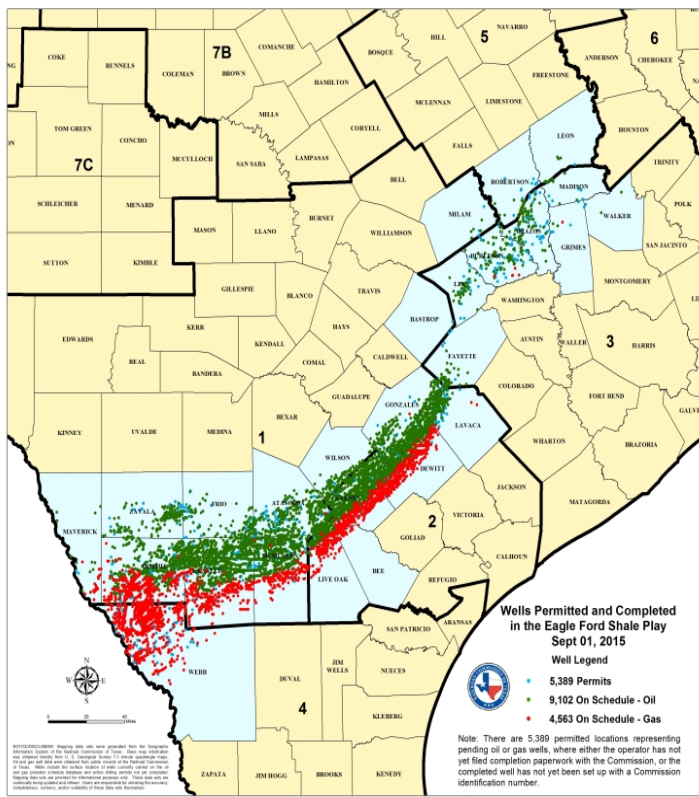
There is no history of expansive soils being a hazard in Gillespie County. The soil prevalent in Gillespie County is not typically associated with expansive soils. The citizens of Gillespie County are not impacted by or vulnerable to Expansive Soils. Expansive Soil is not considered a hazard to Gillespie County and will not be addressed in this plan.

Earthquake

According to the U.S. Geological Service, Gillespie County is in the lowest-hazard earthquake zone in the United States. As noted in [Section 3](#), earthquakes do occur in Texas. Earthquakes and seismic events throughout the state could increase due to the fracking process used in Texas oil exploration. However, the nearest oil exploration zone, the Eagle Ford Shale, is nearly 100 miles southeast of Fredericksburg. The citizens of Gillespie County are not impacted by or vulnerable to Earthquakes. Therefore, they will not be included for mitigation in this plan. Emergency management and other county officials will monitor the situation. If there is evidence of earthquake activity in Gillespie County in the future, the plan will be revised to reflect the new hazard.

Land Subsidence

Although Gillespie County depends entirely on underground water, no land subsidence has been observed in unincorporated Gillespie County. The citizens of Gillespie County are not impacted by or vulnerable to land subsidence. Land Subsidence will not be included for mitigation in this Plan. Local officials will monitor conditions in Gillespie County and revise this plan if required.



Hazards to be included in the Hazard Mitigation Plan

After thoroughly discussing these hazards, Gillespie County has decided to mitigate them. The hazards presented here were ranked as the greatest threat to the least danger according to the criteria established in the [Hazard Analysis](#) section of this Annex. Mitigation actions will be provided for each of the identified threats.

The threats chosen for mitigation and their threat ranking/prioritization are:

1. Flood
2. Wildfire
3. Drought
4. Windstorm
5. Hail
6. Tornado
7. Severe Winter Storms
8. Lightning
9. Extreme Heat
10. Dam/Levee Failure

Mitigation Goals and Actions

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The Mitigation Goals of Gillespie County

The mitigation goals of Gillespie County, as outlined in this plan, shall be as follows:

1. Protect public health and safety.
2. Reduce damage to and loss of new and existing real property.
3. Increase the awareness of public officials, community, and business leaders of the need for hazard mitigation and support actions to protect public health and safety.
4. Generate support for and increase public awareness of the need for hazard mitigation.

5. Maximize and update existing capabilities for identifying the need for and implementing hazard mitigation activities.
6. Promote sustainable growth.

The Mitigation Strategy of Gillespie County

To achieve the goals identified in this plan, it shall be the strategy of Gillespie County to:

1. Take maximum advantage of current mitigation capabilities,
2. Seek opportunities available within the county or available through cooperation with our partners,
3. Identify facilities, equipment, and technology within current means to purchase and implement,
4. Identify and pursue funding available through Hazard Mitigation Grants and other sources to finance large projects that exceed our financial capability to accomplish without such funding,
5. Engage the entire community to educate our citizens on the need for and the methods to reduce the hazards identified in this Plan,
6. Identify new hazards in the future and update this Plan accordingly.

Tactics: The Adopted Mitigation Actions

Gillespie County has identified these mitigation actions to achieve the identified mitigation goals. These mitigation actions fully comply with the capabilities and authorities identified in [Appendix B](#).

The mitigation actions presented in the tables below are prioritized following FEMA's Social, Technical, Administrative, Political, Legal, Economic, and Environmental (STAPLE+E) criteria for implementing each action. As a result of this process, an overall priority was assigned to each mitigation action.

As part of the economic evaluation of the STAPLE+E analysis, each action was analyzed in terms of the overall costs, measuring whether the potential benefit from the action outweighed its costs. As a result of this process, priority was assigned to each mitigation action.

The Staple Criteria used to develop these planning decisions are defined by FEMA:

- Social – Is the hazard mitigation strategy socially acceptable?
- Technical – Is the proposed action technically feasible, cost-effective, and does it provide the appropriate level of protection?
- Administrative – Does the community have the capability to implement the action and whether the lead agency is capable of overseeing the project.

- Political – Is hazard mitigation action politically acceptable?
- Legal – Does the community have the authority to implement the proposed action?
- Economic – Does the hazard mitigation project justify the economic base, projected growth, and opportunity costs?
- Benefit-cost analysis is a mathematical method for comparing costs to the benefits to the community of a hazard mitigation action. If the benefits are greater than the costs, the project is cost-effective. Comparing the ratios of benefits to costs for several hazard mitigation projects helps identify those offering the “greatest bang for the community’s buck.” The benefit-cost analysis gives decision-makers an understandable way to explain and defend their decisions. FEMA and the State will use benefit-cost analysis for many grant programs to determine whether a project is eligible. The community can save time and energy by limiting planning activities to projects more likely to receive funding.
- Environmental – Does the proposed action meet statutory considerations and the public desire for sustainable and environmentally healthy communities?

As a result of this analysis, each project was prioritized based on how planning team members scored each project.

- Priority 1: Satisfies STAPLE+E considerations
- Priority 2: Moderately satisfies STAPLE+E considerations
- Priority 3: Does not satisfy STAPLE+E considerations

Mitigation Actions

Action 1: Implement a public education program using all communications processes available to inform the public on hazard mitigation actions that they can take to protect themselves from the identified hazards.	
Hazard	Hail, Flood, Tornadoes, Windstorms, Severe Winter Storms, Drought, Lightning, Wildfire, Extreme Heat/Dam/Levee Failure
Background	Educating people about the exact nature of the hazards present in the environment is the first and most crucial step in helping to mitigate these hazards. Knowing the threat and how to counter that threat is the best, least expensive way to help protect our citizens against these hazards.
Benefits	Educating the public about the natural hazards in their environment and how to protect themselves and their property against these hazards will help reduce the risk that they or their property will be harmed or damaged by these hazards and improve the overall quality of their life.
Priority	1: High

Estimated Cost	\$2,000.00
Responsible Organization	Wildfire education program: All Gillespie County Fire Departments. All other education programs: Gillespie County Office of Emergency Management.
Target Completion Date	Implementation date: 10/01/2024. Programs will be ongoing with no end date.
Funding Sources	County Annual Budget, County Fire Department fundraising activities, Texas Water Development Board Grants.
Related Goals	Mitigation Goals 1-6

Action 2: Purchase National Weather Service-approved radios and install them in all identified critical buildings.

Hazard	Hail, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Extreme Heat, Wildfire, Drought, Flood, and Dam Failure.
Background	NOAA Weather Radio is a nationwide network of radio stations broadcasting continuous weather information directly from National Weather Service (NWS) offices nationwide. The broadcasts include warnings, watches, forecasts, weather observations, and other hazard information 24 hours a day.
Benefits	Supervisory personnel in these buildings will have up-to-the-minute weather information. It can order county workers to seek shelter in hazardous weather.
Priority	1: High
Estimated Cost	\$500.00
Responsible Organization	Gillespie County Office of Emergency Management
Target Completion Date	12/31/2026
Funding Sources	Radios will be purchased from the operating budget of each county department.
Related Goals	Mitigation Goals 1,3,4

Action 3: Identify and map significant public and private water sources throughout the county during emergencies.

Hazard	Drought, Wildfire
Background	Fire departments use large amounts of water to fight fires. All this water comes from wells or small, unreliable streams or tanks in Gillespie County. Catching rainwater would make more water available

	to these fire departments and reduce the demand for groundwater supplies.
Benefits	Increased water supply to first responders
Priority	2 Medium
Estimated Cost	\$5,000
Responsible Organization	County Fire Departments, Emergency Management, and Gillespie County Communications
Target Completion Date	12/31/2025
Funding Sources	Texas Water Development Board Grants, HMPG Grants
Related Goals	Mitigation Goals 1,2,5,6

Action 4: Develop a database of the county's special needs/high-risk people who could/do need assistance during a severe natural hazard event.

Hazard	Hail, Flood, Tornadoes, Windstorms, Severe Winter Storms, Drought, Lightning, Wildfire, Extreme Heat/Dam/Levee Failure
Background	Identifying high-risk populations before a crisis will help save lives and reduce injuries.
Benefits	Potential to save lives and reduce injuries to citizens and first responders during a severe weather event
Priority	2 Medium
Estimated Cost	\$10,000
Responsible Organization	Gillespie County Office of Emergency Management
Target Completion Date	12/31/2025
Funding Sources	County Budget Process, HMPG Grants
Related Goals	Mitigation Goals 1,4,5,6

Action 5: Partner with Gillespie County and other non-profits to improve existing buildings for shelter use.

Hazard	Hail, Flood, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Wildfire, Extreme Heat
Background	Recent weather events in Fredericksburg documented in this plan highlight that patrons have no safe evacuation alternatives from Marketplatz during festivals. Additionally, other hazards identified

	could require shelter facilities. Building a safe, hardened structure that could also be used for community events is a proven method for providing a safe place for visitors and residents to shelter in the event of severe weather.
Benefits	Improved public safety, improved community readiness, and resiliency
Priority	3: Low
Estimated Cost	\$500,000
Responsible Organization	Fredericksburg Emergency Management, Fredericksburg City Manager, Fredericksburg City Council, Gillespie County Commissioners Court, Gillespie County Office of Emergency Management
Target Completion Date	12/31/2026
Funding Sources	HMGP Grants, FEMA PDM Grants, Community Development Block Grants, Fredericksburg City Budget, Gillespie County Budget
Related Goals	Mitigation Goal 1,3,4,5,6

Action 6: Partner with Gillespie County Water Control and Improvement District #1 to rehab the remaining dams and bring them up to federal standards.

Hazard	Dam Failure
Background	Two of the four dams in Gillespie County have been or are being rehabbed to meet federal standards on dam safety. With the assistance of federal grants, the remaining two will need to be evaluated and updated to meet national standards.
Benefits	Improved public safety, improved community readiness, and resiliency
Priority	2; Medium
Estimated Cost	\$9,000,000
Responsible Organization	Gillespie County Water Control and Improvement District #1.
Target Completion Date	12/31/2030
Funding Sources	Federal Grants
Related Goals	Mitigation Goal 1,2,3,4,5,6

Action 7: Partner with Hill County Underground Water Conservation District to ensure the sustainability of local aquifers through monitoring and metering current and future wells.

Hazard	Drought
--------	---------

Background	The Central Texas Region, including Gillespie County, has experienced numerous years of drought conditions. Gillespie County is entirely dependent upon groundwater.
Benefits	Improved public safety, improved community readiness, and resiliency
Priority	1: High
Estimated Cost	\$0
Responsible Organization	Gillespie County and Hill Country Underground Water Conservation District
Target Completion Date	Continuous Monitoring
Funding Sources	Hill Country Underground Water Conservation District
Related Goals	Mitigation Goal 1,2,3,4,5,6

Status of Mitigation Actions in Previous Plans

Gillespie County Hazard Mitigation was adopted on June 11, 2018.

Action	Hazards Addressed in the previous plan	Status of Action	Explanation	Included in the new plan?
Implement a public education program using all communications processes available to inform the public on hazard mitigation actions that they can take to protect themselves from the identified hazards.	Hail, Flood, Tornadoes, Windstorms, Severe Winter Storms, Drought, Lightning, Wildfire, Extreme Heat/Dam/Levee Failure	Complete/Will Continue	Educating the public about the natural hazards in their environment and how to protect themselves and their property against these hazards will help reduce the harm or damage they or their property and improve the overall quality of life. This will continue to take place through multiple educational avenues.	Yes
Purchase National Weather Service-approved radios and install them in all identified critical buildings.	Hail, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Extreme Heat, Wildfire, Drought, Flood, and Dam Failure.	Incomplete	This was not completed due to budget issues.	Yes
Compile a complete contact database covering all dams in Gillespie County to alert residents below the dam of a	Dam/Levee Failure	Incomplete	This was incomplete due to budget issues and the inability to maintain	No

possible/impending emergency at the dams.			accurate information.	
Install rainwater collection systems at all county fire department stationhouses.	Drought, Wildfire	Partially Complete	4 out of 5 departments have a sustainable water source.	Yes
Develop a database of special needs/high-risk people in the county who could/do need assistance during a severe natural hazard event.	Hail, Flood, Tornadoes, Windstorms, Severe Winter Storms, Drought, Lightning, Wildfire, Extreme Heat/Dam/Levee Failure	Incomplete	Budget issues and inability to maintain	Yes
Partner with the City of Fredericksburg to construct an all-purpose safe structure to shelter residents in extreme weather events.	Hail, Flood, Tornadoes, Windstorm, Severe Winter Storm, Lightning, Wildfire, Extreme Heat	Incomplete	The City of Fredericksburg and Gillespie County do not have the proper funding for this type of structure. Moving forward, they will work with other non-profits to utilize existing buildings.	Yes
Obtain solar-powered signs for 35 low-water crossings (county-wide).	Flooding	Incomplete	Funding has not been available to implement this action.	No

Adoption and Implementation

Gillespie County Commissioners Court approved the plan at their regular meeting on January 22, 2024.

This document will be sent to the Texas Division of Emergency Management for review and approval. Once this is complete, it will be moved to FEMA for approval. After both agencies approve this document, this document will be published.

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Appendix A: Planning Team

Planning Team Members

The City of Fredericksburg and Gillespie County Hazard Mitigation Plan planning team was organized using a direct representative model. At the beginning of the process, the Gillespie County Office of Emergency Management sent notices to city and county departments asking for input and participation. The planning committee chairman addressed the Gillespie County Commissioners Court in session, explained the process, and sought their feedback and participation. The following departments and organizations responded to the request and participated throughout the process.

Organization	Department	Title
Gillespie County Commissioners Court	Precinct 3	County Commissioner
Gillespie County Office of Emergency Management	Emergency Management	Emergency Management Coordinator
City of Fredericksburg	EMS	Administrator
City of Fredericksburg	Public Works	Director
City of Fredericksburg	Public Works	Floodplain Manager
City of Fredericksburg	Public Works	GIS Engineer
City of Fredericksburg	Development Services	Director
City of Fredericksburg	Development Services	Building Official
City of Fredericksburg	Fire Department	Chief
City of Fredericksburg	Communications	Director
City of Fredericksburg	Police	Chief of Police
National Weather Service	Southern Region	Forecaster
Fredericksburg ISD	Superintendents' Office	Superintendent
Gillespie County	Emergency Management	Fire Marshall
Gillespie County Health Division	Health	Director
Gillespie County	Communications Center	Director of Dispatch
Gillespie County	Sheriff's Office	Sheriff
Gillespie County	Economic Development Commission	Executive Director
Texas Department of Transportation	Gillespie County Office	Maintenance Supervisor
Hill Country Memorial Hospital	Emergency Management	Emergency Management Coordinator

American Red Cross serving Texas Hill Country	Hill Country Chapter	Senior Disaster Program Manager
United Way	United Way of San Antonio and Bexar County	Outreach Coordinator

Appendix B: Jurisdictional Capabilities

Capability Assessment: City of Fredericksburg

Existing Plans and Policy

City of Fredericksburg Comprehensive Plan
City of Fredericksburg Drainage Master Plan
International Building Code 2015
International Residential Code 2015
International Electrical Code 2015
International Plumbing Code 2015
International Fuel Gas Code 2015
Subdivision Ordinance March 2014
Capital Improvements Plan (Ord. No. 8-058, § 11.804, 11-18-1997; Ord. No. 17-029, § 5-282, 12-3-2007)
Flood Damage Prevention Code (Code 1992, § 3.702; Ord. No. 11-014, § 3.702, 8-6-2001), Article XI City of Fredericksburg Code of Ordinances
International Fire Code 2015
Zoning Ordinance (Code 1992, § 12.101) Chapter 211 of the Texas Local Government Code March 2016
International Property Maintenance Code 2009
Stormwater Control Ordinance, Article XIII City of Fredericksburg Code of Ordinances July 2017
Historic Preservation Ordinance July 2017

Administrative and Technical

GIS Technician
City Engineer/Director of Public Works and Utilities
Emergency Management Coordinator
Assistant Emergency Management Coordinator
Floodplain Administrator
Building Inspector
Code Enforcement Officer
Street Dept.-Road building equipment and crews

Financial Capabilities/Assets Available to Fredericksburg

Taxing Authority through State of Texas Property Tax Code (Code 1992, § 1.301)

Issue Bonds

Utility Fees (Water, Wastewater, Electric, and Sanitation)

Drainage Utility Fee

Development Impact Fees (Ord. No. 8-058, § 11.801, 11-18-1997)

Taxation of Telecommunication Services (Code 1992, art. 1.500)

Building Permit Fees

Hotel Occupancy Tax (HOT Tax)

FEMA Public Assistance

FEMA Hazard Mitigation Grant Program

FEMA/NFIP Flood Mitigation Assistance

FEMA Pre-Disaster Mitigation HUD Community Development Block Grants

Education and Outreach

Firewise/Storm Ready

Hazard Awareness Campaigns

CivicReady Mass Communication Software

City of Fredericksburg Web Site

City of Fredericksburg Facebook Site

City of Fredericksburg Twitter Account

Floodplain Information Web Page

Critical Facilities

Critical facilities are structures and institutions necessary for a community's response and recovery from emergencies. Critical facilities must continue to operate during and following a disaster to reduce the severity of impacts and accelerate recovery.

Critical Facilities	High Potential Loss Facilities	Infrastructure Systems
Fredericksburg City Hall	Hazardous Materials Sites	Transportation Systems
Emergency Operations Center	Water Plants Reclamation Facility	Power Utilities
Evacuation Shelters	Landfill	Communication Systems
Law Enforcement Center	Water Well Fields	Water and Waste Water Systems
FISD Schools		U.S. Highway 290
Hill Country Memorial Hospital		State Highway 16
Consolidated Warehouse		U.S. Highway 87
Fredericksburg Fire Department Headquarters		
Fredericksburg Fire Department Substation Frederick Road		
Fredericksburg Fire Department Substation Friendship Lane		
EMS Headquarters and Substation		
Airport (County-Owned)		

Capability Assessment: Gillespie County

Existing Plans and Policy

Flood Damage Prevention Ordinance

Administrative and Technical

Emergency Management Coordinator

Asst. Emergency Management Coordinator

Flood Plain Manager

Road Building equipment and crews

Gillespie County Central Appraisal District

County 911 Coordinator

Gillespie County Communications Center

Financial Capabilities/Assets Available to Gillespie County

Property Tax Authority

Sales Tax Authority

Bond Issuing Authority

FEMA Public Assistance

FEMA Hazard Mitigation Grant Program

FEMA Pre-Disaster Mitigation

FEMA/NFIP Flood Mitigation Assistance

HUD Community Development Block Grants

Education and Outreach

Firewise/Storm Ready

Hazard Awareness Campaigns

CivicReady Mass Communication Software

Gillespie County Website

Critical Facilities

Critical facilities are structures and institutions necessary for a community's response and recovery from emergencies. Critical facilities must continue to operate during and following a disaster to reduce the severity of impacts and accelerate recovery.

Critical Facilities	High Potential Loss Facilities	Infrastructure Systems
County Fire Departments	Hazardous Materials Sites	Power Utilities
County Maintenance Yards	Energy Pipelines	Transportation Systems
Emergency Operations Center		Communications Systems
Evacuation Shelters		State Highway 16
Gillespie County Fairgrounds		US Highway 290
Gillespie County Communications Center		U.S. Highway 87
Gillespie County Courthouse		CTEC Electrical Grid
Gillespie County Jail		
Hill Country Memorial		
All Schools		
Sheriff's Office Facilities/ Law Enforcement Center		
Gillespie County Airport		

Appendix C: Meeting Dates and Discussion Topics

1. Monthly Hazard Mitigation Committee Meetings. These monthly meetings have numerous stakeholders discussing hazards and potential hazards in both the City of Fredericksburg and Gillespie County.
2. The first public meeting was held on December 8, 2022, at the Fredericksburg Fire/EMS training room at 126 W. Main St. The meeting was held in conjunction with our monthly Hazard Mitigation Committee meeting. The meeting was made public by the City Secretary's office. The purpose of this meeting was to inform the public about the reason and requirements for a current Hazard Mitigation Plan and to seek public input on hazards facing the jurisdictions covered in the plan. Outside of the citizens who regularly attended this meeting, no citizens participated.
3. The second Public Meeting was held on January 26, 2023, at the exact location as above. This meeting was made public through the City Secretary's office and the Gillespie County Judge's office. The meeting was again held with our monthly Hazard Meeting Committee meeting. Once again, no citizens outside the new attendees came to this meeting.
4. The third Public Meeting was held on February 23, 2023, at the location above. This meeting was made public through the City Secretary's office and the Gillespie County Judge's office. The meeting was again held with our monthly Hazard Meeting Committee meeting. Once again, no citizens outside the new attendees came to this meeting.

Appendix D: Dam Locations

1. Williams Creek Watershed Dam No. 1: Latitude 30° 10.7 N, Longitude 98° 35.7 W
2. Williams Creek Watershed Dam No. 2: Latitude 30° 10.2 N, Longitude 98° 36.1 W
3. Williams Creek Watershed Dam No. 3: Latitude 30° 09.6 N, Longitude 98° 37.5 W
4. Williams Creek Watershed Dam No. 4: Latitude 30° 11.0 N, Longitude 98° 37.6 W

Appendix E: Acronyms

Acronyms

AACOG	Alamo Area Council of Governments
TIP	Capital Improvements Plan
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
HUD	Housing and Urban Development
ISD	Independent School District
NFIP	National Flood Insurance Program

Appendix F: Risk Assessment Data

The method below was used to analyze the 2018 Hazard Mitigation Plan risk. When updating/revising the 2024 plan, this was reviewed and considered relevant for the updated version.

Final Risk Analysis and Ranking of Hazards

Respondents were asked to rank hazards from highest to lowest probability of affecting the respective jurisdiction. The highest risk was scored as a 1, the second highest was achieved as a 2, etc. Score values were then totaled. The lowest score corresponds to the most elevated evaluated risk.

Gillespie County

1. Flood	25
2. Wildfire	35
3. Drought	66
4. Windstorm	73
5. Hail	75
6. Tornado	76
7. Severe Winter Storms	100
8. Lightning	103
9. Extreme Heat	126
10. Dam/Levee Failure	144

City of Fredericksburg

1. Hail	32
2. Flood	49
3. Tornado	56
4. Windstorm	63
5. Severe Winter Storms	79
6. Drought	86
7. Lightning	91
8. Wildfire	93
9. Extreme Heat	123

Appendix G: Links and Helpful Information

Please click the link or copy and paste the web address into your browser for more information.

[City of Fredericksburg, Texas](http://fbgtx.org): fbgtx.org

[Gillespie County, Texas](http://www.gillespiecounty.org): www.gillespiecounty.org

[Texas Division of Emergency Management Mitigation Section](https://www.dps.texas.gov/dem/Mitigation/index.htm):
https://www.dps.texas.gov/dem/Mitigation/index.htm

[FEMA Mitigation Web Site](https://www.fema.gov/what-mitigation): https://www.fema.gov/what-mitigation

[FEMA FLOOD MAP SERVICE CENTER](https://www.fema.gov/flood-mapping-products): https://www.fema.gov/flood-mapping-products

[Texas Water Development Board](http://www.twdb.texas.gov/index.asp) http://www.twdb.texas.gov/index.asp

[Texas A&M Forest Service](http://texasforestservice.tamu.edu/) http://texasforestservice.tamu.edu/

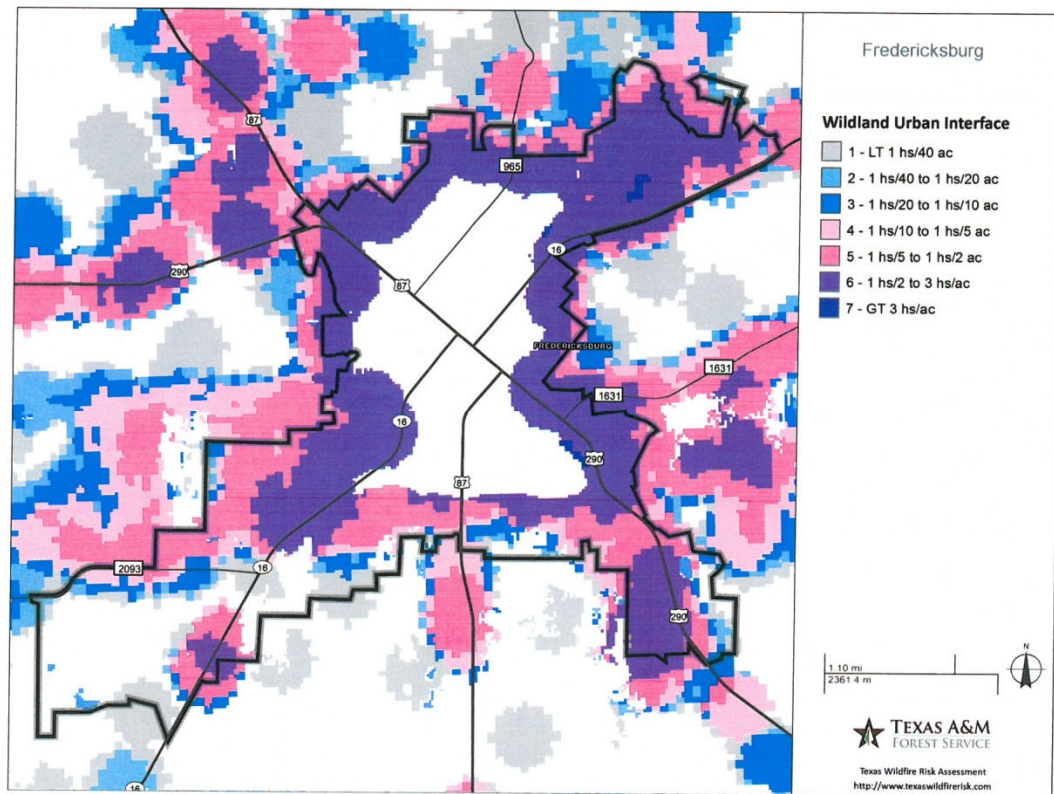
[National Weather Service](http://www.weather.gov/) http://www.weather.gov/

[National Integrated Drought Information System](https://www.drought.gov/drought/): https://www.drought.gov/drought/

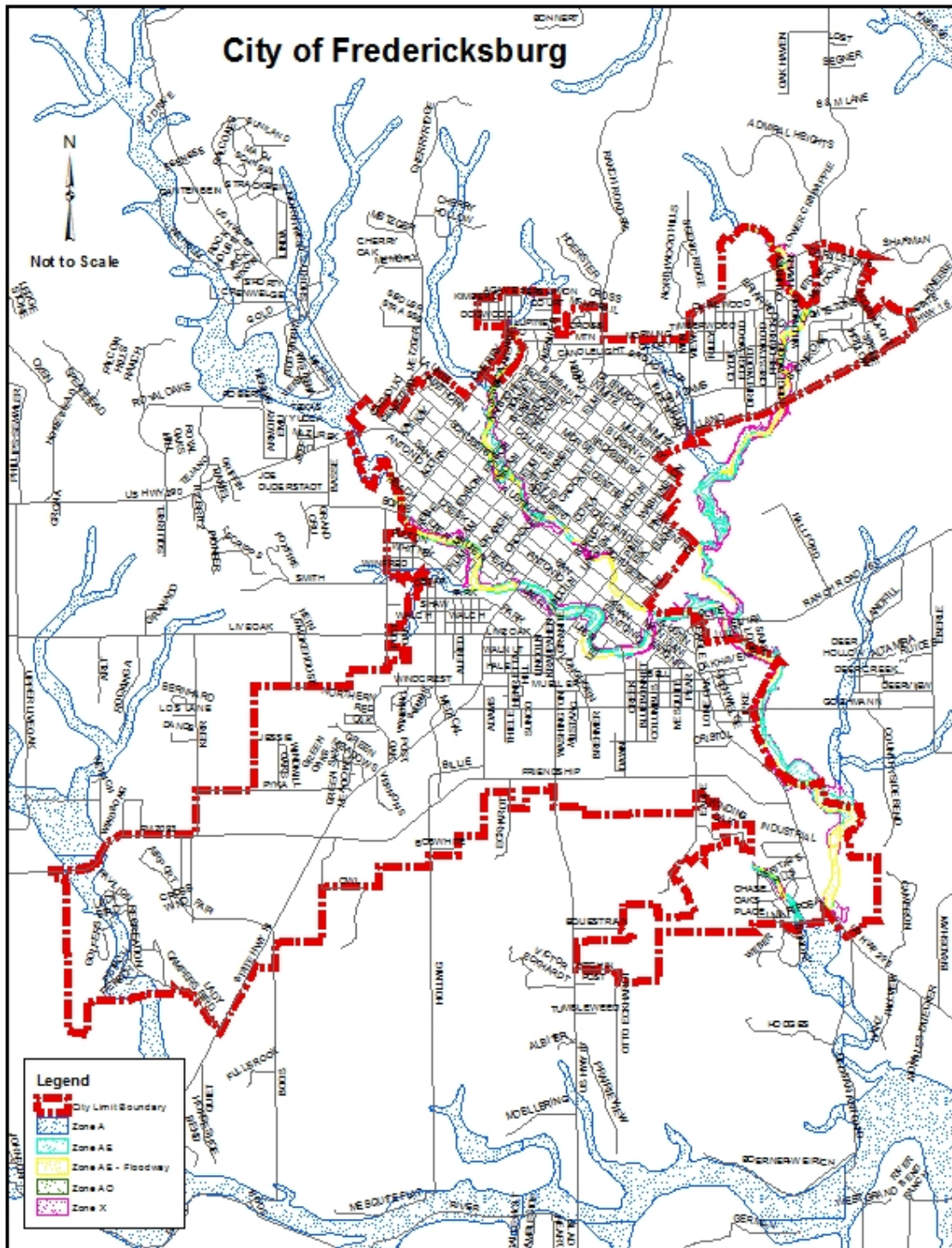
[National Severe Storms Laboratory](http://www.nssl.noaa.gov/): http://www.nssl.noaa.gov/

Appendix H: Wildland Urban Interface

The legend indicates the number of houses per acre in the Interface area. For example, 1hs/40 = 1 house per 40 acres.



Appendix I: Flood Plain Map for the City of Fredericksburg



[illegible]

Appendix K: Inundation Maps
Williams Creek Water Shed Site 1



Plate 1

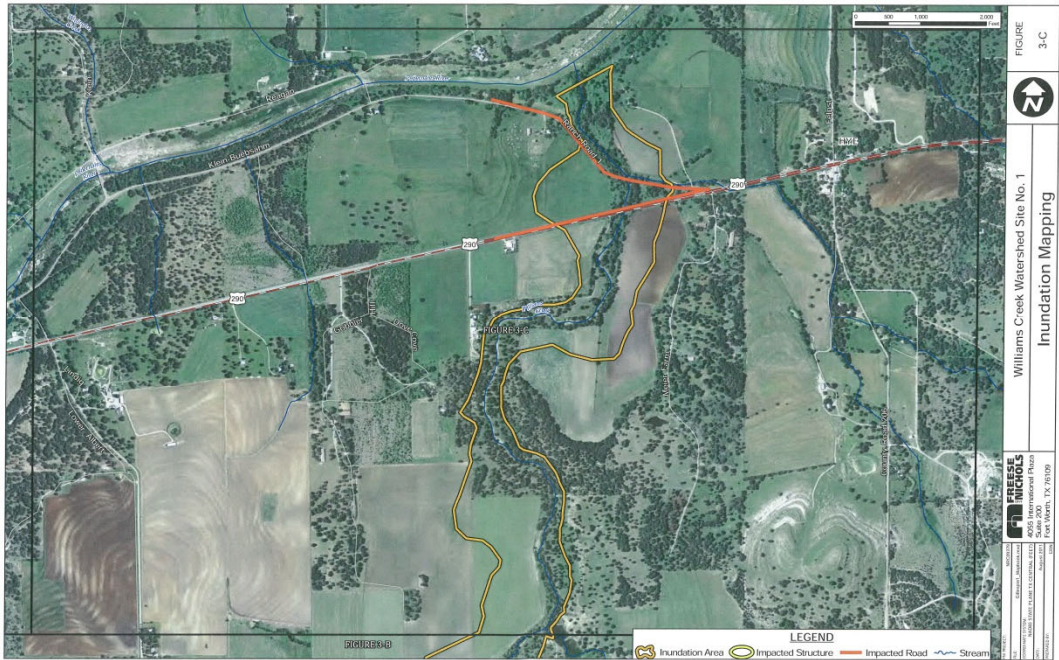


Plate 2

Williams Creek Water Shed Site 2

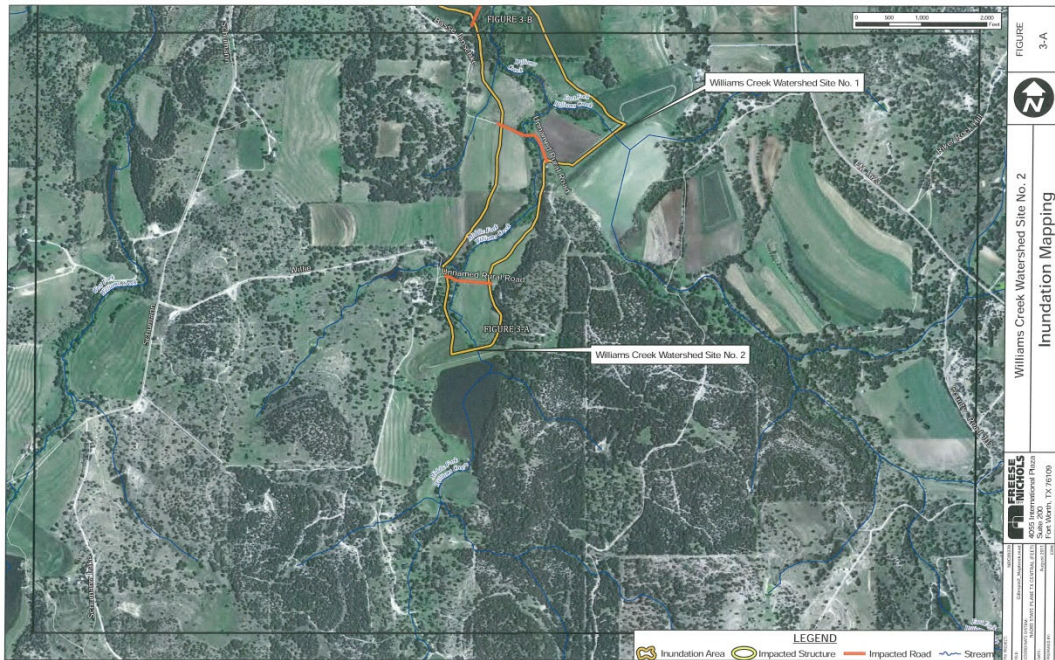


Plate 1

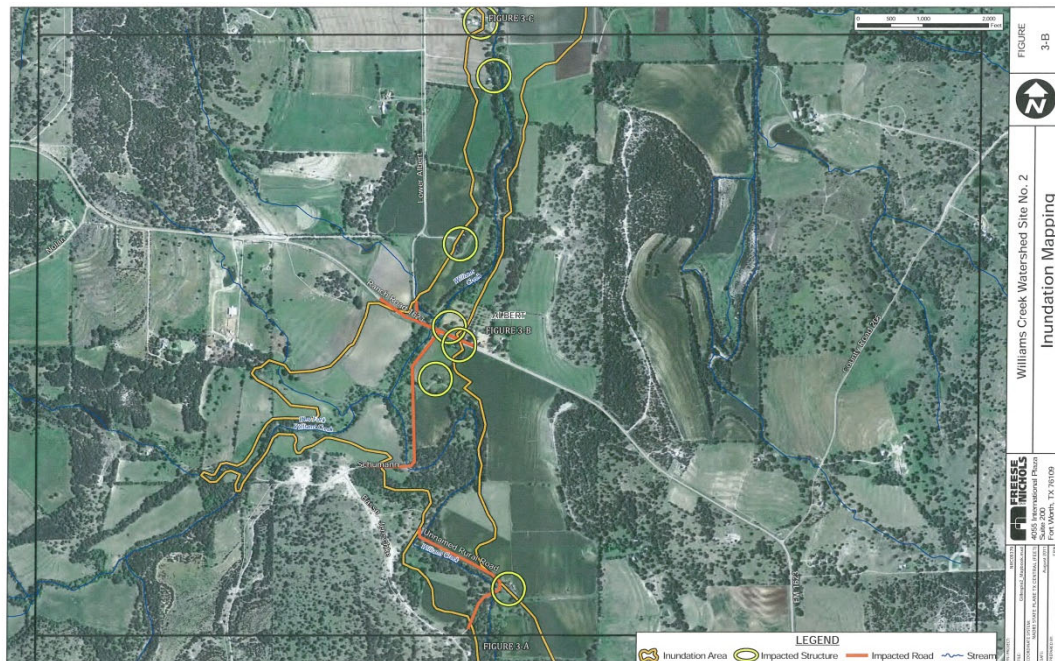


Plate 2

Williams Creek Water Shed Site 2 Continued



Plate 3

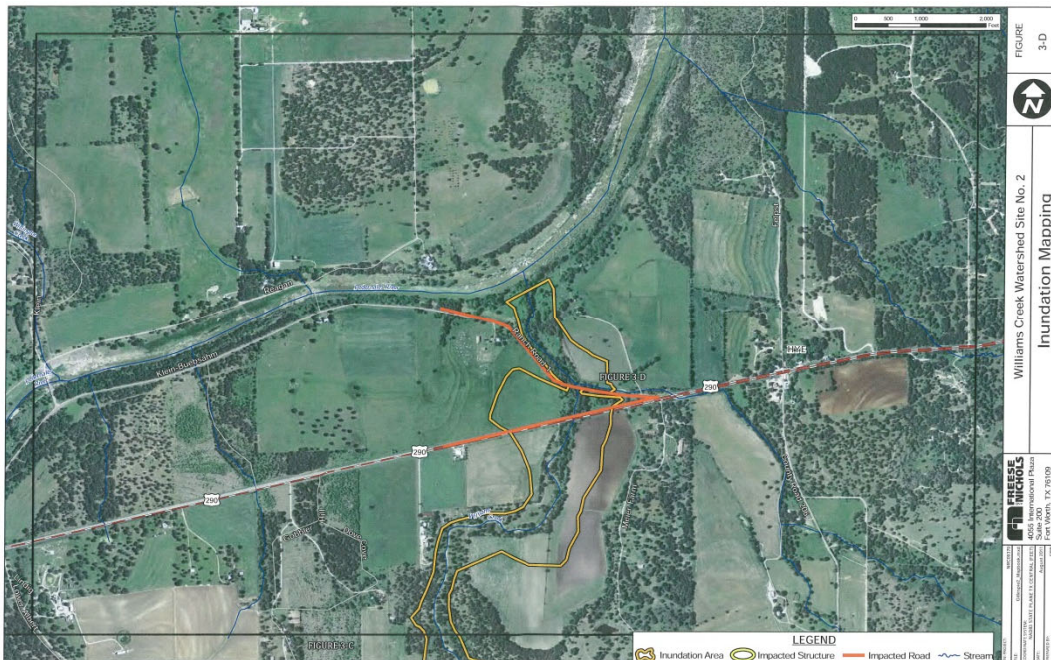


Plate 4

Williams Creek Watershed Site 3

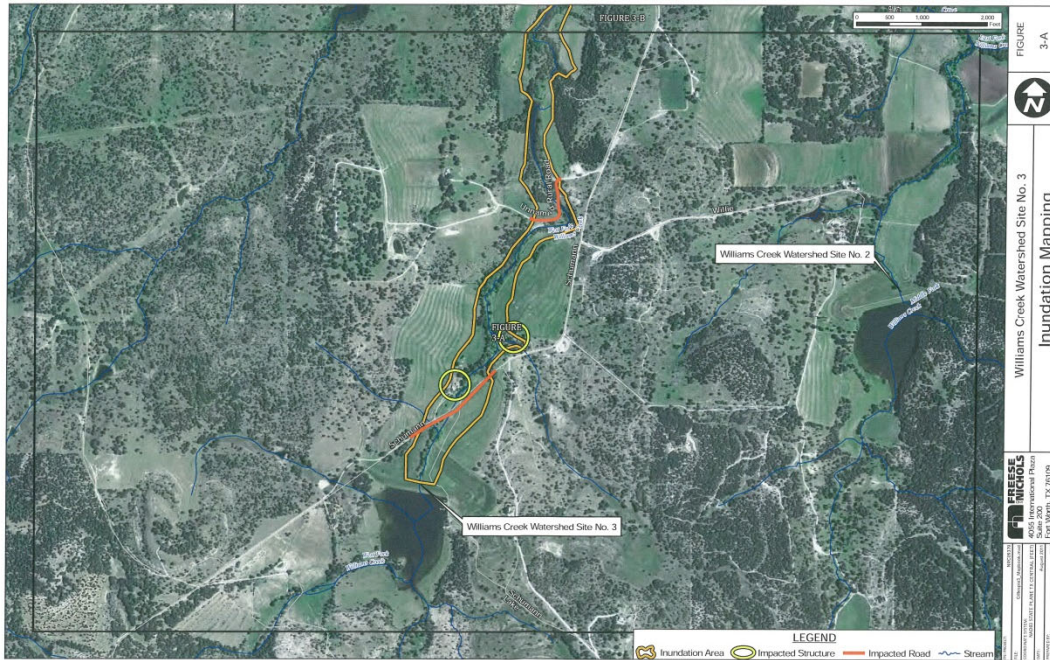


Plate 1



Plate 2

Williams Watershed Site 3 Continued



Plate 3



Plate 4

Williams Creek Watershed Site 4

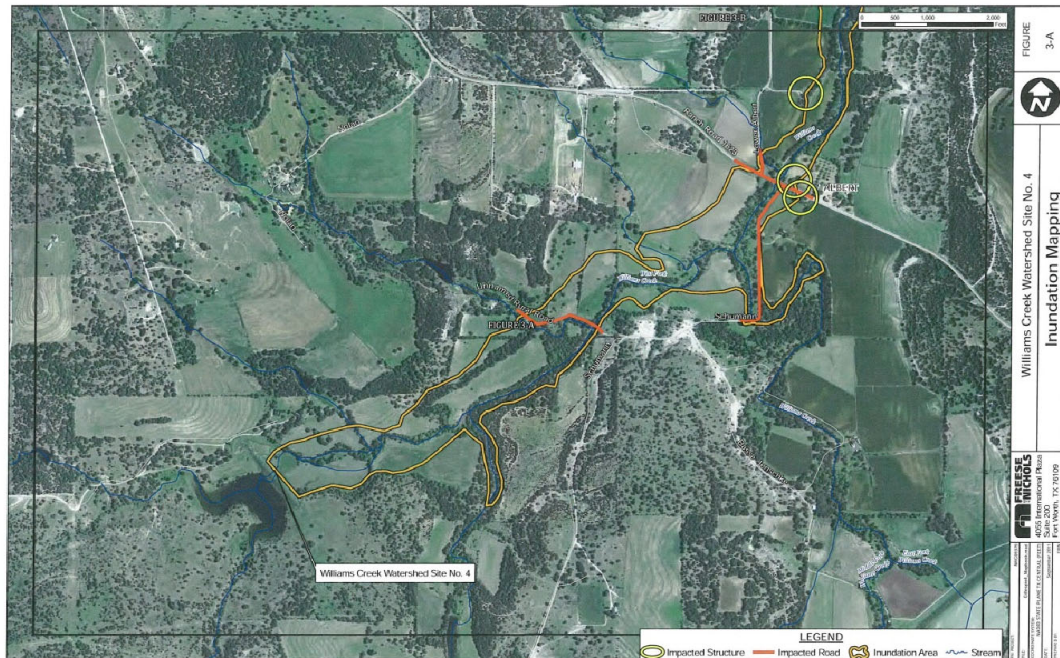


Plate 1



Plate 2

Williams Creek Watershed Site 4

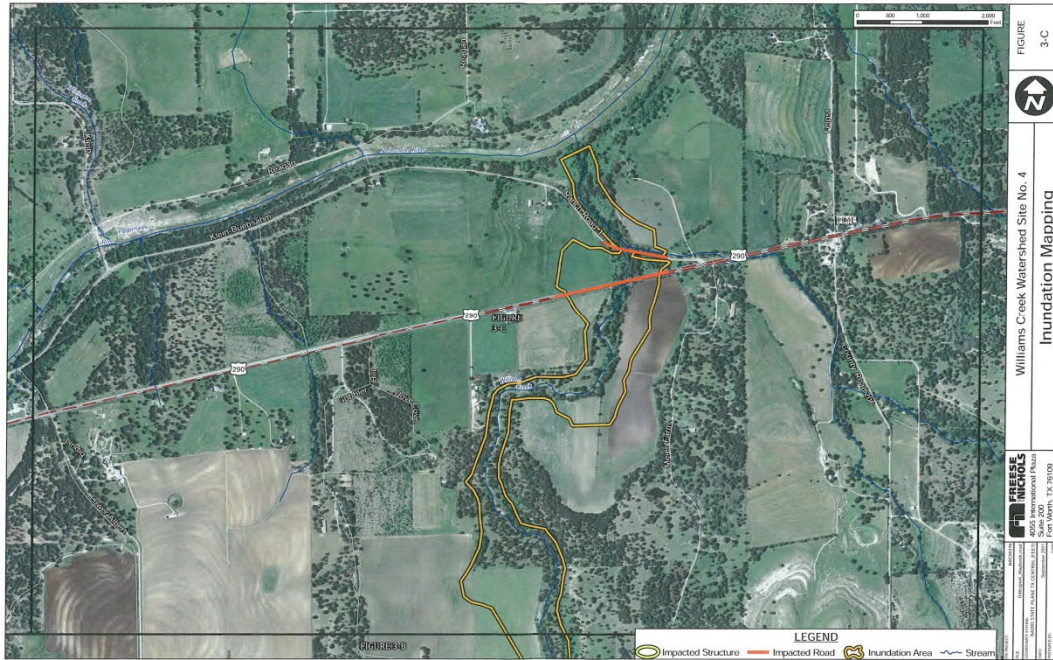


Plate 3

RESOLUTION 2024-14

Whereas, to help protect our citizens, history, and resources, The City of Fredericksburg and Gillespie County have developed a Hazard Mitigation Plan to reduce risks from natural hazards affecting the area; and

Whereas, the Fredericksburg Emergency Management Agency defines Mitigation as “any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards”; and

Whereas, the City of Fredericksburg and Gillespie County are susceptible to a wide range of natural hazards, including flooding, tornados, wildfires, and drought; and

Whereas, entities and businesses including the Fredericksburg Independent School District, the Harper Independent School District, Methodist Hill Country Hospital, and Gillespie County are among the various stakeholders that participated with valuable input into the planning process of the Hazard Mitigation Plan; and

Whereas, the plan was prepared by the Gillespie County Office of Emergency Management under the direction of the Emergency Management Coordinator for the City of Fredericksburg and Gillespie County.

Now, therefore, be it resolved that the Mayor and City Council of the City of Fredericksburg, Texas acknowledges, supports, and approves the attached Hazard Mitigation Plan (Exhibit A) that shall be submitted to FEMA via the State of Texas.

Passed and approved this 19th day of November 2024.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, TRMC
City Secretary



CITY COUNCIL AGENDA MEMO

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

MEETING DATE: November 19, 2024

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consider and Take Action on the first amendment to the Friends of the Fredericksburg Nature Center construction and license agreement. (Andrea Schmidt, Director of Parks & Recreation)

PRESENTATION:

SUMMARY: In May 2024, the City Council approved a construction and license agreement with the Friends of the Fredericksburg Nature Center (FFNC) to begin raising funds to construct a Nature Center within the next 5 years at Lady Bird Johnson Municipal Park.

SECTION C4 of the agreement stated: "The FFNC shall have the right to sell the naming rights to the following portions of the Improvements: the Nature Center Building, the Meeting Room, the Pavilion, the Native Plant Garden, the Native Tree Arboretum, and the Natural Playground. The City Council must approve of each name before it is effective and before any signage is created or erected using the name."

The FFNC has obtained the services of a professional fundraiser that suggested the naming areas should be increased. For this reason, an amendment is being brought before the City Council. Section C4 has been changed to: "The FFNC shall have the right to sell the naming rights to the following portions of the Improvements: the Campus, the Nature Center Building, the Meeting and Class Room, the Exhibit Hall, the Covered Back Porch, the Pavilion, the Covered Front Porch, the Welcome Foyer, the Native Plant Garden, the Native Tree Arboretum, the Kitchen, the Covered Side Porch, and the Natural Playground. The City Council must approve of each name before it is effective and before any signage is created or erected using the name."

BACKGROUND:

The FFNC was formed by Bill Lindemann in 2000 and is a nonprofit volunteer organization. In 2022, they formed a committee to discuss options for a future nature center at Lady Bird Johnson Municipal Park. Mayor Jeryl Hoover and Council member Emily Kirchner have been City Council liaisons on this committee at different times over the past two years. The FFNC construction and license agreement was originally approved in May of 2024. This is an amendment to that agreement.

FUNDING SOURCE: Building construction will be funded through donations. Once completed,

FINANCIAL IMPACT:

Annual maintenance and operation costs are

annual maintenance and operation costs will be funded by the City.

currently estimated to be between \$135,000 and \$150,000.

STAFF RECOMMENDATION:

Consider approving the first amendment to the construction and license agreement for the Fredericksburg Nature Center at Lady Bird Johnson Municipal Park.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

ATTACHMENTS:

1. First Amendment.FFNC Nature Center Agreement.10.04.24

APPROVAL/REVIEW:

Andrea Schmidt

Date: October 24, 2024

Andrea Schmidt, Parks and Recreation Director

William McKamie

Date: October 24, 2024

William McKamie, City Attorney

Leticia Vacek

Date: November 12, 2024

Leticia Vacek, City Secretary

Clinton Bailey

Date: November 15, 2024

Clinton Bailey, City Manager

**FIRST AMENDMENT TO CONSTRUCTION AND LICENSE AGREEMENT FOR
FREDERICKSBURG NATURE CENTER AT LADY BIRD JOHNSON MUNICIPAL PARK**

This First Amendment to Construction and License Agreement for Fredericksburg Nature Center at Lady Bird Johnson Municipal Park ("First Amendment") is entered into this ____ day of _____, 2024, ("First Amendment Effective Date"), by and between the **CITY OF FREDERICKSBURG** ("City") and the **FRIENDS OF THE FREDERICKSBURG NATURE CENTER**, a Texas non-profit corporation ("FFNC"). City and FFNC shall be sometimes referred to collectively as the "Parties".

RECITALS:

WHEREAS, the City and FFNC entered into that Construction and License Agreement dated effective _____, 2024 (the "Contract") with the desire to construct nature center improvements upon the City's park property at Lady Bird Johnson Municipal Park; and

WHEREAS, the Parties desire to amend the Contract as further described herein.

AGREEMENT:

NOW, THEREFORE, and in consideration of these premises and such other lawful consideration, the receipt and sufficiency of which each of the parties hereto acknowledge, the Parties agree as follows:

1. Amendment. The Parties agree to amend SECTION C, Donation and Operations of the Improvements, paragraph 4, to read as follows:

“4. The FFNC shall have the right to sell the naming rights to the following portions of the Improvements: the Campus, the Nature Center Building, the Meeting and Class Room, the Exhibit Hall, the Covered Back Porch, the Pavilion, the Covered Front Porch, the Welcome Foyer, the Native Plant Garden, the Native Tree Arboretum, the Kitchen, the Covered Side Porch, and the Natural Playground. The City Council must approve of each name before it is effective and before any signage is created or erected using the name.”

2. Reaffirmation. The Parties hereby reaffirm their agreement with all the terms and provisions of the Contract as amended by this First Amendment.

3. Entire Contract. The Contract and this First Amendment represent the entire agreement among the Parties with respect to the matters that are the subject hereof.

4. Counterparts; Facsimile Signatures. This First Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which shall collectively constitute one and the same instrument representing this First Amendment between the parties hereto, and it shall not be necessary for the proof of this First Amendment that any party produce or account for more than one such counterpart. Facsimile signatures shall be given the same force and effect as original signatures and shall be treated for all purposes and intents as original signatures.

[Signature Page to Follow]

IN WITNESS WHEREOF, the undersigned have executed this First Amendment as of the First Amendment Effective Date.

FRIENDS OF THE FREDERICKSBURG NATURE CENTER

By: _____
Name: _____
Title: _____
Date: _____

CITY OF FREDERICKSBURG

By: _____
Name: _____
Title: _____
Date: _____

APPROVED AS TO FORM AND CONTENT:

By: _____
Name: _____
Title: _____
Date: _____



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Anna Hudson, Director of Development Services

MEETING DATE: November 19, 2024

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Consider and Take Action on Appeal of City Manager's denial of Vested Rights determination for STR Use at 105 W Creek by Gotfried for Dan and Jan Chenoweth.(Anna Hudson, Director of Development Services)

PRESENTATION:

SUMMARY:

Address: 105 W Creek

Owner: Dan and Janet Chenoweth

Zoning: R1

STR Permit Issued: 2018

STR Permit Expired: 2020

Vested Rights Determination: denied October 21, 2024

BACKGROUND:

Vested rights are for a project, and not a property. Vested rights claims are generally based on one or more prior applications that provide fair notice of a continuing development project that began before the adoption of current regulations. A vested date is set by the project application date.

The property was at 105 W. Creek Street was purchased on May 26, 2006, and it was used as a Bed and Breakfast between 2006 and 2018. A Short-Term Rental ("STR") permit was issued in 2018 and renewed through April 2020. However, hotel occupancy taxes ("HOT") were not paid for the property. Therefore, because the property was not compliant with paying HOT, the property would be ineligible for an STR permit under vested rights, due to the noncompliance.

Further, the STR market changed during the COVID-19 pandemic and the City of Fredericksburg City Council found it necessary to regulate STRs through zoning. Currently, 105 W Creek is zoned R1 which no longer allows STR-Unoccupied. Properties that have maintained legal STR permits have been allowed to continue operating as non-conforming properties. The STR permit expired in 2020 and was not renewed. The claim to vested rights were voluntarily abandoned, and staff was not notified of a desired to pursue an STR permit prior to the adoption of the City's 2023 STR ordinance.

We recognize that the property for many years as an STR, however, when the permit was voluntarily

abandoned and not renewed, the ability to claim vested rights expired. Ultimately, because HOT was not remitted and because of voluntary abandonment the STR permit in 2020, the property would be ineligible to be classified as a legal nonconforming use that may continue operating under the new ordinance. Therefore, there are no vested rights in your property at 105 W Creek for an STR permit under Chapter 245 of the Texas Local Government Code.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. 105 W Creek - Appeal to Vesting Determination
2. 10232024_RE_Vested Rights Determination for 105 WCreek Street
3. photos and aerial map

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: November 14, 2024



Garret Bonn, Assistant City Manager

Date: November 15, 2024



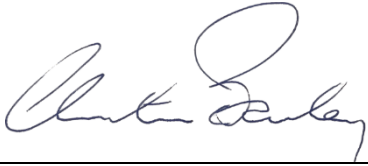
William McKamie, City Attorney

Date: November 15, 2024



Leticia Vacek, City Secretary

Date: November 15, 2024



Clinton Bailey, City Manager

Date: November 15, 2024



STR Permit Appeal Application Form

Sec. 20-225 (b)

An appeal filed under this section must be filed with the director no later than the 20th day following the date on which the permit was denied. The appeal must be sworn and must identify each alleged point of error, facts and evidence supporting the appeal, and reason why the action of the director should be modified or reversed.

Owner Information:

Full Name:

Charles Dan Chenoweth and Janet Chenoweth through the CDC Revocable Trust & JMHC Revocable Trust

Address: 6918 Buffkin Lane

City: Houston State: TX Zip: 77069

Phone Number: 713-907-9330

Email Address: danc@4csgroup.com and janetc@4csgroup.com

STR Property Information:

Address of the STR Property: 105 W Creek Street, Fredericksburg, TX 78624 Zoning: R-1

STR Permit Number (if previously permitted): _____

STR Permit issue date: April 2, 2018 STR Permit expiration date: April 2020

STR 90 Day nonconforming expiration date: see attached

Reason for Appeal: see attached

If the property has been rented, has H.O.T. been remitted to the City of Fredericksburg? _____

Date of Denial: October 23, 2024 Filing Date (within 20 days of denial): Nov, 2024

Details of Appeal:

Please provide a detailed explanation of why you are appealing the decision to deny, revoke, or modify your short-term rental (STR) permit:

Please see attached Notice of Appeal

Supporting Documentation:

Please attach any relevant documentation that supports your appeal (e.g., property records, HOT (Hotel Occupancy Tax) remittances, previous STR permits, correspondence with city officials, etc.):

Declaration:

I hereby declare that the information provided in this appeal application is true and accurate to the best of my knowledge. I understand that providing false information may result in the rejection of my appeal.

Signature: _____

Date: 10/30/24

ACKNOWLEDGMENTS

State of Texas

County of Harris

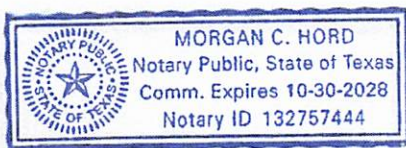


Before me, Morgan Chenoweth Hord on this day personally appeared Dan Chenoweth known to me (or proved to me on the oath of or through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30 day of October, 20 24

(Personalized Seal)

Notary Public's Signature



mc/hord

Staff Review

Date accepted as complete: 11/1/2024 **City Council Date:** 11/19/2024

Result: _____

Fee : 300 **Check #** 2518 **Date Received:** 11/1/2024

Submission:

Please submit this **completed application form along with any supporting documentation** and **the \$300 appeal fee** within the required 20 days (after the permit was denied) to Anna Hudson, Director of Development Services, ahudson@fbgtx.org

The \$300 appeal fee may be mailed to City of Fredericksburg, 126 W Main Street, Fredericksburg, Texas, 78624. The application will not be considered complete without all documentation and fees.

The Director of Development Services has 14 days to review the appeal application, City council will hear the appeal at the next regularly scheduled City Council meeting, and may affirm, modify, or reverse an application denial. The City Council shall give written notice of a decision on an appeal to the appellant.

Note: The submission of an appeal does not guarantee a reversal of the decision regarding the short-term rental permit. Appeals will be reviewed in accordance with the relevant regulations and policies governing short term rental permits in Fredericksburg, Texas.



GOTTFRIED ALEXANDER LAW FIRM

1505 West Sixth Street
Austin, Texas 78703
(512) 494-1481

October 28, 2024

City of Fredericksburg, on its:

via hand delivery

City Council
City Secretary, lvacek@fbgtx.org
Planning and Zoning Commission
Director of Planning and Building
Board of Adjustment

City Hall
126 W Main Street
Fredericksburg, TX 78624-3708

Subject: *Appeal of Short-Term Rental Permit for 105 W. Creek Street*

To the City of Fredericksburg and all relevant
bodies, officials, commissions, and departments:

My clients, Dan and Janet Chenoweth, the owners the subject property (through their revocable trusts), desire to appeal the decision of the City Manager of October 21, 2024, as communicated by letter of that date. Please advise me immediately of all required fees or other requirements for the perfection of this appeal.

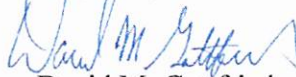
The basis of the appeal is that it is illegal in whole or in part. The Chenoweths, as their settled and vested right under the U.S. and Texas Constitutions as purchasers of real property, were entitled to rent out their property for whatever duration they chose. In addition, the City has acted ultra vires in exceeding its zoning power by designating a residential use as commercial or non-residential. The City has also violated the Chenoweth's right to due process by adopting and enforcing an ordinance which in substance and as applied lacks any rational basis. The Chenoweths are entitled to a permit for the foregoing reasons.

The denial was based on the Chenoweths having ceased actively renting out their property for short terms, the City Manager concluding that the Chenoweth's "abandoned" their property rights. That decision was arbitrary and capricious and in disregard of the facts. The fact that an owner chooses to rent for short terms at some times but not others does not affect the nature of their right. The Chenoweths applied for a license at the time they wished to exercise their rights, particularly those which, it is uncontested, applied at the time of their purchase many years ago.

So that the City may not claim this appeal is not timely or is misdirected, all potential routes of appeal apart from the filing of a petition for writ of certiorari in the district court are intended by this notice. This appeal is directed to each and every possible official, department, elected body, and commission.

If the City asserts this appeal is misdirected or untimely, it is demanded that the City immediately notify me so that a corrected notice may be timely filed. Alternatively, it is demanded that the City grant an extension of time so that my clients' appeal rights may be preserved as against any technical requirements they have attempted to meet.

Very truly yours,



David M. Gottfried



Development Services
126 W Main Street
Fredericksburg, TX 78624
830-997-7521 www.fbgtx.org

Vested Rights Petition

General Information

What Are Vested Rights?

Under certain conditions, state law affords a permit applicant a “vested right” to have an application reviewed under older regulations that are no longer in effect. Vested rights, sometimes referred to as “grandfathering,” apply only to a project, not to a property. Vested rights claims are generally based on one or more prior applications that provided fair notice of a continuing development project that began before the adoption of current regulations.

What Is The Process For Claiming Vested Rights?

In order to claim vested rights for a development application, such as a subdivision, site plan, or building permit, an applicant must submit a *Vested Rights Petition* as part of the “Completeness Review” submittal required for the application. The purpose of a *Vested Rights Petition* is to make sure the City Manager has all the information necessary to determine whether the application is entitled to vested rights.

Not later than 30 days after the petition is deemed complete, the City Manager issues a Vested Rights Determination approving or denying the petition.

Summary of Key Steps

- Applicant completes a Vested Rights Determination Form to provide the City with sufficient information to determine that a particular project is entitled to vested rights to older city regulations under state law and submits it to the City (Development Services Department).
- A petition for vested rights shall be submitted by a landowner or a landowner's agent in order to request that an application for a permit be reviewed under ordinances, regulations, or rules other than those in effect on the date the application is filed.
- The City Manager (or designee) may request a pre-determination conference with the applicant to discuss the nature of the petition and the project in question. The City Manager shall consult with the City Attorney prior to rendering a decision on a vested rights petition and shall render the decision not later than 30 days after the petition is deemed complete.
- Not later than 30 days after the petition is deemed complete, applicant is provided a written determination whether the petition is approved or denied, in whole or in part, and the basis for the decision, findings of fact in support of the decision and information sufficient to identify the permit or fair notice application on which the petition is based.



Development Services
 126 W Main Street
 Fredericksburg, TX 78624
 830-997-7521
www.fbgtx.org

FOR OFFICE USE ONLY

Date Received: _____ Filing Fee: _____

Received by: _____ Approved by: _____

Vested Rights Determination Request Form*Please attach additional sheets if necessary.*Property Owner: Dan and Janet Chenoweth through the CDC Revocable Trust & JMHC Revocable TrustApplicant (if different than owner): Gottfried Alexander Law FirmAddress: 105 W Creek St Fredericksburg, Texas 78724 (hereinafter "Property")Phone: (512)494-1481 Office: _____ Email: _____Project Name: 105 W Creek St Fredericksburg Short Term Rental Vested Right

1. Type of development permit:

- ☐ Site plan ☐ Construction Permit ☐ Plat _____ (type)
☐ Use prior to Annexation ☒ Other STR Vested Rights Determination (describe)

2. Basis for Vested Rights Claim per Texas Local Government Code:

- ☒ Type 1: Chapter 245 (general vested rights statute)
☐ Type 2: Section 43.002 (applies only if vested rights claim is based on uses begun outside the city limits which are not allowed under current zoning)

3. Date for which Vested Rights are claimed: May 26, 2006 Permit: Short Term Rental ("STR") Permit4. Chronological History of Development: See attached supplement.

- a) List all prior permits issued for the property, including the one for which vested rights are claimed. Provide a copy of each permit listed below.

Type	Application Date	Approval Date
STR/B&B Compliance Use	June 10, 2014	
STR	March 30, 2018	April 2, 2018

a) Identification of all pertinent City regulations in effect at the time the original application for the first permit was filed, which the Petitioner contends control the approval, disapproval, or conditional approval of the application(s) for a permit for which relief is sought, pursuant to Chapter 245 at § 245.002(a) and (b)

At the time of the Chenoweth purchase of the property in 2006, it appears there were no restrictions on residential lease duration. Chenoweth employed a reservation management company who obtained a B&B-use permit in 2014.

b) Identification of all current City regulations that the petitioner contends do not apply to the project due to the vested rights provided the person by Chapter 245 or other applicable vested rights laws. Global references to an ordinance, statute or set of criteria, may be deemed insufficient and the

City may consider the request for vested rights to be incomplete and, hence, not subject to a staff determination at that time:

Ordinance § 4.400
Ordinances §§ 20-220 through 20-226).

c) Identification of any exemptions under the Zoning Ordinance or other ordinances to which the petitioner believes are applicable to the project defined.

None are believed to apply.

d) Please describe any progress towards completion of the project that was made after the first application for the project was submitted (*provide supporting documentation*):

See attached Supplement.

5. Additional Information: See attached Supplement.

a) Has the prior permit for which vested rights are claimed expired?

☒ Yes ☐ No

If Yes, when? April 2020

b) Is the Proposed Project the same as the original project for which vested rights are claimed?

☒ Yes ☐ No

If No, please describe any differences between the two, including but not limited to changes in use, land area, or intensity of development:

I Certify that the preceding information provided is accurate:

DocuSigned by:
Dan Chenoweth
DA32ABF8E45918B

Signature: _____
Property Owner*

Signature: _____
Applicant/Agent*

Date: 7/31/2024

Date: 07/31/2024



GOTTFRIED ALEXANDER LAW FIRM

1505 West Sixth Street
Austin, Texas 78703
(512) 494-1481

July 30, 2024

City of Fredericksburg, on its:
City Council
City Secretary, lvacek@fbgtx.org
Planning and Zoning Commission
Director of Planning and Building
Board of Adjustment
City Hall
126 W Main Street
Fredericksburg, TX 78624-3708

Subject: *Supplement to Short-Term Rental Vested Rights Determination*

To the City of Fredericksburg and all relevant
bodies, officials, commissions, and departments:

Dan and Janet Chenoweth, (hereinafter the “Chenoweths”) a retired married couple, permanently reside in Houston, Texas. They purchased 105 W. Creek Street Fredericksburg, Texas (hereinafter the “Property”) on May 26, 2006. The home is in a trust for which the Chenoweths are the trustees.

The Property lies two blocks off Main St in the heart of Fredericksburg’s tourist zone and sits among commercial properties and other short-term rental homes. A map depicting the surrounding properties is attached.

The Chenoweths purchased the Property as a second and vacation-home. They purchased the Property premised on the ability to rent it out when they are not using it, typically for rental terms of less than 30 days, in order to defray carrying costs. Given the home’s location, the Chenoweths did not deem it suitable for permanent occupancy, and that unsuitability increased over time with the growth of Fredericksburg’s tourism.

A summary of their use of the home is below.

The Chenoweths recently sought a rezoning to commercial but were denied in successive municipal administrative proceedings.

Given the Chenoweth's purchase date, when the City did not restrict leasing according to minimum duration, the Chenoweths would very likely prevail were they to bring a legal challenge based on unconstitutional retroactivity. *See Anding v. City of Austin*, No. 1:22-CV-01039-DAE, 2023 WL 4921530, at *8-10 (W.D. Tex. Aug. 1, 2023). In addition, the Chenoweths would be entitled to seek compensation for a municipal change in use under Texas Local Government Code § 211.019. However, given the history of their purchase and use since 2006, it seems clear that they are entitled to a vested rights determination removing them from the scope of the city's 2023 exclusion of non-owner-occupied homes as short-term rentals.

General History and Information

105 W. Creek was purchased by Dan and Janet Chenoweth on May 26, 2006. The home is a 120-year-old small wood frame house in the historic district of Fredericksburg, Texas.

105 W. Creek purchase includes the lot (0.2 acres), the house, several sheds in the back yard, and much of the inside furnishings. Since the purchase of the house, a number of additional furnishings have been added. In addition, a sprinkler system, a stone patio, driveway, and stone walkways have been added. Also, the water distribution system to the house has been upgraded and both heating and air conditioning units have been replaced as well as the metal roof.

105 W. Creek was initially placed with a local reservation management company in Fredericksburg which handled all rentals, paid the housekeeper, and paid occupancy taxes for rentals of less than 30 days.

The Chenoweths took over financial maintenance of the rentals in August, 2011.

Summary of Rental History

2006 - 105 W. Creek was rented out for short terms for 7 months of 2006 (June 1st through December 31st - 214 days). During this period, 105 W. Creek was rented for income 64 nights (29.9% of the time). 105 W. Creek was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 29 nights (13.6% of the time). The other 121 nights, the house was vacant (56.5% of the time).

2007 - 105 W. Creek was rented for income 87 nights (23.8% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 74 nights (20.2% of the time). The other 204 nights, the house was vacant (56.0% of the time).

2008 - 105 W. Creek was rented for income 87 nights (23.8% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 58 nights (15.9% of the time). The other 220 nights, the house was vacant (60.3% of the time).

2009 - 105 W. Creek was rented for income 127 nights (34.8% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 68 nights (18.6% of the time). The other 170 nights, the house was vacant (46.6% of the time).

2010 - 105 W. Creek was rented for income 93 nights (25.5% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 67 nights (18.3% of the time). Repair work was done on 8 days (2.2% of the time). On the other 197 nights, the house was vacant (54.0% of the time).

2011 - 105 W. Creek was rented for income 115 nights (31.5% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 64 nights (17.5% of the time). On the other 186 nights, the house was vacant (51.0% of the time).

2012 - 105 W. Creek was rented for income 88 nights (24.1% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 55 nights (15.0% of the time). On the other 223 nights, the house was vacant (60.9% of the time).

2013- 105 W. Creek was rented for income 81 nights (22.2% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 76 nights (20.8% of the time). On the other 208 nights, the house was unoccupied (57.0% of the time).

2014 - 105 W. Creek was rented for income 71 nights (19.5% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 84 nights (23.0% of the time). It was closed for rental due to maintenance, painting, etc., 19 days (5.2% of the time). On the other 191 days, the house was unoccupied (52.3% of the time).

2015 - 105 W. Creek was rented for income 51 nights (14.0% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 69 nights (18.9% of the time). It was closed for maintenance, etc. 8 days (2.2% of the time). On the other 237 days, the house was unoccupied (64.9% of the time).

2016 - 105 W. Creek was rented for income 50 nights (13.7% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 56 nights (15.3% of the time). On the other 259 days, the house was unoccupied (71.0% of the time).

2017 - 105 W. Creek was rented for income 63 nights (17.3% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 70 nights (19.2% of the time). The house was unoccupied and available for rent for 232 days (63.5% of the time).

2018 - 105 W. Creek was rented for income 49 nights (13.4% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 26 nights (7.1% of the time). The house was unoccupied and available for rent for 290 days (79.5% of the time).

2019 - 105 W. Creek was rented for income 52 nights (14.2% of the time). It was used by Dan and Janet Chenoweth (and other family members and friends at no charge) for 51 nights (14.0% of the time). The house was unoccupied and available for rent for 262 days (71.8% of the time).

2020 – January-March 2020, 105 W. Creek was rented for income 12 nights. It was used by Dan and Janet (and other family members and friends at no charge) for 6 nights. Beginning April 1, 2020, the Chenoweths removed the Property from reservation service company.

Very truly yours,

A handwritten signature in blue ink, appearing to read "David M. Gottfried", is written over a horizontal line.

David M. Gottfried

W Creek St

W Creek St

W Creek St

W Creek St

W Creek St

W Creek St

Sunday Su

117

115

113

111

109

107

106

104

STR

STR

Commercial

STR

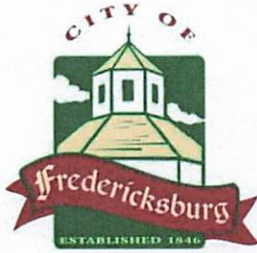
Commercial

Edwin Grimes

Commerical

Hill & Vine

Commerical



October 21, 2024

RE: Vested Rights Determination for 105 W Creek Street

Dear Dan & Janet,

This letter is a response to your Vested Rights Determination Request that was submitted on September 23, 2024, along with background information and payment.

Vested rights are for a project, and not a property. Vested rights claims are generally based on one or more prior applications that provide fair notice of a continuing development project that began before the adoption of current regulations. A vested date is set by the project application date.

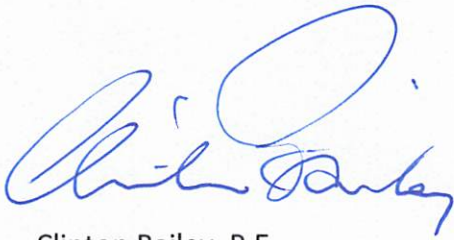
You state that you purchased 105 W. Creek Street on May 26, 2006, and used it as a Bed and Breakfast between 2006 and 2018. You next obtained a Short-Term Rental ("STR") permit in 2018 and renewed it through April 2020. However, we cannot locate any hotel occupancy taxes ("HOT") paid for your property while you held the STR permit, which was required under the STR ordinance at that time. Therefore, because the property was not compliant with paying HOT, the property would be ineligible for an STR permit under vested rights, due to the noncompliance.

Further, the STR market changed during the COVID-19 pandemic and the City of Fredericksburg City Council found it necessary to regulate STRs through zoning. Currently, 105 W Creek is zoned R1 which no longer allows STR-Unoccupied. Properties that have maintained legal STR permits have been allowed to continue operating as non-conforming properties. Therefore, because your STR permit expired in 2020 and was not renewed, your claim to vested rights were voluntarily abandoned, and staff was not on notice that you desired to pursue a STR permit prior to the adoption of the City's 2023 STR ordinance.

We recognize that you operated the property for many years as an STR, however, when the permit was voluntarily abandoned and not renewed, the ability to claim vested rights expired. Ultimately, because you did not remit HOT and because you voluntarily abandoned the STR permit in 2020, your property would be ineligible to be classified as a legal nonconforming use that may continue operating under the new ordinance. Therefore, it is my determination that there are no vested rights in your property for an STR permit under Chapter 245 of the Texas Local Government Code.

The City of Fredericksburg

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



Clinton Bailey, P.E.
City Manager

Cc: Anna Hudson, Director of Development Services
Tyler Baethge, Short Term Rental Specialist
Rachel Raggio, TOASE
David Gottfried, attorney for owners



105 W Creek currently zoned R1

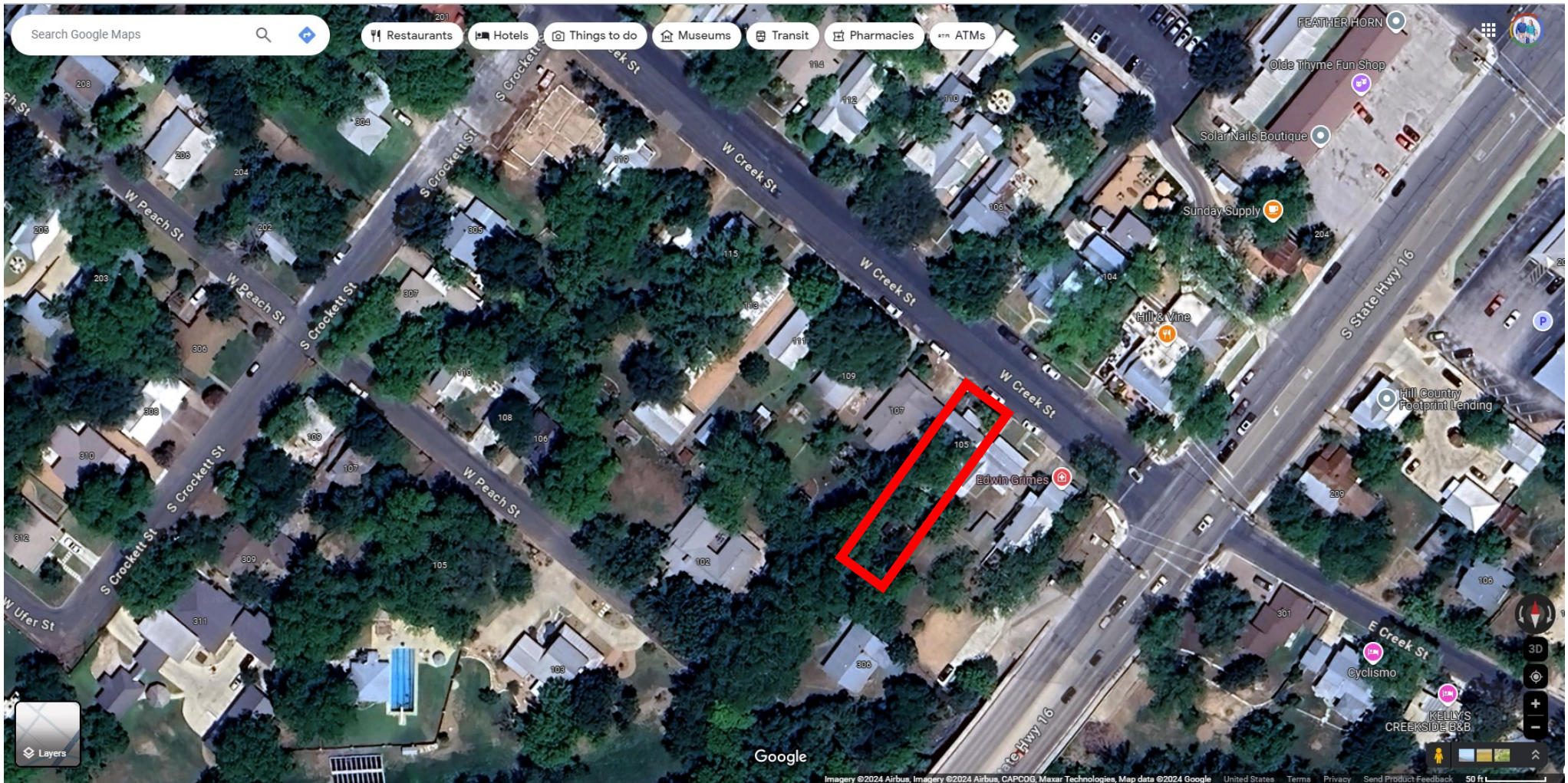
Requesting C1

103 and 101 W Creek have C1 zoning

107 W Creek zoned R1 with STR Unoccupied Permit



View from Hwy 16 (S. Adams St)
Hill & Vine Restaurant (CBD Zoning)
103 and 101 W Creek have C1 zoning



105 W. Creek



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: November 19, 2024

CATEGORY: ITEMS FOR FUTURE AGENDA

CAPTION: Review of Future Agenda Items List. (Clinton Bailey, City Manager)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

ATTACHMENTS:

1. Future Agenda Items Listlv1119

APPROVAL/REVIEW:

Date: November 12, 2024

Leticia Vacek, City Secretary



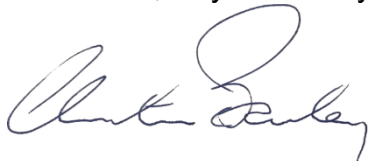
Date: November 12, 2024

William McKamie, City Attorney



Date: November 13, 2024

Leticia Vacek, City Secretary



Date: November 15, 2024

Clinton Bailey, City Manager

City Council Future Agenda Items/Meetings

December 3, 2024

2024	Evaluation – Judge Becker (Ex Session) 12-3	Annual Review	Jeryl Hoover	Mayor
2024	Catholic Cemetery Rd (2 nd Public Hearing) 12-3	No Action	Anna Hudson	Dvlpmt Serv Dir
2024	Health Board Member Re-appt/Appointment 12-3	Action	Kelli Ofers	Health Director

Future Agenda Items/Future Council Meetings

2024	Recognition of Citizens University Participants 12-17	Recognition	Clinton Bailey	City Manager
2024	Ordinance to Annex Catholic Cemetery Rd 12-17	Action	Anna Hudson	Dvlpmt Serv Dir
2024	Zoning Chg for PUD @ Oakhaven Ln & Meadow Lark Dir	PH/Action	Anna Hudson	Dvlpmt Serv
2024	Award of Remodel Bid for LEC 12-17	Action	Brian Vorauer	Police Chief
2025	Ordinance restricting drones-protecting privacy 1/25	Action	Jeryl Hoover	Mayor

Upcoming Meetings/Events

November 20, 2024 – Coffee with the City Manager @ 8am LBJ Golf Course – 341 Golfers Loop

November 26, 2024 - Last Citizens U Session – 6:30pm @ John Wm. Klein Room



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: November 19, 2024

CATEGORY: EXECUTIVE SESSION

CAPTION: Consider and discuss Real Estate in the vicinity of US 290E and Heritage Hills Drive (Section 551.072)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

None

APPROVAL/REVIEW:

Clinton Bailey, City Manager

Date: November 12, 2024



Garret Bonn, Assistant City Manager

Date: November 12, 2024



William McKamie, City Attorney

Date: November 12, 2024



Clinton Bailey, City Manager

Date: November 15, 2024