



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, January 21, 2025 ~ 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, January 21, 2025, 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 - Jamey Day, Pastor of Faith Baptist Church will deliver the Invocation**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges**
4. **CEREMONIAL MATTERS - EMPLOYEE RECOGNITION of Thomas Rivera for completion of the Texas Tech Leadership Program**
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 City Council Meeting held on January 7, 2025. (Leticia Vacek, City Secretary)
 - B. Consider the approval of a street closure request for the Fredericksburg Jaycees Crawfish Festival scheduled for Memorial Day weekend beginning Friday, May 23, 2025, until Sunday, May 25, 2025, for the following closure dates, times and streets:
 - N. Adams Street - close the parking lane and one southbound lane adjacent to Marktplatz beginning at 7:00 a.m. on Friday, May 23, 2025, and reopen at 10:00 p.m. on Sunday, May 25, 2025; and
 - W. Austin Street - close the entire street from N. Crockett to N. Adams Street, beginning at 7:00 a.m. on Friday, May 23, 2025, and reopen at 10:00 p.m. on Sunday, May 25, 2025 (Jennifer Krupa, Assistant Parks and Recreation Director/Special Events Coordinator).
 - C. Consider the approval of a street closure request for W. Austin Street, from N. Crockett to N. Adams from 7:00 a.m. until 7:00 p.m. for the 6th Annual City Hall Open House & Touch-A-Truck event scheduled for Thursday, March 27, 2025 (Jennifer Krupa, Assistant Parks and Recreation Director/Special Events Coordinator).
 - D. Consider the approval of a Street Closure Request for W. Austin Street, from N. Crockett Street to N. Adams Street from 11:00 a.m. to 10:00 p.m. for the Fredericksburg Volunteer Fire Department Fish Fry scheduled for Saturday, April 26, 2025, at Marktplatz (Jennifer Krupa, Assistant Parks and Recreation Director/Special Events Coordinator).

- E. Consider the approval of a street closure request for W. Austin Street, from N. Crockett to N. Adams from 6:00 a.m. until 11:00 a.m. for the Wildflower Run scheduled for Saturday, April 26, 2025, (Jennifer Krupa, Assistant Parks and Recreation Director/Special Events Coordinator).
- F. Consider the approval of three parades held in 2025 within the City (Jennifer Krupa, Assistant Parks and Recreation Director/Special Events Coordinator)
 - i. Fourth of July Parade on Friday, July 4, 2025, at 10:00 a.m. on Main Street
 - ii. Gillespie County Fair Parade on Friday, August 22, 2025, at 10:00 a.m. on Main Street, and;
 - iii. Light the Night Christmas Parade on Friday, December 5, 2025, at 6:30 p.m. on Main Street, with an inclement weather date of Friday, December 12, 2025
- G. Consider request for Release from the City of Fredericksburg's ETJ for a 2-acre tract of land located at 1729 W. Live Oak Street, Fredericksburg, TX, Keith Reeh, property owner. (Leticia Vacek, City Secretary)

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Consider adoption of Ordinance 2025-01 Calling and ordering the City of Fredericksburg, Texas General Election to be held on Saturday, May 3, 2025 for the purpose of electing Two City Councilmembers to the City of Fredericksburg City Council for a Two-Year Term. (Leticia Vacek, City Secretary)
- B. Consider the approval of Resolution 2025-02 related to City support of MAC-RE, LLC's proposed rehabilitation of the Fredericksburg Senior Apartments located at 591 E. Highway St. (Jeryl Hoover, Mayor)
- C. Consider adoption of Ordinance 2025-02 creating a New Article IX, "Group Homes and Boarding Home Facilities" providing for registration, permitting, and inspection of group home facilities. (Mick McKamie, City Attorney)
- D. Consider adoption of Ordinance 2025-03 for a Conditional Use Permit request by Rio Bank to operate a Standardized Business in the Historic Shopping District for property located at 610 West Main.
 - i. Presentation by staff
 - ii. Hold Public Hearing
 - iii. Take action on Ordinance 2025-03 for a Conditional Use Permit to allow a Standardized Business in the HSD at 610 W. Main St
- E. Hold the Second Public Hearing for the Voluntary Annexation of a portion of Post Oak Road between Live Oak Road and Smith Road that is owned by Gillespie County. The Annexation request is for the Right-of-Way (ROW) only. This annexation will not increase or extend the City's Extraterritorial Jurisdiction. (ETJ). Presentation is the same as previous; no action required.

- F. Hold Public Hearing for Annexation request by Steve and Beverly Allen for Property Located at 648 & 652 Post Oak Road, Also Referred to as Approximately 5.282 Acres of Land Described as Lot 128B-AR of the Allen Addition in Gillespie County, Texas.
 - i. Presentation by applicant
 - ii. Presentation by the Staff
 - iii. Hold Public Hearing
 - iv. No action required

- G. Hold Public Hearing for request Z-2420 by Steve and Beverly Allen to Consider Establishing a Zoning of C1, Neighborhood Commercial for Property Located at 648 & 652 Post Oak Road, also referred to as Approximately 5.282 Acres of Land Described as Lot 128B-AR of the Allen Addition in Gillespie County, Texas.
 - i. Presentation by the Applicant
 - ii. Presentation by the Staff
 - iii. Hold Public Hearing
 - iv. No action required

8. OTHER ACTION ITEMS AND UPDATES

- A. Award of Hotel Occupancy Tax Grant Funding. (Darren Eckhardt, Accounting Coordinator)

9. CITY MANAGER'S REPORT

- A. 2024 Year-End Review of Police and Fire/EMS Departments. (Brian Vorauer, Police Chief & Lynn Bizzell, Fire Chief)

10. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey will review the List with the Council.

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections 551.071 & 551.074:

- A. Consultation with City Attorney - Former Texas Rangers Foundation 380 Agreement and Ground Lease (Section 551.071)

- B. Consider and discuss the appointment, evaluation, reassignment, and/or duties of public officer or employee including the Director of Development Services position. (Sec. 551.074)

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 2:00 p.m. on January 17, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

A handwritten signature in black ink that reads "Leticia Vacek". The signature is fluid and cursive, with the first name "Leticia" written in a larger, more prominent script than the last name "Vacek".

Leticia Vacek, TRMC/CMC/MMC
City Secretary



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, January 7, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Council Member Present:

Jeryl Hoover, Mayor (Absent)
Emily Kirchner, Mayor Pro-Tem
Bobby Watson, Councilmember
Tony Klein, Councilmember
Randy Briley, Councilmember

City Staff Present:

Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Mick McKamie, City Attorney
Leticia Vacek, City Secretary
Brian Vorauer, Police Chief
Krista Wareham, Finance Director
Kris Kneese, Director of Public Works/Utilities
Aaron Anderegg, IT Director
Sean Doerre, Public Information Officer
Anna Hudson, Director of Development Services
Evan Williamsson, Assistant Director of Public Works
Sibyl Decker, Staff Engineer
Tyler Debish, Short Term Rental Specialist
Leslie Ball-Embrey, Asst to City Secretary

1. CALL TO ORDER

The meeting was called to order by Mayor Pro-Tem Emily Kirchner who stated that Mayor Hoover was unable to attend.

2. INVOCATION

The invocation was delivered by Pastor Ronald Ingalls, of St. Thomas Antiochian Orthodox Church.

3. PLEDGES OF ALLEGIANCE

Mayor Pro-Tem Emily Kirchner led the Pledges.

4. EMPLOYEE RECOGNITION-GRADUATES FROM THE TEXAS TECH LEADERSHIP

CLASS - Amy Burrier, Michael Erwin, Wesley Rheinhardt, and Thomas Rivera.

City Manager Bailey recognized employees Amy Burrier, Michael Erwin, and Wesley Rheinhardt. It was noted that Thomas Rivera was unable to attend but would be recognized at a future meeting. City Manager Bailey asked each employee to provide a summary of their end of program project. He added that several of the projects have been implemented within the city and provided a couple of examples.

5. COUNCIL COMMENTS

Councilmember Briley – mentioned that on January 3rd he attended the 100th Birthday Celebration for Army Veteran TR Fricks at VFW Post 7105 noting his service in World War II. He added that at the end of the event, Mr. Fricks wrote a check to the VFW in the amount of \$10,000.

Councilmember Klein – reminded all about the Fire Ban which is back on mainly affecting those outside of the city. He reported that at the last County Commissioner's Meeting, the new Sheriff, Chris Ayala along with new County Commissioner Charles Jenschke, Charles Olfers, and County Court at Law Judge, County Treasurer, County Attorney and Tax Assessor were sworn-into their office.

Councilmember Watson – noted it was the start of 2025 and wished everyone a Happy New Year.

Mayor Pro-Tem Kirchner – reported that the new legislative session begins on January 14th and noted that she would be keeping an eye on the filing of bills.

6. CONSENT

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

- A. Consider approval of the City Council Minutes for the Regular Meetings held December 3, 2024, and December 17, 2024. (Leticia Vacek, City Secretary)
- B. Consider approval of the purchase and installation of Police Department vehicle equipment (i.e., lights, sirens, cages, back seats, consoles, storage boxes, MDT mounts, gun racks, radars, and vehicle graphics) for seven (7) marked patrol units budgeted within 2025 Fiscal Year Budget in the approximate amount of \$189,426.00 but not to exceed \$200,676.29. (Derek Seelig, Patrol Lieutenant, Fredericksburg Police Department)

Councilmember Briley moved to approve the consent agenda consisting of Items 6A and 6B. Councilmember Watson seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. **Resolution 2025-01 providing for the write-off of an amount of \$443.03 in Uncollectable Property Tax by the Gillespie County Tax Assessor/Collector. (Krista Wareham)**

Mrs. Wareham noted that the correct amount of the write-off should read \$449.03.

Councilmember Watson moved to approve the Resolution 2025-01 with the stated amount of \$449.03. Councilmember Briley seconded the motion. The motion carried by those present.

- B. Hold a Public Hearing for the Voluntary Annexation of a portion of Post Oak Road between Live Oak Road and Smith Road that is owned by Gillespie County. The Annexation Request is for the Right-of-Way (ROW) Only. This Annexation will not Increase or Extend the City's Extra-territorial Jurisdiction (ETJ).**

Mrs. Hudson presented the voluntary annexation for only the Right-of-Way (ROW) for a portion of Post Oak Rd. She added that a ROW requires two public hearings and referenced the schedule for the annexation.

Councilmember Klein asked what was the benefit to the City to voluntarily annex the property. Mrs. Hudson stated to provide water and sewer.

Mayor Pro-Tem Kirchner declared the public hearing open and announced that no one had registered to speak on said item. Mayor Pro-Tem Kirchner declared the public hearing closed stating that that no action would be taken on said item.

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider and take action on appeal of Director of Development Services' denial of STR permit for Scott Gallup at 502 Eagle Street Unit #102 (Tyler Debish, Short Term Rental Specialist)**

Mayor Pro-Tem announced that said item would be tabled to the next meeting. Mrs. Hudson noted that the applicant has requested that the item be heard at the February 18, 2025 Regular Council Meeting.

Councilmember Klein moved to table the item to the meeting of February 18, 2025. Councilmember Watson seconded the motion. The motion carried unanimously.

- B. Consider contract approval for the Law Enforcement Center Meeting Room Remodel (excluding furniture) to Northstar Elite Construction and Consulting, LLC for an amount not to exceed \$200,000. (Brian Vorauer, Chief of Police)**

Chief Vorauer reported that 4 bids were received and the review committee selected North Star Elite Construction. The low bidder could not provide examples of verticle projects completed. Last remodel was in 1994. He noted that \$15,200 would be placed into the contingency fund for the renovation which is estimated to take 6-8 weeks.

Councilmember Klein moved to approve the award of bid to North Star Elite

Construction as recommended by staff. Councilmember Briley seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT

City Manager Bailey noted that he had no report.

10. ITEMS FOR FUTURE AGENDA

- A. **City Manager Bailey will review the Future Agenda Items List with the Council.**

City Manager Bailey reviewed the upcoming items and events with the Council. No additions were made although Councilmember Briley requested a conversation be held prior to the Special Meeting of January 16th relating to the HOT.

Mayor Pro-Tem Kirchner announced that there was no Executive Session Items to address.

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections.

12. BUSINESS ITEM

The City Council reconvenes into Regular Session at the conclusion of the Executive Session. Council may take action on items posted for Executive Session as necessary.

Executive Session was not held.

13. ADJOURN

There being no further discussion, Mayor Pro-Tem Kirchner adjourned the meeting at 9:21 am.

Emily Kirchner, Mayor Pro-Tem

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary/ RMO



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: January 21, 2025

CATEGORY: CONSENT

CAPTION: Consider the approval of a street closure request for the Fredericksburg Jaycees Crawfish Festival scheduled for Memorial Day weekend beginning Friday, May 23, 2025, until Sunday, May 25, 2025, for the following closure dates, times and streets:

- N. Adams Street - close the parking lane and one southbound lane adjacent to Marktplatz beginning at 7:00 a.m. on Friday, May 23, 2025, and reopen at 10:00 p.m. on Sunday, May 25, 2025; and
 - W. Austin Street - close the entire street from N. Crockett to N. Adams Street, beginning at 7:00 a.m. on Friday, May 23, 2025, and reopen at 10:00 p.m. on Sunday, May 25, 2025 (Jennifer Krupa, Assistant Parks and Recreation Director/Special Events Coordinator).
-

PRESENTATION:

SUMMARY: The Fredericksburg Jaycees' annual Crawfish Festival is taking place on Memorial Day weekend beginning Friday, May 23, 2025, until Sunday, May 25, 2025, at Marktplatz. The event organizers, in consultation with the police department and special events coordinator, are asking the City Council to approve the following street closures:

- N. Adams Street: Request to close the parking lane and one southbound lane adjacent to Marktplatz beginning at 7:00 a.m. on Friday, May 23, 2025, and reopen at 10:00 p.m. on Sunday, May 25, 2025; and
- W. Austin Street: Request to close the entire street from N. Crockett to N. Adams Street, beginning at 7:00 a.m. on Friday, May 23, 2025, and reopen at 10:00 p.m. on Sunday, May 25, 2025.
- An emergency access lane will remain open on W. Austin Street during the closure.

BACKGROUND:

The event organizers notified Bethany Lutheran Church and San Saba Soap Company via email and did not receive any negative feedback about the street closure request. They also sent a courtesy letter to the merchants on N. Adams Street to notify them of the lane closure to solicit any feedback and have not received any negative feedback.

The streets division will close both W. Austin Street and the lanes on Adams Street on Friday morning. The event organizers will be responsible for removing the equipment at 10 p.m. Sunday and placing the equipment on the side of each street for pick-up by the streets division on Tuesday, May 27, 2025, due to Monday being a holiday.

Chapter 44, Article II, Section 44-24, of the City's Code of Ordinances states:

Sec. 44-24. - Authority of chief of police to enforce traffic regulations.

(a) The chief of police is hereby empowered to take all actions as may be necessary or advisable to enforce traffic regulations to make effective the provisions of this chapter and other traffic laws or ordinances and to make and enforce temporary or experimental regulations to cover emergencies or special events or conditions. No such temporary or experimental regulation shall remain in effect for more than 90 days, nor shall it be effective until approved by the City Manager.

(b) The chief of police is hereby empowered, in addition to the traffic engineer, to close streets for emergencies, special events or other conditions. Street closures which are expected to be for periods in excess of two hours, except for emergencies, shall require approval by the City Council.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

STAFF RECOMMENDATION: Recommend City Council consider a motion to approve closing the following for the 2025 Fredericksburg Jaycees Crawfish Festival:

- N. Adams Street: the parking lane and one southbound lane adjacent to Marktplatz beginning at 7:00 a.m. on Friday, May 23, 2025, and reopen at 10:00 p.m. on Sunday, May 25, 2025.
- W. Austin Street: the entire street from N. Crockett to N. Adams Street, beginning at 7:00 a.m. on Friday, May 23, 2025, and reopen at 10:00 p.m. on Sunday, May 25, 2025.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. Crawfish 2025 Street Closure Request

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: December 10, 2024

William McKamie

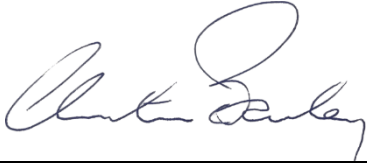
William McKamie, City Attorney

Date: December 10, 2024



Leticia Vacek, City Secretary

Date: January 14, 2025



Clinton Bailey, City Manager

Date: January 17, 2025

Street Closure Request Form

Street Closures

Street closure requests must be made two (2) months in advance to City Council for any closure two (2) hours or more. Street closures less than two hours in length will need police department approval. Please consider this timeline when submitting your request. You must attach the **dated** notification letter or email you have sent to abutting property owners (if applicable) with any feedback received. Submit completed form and attachments to the Special Events Coordinator. Once received, your request will be routed to the appropriate departments for review and assigned to a meeting agenda for City Council consideration. The event organizer or representative should be present at the City Council meeting in case there are any questions.

Event Name: Fredericksburg Jaycees Crawfish Festival

Event Date(s): May 23-25, 2025

Contact Name: Rebecca Hoffmann

Contact Phone: 830-456-2698

Closure Area:

☒ Entire Street
 ☒ Parking Lane Only
 ☒ Partial Street
 ☐ Blocking or Using City-Owned Property

Side of Street *W*
 Side of Street *W*
 Location:

(enter N,S,E,W): (enter N,S,E,W):

Additional details; describe details of use below:

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example: W. Austin Street	N. Crockett	N. Adams	Saturday, April 22, 2023	6:00 A.M.	Saturday, April 22, 2023	12:00 P.M.
Austin Street	Crockett Street	Adams Street	Friday 5/23/25	8:00 AM <i>7:30</i>	Sunday 5/25/25	10:00 PM
Adams Street	Main Street	Austin Street	Friday 5/23/25	8:00 AM <i>7:30</i>	Sunday 5/25/25	10:00 PM

CITY USE ONLY:

Police: *Lt. Seelig via email*

Streets: *A. Durst via email*

Parks: *Jaeger Kuper*

Date: *11-20-2024*

Date: *11-20-2024*

Date: *11-20-2024*



Fredericksburg Jaycees Crawfish Festival

PO Box 694

Fredericksburg, Texas 78624

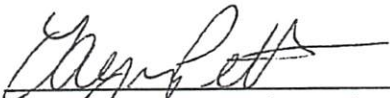
Austin Street Merchant,

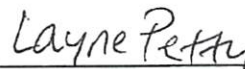
The Fredericksburg Jaycees are in the process of planning our annual Crawfish Festival May 23rd to May the 25th 2024. As you may know, we must go to City Council to request either a Street Closure or a Lane Closure. This year we are seeking a parking lane closure and ONE south bound lane closure on the Adams Street side of Market Platz and the Parking Lanes, West and East bound lanes on the Austin Street side. The goal of the Fredericksburg Jaycees is to work with the merchants on both streets amicably.

Please feel free to contact me if there are any questions or concerns and I will be glad to work with you. Your signature below confirms that you have received a verbal and written notice, as well as a map showing the street closure intentions of the Fredericksburg Jaycees.

Thank You:

Sherri Bumpas
Jaycees Treasurer
830-998-9177


Signature : Bethany Lutheran Church


Print : Bethany Lutheran Church

2025 Jaycees Crawfish Festival

1 message

Sherri Bumpas <sherrijbumpas@gmail.com>

Tue, Nov 5, 2024 at 8:43 AM

To: "San Saba Soap Co." <sales@sansabasoap.com>

Leanne,

Attached is the Notice of Street Closure for our 2025 Jaycees Crawfish Festival. We appreciate your cooperation with this event. We will make sure our busses don't park directly in front of your business. Please sign the attached letter at your earliest convenience.

Thank you,
Sherri Bumpas
Jaycees Treasurer

 San Saba Soap Street Closure Letter 2025.pdf
165K

Waiting for a
Response as of
11/19/24



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: January 21, 2025

CATEGORY: CONSENT

CAPTION: Consider the approval of a street closure request for W. Austin Street, from N. Crockett to N. Adams from 7:00 a.m. until 7:00 p.m. for the 6th Annual City Hall Open House & Touch-A-Truck event scheduled for Thursday, March 27, 2025 (Jennifer Krupa, Assistant Parks and Recreation Director/Special Events Coordinator).

PRESENTATION:

SUMMARY:

The 6th annual City Hall Open House & Touch-A-Truck is scheduled for Thursday, March 27, 2025, from 3:30 p.m. to 7:00 p.m. Employees will be on-site with table displays to disseminate information about the department services they offer, to mingle with residents and host fun activities for children. Departments with vehicles, equipment, and large trucks will display them in a way so residents and children can view and “touch-a-truck” all while meeting the heroes and amazing staff that operate them. The event is family-friendly, hands-on, and educational.

In order to fit the city’s fleet into the event footprint and for the safety of our residents, the event committee is asking for City Council to approve a street closure request from 7:00 a.m. until 7:00 p.m. on W. Austin Street, from N. Crockett to N. Adams. An emergency access lane will remain open on W. Austin Street during the closure. If we wait to close the street until later in the afternoon, we will have vehicles parked within the event footprint. An inclement weather date is set for Thursday, April 3, 2025.

BACKGROUND:

A street closure on W. Austin Street between N. Crockett and N. Adams has been approved for previous Touch-A-Truck events. The planning committee determined that W. Austin Street should close for set-up to keep vehicles from parking within the event footprint prior to the event start time of 3:30 p.m. In addition, in the event of inclement weather (or if the lot is too muddy to place heavy equipment), all departments using the grass lot will be moved onto Austin Street.

The event will encompass City Hall, existing City Hall parking lots, Kinder Halle, Austin Street between Crockett and Adams, and the grass parking lot owned by Bethany Lutheran Church. We estimate that more than 1,000 residents attended last year.

The Special Events Coordinator has received permission to use the grass parking lot owned by

Bethany Lutheran Church and they do not have any issues with the street closure request. The Special Events Coordinator also notified San Saba Soap Company about the potential street closure in writing and no negative feedback was received.

Chapter 44, Article II, Section 44-24, of the City's Code of Ordinances states:

Sec. 44-24. - Authority of chief of police to enforce traffic regulations.

(a) The chief of police is hereby empowered to take all actions as may be necessary or advisable to enforce traffic regulations to make effective the provisions of this chapter and other traffic laws or ordinances and to make and enforce temporary or experimental regulations to cover emergencies or special events or conditions. No such temporary or experimental regulation shall remain in effect for more than 90 days, nor shall it be effective until approved by the City Manager.

(b) The chief of police is hereby empowered, in addition to the traffic engineer, to close streets for emergencies, special events or other conditions. Street closures which are expected to be for periods in excess of two hours, except for emergencies, shall require approval by the City Council.

FUNDING SOURCE: General Fund - Parks & Recreation, Special Events: Touch-A-Truck

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Recommend City Council consider a motion to approve closing W. Austin Street between N. Adams and N. Crockett Street beginning at 7:00 a.m. on Thursday, March 27, 2025, and ending at 7:00 p.m. that evening for the City Hall Open House and Touch-A-Truck event, with an inclement weather date of Thursday, April 3, 2025.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life

ATTACHMENTS:

1. Touch-A-Truck Street Closure Request Form 2025

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: December 12, 2024

William McKamie

William McKamie, City Attorney

Date: December 12, 2024

Latina Vaca

Date: January 14, 2025

Leticia Vacek, City Secretary

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

Clinton Bailey, City Manager

Date: January 17, 2025

Street Closure Request Form

Street Closures

Street closure requests must be made two (2) months in advance to City Council for any closure two (2) hours or more. Street closures less than two hours in length will need police department approval. Please consider this timeline when submitting your request. You must attach the dated notification letter or email you have sent to abutting property owners (if applicable) with any feedback received. Submit completed form and attachments to the Special Events Coordinator. Once received, your request will be routed to the appropriate departments for review and assigned to a meeting agenda for City Council consideration. The event organizer or representative should be present at the City Council meeting in case there are any questions.

Event Name: 6th Annual - City of Fredericksburg Open House and Touch-A-Truck

Event Date(s): Thursday, March 27, 2025

Contact Name: Jennifer Krupa, Special Events Coordinator

Contact Phone: 830-997-7521

Closure Area:

☒ Entire Street ☐ Parking Lane Only ☐ Partial Street ☐ Blocking or Using City-Owned Property

Side of Street (enter N,S,E,W): Side of Street (enter N,S,E,W): Location:

Additional details; describe details of use below:

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example: W. Austin Street	N. Crockett	N. Adams	Saturday, April 22, 2023	6:00 A.M.	Saturday, April 22, 2023	12:00 P.M.
W. Austin Street	N. Crockett	N. Adams	Thursday, March 27, 2025	7:00 a.m.	Thursday, March 27, 2025	7:00 p.m.

CITY USE ONLY:

Police: Lt. Seelig via email

Date: 12-12-24

Streets: A. Durst via email

Date: 12-12-24

Parks: Jennifer Krupa

Date: 12-12-24



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: January 21, 2025

CATEGORY: CONSENT

CAPTION: Consider the approval of a Street Closure Request for W. Austin Street, from N. Crockett Street to N. Adams Street from 11:00 a.m. to 10:00 p.m. for the Fredericksburg Volunteer Fire Department Fish Fry scheduled for Saturday, April 26, 2025, at Marktplatz (Jennifer Krupa, Assistant Parks and Recreation Director/Special Events Coordinator).

PRESENTATION:

SUMMARY:

The 2025 Fredericksburg Volunteer Fire Department (FVFD) Fish Fry is taking place at Marktplatz on Saturday, April 26, 2025, on the same day as the Wildflower Run due to Easter falling on the third Sunday of April 2025. The Wildflower Run has submitted a street closure request to have W. Austin Street, from N. Crockett Street to N. Adams Street closed from 6:00 a.m. until 11:00 a.m., for the safety of run/walk participants as their start/finish line is on W. Austin Street. In order to service the drive-thru lines for the Fish Fry, the FVFD is requesting that W. Austin Street continue to be closed until 10:00 p.m. that same day.

BACKGROUND:

The use of W. Austin Street will be for the drive-thru lines for the fish fry. At 10 p.m., the FVFD would remove the barricades and street closed signs and set them on the side of W. Austin Street to wait for pick-up by the streets division on Monday, April 28, 2025.

The event organizer contacted both Bethany Lutheran Church and San Saba Soap Company about the requested closure and no negative feedback was received.

Chapter 44, Article II, Section 44-24, of the City's Code of Ordinances states:

Sec. 44-24. - Authority of chief of police to enforce traffic regulations.

(a) The chief of police is hereby empowered to take all actions as may be necessary or advisable to enforce traffic regulations to make effective the provisions of this chapter and other traffic laws or ordinances and to make and enforce temporary or experimental regulations to cover emergencies or special events or conditions. No such temporary or experimental regulation shall remain in effect for more than 90 days, nor shall it be effective until approved by the City Manager.

(b) The chief of police is hereby empowered, in addition to the traffic engineer, to close streets for

emergencies, special events or other conditions. Street closures which are expected to be for periods in excess of two hours, except for emergencies, shall require approval by the City Council.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Recommend City Council consider a motion to approve closing W. Austin Street between N. Adams and N. Crockett Street beginning at 11:00 a.m., following the Wildflower Run, on Saturday, April 26, 2025, and ending at 10:00 p.m., for the Fredericksburg Volunteer Fire Department Fish Fry.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. Street Closure Request

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: December 13, 2024

William McKamie

William McKamie, City Attorney

Date: December 13, 2024

Leticia Vacek

Leticia Vacek, City Secretary

Date: January 14, 2025

Clinton Bailey

Clinton Bailey, City Manager

Date: January 17, 2025

Street Closure Request Form

Street Closures

Street closure requests must be made two (2) months in advance to City Council for any closure two (2) hours or more. Street closures less than two hours in length will need police department approval. Please consider this timeline when submitting your request. You must attach the **dated** notification letter or email you have sent to abutting property owners (if applicable) with any feedback received. Submit completed form and attachments to the Special Events Coordinator. Once received, your request will be routed to the appropriate departments for review and assigned to a meeting agenda for City Council consideration. The event organizer or representative should be present at the City Council meeting in case there are any questions.

Event Name: **Fredericksburg Volunteer Fire Department Fish Fry**

Event Date(s): **Saturday, April 26, 2025 (same date as the Wildflower Run due to Easter in 2025)**

Contact Name: **Paul Hanneman**

Contact Phone: **979-218-2401**

Closure Area:

☒ Entire Street ☐ Parking Lane Only ☐ Partial Street ☐ Blocking or Using City-Owned Property

Side of Street (enter N,S,E,W): Side of Street (enter N,S,E,W): Location:

Additional details; describe details of use below:

The street will stay closed following the Wildflower Run for the FVFD to use for the drive-thru lines. FVFD members will reopen the street at the conclusion of the event.

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example: W. Austin Street	N. Crockett	N. Adams	Saturday, April 22, 2023	6:00 A.M.	Saturday, April 22, 2023	12:00 P.M.
W. Austin Street	N. Crockett	N. Adams	Saturday, April 26, 2025	11:00 a.m.	Saturday, April 26, 2026	10:00 p.m., or earlier

CITY USE ONLY:

Police: **Lt. Seelig via Email**

Date: **12-13-24**

Streets: **A. Durst via Email**

Date: **12-13-24**

Parks: **J. Kump**

Date: **12/13/24**



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: January 21, 2025

CATEGORY: CONSENT

CAPTION: Consider the approval of a street closure request for W. Austin Street, from N. Crockett to N. Adams from 6:00 a.m. until 11:00 a.m. for the Wildflower Run scheduled for Saturday, April 26, 2025, (Jennifer Krupa, Assistant Parks and Recreation Director/Special Events Coordinator).

PRESENTATION:

SUMMARY:

Create Healthy Wellness Center's Wildflower Run & Walk is taking place on Saturday, April 26, 2025, at Marktplatz, which will fall on the same day as the Fredericksburg Volunteer Fire Department's Fish Fry. The event organizers, in consultation with the police department and special events coordinator, are asking for City Council to approve a street closure from 6:00 a.m. until 11:00 a.m., on W. Austin Street, from N. Crockett to N. Adams on the day of the race. Closing the street at 6 a.m. will help to eliminate participants in the race from parking on Austin Street and then trying to back out and leave while the participants are returning on Austin Street to the finish line.

An emergency access lane will remain open on W. Austin Street during the closure.

BACKGROUND:

The Wildflower Run has approximately 300 runners in both a 5K and 10K run and walk. City Council has approved similar street closure requests for the past five years to assist with participant safety. The event organizers notified Bethany Lutheran Church and San Saba Soap Company via email and did not receive any negative feedback about the street closure request.

The streets division will deliver the closure equipment on Friday, April 25, 2025, at the intersections and the special events coordinator and patrol will assist with the 6 a.m. closure on Saturday morning.

Chapter 44, Article II, Section 44-24, of the City's Code of Ordinances states:

Sec. 44-24. - Authority of chief of police to enforce traffic regulations.

(a) The chief of police is hereby empowered to take all actions as may be necessary or advisable to enforce traffic regulations to make effective the provisions of this chapter and other traffic laws or ordinances and to make and enforce temporary or experimental regulations to cover emergencies or special events or conditions. No such temporary or experimental regulation shall remain in effect for more than 90 days, nor shall it be effective until approved by the City Manager.

(b) The chief of police is hereby empowered, in addition to the traffic engineer, to close streets for emergencies, special events or other conditions. Street closures which are expected to be for periods in excess of two hours, except for emergencies, shall require approval by the City Council.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Recommend City Council consider a motion to approve closing W. Austin Street between N. Adams and N. Crockett Street beginning at 6:00 a.m. on Saturday, April 26, 2025, for the Wildflower Run & Walk. The street closure will remain in place (if approved) for the Fredericksburg Volunteer Fire Department's Fish Fry until 10:00 p.m.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. 2025 Street Closure Request

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: December 13, 2024

William McKamie

William McKamie, City Attorney

Date: January 14, 2025

Leticia Vacek

Leticia Vacek, City Secretary

Date: January 14, 2025

Clinton Bailey

Clinton Bailey, City Manager

Date: January 17, 2025

Street Closure Request Form

Street Closures

Street closure requests must be made two (2) months in advance to City Council for any closure two (2) hours or more. Street closures less than two hours in length will need police department approval. Please consider this timeline when submitting your request. You must attach the [dated](#) notification letter or email you have sent to abutting property owners (if applicable) with any feedback received. Submit completed form and attachments to the Special Events Coordinator. Once received, your request will be routed to the appropriate departments for review and assigned to a meeting agenda for City Council consideration. The event organizer or representative should be present at the City Council meeting in case there are any questions.

Event Name: **Fredericksburg Wildflower 5K/10 Run & Walk**

Event Date(s): **April 26, 2025**

Contact Name: **Jessie Aleman**

Contact Phone: **830-456-0061**

Closure Area:

☒ Entire Street

☐ Parking Lane Only

☐ Partial Street

☐ Blocking or Using City-Owned Property

Side of Street
(enter N,S,E,W):

Side of Street
(enter N,S,E,W):

Location: **Marktplatz- Adelsverein Halle**

Additional details; describe details of use below:

Requesting the street closure of W. Austin between N. Crockett St. and N. Adams St. for the start and finish line

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example: W. Austin Street	N. Crockett	N. Adams	Saturday, April 22, 2023	6:00 A.M.	Saturday, April 22, 2023	12:00 P.M.
W Austin Street	N Crockett Street	N Adams Street	Saturday, April 26, 2025	6:00AM	Saturday, April 26, 2025	11:00am

CITY USE ONLY:

Police: **Lt. Seelig via email**

Streets: **G. Durst via email**

Parks: **Jaifer KP**

Date: **12-13-24**

Date: **12-13-24**

Date: **12-12-24**

Jessie Aleman

From: Layne Petty <layneblc@gmail.com>
Sent: Tuesday, November 12, 2024 4:41 PM
To: Jessie Aleman
Subject: Re: Wildflower Run & Walk 2025

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

This should be fine. Thanks for checking with us.

On Tue, Nov 12, 2024 at 3:39 PM Jessie Aleman <Jessie.Aleman@createhealthy.org> wrote:

Good afternoon –

This is Jesse Aleman with Create Healthy Wellness Center in Fredericksburg, Texas. I am emailing you regarding The Wildflower run and Walk on Saturday, April 26, 2025. We have been doing for the event for the past 32 years with a street closure on West Austin from North Crockett to North Adams. The street would be closed in front of your from 6:00 AM to 11:00 AM on Saturday April 26, 2025. I'm emailing you to see if we can proceed with the street closure for the Wildflower Run and Walk 2025? For more information you can reach me at 830-997-1355 ext. 110.

Jessie Aleman, Operations Manager

Wellness Center

1006 S State Hwy 16

Fredericksburg, Texas 78624

jessie.aleman@createhealthy.org

830-997-1355 ext. 110



Jessie Aleman

From: San Saba Soap Co. <sales@sansabasoap.com>
Sent: Tuesday, November 12, 2024 4:52 PM
To: Jessie Aleman
Subject: Re: Wildflower Run & Walk 2025

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

No problem! We love the run. Since we don't open until 10:30 it doesn't really affect us much. Do y'all offer goody bags to the runners?

Leanne Holley
San Saba Soap Company
SAN SABA ALCHEMIC | CUSTOM
sales@sansabasoap.com
102 W Austin Street, Fredericksburg Texas 78624

We meet creatives at the intersection of needs, dreams, philosophy and science to craft a fragrant experience beyond the knowable.

From: Jessie Aleman <Jessie.Aleman@createhealthy.org>
Sent: Tuesday, November 12, 2024 3:39 PM
To: San Saba Soap Co. <sales@sansabasoap.com>
Subject: Wildflower Run & Walk 2025

Good afternoon –

This is Jesse Aleman with Create Healthy Wellness Center in Fredericksburg, Texas. I am emailing you regarding The Wildflower run and Walk on Saturday, April 26, 2025. We have been doing for the event for the past 32 years with a street closure on West Austin from North Crockett to North Adams. The street would be closed in front of your from 6:00 AM to 11:00 AM on Saturday April 26, 2025. I'm emailing you to see if we can proceed with the street closure for the Wildflower Run and Walk 2025? For more information you can reach me at 830-997-1355 ext. 110.

Jessie Aleman, Operations Manager
Wellness Center
1006 S State Hwy 16
Fredericksburg, Texas 78624
jessie.aleman@createhealthy.org
830-997-1355 ext. 110





CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: January 21, 2025

CATEGORY: CONSENT

CAPTION: Consider the approval of three parades held in 2025 within the City (Jennifer Krupa, Assistant Parks and Recreation Director/Special Events Coordinator)

- i. Fourth of July Parade on Friday, July 4, 2025, at 10:00 a.m. on Main Street
 - ii. Gillespie County Fair Parade on Friday, August 22, 2025, at 10:00 a.m. on Main Street, and;
 - iii. Light the Night Christmas Parade on Friday, December 5, 2025, at 6:30 p.m. on Main Street, with an inclement weather date of Friday, December 12, 2025
-

PRESENTATION:

SUMMARY:

Three parades are held in the city each year. Since there is no fee schedule associated with hosting a parade within the city-limits, the City Council approves these parades on an annual basis. The three parades in 2025 are:

- Fourth of July Parade on Friday, July 4, 2025, at 10:00 a.m. on Main Street (city-sponsored and produced with the assistance of volunteers);
- Gillespie County Fair Parade on Friday, August 22, 2025, at 10:00 a.m. on Main Street, and;
- Light the Night Christmas Parade on Friday, December 5, 2025, at 6:30 p.m. on Main Street, with an inclement weather date of Friday, December 12, 2025

BACKGROUND:

In 2023, the City worked with Kimley-Horn and TXDOT to develop an engineered traffic control plan to standardize each of the parades. The traffic control plan was approved by TXDOT for the three parades listed above. This plan is required by TXDOT for a parade on state-maintained roadways. For fiscal year 2025, Public Works staff will handle the traffic control operations unless they can contract traffic control to another entity/company.

FUNDING SOURCE: Tourism

FINANCIAL IMPACT:
\$0 for FY 2025

STAFF RECOMMENDATION:

City council should consider adoption of a motion to approve the Fourth of July, Gillespie County Fair, and the Christmas "Light the Night" parades for 2025.

- Fourth of July Parade on Friday, July 4, 2025, at 10:00 a.m. on Main Street;

- Gillespie County Fair Parade on Friday, August 22, 2025, at 10:00 a.m. on Main Street, and;
 - Light the Night Christmas Parade on Friday, December 5, 2025, at 6:30 p.m. on Main Street with an inclement weather date of Friday, December 12, 2025.
-

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

None

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: December 10, 2024

William McKamie

William McKamie, City Attorney

Date: December 10, 2024

Leticia Vacek

Leticia Vacek, City Secretary

Date: January 14, 2025

Clinton Bailey

Clinton Bailey, City Manager

Date: January 17, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: January 21, 2025

CATEGORY: CONSENT

CAPTION: Consider request for Release from the City of Fredericksburg's ETJ for a 2-acre tract of land located at 1729 W. Live Oak Street, Fredericksburg, TX, Keith Reeh, property owner. (Leticia Vacek, City Secretary)

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. Property Map for Removal
2. Signed_Addendum K. A. Reeh-24786

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: January 14, 2025



William McKamie, City Attorney

Date: January 14, 2025



Leticia Vacek, City Secretary

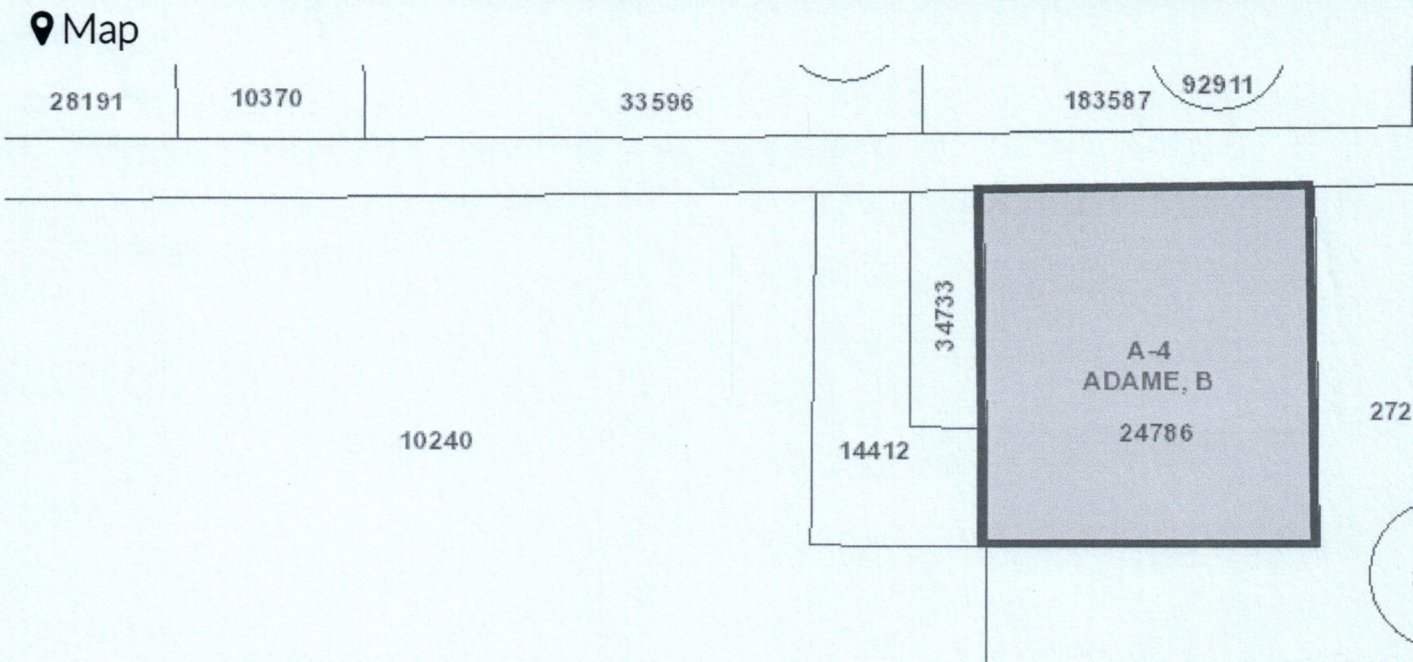
Date: January 15, 2025



Clinton Bailey, City Manager

Date: January 17, 2025

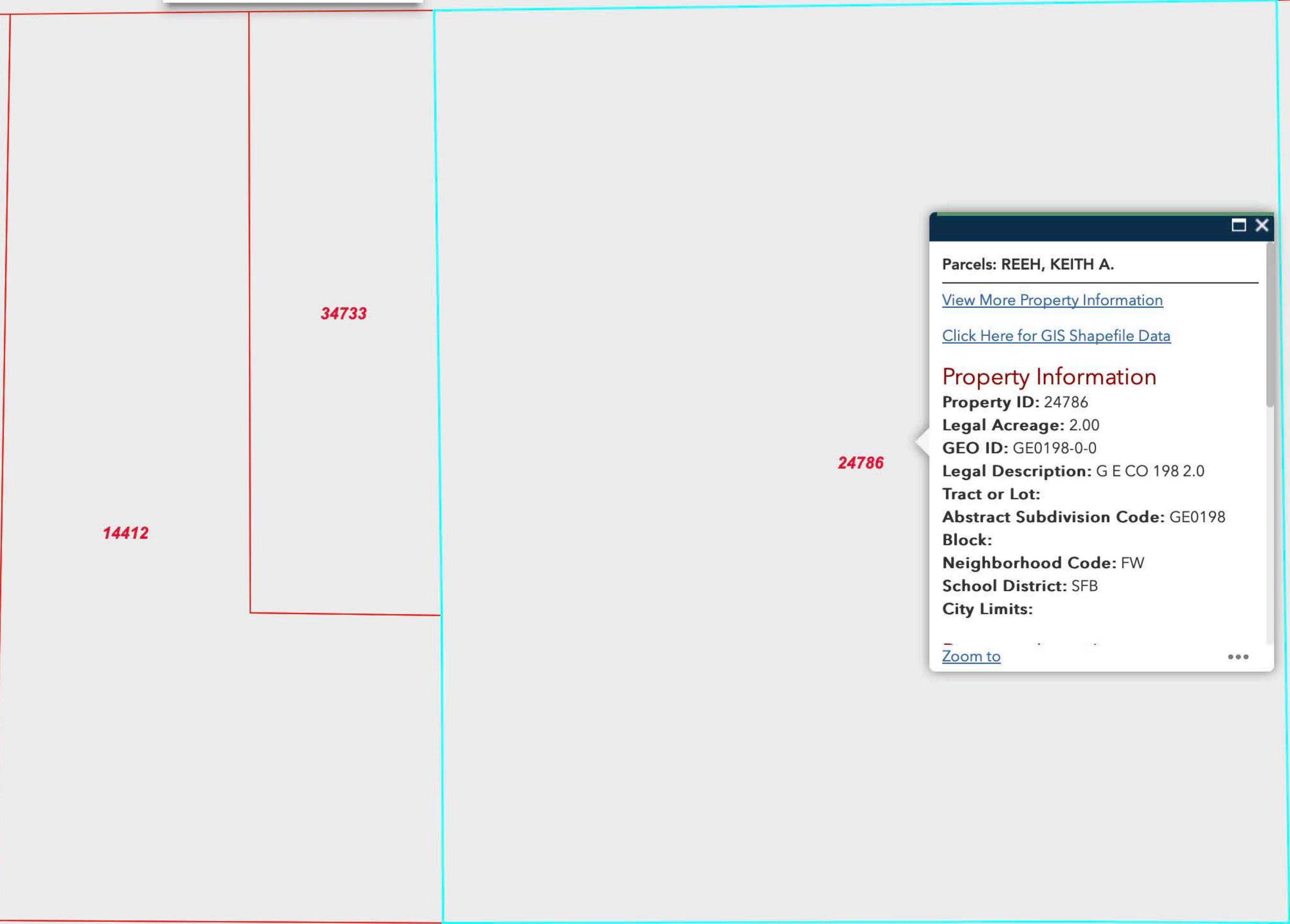
Property ID: 24786 For Year 2023



Property Details

Account		
Property ID:	24786	Geographic ID: GE0198-0-0
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1729 W LIVE OAK ST TX	
Map ID:	7-L	Mapsco:
Legal Description:	G E CO #198 2.0	
Abstract/Subdivision:	GE0198 - G E CO #198	
Neighborhood:	FW	
Owner		
Owner ID:	218848	
Name:	REEH, WANDA -LIFE ESTATE-	
Agent:		

Show search results for 247...



Parcels: REEH, KEITH A.

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 24786

Legal Acreage: 2.00

GEO ID: GE0198-0-0

Legal Description: G E CO 198 2.0

Tract or Lot:

Abstract Subdivision Code: GE0198

Block:

Neighborhood Code: FW

School District: SFB

City Limits:

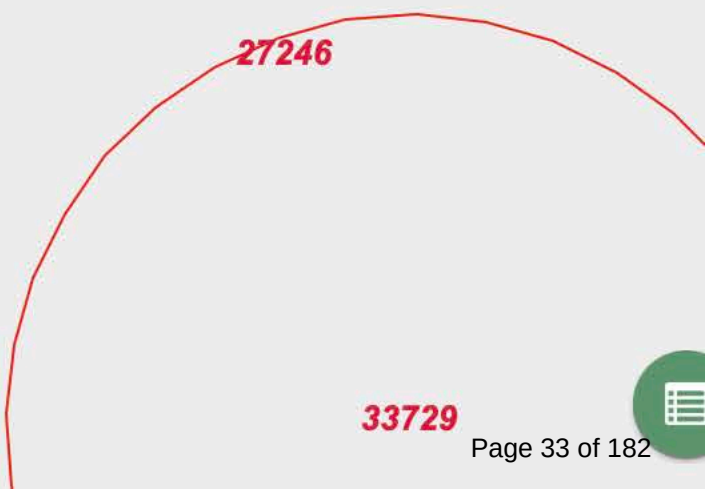
[Zoom to](#)



Map Contents

- Click in the box to activate layer
- ☒ Parcels
 - ☐ Abstracts
 - ☐ Subdivisions
 - ☐ School Districts
 - ☐ City Limits
 - ☐ Lot Lines

30°16'03"N 98°54'28"W





1729 W Live Oak St

Building

- 📍

Directions

🔖

Save

📍

Nearby

📱

Send to phone

🔗

Share
- 📍

1729 W Live Oak St, Fredericksburg, TX 78624, USA

✎

Suggest an edit on 1729 W Live Oak St

📍

Add a missing place

🏠

Add your business

🏷️

Add a label

🕒

Your Maps activity

Photos

🔄

🍴 Restaurants

🏨 Hotels

📷 Things to do

🚇 Transit

🅑 Parking

🏪 Pharmacies

🏧 ATMs

🏠 1694

1740

Klokker Haus

Maxxjaxbbq
Temporarily closed

1779

64

W Live Oak St

W Live Oak St

W Live Oak St

W Live Oak St

W Live Oak St

Kerr Rd

Kerr Rd

Kerr Rd

🗨️ Layers

QuickTime Player

Google

📍

🔍

+

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🔄

Page 34 of 182



1729 W Live Oak St

Building

- 📍

Directions
- 🔖

Save
- 📍

Nearby
- 📱

Send to phone
- 🔗

Share

- 📍

1729 W Live Oak St, Fredericksburg, TX 78624, USA
- ✎

Suggest an edit on 1729 W Live Oak St
- 📍

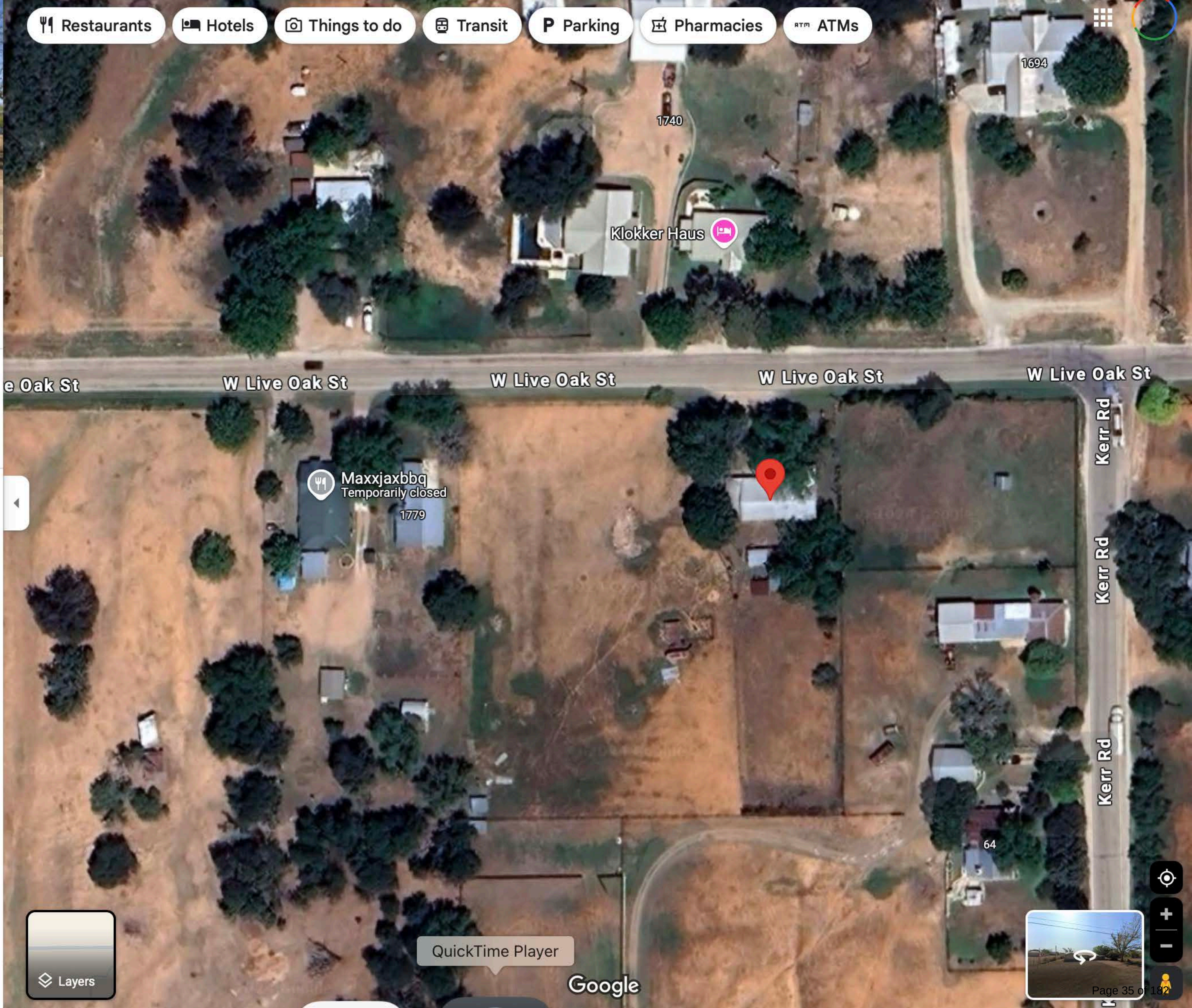
Add a missing place
- 🏠

Add your business
- 🏷️

Add a label
- 🕒

Your Maps activity

Photos



Layers

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👤

Addendum to S.B. 2038 Petition Submitted by Keith A. Reeh

Today's Date: January 09, 2025

Subject: Clarifying Addendum Providing Parcel Map, Updated Metes and Bounds, and Supporting Documents

This updated addendum serves to further substantiate and clarify the original petition submitted by Keith A. Reeh for the removal of property from the extraterritorial jurisdiction (ETJ) of the City of Fredericksburg. Together, the original petition and this addendum meet the requirements of S.B. 2038 and the City of Fredericksburg's checklist for removal of property from the ETJ. This document consolidates and reflects the latest details, including the updated parcel map, metes and bounds description, and proof of majority in value owner as derived from supporting documents.

Purpose of Addendum

The materials provided herein are intended to:

1. Present a CAD map illustrating the boundary of the parcel proposed for release from the ETJ.
2. Provide a verified legal description of the property, and a corrected metes and bounds survey.
3. Confirm ownership by the majority in value as defined by the Central Appraisal District (CAD) and Tax Assessor.

Description of Parcel for Removal

Parcel 1:

- Street Address: 1729 W Live Oak Street, Fredericksburg, TX 78624
- Legal Description: G E Co. #198, 2.0 acres
- CAD Reference: Property ID: 24786
- Owner: Keith A. Reeh

Correction to Original Petition Metes and Bounds Description

Note: Corrected Metes and Bounds are found in the "Enhanced Life Estate Deed" of this addendum and summarized below. The "Enhanced Life Estate Deed" is considered the prevailing document since it is a recorded deed.

- Starting Point: Beginning at a stake in the fence on the North line of Outlot No. 198, 62.7 varas West of the Northeast corner of the said Outlot, marking the Northeast corner of this tract of land.
- First Line: Thence running with the South line of Live Oak Road and the North line of Outlot No. 198 in a South 89° 26' West direction, covering a distance of 102.55 varas to a fence corner post.

- Second Line: Thence in a South 0° 44' East direction, covering a distance of 110.1 varas to another fence corner post, marking the Southwest corner of this tract of land.
- Third Line: Thence in a North 89° 26' East** direction, covering a distance of 102.55 varas to a stake marking the Southeast corner of this tract of land.
- Fourth Line: Thence running North 0° 44' West, covering a distance of 110.1 varas back to the place of beginning.

Supporting Documentation

1. Updated Parcel Map: A CAD map showing the refined location and boundary of the above-described parcel.
2. Verified Metes and Bounds Survey: Legal description with clarified boundary definitions.
3. Proof of Ownership: Central Appraisal District (CAD), and Tax Assessor records verifying Keith A. Reeh as the sole majority owner in value.

Request for Action

Pursuant to S.B. 2038, the property described above is hereby petitioned for removal from the ETJ of the City of Fredericksburg. The original petition and this addendum affirm that the parcel meets all statutory requirements and satisfies the City's checklist for release.

We respectfully request prompt and favorable consideration of this petition and the immediate release of the described parcel from the City's ETJ. Should further information or documentation be required, please contact our designated agent.

Notarization

This document has been duly signed and notarized to ensure its authenticity and to meet any formal requirements. A notary acknowledgment is included below:

Submitted By:
 Keith A. Reeh 
 1506 N Milam
 Fredericksburg, TX 78624

Agent for Keith A. Reeh:
 Free My Property
 2028 E. Ben White Blvd., Suite 240-1213
 Austin, TX 78741
 support@freemyproperty.com
 (512) 842-9112

****Notary Acknowledgment****

Florida
State of ~~Texas~~ *SS*
County of Orange

On this 9th day of January, 2025, before me, a Notary Public in and for said County and State, personally appeared Keith A. Reeh, known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

****Witness my hand and official seal.****

Sergio Silva

Notary Public, State of Texas
My Commission Expires: 10/25/2027

Notarized online using audio-video communication





Search Here:

24786



Show search results for 247...



34733

14412

24786

(1 of 2)

[Click Here for Site Shapeline Data](#)

Property Information

Property ID: 24786

Legal Acreage: 2.00

GEO ID: GE0198-0-0

Legal Description: G E CO 198 2.0

Tract or Lot:

Abstract Subdivision Code: GE0198

Block:

Neighborhood Code: FW

School District: SFB

City Limits:

Property Location

Situs Number: 1729

Situs Street Prefix: W

Situs Street Name: LIVE OAK

[Zoom to](#)



30°16'03"N 98°54'28"W

0 20 40ft



27246

33729



Property ID: 24788 For Sale

DISCLAIMER

Property ID:	2
Type:	F

Property Use:			Condo:
Location			
Situs Address:	1729 W LIVE OAK ST TX		
Map ID:	7-L	Mapscoc:	
Legal Description:	G E CO #198 2.0		
Abstract/Subdivision:	GE0198		
Neighborhood:	(FW) WEST OF CITY, NEAR CITY		
Owner			
Owner ID:	213976		
Name:	REEH, KEITH A.		
Agent:			
Mailing Address:	1506 N MILAM FREDERICKSBURG, TX 78624		
% Ownership:	100.0%		
Exemptions:	HS - For privacy reasons not all exemptions are shown online.		

Improvement Non-Homesite Value

Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss: ②	N/A (-)
Appraised Value:	N/A (=)
HS Cap Loss: ②	N/A (-)
Circuit Breaker: ②	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.

Please contact the Appraisal District to verify all information for accuracy.

Owner: REEH, KEITH A

[Back to top](#)

OWISE: NEELI, KETIAA	
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Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	N/A	N/A	N/A	N/A
HUW	HILL CNTRY UWCD	N/A	N/A	N/A	N/A
SFB	FREDBG ISD	N/A	N/A	N/A	N/A
WCD	GILLESPIE WCID	N/A	N/A	N/A	N/A
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate: 1.057674

Estimated Taxes With Exemptions: \$1,127.82

Estimated Taxes Without Exemptions: \$3,941.95

Description: RESIDENCE Type: RESIDENTIAL

Type	Description
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MA	MAIN AREA	F3P	1966	1104
AGF1	ATT GARAGE FINISHED SINGLE	F3P	0	378
OP	OPEN PORCH	F3P	0	32
CP	CARPORT	*	0	336
OB	OUTBUILDING	*	0	449
MS	METAL STORAGE	*	0	0

Property Land

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Type	Description
BASE	1.1000000000000000

Prod. Value

RN2	NATIVE PASTURE 2	2.00	87,120.00	0.00	0.00	N/A	N/A
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Year	Improvements
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Assessed

2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$152,700	\$220,000	\$0	\$372,700	\$47,017	\$325,683
2023	\$152,700	\$220,000	\$0	\$372,700	\$76,625	\$296,075
2022	\$149,780	\$122,000	\$0	\$271,780	\$2,621	\$269,159
2021	\$129,690	\$115,000	\$0	\$244,690	\$0	\$244,690
2020	\$108,320	\$126,000	\$0	\$234,320	\$4,299	\$230,021
2019	\$108,320	\$113,000	\$0	\$221,320	\$12,210	\$209,110
2018	\$100,100	\$90,000	\$0	\$190,100	\$0	\$190,100
2017	\$100,100	\$90,000	\$0	\$190,100	\$9,722	\$180,378
2016	\$83,980	\$80,000	\$0	\$163,980	\$0	\$163,980

Property Deed History

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Deed Date	Type	Description
5/28/2013	ENLE	ENHANCE

Age	Number

1/30/2024	OTHER	SEE COMMENT	REEH, WANDA -LIFE ESTATE-	REEH, KEITH A.			
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ARB Data

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Hearing Date And

Termination

Estimated Tax Due [↑ Back to Top](#)

Year	Taxing Jurisdiction
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Amount Due

2024	GILLESPIE COUN
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2024	HILL CNTRY UWCD	\$325683.00	\$15.63	\$15.63	\$0.00	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	\$215683.00	\$791.41	\$791.41	\$0.00	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	\$325683.00	\$0.57	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2024 Total:		\$1,126.20	\$1,126.20	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	\$296075.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	\$296075.00	\$13.92	\$13.92	\$0.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	\$186075.00	\$795.69	\$795.69	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	\$296075.00	\$0.52	\$0.52	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2023 Total:		\$1,128.72	\$1,128.72	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	\$269159.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	\$269159.00	\$13.73	\$13.73	\$0.00	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	\$219159.00	\$795.69	\$795.69	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	\$269159.00	\$0.50	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2022 Total:		\$1,128.51	\$1,128.51	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE COUNTY	\$244690.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2021	HILL CNTRY UWCD	\$244690.00	\$13.95	\$13.95	\$0.00	\$0.00	\$0.00	\$0.00
2021	FREDBG ISD	\$209690.00	\$795.69	\$795.69	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE WCID	\$244690.00	\$0.47	\$0.47	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2021 Total:		\$1,128.70	\$1,128.70	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE COUNTY	\$230021.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2020	HILL CNTRY UWCD	\$230021.00	\$14.26	\$14.26	\$0.00	\$0.00	\$0.00	\$0.00
2020	FREDBG ISD	\$195021.00	\$795.69	\$795.69	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE WCID	\$230021.00	\$0.46	\$0.46	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2020 Total:		\$1,129.00	\$1,129.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE COUNTY	\$209110.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2019	HILL CNTRY UWCD	\$209110.00	\$12.96	\$12.96	\$0.00	\$0.00	\$0.00	\$0.00
2019	FREDBG ISD	\$174110.00	\$795.69	\$795.69	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE WCID	\$209110.00	\$0.42	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2019 Total:		\$1,127.66	\$1,127.66	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE COUNTY	\$190100.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2018	HILL CNTRY UWCD	\$190100.00	\$12.74	\$12.74	\$0.00	\$0.00	\$0.00	\$0.00
2018	FREDBG ISD	\$155100.00	\$795.69	\$795.69	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE WCID	\$190100.00	\$0.38	\$0.38	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2018 Total:		\$1,127.40	\$1,127.40	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE COUNTY	\$180378.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2017	HILL CNTRY UWCD	\$180378.00	\$12.81	\$12.81	\$0.00	\$0.00	\$0.00	\$0.00
2017	FREDBG ISD	\$145378.00	\$795.69	\$795.69	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE WCID	\$180378.00	\$0.36	\$0.36	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2017 Total:		\$1,127.45	\$1,127.45	\$0.00	\$0.00	\$0.00	\$0.00
2016	GILLESPIE COUNTY	\$163980.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2016	HILL CNTRY UWCD	\$163980.00	\$12.79	\$12.79	\$0.00	\$0.00	\$0.00	\$0.00
2016	FREDBG ISD	\$128980.00	\$795.69	\$795.69	\$0.00	\$0.00	\$0.00	\$0.00
2016	GILLESPIE WCID	\$163980.00	\$0.33	\$0.33	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2016 Total:		\$1,127.40	\$1,127.40	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE COUNTY	\$150601.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2015	HILL CNTRY UWCD	\$150601.00	\$11.75	\$11.75	\$0.00	\$0.00	\$0.00	\$0.00
2015	FREDBG ISD	\$115601.00	\$795.69	\$795.69	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE WCID	\$150601.00	\$0.30	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2015 Total:		\$1,126.33	\$1,126.33	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE COUNTY	\$136910.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2014	HILL CNTRY UWCD	\$136910.00	\$11.64	\$11.64	\$0.00	\$0.00	\$0.00	\$0.00
2014	FREDBG ISD	\$111910.00	\$910.31	\$910.31	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE WCID	\$136910.00	\$0.27	\$0.27	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2014 Total:		\$1,240.81	\$1,240.81	\$0.00	\$0.00	\$0.00	\$0.00
2013	GILLESPIE COUNTY	\$134910.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2013	HILL CNTRY UWCD	\$134910.00	\$10.79	\$10.79	\$0.00	\$0.00	\$0.00	\$0.00
2013	FREDBG ISD	\$109910.00	\$910.31	\$910.31	\$0.00	\$0.00	\$0.00	\$0.00
2013	GILLESPIE WCID	\$134910.00	\$0.27	\$0.27	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2013 Total:		\$1,239.96	\$1,239.96	\$0.00	\$0.00	\$0.00	\$0.00
2012	GILLESPIE COUNTY	\$134910.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2012	HILL CNTRY UWCD	\$134910.00	\$10.12	\$10.12	\$0.00	\$0.00	\$0.00	\$0.00
2012	FREDBG ISD	\$109910.00	\$910.31	\$910.31	\$0.00	\$0.00	\$0.00	\$0.00
2012	GILLESPIE WCID	\$134910.00	\$0.13	\$0.13	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2012 Total:		\$1,239.15	\$1,239.15	\$0.00	\$0.00	\$0.00	\$0.00
2011	GILLESPIE COUNTY	\$134910.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2011	HILL CNTRY UWCD	\$134910.00	\$9.71	\$9.71	\$0.00	\$0.00	\$0.00	\$0.00
2011	FREDBG ISD	\$109910.00	\$910.31	\$910.31	\$0.00	\$0.00	\$0.00	\$0.00
2011	GILLESPIE WCID	\$134910.00	\$0.13	\$0.13	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2011 Total:		\$1,238.74	\$1,238.74	\$0.00	\$0.00	\$0.00	\$0.00
2010	GILLESPIE COUNTY	\$138740.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2010	HILL CNTRY UWCD	\$138740.00	\$9.71	\$9.71	\$0.00	\$0.00	\$0.00	\$0.00
2010	FREDBG ISD	\$113740.00	\$910.31	\$910.31	\$0.00	\$0.00	\$0.00	\$0.00
2010	GILLESPIE WCID	\$138740.00	\$0.14	\$0.14	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2010 Total:		\$1,238.75	\$1,238.75	\$0.00	\$0.00	\$0.00	\$0.00
2009	GILLESPIE COUNTY	\$145380.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2009	HILL CNTRY UWCD	\$145380.00	\$9.89	\$9.89	\$0.00	\$0.00	\$0.00	\$0.00
2009	FREDBG ISD	\$120380.00	\$910.31	\$910.31	\$0.00	\$0.00	\$0.00	\$0.00
2009	GILLESPIE WCID	\$145380.00	\$0.15	\$0.15	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2009 Total:		\$1,238.94	\$1,238.94	\$0.00	\$0.00	\$0.00	\$0.00
2008	GILLESPIE COUNTY	\$132451.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2008	HILL CNTRY UWCD	\$132451.00	\$9.01	\$9.01	\$0.00	\$0.00	\$0.00	\$0.00
2008	FREDBG ISD	\$107451.00	\$910.31	\$910.31	\$0.00	\$0.00	\$0.00	\$0.00
2008	GILLESPIE WCID	\$132451.00	\$0.13	\$0.13	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2008 Total:		\$1,238.04	\$1,238.04	\$0.00	\$0.00	\$0.00	\$0.00
2007	GILLESPIE COUNTY	\$120410.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2007	HILL CNTRY UWCD	\$120410.00	\$8.43	\$8.43	\$0.00	\$0.00	\$0.00	\$0.00
2007	FREDBG ISD	\$95410.00	\$910.31	\$910.31	\$0.00	\$0.00	\$0.00	\$0.00
2007	GILLESPIE WCID	\$120410.00	\$0.12	\$0.12	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2007 Total:		\$1,237.45	\$1,237.45	\$0.00	\$0.00	\$0.00	\$0.00
2006	GILLESPIE COUNTY	\$112420.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2006	HILL CNTRY UWCD	\$112420.00	\$8.77	\$8.77	\$0.00	\$0.00	\$0.00	\$0.00
2006	FREDBG ISD	\$87420.00	\$1,257.45	\$1,257.45	\$0.00	\$0.00	\$0.00	\$0.00
2006	GILLESPIE WCID	\$112420.00	\$0.11	\$0.11	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2006 Total:		\$1,584.92	\$1,584.92	\$0.00	\$0.00	\$0.00	\$0.00
2005	GILLESPIE COUNTY	\$104420.00	\$318.59	\$318.59	\$0.00	\$0.00	\$0.00	\$0.00
2005	HILL CNTRY UWCD	\$104420.00	\$8.67	\$8.67	\$0.00	\$0.00	\$0.00	\$0.00
2005	FREDBG ISD	\$79420.00	\$1,262.78	\$1,262.78	\$0.00	\$0.00	\$0.00	\$0.00
2005	GILLESPIE WCID	\$104420.00	\$0.10	\$0.10	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2005 Total:		\$1,590.14	\$1,590.14	\$0.00	\$0.00	\$0.00	\$0.00
2004	GILLESPIE COUNTY	\$94930.00	\$300.17	\$300.17	\$0.00	\$0.00	\$0.00	\$0.00
2004	HILL CNTRY UWCD	\$94930.00	\$7.88	\$7.88	\$0.00	\$0.00	\$0.00	\$0.00
2004	FREDBG ISD	\$79930.00	\$1,267.85	\$1,267.85	\$0.00	\$0.00	\$0.00	\$0.00
2004	GILLESPIE WCID	\$94930.00	\$0.09	\$0.09	\$0.00	\$0.00	\$0.00	\$0.00
✔ Paid	2004 Total:		\$1,575.99	\$1,575.99	\$0.00	\$0.00	\$0.00	\$0.00

DISCLAIMER

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

ALTON A. REEH and
WANDA REEH

TO

KEITH ALLEN REEH

ENHANCED LIFE ESTATE DEED

THE STATE OF TEXAS

COUNTY OF GILLESPIE

KNOW ALL MEN BY THESE PRESENTS:

Date: MAY 28, 2013

Grantors: ALTON A. REEH and wife, WANDA REEH

Grantors' Mailing Address: 1729 West Live Oak, Fredericksburg, Gillespie County, Texas 78624

Grantee: KEITH ALLEN REEH

Grantee's Mailing Address: 1506 N. Milam Street, Fredericksburg, Texas 78624

Consideration: Love of, and affection for, Grantee

Property (including any improvements): Being all of our interest in and to the following described real property, to-wit:

Being all that certain lot, tract or parcel of land in Gillespie County, Texas, and being: Two (2) acres of land out of and part of Outlot No. 198 as said outlot No. 198 is known and designated on the official map or plat of the Town of Fredericksburg and environs and here referred to and made a part hereof for all pertinent purposes, said two acres of land herein and hereby conveyed being meted and bounded as follows, to-wit:

BEGINNING at a stake in fence on the North line of Outlot No. 198, 62.7 varas West of the N.E. corner of the said Outlot for the N.E. of this tract of land;

THENCE with the South line of the Live Oak Road and North line of Outlot No. 198 S. $89^{\circ} 26' W.$ 102.55 varas to a fence corner post;

THENCE with fence S. $0^{\circ} 44' E.$ 110.1 varas to a fence corner post for the S.W. corner of this tract of land;

THENCE N. $89^{\circ} 26' E.$ 102.55 varas to a stake for the S.E. corner of this tract of land;

THENCE N. $0^{\circ} 44' W.$ 110.1 varas to the place of beginning.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions, easements, mineral and royalty reservations, zoning laws, leases, regulations, and ordinances of municipal and other governmental authorities, if any, and only to the extent that same are still in effect, shown of record in Gillespie County, Texas.

For GRANTORS and GRANTORS' assigns, a reservation of the full possession, benefit, and use of the Property for the remainder of the joint lives of GRANTORS, as a life estate. Each GRANTOR retains complete power, without the joinder of any person, to mortgage, sell, and convey the Property and to spend any proceeds; to exchange it for other property; to lease the surface and subsurface of the Property; to execute and deliver oil, gas, and other mineral leases for any term of years and for a term based on the continuing production of oil, gas, or other minerals in the Property, ending either before or after each GRANTOR'S death; and to invest and reinvest all proceeds from the sale or other disposition of the Property and to possess and consume all proceeds from the sale or other disposition of the property to the exclusion of GRANTEE. This life estate carries with it the right to possess and consume all bonuses, delay rentals, royalties, and other benefits payable on any mortgage, sale, or conveyance under oil, gas, and other mineral leases covering the Property at the inception of this life estate without any duty to the remaindermen and without liability for waste.

GRANTORS further reserve the right to cancel this deed by further conveyance, even to GRANTORS, which may destroy any and all rights which the GRANTEE may possess under this deed.

GRANTEE shall hold a remainder interest in the property described herein and upon the death of the last of the GRANTORS to die, if the property described herein has not been previously disposed of prior to the GRANTORS' death, all right and title to the Property remaining shall fully vest to the GRANTEE.

GRANTEE subject to such liens and encumbrances existing at that time.

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, his heirs and assigns forever.

When the context requires, singular nouns and pronouns include the plural.

Alton A. Reeh
ALTON A. REEH

Wanda L. Reeh
WANDA REEH

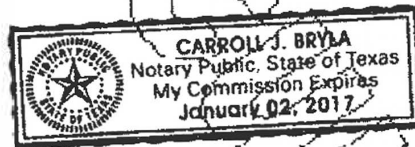
This instrument was prepared based on information furnished by the parties, and no independent title search has been made, and no responsibility for validity of real estate title is assumed by the attorneys preparing this instrument.

THE STATE OF TEXAS

COUNTY OF GILLESPIE

This instrument was acknowledged before me on this 24th day of MAY, 2013, by ALTON A. REEH and wife, WANDA REEH.

Carroll J. Bryla
Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk
Gillespie County Texas

May 29, 2013 02:26:00 PM

FEE: \$23.00
ENHANCED

20132451

Official Document



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: January 21, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider adoption of Ordinance 2025-01 Calling and ordering the City of Fredericksburg, Texas General Election to be held on Saturday, May 3, 2025 for the purpose of electing Two City Councilmembers to the City of Fredericksburg City Council for a Two-Year Term. (Leticia Vacek, City Secretary)

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. ORDINANCE 2025-01 Calling the General Election

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: January 15, 2025



William McKamie, City Attorney

Date: January 15, 2025



Leticia Vacek, City Secretary

Date: January 16, 2025



Clinton Bailey, City Manager

Date: January 17, 2025

ORDINANCE 2025-01

AN ORDINANCE CALLING A GENERAL ELECTION ON MAY 3, 2025, FOR THE CITY OF FREDERICKSBURG FOR THE PURPOSE OF ELECTING TWO (2) CITY COUNCILMEMBERS TO CITY COUNCIL; MAKING PROVISIONS FOR CONDUCTING SUCH AN ELECTION AND RESOLVING OTHER MATTERS RELATED TO THE CONDUCT OF SUCH ELECTION.

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

Section 41.001 of the Texas Election Code (the “Code”) specifies that the first Saturday in May shall be a “uniform election date” and that a general election of a city may be held on such day; and

State law and the Charter of the City of Fredericksburg require that a General Election be held; and

The two (2) City Councilmembers elected shall serve a term of two years, with their terms terminating in May 2027, or when their successors are duly elected and qualified, and

The candidates who receive the greatest and second greatest number of votes cast for the office of City Councilmember shall be declared elected; and

By this Ordinance, it is the intention of the City Council to officially call the general election and establish the election procedures for that election.

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

SECTION 1

General Election Called. A General Election is hereby ordered to be held on Saturday, May 3, 2025, between the hours of 7:00 am and 7:00 pm, at which time the following two positions for Councilmember will be elected:

Councilmember, seat currently occupied by Bobby Watson.
Councilmember, seat currently occupied by Randy Briley.

Election Day Polling Place for the General Election will be conducted for:
Gillespie County Precinct 1 through Precinct 4
(Combined into one City Precinct)
Address TBD to Co-Locate with FISD Election
Fredericksburg, Texas 78624

SECTION 2

Early Voting.

- a) The City Council appoints Leticia Vacek, Fredericksburg City Secretary, as the Early Voting Clerk for the General Election. Mrs. Vacek will appoint Deputy Early Voting Clerks for the General Election.
- b) Early Voting by Personal Appearance will be Conducted at the:

County Elections Office
95 Frederick Road
Fredericksburg, Texas 78624

Tuesday	April	22 nd	8:00 am	to	5:00 pm.
Wednesday	April	23 rd	8:00 am	to	5:00 pm
Thursday	April	24 th	8:00 am	to	5:00 pm
Friday	April	25 th	8:00 am	to	5:00 pm
XXXXXX	April	26 th	XXXXXX	XX	XXXXXX
XXXXXX	April	27 th	XXXXXX	XX	XXXXXX
Monday	April	28 th	7:00am	to	7:00 pm
Tuesday	April	29 th	7:00 am	to	7:00 pm

- c) Applications for a Ballot by Mail shall be mailed to:

Early Voting Clerk – General Election
Elections Office
95 Frederick Rd
Fredericksburg, Texas 78624
elections@fbgtx.org
(830) 997-7521
www.fbgtx.org/224/Elections

Regardless of the method for delivery, all Applications for a Ballot by Mail (ABBM) including Federal Post Card Applications (PPCA) must be received no later than 5:00 pm on April 22, 2025.

SECTION 3

Application for a Place on the Ballot. Any eligible and qualified person shall have their name printed upon the official ballot as a candidate for the offices herein set forth by filing their sworn application with the City Secretary not earlier than January 15, 2025, and not later than 5:00 pm on February 14, 2025. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing held by the City Secretary. Notice of the time and place for the drawing shall be given in accordance with the Code.

SECTION 4

Appointment of Election Judges and Alternative Election Judges.

The following named individuals are hereby appointed to serve as Presiding Election Judges and Alternate Presiding Judges during Early Voting by Personal Appearance, Election Day, and on the Early Voting Ballot Board:

	<u>Early Voting Ballot Board</u>	<u>Election Day</u>	<u>Early Voting</u>
Presiding Judge	Melynn Williams	Annette Bennett	Gordon Browning
Alternate Presiding Judge	Dr. Eric Hammerson	David Roberts	David Roberts

The Presiding Election Judges and Alternate Presiding Judges shall be qualified voters of the City. The City Secretary shall, in accordance with Section 32.009 of the Election Code, deliver to the Presiding Election Judges and the Alternate Presiding Judges notice of their appointments not later than March 21, 2025. In the case of a cancellation, the City Secretary is hereby authorized to make emergency appointments to carry out all necessary acts and requirements as delegated to such office by the Texas Election Code.

SECTION 5

Appointment of Clerks. The Presiding Election Judges and Alternate Judges are hereby appointed to the Early Voting Polling Location, the Election Day Location, and to the Early Voting Ballot Board. The Judge over each location may appoint a minimum of three (3) Election Clerks and as many additional Clerks necessary for the proper conduct of the election. The Judge shall make a reasonable effort to appoint at least one (1) bilingual election clerk.

SECTION 6

Compensation and Training of Judges and Clerks.

The City Secretary is hereby authorized to pay the following hourly rates:

Presiding Election Judge	\$16.00
Alternate Presiding Judge	\$15.00
Election Clerks	\$14.00

The City Secretary will provide Election Training or require all Election Workers to take the appropriate Secretary of State Online training for their duties.

SECTION 7

Method of Voting. The City Secretary is authorized to provide and furnish all necessary supplies to conduct the general election, in accordance with the Texas Election Code. Voting in the election shall be by Paper Ballots with a required ADA Voting Machine.

SECTION 8

Delivery of Returns. In accordance with the Election Code, immediately after the closing of the polls on the day of the election, the Election Judges named in this Ordinance shall make and deliver the returns of the election in accordance with the Election Code. All election records and supplies shall be preserved by the City Secretary in accordance with the Election Code.

SECTION 9

Governing Law and Qualified Voters. The election shall be held in accordance with the Constitution of the State of Texas and the Election Code, and all resident qualified voters of the City shall be eligible to vote at this election.

SECTION 10

Publication and Posting of Notice of Election. The Notice of Election stating in substance the contents of this Ordinance shall be published as required by Chapter 4 of the Election Code and posted at City Hall and on the City's Website. Said Ordinance shall not be codified in the Code of Ordinances of the City of Fredericksburg.

SECTION 11

Necessary Actions. The Mayor and City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all action necessary to comply with provisions of the Texas Election Code or state and federal statutes and constitutions in carrying out the conduct of the election, whether or not expressly authorized herein.

SECTION 12

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 13

This Ordinance shall be in full force and effective following its adoption.

PASSED AND APPROVED on the 21st day of January 2025.

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, TRMC/CMC/MMC
City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: January 21, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the approval of Resolution 2025-02 related to City support of MAC-RE, LLC's proposed rehabilitation of the Fredericksburg Senior Apartments located at 591 E. Highway St. (Jeryl Hoover, Mayor)

PRESENTATION:

SUMMARY:

Consideration of a resolution in support of MAC-RE, LLC's proposed rehabilitation of affordable rental housing at The Fredericksburg Senior Apartments located at 591 E. Highway St.

BACKGROUND:

Similar to last year, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing at The Fredericksburg Senior Apartment complex located at 591 E. Highway St. MAC-RE intends to submit an application to the Texas Department of Housing and Community Affairs for 9% housing tax credits.

MAC-RE is requesting the City pass a resolution of support of the project which would include a development fee waiver in the amount of \$250.00 as a commitment of development funding. Robby Meyer with ARX Advantage/MAC-RE will be in attendance at the meeting to make the attached presentation and to answer any questions that may arise.

FUNDING SOURCE: General Fund
(Development Fees)

FINANCIAL IMPACT:
\$250

STAFF RECOMMENDATION:

A similar resolution (2024-01R) was approved by the City Council last year and the proposed rehabilitation of the facility represents a substantial re-investment in the developed property and will provide much-needed affordable housing stock, so City staff recommends approval.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. Fredericksburg Seniors Mac-Re Presentation
2. Fredericksburg Seniors Support-Financial-Resolution 2025-02

APPROVAL/REVIEW:

Krista Wareham, Director of Finance

Date: January 15, 2025



Leticia Vacek, City Secretary

Date: January 15, 2025



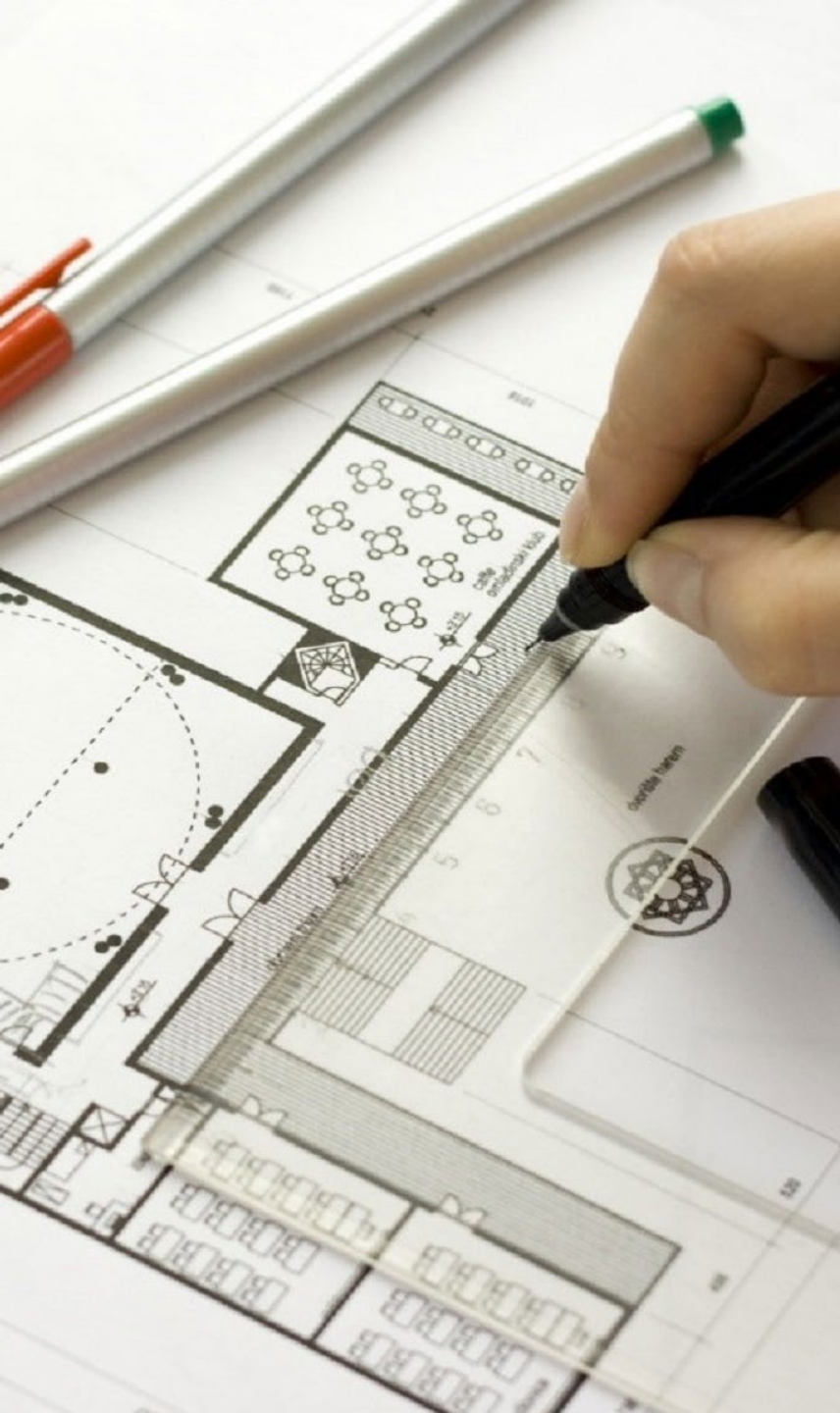
William McKamie, City Attorney

Date: January 15, 2025



Clinton Bailey, City Manager

Date: January 17, 2025



Arx Advantage Presents MAC-RE and Fredericksburg Seniors Apartments

Robbye Meyer, Principal

Justin Meyer, Principal, Development Specialist

Mark Meyer, Principal, Development Analyst



MAC-RE OVERVIEW

MAC-RE completed their first development in 1979 in Mansfield, Louisiana. Since that time they have acquired and completed 147 developments consisting of 4,978 units in 98 cities throughout Texas, Louisiana, and Mississippi. 3,406 of the units are for families and 1,572 of the units are for seniors.

ARX ADVANTAGE OVERVIEW

Arx Advantage Consulting, the development consulting group, has over thirty years of finance, real estate, housing programs and asset management experience. Robbye Meyer, principal and owner, is the former director of multifamily finance for the Texas Department of Housing and Community Affairs. Justin Meyer, principal, directs development logistics and planning. Mark Meyer, principal, oversees development strategic analysis.

Arx Advantage is a comprehensive real estate development consulting firm. The vision of Arx is to assist in the development of affordable housing through the use of public and private funding resources and to assist in providing opportunities for the people who eventually live in the homes created by helping provide them with the resources they need to better their lives.

TAX CREDIT PROGRAM OVERVIEW

- IRS Program originated through 1986 tax plan
- Program administered through State agencies – TDHCA
- Investor receives dollar-for-dollar income tax reduction
- Investor dollars contribute equity in the financing structure to reduce the amount of mortgage debt on the property
- Lower debt allows owner to charge below market rents

FREDERICKSBURG SENIORS APARTMENTS

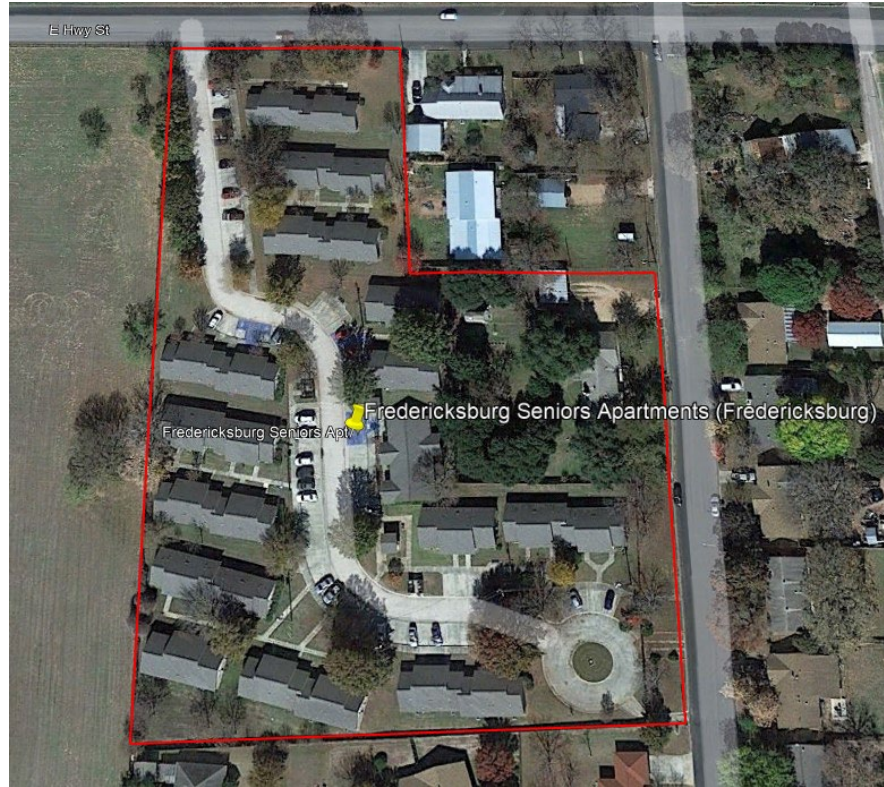
48 Units of Affordable Rental Housing for families

- 14 – residential buildings
 - 40 – one bedroom units
 - 8 – two bedroom units
- 1 – attached office building

All units are reserved for families making 60% and below the area's median income.

FREDERICKSBURG SENIORS APARTMENTS

591 E Hwy St, Fredericksburg, TX 78624



PROPOSED REHABILITATION

- Retrofitting parking areas for accessibility
- Kitchen cabinets/vanities/countertops
- Replace kitchen sinks
- New mailbox pad
- Metal fascia wrap
- New gutters
- Roofing replacements
- Additional framing and drywall
- Doors and windows replacement
- VCT Tile floors
- Parking lot upgrades
- Landscaping upgrades
- Energy Star refrigerators
- Energy Star rated electric ranges
- Energy Star rated water heaters
- Tub/shower upgrades
- Energy Star HVAC units
- Energy Star ceiling fans



Complete scope of rehabilitation may change during development process)

TIMELINE

January 9, 2025 – Submitted Pre-Application

February 28, 2025– Submission of Full Application

July 2025 – Awards Announced

April 2026– Close on Development

June 2026 – Begin Construction on the rehabilitation.

(Proposed timeline may change during development process)

ASSISTANCE NEEDED FROM THE CITY

1. Resolution of Support from the City Council
(needs to be submitted with application on February 28, 2025)
2. A waiver or reduction of fees for the Development in an amount of at least \$250.00 (also needs to be submitted with application on February 28, 2025)

RESOLUTION 2025-02

WHEREAS, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing at 591 East Hwy Street, named The Fredericksburg Seniors Apartments in the City of Fredericksburg, Texas; and

WHEREAS, MAC-RE, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for The Fredericksburg Seniors Apartments

WHEREAS, MAC-RE, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for The Fredericksburg Seniors Apartments development as a commitment of development funding from the city of Fredericksburg, Texas; and

WHEREAS, the city of Fredericksburg, Texas has the authority to defer development fees on the property located at 591 East Hwy Street;

IT IS HEREBY RESOLVED, THAT

The governing body of the City of Fredericksburg, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees; and

The governing body of the City of Fredericksburg, Texas, hereby confirms that it supports the rehabilitation of The Fredericksburg Seniors Apartments located at 591 East Hwy Street, and that this formal action has been taken to put on record the opinion expressed by the City on _____, and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Jeryl Hoover, Mayor** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, and APPROVED this 21st day of January 2025 at a Regular Meeting of the City Council of Fredericksburg.

Jeryl Hoover, Mayor

Seal

Leticia Vacek, TRMC, CMC, MMC
City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: January 21, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider adoption of Ordinance 2025-02 creating a New Article IX, "Group Homes and Boarding Home Facilities" providing for registration, permitting, and inspection of group home facilities. (Mick McKamie, City Attorney)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Governance

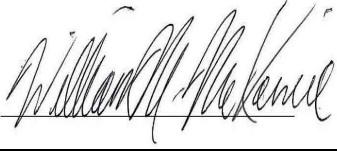
ATTACHMENTS:

1. ORDINANCE 2025-02 Group Homes

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: January 14, 2025



William McKamie, City Attorney

Date: January 14, 2025



Leticia Vacek, City Secretary

Date: January 15, 2025



Clinton Bailey, City Manager

Date: January 17, 2025

ORDINANCE 2025-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING CHAPTER 8 “BUSINESSES” OF THE FREDERICKSBURG MUNICIPAL CODE BY AMENDING ARTICLE VIII OF CHAPTER 8 BY RESERVING SECTIONS 8-226 THROUGH 8-249; ADOPTING A NEW ARTICLE IX “GROUP HOMES AND BOARDING HOME FACILITIES;” PROVIDING FOR REGISTRATION, PERMITTING, AND INSPECTION OF GROUP HOME FACILITIES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVING CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 260 of the Texas Health and Safety Code authorizes, but does not require, municipalities to require boarding home facilities to obtain a permit and comply with model standards; and

WHEREAS, Section 215.075 of the Texas Local Government Code grants home-rule municipalities the authority to license any lawful business or occupation that is subject to the police power of the municipality; and

WHEREAS, the City Council seeks to preserve the residential characteristic of residential neighborhoods, to provide housing opportunities for recovering addicts who are considered disabled under state and federal law, and to ensure that these housing opportunities provide an environment which is conducive to addiction recovery; and

WHEREAS, City Council has determined that the regulation of group home facilities is in the best interest of the public and will promote the public health, safety, and welfare of the City.

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

SECTION 1

All of the declarations and findings contained in the preambles of this Ordinance are made a part hereof and shall be fully effective as a part of the ordained subject matter of this Ordinance.

SECTION 2

Article VIII “Cable Television Rate Regulations” of Chapter 8 “Businesses” of the Fredericksburg Municipal Code is hereby amended by reserving Sections 8-226 through 8-249 as follows:

“Secs. 8-226 -- 8-249. – Reserved.”

SECTION 3

Chapter 8 “Businesses” of the Fredericksburg Municipal Code is amended by adding a new Article IX “Group Homes and Boarding Home Facilities,” to read as follows:

“ARTICLE IX. – GROUP HOMES AND BOARDING HOME FACILITIES

Sec. 8-250. – Purpose of article.

- (a) The purpose of this article is for the city to maintain a record of group home facilities. These records will enable the city to try to ensure adequate fire, police, and emergency response vehicles or patrols are available, to identify and facilitate appropriate emergency responses for residents who may require special assistance during an emergency, and to enable enforcement of the spacing requirement between boarding home facilities.
- (b) The city seeks and intends that this article is legally compliant with the Federal Fair Housing Amendments Act of 1988 (“FHAA”), the Americans with Disabilities Act of 1990 (“ADA”), and the Americans with Disabilities Amendments Act of 2008 (“ADA”), and all other applicable state and federal legislation. It is the express intent of the city that this article is applied and enforced in a manner consistent with the FHAA, the ADA, and other applicable federal and state legislation.

Sec. 8-251. – Definitions.

For the purposes of this article, the following definitions apply:

Boarding home facility is an establishment, including a residence or dwelling, that furnishes, in one or more buildings, under separate rental agreements, whether oral or written, lodging to three or more persons with disabilities or elderly persons who are unrelated to the owner of the establishment by blood or marriage. Also includes sober living facility, as defined below.

Department is the department designated by the city manager to enforce and administer this article.

Disability is a disability as defined in 42 U.S.C. § 12102.

Director is the director of the department designated by the city manager to enforce and administer this article and includes representatives, agents, or department employees designated by the director.

House manager is an individual that oversees the daily operations of the boarding home facility. This includes managing and coordinating daily housekeeping tasks, leading house meetings, conducting inspections, and making arrangements for random drug testing, if applicable.

Operator is the person in control of a boarding home facility.

Owner is an individual who has an ownership interest in a corporation or other legal entity operating a sober living facility or the owner of the real property where a boarding home facility is located.

Resident is a person who is residing in a boarding home facility.

Sleeping room is a room intended and used for sleeping purposes but does not include a kitchen, dining room, living room, bathroom, hallway, or garage.

Sober living facility is a dwelling unit with tenants suffering from drug or alcohol addiction, not defined as a family, residing in the home at the same time, which is not licensed by the state and is being used as a drug and alcohol recovery facility for persons who are recovering from drug or alcohol addiction and in which all tenants, except for a house manager, are considered disabled under state or federal law and are actively enrolled and participating in a legitimate alcohol or drug recovery program.

Sober living permit is a requirement for the operation of a sober living facility and will be administered after an application is submitted with the director and all permit requirements have been met.

Sec. 8-252. – Group home registration required.

A person commits an offense if they own or operate the following types of group homes without registering with the department and providing proof of a valid state license where applicable:

- (a) Home and community support services licensed under Chapter 142 of the Texas Health and Safety Code;
- (b) Convelescent and nursing homes and related institutions licensed under Chapter 242 of the Texas Health and Safety Code;
- (c) Continuing care facilities licensed under Chapter 246 of the Texas Health and Safety Code;

- (d) Assisted living facilities licensed under Chapter 247 of the Texas Health and Safety Code;
- (e) Intermediate care facilities for the mentally retarded licensed under Chapter 252 of the Texas Health and Safety Code;
- (f) A person that provides home health, hospice, or personal assistance services only to persons enrolled in a program funded wholly or partly by the Texas Department of Mental Health and Mental Retardation or its successor ("TDMHMR") and monitored by TDMHMR or its designated local authority in accordance with standards set by TDMHMR;
- (g) A child-care facility as defined by Section 42.002 of the Texas Human Resources Code; and
- (h) A family violence shelter as defined by Section 51.002 of the Texas Human Resources Code.

Sec. 8-253. – Boarding home facility permit required.

- (a) A person commits an offense if the person owns or operates a boarding home facility within the city without a valid permit under this article.
- (b) It is a defense to prosecution under this section if a person operates a boarding home facility while an application is pending.
- (c) It is a defense to prosecution under this section if a person operates a facility listed in section 8-254.

Sec. 8-254. – Exemptions.

The permit requirement under section 8-253 does not apply to:

- (a) Home and community support services licensed under Chapter 142 of the Texas Health and Safety Code;
- (b) Convalescent and nursing homes and related institutions licensed under Chapter 242 of the Texas Health and Safety Code;
- (c) Continuing care facilities licensed under Chapter 246 of the Texas Health and Safety Code;
- (d) Assisted living facilities licensed under Chapter 247 of the Texas Health and Safety Code;

- (e) Intermediate care facilities for the mentally retarded licensed under Chapter 252 of the Texas Health and Safety Code;
- (f) A person that provides home health, hospice, or personal assistance services only to persons enrolled in a program funded wholly or partly by TDMHMR and monitored by TDMHMR or its designated local authority in accordance with standards set by TDMHMR;
- (g) An establishment conducted by or for adherents of a well-recognized church or religious denomination for the purpose of providing facilities to care and treat the sick who depend exclusively on prayer and spiritual means for healing, without the use of any drug or material remedy, if the establishment complies with safety, sanitary, and quarantine laws and rules;
- (h) A hotel as defined by Section 156.001 of the Texas Tax Code;
- (i) A retirement community as defined by Section 11.18 of the Texas Tax Code;
- (j) A monastery or convent;
- (k) A child-care facility as defined by Section 42.002 of the Texas Human Resources Code;
- (l) A family violence shelter as defined by Section 51.002 of the Texas Resources Code;
- (m) A sorority, fraternity house, or dormitory located on the property of an institution of higher education; or

Sec. 8-255. – Permit.

- (a) To obtain an annual permit to operate a boarding home facility, other than a sober living facility, a person must submit an application to the director on a form provided for that purpose and pay the permit fee. The applicant must be the owner or operator of the boarding home facility. If the owner or operator is not an individual, an authorized officer or agent of the owner or operator must submit the form. The application must contain the following information before it is considered complete and subject to review:
 - (1) The name, mailing address, email address, telephone number, a legible copy of the driver's license or other official state or federal identification card, and the date of birth of the applicant. The mailing address may not be the address of the boarding home facility unless the applicant actually resides full-time at the boarding home facility.

- (2) The name, form of business, mailing address, email address, telephone number, a legible copy of the driver's license or other official state or federal identification card, and position of the authorized officer or agent filing the form on behalf of the applicant, if the applicant is not an individual. The mailing address may not be the address of the boarding home facility unless the authorized officer or agent actually resides full-time at the boarding home facility.
- (3) The names, mailing addresses, email addresses, telephone numbers, legible copies of the drivers' licenses or other official state or federal identification cards, the dates of birth of any Owners, Operators, or employees of the boarding home facility, other than the applicant. The mailing address may not be the address of the boarding home facility, unless the Owner, Operator, or employee actually resides full-time at the boarding home facility.
- (4) If the Operator of the boarding home facility is renting or leasing the home or facility, then the Operator must present a letter from the owner of the real property authorizing the use of the rental property to operate a boarding home facility and acknowledging the requirements for the property to be used as a boarding home facility set out within this article.
- (5) The street address and telephone number of the boarding home facility.
- (6) The name, mailing address, email address, and telephone number of a person to contact in an emergency.
- (7) Documentary evidence of the payment of ad valorem taxes, fees, fines, and penalties owed to the city in connection with real property used to operate the boarding home facility.
- (8) The maximum number of residents that will reside at the boarding home facility.
- (9) The services to be offered or provided to the residents of the boarding home facility.
- (10) A zoning verification letter from the city stating that the proposed use of the property complies with the city's zoning regulations.
- (11) A statement that, by filing this application, the applicant swears or affirms under penalty of perjury that, to the best of the applicant's knowledge, all information contained in the application is true and correct and that the application is complete and includes all information required to be disclosed under this section.

- (12) Such additional information as the applicant desires to include or that the director deems necessary to aid in the determination of whether the requested permit should be granted.
- (b) The annual fee for a permit to operate a boarding home facility is as determined by the city council.
- (c) The city will not refund a permit fee.

Sec. 8-256. – Sober living facility permit.

- (a) To obtain a permit to operate a sober living facility, a person must submit an application to the director on a form provided for that purpose and pay the permit fee. The applicant must be the owner or operator of the sober living facility. If the owner or operator is not an individual, an authorized officer or agent of the owner or operator must submit the form.
- (b) The application for a permit for a sober living facility must comply with the requirements of section 8-256(a), in addition to the requirements in subsection (c) below.
- (c) An application for a permit to operate a sober living facility must demonstrate compliance with the following:
 - (1) An application for a sober living facility must provide the following: (1) the name, address, phone number, and driver's license number of the Owner/Operator; (2) the name, address, phone number, and driver's license number of the house manager; (3) a copy of the sober living facility rules and regulations; (4) written intake procedures; (5) the relapse policy; (6) an affirmation by the Owner/Operator that the sober living facility will serve only tenants who are disabled as defined by state and federal law and documentation of the evaluation process which determines that tenants of the sober living facility are disabled; and (7) a fee for the cost of processing of the application as set by the city council.
 - (2) Documentary evidence of the payment of ad valorem taxes, fees, fines, and penalties owed to the city in connection with real property used to operate the sober living facility.
 - (3) A zoning verification letter from the city stating that the proposed use of the property complies with the city's zoning regulations.
 - (4) There are no more than six (6) tenants, not counting a house manager, but in no event more than seven (7) tenants residing in the sober living facility.

- (5) There shall be no more than three (3) tenants per bedroom.
- (6) The facility must have adequate supplies, space, and furniture for all residents.
- (7) The facility must have a private space for individual and group counseling.
- (8) Tenant rental agreements shall be no less than 30 days, otherwise the Operator shall be responsible for collecting and remitting a hotel occupancy tax.
- (9) It is not located in an accessory secondary housing unit unless the primary dwelling unit is used for the same purpose and if so, the residents in both the primary and the secondary units shall be combined in determining whether the maximum number of six (6) allowed by this section has been exceeded.
- (10) It has a house manager who resides at the sober living facility or any number of persons acting as a house manager who are present and who are responsible for the day-to-day operations.
- (11) All tenants, other than the house manager, must be actively participating in legitimate recovery programs, including, but not limited to: Alcoholics Anonymous, Narcotics Anonymous, or 12-Step Recovery. Current records of meeting attendance must be maintained. Refusal to actively participate in such a program shall be cause for eviction in a lease agreement for all residents.
- (12) Its rules and regulations must prohibit the use, sale, or distribution of any alcohol or any non-prescription controlled substances by any tenant either on or off site. These rules and regulations shall be posted in a common area inside the dwelling unit. Any violation of this rule must be cause of eviction and the violator cannot be re-admitted for at least ninety (90) days. Any second violation of this rule shall result in permanent eviction. Tenants that have a second violation shall not be permitted to reside in a sober living facility in the city for a period of twelve (12) months.
- (13) No persons who are required to register as a sex offender under Texas Code of Criminal Procedure Chapter 62 shall reside in the sober living facility.
- (14) It shall have a written visitation policy precluding visitors who are under the influence of any drug or alcohol, are probationers, or parolees. No visitors shall be permitted to spend the night or stay past 10:00 p.m. and a house manager must be present during visitations.

- (15) It shall have regular drug testing or some equivalent alternative, to ensure that tenants are not currently using drugs or alcohol. Tobacco smoking is only allowed in designated outdoor areas. Any religious leaders requiring alcohol for communion or other religious services are only permitted to bring four (4) ounces or less of alcohol on-site.
- (16) No firearms or illegal activities are allowed on the facility's property.
- (17) All animals on-site must be properly vaccinated and supervised.
- (18) It shall not provide any treatment that would require a state license.
- (19) It shall comply with all other laws, rules, and regulations which may apply to its operation, including any building and fire codes and shall be subject to inspection by a building inspector and fire inspector prior to the issuance of any sober living permit.
- (d) The annual fee for a permit to operate a sober living facility is as determined by the city council.
- (e) The city will not refund a permit fee.

Sec. 8-257. – Issuance or denial of permit.

- (a) Upon payment of the fee and the submission of a complete application, the director shall issue a boarding home facility permit or sober living facility permit to operate a boarding home facility to the applicant, to include the number of authorized residents, if the director determines that:
 - (1) The applicant has complied with all requirements within this article for issuance of the permit;
 - (2) The applicant, Owner(s), Operator(s), or employee(s) of the boarding home facility do not own or operate another permitted boarding home facility in the city for which the permit is currently suspended or has been revoked;
 - (3) The applicant has not made a false statement as to a material matter or omitted any pertinent information in the application for a permit; and
 - (4) The proposed boarding home facility is not within one-half (1/2) mile of an existing boarding home facility. For purposes of this section, the measurement consists of a straight line without regard to intervening structures or objects, from the nearest property line of the lot or tract on which the proposed boarding home facility is located to the nearest property line of the existing registered or permitted boarding home facility, which requires separation.

- (b) In addition to those requirements in subsection (a), an application for a sober living facility permit must also comply with the following conditions in order to be granted by the director:
 - (1) The owner, operator and house manager have not been terminated from employment during the past two (2) years because of physical assault, sexual harassment, embezzlement, or theft; falsifying a drug test; or selling or furnishing illegal drugs or alcohol;
 - (2) The owner, operator and house manager are not and have not been on parole or formal probation supervision within one (1) year of the date of the submittal of the application;
 - (3) The owner, operator and house manager are not a recovering drug or alcohol addict with less than one (1) full year of sobriety from the date of application;
 - (4) The owner or operator accepts tenants, other than a house manager, who do not have a disability;
 - (5) The owner or operator does not unlawfully discriminate against tenants; and
 - (6) The owner, operator and house manager do not have other significant or repeated violations of this article or any other applicable laws and regulations.
- (c) If the director determines that the requirements of (a) and (b), if applicable, have not been met and no variance or reasonable accommodation has been granted under this article related to the deficiency, the director shall deny the permit and notify the applicant in writing that the application is denied, the reason for denial, and a statement informing the applicant of the right to appeal.

Sec. 8-258. – Suspension of Permit; Prohibition of New Residents

- (a) The director may suspend a boarding home facility permit or a sober living facility permit for a period not to exceed ninety (90) days if the director finds that the permit holder or an employee of the facility has:
 - (1) Failed to comply with any provision of this article, any other ordinance, or any state or federal law applicable to the operation of a boarding home facility or sober living facility; or
 - (2) Intentionally or knowingly impeded or refused to allow an inspection by the director authorized under this article.

- (b) A boarding home facility for which the permit has been suspended may not admit any new residents during the time the permit is suspended.
- (c) In lieu of suspending a permit for a boarding home facility, the director, at their sole discretion, may enter into a compliance agreement with the permit holder if the director determines that the compliance agreement would eliminate the noncompliance that would otherwise justify a suspension, result in prompt future inspections, and elevate one or more conditions at the sober living facility to the standards of this article.
- (d) The director shall send a written statement of the reasons for the suspension, the date the suspension is to begin, the duration of the suspension, and the permit holder's right to appeal by certified mail, return receipt requested.
- (e) A permit holder whose permit is suspended may not be granted a permit to operate any additional boarding home facility during the suspension period.
- (f) A permit holder commits an offense if they operate or own a boarding home facility that admits new residents during the time that the suspension of the permit is in effect.

Sec. 8-259. – Revocation of permit.

- (a) Except as provided in subsection (c), the director shall revoke a permit issued to operate a boarding home facility if the director determines that:
 - (1) The permit holder intentionally made a false statement as to a material matter in the application or in a hearing concerning the permit;
 - (2) The permit holder failed to pay a fee required by this article at the time it was due; or
 - (3) A cause for suspension has occurred and the permit has already been suspended at least once within the preceding twelve (12) months.
- (b) In addition to those provided in subsection (a), the director shall revoke a permit issued to operate a sober living facility if the director determines that:
 - (1) The owner, operator or house manager has an employment history in which he or she was terminated during the past two (2) years because of physical assault, sexual harassment, embezzlement, or theft; falsifying a drug test; or selling or furnishing illegal drugs or alcohol;
 - (2) The owner, operator or house manager is on parole or formal probation supervision or has been within one (1) year of the date of the submittal of the application, date of employment, or at any time thereafter;

- (3) The owner, operator or house manager is a recovering drug or alcohol addict with less than one (1) full year of sobriety from the date of submittal of the application or date of employment;
 - (4) The owner or operator accepts tenants, other than a house manager, who do not have a disability;
 - (5) The owner, operator or house manager unlawfully discriminates against tenants; or
 - (6) There have been any other significant or repeated violations of this article or any other applicable laws or regulations.
- (c) In lieu of revoking a permit for a boarding home facility, the director, at their sole discretion, may enter into a compliance agreement with a permit holder if the director determines that the compliance agreement would eliminate the noncompliance that would otherwise justify a revocation, result in prompt future inspections, and elevate one or more conditions at the boarding home facility to the standards of this article.
 - (d) Before revoking a permit under Subsection (a) or (b), if applicable, the director shall notify the permit holder in writing by certified mail, return receipt requested, that the permit is being considered for revocation. The notice must include the reason for the proposed revocation, action the permit holder must take to prevent the revocation, and a statement that the permit holder has ten (10) days to comply with the notice.
 - (e) If after ten (10) days from the date of the notice required in Subsection (d) was sent or delivered, whichever is later, the permit holder has not complied with required actions listed in the notice, the director shall revoke the permit and notify the permit holder in writing of the revocation. The notice must include the reason for the revocation and a statement informing the permit holder of the right of appeal.
 - (f) If a permit has been revoked, the permit holder has ten (10) days from the date the notice was sent or delivered, whichever is later, to relocate the Residents of the facility and cease operations. An appeal of the revocation does not suspend or toll this deadline.

Sec. 8-260. - Appeals.

If the director denies the issuance or renewal of a permit or suspends or revokes a permit issued under this article, the action is final unless the permit holder files a written appeal within ten (10) days of the director's action with city council.

Sec. 8-261. – Expiration and renewal of permit.

- (a) The annual permit to operate a boarding home facility expires one (1) year after the date of issuance.
- (b) A permit holder must apply for renewal at least thirty (30) days before the expiration of the annual permit on a form provided by the director. The permit holder must update the information contained in the original permit application required under this article if any of the information has changed. The permit holder shall sign a statement affirming that there is either no change in the information contained on the original permit application and any subsequent renewal applications or that any information that has been updated is accurate and complete and pay the annual fee.
- (c) The director shall follow the procedures set forth in this article for issuance of a permit when determining whether to renew a permit.

Sec. 8-262. – Variance from distance requirement.

- (a) City council may grant a variance to a proposed boarding home facility authorizing its location within one-half (1/2) mile of another boarding home facility.
- (b) The variance procedure will follow the steps set out in sections 5.600- 5.740 of Appendix B in the city's Code.

Sec. 8-263. – Notification of change of information.

The permit holder shall notify the director within ten (10) days after any material change in the information contained in the application for a permit to operate a boarding home facility, including any change in ownership.

Sec. 8-264. - Transferability.

A permit is not transferable to another location.

Sec. 8-265. – Residents.

Maximum density for each boarding home facility shall be as follows:

- (1) one (1) bedroom or efficiency unit, no more than three (3) occupants per unit;
- (2) two (2) bedrooms, no more than five (5) occupants per unit; and
- (3) three (3) bedrooms, no more than seven (7) occupants per unit.

Sec. 8-266. – Parking.

Off-street parking spaces must be provided for all vehicles as part of the use and operation of a boarding home facility. Required spaces must be located on the lot or tract for which the boarding home facility is located and must be provided as either improved surface parking areas or within garages.

Sec. 8-267. – Operational standards.

Each permit holder shall ensure the residents' health, safety, comfort, and protection from hazards and shall comply with the following:

- (a) City zoning, building, and property maintenance codes;
- (b) Federal, state, and city adopted fire codes and applicable standards;
- (c) Federal, state, and city health and safety codes;
- (d) Federal and state accessibility regulations;
- (e) Mobile homes may not be used as a boarding home facility;
- (f) Smoke alarms must be installed in compliance with the city's fire code to include installation within each sleeping room, immediately outside of each sleeping area, and on each story of the building, including any basement or attic;
- (g) Maintain the boarding home facility and its premises in a clean and sanitary condition;
- (h) Extermination of any insects, rodents, or other pests in the rooms occupied by residents, storage areas, attics, or on the premises or yard;
- (i) Pathways and stairways must remain unobstructed; and
- (j) Operation of a boarding home facility may not result in illegal or nuisance activities, including disturbance of the peace, illegal drug activity, harassment of passers-by, public urination, theft, assault, vandalism, littering, illegal parking, loud noise, disorderly conduct, lewd conduct, or police detention and/or arrests.

Sec. 8-268. - Inspection; fees.

- (a) A boarding home facility must pass all required inspections.
- (b) The permit holder shall keep a current file of reports and other documentation on site that is needed to demonstrate compliance with applicable city ordinances and federal and state laws. Inspection records must be signed and dated by the appropriate authority and there may not be any pending corrective actions.

- (c) The following inspections are required for all boarding home facilities:
 - (1) Permitting inspection to be done at time of original application;
 - (2) Annual permitting inspection to be done upon permit renewal; and
 - (3) Annual inspection for compliance with the city's building codes, to include the fire code.
- (d) The director may inspect any boarding home facility for the purpose of ascertaining whether violations of this article or any other City ordinances exist. The director is authorized at a reasonable time to inspect:
 - (1) The exterior of the structure and the surrounding premises; and
 - (2) The interior of a structure if the permission of the owner, occupant, or person in control is given or a search warrant is obtained.
- (e) If the owner, occupant, or person in control of a boarding home facility denies permission to search any part of the interior or exterior of the structure or the surrounding premises, the director may suspend or revoke the permit to operate a boarding home facility.
- (f) Whenever a boarding home facility is inspected and a violation of this article is found, the building or premises will, after the expiration of any time limit for compliance given in the notice or order issued because of the violation, be re-inspected to determine that the violation has been eliminated.
- (g) The permit holder shall pay a fee for each inspection and re-inspection as determined by city council.

Sec. 8-269. - Reasonable accommodations.

- (a) The city intends to ensure that all persons with a disability have equal opportunity to use and enjoy a dwelling by providing such persons with reasonable accommodations in rules, policies, practices, and procedures promulgated under this article consistent with the FHAA and the ADA, as amended.
- (b) The city manager, or their designated representative, is hereby designated to approve, conditionally approve, or deny all applications for a reasonable accommodation. If the project for which the request for reasonable accommodation is made requires another discretionary permit or approval, then an applicant may request that the city manager hear the request for a reasonable accommodation at the same time as the other discretionary permit or approval. If the applicant does not request a simultaneous hearing, then the request for reasonable accommodation shall not be heard until after the final administrative decision has been made.

regarding all discretionary permits or approvals required by any federal or state law or local ordinance.

(c) *Application for a reasonable accommodation.*

- (2) A request for reasonable accommodation may be made by any person with a disability, their representative, or a provider of housing for individuals with a disability. A reasonable accommodation may be approved only for the benefit of one or more individuals with a disability.
- (3) An application for a reasonable accommodation from a zoning regulation, policy, or practice shall be made on the form provided by the planning department. No fee shall be required for a request for reasonable accommodation, but if the project requires discretionary permit(s), then the prescribed fees for said permit(s) shall be paid by the applicant or the applicant's representative. An application for reasonable accommodation shall not be unreasonably withheld.
- (4) An application for reasonable accommodation shall include the following:
 - a. A document providing information about an individual with a disability or applying on behalf of one or more individuals with a disability;
 - b. The specific exception or modification to the zoning, subdivision, or other land use provision, policy or practice requested by the applicant;
 - c. Documentation that the specific exception or modification requested by the applicant is reasonable and necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy the residence; and
 - d. Any other information that the director reasonably concludes is necessary to determine whether the finding can be made, so long as any request for information regarding the disability of the individuals benefited complies with applicable federal law and the privacy rights of the individuals affected.

(d) *Appeal process.*

- (1) In the event of appeal of the city manager's written determination, applicants shall file with the city secretary a notice of appeal on the form provided by the city no later than fourteen (14) days following the date the city manager issues a written determination. Notices of appeal filed after

that date shall be considered untimely and the city manager's written determination shall be considered a final determination.

- (2) The standard of review on appeal shall be de novo appeal to the city council.
 - (3) The city council, acting as the appellate body may sustain, reverse, or modify the decision of the city manager or remand the matter for further consideration, which remand shall include specific issues to be considered by the city manager.
 - (4) A final decision regarding an applicant's appeal of the city manager's written determination regarding a reasonable accommodation shall be made within thirty (30) days after the date the city receives an applicant's notice of appeal, which shall be served on the applicant in person or by certified mail.
- (e) The written decision to approve, conditionally approve, or deny a request for reasonable accommodation shall be based on the following findings, all of which are required for approval:
- (1) The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the FHAA, ADA, or other applicable federal or state law.
 - (2) The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.
 - (3) The requested accommodation will not impose an undue financial or administrative burden on the city as undue financial or administrative burden is defined in the ADA, interpretive case law, or other applicable federal or state law.
 - (4) The requested accommodation will not result in a fundamental alteration in the nature of the city's zoning program, as fundamental alteration is defined in FHAA, interpretive case law, or other applicable federal or state law.
 - (5) The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individual or substantial physical damage to the property of others. In making these findings, the decision-maker may approve alternative reasonable accommodations which provide an equivalent level of benefit to the applicant.

Sec. 8-270. – Violations.

- (a) A permit holder, employee, or other person who violates any provision of this article, or who fails to perform a duty required by this article, commits an offense.
- (b) If a sober living facility is found to be in violation of the standards prescribed by this article and the violations create an immediate threat to the health and safety of a resident in the facility, the director may order immediate closing of all or part of the facility. An order of immediate closure is effective immediately on providing written notice of the order to the owner or operator by email or hand-delivery. The order of closure of all or part of a sober living facility is valid for ten (10) days after its effective date.
- (c) The remedies and procedures in this section and in other laws are cumulative, and the use of any particular remedy or procedure does not prevent the enforcement of any other law.

SECTION 4

This Ordinance shall be cumulative of all provisions of ordinances of the City, 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 5

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

SECTION 6

Any person, firm, corporation, agent, or employee thereof who violates any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the Fredericksburg Municipal Code, as amended, or any other ordinances affecting the subject matter herein which 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, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8

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.

SECTION 9

This Ordinance shall be in full force and effect from and after its date of passage and publication as required by law and it is so ordained.

PASSED AND APPROVED on this the 21st day of January 2024, at a Regular Meeting of the City Council of the City of Fredericksburg, Texas.

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, TRMC, CMC, MMC
City Secretary

APPROVED AS TO FORM:

William M. McKamie
City Attorney



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Anna Hudson, Director of Development Services

MEETING DATE: January 21, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider adoption of Ordinance 2025-03 for a Conditional Use Permit request by Rio Bank to operate a Standardized Business in the Historic Shopping District for property located at 610 West Main.

- i. Presentation by staff
 - ii. Hold Public Hearing
 - iii. Take action on Ordinance 2025-03 for a Conditional Use Permit to allow a Standardized Business in the HSD at 610 W. Main St
-

PRESENTATION:

SUMMARY:

A Conditional Use Permit Application has been submitted to operate a Standardized Business, which is a business that operates 10 or more other stores/banks with standardized features, in the Historic Shopping District by Rio Bank for a property located at 610 W Main Street. The building consists of a single-story, 2,287 sq ft building with an existing drive through that served as the former home of Hill Country Credit Unit and First Mark Credit Union.

Rio Bank is a Texas financial institution that opened its first branch in 1985 and began operating as a retail oriented bank with a focus on deposit and loan business and in 1999 the bank saw a change in management as well as a new vision and direction resulting in a more commercial oriented bank. In 2018, Rio Bank acquired Elsa State Bank & Trust, which allowed the company to continue to grow in the Rio Grande Valley with branches in Brownsville, McAllen and San Juan. In 2023, Rio Bank opened a new branch in San Antonio, its first outside of the Rio Grande Valley. The company is now requesting permission to open a new location in Fredericksburg

The 600 Block of West Main contains several businesses such as Eaker Bar-B-Q, Good Foundation, Pottery Ranch, and Laughlin Construction's Office. The replacement of one bank with an existing drive-through with another drive-through bank would not disrupt or disturb the existing business in the area or detract from their offerings.

Sec. 3.510, The Historic Shopping District Overlay, allows Standardized Businesses the opportunity to request a Conditional Use Permit with the ideal user adding diversity to existing businesses, not in

proximity to other, similar retailers and would not alter the general characteristics of the surrounding area.

Zoning: C2, Commercial [Sec. 3.210](#)
Historic District Shopping District Overlay [Sec. 3.510](#)

Site Area: 40,249 Sq Ft

Building Coverage: 2,287 Sq Ft (5%)(75% Maximum) [Sec. 3.210](#)

Impervious Coverage: 31,611 Sq Ft (79%)(80% Maximum) [Sec. 3.210](#)

Parking: Parking is required at 1 per 400 sq ft of building space. 6 spaces are required with 18 provided including 3 ADA spaces. [Sec. 7.825](#)

Exterior Lighting: All exterior lighting is required to be compliant with Article XV - Outdoor Lighting - Ordinance No. 25-016, which includes fully shielded and/or full cut off fixtures. The existing lighting does not appear to comply with this requirement and would need to be modified. A good example of compliant lighting for a bank is Guadalupe Bank at 804 S Adams Street.

Public Hearing Notices: The submission of a Conditional Use Permit application requires that Staff send public hearing notices to all property owners that own property within 200 ft of the subject property. As of January 15, 2025, 1 response have been received in support and 0 responses have been received in opposition.

BACKGROUND:
[Sec. 5.461 - Review and Evaluation Criteria for Historic Shopping District](#)

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permits applications for all Standardized Businesses within the Historic Shopping District using the following criteria:

(A) Affirmative finding that the existence of such businesses will not:

1. Materially alter the general characteristic of the surrounding area of the small town German and Hill Country environment;
2. Detract from the uniqueness of, nor materially alter the identity of, the Historic Shopping District
3. Contribute to the nationwide trend of standardized offerings; or
4. Impair the intent of this ordinance ro the comprehensive plan of the City; and

(B) Affirmative finding that the business will;

1. Add diversity to the mix of businesses in the area including type of service, amusement, product, price range adn the like; and
2. Complement those businesses already in the Historic Shopping District; and
3. Help promote and foster the local economic base as a whole; or
4. Is currently existing in the District or is regionally or locally based or is serving a community need or local demand; and

(C) The Planning and Zoning Commission may recommend and the City Council shall require that a Standardized Business;

1 Will not utilize or contain the features or attributes of a Standardized Business as defined above except the service, product or amusement and a sign, no more than two square feet in size showing the franchise or business affiliation, if desired;

2 Be pedestrian oriented as opposed to automobile oriented, to encourage walking in the HSD:

3 Utilize a unique visual appearance that reflects or compliments the Historic character of the HSD, and not project a visual appearance that is homogeneous with its elements in other communities; and

4 Not be in such close proximity to Standardized Businesses to significantly destroy a mix of standardized businesses with other businesses.

(D) The Planning and Zoning Commission may recommend and the Council may place other reasonable conditions upon the granting of the application which may not be specifically set out herein provided that such conditions promote the goals of this ordinance. It is specifically permitted that the City Council may place restrictions upon the operation of the business, such as hours of operation to conform generally with other businesses in the area or the requirement of the addition of architectural features to maintain the character and architectural look of the area.

(E) The burden of proof in conditional use proceedings shall be upon the applicant. The Council may require the applicant to submit a traffic study, prepared by a Registered Professional Engineer, approved by the Board, or to submit any other reasonable substantiation of the elements of the application.

(F) The fact that a use may be more profitable or that a structure may be more valuable if the conditional use granted shall not be grounds for issuance of the permit.

Rio Bank is an established financial institution primarily found in the Rio Grande Valley. The desire to expand their operations to include 610 W Main, which has historically operated as a bank, does not compromise the general characteristics or offerings of the 600 block of West Main (Sec. 5.461.A) In addition, the use would not contribute to the nationwide trend of standardized offerings as the bank itself is a Texas-grown business, and would complement the existing businesses in the Historic Shopping District. (Sec. 5.461.B)

Planning and Zoning Commission: The Commission considered this item on Wednesday, January 8, 2025 and unanimously voted to deny the request.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff finds that the use for a drive-through bank was previously approved and there's no proposed increase in intensity or major changes to the building to make it look more standardized, staff recommends approval conditioned upon the exterior lighting coming into compliance with Article XV - Outdoor Lighting.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Workforce

City Center

ATTACHMENTS:

1. Z-2426 Location Map
2. Z-2426 - Historic Shopping District Map
3. 610 W Main_Images
4. Z-2426 - Application
5. Z-2426 Site Plan
6. Z-2426 Review Comments Combined
7. Response to Comments - Rio Bank Z-2426
8. Z-2426 - Public Hearing Map
9. Z-2426 Mailing Labels
10. Z2426-CUP Rio Bank - Approval
11. 610 W Main CUP Ordinance Number 2025-

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: January 14, 2025



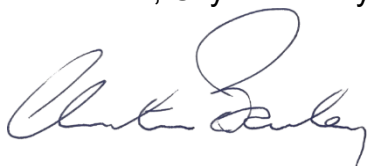
William McKamie, City Attorney

Date: January 14, 2025



Leticia Vacek, City Secretary

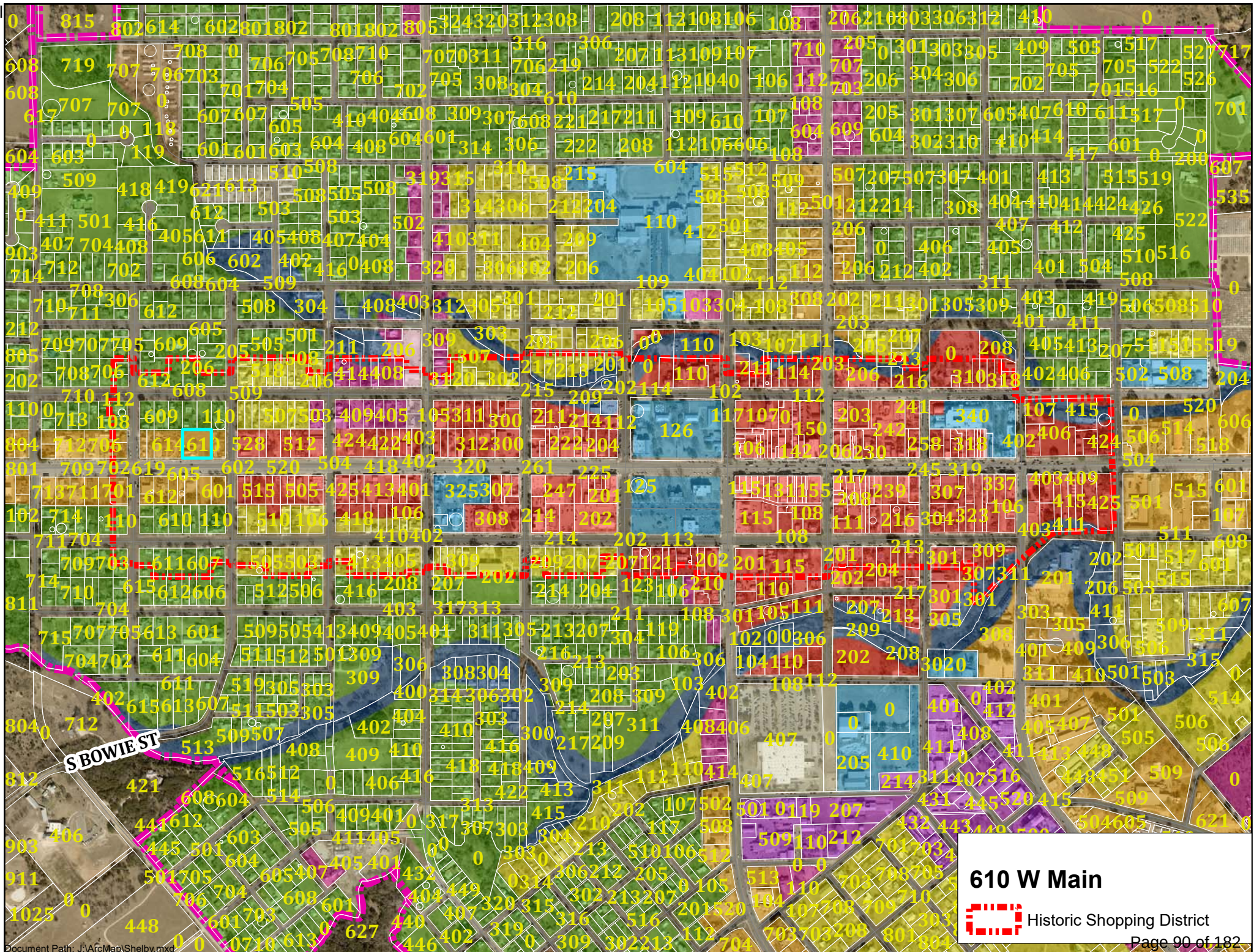
Date: January 15, 2025



Clinton Bailey, City Manager

Date: January 17, 2025





SBOWIE ST

610 W Main

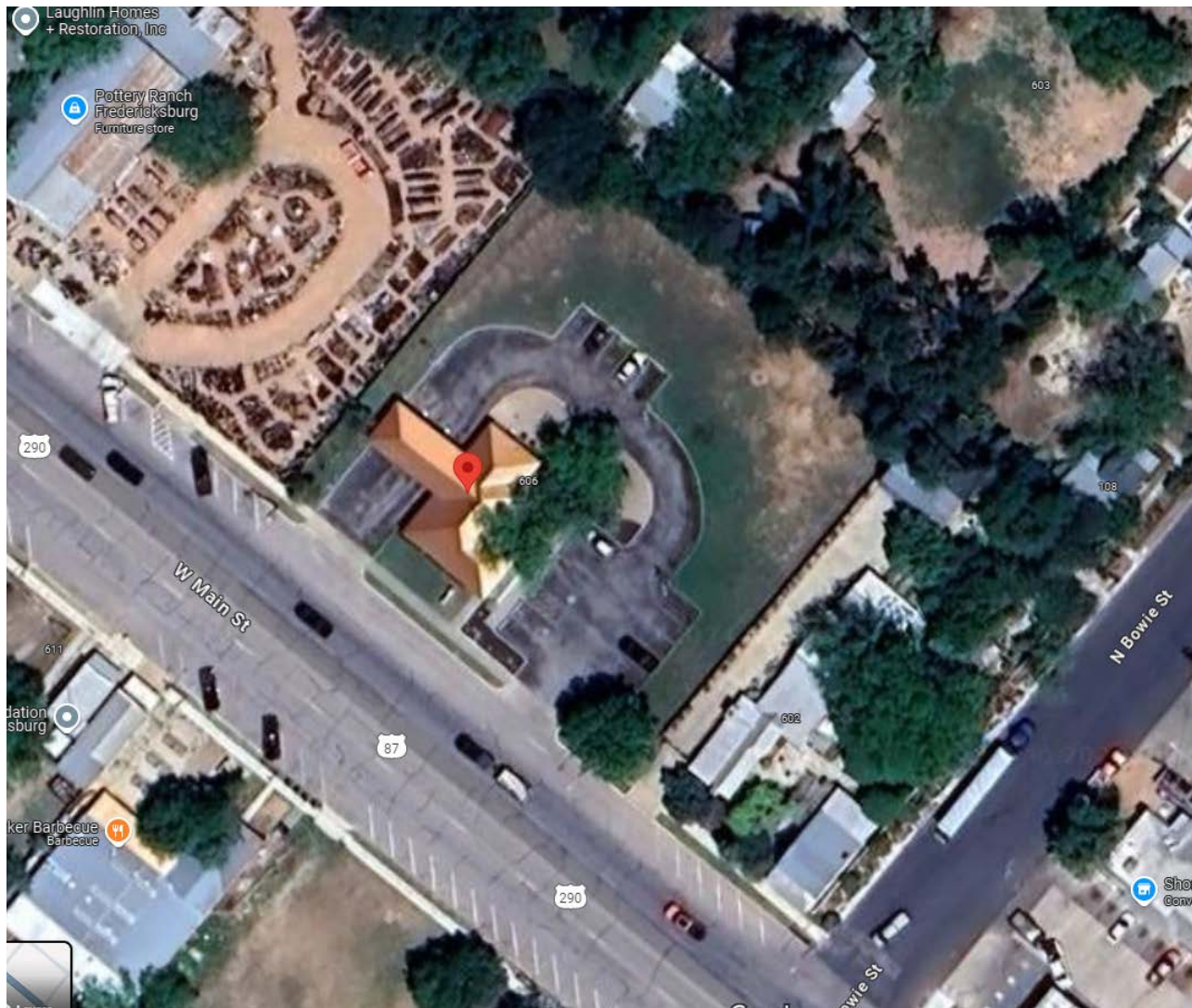


Historic Shopping District

610 W Main – Images







Law Office of Patrick Moore, PLLC

701 E. Expressway 83, Suite 330

McAllen, Texas 78503

Telephone: 956-971-9200 Fax: 956-971-9168

Patrick Moore, Attorney at Law

Patrick@MooreLawTexas.com

November 22, 2024

City of Fredericksburg - Development Services Department

126 W. Main Street

Fredericksburg, TX 786924

Attn: Ms. Jan Musgrove

VIA FEDEX & EMAIL

Re: Zoning Application – 610 W. Main Street, Fredericksburg, Texas 78624 (the “Property”)

Dear Ms. Musgrove:

Rio Bank is currently under contract to purchase the subject Property owned and occupied by Firstmark Credit Union. We are excited for the opportunity to join your community. As a family-owned, community bank, we are committed to serving the banking needs of the businesses, families and individuals who make Fredericksburg special.

In accordance with the requirements for a conditional use permit, enclosed herein are the following documents:

1. Zoning Application
2. Site Plan Checklist
3. Site Plan
4. Response to Section 5.461, Code of Ordinances–Review and Evaluation Criteria for Historic Shopping District
5. Check in the amount of \$1,000.00 (\$500.00 - Conditional Use Permit; \$250.00 - DRC Review Comments; \$150.00 - Public Hearing Newspaper; \$100.00 - Public Hearing Notification Letter)

If the Commission has any questions, or would like further information from me, please contact me at your earliest convenience. I look forward to working with you, and am hopeful for the opportunity to serve the city of Fredericksburg.

Thank you for your attention to this matter. Feel free to call me with any questions or concerns.

Very Respectfully,



Patrick Moore

Enclosure



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Rio Bank Purchase (Firstmark Credit Union Location)

Project Address: 610 W. Main St., Fredericksburg, TX 78624

Property Tax ID Numbers: Property ID: 58698

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

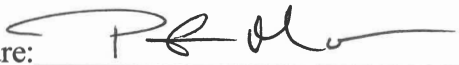
Owner Name: Rio Bank (Agent: Kenneth Pruitt)
Owner Address: 701 E. Expressway 83, McAllen, TX 78501
Owner Phone Number: 210-415-8909
Owner Email Address: k.pruitt@rio.bank

D. Applicant

Applicant Name: Patrick Moore
Applicant Address: 701 E. Expressway 83, Ste. 330, McAllen, TX 78501
Applicant Phone Number: 956-340-0805
Applicant Email Address: patrick@moorelawtexas.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: 

Printed Name: Patrick Moore

Staff Use Only Application Number: Z-2426 Date: 11/25/24

CHECK # 2129 - \$1,000.00



December 9, 2024

Patrick Moore

Via Email

patrick@moorelawtexas.com

RE: Z-2426 Review Comments for the Conditional Use Permit request 610 W Main, Rio Bank

Dear Applicant,

Project will require Planning and Zoning approval scheduled for Wednesday, January 8, 2025, 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, January 21, 2025, 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 in addition to the revised Site plan by **Monday, December 16, 2024**.

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

- Provide a notarized document indicating the number of current and/or proposed locations as well as the closest location to Fredericksburg, Texas. [Sec. 5.461](#)
- Renderings of signage to include placement and colors as well as examples of signage at other locations. [Sec. 5.461](#)
- Provide sign proposals, must be compliant with [Chapter 29 – Sign Ordinance, 29-7,3](#)
- Identify loading/unloading zones [Sec. 7.131](#)
- Identify placement of dumpster and/or trash receptacles [Sec. 7.131](#)
- All refuse collection must be screened per [Sec. 7.940](#)

The City of Fredericksburg

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

Engineering Comments

- Please provide a solid waste container with appropriate screening per Section 7.980 of the City's Code of Ordinances.
- Please keep all proposed landscaping within the property line.

Assuming the project obtains the necessary approval at the Tuesday, January 21, 2025, City Council Meeting. The following items will be required to proceed with the project.

- Building Permit applications
- Certificate of Occupancy
- Sign Permit

All permit applications may be submitted through the [My Government Online Portal](#)

For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org



Jan Musgrove
Planner 1

The City of Fredericksburg

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



December 16, 2024

Rio Bank
Conditional Use Permit request for 610 W. Main Street
Z-2426

APPLICANT RESPONSES

1. Provide a notarized document indicating the number of current and/or proposed locations as well as the closest location to Fredericksburg, Texas. Sec. 5.46

Applicants Response:

Applicant has provided a notarized document indicating locations of Rio Bank branches. Refer to attachment.

2. Renderings of signage to include placement and colors as well as examples of signage at other locations. Sec. 5.461

Applicants Response:

The existing monument sign will remain. Rio Bank has generated a rendering proposing the new acrylic facing to be installed at the existing sign. Refer to attachment.

3. Provide sign proposals, must be compliant with Chapter 29 – Sign Ordinance, 29-7,3

Applicants Response:

The existing monument sign and proposed branding identity is compliant with Sign Ordinance 19-7,3. Refer to attachment.

4. Identify loading/unloading zones Sec. 7.131

Applicants Response:

The Site Plan has been revised to include a dedicated loading zone. Refer to attachment.



5. Identify placement of dumpster and/or trash receptacles Sec. 7.131

Applicants Response:

Trash receptacles and an enclosure has been located Plan-North of the existing building. The Site Plan has been revised to include trash receptacles. Refer to attachment.

6. All refuse collection must be screened per Sec. 7.940

Applicants Response:

The Site Plan has been revised to include a trash receptacle enclosure. Refer to attachment.

7. Please provide a solid waste container with appropriate screening per Section 7.980 of the City's Code of Ordinances.

Applicants Response:

Trash receptacles and an enclosure has been located Plan-North of the existing building. The Site Plan has been revised to include trash receptacles. Refer to attachment.

8. Please keep all proposed landscaping within the property line.

Applicants Response:

The Site Plan has been revised accordingly. Refer to attachment.

CURRENT & PROPOSED RIO BANK LOCATIONS

Law Office of Patrick Moore, PLLC

701 E. Expressway 83, Suite 330

McAllen, Texas 78501-1147

Telephone: 956-971-9200 Fax: 956-971-9168

**Patrick Moore, Attorney at Law
Aaron Alaniz, Attorney at Law**

**Patrick@MooreLawTexas.com
Aaron@MooreLawTexas.com**

December 16, 2024

City of Fredericksburg – Development Services Department
126 W. Main Street
Fredericksburg, Texas 78624

Re: Rio Bank current and proposed locations

To whom it may concern:

Please see the list below of all current and proposed Rio Bank locations in Texas.

Brownsville

Brownsville Banking Center
3401 Old Highway 77
Brownsville, Texas 78520

Kerrville – (Proposed location)

Kerrville Banking Center
1015 Sidney Baker Street South
Kerrville, Texas 78028

Edcouch

Edcouch Drive-Up Services
442 West Santa Rosa Ave.
Edcouch, Texas 78538

McAllen

McColl Banking Center
4120 N. McColl Road
McAllen, Texas 78504

Edinburg

Edinburg Banking Center
621 West University
Edinburg, Texas 78539

Corporate Banking Center
701 E. Expressway 83
McAllen, Texas 78501

Elsa

Elsa Banking Center
300 West Edinburg Ave.
Elsa, Texas 78543

Jackson Banking Center
720 East Jackson Avenue
McAllen, Texas 78501

23rd Street Banking Center
1655 N. 23rd Street
McAllen, Texas 78501

Harlingen

Harlingen Banking Center
601 South Stuart Place Road
Harlingen, Texas 78552

Palmview

Palmview Banking Center
401 N. Bentsen Palm Drive
Palmview, Texas 78574

Rio Grande City

Rio Grande City Banking Center
712 West Main
Rio Grande City, Texas 78582

Roma

Roma Banking Center
47 East Garant Street
Roma, Texas 78584

San Antonio (Closest Location to Fredericksburg)

San Antonio Lending Office
18756 Stone Oak Parkway, Suite 102
San Antonio, Texas 78258

San Antonio

Alamo Heights Banking Center
5700 Broadway
San Antonio, Texas 78209

San Juan

San Juan Banking Center
401 W. FM 495
San Juan, Texas 78589

Weslaco

Weslaco Banking Center North Westgate
1000 North Westgate
Weslaco, Texas 78596

Weslaco Banking Center East
3124 East Business Hwy 83
Weslaco, Texas 78596

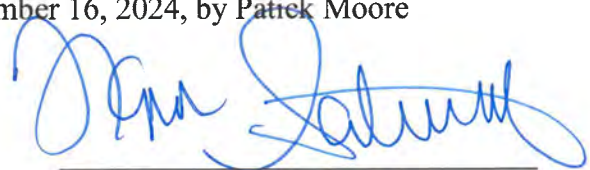


PATRICK MOORE

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on December 16, 2024, by Patrick Moore



Notary Public, State of Texas

RENDERING OF
PROPOSED MONUMENT
SIGN – RIO BANK

Existing



Fabricate and install new white acrylic faces
Background to be black high performance vinyl
Existing cabinet is 3' x 6' w/ 3" retainers
Cabinet is internally illuminated with LED lighting
Adding black 6" address to both sides
Address to be 3/8" flat cut out aluminum

BUDGET SIGNS 2801 WEST AVE SAN ANTONIO, TX 78201 210-349-7446 OFFICE 210-342-9800 FAX www.budsigns.com TSCL# 18746	CLIENT APPROVAL ☐ APPROVED AS SUBMITTED ☐ APPROVED AS NOTED ☐ REVISE AND RESUBMIT		Contact: PAUL ROHLFS paul@budsigns.com
	Client Signature _____ Date _____		

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EXAMPLES OF CURRENT RIO BANK SIGNAGE AT VARIOUS LOCATIONS

Rio
BANK

5700







Rio
BANK

ATM

ROAD AHEAD

FIRE LANE - NO PARKING

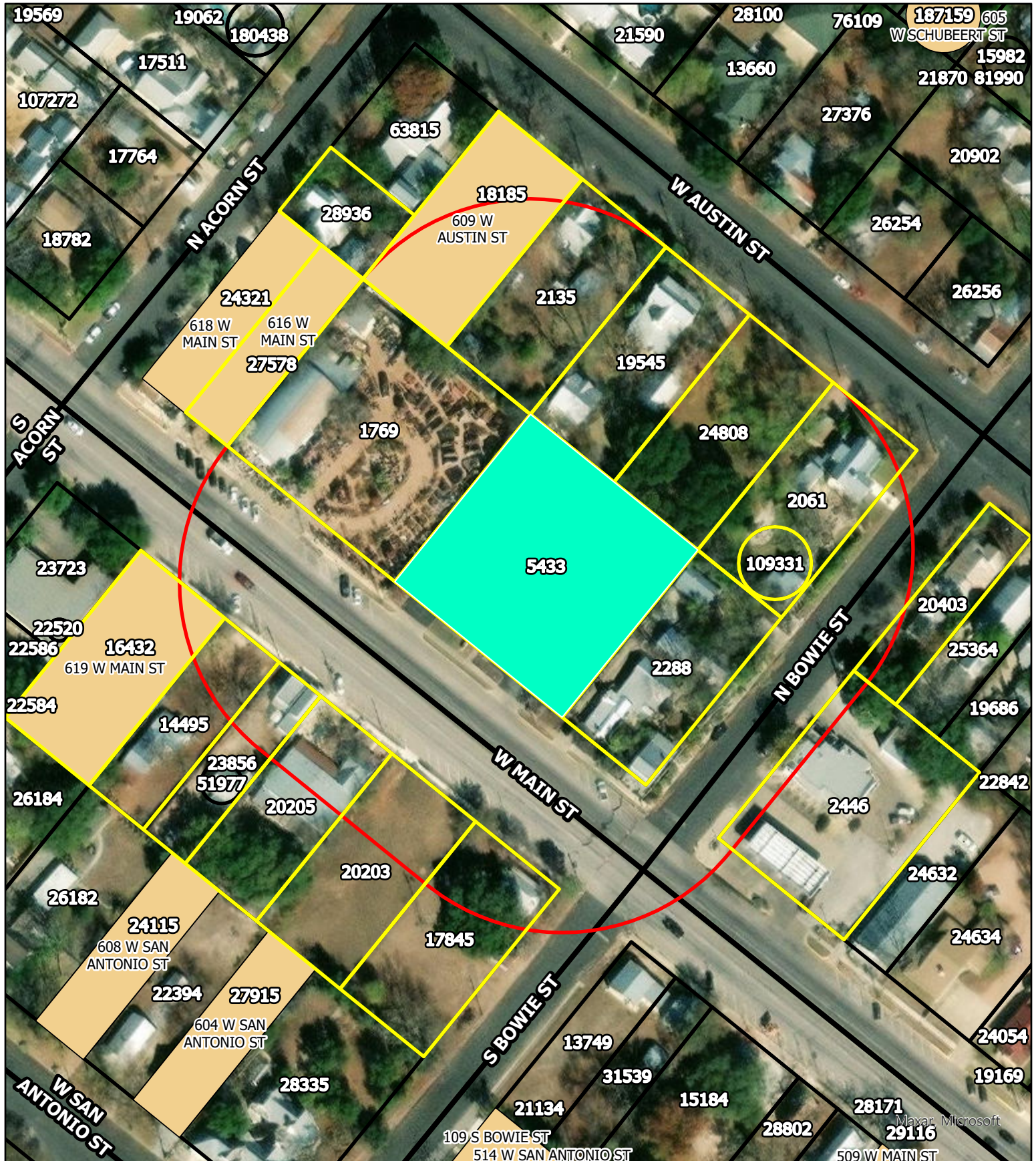




ATM



Z-2426 - 610 W MAIN



- ▬ Buffer Zone
- ▬ Parcels within 200 feet
- ▬ Target Parcel

JOYDEES SHOP LLC
C/O JUDY ANN PHILP
715 W CREEK
FREDERICKSBURG, TX 78624

J. MURAGLIA & R. BEAUPRE
230 E MAIN
FREDERICKSBURG, TX 78624

LARRY & KATHLEEN BURSON
607 W AUSTIN
FREDERICKSBURG, TX 78624

CARL NEWTON III
P.O Box 1428
FREDERICKSBURG, TX 78624

STROEHER & OLFERS PROPERTIES
509 S ADAMS
FREDERICKSBURG, TX 78624

ST JOSEPHS CREDIT UNION
610 W MAIN
FREDERICKSBURG, TX 78624

ROGER CRENWELGE
717 E MORSE
FREDERICKSBURG, TX 78624

INN HAUS LLC
C/O MATTHEW MABERY
1241 S ST HWY 16
FREDERICKSBURG, TX 78624

ELAINE WARD
510 JUDY DR
DRIPPING SPRINGS, TX 78620

JASON & NANCY HERNDON
PO BOX 3379
FREDERICKSBURG, TX 78624

BRIAN LUNA & GEORGE COOMBES
4206 BALCONES DR
AUSTIN, TX 78731

FRIEDHELM BOPP
905 W MAIN ST
FREDERICKSBURG, TX 78624

PECAN BROS LLC
C/O GAYLON EAKER, MANAGER
607 W MAIN
FREDERICKSBURG, TX 78624

DONNA ATWOOD
PO BOX 2295
FREDERICKSBURG, TX 78624

SABINO TREE INVESTMENTS LLC
D/B/A 609 W MAIN ST
909 E HIGHWAY ST
FREDERICKSBURG, TX 78624

RICHARD LAUGHLIN
616 W MAIN
FREDERICKSBURG, TX 78624

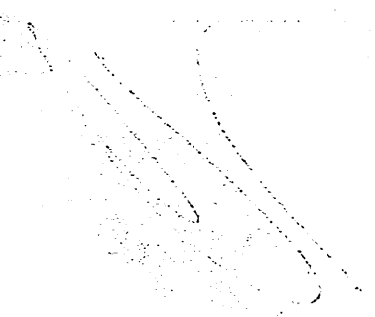
MARK & HELENE ROBINSON
1406 E MAIN ST STE 200 #244
FREDERICKSBURG, TX 78624

Z-2426

Copy to [illegible]

1919 10 11 15 18-1

15-18-1



1919 10 11 15 18-1

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



REQUEST NO. Z-2426

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

Signature

Date

12-18-24

Printed Name

Richard Loughlin

Address

616 W. MSPW FSB, TX

ORDINANCE NO. 2025 - 03

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 GRANTING A CONDITIONAL USE PERMIT PERMITTING A DRIVE THROUGH USE ON CERTAIN PROPERTY LOCATED AT 610 WEST MAIN STREET, FREDERICKSBURG, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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 a Conditional Use Permit for a Standardized Business located in the Historic Shopping District Overlay and the C-2: Commercial Zoning District; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on January 8, 2025, and by the City Council of the City on January 21, 2025, 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 conditional use permit on the terms and conditions described herein.

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 Conditional Use Permit as shown and described below:

Applicant:	Patrick Moore
Property Owner:	Rio Bank
Property Address:	610 West Main Street, Fredericksburg, TX 78624
Legal Description:	Lot 142 & 143 Block 10 of the Fredericksburg Addition Subdivision, City of Fredericksburg, Gillespie County, Texas,
Zoning Change:	The property shall remain located in the Historic Shopping District Overlay and the C-2: Commercial zoning district, and a Conditional Use Permit for a Standardized Business, is hereby granted subject to the terms and conditions provided herein.

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, sewage, 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 zoning district 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 21st day of January 2025.

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, City Secretary

APPROVED AS TO FORM:

William McKamie, City Attorney



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Anna Hudson, Director of Development Services

MEETING DATE: January 21, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Hold the Second Public Hearing for the Voluntary Annexation of a portion of Post Oak Road between Live Oak Road and Smith Road that is owned by Gillespie County. The Annexation request is for the Right-of-Way (ROW) only. This annexation will not increase or extend the City's Extraterritorial Jurisdiction. (ETJ). Presentation is the same as previous; no action required.

PRESENTATION:

SUMMARY:

The current owners of One Quilt Place (648 & 652 Post Oak) have requested annexation so the property can be purchased by the Golden Hub, however Post Oak ROW is Gillespie County property and the City Limit does not extend across the ROW. Gillespie County has submitted a request to have the City of Fredericksburg take over the section of ROW between Live Oak and Smith Roads. Two Public Hearings are required for annexation of ROW (LGC Sec. 43.0673). Meetings to be held:

January 7, 2025 – City Council Public Hearing

- First Public Hearing for the ROW - completed

January 8, 2025 – Planning and Zoning Public Hearing

- First Public Hearing for Zoning of 648/652 Post Oak - completed

***January 21, 2025* – City Council Public Hearing**

- **Second Public Hearing for the ROW**
- **First Public Hearing for Annexation of 648/652 Post Oak**
- **Second Public Hearing for Zoning of 648/652 Post Oak**

February 4, 2024 – City Council

- Consider Ordinance Adoption for ROW Annexation
- Consider Ordinance Adoption for the Parcel Annexation
- Consider Ordinance Adoption for the Zoning of 648/652 Post Oak

BACKGROUND:

This section of Post Oak was annexed by the City of Fredericksburg in February of 2022 as area 6A and 6B. It was subject to a lawsuit and dis-annexed in May of 2024. Annexation this section of Post Oak ROW would allow other property abutting the ROW to also request voluntary annexation.

FUNDING SOURCE:**FINANCIAL IMPACT:**

Road maintenance
New public works utility customer.

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Location Map Post Oak Road Annexation
2. Post Oak Road Right of Way Survey
3. Post Oak Annexation Request - Gillespie County Commissioners

APPROVAL/REVIEW:

Anna Hudson, Director of Development Services

Date: January 15, 2025



Garret Bonn, Assistant City Manager

Date: January 16, 2025



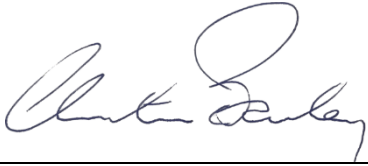
William McKamie, City Attorney

Date: January 16, 2025



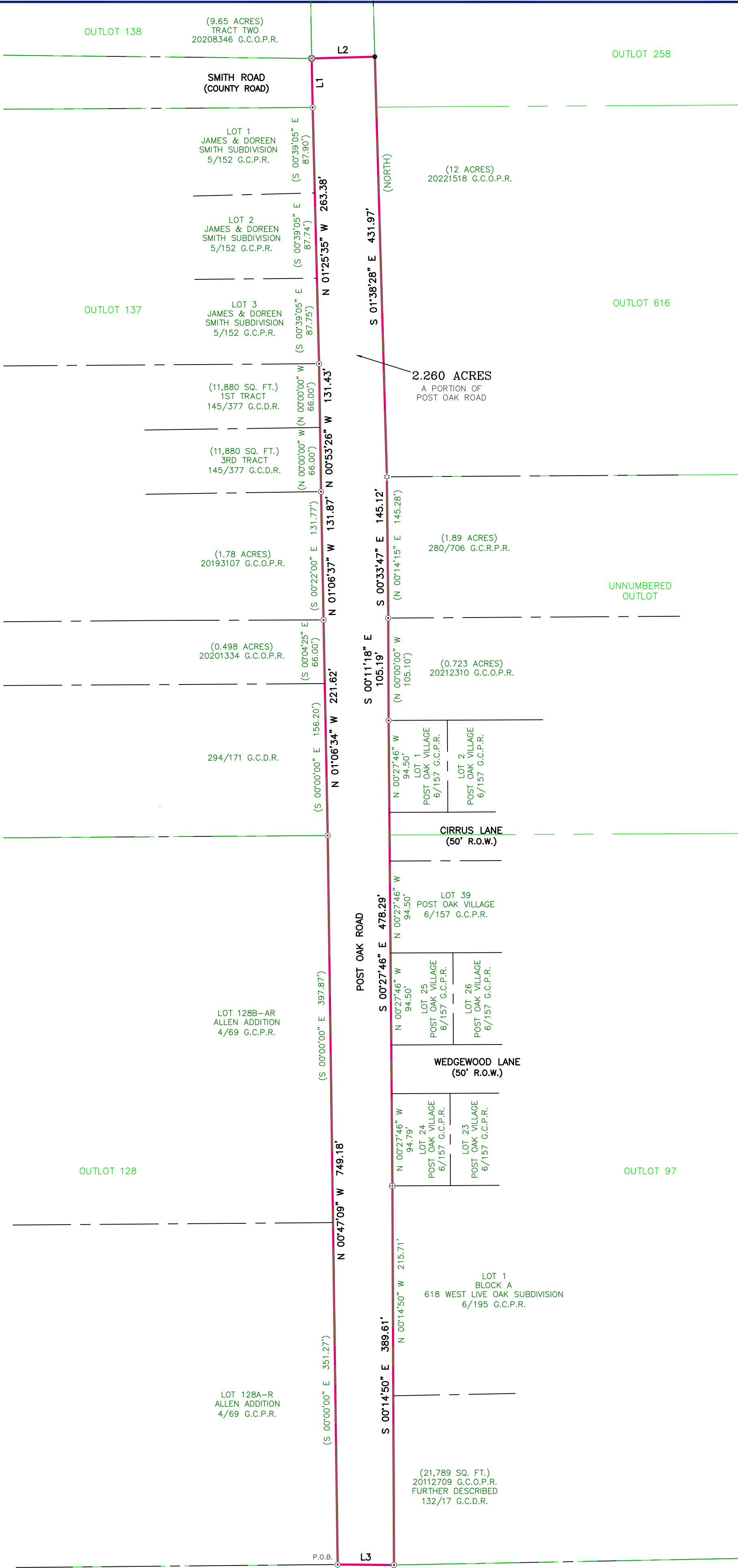
Leticia Vacek, City Secretary

Date: January 16, 2025



Clinton Bailey, City Manager

Date: January 17, 2025



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°08'58" W	50.35'
L2	N 88°21'32" E	64.88'
L3	N 89°28'23" W	57.81'

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275" AND A "MAG NAIL SET" IS A MAG NAIL WITH WASHER MARKED "SEARCHERS RPLS 6275".



4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-363-1211 | F-10193966 | SEARCHERS.NET

LEGEND:

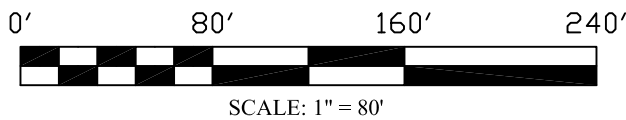
- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND

- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/4" IRON ROD FOUND
- 1.5" IRON PIPE FOUND
- 1200 NAIL FOUND
- MAG NAIL SET
- CONCRETE MONUMENT FOUND
- BENCH MARK

- PEDESTAL
- UTILITY POLE
- GUY
- ELECTRIC METER
- BURIED CABLE SIGN
- GAS METER
- AIR CONDITIONER
- AS MARKED

- MAILBOX
- SEWER MANHOLE
- SEWER CLEANOUT
- SEPTIC
- WATER WELL
- WATER METER
- FIRE HYDRANT
- AS MARKED

- U.E. - UTILITY EASEMENT
- B.L. - BUILDING SETBACK LINE (BRO.-DIST.) - RECORD CALL
- P.O.B. - POINT OF BEGINNING
- G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS
- G.C.D.R. - GILLESPIE COUNTY DEED RECORDS
- G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
- G.C.R.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON OCTOBER 21, 2024; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276

10-28-2024
DATE

BOUNDARY SURVEY
2.260 ACRES BEING A PORTION OF POST OAK ROAD IN GILLESPIE COUNTY, TEXAS.

REFERENCE: STEVE ALLEN
JOB NO. 24-7306
DRAWN BY: JTL

COUNTY OF GILLESPIE

Keith Kramer
County Commissioner
Precinct #2



101 W Main St, Unit #9
Fredericksburg, TX 78624
Phone: 830-307-6093
kkramer@gillespiecounty.org

November 12, 2024

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

RE: Annexation request – Post Oak Road

Gillespie County Precinct #2 maintains Post Oak Road, which borders the City of Fredericksburg City Limits on the south end starting at W Live Oak Street north to Blackwater Road. It is my understanding that some additional City of Fredericksburg annexation is being considered which would encompass more property adjoining part of Post Oak Road to the north of Blackwater Road.

The County of Gillespie would like to request the City of Fredericksburg to annex Post Oak Road from W Live Oak Street, north to Smith Road (see Figure #1).

At our November 12, 2024 Commissioner Court meeting, the court approved the county making this request to the City of Fredericksburg.

This letter serves as the County of Gillespie's request to the City of Fredericksburg to annex a portion of Post Oak Road.

Regards,

Keith Kramer

CC: Daniel Jones – County Judge
Garret Bonn – Asst City Manager

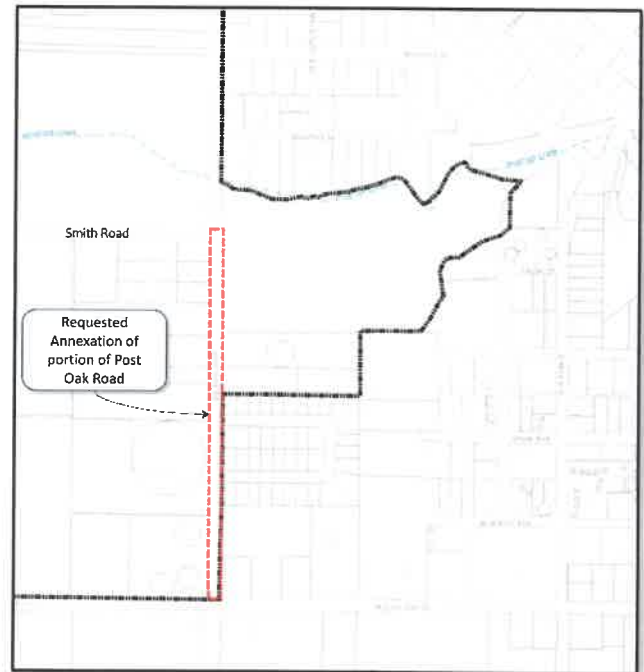


Figure 1



CITY COUNCIL **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: January 21, 2025

SECTION: ORDINANCES, RESOLUTIONS AND
PUBLIC HEARINGS **ITEM:** F.

CAPTION: Hold Public Hearing for Annexation request by Steve and Beverly Allen for Property Located at 648 & 652 Post Oak Road, Also Referred to as Approximately 5.282 Acres of Land Described as Lot 128B-AR of the Allen Addition in Gillespie County, Texas.

- i. Presentation by applicant
 - ii. Presentation by the Staff
 - iii. Hold Public Hearing
 - iv. No action required
-

PRESENTATION:

SUMMARY:

The applicant is requesting to have property located at 648 & 652 Post Oak Road annexed by the City of Fredericksburg.

BACKGROUND:

The subject property is approximately 5.282 acres on the West side of Post Oak Road and was the former home of One Quilt Place, a Commercial Quilt Shop. It is currently located outside the City Limits in the Extra Territorial Jurisdiction (ETJ).

The property was previously annexed into the City Limits and had obtained a zoning of C1, Neighborhood Commercial, however, this property and others, were dis-annexed in 2024. The applicant intends to have the property annexed and zoned C1, Neighborhood Commercial as it was prior to 2024.

The new owners will be responsible for paying for any necessary water and sewer extensions. "Soft services" such as police, trash/brush pick up, can be made available upon ordinance adoption.

The Comprehensive Plan identifies the subject property with a future place type of Neighborhood Residential which is intended to be primarily single-family neighborhoods but with a variety of lot sizes and would encourage commercial uses at significant intersections. The recommended commercial uses would be neighborhood serving retail, personal service and office uses, all of which are found in the C1, Neighborhood Commercial zone.

STAFF RECOMMENDATION:

Given that the area was previously annexed by the City and its location along a future collector street, staff recommends approval.

ATTACHMENTS:

1. Z-2420 - Annexation Application
2. Z-2420 Survey
3. Z-2420 Location Map
4. Z-2420 Public Hearing Map

APPROVAL/REVIEW:

Shelby Collier, Senior Planner

Date: January 15, 2025



William McKamie, City Attorney

Date: January 15, 2025



Anna Hudson, Director of Development Services

Date: January 16, 2025



Clinton Bailey, City Manager

Date: January 17, 2025



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: One Quilt Place

Project Address: 648 & 652 Post Oak Rd. Address verified as 648 & 662 - SC - 12/06/24

Property Tax ID Numbers: ALLEN ADDN LOT 128B-AR 2.0 acres
ALLEN ADDN LOT 128B-AR 3.279 acres

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: Steve & Beverly Allen Revocable Trust

Owner Address: 662 Post Oak Rd. Fredericksburg, TX 78624

Owner Phone Number: 281-635-2292

Owner Email Address: sallen98@austin.rr.com

D. Applicant

Applicant Name: Steve Allen

Applicant Address: 662 Post Oak Rd.

Applicant Phone Number: 281-635-2292

Applicant Email Address: sallen98@austin.rr.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: 

Printed Name: Steve Allen

Staff Use Only Application Number: _____

Date: 9-23-24

\$1,000
pd. ck 10730
9-23-24 AB

City Of Fredericksburg, Texas

September 6, 2024

126 Main St.

Fredericksburg, TX 78624

Attn: Anna Hudson

Director of Development Services

Re: Voluntary Annexation Request

LETTER OF INTENT

I do hereby petition the City for Voluntary Annexation into the City limits with all its right and privileges and responsibilities. This is for the properties described as:

ALLEN ADDN LOT 128B-AR 2.0 acres

ALLEN ADDN LOT 128B-AR 3.279 acres

These properties have accommodated the business of One Quilt Place LLC at 648 Post Oak Rd. and 652 Post Oak Rd. for the last 11 years. The property has been zoned Commercial. The Golden Hub has entered into an agreement to purchase the properties and desire to be in the City of Fredericksburg. We believe this transaction is mutually beneficial to us and the Golden Hub and that this organization has been a strong asset to the Community.

We enclose herewith, the required documentation as described in the Petition.

If anything is needed just let us know. We have a new survey being developed within the next 2 weeks. The surveyors have already taken their field data and our working on the survey plot.

Respectfully,



Stephen W. Allen

Trustee of the Steve and Beverly Allen Revocable Trust



PETITION FOR VOLUNTARY ANNEXATION

into the City Limits of the
City of Fredericksburg, Texas

Local Government Code Chapter 43, Subchapter C – 3, provides the statutory rules for voluntary annexations in Texas. Legal property owners of land located within the City's Extraterritorial Jurisdiction may voluntarily petition for annexation into the City limits. This form may be used to make a formal request to the City of the Fredericksburg City Manager for your property to be incorporated, but a letter containing the same with the information in this form is acceptable.

Please include a legal metes and bounds description/survey of the property with a signed letter or this form, and a check for \$750 to the City via the following:

- U.S. Postal Mail: to Anna Hudson, Director of Development Services, City of Fredericksburg
126 Main Street Fredericksburg, TX 78624
- Email to: ahudson@fbgtx.org

Name of Property Owner(s) (please list all owners with interest in the property):

Stephen W. Allen Trustee

Beverly A. Allen Trustee

Property Address

648 & 652 Post Oak Rd.

Street Number

Street Name

85590

Parcel ID No.: 9178381

ALLEN ADDN LOT 128B-AR 2.0 acres

ALLEN ADDN LOT 128B-AR 3.279 acres

Legal Description

I, the undersigned property owner of the aforementioned real property, and on behalf of any and all other property owners with interest in such property, do hereby execute and submit this Petition for Annexation for the express purpose of requesting that the City of Fredericksburg incorporate my aforementioned property into the corporate boundaries of the City of Fredericksburg. I hereby certify and attest that I have the authority to do so, and have been provided such authority by others that have ownership interest in the property subject to this request/petition.

I, the undersigned, also understand that a "metes and bounds" legal description/survey of the land applicable to this petition shall be provided as an attachment to this request in order for the City to take action on this request.

Stephen W. Allen

Printed Name

Signature

8/30/2024

Date

STATE OF TEXAS COUNTY §
 §
OF GILLESPIE §

REQUEST FOR VOLUNTARY ANNEXATION

To the Mayor and City Council of the City of Fredericksburg:

The undersigned owner(s) of the tract(s) of land described below (the "tract") hereby petition the City of Fredericksburg to extend the present City Limits so as to include the property described on Exhibit "A", which is attached and incorporated herein for all purposes.

I/We certify and swear that:

1. ☒ I/We are the sole owners of the tract; and
2. ☒ The tract is contiguous (i.e., adjacent) to the City Limits as it exists upon the date of the execution of this petition; and
3. ☒ The tract is not located within the ETJ of any other municipality; and
4. *Initial:* _____ The tract is not currently appraised, per Chapter 23 of the Texas Tax Code, for ad valorem tax purposes as land for agricultural use under Subchapter C, wildlife management use under Subchapter D, or as timber land under Subchapter E; - **OR -**
5. ☒ The tract is currently appraised for ad valorem tax purposes as land for agricultural use, wildlife management use, or timber land under Subchapter E, under Chapter 23 of the Texas Tax Code, **AND** *partial*
 - a. The City of Fredericksburg has offered to make a development agreement with me/us pursuant to Section 43.016 of the Texas Local Government Code; and
 - b. *Initial: da* I/We decline the City's offer to make such an agreement and deem such agreement to be unnecessary.
6. ☒ This request for annexation into the City Limits of Fredericksburg, Texas is made freely and voluntarily.

The following documents are hereby submitted in conjunction with this Petition (*Please acknowledge each accompanying document submitted with an "X" on the space provided. Reasons for not submitting a required document must be provided on the Letter of Intent.*)

Issued By:

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

Property Information

Property ID: 85590 Geo ID: S0026-0000-012820
Legal Acres: 2.0000
Legal Desc: ALLEN ADDN LOT 128B-AR, 2.0, -RETAIL, STUDIO & B&B-
Situs: 648 POST OAK RD & 652 POST OAK RD, TX
DBA: ONE QUILT PLACE, STUDIO & COTTAGE
Exemptions:Owner ID: 218509 100.00%
ALLEN, STEVE & BEVERLY REVOCABLE TRUST
662 POST OAK RD
FREDERICKSBURG, TX 78624

For Entities

Value Information

CITY OF FREDBG	Improvement HS:	0
FREDBG ISD	Improvement NHS:	928,050
GILLESPIE COUNTY	Land HS:	0
GILLESPIE WCID	Land NHS:	110,440
HILL CNTRY UWCD	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	1,038,490

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: 08/30/2024

Total Due if paid by: 08/31/2024

0.00

Tax Certificate Issued for:

Taxes Paid in 2023

CITY OF FREDBG	1,715.38
GILLESPIE COUNTY	2,903.62
HILL CNTRY UWCD	48.81
FREDBG ISD	8,052.46
GILLESPIE WCID	1.83

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: 08/30/2024
Requested By: ALLEN, STEVE & BEVERLY RE
Fee Amount: 10.00
Reference #: 08.30.24

Page: 1

Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 178381 Geo ID: S0026-0000-012820
Legal Acres: 3.2790
Legal Desc: ALLEN ADDN LOT 128B-AR, 3.279
Situs: 648 POST OAK RD & 652 POST OAK RD, TX
DBA: ONE QUILT PLACE, STUDIO & COTTAGE
Exemptions:Owner ID: 218509 100.00%
ALLEN, STEVE & BEVERLY REVOCABLE TRUST
662 POST OAK RD
FREDERICKSBURG, TX 78624

For Entities

Value Information

FREDBG ISD	Improvement HS:	0
GILLESPIE COUNTY	Improvement NHS:	0
GILLESPIE WCID	Land HS:	0
HILL CNTRY UWCD	Land NHS:	0
	Productivity Market:	181,060
	Productivity Use:	340
	Assessed Value	340

Property is receiving Ag Use

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: 08/30/2024

Total Due if paid by: 08/31/2024

0.00

Tax Certificate Issued for:

Taxes Paid in 2023

GILLESPIE COUNTY	0.95
HILL CNTRY UWCD	0.02
FREDBG ISD	2.64
GILLESPIE WCID	0.00

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)].

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Date of Issue: 08/30/2024
Requested By: ALLEN, STEVE & BEVERLY RE
Fee Amount: 10.00
Reference #: 08.30.24

Page: 1

Signature of Authorized Officer of Collecting Office

Validity of any reasons provided will be determined by Staff and may affect the application's progress.):

- X Letter of Intent (REQUIRED)
- X Tax Certificates indicating no outstanding ad valorem taxes on the subject tract (REQUIRED)
- X Metes-and-bounds description, signed and sealed by a registered and qualified professional (REQUIRED)
- X Survey Map, signed and sealed by a registered and qualified professional (REQUIRED)
- X Electronic media containing either a shape file, *.dwg or *.dgn file of the subject tract (OPTIONAL, but encouraged)

I/We certify and swear that this request is signed and acknowledged by each and every person and corporation owning said tract or having an interest in any part thereof.

Stephen W. Allen
Print Name

Beverly A. Allen
Print Name

Trustee/Steve & Beverly Allen
Title/Name of Entity Revocable Trust

Trustee/Steve & Beverly Allen
Title/Name of Entity Revocable Trust

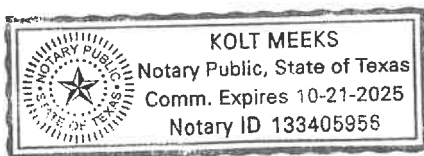
Stephen W. Allen
Signature

Beverly A. Allen
Signature

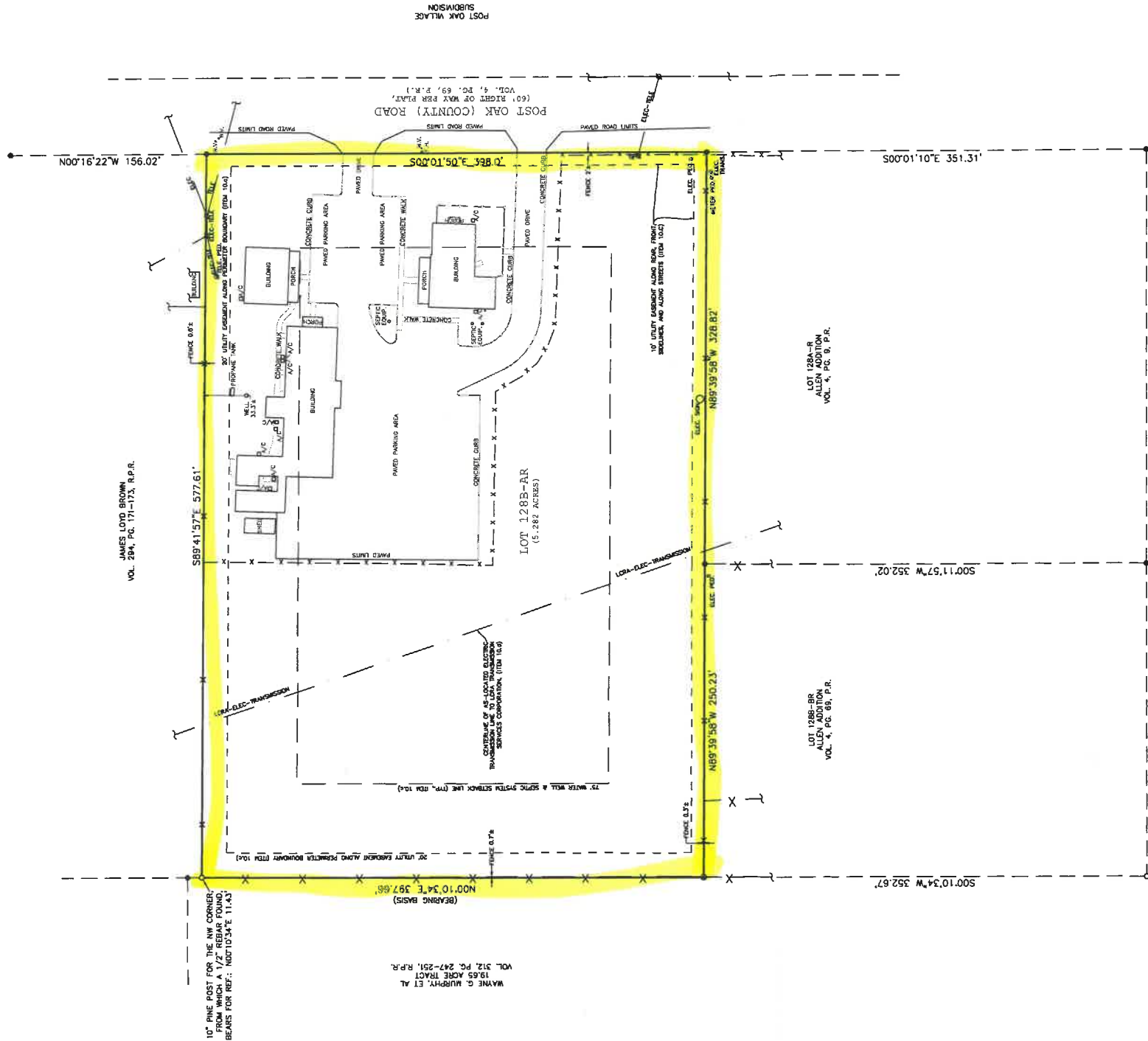
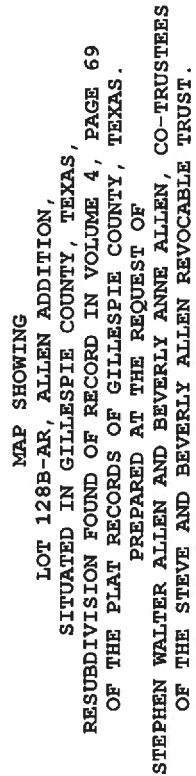
8-30-2024
Date

8-30-24
Date

This instrument was sworn to, signed, and acknowledged before me by the persons named above on the 30th day of August 2024



Kolt MEEKS
Notary Public, State of Texas



1. ONLY ADJACENT OBSERVED ABOVE-GROUND UTILITIES WERE LOCATED AND ARE SHOWN HEREON. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ANY UNDERGROUND UTILITY. FOR FURTHER INFORMATION REGARDING THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY, THE SURVEYOR RECOMMENDS THAT THE OWNER CONSULT WITH THE UTILITY COMPANY(S) SERVING THE TRACT TO FIND OR VERIFY BELOW GROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE OR WARRANTY AS TO THE EXACT LOCATION OF UNDERGROUND UTILITIES.
2. SEPTIC SYSTEM SETBACKS MUST MEET STATE OF TEXAS MINIMUM REQUIREMENTS WHICH VARY DEPENDING ON THE TYPE OF SYSTEM.
3. EXISTING PRIVATE WATER WELLS (IF ANY) CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.
4. A MINIMUM SETBACK IS REQUIRED FROM THE PERIMETER BOUNDARY LINE FOR THE DRILLING OF ANY NEW WATER WELLS, AS REQUIRED BY THE HILL COUNTY UNDERGROUND WATER CONSERVATION DISTRICT.
5. THIS TRACT APPEARS TO LE WITHIN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 481700288C, WHICH IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).
6. DISTANCES AND AREA SHOWN HEREON ARE DERIVED FROM G.N.S.S. R.I.P.S. (GPS) POSITIONING TECHNIQUES IN A LOCAL COORDINATE SYSTEM WITH THE HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET. THE BASIS OF BEARING IS SHOWN HEREON.
7. ALL REFERENCES TO DOCUMENTS OF PUBLIC RECORD SHOULD BE FOUND IN THE OFFICE OF THE COUNTY CLERK, ULLSHESE COUNTY, TEXAS.

ORIGINAL MAP SHEET SIZE: 24" x 36".

[illegible]

CERTIFICATION:

TO GILLESPIE COUNTY COMMITTEE OF AGING, INC. AND TO
FREDERICKSBURG TITLES, INC.:

THIS IS TO CERTIFY THAT THE MAP AND PLAT AND THE SURVEY ON WHICH
THIS MAP WAS MADE, IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD
FOR ALTERNATES' LAND TITLE SURVEYS, JOINTLY
RETAIL REQUISITIONED AND ADOPTED BY ALTA AND MSPS, AND INCLUDES TABLE 'A'
ITEMS 1, 4, 13, 16, AND 20 OF TABLE 'A' THEREOF. THE FIELDWORK WAS
COMPLETED ON JANUARY 30, 2024.

DATE OF PLAT OR MAP: SEPTEMBER 20, 2024
SURVEY PROJECT NO.: 2408-13
REFERENCE IS HERETO MADE TO FREDERICKSBURG TILES, INC.'S COMMITMENT FOR
TITLE INSURANCE G.F. NO. 2024319, WITH AN EFFECTIVE DATE OF SEPTEMBER 3,
2024 AT 4:00PM, HAVING BEEN ISSUED SEPTEMBER 6, 2024 AT 1:15PM.

COOY J. MUSICK
REC. PROF. LAND SURVEYOR NO. 6454

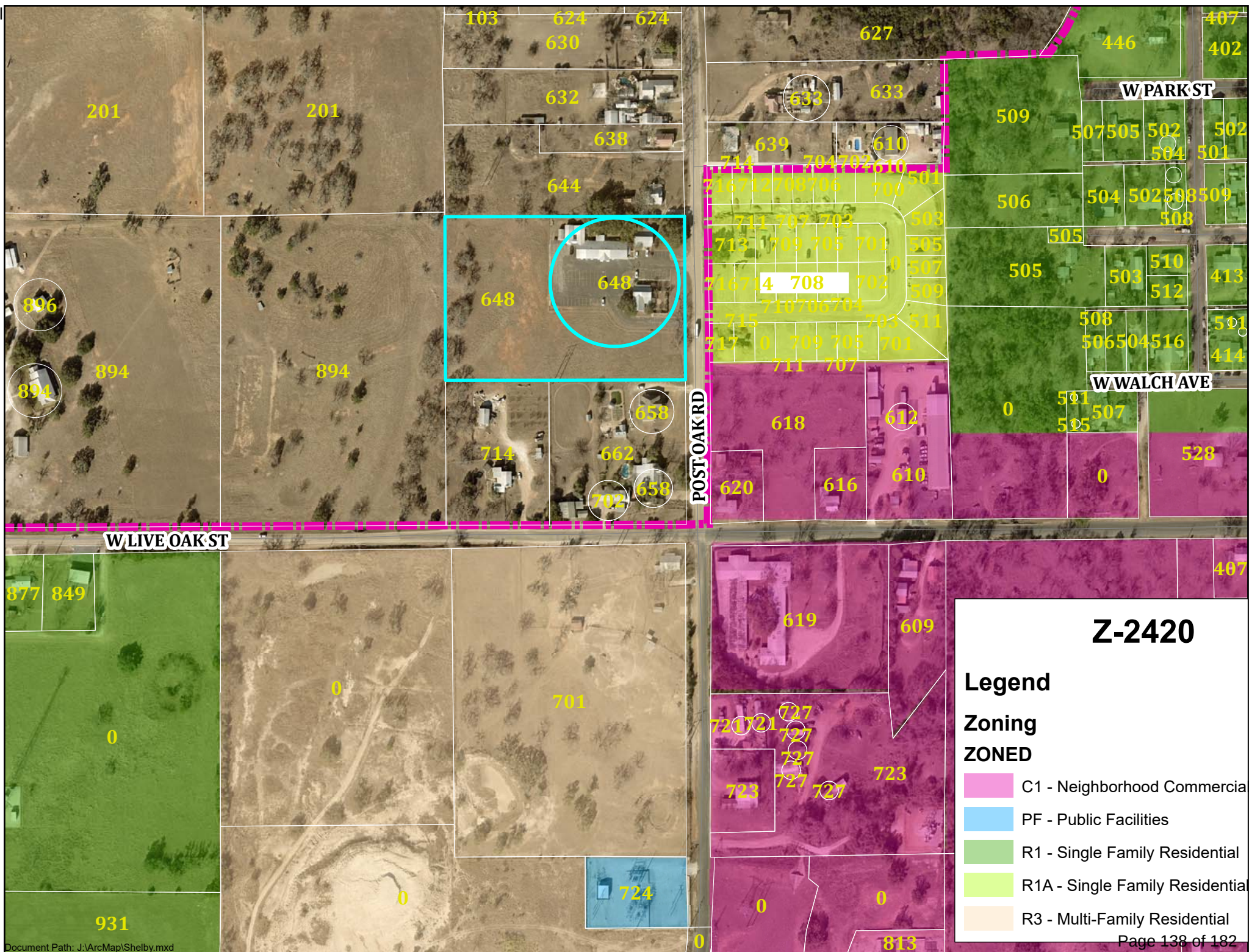


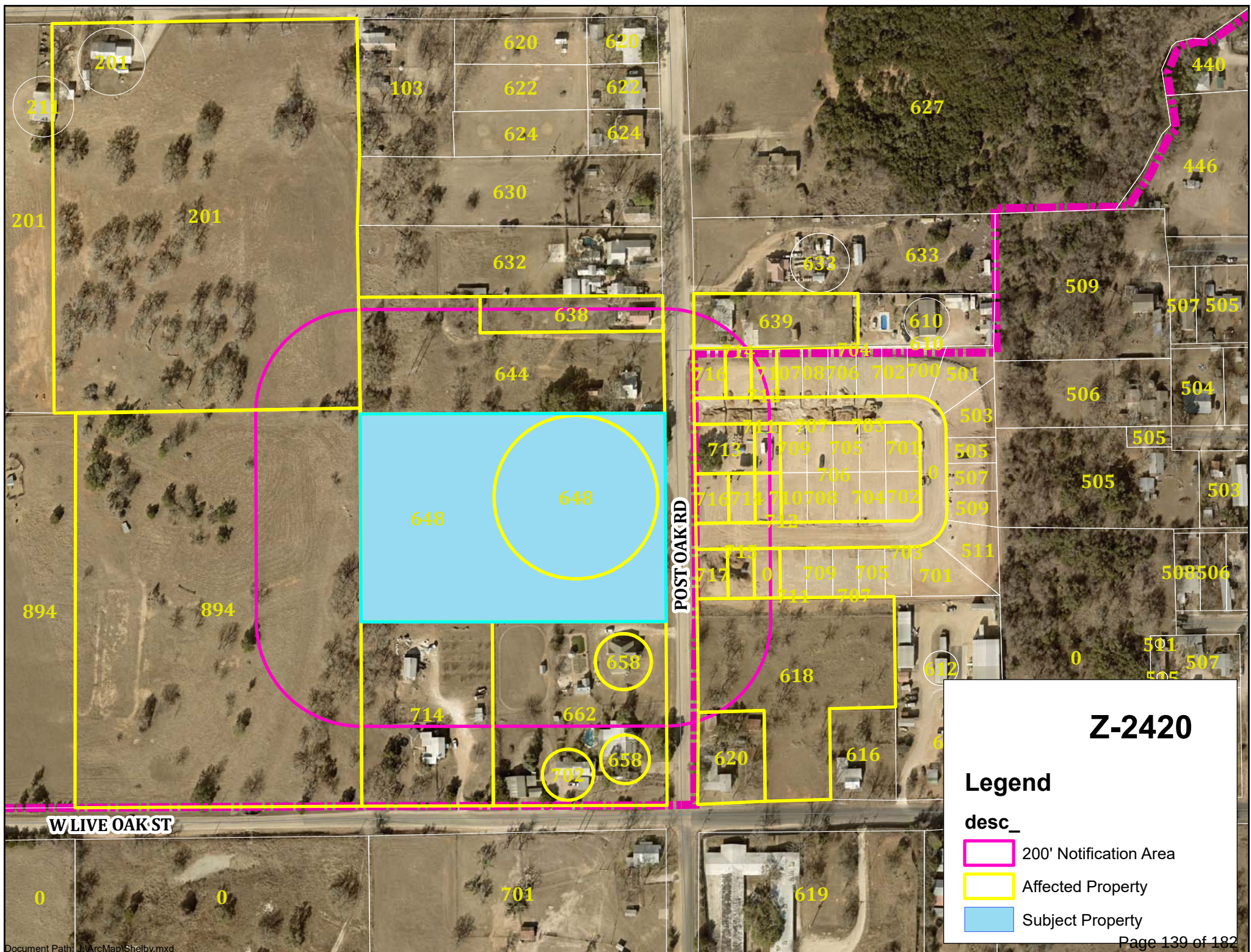
WAYMAKER
LAND ADVISORS & SURVEYORS

1705 W. Live Oak St. | Fredericksburg, Texas 78624
530-397-3854 | TBPELS Pina No. 1029406
www.waymakerband | cody@waymakerband

This survey map is the copyrighted work of WAYMAKER | land advisors & surveyors, prepared for the requester, based on the data shown herein, and is intended for use in this transaction only. Unauthorized use, reproduction, or distribution is prohibited without written consent.

© 2024, WAYMAKER | LAND ADVISORS & SURVEYORS. All rights reserved.





Z-2420

Legend

desc_

-  200' Notification Area
-  Affected Property
-  Subject Property



CITY COUNCIL **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: January 21, 2025

SECTION: ORDINANCES, RESOLUTIONS AND
PUBLIC HEARINGS **ITEM:** G.

CAPTION: Hold Public Hearing for request Z-2420 by Steve and Beverly Allen to Consider Establishing a Zoning of C1, Neighborhood Commercial for Property Located at 648 & 652 Post Oak Road, also referred to as Approximately 5.282 Acres of Land Described as Lot 128B-AR of the Allen Addition in Gillespie County, Texas.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv. No action required

PRESENTATION:

SUMMARY:

The applicant requests to establish a Zoning of C1, Neighborhood Commercial for property located at 648 & 652 Post Oak Road.

BACKGROUND: The subject property is approximately 5.282 acres on the West side of Post Oak Road and was the former home of One Quilt Place, a Commercial Quilt Shop. It 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 January 21, 2025. As part of that process, the property needs to be zoned, which requires a recommendation by the Planning and Zoning Commission.

The property was previously annexed into the City Limits and had obtained a zoning of C1, Neighborhood Commercial, however, this property and others, were dis-annexed in 2024. The applicant intends to have the property annexed and zoned C1, Neighborhood Commercial as it was prior to 2024.

The surrounding properties are a mix of residential properties to the East and include a R1-A Zoned Subdivision (Post Oak Village) as well as a residence and an apartment complex all zoned C1, Neighborhood Commercial. To the North and South are larger residential parcels that are not located in the City Limits and to the West are Rural or large acreage tracts of land. All properties possess a Land Use, but only properties located in the City Limits possess a designated Zoning.

Sec. 3.200 - C1, Neighborhood Commercial speaks to the development standards allowed in C1 and includes the following uses by right:

- Administrative and Business Office
- Convalescent Services
- Cultural Services
- Day Care Services
- Group Residential
- Local Utility Services
- Medical Services
- Multiple Family Residential
- Personal Services
- Private Primary Educational Services
- Private Secondary Educational Facilities
- Professional Office
- Religious Assembly
- Single Family Residential (detached) if structure was not used as other than residential in its most recent use
- Short-Term Rental, Unoccupied
- Short-Term Rental, Accessory
- Short-Term Rental, B&B
- Short-Term Rental, Facility

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

- Arts and Crafts
- Automotive Washing
- Building Maintenance Services
- Business School
- Business Support Services
- Club or Lodge
- Communication Services
- Condominium Residential
- Consumer Repair Services
- Convenience Storage
- Convenience Store/Self Serve Gasoline
- Duplex Residential
- Food Sales
- Guidance Services
- Laundry Services
- Limited Retail Sales
- Liquor Sales
- Personal Improvement Services
- Pet Services
- Restaurant - Limited
- Single Family Residential (detached) - new construction or after cessation of use other than residential
- Townhouse Residential

- Drive Through Facilities Associated with any Use

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

Lot Size	Minimum Lot Area, 7,500 Square Feet
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 25 feet
Interior Side Yard	Minimum Required Setback, 5 feet; or 10 feet when abutting residential zoning districts; or 15 feet for 2 story structures, when abutting residential zoning districts
Rear Yard	Minimum Required Setback, 5 feet; or 15 feet when abutting residential zoning districts; or 25 feet for 2 story structures, when abutting residential zoning districts
Maximum Impervious Coverage	70%
Maximum Building Coverage	50%
Residential Density	Minimum Site Area per Dwelling Units, Efficiency: 2,500 sq ft 1 Bedroom: 3,000 sq ft 2 Bedroom: 3,500 sq ft 3 Bedroom: 4,000 sq ft Each additional bedroom (over 3 bedrooms) shall provide an additional 500 square feet interval to the required density area
Nonconforming Uses	<u>Section 6.100</u>
Site Development Regulations	<u>Section 7.000</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls, Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Landscaping and Screening Regulations	<u>Section 7.900</u>
Temporary/Accessory Building	<u>Section 8.000</u>
Signs	<u>Chapter 29</u>
Outdoor Amplified Sound	Prohibited when abutting R1, R1-A, or R5

[The Comprehensive Plan](#) identifies the subject property with a future place type of Neighborhood Residential which is intended to be primarily single-family neighborhoods but with a variety of lot sizes and would encourage commercial uses at significant intersections. The recommended commercial uses would be neighborhood serving retail, personal service and office uses, all of which are found in the C1, Neighborhood Commercial zone.

Planning and Zoning Commission: The Commission considered this item on Wednesday, January 8, 2025 and unanimously voted in favor of the request to establish a Zoning of C1, Neighborhood Commercial.

STAFF RECOMMENDATION:

Action is not required at this time only the Public Hearing portion of this request as this item is scheduled for final consideration on Tuesday, February 4, 2025.

ATTACHMENTS:

1. Z-2420 - Annexation Application
2. Z-2420 Survey
3. Z-2420 Location Map
4. Z-2420 Landuse Map
5. Z-2420 Public Hearing Map
6. Z-2420 Mailing Labels
7. Comprehensive Plan_Neighborhood Residential

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: January 16, 2025



Garret Bonn, Assistant City Manager

Date: January 16, 2025



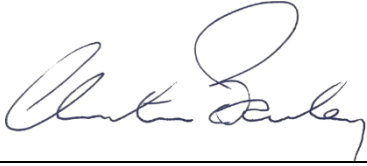
William McKamie, City Attorney

Date: January 16, 2025



Leticia Vacek, City Secretary

Date: January 16, 2025



Clinton Bailey, City Manager

Date: January 17, 2025



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: One Quilt Place

Project Address: 648 & 652 Post Oak Rd. Address verified as 648 & 662 - SC - 12/06/24

Property Tax ID Numbers: ALLEN ADDN LOT 128B-AR 2.0 acres
ALLEN ADDN LOT 128B-AR 3.279 acres

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: Steve & Beverly Allen Revocable Trust

Owner Address: 662 Post Oak Rd. Fredericksburg, TX 78624

Owner Phone Number: 281-635-2292

Owner Email Address: sallen98@austin.rr.com

D. Applicant

Applicant Name: Steve Allen

Applicant Address: 662 Post Oak Rd.

Applicant Phone Number: 281-635-2292

Applicant Email Address: sallen98@austin.rr.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: 

Printed Name: Steve Allen

Staff Use Only

Application Number: _____

Date: 9-23-24

\$1,000
pd. ck 10730
9-23-24 AB

City Of Fredericksburg, Texas

September 6, 2024

126 Main St.

Fredericksburg, TX 78624

Attn: Anna Hudson

Director of Development Services

Re: Voluntary Annexation Request

LETTER OF INTENT

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ALLEN ADDN LOT 128B-AR 3.279 acres

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Respectfully,



Stephen W. Allen

Trustee of the Steve and Beverly Allen Revocable Trust



PETITION FOR VOLUNTARY ANNEXATION

into the City Limits of the
City of Fredericksburg, Texas

Local Government Code Chapter 43, Subchapter C – 3, provides the statutory rules for voluntary annexations in Texas. Legal property owners of land located within the City's Extraterritorial Jurisdiction may voluntarily petition for annexation into the City limits. This form may be used to make a formal request to the City of the Fredericksburg City Manager for your property to be incorporated, but a letter containing the same with the information in this form is acceptable.

Please include a legal metes and bounds description/survey of the property with a signed letter or this form, and a check for \$750 to the City via the following:

- U.S. Postal Mail: to Anna Hudson, Director of Development Services, City of Fredericksburg
126 Main Street Fredericksburg, TX 78624
- Email to: ahudson@fbgtx.org

Name of Property Owner(s) (please list all owners with interest in the property):

Stephen W. Allen Trustee

Beverly A. Allen Trustee

Property Address

648 & 652 Post Oak Rd.

Street Number

Street Name

85590

Parcel ID No.: 9178381

ALLEN ADDN LOT 128B-AR 2.0 acres

ALLEN ADDN LOT 128B-AR 3.279 acres

Legal Description

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I, the undersigned, also understand that a "metes and bounds" legal description/survey of the land applicable to this petition shall be provided as an attachment to this request in order for the City to take action on this request.

Stephen W. Allen

Printed Name

Signature

8/30/2024

Date

STATE OF TEXAS COUNTY §
 §
OF GILLESPIE §

REQUEST FOR VOLUNTARY ANNEXATION

To the Mayor and City Council of the City of Fredericksburg:

The undersigned owner(s) of the tract(s) of land described below (the "tract") hereby petition the City of Fredericksburg to extend the present City Limits so as to include the property described on Exhibit "A", which is attached and incorporated herein for all purposes.

I/We certify and swear that:

1. ☒ I/We are the sole owners of the tract; and
2. ☒ The tract is contiguous (i.e., adjacent) to the City Limits as it exists upon the date of the execution of this petition; and
3. ☒ The tract is not located within the ETJ of any other municipality; and
4. *Initial:* _____ The tract is not currently appraised, per Chapter 23 of the Texas Tax Code, for ad valorem tax purposes as land for agricultural use under Subchapter C, wildlife management use under Subchapter D, or as timber land under Subchapter E; - **OR -**
5. ☒ The tract is currently appraised for ad valorem tax purposes as land for agricultural use, wildlife management use, or timber land under Subchapter E, under Chapter 23 of the Texas Tax Code, **AND** *partial*
 - a. The City of Fredericksburg has offered to make a development agreement with me/us pursuant to Section 43.016 of the Texas Local Government Code; and
 - b. *Initial: da* I/We decline the City's offer to make such an agreement and deem such agreement to be unnecessary.
6. ☒ This request for annexation into the City Limits of Fredericksburg, Texas is made freely and voluntarily.

The following documents are hereby submitted in conjunction with this Petition (*Please acknowledge each accompanying document submitted with an "X" on the space provided. Reasons for not submitting a required document must be provided on the Letter of Intent.*)

Issued By:

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

Property Information

Property ID: 85590 Geo ID: S0026-0000-012820
Legal Acres: 2.0000
Legal Desc: ALLEN ADDN LOT 128B-AR, 2.0, -RETAIL, STUDIO & B&B-
Situs: 648 POST OAK RD & 652 POST OAK RD, TX
DBA: ONE QUILT PLACE, STUDIO & COTTAGE
Exemptions:Owner ID: 218509 100.00%
ALLEN, STEVE & BEVERLY REVOCABLE TRUST
662 POST OAK RD
FREDERICKSBURG, TX 78624

For Entities

Value Information

CITY OF FREDBG	Improvement HS:	0
FREDBG ISD	Improvement NHS:	928,050
GILLESPIE COUNTY	Land HS:	0
GILLESPIE WCID	Land NHS:	110,440
HILL CNTRY UWCD	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	1,038,490

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: 08/30/2024

Total Due if paid by: 08/31/2024

0.00

Tax Certificate Issued for:

Taxes Paid in 2023

CITY OF FREDBG	1,715.38
GILLESPIE COUNTY	2,903.62
HILL CNTRY UWCD	48.81
FREDBG ISD	8,052.46
GILLESPIE WCID	1.83

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: 08/30/2024
Requested By: ALLEN, STEVE & BEVERLY RE
Fee Amount: 10.00
Reference #: 08.30.24

Page: 1

Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 178381 Geo ID: S0026-0000-012820
Legal Acres: 3.2790
Legal Desc: ALLEN ADDN LOT 128B-AR, 3.279
Situs: 648 POST OAK RD & 652 POST OAK RD, TX
DBA: ONE QUILT PLACE, STUDIO & COTTAGE
Exemptions:Owner ID: 218509 100.00%
ALLEN, STEVE & BEVERLY REVOCABLE TRUST
662 POST OAK RD
FREDERICKSBURG, TX 78624

For Entities

Value Information

FREDBG ISD	Improvement HS:	0
GILLESPIE COUNTY	Improvement NHS:	0
GILLESPIE WCID	Land HS:	0
HILL CNTRY UWCD	Land NHS:	0
	Productivity Market:	181,060
	Productivity Use:	340
	Assessed Value	340

Property is receiving Ag Use

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: 08/30/2024

Total Due if paid by: 08/31/2024

0.00

Tax Certificate Issued for:

Taxes Paid in 2023

GILLESPIE COUNTY	0.95
HILL CNTRY UWCD	0.02
FREDBG ISD	2.64
GILLESPIE WCID	0.00

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: 08/30/2024
Requested By: ALLEN, STEVE & BEVERLY RE
Fee Amount: 10.00
Reference #: 08.30.24

Page: 1

Signature of Authorized Officer of Collecting Office

Validity of any reasons provided will be determined by Staff and may affect the application's progress.):

- X Letter of Intent (REQUIRED)
- X Tax Certificates indicating no outstanding ad valorem taxes on the subject tract (REQUIRED)
- X Metes-and-bounds description, signed and sealed by a registered and qualified professional (REQUIRED)
- X Survey Map, signed and sealed by a registered and qualified professional (REQUIRED)
- X Electronic media containing either a shape file, *.dwg or *.dgn file of the subject tract (OPTIONAL, but encouraged)

I/We certify and swear that this request is signed and acknowledged by each and every person and corporation owning said tract or having an interest in any part thereof.

Stephen W. Allen
Print Name

Beverly A. Allen
Print Name

Trustee/Steve & Beverly Allen
Title/Name of Entity Revocable Trust

Trustee/Steve & Beverly Allen
Title/Name of Entity Revocable Trust

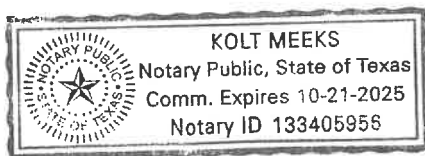
Stephen W. Allen
Signature

Beverly A. Allen
Signature

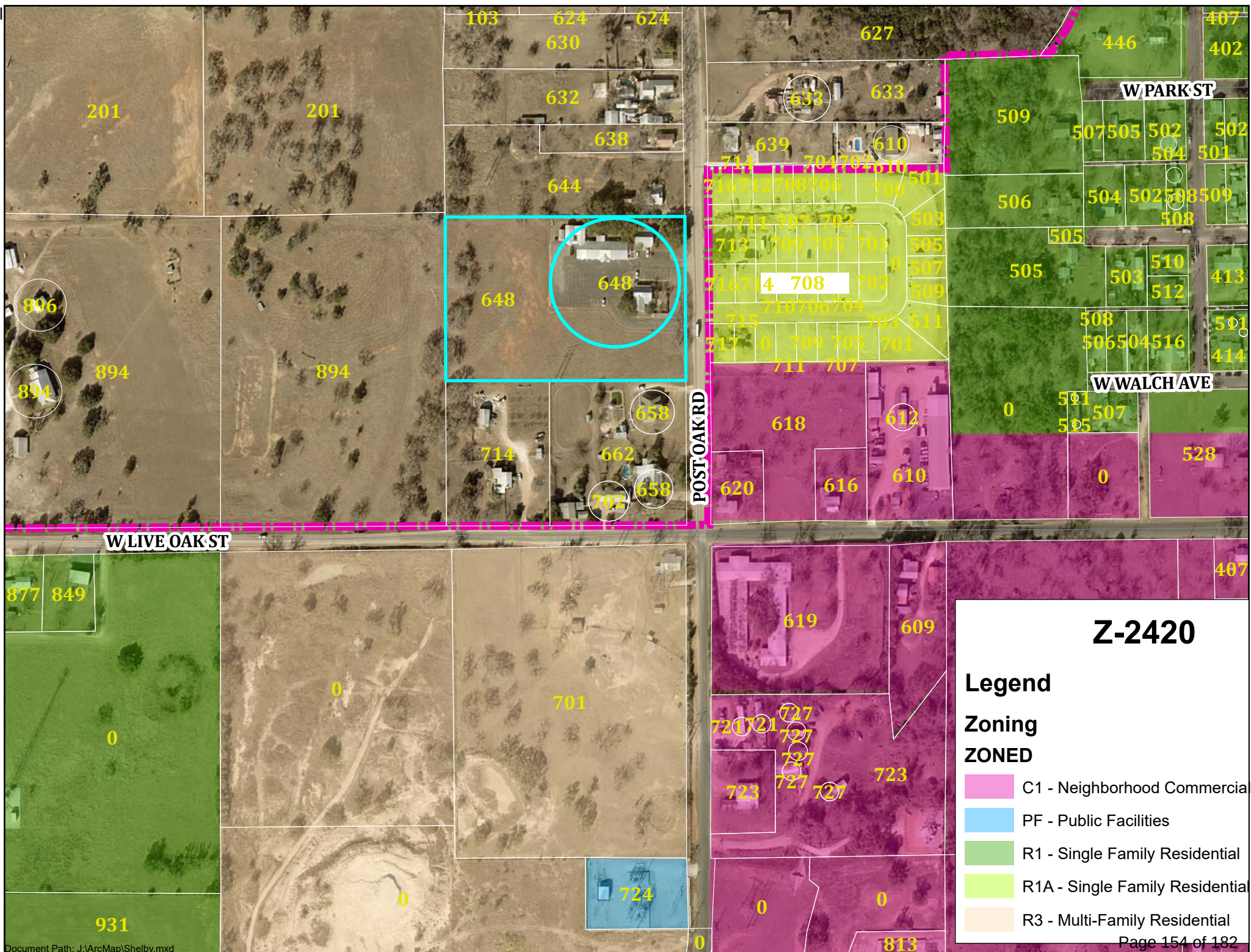
8-30-2024
Date

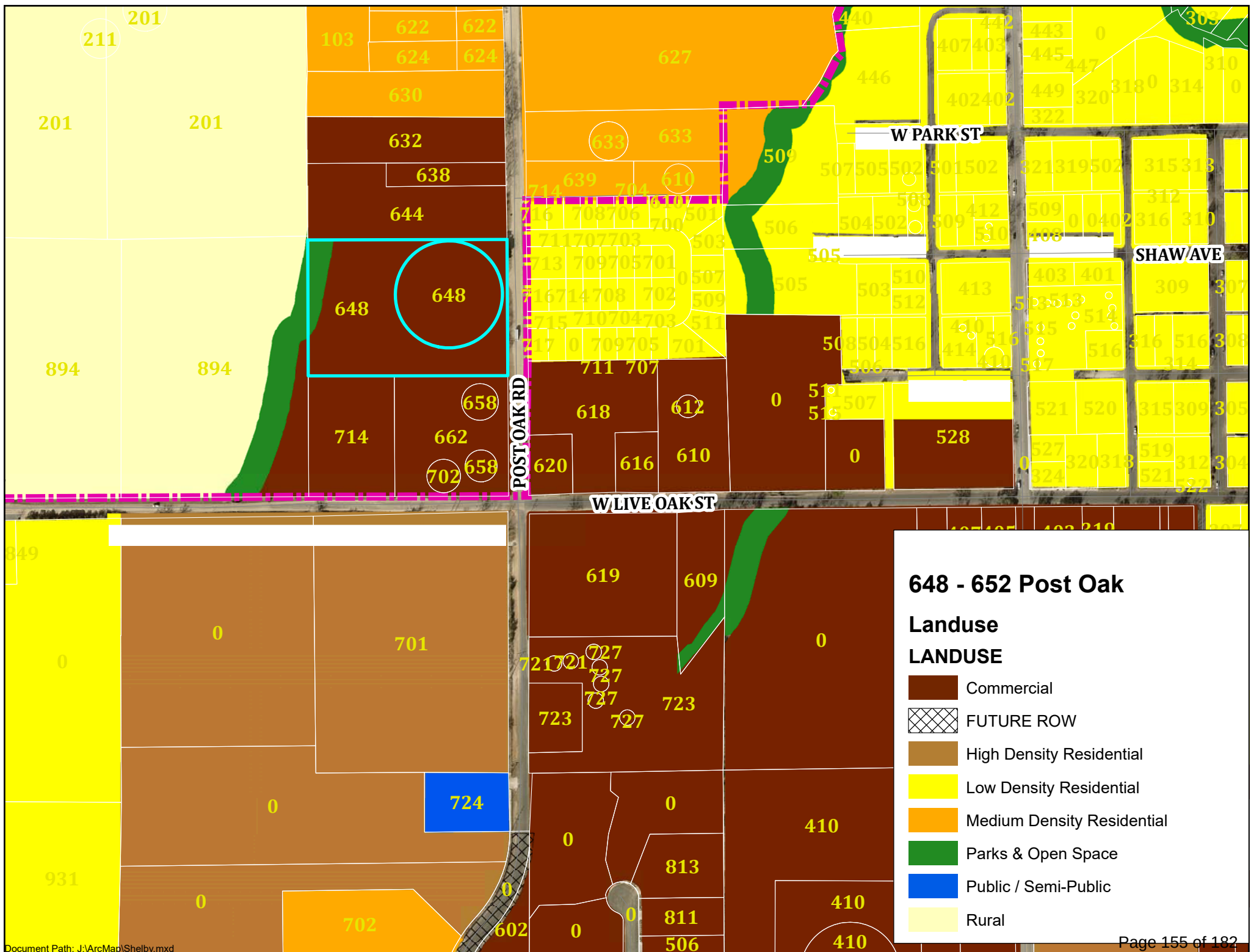
8-30-24
Date

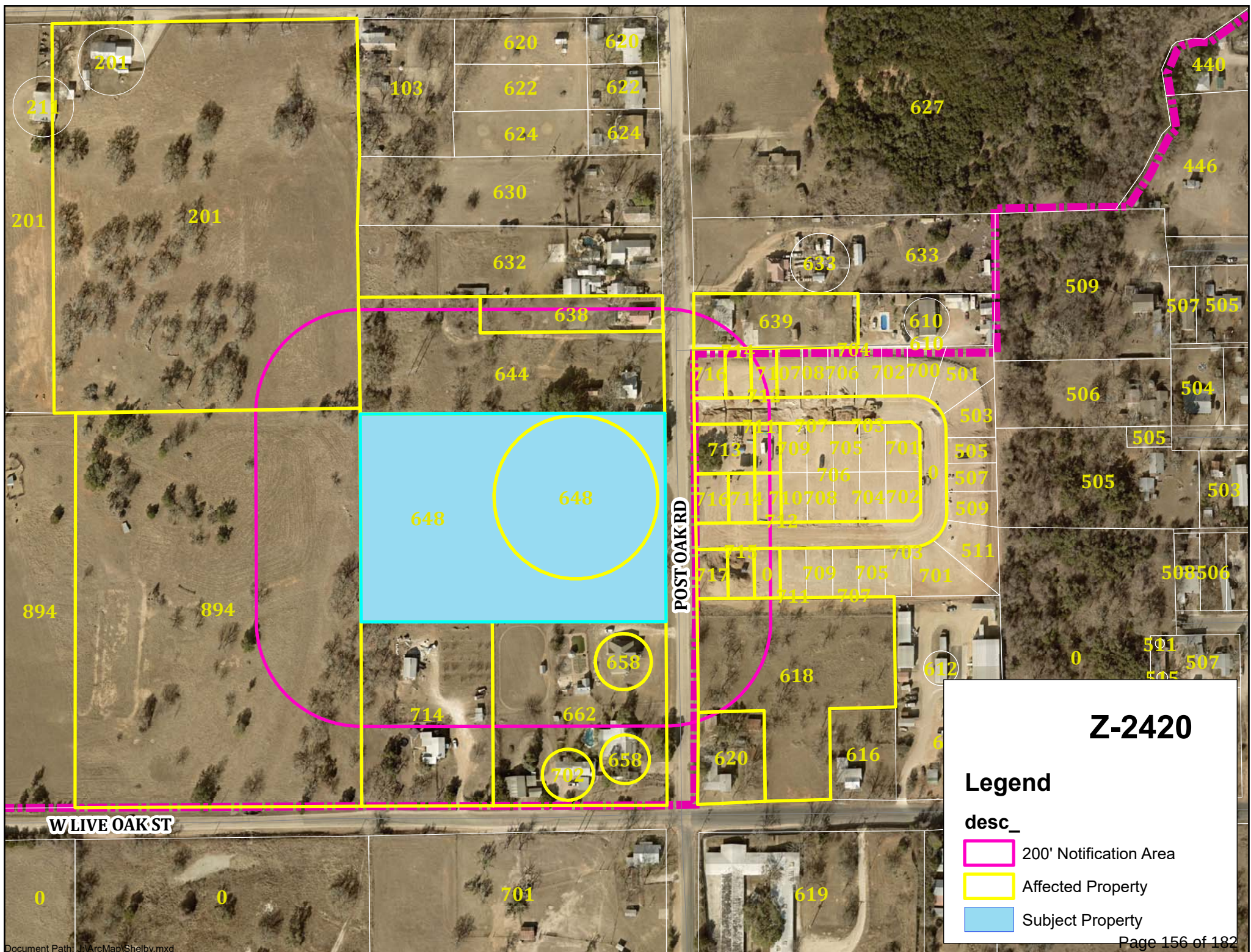
This instrument was sworn to, signed, and acknowledged before me by the persons named above on the 30th day of August 2024



Kolt MEEKS
Notary Public, State of Texas







Z-2420

Legend

desc_

-  200' Notification Area
-  Affected Property
-  Subject Property

CHAD & REBECCA FLICK
658 POST OAK RD
FREDERICKSBURG, TX 78624

STEPHEN ALLEN
662 POST OAK RD
FREDERICKSBURG, TX 78624

TIMOTHY & LARA BOBO
714 W LIVE OAK
FREDERICKSBURG, TX 78624

WAYNE & PRICILLA MURPHY
894 W LIVE OAK
FREDERICKSBURG, TX 78624

EP3 RANCH LLC
C/O MARK ECKHARDT
190 CAMPFIRE CIR
FREDERICKSBURG, TX 78624

JAMES BROWN
644 POST OAK RD
FREDERICKSBURG, TX 78624

MD GATHERING HOLDINGS LLC
711 W AUSTIN
FREDERICKSBURG, TX 78624

WAYNE & NANCY NEMITZ
4320 CRESTONE CIR
BROOMFIELD, CO 80023

MICHAEL & DAWSIE MEEK
632 POST OAK RD
FREDERICKSBURG, TX 78624

CIRRUS PROPERTIES LLC
C/O JACOB & LAURA GRANT
5484 W US HWY 290
FREDERICKSBURG, TX 78624

KATHLEEN FREEDLUN
711 CIRRUS LN
FREDERICKSBURG, TX 78624

10-8 PROPERTIES LLC
C/O JACOB GRANT
412 S ADAMS PMB 1104
FREDERICKSBURG, TX 78624

GT DEVELOPMENT LLC
C/O JACOB GRANT
224 BUSINESS CT, STE 200
FREDERICKSBURG, TX 78624

PATRICK & DENISE HENNESSEY
714 WEDGEWOOD LN
FREDERICKSBURG, TX 78624

THOMAS & AMY CASEY
9012 INWOOD ST
BENBROOK, TX 76126

FIRMUS EQUITY PARTNERS LLC
3701 PEAK LOOKOUT DR
AUSTIN, TX 78738

JERREL & HELEN USENER
620 W LIVE OAK
FREDERICKSBURG, TX 78624



Neighborhood Residential

INTENT AND CHARACTER

The Residential Neighborhood category is intended to be primarily single-family neighborhoods but with a variety of lot sizes and housing types. Conventional detached residential products are typical while other types of residences such as attached residential products are allowed up to a maximum density. Accessory Dwelling Units should be permitted by right. Neighborhoods proposed as planned unit developments are encouraged to include a variety of housing types and provide walkability and quality of life amenities such as sidewalks, street trees, parks, etc.

Building height and massing should not vary dramatically unless thoughtfully arranged. Streets are typically local and collector sections with curb and gutter, sidewalks, slow speeds, and accessible driveways. Parks are strategically located and often a school or similar use is integrated or in close proximity. In some occasions where the neighborhood abuts a more significant street, a neighborhood service business, such as a day care, coffee shop, or bodega, may be appropriate if designed at a compatible scale.

APPROPRIATE LAND USE TYPES

Commercial

- At significant intersections, or in a planned unit development, neighborhood-serving retail, personal service, and office uses are encouraged with specific design standards and compatibility criteria. These uses should typically be found along higher-classification streets and sited at or near intersections.

Residential

- Single-family detached residential; Single-family attached residential; Cottage Courts; Townhouses (up to three units).

Industrial

- Not appropriate

Institutional

- Education (e.g., elementary schools) integrated into neighborhoods; Middle Schools and High Schools; Public assembly; community centers; and utility and service uses (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	90 - 100%
Commercial	0 - 10%



GUIDANCE AND INTERPRETATION

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

- Zoning proposals should be for districts that provide a mix of residence types, lot sizes, and architectural sizes.
- Zoning proposals for districts allowing single family attached uses, patio homes, and townhouses are consistent with the land use category when a transition between single family detached residential uses and other more intensive uses are appropriate. Attached single family should be secondary to detached product types.
- Smaller lots and denser development can serve as a transition from the local commercial areas. Infill that increases density should be visually compatible with the character of the surrounding structures.
- Existing street stubs should be connected regardless of density and new street connections should be made to encourage a well-integrated network. Internal streets should be highly connected with shortened blocks, pedestrian facilities and connections to off-street paths.
- Small-scale commercial uses can be appropriate along larger streets and should be compatible with the intensity of the surrounding residential development.
- Parks and common spaces should be centralized, focal points of the community, and easily walkable.
- Regional stormwater retention facilities and infrastructure should be utilized to create greenways and pedestrian/bicycle paths.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts:

- R1, R1-A, R2, R5, NC

Implementation - Development Code Review:

- Create a zoning district allowance to encourage flexible residence types in a master planned community without a PD
- Ensure connectivity, both vehicular and pedestrian, to other neighborhoods, trail systems, greenways and major street system
- Consider infill incentives and design standards
- Require sidewalks along all streets for development applications regardless of the Sidewalk and Trails Plan.

REPRESENTATIVE IMAGERY





CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: January 21, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Award of Hotel Occupancy Tax Grant Funding. (Darren Eckhardt, Accounting Coordinator)

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. 2025 HOT FUNDING SPREADSHEET - COUNCIL MEETING

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: January 14, 2025



William McKamie, City Attorney

Date: January 14, 2025



Leticia Vacek, City Secretary

Date: January 15, 2025



Clinton Bailey, City Manager

Date: January 17, 2025

APPLICATION #	ORGANIZATION
1	Admiral Nimitz Foundation
2	Church of the Colored People of Gillespie County
3	Die Kunstler Von Fredericksburg A.K.A DK
4	Fredericksburg Art Guild
5	Fredericksburg Chamber of Commerce
6	Fredericksburg Farmers Market
7	Fredericksburg Junior Chamber of Commerce
8	Fredericksburg Music Club
9	Fredericksburg Rotary Club Foundation,Inc
10	Fredericksburg Theater Company
11	Friends of Gillespie County Country Schools
12	German Choirs of Fredericksburg
13	Gillespie County Fair & Festival Associations
14	Gillespie County Historical Society
15	Gillespie County Historical Society
16	Oktoberfest/PCAA
17	Stonewall Chamber of Commerce
18	Texas Center for Wine and Culinary Arts DBA Flavery TX
19	Texas Center for Wine and Culinary Arts DBA Flavery TX
20	Frontier History Company
21	Heritage School
22	Texas Wine Revolution dba Texas Wine Auction
23	Texas Wine Revolution dba Texas Wine Auction
24	Fredericksburg Education Initiative dba SystemsGo
25	Texas Cellos
26	Fredericksburg Parks Foundation

27	Der Stadische Friedhof Fredericksburg, Inc. dba Der Stadt Friedhof Cemetery
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EVENT NAME
National Museum of the Pacific War
Historic Preservation
November Art Show
Operational and advertising
Light The Night Christmas Parade & AfterGlow
Fredericksburg's Farmer Market
Fredericksburg Jaycees Crawfish Festival
Artist Fees and marketing
Fredericksburg Craft Beer Festival
2025 Main Stage Productions
Restoration/Preservation of Historic Schools
Maifest & Herbstfest Concerts
Horse Racing & 136th Gillespie County Fair
Vereins Kirche Museum
Historic Home Tour and Holiday Market
Oktoberfest in Fredericksburg
Stonewall Peach JAMboree & Rodeo
Holiday Prelude
Restaurant Week
Living History Presentations
EISBAHN
4th Annual Auction Gala & Festival
2nd Annual Texas Live Barrel Auction
Rockets 2024 - Central Texas
Fredericksburg Music Festival & School
Party in the Park

Restoration of open storm drainage channel through historic Der Stadt Friedhof Cemetery

2025 Requested Category	2025 Event Date
advertising and historical preservation	2025
Historic preservation	2025
advertising, promotion of the arts, historic preservation	April 5 & November 7-9, 2025
advertising and promotion of the arts	2025
advertising	12/5/2025
advertising, promotion of the arts, historic preservation	April - August; October, 2025
advertising	May 23-25, 2025
advertising and promotion of the arts	Once per month, 2025
advertising	June 13-14, 2025
Promotion of the arts	February, May, June, October, December, 2025
Historic preservation and advertising	2025
Promotion of the arts	5/4/25 & 11/2/25
advertising, historical preservation, sporting events	July 5-6, July 19-20, August 9-10, August 21-24, 2025
historic preservation	March - October, 2025
advertising and historical restoration	November 21 & 22, 2025
advertising and promotion of the arts	October 3-5, 2025
advertising and sporting events	June 19-21, 2025
advertising	November, 2025
advertising and promotion of the arts	April 22-25, 2025
advertising	2025
advertising and sporting events	November - December, 2025
advertising and promotion of the arts	April 25-26, 2025
advertising	October, 2025
advertising	
advertising and promotion of the arts	June 8-21, 2025
advertising	11/15/2025

historical preservation	2025

City 2020 amount awarded	City 2020 amount received	City 2021 awarded	City 2022 awarded	City 2023 awarded
\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 140,000.00	\$ 140,000.00
				\$ 65,000.00
\$ 4,200.00		\$ 4,200.00	\$ 4,500.00	\$ 3,000.00
\$ 4,500.00	\$ 4,500.00	\$ 6,100.00	\$ 6,065.00	\$ 4,000.00
\$ 12,000.00		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
\$ 3,500.00		\$ 4,000.00	\$ 6,000.00	\$ 5,000.00
\$ 10,000.00		\$ 25,000.00	\$ 20,000.00	\$ 20,000.00
\$ 5,800.00		\$ 2,000.00	\$ 2,000.00	\$ 5,000.00
		\$ 5,000.00	\$ 10,000.00	\$ 10,000.00
\$ 30,000.00	\$ 30,000.00	\$ 40,000.00	\$ 50,000.00	\$ 30,000.00
\$ 58,279.00	\$ 58,279.00	\$ 16,311.00	\$ 29,970.00	\$ 40,000.00
\$ 4,000.00			\$ 2,500.00	\$ 1,500.00
\$ 45,000.00	\$ 45,000.00	\$ 65,000.00	\$ 65,000.00	\$ 45,000.00
\$ 61,330.00	\$ 61,330.00	\$ 90,500.00	\$ 300,000.00	\$ 100,000.00
		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
				\$ 10,000.00
				\$ 3,000.00
				\$ 5,000.00
\$ 5,000.00		\$ 10,000.00		\$ 10,000.00
\$ 3,500.00			\$ 5,000.00	\$ 5,000.00

\$5,000		\$5,000	\$10,000	

City 2024 award	City 2025 requested	City 2025 award
\$80,000.00	\$150,000	
\$25,000.00	\$21,500	
\$3,000.00	\$4,500	
\$2,900.00	\$4,725	
\$15,000.00	\$18,000	
\$5,000.00	\$5,000	
\$15,000.00	\$25,000	
\$3,500.00	\$7,500	
\$10,000.00	\$10,000	
\$20,000.00	\$12,000	
\$2,000.00	\$8,400	
\$5,000.00	\$2,500	
\$45,000.00	\$65,000	
\$71,324.00	\$90,000	
\$9,858.00	\$10,000	
\$10,000.00	\$20,000	
\$10,000.00	\$30,000	
\$7,500.00	\$7,500	
	\$20,000	
\$5,900.00	\$5,850	
\$10,000.00	\$10,000	
	\$50,000	
\$5,000.00	\$20,000	
	\$5,000	
	\$25,000	
	\$20,000	

\$75,000.00	\$150,000	
	\$797,475	\$0.00

2024 Total Requested

2024 Total Awarded

\$ 558,178.00	\$ 458,982.00
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County amount awarded 2021	County amount award 2022	County amount awarded 2023	County amount awarded 2024
\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
		\$ 45,000.00	
\$ 1,500.00	\$ 1,500.00		\$ 2,000.00
\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
			\$ 2,000.00
	\$ 1,955.00	\$ 2,000.00	\$ 2,000.00
		\$ 6,000.00	\$ 6,000.00
\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
\$ 17,711.00	\$ 25,000.00	\$ 20,800.00	\$ 28,643.00
\$ 30,000.00	\$ 18,750.00		\$ 20,000.00
\$ 25,000.00	\$ 23,557.00	\$ 32,000.00	\$ 40,000.00
		\$ 6,000.00	\$ 6,000.00
		\$ 20,000.00	\$ 20,000.00
			\$ 6,000.00
			\$ 2,500.00
			\$ 5,000.00

			\$ 55,000.00
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CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: January 21, 2025

CATEGORY: CITY MANAGER'S REPORT

CAPTION: 2024 Year-End Review of Police and Fire/EMS Departments. (Brian Vorauer, Police Chief & Lynn Bizzell, Fire Chief)

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:

None

APPROVAL/REVIEW:

Date: January 14, 2025

Leticia Vacek, City Secretary



Date: January 14, 2025

William McKamie, City Attorney



Date: January 15, 2025

Leticia Vacek, City Secretary



Date: January 17, 2025

Clinton Bailey, City Manager



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: January 21, 2025

CATEGORY: ITEMS FOR FUTURE AGENDA

CAPTION: City Manager Bailey will review the List with the Council.

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 List 02-04-2025

APPROVAL/REVIEW:

Date: January 14, 2025

Leticia Vacek, City Secretary



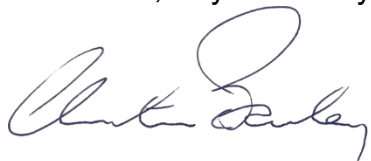
William McKamie, City Attorney

Date: January 14, 2025



Leticia Vacek, City Secretary

Date: January 15, 2025



Clinton Bailey, City Manager

Date: January 17, 2025

City Council Future Agenda Items/Meetings

February 4, 2025

2/04	Market Sq Redevelopment Appointments/Resolution	Action	Andrea Schmidt	Parks/Rec Dir
2/04	3 ORDs- ROW, Annex, Zone@648/652 Postoak	Action	Anna Hudson	Dvlpmt Serv Dir
2/04	STR Denial Appeal for 205 W. Creek	Action	“	“
2/04	Appointment - Alternate Municipal Court Judge	Ex Session/Action	Shelley Becker	Municipal Ct
2/04	SKT Architects Design Invoice	Approval	Evan Williamson	Asst Public

Judge Works Dir

Future Agenda Items/Future Council Meetings

2/18	ORD - Restrict drones to protect privacy	Action	Hoover/McKamie	Mayor/City Atty
2/18	MOU w/FISD Municipal Court Case Mgr	Action	Shelley Becker	Municipal
2/18	New Brush Truck for FD-budgeted item	Action	Lynn Bizzell	Fire Chief
2/18	Update on Sidewalk Plan	Action	Kris Kneese	Public Works Dir
2/18	STR Denial Appeal for 502 Eagle Street Unit 102	Action	Anna Hudson	Dir of Dvlpmt Serv
5/20	THF Public Hearing (Housing)	PH/Action	“	“
5/20	Zone Change-PUD @ Oakhaven Ln/Meadow Lark	PH/Action	“	“

Upcoming Meetings/Events

January 2025 - Schedule Council Workshop on Potential Annexations and 1 other Item @ New City Hall East Campus
January 28, 2025 – 2025 Citizen University Class @ 6pm New City Hall East Campus Topic: Get to Know Your City Govt
February 20, 2025 – Appreciation Dinner for Board & Commission Members @ 6pm Hangar Hotel



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: January 21, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Consultation with City Attorney - Former Texas Rangers Foundation 380 Agreement and Ground Lease (Section 551.071)

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: January 14, 2025



Garret Bonn, Assistant City Manager

Date: January 14, 2025



William McKamie, City Attorney

Date: January 14, 2025



Clinton Bailey, City Manager

Date: January 17, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: January 21, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Consider and discuss the appointment, evaluation, reassignment, and/or duties of public officer or employee including the Director of Development Services position. (Sec. 551.074)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Business Visioning

ATTACHMENTS:

None

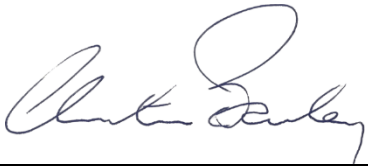
APPROVAL/REVIEW:

William McKamie, City Attorney

Date: January 16, 2025

Leticia Vacek, City Secretary

Date: January 16, 2025



Clinton Bailey, City Manager

Date: January 17, 2025