



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, February 18, 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, February 18, 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 - Pastor Ryan Meyer of Stonewall Trinity Lutheran Church**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges**
4. **COUNCIL COMMENTS**

5. **CONSENT**

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

- A. Consider approval of the Regular City Council Minutes of January 21, 2025. (Leticia Vacek, City Secretary)
- B. Consider the approval of Resolution 2025-04 for a FY2026 Police & Community Safety Robot through the Office of the Governor Criminal Justice Grant Program. (Alyssa Rivera, Community Outreach Liaison)
- C. Consider approval of the purchase and installation of office furniture from DCInteriors Office Furniture for the newly remodeled Law Enforcement Center meeting room in the amount of \$97,591.40. (Brian Vorauer, Chief of Police)

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

- A. 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; Presentation is the same as previous; No Action Required. (Evan Williamson, Interim Development Services Director)
- B. 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. (Evan Williamson, Interim Development Services Director)
 - i. Presentation by applicant
 - ii. Presentation by the Staff
 - iii. Hold Public Hearing
 - iv. No action required
- C. 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. (Evan Williamson, Interim Director of Development Services)

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

7. OTHER ACTION ITEMS AND UPDATES

- A. Consideration and approval of the Juvenile Case Manager Program Interlocal Agreement with the Fredericksburg Independent School District to establish a cooperative framework for the administration and operation of the JCM Program as a strategic measure to prevent and intervene in truancy and fine-only juvenile-related offenses. (Shelley Becker, Municipal Court Judge)
- B. Consider and take action on appeal of Interim Director of Development Services' denial of STR permit for Scott Gallup at 502 South Eagle Street Unit #102 (Tyler Debish, Short Term Rental Specialist)
- C. Consideration and discussion of the possibility in adopting an Ordinance that would regulate drones in order to protect privacy. (Mick McKamie, City Attorney)
- D. Presentation and Discussion of Sidewalk Program Plan. (Sibyl Deckard, Staff Engineer)
- E. Consideration and possible action relating to a request from the Fredericksburg Chamber of Commerce for \$185,000 of HOT Funds for the 2025 Food and Wine Festival. (Jim Mikula, Chamber President/CEO)

8. CITY MANAGER'S REPORT

- A. Update on 2025 Food & Wine Festival. (Jim Mikula and Hayley Wakefield, Fredericksburg Chamber of Commerce)
- B. Legislative Update.

9. ITEMS FOR FUTURE AGENDA

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

10. EXECUTIVE SESSION

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

- A. Consultation with City Attorney - Former Texas Rangers Foundation 380 Agreement and Ground Lease (Texas Government Code Section 551.071).
- B. Consultation with City Attorney Regarding Carleton Schnelle v. City Of Fredericksburg Police Department EEOC Charge No. 451-2024-03544 (Texas Government Code Section 551.071).

11. 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.

12. ADJOURN

CERTIFICATION

This is to certify that I, Leticia Vacek, posted this Agenda at 3 pm on February 14, 2025 on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Leticia Vacek

Leticia Vacek, TRMC/CMC/MMC
City Secretary



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, January 22, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

City Council Members Present

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

City Staff Present

Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Leticia Vacek, City Secretary
Mick McKamie, City Attorney
Krista Wareham, Director of Finance
Tammie Loth, Director of Human Resources
Aaron Anderegg, Director of IT
Brian Vorauer, Chief of Police
Lynn Bizzell, Fire Chief
Kris Kneese, Director of Public Works/Utilities
Sean Doerre, Public Information Officer
Darren Eckhardt, Accounting Coordinator
Shelby Collier, Senior Planner
Tyler Debish, Short Term Rental Specialist
Leslie Ball Embrey, Assistant to the City Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order noting a quorum was present. He also thanked everyone for adjusting their schedule due to the postponement because of inclement weather for the Regular Meeting that was to be held on January 21st.

2. INVOCATION

Jamey Day, Pastor of Faith Baptist Church delivered the Invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledges.

4. CEREMONIAL MATTERS - EMPLOYEE RECOGNITION

Thomas Rivera, Detective with the Police Department was recognized for his completion of the Texas Tech Leadership Program. He described the project he brought forward of implementing an online citizen non-emergency reporting system.

5. COUNCIL COMMENTS

Councilmember Briley acknowledged that there were many folks in attendance for the item awarding HOT Funds and thanked the hospitality workers as they make Fredericksburg a very desirable place to come and stay. He pointed out that native John Stauffer, a Texas Tech Law student had accepted a clerk position with the US House Oversight Committee and wanted to point out that we have a direct DC link and offered his congratulations to John and his family. He reported on his attendance at Coffee with the City Manager and commended Chief Bizzell on his report related to the LA Fires and their horrific impact while noting that Chief Bizzell spoke about the readiness plan of our Fire Department. He made note of Human Trafficking Awareness Month. He also mentioned Monday, February 10th was the last day to vote for the National Museum of the Pacific War who has been nominated for the USA TODAY 10 Best Reader's Choice Award. Lastly, he announced the Chamber's Fun After 5 event on January 23rd with 20 non-profits who will attend with their mission statement.

Councilmember Klein reported on his attendance at the Commissioner's Court Meeting January 13th and noting that Commissioners honored their 5, 10, 15, and 20 year employees for their years of service. He added that Sheriff Chris Ayala spoke on revamping his department. He also reported that the County is developing a new logo which can be seen at the next meeting.

Mayor Pro-Tem Kirchner reported attending the Book Festival last Saturday noting it was a great time. She thanked County Librarian, Ericka Caputo and the Friends of the Written Word who put the book festival together. That evening, she added that she had the honor to preside over the Fire & EMS Officer Installation and Awards Dinner on behalf of Mayor Hoover. She stated that we are in good hands with our Fire and EMS Staff. Lastly, she reported that last week the State Comptroller announced their bi-annual revenue estimate of \$23.8 billion in surplus for the state and \$28.5 billion in the state's rainy day fund. She reported that the Legislative Session has begun and the bills are being filed; many of them affecting small cities. She added that she would monitor their progress and would share that information.

Councilmember Watson stated that he had no 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 on Main Street (Jennifer Krupa, Assistant Parks and Recreation Director/Special Events Coordinator)
- i. Fourth of July Parade-Friday, July 4th at 10:00 am
 - ii. Gillespie Co. Fair Parade-Friday, August 22nd at 10:00 am
 - iii. Light the Night Christmas Parade-Friday, December 5th at 6:30 pm with an inclement weather date of Friday, December 12th.
- 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)

Councilmember Klein moved to approve Items 6A-6G under the consent agenda. Councilmember Watson seconded the motion. The motion carried unanimously.

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)

Councilmember Watson moved to adopt Ordinance 2025-01. Councilmember Klein seconded the motion. The motion carried unanimously.

- 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)

Mayor Hoover stated that said item would be postponed to the next meeting as their representative was scheduled to attend yesterday.

- 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)

City Attorney McKamie presented said item noting that the Ordinance covers any type of boarding home facility providing for registration, background check, operating provisions and for inspections of the homes. Mayor Pro-Tem Kirchner referenced the Ordinance asking that the difference between registration and permitting be informed due to section 2.54 exempts all from being permitted. Mr. McKamie stated that any operation that has a group residence (licensed by the State or Federal Govt) is required to be registered; emergency services would need to know where the groups reside. He added that the permitting is required to cover a sober home operation. He added that they were similar requirements. Mayor Pro-Tem also asked if there was a location distance requirement from a school. Mr. McKamie stated the exception would be if the State Dept of Corrections licenses a half-way home for release of inmates; they do have separation of school requirement in their licensing. In response to Councilmember Briley's question related to the Fair Housing Act; Mr. McKamie stated that we have limited authority to restrict location in a residential area. Mayor Hoover asked if this was a new trend and if that is what was driving this. Mr. McKamie stated that he represents cities when they are sued on said issues and replied that this was not a new trend but more of a national trend noting cities have Ordinances that are a generation behind on regulation and would not want to be behind. Mayor Hoover thanked Mr. McKamie.

Mayor Pro-Tem Kirchner moved to adopt Ordinance 2025-02. Councilmember Klein seconded the motion. The motion carried unanimously.

- 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

Mrs. Collier announced that said item would be postponed to February and re-noticed as the required public hearing was noticed for Tuesday. Councilmember Watson noted that their CEO requested their item be heard on February 18th.

- 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.

Mrs. Collier reported that said Public Hearing would require to be re-noticed for February 18, 2025.

- 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

Mrs. Collier reported that said Public Hearing would require to be re-noticed for February 18, 2025.

- 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

Mrs. Collier reported that said Public Hearing would require to be re-noticed for February 18, 2025.

8. OTHER ACTION ITEMS AND UPDATES

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

Mr. Eckhardt presented said item. Mayor Hoover and the City Council reviewed each organization's request. Mayor Hoover asked each organization to be innovative and bring new ways of attracting more visitors to experience something new. He asked all to consider something different rather than request the same amount of funding and doing the same as has been done previously. He noted that in his viewpoint; for a brand new request, \$10,000 is what he believed to be adequate so long as all the other requirements are met. If the requested amount is for more funding; he asked that requestors come back next year and prove to the Council that you were able to fulfill that with data.

Councilmember Klein moved to approve the funding per Organization as denoted below for a total of \$519,975 subject to consider the Der Stadt Friedhof Cemetery request after the County Commissioners allocate their HOT Grant Funding. Councilmember Watson seconded the motion. The motion carried unanimously to approve the following allocations for the 2025 City of Fredericksburg Hotel

Occupancy Tax Grant Funding:

- Admiral Nimitz Foundation (National Museum of the Pacific War) - \$150,000
- Church of the Colored People of Gillespie County - \$21,500
- Der Stadt Friedhof Cemetery - \$45,000
- Die Kunstler Von Fredericksburg - \$4,500
- Flavory TX (Holiday Prelude) - \$5,000
- Flavory TX (Restaurant Week) - \$10,000
- Fredericksburg Art Guild - \$4,725
- Fredericksburg Chamber of Commerce (Christmas Parade) - \$18,000
- Fredericksburg Farmers Market - \$5,000
- Fredericksburg Junior Chamber of Commerce (Crawfish Festival) - \$15,000
- Fredericksburg Music Club - \$7,500
- Fredericksburg Parks Foundation (Party in the Park) - \$10,000
- Fredericksburg Rotary Club Foundation, Inc. (Craft Beer Festival) - \$10,000
- Fredericksburg Theater Company - \$7,000
- Friends of Gillespie County Country Schools - \$8,400
- Frontier History Company - \$5,850
- German Choirs of Fredericksburg - \$2,500
- Gillespie County Fair & Festival Associations - \$30,000
- Gillespie County Historical Society (Renovations) - \$90,000
- Gillespie County Historical Society (Home Tour) - \$10,000
- Heritage School (Eisbahn) - \$10,000
- Oktoberfest/PCAA - \$15,000
- Stonewall Chamber of Commerce (Peach JAMboree) - \$10,000
- Systems Go (Rockets 2024) - \$5,000
- Texas Cellos (Fredericksburg Music Festival) - \$10,000
- Texas Wine Auction (Gala) - \$10,000
- Texas Wine Auction (Auction) - \$0.

9. CITY MANAGER'S REPORT

A. 2024 Year End Review of Police and Fire/EMS Departments.

Police Chief Brian Vorauer presented his year-end report of Incidents and Calls for Service, Stops, Accidents, Arrests, etc. Councilmember Watson asked if he saw the need for more officers. Chief replied that not at this time; but did see the need for a couple promotions. With regards to the officer positions, all have been hired exception one and are close to being fully staffed. Chief Vorauer also mentioned that on February 3, 2025, four cadets will start the Police Academy. Councilmember Klein asked if construction at the LEC had started. Chief Vorauer replied that he has met with the contractor but construction has not started. He also stated that he reached out to Shelby Collier with regards to the required construction permitting and she was very helpful. Mayor Hoover and the City Council thanked Chief Vorauer for the Police Staff service.

At this time, Mayor Hoover called for a 7-minute recess.

Fire Chief Lynn Bizzell presented the 2024 Operational Report for Fire and EMS year-end report consisting of comparisons to 2023 year showing a 10.5% increase in 2024. The report consisted of Basic Incident Types and Emergency Medical Service Incidents, Brush Fires, Detail of Calls, Mutual Aid Incidents,

Transfers, etc.

Mayor Hoover asked of the increase in incidents and trends. Chief Bizzell noted that the staffing and the resources need to keep up with the growth. He also added that they recently received whole blood, which can improve the survival chance the quicker the injured can receive the whole blood transfusion. Chief Bizzell thanked the team including Amy and David for making that happen. City Manager Bailey thanked the Police, and Fire/EMS Departments noting that they are trying to obtain a spot on the County Agenda to make said presentations to the Commissioners. He also noted a lot of good things are coming out of the relationship with the new County Sheriff.

10. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey reviewed the List with the Council.

Councilmember Briley noted he and Mayor Pro-Tem Kirchner were requesting an agenda item on an Ordinance limiting the location of Vape Shops as it relates to schools. He said most concerning was the availability to kids. Mr. McKamie stated that he has a draft that was sent to Planning Department for review.

Mayor Pro-Tem Kirchner noted that she did not think said item would be ready by February 4th, while the February 18th agenda was heavy with agenda items. After due consideration, it was agreed that the Vape Ordinance would be placed on the March 4th agenda. Mayor Pro-Tem Kirchner noted that there are state-wide bills to address regulating THC vaping. City Manager Bailey reminded the Council of the upcoming Special Council Meeting on January 16th noting the items for discussion on potential annexation, extension of streets, and funding and operations of EDC, CVB, and Chamber.

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)

Mayor Hoover recessed the meeting into executive session at 3:29 pm. Mayor Hoover reconvened the regular meeting at 4:14 pm.

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. No action was taken.

13. ADJOURN

Mayor Hoover adjourned the meeting at 4:15 pm while thanking his Council Colleagues on the manner in which the HOT Grant Funding item was accomplished.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Police Department
TO: Mayor & City Council Members
FROM: Brian Vorauer, Police Chief
MEETING DATE: February 18, 2025

CATEGORY: CONSENT

CAPTION: Consider the approval of Resolution 2025-04 for a FY2026 Police & Community Safety Robot through the Office of the Governor Criminal Justice Grant Program. (Alyssa Rivera, Community Outreach Liaison)

PRESENTATION:

SUMMARY:

The Fredericksburg Police Department is seeking an opportunity to purchase a law enforcement robot through the Office of the Governor, Criminal Justice Grant Program, FY2026.

BACKGROUND:

One underlying challenge the Fredericksburg Police Department faces is the increasing complexity and danger of responding to high-risk situations in a rapidly growing demographic area. Potential situations include bomb threats, active shooter incidents, or hostage situations. Officers are placed in immediate danger when responding to these events, requiring careful tactics and resources to minimize harm. Additionally, there's a growing demand for real-time information, rapid response to incidents, and efficient management of crime scenes, all of which can stretch the department's human and technological resources.

A robot can effectively address these challenges by serving as a first responder in high-risk situations, significantly reducing officers' exposure to potential dangers. Equipped with advanced tools such as a digital video recorder, an auxiliary claw camera, and various specialized sensors, the Mini-Caliber Robot can swiftly assess hazardous environments, collect crucial data, and perform vital tasks like reconnaissance, inspections, and intelligence gathering. These advanced integrated tools allow law enforcement to gather critical information and make informed decisions without placing officers in harm's way.

FUNDING SOURCE: Office of the Governor, Criminal Justice Grant Program, FY2026. There is a minimum of \$10,000 for funding requests through this funding stream.

FINANCIAL IMPACT: The City of Fredericksburg will not experience a financial impact due to this grant opportunity. No cash match is required for this grant.

STAFF RECOMMENDATION:

It is recommended that the Mayor and City Council approve the Resolution as written to pursue the Police & Community Safety Robot grant opportunity.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Resolution 2025-04 Grant submisison (PD)

APPROVAL/REVIEW:

Brian Vorauer, Police Chief

Date: February 07, 2025



William McKamie, City Attorney

Date: February 07, 2025



Leticia Vacek, City Secretary

Date: February 07, 2025



Clinton Bailey, City Manager

Date: February 13, 2025

Resolution 2025-04

WHEREAS, The City of Fredericksburg finds it in the best interest of the citizens of Fredericksburg, Texas, that the Advancing Police & Community Safety with Robotics be operated for the 2026 fiscal year; and

WHEREAS, the City of Fredericksburg, Texas agrees to provide applicable matching funds for the said project as required by the Office of the Governor, Criminal Justice Grant Program grant application; and

WHEREAS, the City of Fredericksburg, Texas agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Fredericksburg, Texas assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, the City of Fredericksburg, Texas designates the City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Fredericksburg, Texas approves submission of the grant application for the Advancing Police & Community Safety with Robotics to the Office of the Governor.

PASSED AND APPROVED on this the 18th day of February, 2025.

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, TRMC, CMC, MMC
City Secretary

Grant Number: 5408901



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Police Department
TO: Mayor & City Council Members
FROM: Brian Vorauer, Police Chief
MEETING DATE: February 18, 2025

CATEGORY: CONSENT

CAPTION: Consider approval of the purchase and installation of office furniture from DCInteriors Office Furniture for the newly remodeled Law Enforcement Center meeting room in the amount of \$97,591.40. (Brian Vorauer, Chief of Police)

PRESENTATION:

SUMMARY:

Consider approval of the purchase and installation of office furniture from DCInteriors Office Furniture for the newly remodeled Law Enforcement Center meeting room budgeted in the 2025 Fiscal Year Budget in the amount of \$97,591.40.

BACKGROUND:

The Law Enforcement Center (LEC) meeting room remodel was approved by City Council during the January 7, 2025, regular City Council Meeting. This remodel will take approximately 6 weeks to complete and will provide the police department with a sergeant's office, two squad rooms, one report room, one briefing room, a records area, a receptionist's office, a soft interview room, additional storage, and a break room. These new spaces will need to be furnished with the appropriate office furniture and furnishings to be utilized. During the 2025 Fiscal Year budget process, a total of \$450,000 was approved for this project. Approximately \$200,000 has been allocated for the remodel and approximately \$100,000 will be allocated for office furniture and furnishings, if approved, accounting for \$300,000 of the \$450,000 approved in budget. The office furniture and furnishings will be purchased from DCInteriors Office Furniture and will take approximately 4 - 6 weeks to deliver after the purchase order has been received.

FUNDING SOURCE: Fiscal Year 2025 General
Fund - Police Department

FINANCIAL IMPACT:
\$97,591.40

STAFF RECOMMENDATION:

Staff recommends approving the purchase and installation of office furniture and furnishings from DCInteriors Office Furniture for the Law Enforcement Center Meeting Room Remodel in the amount of \$97,591.40.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Workforce

ATTACHMENTS:

1. TX25004_Gillespie Law Enforcement_BOM_Rev1
2. TX25004_Gillespie Law Enforcement_DWG_Rev1

APPROVAL/REVIEW:

Brian Vorauer, Police Chief

Date: February 07, 2025



William McKamie, City Attorney

Date: February 07, 2025



Leticia Vacek, City Secretary

Date: February 13, 2025



Clinton Bailey, City Manager

Date: February 13, 2025

DC Interiors
6860 Alamo Downs Parkway
San Antonio TX 78238
Ph: 210-521-9900

Bill of Materials



Cage Code: 3YCV2

Prepared For:	Project #:	TX25004_Rev1	2/6/2025
Gillespie County	Sales Rep:	Jessica Cevallos/jv	
City of Fredericksburg TX	Notes:	See Contracts Quoted Line 1 Below	

Gillespie County Law Enforcement Center

** PRELIMINARY / PLEASE FINALIZE FINISHES / SEE ACCOMPANYING DESIGNS **

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
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Contracts

1		1	CONTRACTS	CONTRACTS QUOTED:	\$0.00	\$0.00
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2/90 Sign Systems: Open Market
Ghent: E&I #EI00237
Great Openings: Tips #210305
Hon: Omnia #R191804
Tennsco: Open Market

Subtotal: \$0.00

Foyer

	2	C4	4	HHCG11	Soothe Guest seating single-seat arms	\$659.33	\$2,637.32
				.S	Charcoal Urethane		
				\$(2)	Grade 2 Uph		
				...	Skipped Option		
				.PR8	Silver Texture		
	3	C5	1	HHCG21	Soothe Two-seat w/ outer arms	\$1,089.99	\$1,089.99
				.S	Charcoal Urethane		
				\$(2)	Grade 2 Uph		
				...	Skipped Option		
				.PR8	Silver Texture		
	4	S1	1	2605	Colossus Series Display Case, 392lbs, 66"H X 60"W X 20"D	\$2,527.81	\$2,527.81
				~	Undecided		
				~	Undecided		
				FOB	FOB Factory - Lebanon, OH		
	5	T3	1	HT29AL60	Preside 29.5H Angled Leg for 60W Top	\$740.13	\$740.13
				\$(P2)	P2 Paint Opts		

Prepared For:
Gillespie County
City of Fredericksburg

TX

Project #: TX25004_Rev1
Sales Rep: Jessica Cevallos/jv
Notes: See Contracts Quoted Line 1 Below

2/6/2025

Gillespie County Law Enforcement Center

** PRELIMINARY / PLEASE FINALIZE FINISHES / SEE ACCOMPANYING DESIGNS **

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
	6	T3	1	.PR6 HTLC3060	Silver Preside 60W x 30D Rectangular Shaped Laminate Top	\$254.12 \$254.12
				.G	2MM/Flat	
				H	Bourbon Cherry	
				.N	No Grommets	
	7	T4	2	\$(L1STD)	Grd L1 Standard Laminates	\$301.38 \$602.76
				.H	Bourbon Cherry	
				HFTLR12	Flock Rectangle Table Laminate	
				.N	No Grommet	
				.0	No Ports	
				\$(L1STD)	Grd L1 Standard Laminates	
				.H	Bourbon Cherry	
				.TS	Tapered Square Leg	
				\$(P2)	P2 Paint Opts	
				.PR8	Silver Texture	
				Subtotal:		\$7,852.13

Interview Rm.

	8	C1	4	H5723	Volt 5720 Series Task Pneu Swivel Synchro Tilt Tension	\$254.92 \$1,019.68
				.S	All Surface Caster	
				\$(2)	Grade 2 Uph	
				...	Skipped Option	
	9	S2	1	.T	Black	\$789.89 \$789.89
				HFSC183664A	Flagship Stg Cab 64 1/4Hx36Wx18D A Pulls&4 Adj Shlf	
				.L	Standard Random Key Lock	
				\$(P1)	P1 Paint Opts	
	10	T5	1	.P28	Fossil	\$428.64 \$428.64
				HCT29MT	Arrnge Seated Hght T-legs for 30D Srfc - 2 bases	
				\$(P2)	P2 Paint Opts	
				.PR8	Silver Texture	
	11	T5	1	HCTRECT3072	Arrange Table 30" x 72" Rectangle Top	\$267.85 \$267.85

Prepared For:
Gillespie County
City of Fredericksburg TX

Project #: TX25004_Rev1
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2/6/2025

Gillespie County Law Enforcement Center

** PRELIMINARY / PLEASE FINALIZE FINISHES / SEE ACCOMPANYING DESIGNS **

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
			.N	No Grommet		
			\$(L1STD)	Grd L1 Standard Laminates		
			.H	Bourbon Cherry		
			.H	Bourbon Cherry		
					Subtotal:	\$2,506.06

Reception/Records

	12		7	HF23C	Lock Core Replacement Kit Brushed Chrome	\$24.32	\$170.24
				.X101E	101E		
	13	C1	2	H5723	Volt 5720 Series Task Pneu Swivel Synchro Tilt Tension	\$254.92	\$509.84
				.S	All Surface Caster		
				\$(2)	Grade 2 Uph		
				...	Skipped Option		
				.T	Black		
	14	D1	1	H105093	10500 Series 9-1/2Wx22-3/4Dx28H Narrow B/B/F Ped	\$354.71	\$354.71
				\$(L1STD)	Grd L1 Standard Laminates		
				.H	Bourbon Cherry		
	15	D1	1	H105692	10500 Series Cred Shell 48W x 24D x 29-1/2H	\$321.18	\$321.18
				\$(L1STD)	Grd L1 Standard Laminates		
				.H	Bourbon Cherry		
				H	Bourbon Cherry		
	16	D1	1	HFLDGRMT3	Field Installable Grommet-Black-for 3" Dia Hole	\$19.39	\$19.39
	17	D2	1	HHATB3S2LT	3 Stage 2 Leg Rectangle T Foot	\$386.16	\$386.16
				\$(P2)	P2 Paint Opts		
				.PR6	Silver		
				.X	Standard Glide		
				.MEM	Memory Preset		
	18	D2	1	HHATW2442CT	42W x 24D Rect Worksurface - C/T Base	\$155.04	\$155.04
				\$(L1STD)	Grd L1 Standard Laminates		
				.H	Bourbon Cherry		

Prepared For:
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Notes: See Contracts Quoted Line 1 Below

2/6/2025

Gillespie County Law Enforcement Center

** PRELIMINARY / PLEASE FINALIZE FINISHES / SEE ACCOMPANYING DESIGNS **

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
	19	S3	4	.H	Bourbon Cherry	
				.G1	1 Grommet - Centered	
				S	Charcoal	
				H9183A	Flagship 36W 3-Drw "A" Pull Lateral 36W 39-1/8H 18D	\$728.54 \$2,914.16
	20	S3	1	.X	OMT Core to Order Key Alike	
				\$(P1)	P1 Paint Opts	
				.P28	Fossil	
				HSISLAFB2P7242S2	Islds Septum/Back Flgsp H 42Hx72W 2 E Pnls Span 2	\$231.23 \$231.23
	21	S3	2	\$(L1STD)	Grd L1 Standard Laminate	
				.H	Bourbon Cherry	
				HSISLAFEYB3642	Islds End Pnl Flagship HT 42Hx36W Septum	\$188.03 \$376.06
				\$(L1STD)	Grd L1 Standard Laminate	
	22	S3	1	.H	Bourbon Cherry	
				HSISLAUT2PYB7236S 6	Islds Top 36Dx72W 2 End Pnls+Back Span 6	\$374.98 \$374.98
				\$(L1STD)	Grd L1 Standard Laminate	
				.H	Bourbon Cherry	
	23	S4	3	.H	Bourbon Cherry	
				H9195A	Flagship 42W 5-Dr "A" Pull Lat64-1/4H 18D	\$1,368.15 \$4,104.45
				.X	OMT Core to Order Key Alike	
				\$(P1)	P1 Paint Opts	
	24	S5	1	.P28	Fossil	
				HFSC183664W	Flagship Bookcase 5-shelf 36"W x 18"D x 64-1/4"H	\$647.96 \$647.96
				\$(P1)	P1 Paint Opts	
				.P28	Fossil	

Subtotal: \$10,565.40

Briefing Rm.

	25	C2	14	HIWMU	Ign 2.0 Mid-back Upholstered (non lumbar)	\$373.70	\$5,231.80
				.Y0	Simple Synchro-Tilt Control		
				.A	Height and Width Adj. Arm		

Prepared For:
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City of Fredericksburg

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2/6/2025

Gillespie County Law Enforcement Center

** PRELIMINARY / PLEASE FINALIZE FINISHES / SEE ACCOMPANYING DESIGNS **

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
			.S	Black All-Surface Caster		
			\$(2)	Grade 2 Uph		
			...	Skipped Option		
			.NL	No Lumbar		
			.SB	Standard Base		
			.T	Black		
26	T1	1	HTLC54168	Preside 168W x 54D Rectangular Shaped Laminate Top	\$964.35	\$964.35
			.G	2MM/Flat		
			H	Bourbon Cherry		
			.N	No Grommets		
			\$(L1STD)	Grd L1 Standard Laminates		
			.H	Bourbon Cherry		
27	T1	1	HTLP168	Preside Laminate Panel Base For 168" W Table Tops	\$486.01	\$486.01
			\$(L1STD)	Grd L1 Standard Laminates		
			.H	Bourbon Cherry		
					Subtotal:	\$6,682.16

Break Area

28	C3	8	HRUCK1L	Ruck Shell Chair	\$274.32	\$2,194.56
			\$(L1STD)	Grd L1 Standard Laminates		
			.LWFE	Field Elm		
			.PR8	Silver Texture		
29	T2	2	HTFXM29	Preside 29.5H X-Base for 36 & 42 Tops	\$299.77	\$599.54
			\$(P2)	P2 Paint Opts		
			.PR6	Silver		
30	T2	2	HTLS36	Preside 36" Square Shaped LaminateTop	\$225.03	\$450.06
			.G	2MM/Flat		
			H	Bourbon Cherry		
			.N	No Grommets		
			\$(L1STD)	Grd L1 Standard Laminates		
			.H	Bourbon Cherry		
					Subtotal:	\$3,244.16

Prepared For:
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Notes: See Contracts Quoted Line 1 Below

2/6/2025

Gillespie County Law Enforcement Center

** PRELIMINARY / PLEASE FINALIZE FINISHES / SEE ACCOMPANYING DESIGNS **

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended	
Sergeant's Rm							
	31	2	HF23S	Contain Satin Removable Lock Core Kit	\$23.60	\$47.20	
			.X102E	102E			
	32	2	HF23S	Contain Satin Removable Lock Core Kit	\$23.60	\$47.20	
			.X103E	103E			
	33	2	HF23S	Contain Satin Removable Lock Core Kit	\$23.60	\$47.20	
			.X104E	104E			
	34	2	HF23S	Contain Satin Removable Lock Core Kit	\$23.60	\$47.20	
			.X105E	105E			
	35	C1	4	H5723	Volt 5720 Series Task Pneu Swivel Synchro Tilt Tension	\$254.92	\$1,019.68
			.S	All Surface Caster			
			\$(2)	Grade 2 Uph			
			...	Skipped Option			
			.T	Black			
	36	D1	4	H105093	10500 Series 9-1/2Wx22-3/4Dx28H Narrow B/B/F Ped	\$354.71	\$1,418.84
			\$(L1STD)	Grd L1 Standard Laminates			
			.H	Bourbon Cherry			
	37	D1	4	H105692	10500 Series Cred Shell 48W x 24D x 29-1/2H	\$321.18	\$1,284.72
			\$(L1STD)	Grd L1 Standard Laminates			
			.H	Bourbon Cherry			
			H	Bourbon Cherry			
	38	D1	4	HFLDGRMT3	Field Installable Grommet-Black-for 3" Dia Hole	\$19.39	\$77.56
	39	S6-L	1	HSTSP652424LFFM	Contain 65Hx24Wx24D Side AcsTwr Plinth MtlFrnt LH FF	\$1,133.65	\$1,133.65
			.BK	Flush Plinth			
			.A	Arch			
			PR0	Anodized Silver			

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City of Fredericksburg

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2/6/2025

Gillespie County Law Enforcement Center

** PRELIMINARY / PLEASE FINALIZE FINISHES / SEE ACCOMPANYING DESIGNS **

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended	
	40	S6-R	3	\$(P1)	P1 Paint Opts		
				.P28	Fossil		
				\$(P1)	P1 Paint Opts		
				.P28	Fossil		
				.NA	Match Case		
				.X	Omit Lock		
				HSTSP652424RFFM	Contain 65Hx24Wx24D Side AcsTwr Plinth MtlFrnt RH FF	\$1,133.65	\$3,400.95
				.BK	Flush Plinth		
				.A	Arch		
				PR0	Anodized Silver		
				\$(P1)	P1 Paint Opts		
				.P28	Fossil		
				\$(P1)	P1 Paint Opts		
				.P28	Fossil		
				.NA	Match Case		
				.X	Omit Lock		

Squad Rm. 1

	41	C1	8	H5723	Volt 5720 Series Task Pneu Swivel Synchro Tilt Tension	\$254.92	\$2,039.36
				.S	All Surface Caster		
				\$(2)	Grade 2 Uph		
				...	Skipped Option		
	42	D1	8	H105093	10500 Series 9-1/2Wx22-3/4Dx28H Narrow B/B/F Ped	\$354.71	\$2,837.68
				\$(L1STD)	Grd L1 Standard Laminates		
				.H	Bourbon Cherry		
	43	D1	8	H105692	10500 Series Cred Shell 48W x 24D x 29-1/2H	\$321.18	\$2,569.44
				\$(L1STD)	Grd L1 Standard Laminates		
				.H	Bourbon Cherry		
	44	D1	8	HFLDGRMT3	Field Installable Grommet-Black-for 3" Dia Hole	\$19.39	\$155.12
						Subtotal:	\$7,601.60

Prepared For:
Gillespie County
City of Fredericksburg

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2/6/2025

Gillespie County Law Enforcement Center

** PRELIMINARY / PLEASE FINALIZE FINISHES / SEE ACCOMPANYING DESIGNS **

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended	
Squad Rm. 2							
	45	C1	8	H5723	Volt 5720 Series Task Pneu Swivel Synchro Tilt Tension	\$254.92	\$2,039.36
				.S	All Surface Caster		
				\$(2)	Grade 2 Uph		
				...	Skipped Option		
	46	D1	8	H105093	10500 Series 9-1/2Wx22-3/4Dx28H Narrow B/B/F Ped	\$354.71	\$2,837.68
				\$(L1STD)	Grd L1 Standard Laminates		
				.H	Bourbon Cherry		
				.T	Black		
	47	D1	8	H105692	10500 Series Cred Shell 48W x 24D x 29-1/2H	\$321.18	\$2,569.44
				\$(L1STD)	Grd L1 Standard Laminates		
				.H	Bourbon Cherry		
				H	Bourbon Cherry		
	48	D1	8	HFLDGRMT3	Field Installable Grommet-Black-for 3" Dia Hole	\$19.39	\$155.12
Subtotal:						\$7,601.60	

Report Rm

	49	C1	4	H5723	Volt 5720 Series Task Pneu Swivel Synchro Tilt Tension	\$254.92
				.S	All Surface Caster	
				\$(2)	Grade 2 Uph	
				...	Skipped Option	
	50	D1	4	H105093	10500 Series 9-1/2Wx22-3/4Dx28H Narrow B/B/F Ped	\$354.71
				\$(L1STD)	Grd L1 Standard Laminates	
				.H	Bourbon Cherry	
				.T	Black	
	51	D1	4	H105692	10500 Series Cred Shell 48W x 24D x 29-1/2H	\$321.18
				\$(L1STD)	Grd L1 Standard Laminates	
				.H	Bourbon Cherry	
				H	Bourbon Cherry	

Prepared For:
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City of Fredericksburg

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2/6/2025

Gillespie County Law Enforcement Center

** PRELIMINARY / PLEASE FINALIZE FINISHES / SEE ACCOMPANYING DESIGNS **

	Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended				
	52	D1	4	HFLDGRMT3	Field Installable Grommet-Black-for 3" Dia Hole	\$19.39	\$77.56				
	53	S7	4	HF23S	Contain Satin Removable Lock Core Kit	\$23.60	\$94.40				
	54	S7	2	.X106E	106E						
				HSFCP283018BBFM	Contain 28Hx30Wx18D B/B/F PersFile Plinth MtlFrnts	\$726.00	\$1,452.00				
				.BK	Flush Plinth						
				.A	Arch						
				PR0	Anodized Silver						
				\$(P1)	P1 Paint Opts						
				.P28	Fossil						
				\$(P1)	P1 Paint Opts						
				.P28	Fossil						
	55	S7	2	HSISLAUTNPB6018 S2	Islds Top 18Dx60W Span 2	\$165.53	\$331.06				
				\$(L1STD)	Grd L1 Standard Laminate						
				.H	Bourbon Cherry						
				.H	Bourbon Cherry						
					56	S7	2	HSLP283018FFM	Contain 28Hx30Wx18D 2H Lateral Plinth MtlFrnts	\$576.81	\$1,153.62
								.BK	Flush Plinth		
								.A	Arch		
								PR0	Anodized Silver		
								\$(P1)	P1 Paint Opts		
				.P28	Fossil						
				\$(P1)	P1 Paint Opts						
				.P28	Fossil						
				.X	Omit Lock						
						Subtotal:	\$6,831.88				

Hallway

57	S8	16	6SS7	65-7/8"H x 18"D x 18"W Personal Metal Locker	\$776.79	\$12,428.64
			TBD	Standard GO Paint Finish		
			LH	Left Hinged		

Prepared For:
Gillespie County
City of Fredericksburg

TX

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2/6/2025

Gillespie County Law Enforcement Center

** PRELIMINARY / PLEASE FINALIZE FINISHES / SEE ACCOMPANYING DESIGNS **

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
			Standard Top	Standard Flat Square Top		
			Metal Door	Metal Door Options		
			LL (Z)	LL Chrome-Nickel Scalloped		
			TBD	Standard GO Front (A, Q, S(B) or S(N) Available)		
			Skip Option	Standard Solid Door		
					Subtotal:	\$12,428.64

Storage

58	S9a	2	ZA693084-4D	Record Archive Storage Rack, 69"w x 30"d x 84"h	\$435.24	\$870.48
			Finish:	TBD		
				*** OPEN MARKET ***		
59	S9b	1	ZA423084-4D	Record Archive Storage Rack, 42"w x 30"d x 84"h	\$274.54	\$274.54
			Finish:	TBD		
				*** OPEN MARKET ***		
					Subtotal:	\$1,145.02

Freight

60		1	Freight	Signage Freight	\$151.20	\$151.20
61		1	Freight	Ghent Freight Charge, Dock Delivery	\$481.75	\$481.75
62		1	Freight	Tennsco Freight Charge, Dock Delivery	\$376.80	\$376.80
					Subtotal:	\$1,009.75

Signage

63		35	M1	2/90 Room Signage	\$103.68	\$3,628.80
			Product Line:	Frame		
			Product Type:	Sign		
			Size:	6" x 8"		
			Endcap Style/Color:	** TBD **		
			Magnetic:	No		
			Window:	No		
			Mount:	** TBD **		

Prepared For:
Gillespie County
City of Fredericksburg

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Notes: See Contracts Quoted Line 1 Below

2/6/2025

Gillespie County Law Enforcement Center

** PRELIMINARY / PLEASE FINALIZE FINISHES / SEE ACCOMPANYING DESIGNS **

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
***** INSERT 1 *****						
			Size:	2" x 8"		
			Magnetic:	No		
			Window:	No		
			Insert Color:	** TBD **		
			Qty:	1		
			Copy Option:	D2S - Direct Print		
			Color:	** TBD **		
			Style:	Logo		
			Note:	Artwork to be provided for customer logo		
***** INSERT 2 *****						
			Size:	4" x 8"		
			Magnetic:	No		
			Window:	Y		
			Window Type:	Traditional		
			Insert Color:	** TBD **		
			Paper Color:	408 - Soft White		
			Qty:	1		
			Copy Options:	LP - Laser Print		
			Copy Color:	** TBD **		
*** OPEN MARKET ***						

Subtotal: \$3,628.80

Services

64	1	DESIGN	DESIGN FEE	\$845.00	\$845.00
65	1	INSTALL	RECEIVE, DELIVER, INSTALL FURNITURE AND REMOVE TRASH DURING NORMAL BUSINESS HOURS, MONDAY-FRIDAY. FREIGHT/PASSENGER ELEVATOR WILL BE USED. NO STAIR CARRY. INCLUDES PROJECT MANAGEMENT. INCLUDES SIGNAGE INSTALLATION.	\$17,125.00	\$17,125.00

Subtotal: \$17,970.00

Grand Total: \$97,591.40

Prepared For:
Gillespie County
City of FredericksburgTX

Project #:
Sales Rep:
Notes:

TX25004_Rev1
Jessica Cevallos/jv
See Contracts Quoted Line 1 Below

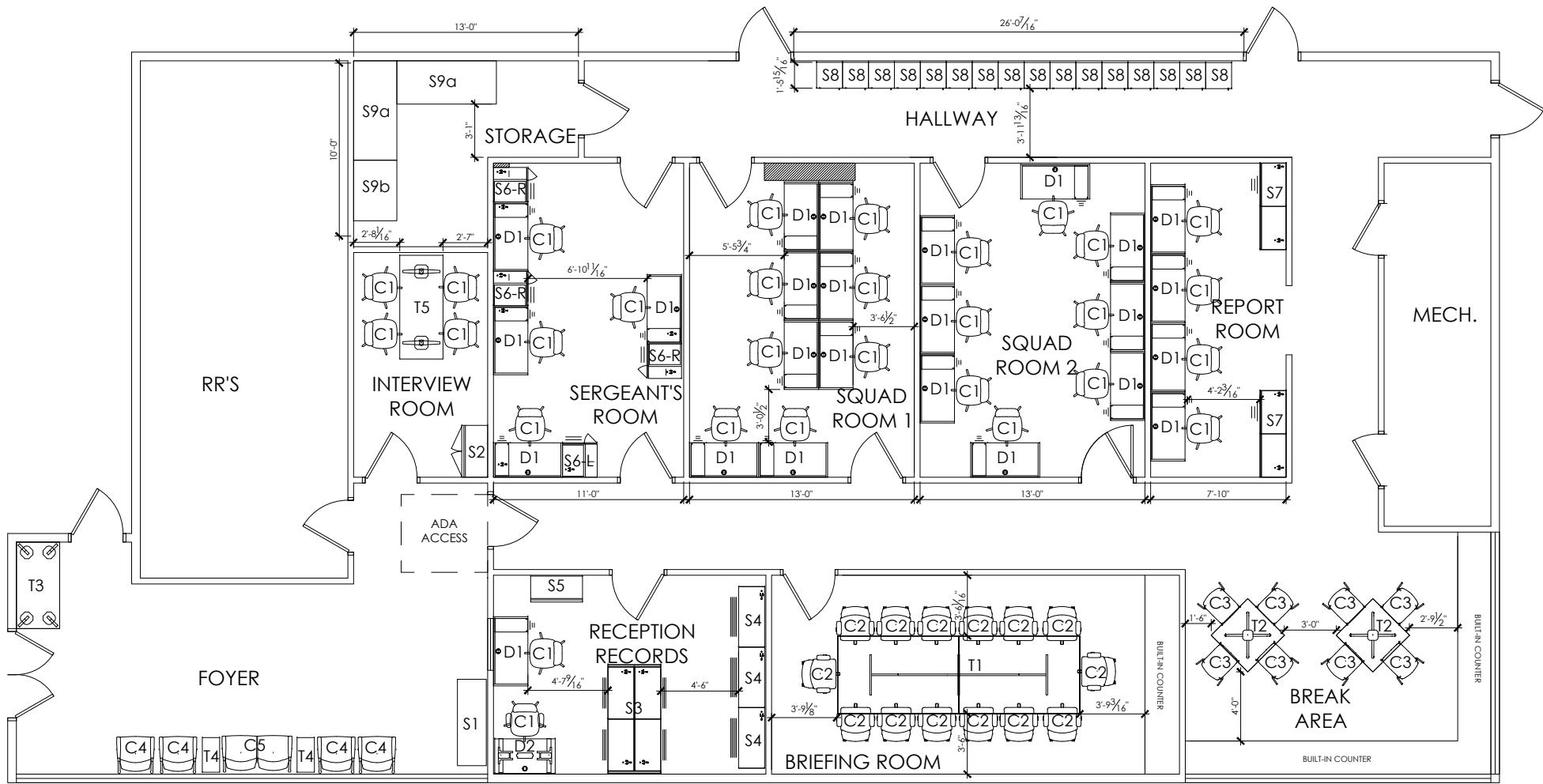
2/6/2025

Gillespie County Law Enforcement Center

** PRELIMINARY / PLEASE FINALIZE FINISHES / SEE ACCOMPANYING DESIGNS **

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
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NOTES:
-DC INTERIORS WILL PROVIDE UP TO 30 DAYS OF FREE STORAGE AFTER RECEIPT OF ORDER. AFTER 30 DAYS CUSTOMER WILL BE CHARGED \$4.00 per SQUARE FOOT FOR STORAGE.
-DUE TO MARKET VOLATILITY, QUOTES ARE VALID FOR 30 DAYS.



NOTE: SIGNAGE TAG M1 NOT SHOWN IN PLAN.
REFER TO SPEC SHEETS FOR DETAILS.

OPTION B

REVIEWED AND APPROVED BY: _____ DATE: _____

PROJECT NAME: Gillespie County Law Enforcement Center

DATE: 1/20/25 REV PRELIM: 1/23/25
 REVISION #: 1 REVISION DATE: 1/28/25
 DRAWN BY: jv
 SCALE: Not to Scale
 DCI Project #: TX25004
 These plans are proprietary and may not be shared.

DC INTERIORS
 6860 ALAMO DOWNS PARKWAY
 SAN ANTONIO, TX 78238
 Phone: 210-521-9900
 www.dcioffice.com

DCInteriors
 OFFICE FURNITURE

JESSICA CEVALLOS
 Cell: 210-777-3904
 jessica@dcioffice.com



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: February 18, 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; Presentation is the same as previous; No Action Required. (Evan Williamson, Interim Development Services Director)

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 right of way in Gillespie County's jurisdiction and the City Limit does not extend across the right of way. Gillespie County has submitted a request to have the City of Fredericksburg annex the section of right of way between W. Live Oak and Smith Road. Two Public Hearings are required for annexation of right of way according to local government code 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

***February 18, 2025* – City Council Public Hearing**

- **Second Public Hearing for the Post Oak Rd. right of way**
- **First Public Hearing for the Parcel**
- **Second Public Hearing for the Parcel's Land Use and Zoning**

March 18, 2025 – City Council

- Consider Ordinance Adoption for Post Oak Rd right of way 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 of 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:

Garret Bonn, Assistant City Manager

Date: February 12, 2025

Evan Williamson, Assistant City Engineer

Date: February 14, 2025



Leticia Vacek, City Secretary

Date: February 14, 2025

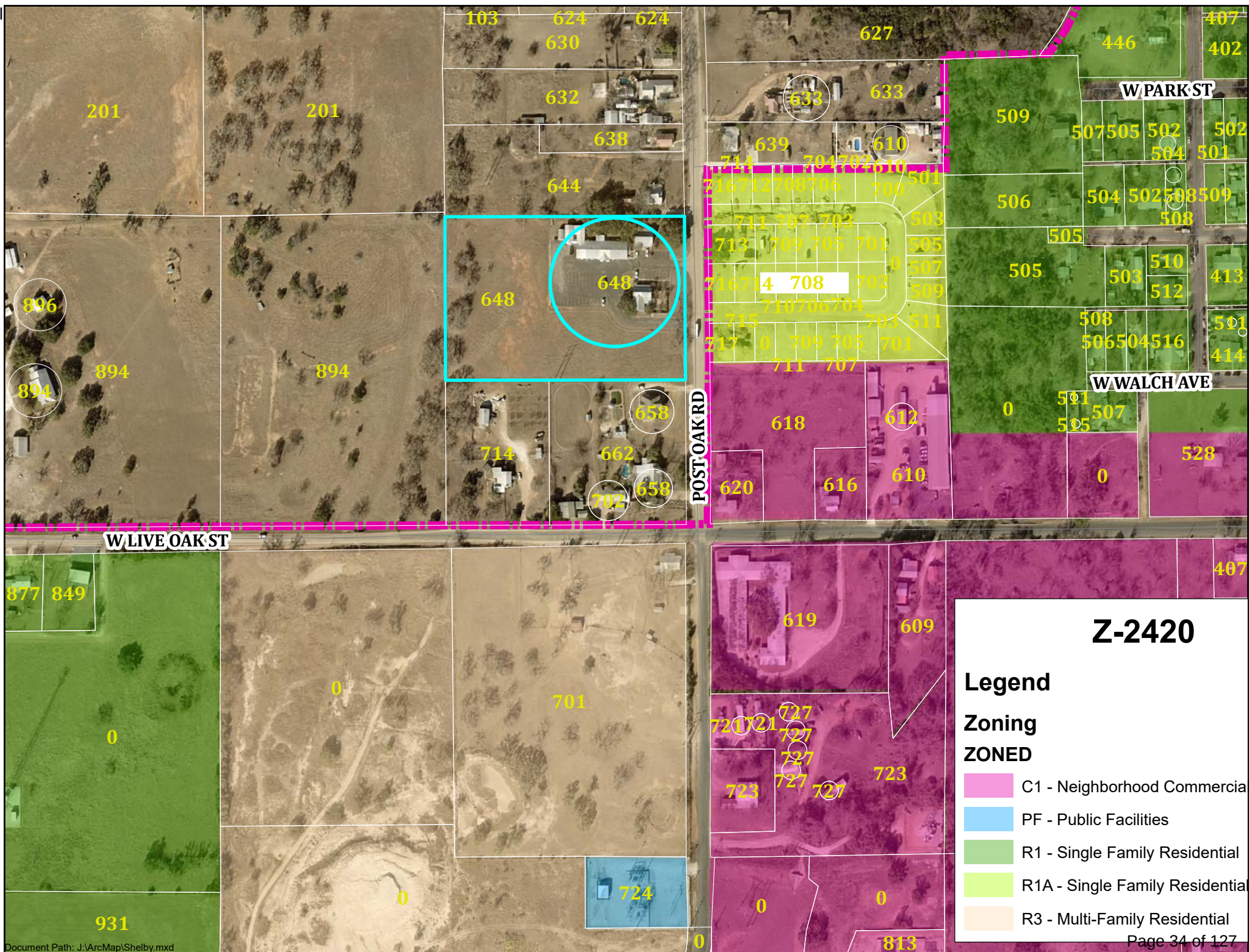


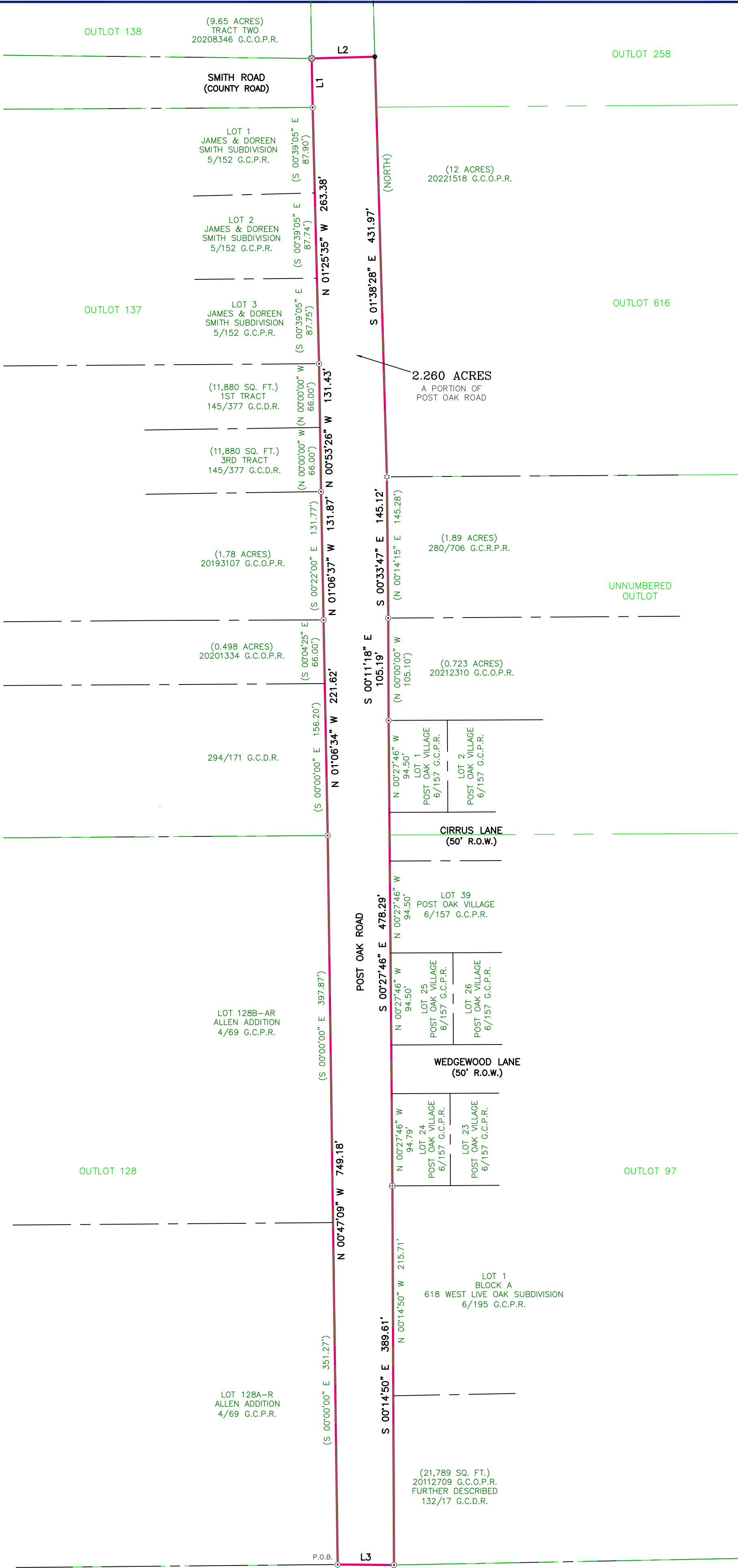
William McKamie, City Attorney

Date: February 14, 2025



Date: February 14, 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 76624
830-363-1211 | F-10193966 | SEARCHERS.NET

LEGEND:

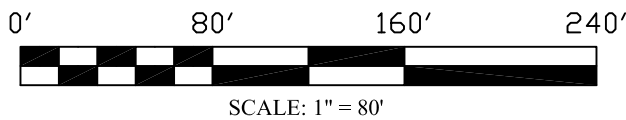
- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND

- 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
- (B.R.G.-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

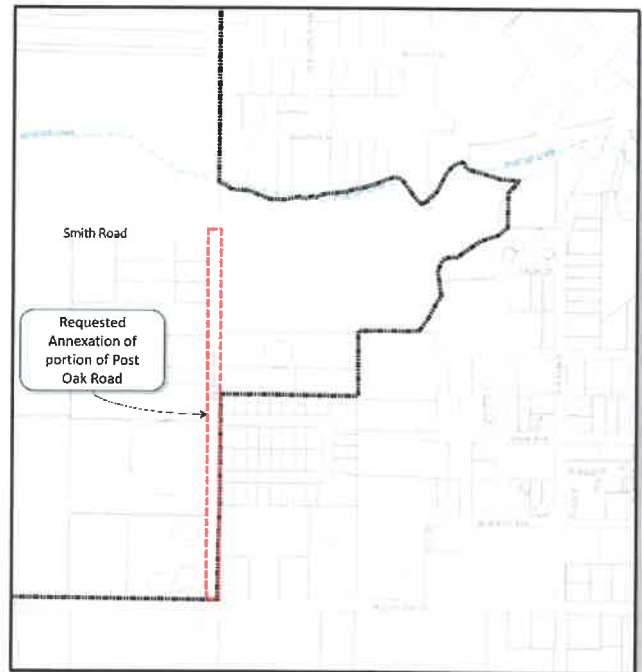


Figure 1



CITY COUNCIL **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: February 18, 2025

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

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. (Evan Williamson, Interim Development Services Director)

- 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: February 13, 2025

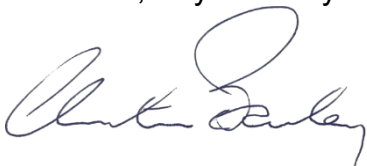
Evan Williamson, Assistant City Engineer

Date: February 14, 2025



William McKamie, City Attorney

Date: February 14, 2025



Clinton Bailey, City Manager

Date: February 14, 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)].

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

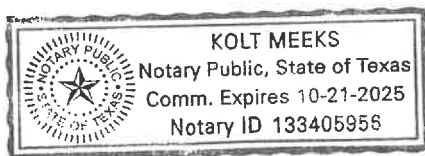
Stephen W. Allen
Signature

Beverly A. Allen
Signature

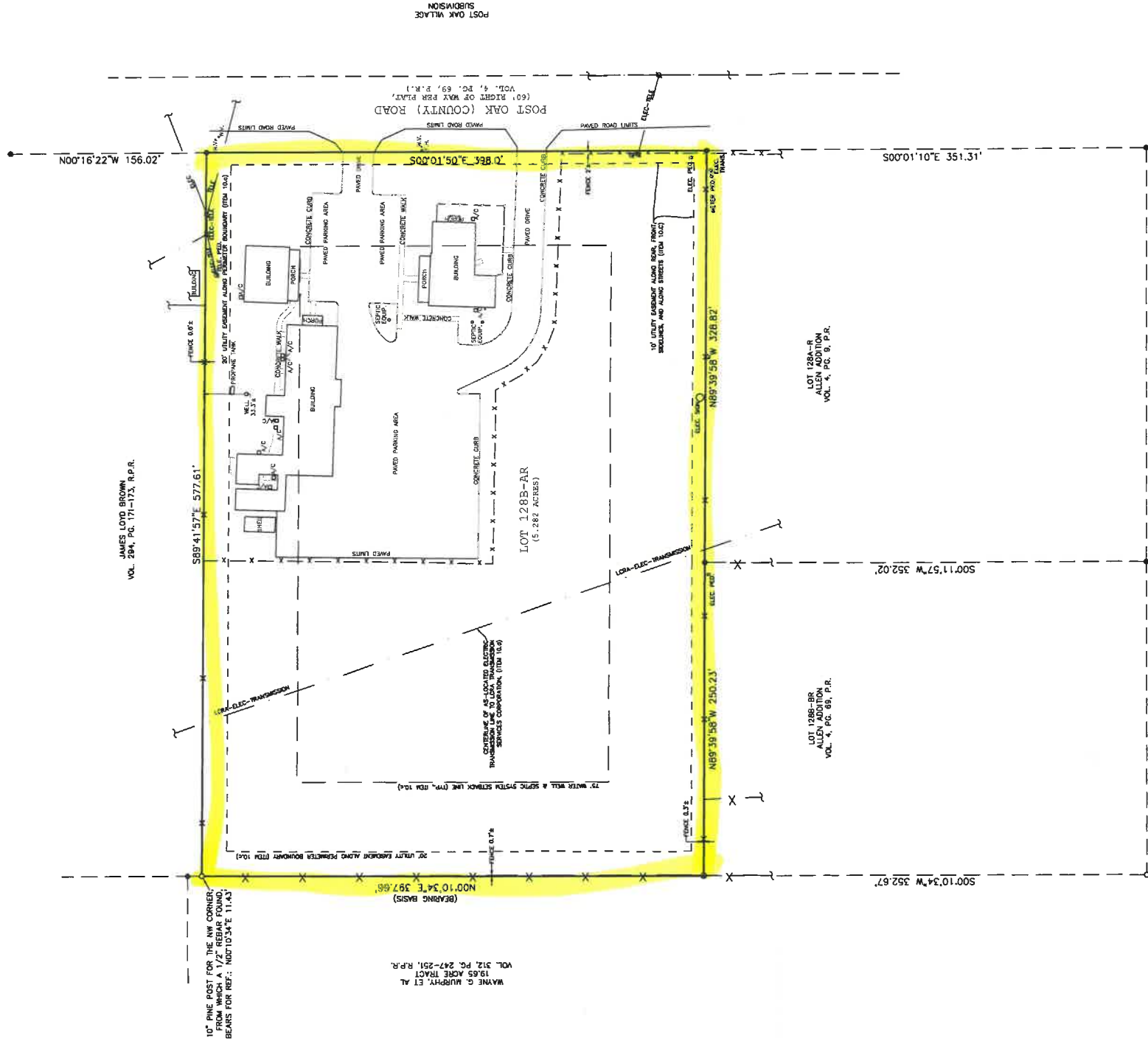
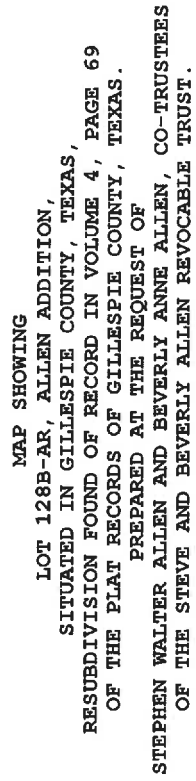
8-30-2024
Date

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



- NOTE: ONLY ADJACENT, OBSERVED ABOVE-GROUND UTILITIES WERE LOCATED AND ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR FURTHER INFORMATION REGARDING THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY, THE SURVEYOR RECOMMENDS THAT THE CLIENT CONSULT WITH THE UTILITY SURVEY TO FIND OR VERIFY BURIED UTILITY LOCATIONS. 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 LIE WITHIN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 4811702268C, 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, GULFSTREAM COUNTY, TEXAS.
8. ORIGINAL MAP SHEET SIZE: 24" x 36".

REPRESENTATION AS TO THE CONDITION OF TITLE. THE EXCEPTIONS FROM COVERAGE INCURRED ON SCHEDULE "B" OF THE POLICY COVERING THE SUBJECT PROPERTY, AFFECTING EASEMENTS IS QUALIFIED AS BEING BASED ONLY ON A BUILDING CONSTRUCTION THAT HAS NOT BEEN COMPLETED. THE EASEMENT PLOTS PURSUANT TO THE GRANTING INSTRUMENT, ITEMS THAT ARE SPECIALLY LOCATABLE ARE SUMMIT HARBOR (SH), ITEMS THAT ARE NOT SPECIALLY LOCATABLE ARE (NSL). THE FOLLOWING ARE THE EASEMENTS, EASEMENT PLOTS, PER COMMENT FOR TITLE INSURANCE REFERENCED IN THE CERTIFICATE OF INSURANCE, SCHEDULE "B".

ITEM 1. BELOW, PER COMMENT FOR TITLE INSURANCE AND RESTRICTIONS

- TWO CHURCHES, MOBILE OR MODULAR HOMES, ETC., VOL. 530, PG. 816-823, O.P.R. (NONE OBSERVED)
- TWO CHURCHES, MOBILE OR MODULAR HOMES, ETC., VOL. 530, PG. 816-823, O.P.R. (NONE OBSERVED)
- TWO CHURCHES, MOBILE OR MODULAR HOMES, ETC., VOL. 530, PG. 816-823, O.P.R. (NONE OBSERVED)

ITEM 10.0. WELL AND SEPTIC SYSTEM, SETBACK LINES, METER POLE, POWER POLES, OVERHEAD ELECTRIC LINES AS SHOWN AND UTILITY EASEMENTS.

- VOL. 4, PG. 69, P.R. (SH)
- VOL. 4, PG. 69, P.R. (SH)
- VOL. 4, PG. 69, P.R. (SH)

ITEM 10.0. ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY (UTILITY)

- VOL. 35, PG. 171-172 D.R. (SH, DESCRIBED ORIGINALLY TO WEST TEXAS UTILITIES, CO.)
- INSTR. NO. 20223325, O.P.R. (SH, AMENDMENT TO LOCA TRANSMISSION SERVICES CORP.)

ITEM 10.0. RIGHT-OF-WAY EASEMENT (UTILITY) TO C.T.E.C., INC.

- VOL. 177, PG. 397-399, D.R. (NSL, UNDEVELOPED)

ITEM 10.1. RIGHT-OF-WAY EASEMENT (UTILITY, 20' WIDE) TO C.T.E.C., INC.

- VOL. 31, PG. 338-339, R.P.R. (NSL)

ITEM 10.0. RIGHT-OF-WAY EASEMENT (UTILITY, 20' WIDE) TO C.T.E.C., INC.

- INSTR. NO. 20063274, O.P.R. (NSL)

CERTIFICATION:

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

THIS IS TO CERTIFY THAT THIS MAP AND PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE 'A' ITEMS: 1, 4, 13, 16, AND 20 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 30, 2024.

DATE OF PLAY OR MAP: SEPTEMBER 20, 2024

SURVEY PROJECT NO.: 2408-13

Cody J. Musick
CODY J. MUSICK
REC. PROF. LAND SURVEYOR NO. 6454

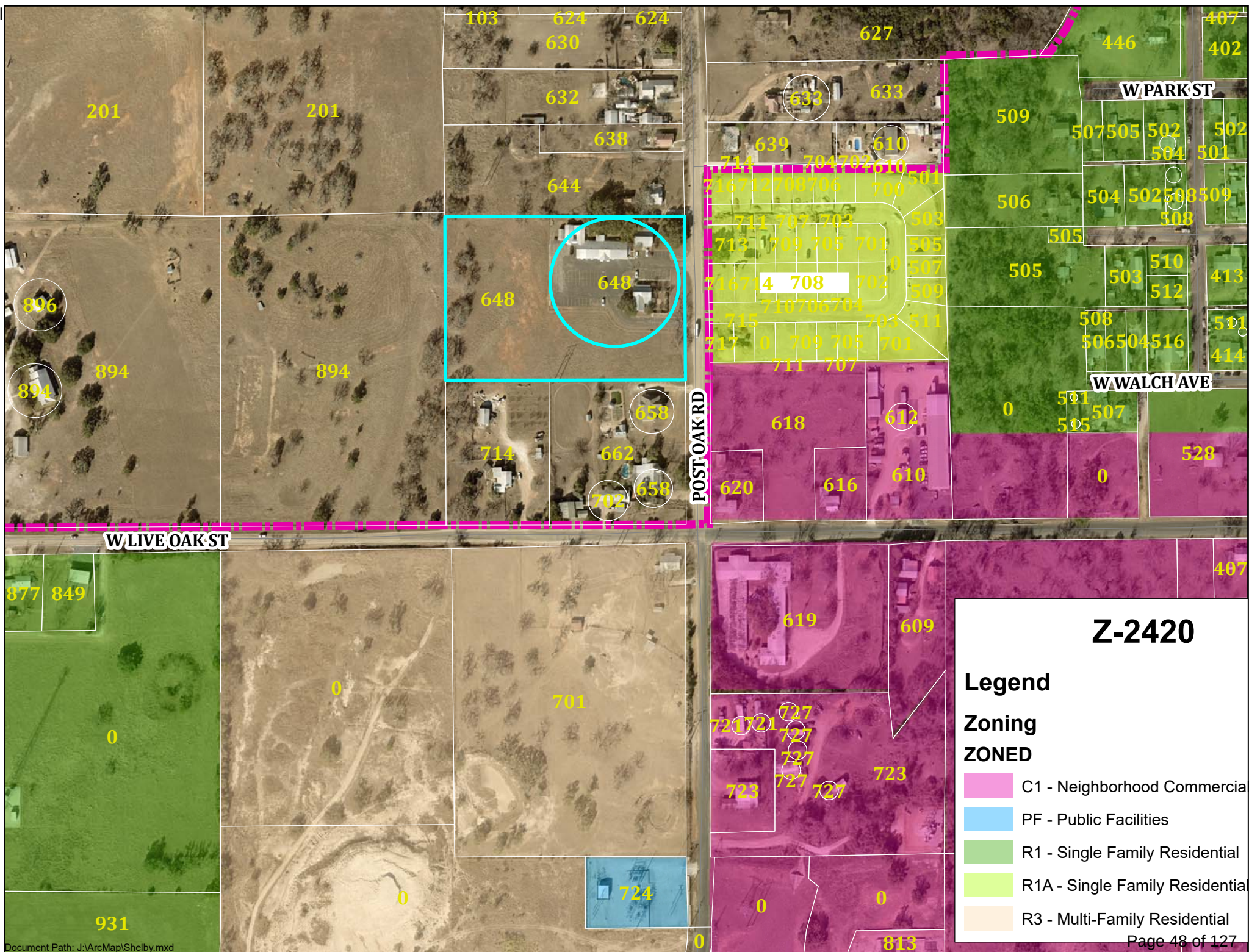


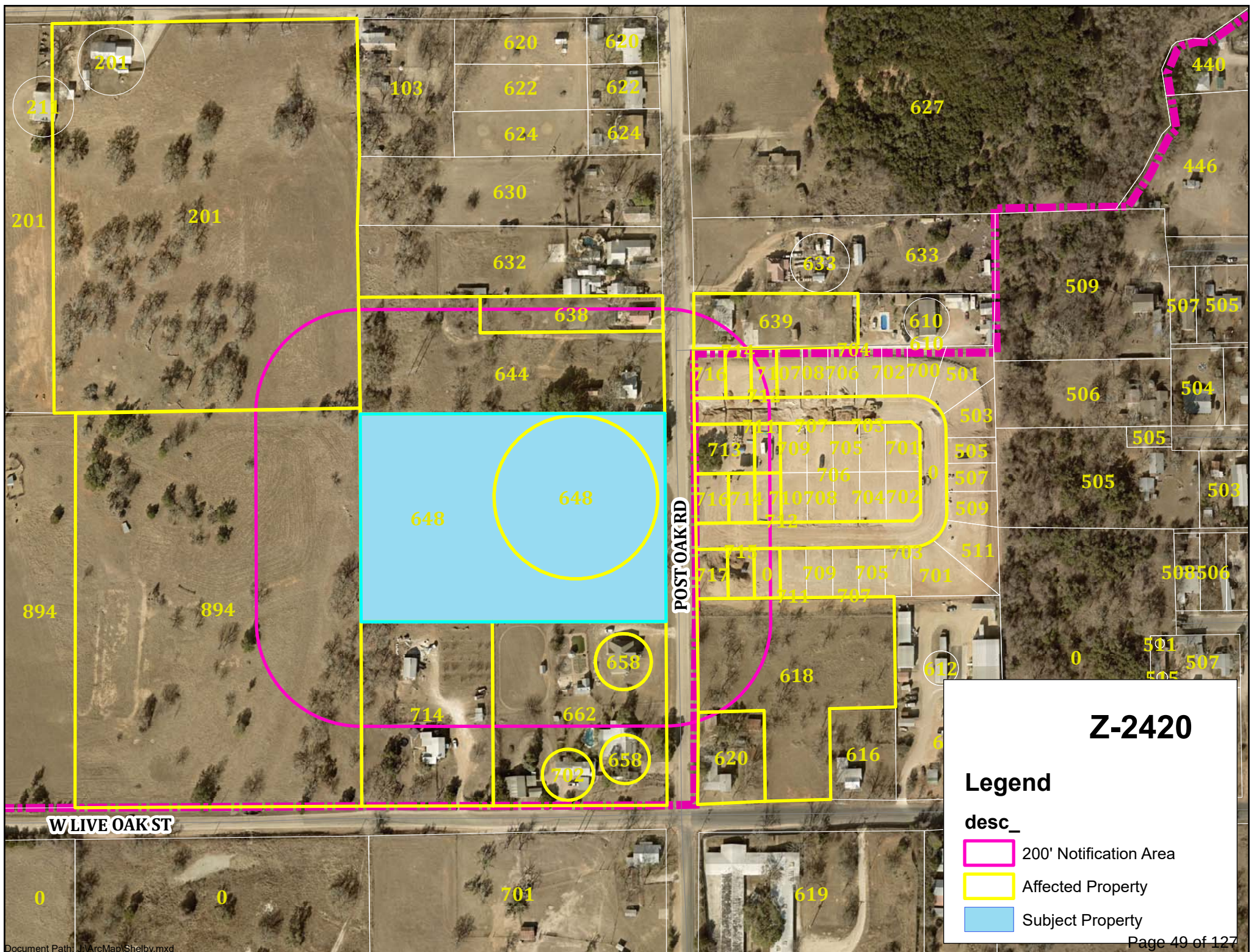
WAYMAKER
LAND ADVISORS & SURVEYORS

1800 W Live Oak St | Fredericksburg, Texas 78624
830-997-3884 | TRIPS@Firm No 10394000
www.waymakerband | info@waymakerband

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Z-2420

Legend

desc_

-  200' Notification Area
-  Affected Property
-  Subject Property



CITY COUNCIL **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: February 18, 2025

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

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. (Evan Williamson, Interim Director of Development Services)

- 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. 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 outside 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 March 18, 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:



Garret Bonn, Assistant City Manager

Date: February 12, 2025

Evan Williamson, Assistant City Engineer

Date: February 14, 2025



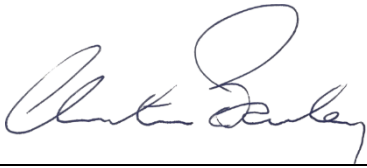
William McKamie, City Attorney

Date: February 14, 2025



Leticia Vacek, City Secretary

Date: February 14, 2025

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

Clinton Bailey, City Manager

Date: February 14, 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)].

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.

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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

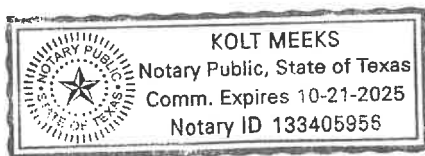
Stephen W. Allen
Signature

Beverly A. Allen
Signature

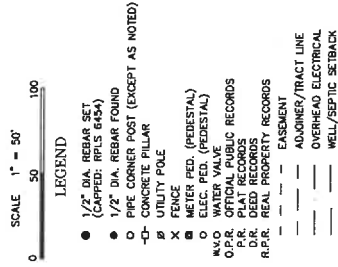
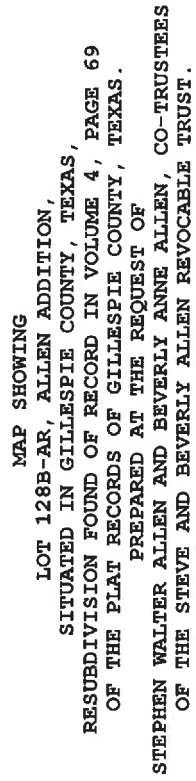
8-30-2024
Date

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



DATE OF PLAY OR MAP: SEPTEMBER 20, 2024

REFERENCE IS HERETO MADE TO FREDERICKSBURG TILES, INC.'S COMMITMENT FOR
TITLE INSURANCE C.F. NO. 2024319, WITH AN EFFECTIVE DATE OF SEPTEMBER 3,
2024 AT 4:00PM, HAVING BEEN ISSUED SEPTEMBER 6, 2024 AT 1:50PM.

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



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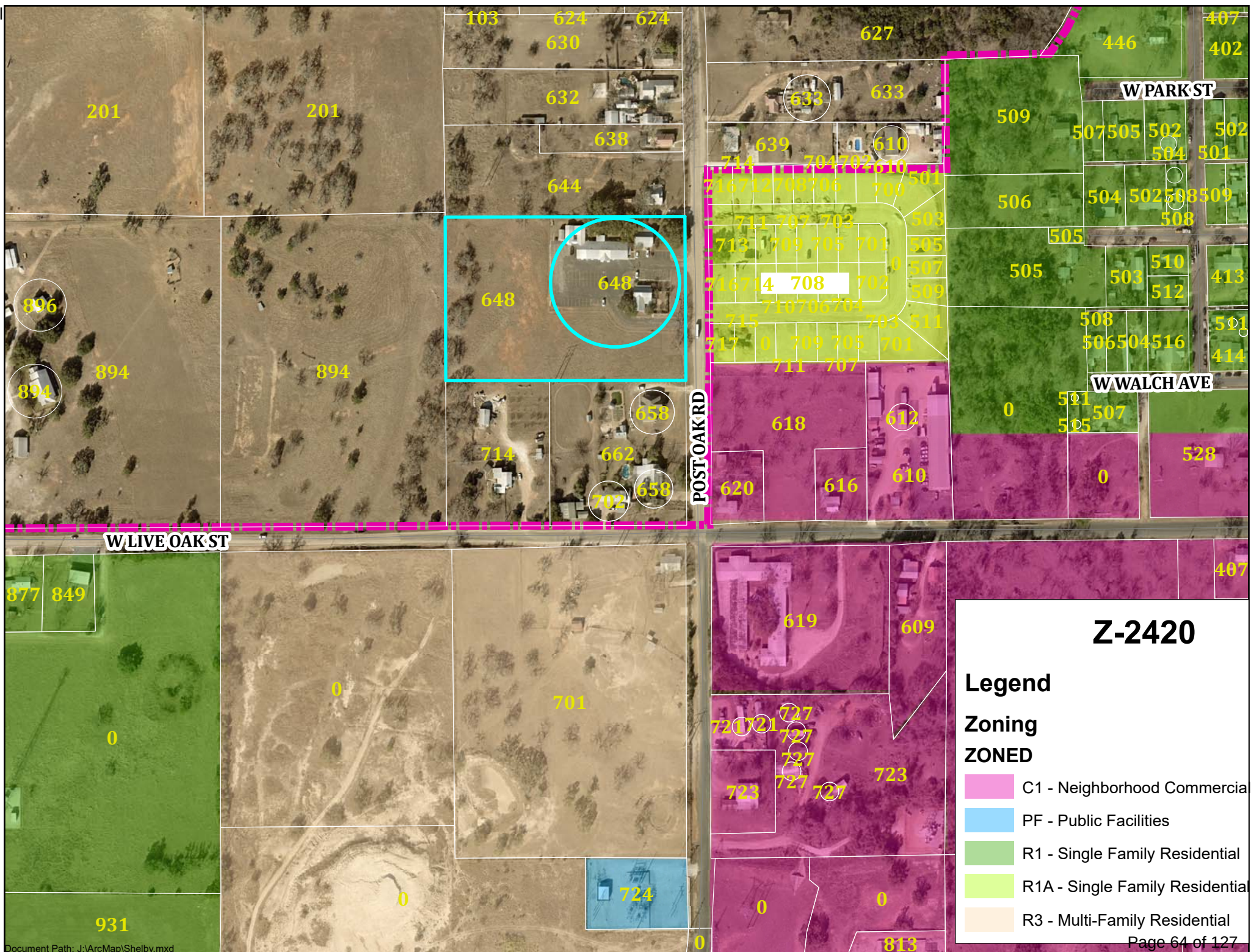
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[illegible]

- ITEM 1 COVENANTS, CONDITIONS AND RESTRICTIONS
 - VOL. 4, PG. 69, P. 54 (SH)
 - VOL. 4, PG. 69, P. 54 (SH)
- ITEM 10.0 WELL AND GEOPIC SYSTEM SETBACK LINES, METER POLE, POWER POLES, OVERHEAD ELECTRIC LINES AS SHOWN AND UTILITY EASEMENTS
 - VOL. 4, PG. 69, P. 54 (SH)
- ITEM 10.0.1 ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY (UTILITY)
 - VOL. 35, PG. 371-172 DR. (SH, DESCRIBED ORIGINALLY TO WEST TEXAS UTILITIES, CO.)
 - INSTR. NO. 20223325, O.P.R., AMENDMENT TO LCRA TRANSMISSION SERVICES CORP.)
- ITEM 10.0.1 RIGHT-OF-WAY EASEMENT (UTILITY) TO C.T.E.C., INC.
 - VOL. 177, PG. 389-389A, DR. (NLS, UNRECORDED)
- ITEM 10.1 RIGHT-OF-WAY EASEMENT (UTILITY, 20' WIDE) TO C.T.E.C., INC.
 - VOL. 311, PG. 338-339, R.F.P. (NLS)
- ITEM 10.2 RIGHT-OF-WAY EASEMENT (UTILITY, 20' WIDE) TO C.T.E.C., INC.
 - INSTR. NO. 20083274, O.P.R. (NLS)

1. ONLY APPARENT, OBSERVED ABOVE-GROUND UTILITIES WERE LOCATED AND ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR FURTHER INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY/OPERATOR. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO FIND OR VERIFY BURIED UTILITY LOCATIONS. THE SURVEYOR MAKES NO GUARANTEE OR WARRANTY AS TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES.

3. SLOPE SYSTEM SETBACKS MUST MEET STATE OF TEXAS MINIMUM REQUIREMENTS WHICH VARY DEPENDING ON THE TYPE OF SYSTEM.
 4. EXISTING PRIVATE WATER WELLS (IF ANY) CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.
 5. A MINIMUM SETBACK IS REQUIRED FROM THE FORMER BOUNDARY LINE FOR THE DRILLING OF ANY NEW WATER WELLS, AS REQUIRED BY THE HILL COUNTY UNDERGROUND WATER CONSERVATION DISTRICT.
 6. THIS TRACT APPEARS TO BE UNLOCATED IN "ZONE X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 4811710C0289C, WHICH IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA).
 7. DISTANCES AND AREA SHOWN HEREON ARE DERIVED FROM G.N.S.S. R.L.K. (GPS) POSITIONING TECHNIQUES IN A LOCAL COORDINATE SYSTEM, WITH THE HORIZONTAL GROUND SURFACES EXPRESSED IN U.S. SURVEY FEET. THE BASIS OF BEARING IS SHOWN HEREON.
 8. ALL REFERENCES TO DOCUMENTS OF PUBLIC RECORD SHOULD BE FOUND IN THE OFFICE OF THE COUNTY CLERK, GULFESBEE COUNTY, TEXAS.
- ORIGINAL MAP SHEET SIZE: 24" x 36".



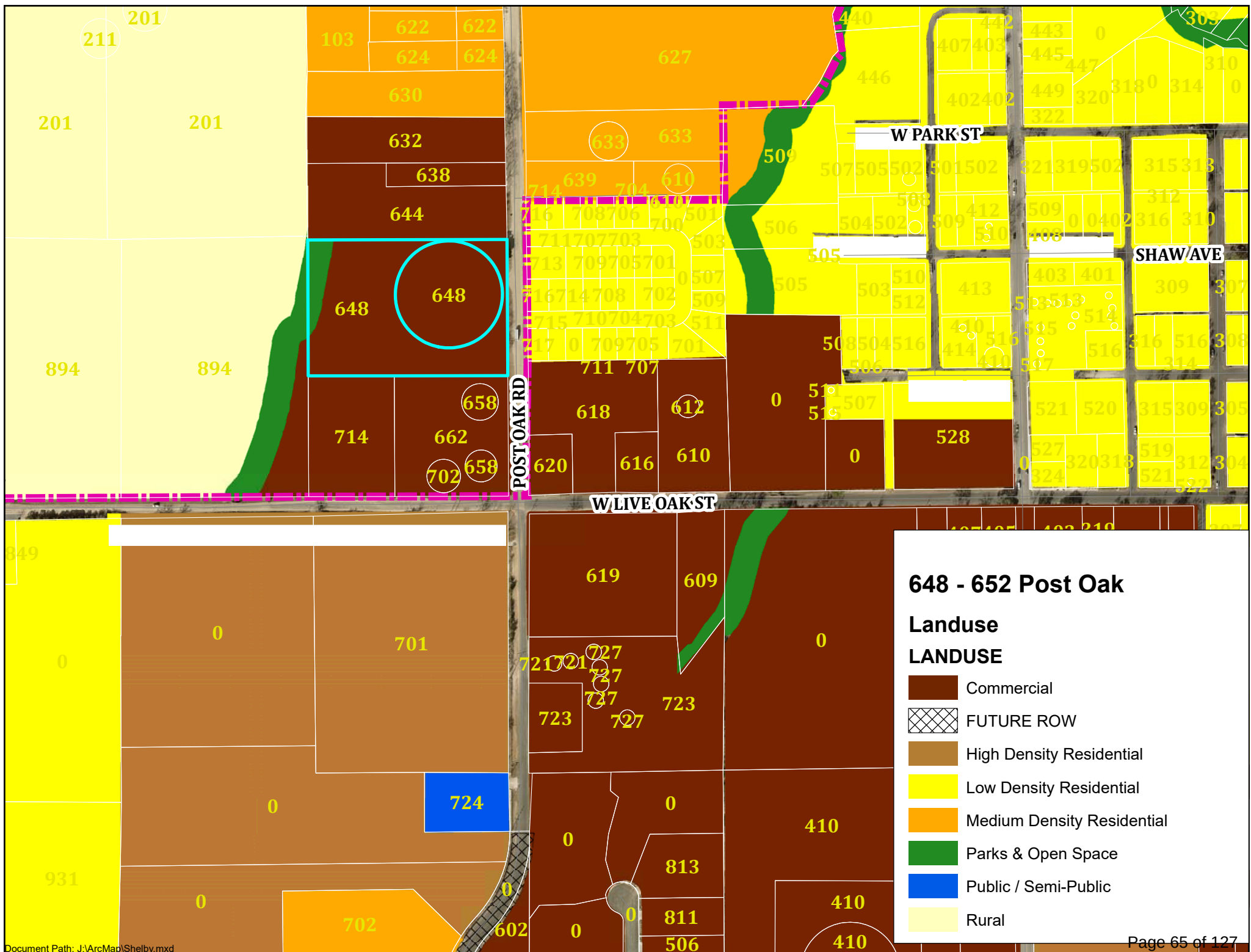
Z-2420

Legend

Zoning

ZONED

- C1 - Neighborhood Commercial
- PF - Public Facilities
- R1 - Single Family Residential
- R1A - Single Family Residential - S
- R3 - Multi-Family Residential

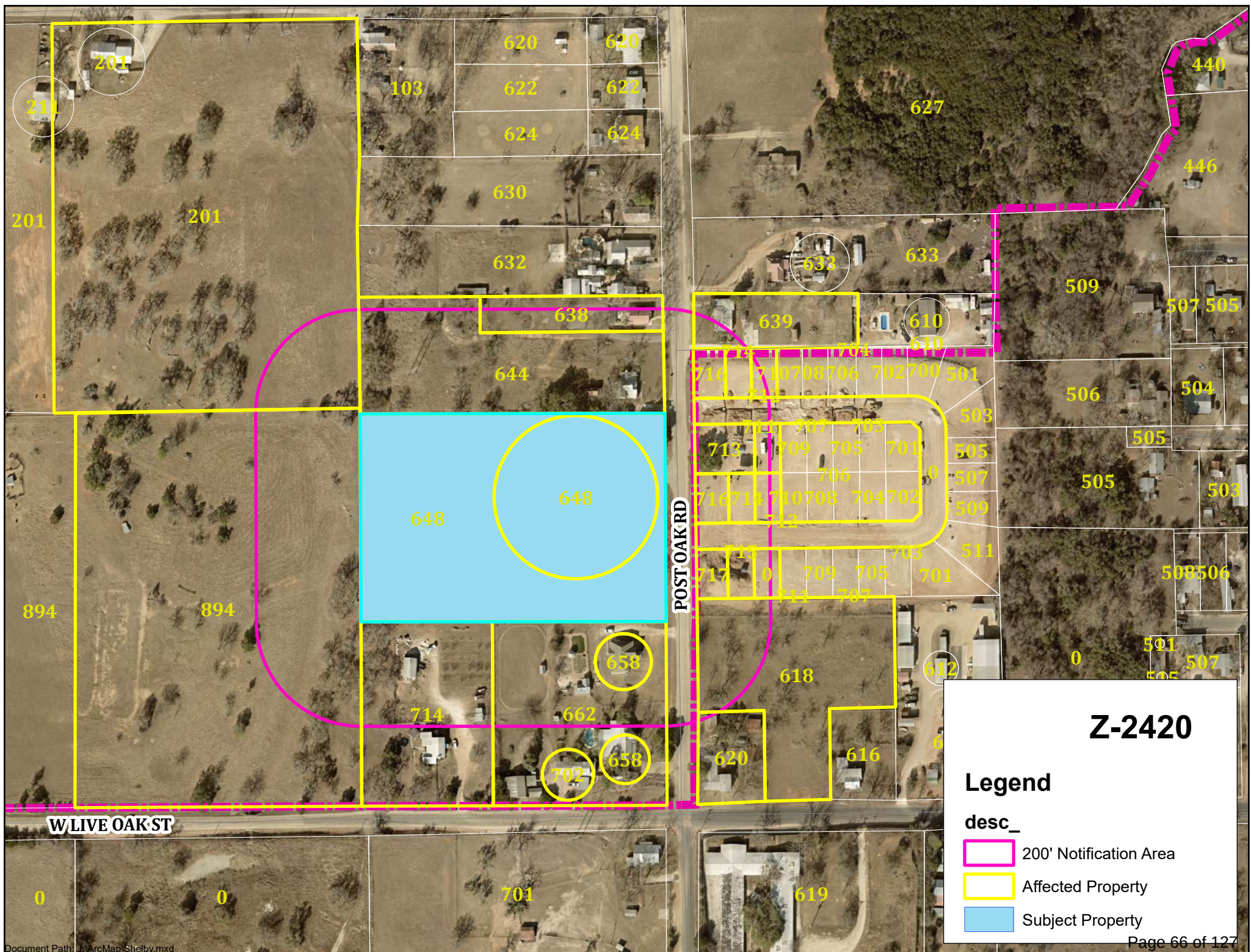


648 - 652 Post Oak

Landuse

LANDUSE

-  Commercial
-  FUTURE ROW
-  High Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Parks & Open Space
-  Public / Semi-Public
-  Rural



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: Shelley Becker, Municipal Judge

MEETING DATE: February 18, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION:

Consideration and approval of the Juvenile Case Manager Program Interlocal Agreement with the Fredericksburg Independent School District to establish a cooperative framework for the administration and operation of the JCM Program as a strategic measure to prevent and intervene in truancy and fine-only juvenile-related offenses. (Shelley Becker, Municipal Court Judge)

PRESENTATION:

SUMMARY:

The Juvenile Case Manager Program is a strategic measure designed to prevent and intervene in truancy and fine-only juvenile-related cases.

BACKGROUND: The goal of the City of Fredericksburg Juvenile Case Manager Program is to assist the Municipal Court in administering the Courts' juvenile dockets and reducing juvenile referrals into the justice system through effective, preventative case management, and utilization of intervention procedures. The Juvenile Case Manager Program employs methods of intervention both on and off campus.

- Campus-based juvenile case management provides assessments and diagnosis of truant behavior and barriers to school attendance, conduct home visits, monitoring services, linkage to community service agencies, data gathering, education and training.
- Court-based juvenile case management provides support to juveniles and their families once they have received referrals or citations to appear in court for class C misdemeanors or truancy. They are responsible for conducting assessments to diagnose the reason(s) the juvenile was referred to court and providing case management, compliance monitoring, linkage to community service agencies, data gathering, and education and training.

The City of Fredericksburg and the Fredericksburg Independent School District (FISD) Interlocal Agreement establishes a cooperative agreement to administer the on campus JCM Program. This agreement is effective until the end of the 2024-2025 academic year.

FUNDING SOURCE: FY 2025-26 Municipal Court Budget

FINANCIAL IMPACT:

The JCM position was included in the approved FY 2025-26 budget.

STAFF RECOMMENDATION:

The interlocal agreement has been reviewed by the City Attorney and was approved by the Fisd Board of Trustees. City staff recommends approval of the agreement.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

1. JCM Overview and Agreement Summary
2. Juvenile Case Manager Program Interlocal Agreement - Signed by Fisd

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: February 04, 2025



William McKamie, City Attorney

Date: February 04, 2025

Shelley Becker, Municipal Judge

Date: February 12, 2025



Leticia Vacek, City Secretary

Date: February 13, 2025



Clinton Bailey, City Manager

Date: February 13, 2025

Overview and Agreement Summary

General Overview

The goal of the City of Fredericksburg Juvenile Case Manager Program is to assist the Municipal Court in administering the Courts' juvenile dockets and reducing juvenile referrals into the justice system through effective, preventative case management, and utilization of intervention procedures.

The Juvenile Case Manager Program employs methods of intervention both on and off campus.

- Campus-based juvenile case management provides assessments and diagnosis of truant behavior and barriers to school attendance, conduct home visits, monitoring services, linkage to community service agencies, data gathering, education and training.
- Court-based juvenile case management provides support to juveniles and their families once they have received referrals or citations to appear in court for class C misdemeanors or truancy. They are responsible for conducting assessments to diagnose the reason(s) the juvenile was referred to court and providing case management, compliance monitoring, linkage to community service agencies, data gathering, and education and training.

Interlocal Agreement

The City of Fredericksburg and the Fredericksburg Independent School District (FISD) Interlocal Agreement establishes a cooperative agreement to administer the on campus JCM Program. This agreement is effective until the end of the 2024-2025 academic year.

JUVENILE CASE MANAGER PROGRAM INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT, is hereby made and entered into by and between the **CITY OF FREDERICKSBURG TEXAS**, (hereinafter “City”), and the **FREDERICKSBURG INDEPENDENT SCHOOL DISTRICT**, (hereinafter “FISD”) each acting by and through its duly authorized agents (referred to collectively as the “Parties”).

WHEREAS, Chapter 791 of the **TEXAS GOVERNMENT CODE**, also known as the **INTERLOCAL COOPERATION ACT**, authorizes all local governments to contract with each other to provide a governmental function or service that each party to the contract is authorized to perform individually and in which the contracting parties are mutually interested; and

WHEREAS, the City has established a Juvenile Case Manager Program, in the City of Fredericksburg Municipal Court, (hereinafter “FMC”) and

WHEREAS, the Parties recognize the outstanding benefits of the Juvenile Case Manager Program to the citizens of the City and to the students of FISD; and

WHEREAS, it is in the best interest of the Parties and the citizens of the City and students of FISD to enter in this Agreement.

NOW, THEREFORE IN CONSIDERATION of the recitals and mutual covenants made herein by the City and FISD to be respectively kept and performed, the Parties hereby mutually agree as follows:

DEFINITIONS

The following terms shall have the following meaning when used in this Agreement:

1. The term “Presiding Judge” means the Presiding Judge of the Fredericksburg Municipal Court, this term also applies to any person designated by the Presiding Judge to act on their behalf regarding this Agreement.
2. The term “School Superintendent” means the School Superintendent of FISD. This term also applies to any person designated by the Superintendent to act on their behalf regarding this Agreement.
3. The term “Juvenile Case Manager” (hereinafter “JMC”) means any FMC employee who has been designated as the JCM by the Presiding Judge.

MISSION AND PURPOSE

The purpose of this agreement is to establish a cooperative framework for the administration and operation of the JCM Program as a strategic measure to prevent and intervene in truancy and fine-only juvenile-related offenses.

The mission of this agreement is to identify students in need of early intervention in order to provide resources, engage families and promote accountability.

TERM AND TERMINATION

The term of the Agreement is until the end of the 2024-2025 academic year.

Any Party to this Agreement may terminate this Agreement at any time, upon delivery of written notice to the other Party.

SCHOOL DISTRICT DUTIES AND RESPONSIBILITIES

1. FISD acknowledges that they retain all statutory duties and responsibilities as to truancy and discipline under FISD policies, federal and state law.
2. Identify, in concert with the JCM, students that qualify for the JCM program. FISD acknowledges that the JCM has the ultimate authority on program eligibility.
3. Provide reasonable access to Electronic Records and Database information to facilitate JCM interaction and allow for proper data collection to be utilized for programming purposes.
4. Permit the JCM to access and use its facilities in connection with on-site JCM program.
5. FISD acknowledges that the JCM is not a school disciplinarian and will not assume that role.

CITY DUTIES AND RESPONSIBILITIES

1. The day-to-day operation and administrative control of the JCM Program will be the responsibility of the FMC. Responsibility for the conduct of the JCM, both personally and professionally, shall remain with the FMC. The Presiding Judge will oversee the program and the JCM shall remain the employee of the FMC and shall not be an employee of FISD.
2. All acts of the JCM shall conform to the JCM Code of Ethics and JCM Training Standards, pursuant to the City of Fredericksburg Code of Ordinances, Article VIII, Section 2-311 and the Texas Code of Criminal Procedure.

3. The JCM will provide case management services to students who are referred and accepted into the JCM program, including forums, diversionary contracts, needs assessments, monitoring, and referrals to community based services.
4. The JCM shall not replace any school counselor, nor are they to conduct or offer any formal psychological testing or counseling.
5. The FMC will provide the JCM with all JCM related equipment in the same manner as any FMC employee.
6. The City will pay for all JCM training, travel, salary and benefits that are required of the JCM for normal JCM duties.

MISCELLANEOUS TERMS

1. **Interlocal Cooperation Act.** The Parties expressly acknowledge that each Party to this agreement is a local government as that term is defined in the Interlocal Cooperation Act. Nothing in this Agreement will be construed as a waiver or relinquished by either Party of its right to claim such exemptions, privileges and immunities as may be provided by law.
2. **Amendment.** The terms and conditions of this agreement may be amended upon mutual consent of the Parties. Mutual consent will be demonstrated by approval of each governing body of each Party hereto. No amendment to this agreement shall be effective and binding unless and until it is reduced to writing and signed by duly authorized representatives of all Parties.
3. **Effective.** This agreement shall become effective immediately upon execution by all Parties and shall continue in effect until termination as provided herein.
4. **Indemnification.** Subject to the limitations as to damages and liability under the Texas Tort Claims Act, and Article 11, Sec. 7 of the Texas Constitution, and without waiving any governmental immunity, each Party to this agreement agrees to hold harmless each other, its governing board, officers, agents, and employees for any liability, loss, damages, claims or causes of action accused, or asserted to be caused, directly or indirectly by any other Party to this agreement or any of its officers, agents, employees as a result of its performance under this Agreement, to the extent allowed by Texas law.
5. **Consent to Suit.** Nothing in this Agreement will be construed as a waiver or relinquishment by any Party of its right to claim such exemptions, privileges, and immunities as may be provided by law.
6. **Invalidity.** If any provision of this agreement shall be held invalid, illegal or unenforceable by a court or other tribunal of competent jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or

impaired thereby, The Parties shall use their best efforts to replace the respective provision or provisions of the agreement with legal terms and conditions approximating the original intent of the Parties.

7. **Notices.** Any notices, approvals, consent, or communications by one Party to another must be in writing and be personally delivered or sent by registered or certified United States Mail, properly addressed to the respective Party as follows:

City of Fredericksburg:

City Manager
Clinton Bailey
126 West Main Street
Fredericksburg, Texas 78624

FISD: Superintendent of Schools

Joe Rodriguez
234 Friendship Lane
Fredericksburg, Texas 78624

8. **Entire Agreement.** It is understood that this agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements, or understandings between the Parties relating to the subject matter. No oral understandings, statements, promises, or inducements contrary to the terms of this agreement exist. This agreement cannot be changed or terminated orally. No verbal agreement or conversation with any officer, agent, or employee of any Party before or after the execution of this agreement shall affect or modify any of the terms or obligations hereunder.
9. **Texas Law.** This agreement has been made under and shall be governed by the law of the State of Texas.
10. **Venue.** Performance and all matters related thereto shall be in Gillespie County, Texas, United States of America.
11. **Authority to Contract.** Each Party has the full power and authority to enter into and perform this agreement and the person signing this agreement on behalf of each Party has been properly authorized and empowered to enter into this Agreement. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective Governmental Bodies. Each party paying for the performance of governmental functions or services under this Agreement must make those payments from current revenues available to the paying party.
12. **Waiver.** Failure of any Party, at any time, to enforce the provision of this agreement shall in no way constitute a waiver of that provision, nor in any way affect the validity of this agreement, any part hereof, or the rights of either Party thereafter to enforce each and

every provision hereof. No term of this agreement shall be deemed waived, or breach excused unless the waiver shall be in writing and signed by the party claimed to have waived. Furthermore, any consent to or waiver of a breach will not constitute consent to or waiver of or excuse of any other, different or subsequent breach.

13. Agreement Read. The Parties acknowledge that they have read, understand and intent to be bound by the terms and conditions of this agreement.

14. Assignment. The agreement and the rights and obligations contained herein may not be assigned by any Party without prior written approval of the other party to this agreement.

15. Multiple Originals. It is understood and agreed that this agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

**FREDERICKSBURG INDEPENDENT
SCHOOL DISTRICT**

By: _____

Superintendent of Schools

Date: 2.11.2025

CITY OF FREDERICKSBURG

By: _____

City Manager

Date: _____



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Anna Hudson, Director of Development Services

MEETING DATE: February 18, 2025

CATEGORY: OTHER ACTION ITEMS AND UPDATES

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

PRESENTATION:

SUMMARY:

With the adoption of Ordinance [No. 2023-18](#) (2024 STR Ordinance) an Appeal's process was created to allow a property owner to file an appeal in the event that an Short-Term Rental Application is denied. This appeal is considered by City Council in accordance with Sec. 20-225 of the 2024 STR Ordinance.

The applicant must file an appeal within 20 days following the date of the denial and the appeal must identify each alleged point of error, facts or evidence supporting the appeal, and reasons why the action of the director should be modified or reversed. City Council shall then hear the appeal and may affirm, modify, or reverse an application denial.

Staff has determined that the appellant has submitted a complete application and is ready for consideration by City Council.

Address: 502 South Eagle Unit #102

Owners: Scott Gallup

Management: N/A (Self Managed)

Zoning: R2

STR Permit Issue Date: 4/12/2023

STR Permit Expiration Date: 6/30/2024

STR 90 Day Nonconforming Expiration Date: 9/30/2024

HOT Compliance: Compliant - Current on HOT remittance

Code Violations: No Violations on record

It is important to note that with the adoption of [Ordinance No. 2023-18](#) (2024 STR Ordinance) a 90 day grace period was provided for all nonconforming uses per Sec. 20-226(c). That section of code states that all legal nonconforming (STRs permitted BEFORE the 2024 STR Ordinance) short-term rental uses located in zoning districts where short-term rental uses are no longer permitted by right, shall be subject to the abandonment of nonconforming use provisions contained in [Sec. 6.110](#) of the City Zoning Ordinance, which states that, in residential districts, termination of the nonconforming use occurs when the use is voluntarily discontinued for a period of 90 days. Furthermore, it states that any future use shall be in conformity with the current zoning regulations. As the property is zoned R2, Mixed Residential, it no longer allows for a STR-Unoccupied by right AND as the property is technically a Condominium, STR-Condominiums were eliminated as a Land Use in the 2024 STR Ordinance, which means this property is no longer allowed to operate with any type of Short-Term Rental use per Sec. 3.110: R2: Mixed Residential and Sec. 6.110: Continuance of a Nonconforming Use.

In summary, the property had a STR permit issued on 4/12/2023 and received a permit placard that had the STR Permit expiration date of 6/30/2024 listed. A STR renewal was never filed and the first communication with Staff was when the Applicant contacted the STR Specialist, Tyler Debish, requesting an STR Inspection and was informed that he had lost his nonconforming status per Sec. 6.110. The Applicant failed to renew and instead submitted a STR permit on 12/23/24 and the application was denied on 12/26/24.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Tourism
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Appeal Property Location and Photos
2. Appeal Application

APPROVAL/REVIEW:



Anna Hudson, Director of Development Services

Date: December 30, 2024



Garret Bonn, Assistant City Manager

Date: December 30, 2024



William McKamie, City Attorney

Date: December 31, 2024



Leticia Vacek, City Secretary

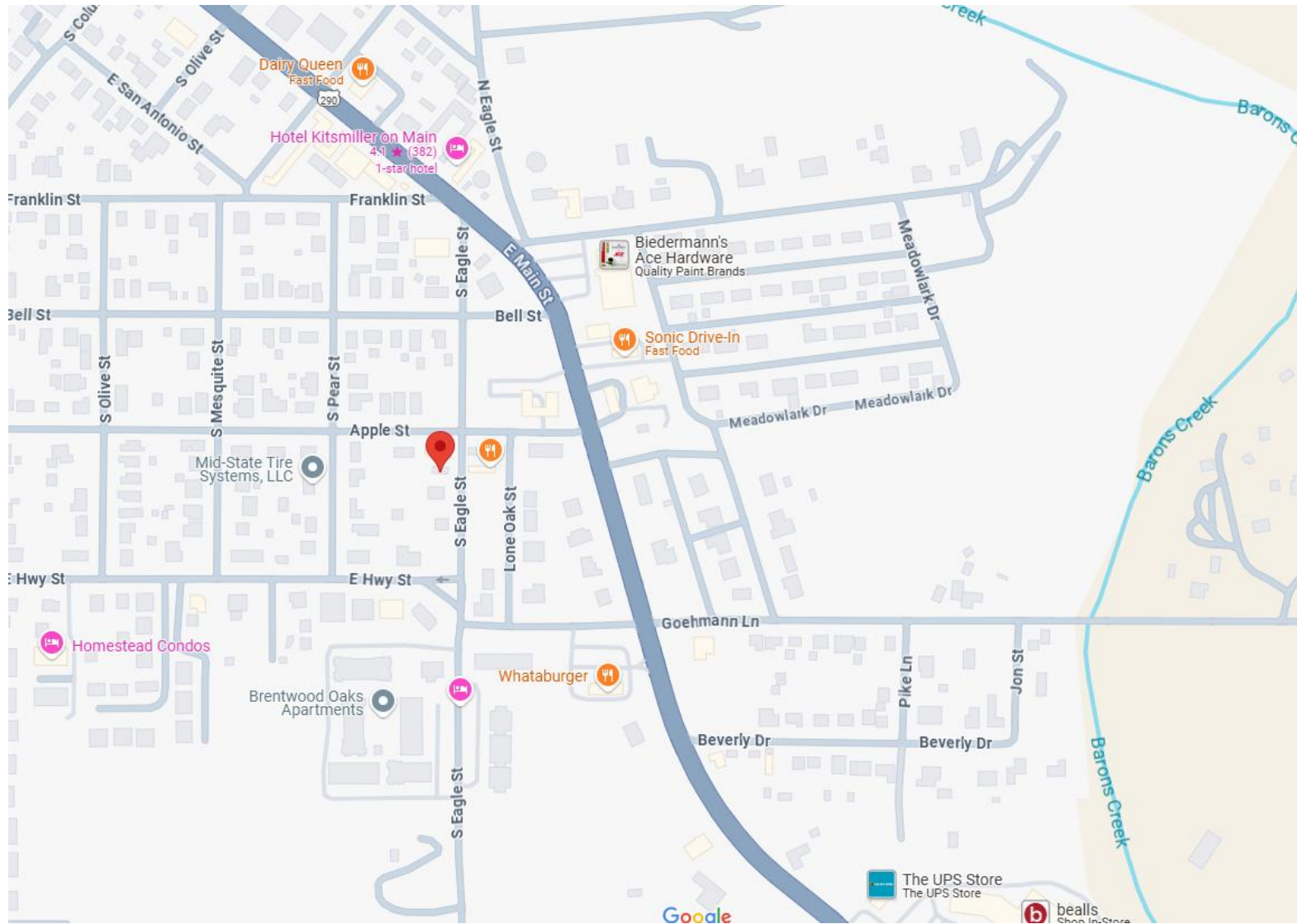
Date: January 02, 2025

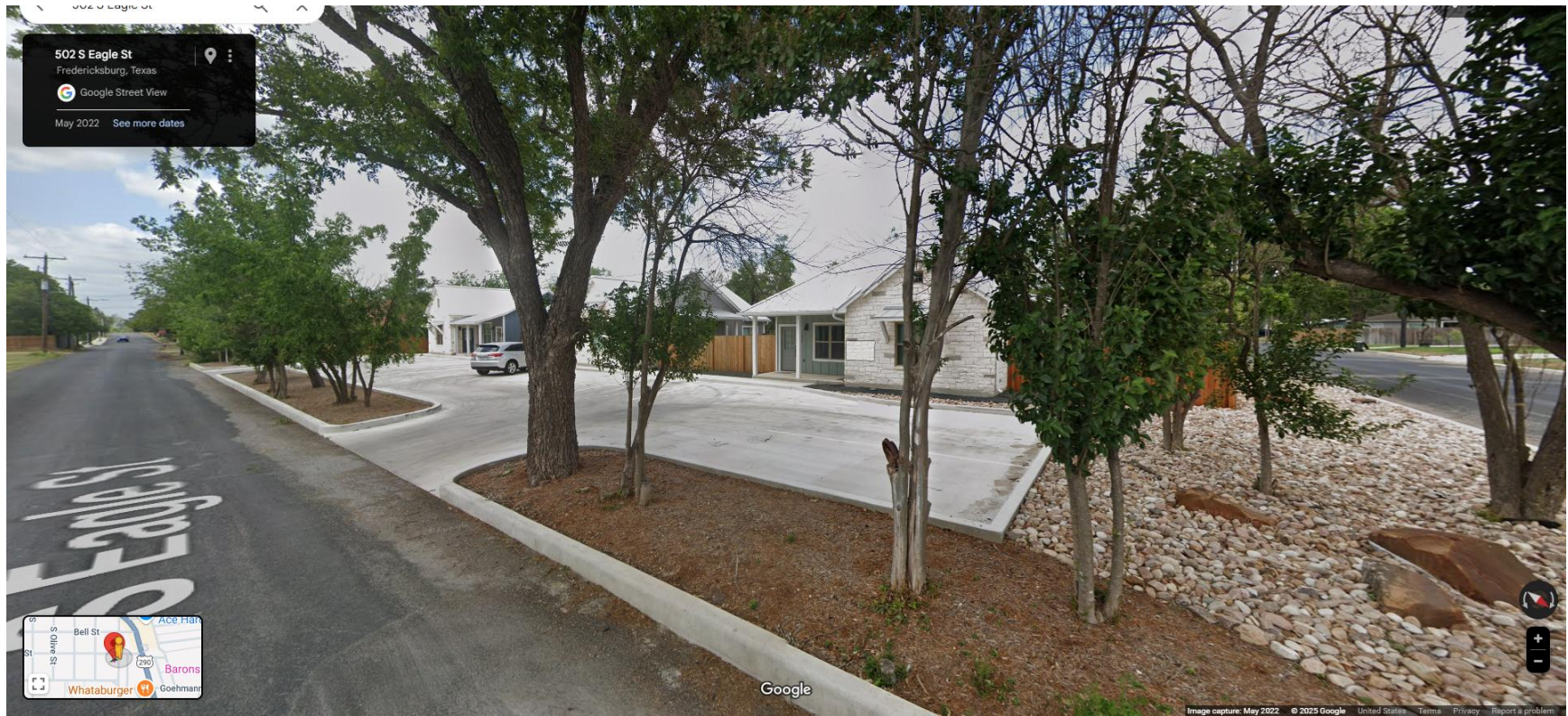


Clinton Bailey, City Manager

Date: January 03, 2025

502 South Eagle – Location Map and Property Photos







ZACHARY P. HUDLER, P.C.

ATTORNEY AT LAW

ZACHARY P. HUDLER
TELEPHONE: 830.868.7651
FACSIMILE: 830.868.7636
ZACHARY@HUDLERLAW.COM

P.O. Box 1728
209 N. NUGENT AVE.
JOHNSON CITY, TX 78636

November 25, 2024

FIRST CLASS MAIL & E-MAIL

City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624

Re: STR Permit Appeal: Scott Gallup; 502 Eagle St., Unit 102,
Fredericksburg, Texas;

Dear Sir or Madam:

I represent Scott Gallup regarding the above referenced matter and Appeal. Enclosed please find his STR Permit Appeal and a check in the amount of \$300.00 to cover the appeal fee.

Thank you for your attention to this matter.

Very truly yours,



Zachary P. Hudler

Enclosure: as stated



STR Permit Appeal Application Form

Sec. 20-225 (b)

An appeal filed under this section must be filed with the director no later than the 20th day following the date on which the permit was denied. The appeal must be sworn and must identify each alleged point of error, facts and evidence supporting the appeal, and reason why the action of the director should be modified or reversed.

Owner Information:

Full Name:

Scott Gallup

Address: 7805 Cooper Lane

City: Austin State: Texas Zip: 78745

Phone Number: 512.586.3827

Email Address: scottyiren@yahoo.com

STR Property Information:

Address of the STR Property: 502 Eagle St., Unit 102 Zoning: R1

STR Permit Number (if previously permitted): 8056001180 initially; 83099022023 recently indicated

STR Permit issue date: April 2021 original permit; last permit date January 26, 2024 STR Permit expiration date: unknown; never received a copy of it

STR 90 Day nonconforming expiration date: unknown

Reason for Appeal: I have not been notified in writing that the permit expired. I complied with all inspections that I was made of aware of. I discovered the issue when I called the City to inquire.

SEE ATTACHED HANDWRITTEN NOTES

If the property has been rented, has H.O.T. been remitted to the City of Fredericksburg? yes

Date of Denial: unknown

Filing Date (within 20 days of denial): unknown; have not received written notice

Details of Appeal:

Please provide a detailed explanation of why you are appealing the decision to deny, revoke, or modify your short-term rental (STR) permit:

I have operated the property as a STR since first obtaining my permit in April 2021. I have paid HOT taxes and have complied with all inspection requirements that I was made aware of. I did not receive any notification of issues with inspections or my permit.

I discovered that there was an issue when I called the City to ask about inspections. I am willing to comply with all inspections and requirements to resolve this matter.

In July 2024 I suddenly lost 95% of my staff which caused financial distress, and I need to clear this up with the City so I may continue to operate as an STR.

Supporting Documentation:

Please attach any relevant documentation that supports your appeal (e.g., property records, HOT (Hotel Occupancy Tax) remittances, previous STR permits, correspondence with city officials, etc.):

Declaration:

I hereby declare that the information provided in this appeal application is true and accurate to the best of my knowledge. I understand that providing false information may result in the rejection of my appeal.

Signature: _____ Date: 11-25-24

ACKNOWLEDGMENTS

State of Texas

County of Blanco

Before me, (Scott Gallup), on this day personally appeared _____, known to me (or proved to me on the oath of or through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25 day of 25 November, 20 24

(Personalized Seal)



Yvette Hudler

Notary Public's Signature

Staff Review

Date accepted as complete: _____ **City Council Date:** _____

Result: _____

Fee : _____ **Check** _____ **Date Received:** _____

Submission:

Please submit this **completed application form along with any supporting documentation** and **the \$300 appeal fee** within the required 20 days (after the permit was denied) to Anna Hudson, Director of Development Services, ahudson@fbgtx.org

The \$300 appeal fee may be mailed to City of Fredericksburg, 126 W Main Street, Fredericksburg, Texas, 78624. The application will not be considered complete without all documentation and fees.

The Director of Development Services has 14 days to review the appeal application, City council will hear the appeal at the next regularly scheduled City Council meeting, and may affirm, modify, or reverse an application denial. The City Council shall give written notice of a decision on an appeal to the appellant.

Note: The submission of an appeal does not guarantee a reversal of the decision regarding the short-term rental permit. Appeals will be reviewed in accordance with the relevant regulations and policies governing short term rental permits in Fredericksburg, Texas.

(*)

Howdy

- The Quick story
- I have been renting out my small Condo for 3 years now, I've never missed or been late on HOT Taxes or permits.
- I was forwarded AN EMAIL by the Cleaning company I use of an inspection List - There were NO instructions on getting inspected or due date or even a expiration date on the permit which I renewed in March of 2024.
- The Link in the website has been down most of the year and I was instructed to fill out a form and mail in HOT Check (which I did and they were ~~checked~~ ^{cashed})
- I Lost 95% of my staff in July and worked 7 days a week for almost 3 months, so my mind was a little elsewhere.
- After I sent in 3rd Quarter paperwork I checked I called the city's ~~about~~ STR Dept & was told my permit expired in June and It was my responsibility to set up an appointment.
- I thought they were behind setting up a new STR system.
- Previously the city set up an inspection via Email -

- I was waiting on similar instruction as the first inspection.

- Thanks for your time. The city has always been so helpful all these years.

I hope I can continue with the STR. I'm really enjoying the whole experience

— Scott

From: Scotty Gallup scottyiren@yahoo.com
Subject: Tax remittance
Date: Mar 6, 2024 at 11:38:31AM
To: deckhardt@fbgtx.org

Hello I just saw this. Can you get back to me. I submitted and paid my 4 th taxes.

Receipt



Invoice number 4C62A0B8-0005
Receipt number 2901-3996
Date paid January 26, 2024
Payment method Visa - 0319

City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624
United States
+1 830-990-2023

Bill to
Scott Gallup
7305 Cooper Ln
Austin, Texas 78745
United States
+1 512-586-3827
scottyiren@yahoo.com

Ship to
Scott Gallup
502 S Eagle St Unit 102
Fredericksburg, Texas 78624
United States
+1 512-586-3827

\$321.28 paid on January 26, 2024

4TH QUARTER 2023 HOT

Description	Qty	Unit price (excl. tax)	Amount (excl. tax)
City of Fbg HOT Oct 1 - Dec 31, 2023	1	\$312.23	\$312.23
Credit card fee	1	\$9.05	\$9.05
Subtotal			\$321.28
Customer is tax exempt			
Total			\$321.28
Amount paid			\$321.28

THANK YOU! SHOULD YOU NEED ASSISTANCE, PLEASE EMAIL STR@FBGTX.ORG

From: Scotty Gallup scottyiren@yahoo.com
Subject: Re: Inspection
Date: Oct 8, 2021 at 10:01:04 AM
To: inspections inspections@fbgtx.org

1st Inspection
in 2021

Hello my permit # is [8056001180](#)

I am managing the Property myself

The address is 502 Eagle st. Unit 102

Fredericksburg TX. 78624

I can send an access code when we confirm the inspection date. More than likely I will not be able to be there. The best time slot is 2-4pm.

Dates the work for me are oct. 11, 12, 13 or 17,18,19,

If those do not work let me know. I can send some new ones.

Contact info:

Scotty Gallup

7305 cooper Ln

Austin Tx 78745

512-586-3827 or scottyiren@yahoo.com

Thank you

Sent from my iPhone

On Oct 6, 2021, at 9:13 AM, inspections [<inspections@fbgtx.org>](mailto:inspections@fbgtx.org) wrote:

Good morning Scotty,

My apologies for not answering, yesterday was full of meetings and never-ending walk-in customers. At least it made the day go by quickly.

I am happy to schedule your inspection but will need more information to do so.

Name:

Address of residence:

Permit # (10 digit # from Avenu)

Contact #:

Date that works best for you:

AM (9-11) OR PM (2-4)

Will you be on site or is there a lockbox with an access code (please include code if you will not be on site)

Name of management company you work with OR do you manage the property privately? We use this information to send the inspection reports to the correct people.

Thank and I look forward to hearing back from you.

-----Original Message-----

From: Scotty Gallup <scottyiren@yahoo.com>

Sent: Wednesday, October 6, 2021 8:32 AM

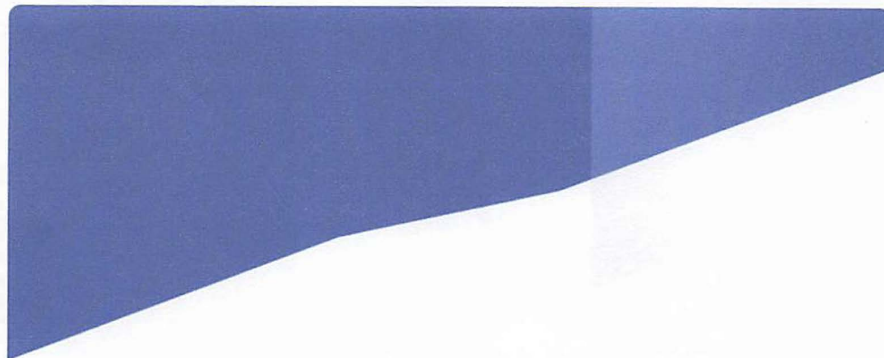
To: inspections <inspections@fbgtx.org>

Subject: Inspection

Hello there.

I tried calling but didn't get an answer so I'm emailing now. I'd like to schedule an inspection for my condo in Fredericksburg. Everything is ready to go.

Thanks Scott.

[Archive](#)Receipt [# [1543-1794](#)]

Receipt from City of Fredericksburg

Receipt #1543-1794

AMOUNT PAIDDATE PAID

PAYMENT METHOD

\$154.79

Mar 12, 2023, 2:16:50 PM

VISA - 6125

SUMMARY

Short-Term Rental Registration -
REG-13671879 x 1

\$154.79

Amount charged**\$154.79**

If you have any questions, contact us at
jchapman@fbgtx.org or call at +1



New Message

< Archive S.T.R. Report - Sept....



six weeks.

[2024 Inspection Checklist](#)

Be sure to use the 2024 Inspection Checklist and address each item prior to scheduling the STR inspection.

My Government Online (MGO) STR Permitting Software

STR owners and operators should visit [MGO](#) to create a new account. Once a new account is created, existing STR permit data should be linked to the address of the account. For [detailed instructions](#)

FYI - The permit number is the **project number**

[Hotel Occupancy Tax](#) (HOT)

At this time, Hotel Occupancy Taxes (HOT) must still be remitted through the City office and cannot be remitted online. The [HOT Remittance Form](#) and instructions on remitting taxes due can be found on the City's website at [Hotel Occupancy Taxes](#)
Next filing date is October 31, 2024

This was
emailed
Sept 17-
2024



New Message



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: February 18, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consideration and discussion of the possibility in adopting an Ordinance that would regulate drones in order to protect privacy. (Mick McKamie, City Attorney)

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. Drone Ordinance Memo

APPROVAL/REVIEW:

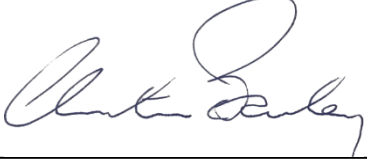


Leticia Vacek, City Secretary

Date: February 13, 2025

William McKamie, City Attorney

Date: February 13, 2025



Clinton Bailey, City Manager

Date: February 13, 2025

**CITY OF FREDERICKSBURG
MEMORANDUM**

TO: Mayor Jeryl Hoover
Clinton Bailey, City Manager

DATE: February 5, 2025

RE: Drafting Drone Regulation Ordinances Under §423.009(c)(3)(A)

FROM: Mick McKamie, City Attorney

We have researched the possibility of regulating Drone operations over private property within the City. Interestingly, our firm conducted legal research on this issue for the City of Southlake last year.

1. How successful a municipality would be in trying to regulate drones.

This is not likely.

2. How would we apply under Tex. Gov't Code §423.009(c)(3)(A)?

Realistically, although the FAA likes to team with local governments, the FAA as a general rule does not allow local governments authority to regulate airspace, including drones.

3. What is the likelihood of the FAA considering streets as infrastructure as stated under the Code?

Based upon what we have learned about FAA treatment of similar inquiries, very unlikely.

Analysis

Congress has given the FAA exclusive authority to regulate airspace under 49 U.S.C. §40103. As you know, U.S. law preempts both state and local laws. However, Tex. Gov't Code §423.009(c)(3)(A) allows for a Texas county or municipality to regulate drone use near their facilities or infrastructure, **but only with FAA approval**. The Texas statute expressly concedes that the FAA has exclusive authority by only allowing local governments to create laws if the FAA

approves. The Texas code, under subsection (b), states that a political subdivision may not adopt or enforce any ordinance, order, or other similar measure regarding the operation of an unmanned aircraft with the exception of items that fall under subsection (c).

Part of the issue of having multiple laws in the various municipalities and counties is that it would cause confusion as to the different rules that could vary drastically between local governments. Further inconsistent regulations could create safety hazards. Drone pilots certified under the FAA standards might encounter conflicting local rules, leading to confusion. The FAA's comprehensive set of regulations ensures a consistent national standard for safe drone operations. This is becoming more and more important as the FAA has been tasked with incorporating drones into the airspace and utilizing this new technology, in areas such as drone deliveries, facility/land/infrastructure inspections, and aerial photography.

An additional reason the FAA is reluctant to approve a local government to create its own laws, is that they may often lack the necessary expertise and resources to develop and enforce effective drone regulations. Drafting regulations that balance safety concerns with legitimate drones uses requires a strong understanding of airspace management and evolving drone technologies.

Lastly, under Tex. Gov't Code §423.009(c)(3)(A), there is a definition of "infrastructure." The term "infrastructure" is fairly vague, possibly including a wide range of places, from power plants to streets/ The FAA currently restricts drones flying near airports, controlled airspace and certain sensitive facilities like power plants. Each of these areas are regulated for the safety of operations, but still allow the use of drones outside these locations. Any regulations regarding flights of drones over streets or private property would directly conflict with the FAA's goal of

implementing the drone technology, as a local ordinance would be a *de facto* regulation limiting the FAA's exclusive jurisdiction. Therefore, the FAA would not approve such regulations.

Conclusion

The FAA has exclusive authority to regulate airspace that preempts local laws. The FAA is highly unlikely to approve local laws regulating airspace for the reasons outlined.

The Texas code allows for possible local regulations regarding infrastructure, but regulating drones over streets and private properties would necessarily shut down drones use in the local area, approval of a regulation from the FAA is highly unlikely.

Note that The City of Southlake studied the process to seek FAA approval of a local ordinance to restrict drone operations over public streets, the request was submitted last year, but was denied, without comment by the FAA.

I suggest Contact with FAA representatives about enforcement options in Fredericksburg to address the increasing privacy issues created by private drone operations.



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Public Works and Utilities

TO: Mayor & City Council Members

FROM: Kris Kneese, Director of Public Works,
Utilities, and Engineer

MEETING DATE: February 18, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Presentation and Discussion of Sidewalk Program Plan. (Sibyl Deckard, Staff Engineer)

PRESENTATION:

SUMMARY:

Present the City's Sidewalk Program details, provide staff recommendations and receive feedback from City Council regarding the current and future Sidewalk Program.

BACKGROUND:

The City adopted the current Sidewalk Plan in 2015 as part of the 2015 Comprehensive Plan update. Since then, the city has installed sidewalks shown on the plan. Additionally, since 2013 the City Council has funded between \$100,000 and \$150,000 annually for sidewalk construction and rehabilitation projects.

City staff will present the history of the Sidewalk Construction Program, Grant Opportunities, Overview of Surrounding Communities Sidewalk Programs, and Potential Revisions and Recommends of the Sidewalk Program.

During the presentation and discussion, City Staff would like feedback and direction from City Council on the Sidewalk Program.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Sidewalk Update Presentation and Discussion

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Mobility

ATTACHMENTS:

None

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: February 13, 2025



Garret Bonn, Assistant City Manager

Date: February 13, 2025



William McKamie, City Attorney

Date: February 13, 2025



Leticia Vacek, City Secretary

Date: February 13, 2025



Clinton Bailey, City Manager

Date: February 14, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: February 18, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consideration and possible action relating to a request from the Fredericksburg Chamber of Commerce for \$185,000 of HOT Funds for the 2025 Food and Wine Festival. (Jim Mikula, Chamber President/CEO)

PRESENTATION:

SUMMARY:

Consideration of a request from the Chamber of Commerce for \$185,000 in HOT funding for the 2025 Food and Wine Festival.

BACKGROUND:

In 2024, the City of Fredericksburg entered into an agreement with the Fredericksburg Chamber of Commerce to host the annual Food and Wine Festival. A copy of the agreement is attached. Jim Mikula and Hayley Wakefield will be in attendance to present the 2025 event calendar and schedule and make a formal request for \$185,000 in HOT funding for the City Council to consider.

FUNDING SOURCE: Hotel Occupancy Taxes

FINANCIAL IMPACT:
\$185,000

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Tourism

ATTACHMENTS:

1. Food & Wine Festival HOT Fund Request Letter
2. Food & Wine Fest - Executed Agmt 04172024

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: February 13, 2025



William McKamie, City Attorney

Date: February 13, 2025



Clinton Bailey, City Manager

Date: February 13, 2025

February 11, 2025

Mayor Hoover and City Council
City of Fredericksburg
126 W Main Street
Fredericksburg, Texas 78624



Re: Hot funds request for Fredericksburg Food & Wine Festival

Dear Mayor Hoover and City Council:

The attached report provides detailed information on our plans for the 2025 Fredericksburg Food & Wine Festival. We are asking for \$185,000 in HOT funds from the city to promote the event—the same amount as last year. The attached report explains how the funds will be used to promote and produce the festival.

The chamber is in the final stages of forming a 501 c3 corporation, Fredericksburg Chamber of Commerce Events Foundation, for the festival. Bank accounts for the non-profit have been established and the corporation will have its own financial accounting separate from the chamber starting March 1, 2025. This will position the foundation to give future grants and donations to local organizations in support of our agricultural, culinary and wine industries.

Thank you for supporting our efforts to grow the Fredericksburg Food & Wine Festival into one of the best festivals in Texas.

Respectfully,

A handwritten signature in black ink, appearing to read "Jim Mikula", is placed below the word "Respectfully,".

Jim Mikula
President/CEO

306 E Austin Street Fredericksburg Texas 78624
830 997 5000
www.fredericksburg-texas.com

Food and Wine Fest Agreement

This Food and Wine Fest Agreement, (hereinafter referred to as "Agreement") is entered into this 17th day of April, 2024, by and between the Fredericksburg Food and Wine Fest and Fredericksburg Chamber of Commerce, a 501 (c)(6)Non-Profit Corporation, (hereinafter referred to as "Contractor"), and the City of Fredericksburg, Texas, a home-rule municipality in the state of Texas with its city hall located at 126 West Main Street, Fredericksburg, Texas 78624, (hereinafter referred to as "Lessor").

WHEREAS, Lessor owns Marktplatz located in the center of Fredericksburg, which is used to host community events; and

WHEREAS, the Lessor hereby contracts with the Contractor, to host the appearance of a Food and Wine Fest, (hereinafter referred to as "festival"), which celebrates, showcases, and nurtures the region's rich agricultural heritage, outstanding culinary experiences, and award-winning wineries on the fourth weekend each October in the City of Fredericksburg, Texas, on the grounds known as Marktplatz with the physical address of 100 West Main Street; and

WHEREAS, the event is intended to benefit the public at large, and is not intended to serve only the citizens of the City of Fredericksburg; and

WHEREAS, through its programs and events, the Food and Wine Fest supports charitable organizations in the Texas Hill Country, ensuring prosperity and innovation within the community.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. Contractor's Duties and Responsibilities

CONTRACTOR agrees to provide the following services, including all equipment and labor as necessary at no cost to LESSOR:

1. A Certificate of Public Liability & Property Damage in the amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00) naming additional insured, the Lessor and property owner.
2. Contractor shall be responsible for providing, maintaining, cleaning (as needed), and removing all necessary restroom facilities (porta-potties) during the festival. Any permanent restroom(s) inside a fenced-in area must also be cleaned by the contractor.
3. Trash collection and disposal. Trash must be collected and disposed of by not later than one (1) day after the conclusion of the festival but roll offs/dumpsters may be picked up three (3) days afterwards.

4. Fully implement and comply with the security plan and personnel requirements as established by the City of Fredericksburg Police Department.
5. Lighting for the festival.
6. Maintain event website and social media.
7. Hiring of all event entertainment.
8. Fencing for the site, as required.
9. Ticket booths, as required.
10. Trained security personnel to direct traffic, both vehicular and pedestrian, as required to ensure a safe and orderly event, and in conformance with the Security Plan established by the City of Fredericksburg Police Department
11. Hosting of a traditionally held Patron's Party as part of event schedule.
12. Complete and follow all rules and regulations in the City of Fredericksburg Special Events application and planning guide (to remain in effect for a period of 5 years).
13. Comply with any TCEQ, TABC and TFER requirements regarding the sale and service of food and alcohol.
14. The Contractor commits to continuing to reinvest a portion of proceeds from the event back into improvements and maintenance of Marktplatz, in coordination with the Lessor.
15. Provide an annual report to the City no later than the end of the calendar year that includes information relating to:
 - a. Number of attendees
 - b. Financial data (ticket sales, revenues, expenses, etc.)
 - c. Advertising information
 - d. Participating businesses, vendors, and sponsors
 - e. Benefactors
 - f. Identified issues and concerns.
 - g. Plan/changes for the following year's event.

II. Lessor's Duties and Responsibilities

LESSOR agrees to furnish at no cost to CONTRACTOR:

1. Suitable festival grounds (Marktplatz), reserved in an as-is condition, and additional space for parking in the City Hall parking lot on N. Crockett St.
2. Placement of traffic control devices utilized during October event season and setting of barricades for closure of public roadways, as approved by City Council.

III. Intellectual Property Provisions

1. The City owns the Fredericksburg Food and Wine Festival name and related written and printed materials, internet materials, and social media materials;
2. The City shall license the name, and all rights to related intellectual properties to the

Contractor (a 501(c)(6) non-profit organization).

3. Any and all changes and updates to such intellectual properties completed by the Contractor shall become the property of the Lessor at the termination of this agreement for any reason.
4. After the 2028 festival, the Lessor agrees to transfer the ownership of the Food and Wine Festival intellectual property at no cost to the Contractor. The Lessor shall retain first right of refusal, at no cost, to retain ownership of intellectual property after the 2028 festival should the Contractor propose to sell or change the intellectual property rights.

IV. General Terms and Conditions

1. Assignment

This Agreement is not assignable.

2. Compliance

In performing its obligations under the Agreement, Contractor agrees to fully comply with all applicable federal, state, and local laws and regulations. Contractor's failure to comply with the obligations of this section shall be considered a default of the Agreement, and Lessor may immediately terminate the Agreement without any payment of damages to Contractor.

3. Insurance

Contractor agrees to maintain comprehensive general liability insurance, including host liquor liability, in the minimum amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000) to cover its activities performed under the Agreement. Contractor shall provide Lessor with evidence of such coverage in a form which is acceptable to the Lessor. Such policies shall name Lessor, their officials, officers, and employees as additional insureds, and shall provide for a waiver of subrogation against all additional insureds. Contractor shall provide notice to Lessor in the event of any material change in coverage, cancellation, or nonrenewal not less than thirty (30) days prior to the change. Should Contractor change insurance carriers, the replacement policy shall include a prior acts provision to eliminate any lapse in coverage. Each such insurance policy shall be procured from a company authorized to do business in the state of Texas and shall be satisfactory to Lessor. Contractor shall provide evidence satisfactory to Lessor that such coverage has been procured and is being maintained at all times during the performance of the Agreement. Contractor's failure to comply with the obligations of this section shall be considered a default of the Agreement, and Lessor or its assignees may immediately terminate the Agreement and seek any damages or remedies available at law or in equity.

4. Indemnification

CONTRACTOR COVENANTS AND AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE LESSOR, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (THE "INDEMNITEES"), FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR PROPERTY DAMAGE OR LOSS AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF WHATSOEVER KIND OR CHARACTER, WHETHER REAL OR ASSERTED, (INCLUDING, WITHOUT LIMITATION, REASONABLE FEES AND EXPENSES OF ATTORNEYS, EXPERT WITNESSES AND OTHER CONSULTANTS), ARISING OUT OF OR IN CONNECTION WITH ANY AND ALL ACTS OR OMISSIONS OF CONTRACTOR, ITS OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, INVITEES OR TRESPASSERS, WHETHER OR NOT SUCH DAMAGES OR INJURIES ARE CAUSED DIRECTLY OR INDIRECTLY BY THE NEGLIGENCE OF THE INDEMNITEES. CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL SURVIVE THE TERMINATION OF THE AGREEMENT.

5. Applicable Law and Venue

This Agreement shall be interpreted in accordance with the laws of the state of Texas and the venue of any legal action relating to this Agreement shall lie in state district court in Gillespie County, Texas.

6. Litigation

If any legal proceeding is brought to interpret or enforce the terms of the Agreement, the prevailing party in such action shall be entitled to recover from the non-prevailing party, in addition to the prevailing party's actual damages, reasonable attorney's fees and court costs.

7. Amendments

No amendment, modification, cancellation or alteration of the terms of the Agreement shall be binding on any party hereto unless the same is in writing, dated subsequent to the date hereof, and is duly authorized and executed by the Parties.

8. Severability

If any term or provision of the Agreement shall, to any extent, be held invalid or unenforceable, the remainder of the Agreement shall not be affected thereby, and each provision of the Agreement shall remain valid and enforceable to the fullest extent permitted by law.

9. Term

a. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of five (5) years, as per the provisions of this Agreement.

10. Performance Review.

The City shall conduct a review of Contractor's performance within ninety (90) days after the conclusion of each annual event. If the City Council of the City of Fredericksburg determines that Contractor's performance under the terms of this Agreement does not meet or exceed the expectations of the City, then the City shall promptly provide Contractor written notice of the grounds of such determination. Contractor shall have thirty (30) days after receive of such notice to cure the grounds of the determination. If cure is not deemed adequate, the City may terminate this Agreement on sixty (60) days prior written notice.

11. Execution

Contractor agrees that its undersigned representative has the authority to act on Contractor's behalf and enter into the Agreement. Each of the Parties have caused this Agreement to be executed as of the date written below its signature:

CITY OF FREDERICKSBURG, TEXAS

By: _____

Jeryl Hoover Mayor

Date: _____

04/17/2024

ATTEST:

By: _____

GARRETT BROWN, ^{INTERIM} City Secretary / ASST. CITY MANAGER

FREDERICKSBURG CHAMBER OF COMMERCE

By: _____

Jim Mikula

Name: Jim Mikula

Title: President/CEO

Date: April 17, 2024



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: February 18, 2025

CATEGORY: CITY MANAGER'S REPORT

CAPTION: Update on 2025 Food & Wine Festival. (Jim Mikula and Hayley Wakefield, Fredericksburg Chamber of Commerce)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Tourism

ATTACHMENTS:

1. 2025 FFWF Vision Presentation

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: February 13, 2025

Date: February 13, 2025

William McKamie, City Attorney

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

Clinton Bailey, City Manager

Date: February 13, 2025

Fredericksburg **FOOD & WINE**

NURTURING CULINARY, WINE & AGRICULTURAL
INNOVATION IN THE TEXAS HILL COUNTRY

2025 VISION + HOT MARKETING



Fredericksburg
FOOD & WINE
FESTIVAL

OUR MISSION —

THE FREDERICKSBURG FOOD & WINE FESTIVAL IS A NON-PROFIT ORGANIZATION THAT CELEBRATES, SHOWCASES AND NURTURES OUR REGION'S RICH AGRICULTURAL HERITAGE, OUTSTANDING CULINARY EXPERIENCES AND AWARD WINNING WINERIES.

THROUGH OUR PROGRAMS AND EVENTS, WE SUPPORT CHARITABLE ORGANIZATIONS IN THE TEXAS HILL COUNTRY, ENSURING PROSPERITY AND INNOVATION WITHIN OUR COMMUNITY.

2025 BENEFACTORS

The festival's revamped concept proved profitable in its first year, showcasing its potential to become a self-sustaining entity capable of making meaningful charitable contributions.

While net proceeds from 2024 will fund early 2025 expenses, *our goal is to donate \$50,000 to charitable organizations in 2025 and 2026 with the expectation to increase donations starting in 2027.*

zum Wohl, y'all!

Fredericksburg
FOOD & WINE
FESTIVAL

2025 Event Calendar + Schedule

Preview Week

This specially curated week is designed to boost tourism and drive traffic during a traditionally slower season in Fredericksburg. By hosting immersive culinary and winery experiences across a variety of venues, we celebrate the rich flavors and culture of Texas while engaging visitors in a hands-on way. To amplify the excitement, we invite top media and influential voices in the industry, strategically timing our outreach with a targeted press release and dedicated email campaigns. This ensures that when tickets for the October festival go on sale (during preview week), we've already built strong organic buzz and anticipation!

July 21st | Women For Wine Sense (venue TBD)

July 22nd | The White House Dinner at Becker Vineyards

July 23rd | Shuck, Shake & Sip at Dietz Distillery & Das Peach Haus

July 24th | Roam Ranch Hands on demo + wine dinner (pending)

July 25th | San Antonio Street Block Party (pending)

July 26th | Boozy Poolside Brunch Bash at Albert Hotel

July 26th | 2nd Annual Quesoff at Grand Central at Milam

Fredericksburg
FOOD & WINE
FESTIVAL

2025 Event Calendar + Schedule

OCTOBER FESTIVAL

OCT. 22ND – 26TH

Wednesday, October 22nd

Kick Off Party at Albert Hotel

Thursday, October 23rd

Texas Black Tie Barbecue at
Becker Vineyards (30th Anniversary Celebration)

Friday, October 24th

Texas Wine Auction Barrel Auction
The Street Dinner

Saturday, October 25th

Festival at Marktplatz

Sunday, October 26th

Fischer & Wieser Brunch



Fredericksburg FOOD & WINE FESTIVAL

HOT Marketing Planning

CATEGORY	2025 PROPOSED SPEND	DETAILS
Marketing (Digital, Print, OTT, Social, Radio, TV, etc.)	\$80,000	Expanded digital advertising, print ad campaigns in key Texas markets like Austin, San Antonio, Houston & Dallas, influencer partnerships & targeted campaigns to attract out-of-town visitors.
Public Relations (Media Outreach, Press Trips, Story Placement, PR Firm, etc.)	\$30,000	More focus on state wide publications, regional/national PR coverage, influencer media visits.
Custom Signage (Event Branding, Wayfinding, etc.)	\$30,000	Expanded branded elements for improved visitor experience and festival presence.
Entertainment (Tourism- Attracting Live Music, Performances, etc.)	\$15,000	Enhancing high-profile entertainment to attract more visitors from outside the region.
Website, Ticketing & Digital Enhancements	\$10,000	Website updates + enhanced online ticketing experience to drive attendance.
Photography & Videography (Content Creation for Future Marketing, Social Media, Ads)	\$20,000	High-quality content to promote future events and capture audience engagement.



2025 Marketing Timeline

JANUARY

Website update + email marketing refresh to include development of flows

FEBRUARY

Official save the date announcement for preview week & festival + Secure influencer & media partnerships

MARCH

Map out media buy calendar + develop cross promotional packet for partners

APRIL

Content creation for preview week + tease preview week events on social + email

MAY

Launch preview week tickets + promote via social, email, press release & media/influencer partnerships

JUNE

Announce October schedule, badge levels & key activations + release early bird badges

JULY

PREVIEW WEEK + Continued social and email promotion, badges go on sale, announce festival partners

AUGUST

Print ads, radio ads & dedicated email blasts with media partners, additional social, email and split Meta marketing campaigns: awareness/conversion

SEPTEMBER

Continued promotion of partners and festival via email, social, vendor-cross promotion and media partner email/social campaigns

OCTOBER

Event signage throughout the Texas Hill Country, continued partner and event promotion via email, social, website, vendor-cross promotion and influencers/media campaigns + live event coverage

POST - EVENT

Post-event press release, thank you email campaign, social recaps, professional video and photos released on website & social + media partner editorial stories and recaps

Fredericksburg FOOD & WINE FESTIVAL





CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: February 18, 2025

CATEGORY: CITY MANAGER'S REPORT

CAPTION: Legislative Update.

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:

Clinton Bailey, City Manager

Date: February 13, 2025



Garret Bonn, Assistant City Manager

Date: February 13, 2025



William McKamie, City Attorney

Date: February 13, 2025



Leticia Vacek, City Secretary

Date: February 13, 2025



Clinton Bailey, City Manager

Date: February 14, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: February 18, 2025

CATEGORY: ITEMS FOR FUTURE AGENDA

CAPTION: City Manager Clinton Bailey will review the Future Agenda Items 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 02-18-2025 (2) (1) (1)

APPROVAL/REVIEW:

Date: February 14, 2025

Leticia Vacek, City Secretary



William McKamie, City Attorney

Date: February 14, 2025



Clinton Bailey, City Manager

Date: February 14, 2025

City Council Future Agenda Items/Meetings

March 4, 2025

3/04	Z2427- Annexation (ROW) – 612 Holmig (39 Acres)PH	Evan Williamson	Dev Services
3/04	ORD - Fees for use of John Wm Klein Rm Action	Andrea Schmidt	PARD Director
3/04	ORD – Limiting Vape Shops proximity to schools Action	Kirchner/Briley	Council

Future Agenda Items/Future Council Meetings

3/18	Z2427- Annexation (ROW/Parcel)/Land Use/ZoningPH	Evan Williamson	Dev Services
3/18	Z2501- PUD Trails of Windcrest (70 Acres) PH/Action	“	Dev Services
3/18	Z2426- 610 W Main CUP/Standardized Bus RIO Bank PH/Action	“	Dev Services
4/01	Z-2427 4-ORD Annexation (ROW/Parcel), LU, Zoning Action	“	Dev Services

Upcoming Meetings/Events

February 20, 2025 – Appreciation Dinner for Board & Commission Members @ 6pm Hangar Hotel

February 25, 2025 – Citizen University @ 6pm at East Campus – Department Topics: City Attorney & City Secretary



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: February 18, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Consultation with City Attorney - Former Texas Rangers Foundation 380 Agreement and Ground Lease (Texas Government Code 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: February 12, 2025



Garret Bonn, Assistant City Manager

Date: February 12, 2025



William McKamie, City Attorney

Date: February 12, 2025



Clinton Bailey, City Manager

Date: February 13, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: February 18, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Consultation with City Attorney Regarding Carleton Schnelle v. City Of Fredericksburg Police Department EEOC Charge No. 451-2024-03544 (Texas Government Code Section 551.071).

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Business Visioning

ATTACHMENTS:

None

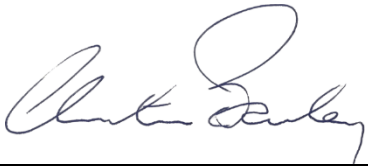
APPROVAL/REVIEW:

William McKamie, City Attorney

Date: February 13, 2025

Leticia Vacek, City Secretary

Date: February 13, 2025

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

Clinton Bailey, City Manager

Date: February 14, 2025