



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, March 4, 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, March 4, 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 Greg Foster of Fredericksburg Calvary Chapel.**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges.**
4. **CEREMONIAL ITEM - Presentation of Rain Water Harvesting System, Kris Kneese and Brandon Vollmar.**
5. **COUNCIL COMMENTS**
6. **CONSENT**

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

 - A. Consider approval of City Council Minutes for the Regular Meeting held on February 4, 2025. (Leticia Vacek, City Secretary)
 - B. Consider approval of Ordinance 2025-05 amending Article 24.000, "Recreational fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas, by amending Section 24.500, "Fees for the use of Marktplatz," by establishing fees for the use of John Wm. Klein Meeting Room; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and an effective date. (Andrea Schmidt, Director of Parks and Recreation)
7. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**
 - A. Discussion of limiting the location of Vape Shops taking into consideration the proximity to schools. (Mayor Pro-Tem Kirchner and Councilmember Briley)
 - B. Consider approval of Ordinance 2025-06 annexing a portion of Post Oak Road between Live Oak and Smith Roads 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. (Evan Williamson, Interim Development Services Director)
 - C. Consider approval of Ordinance 2025-07 annexing property located at 648 & 652 Post Oak Road as requested by Steve and Beverly Allen, 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)
 - D. Hold Public Hearing for Annexation for a portion of Right of Way of approximately 1.364 acres consisting of a portion of Hollmig Lane currently in the ETJ and maintained by Gillespie County. The request is for Right of Way only.

This Annexation will not increase or extend the City's Extraterritorial Jurisdiction.
(Evan Williamson, Interim Development Services Director)

- E. Consider Adoption of Ordinance 2025-08 Establishing a Zoning of C1, Neighborhood Commercial as requested in Z-2420 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 Director of Development Services)

8. OTHER ACTION ITEMS AND UPDATES

- A. Consideration and Possible Action relating to the Proposed Sign Package for the Soccer Complex at Oak Crest Park. (Mark Cornett, FBG Friends of the Fields)

9. CITY MANAGER'S REPORT

10. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey will review the Future Agenda Item List with the Mayor and Council.

11. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Section - (551.071):

- A. Discuss legal issues related to pending or contemplated litigation between the City and the Former Texas Rangers Foundation; or other matters as authorized by the Texas Government Code Section 551.071 (Consultation with Attorney).

12. BUSINESS ITEM

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

13. ADJOURN

CERTIFICATION

This is to certify that I, Leticia Vacek, posted this Agenda at 3 PM on February 28, 2025, on the bulletin board at Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Leticia Vacek, TRMC/CMC/MMC
City Secretary



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, February 4, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

City Council Present:

Mayor Jeryl Hoover
Mayor Pro-Tem Emily Kirchner
Council Member Bobby Watson
Council Member Randy Briley

Staff Present:

Clinton Bailey, City Manager
Shelley Becker, Municipal Court Judge
Garret Bonn, Assistant City Manager
Leticia Vacek, City Secretary
Mick McKamie, City Attorney
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Krista Wareham, Finance Director
Kris Kneese, Director of Public Works & Utilities
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Andrea Schmidt, Parks Director
Evan Williamson, Interim Director of Development Services
Brandon Gold, IT Asst Director
Keith Jenkins, IT Staff
Sybil Decker, Staff Engineer
Tyler Debish, STR Specialist
Darren Eckhardt, Accounting Coordinator
Leslie Ball-Embrey, Asst to City Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order.

2. INVOCATION

Daniel Hofmann of Holy Ghost Lutheran Church, Minister of Children & Young Families led the invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledges.

4. CEREMONIAL MATTERS - Recognition of First Baptist Church Members for their assistance for Cleanup of the creek area under the bridge and towards S. Adams Street.

- A. Kris Kneese thanked the volunteers for the clean-up under the bridge and turned it over to Keith Jenkins who introduced the group from the First Baptist Church that cleaned the area under the bridge gathering over 17 bags of trash. Mayor Hoover asked what motivated the group to clean the area. Keith mentioned that his office is nearby and as he walked by the creek, there were tires, trash, and items thrown under the bridge. A photo was shown of their efforts and the bags of trash that were collected. Mayor Hoover and the Council thanked Keith and the members of the First Baptist Church.

City Manager Bailey announced that Evan Williamson will take the Interim role of Development Services Director. He noted that the search for a new Development Services Director would take approximately 3 months. Mr. Williamson stated that he was excited about his new role as the city moves along with the transition. He added that he has worked closely with Development Services as one of the Engineers on Development Projects. Mayor Hoover also recognized Shelby as she continues to represent the Planning Department.

5. COUNCIL COMMENTS

Councilmember Briley reported attending the 2nd session of the 2025 Citizen University Class. He added that voting was ongoing for the National Museum of the Pacific War as Best History Museum. He noted the First Friday Art Walk on February 7th and the Art Show on February 6th through March 2, 2025. He stated the Chamber extended appreciation to Clinton who facilitated the last Main St Merchant's event. He also mentioned Fun After 5pm on Feb 20th at The Albert Hotel. He said that tickets for the 105 Annual Chamber of Commerce Dinner are on sale now. Lastly, he announced that he would not be pursuing a 2nd term on City Council as he will be prioritizing Family. He stated that his hope is to serve again sometime in the future.

Mayor Pro-Tem Kirchner thanked Randy for his service on Council. She reported that at the State of the State Address; the Governor declared Emergency Items that include Property Tax Relief, Water Infrastructure, Teacher Pay Raises, Increase Career Training, School Choice, the Creation of a Texas Cyber Command in SA among the few. She added that the Colored Church is having presentations each Saturday promoting their fund-raising efforts. She referenced Item 8b with the Fredericksburg Parks Foundation (FPF) and the possible project at Turner Hall that the city purchased three years ago. She mentioned a few FPF Members were present for said item.

Councilmember Watson thanked Randy for his service on Council and noted he truly appreciated him. He reported that he attended the Airport Board Meeting on January 23rd and that the Airport is still very busy with a wait list of 35 for Hangar occupancy. He noted the FBO continues to grow with a record year. EAA has seventy members and added that the Crosswind School has 19 Students. He added that TacAero Flight School has complete hangar control now and they have sold their maintenance shop which will continue to offer service at the Airport. Lastly, the Santa Fly-In was a success with many people in attendance.

Mayor Hoover also thanked Randy for his service and stated that he had three more months and will say more closer to his departure. He announced that the filing deadline for a place on the ballot was Friday, February 20th. Councilmember Watson indicated that he did file for office and said that this would be his last term before he terms out.

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 Special City Council Minutes of January 16, 2025. (Leticia Vacek, City Secretary/RMO)

Mayor Pro-Tem Kirchner moved to approve January 16, 2025, minutes. Councilmember Klein seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Consider the approval of Resolution 2025-03 for the Market Square Redevelopment Commission amending the procedural rules and appointing Jim Mikula, Don Weinheimer, and Heather McCarver to the Market Square Redevelopment Commission. (Andrea Schmidt, Director of Parks and Recreation)

Mrs. Schmidt stated that she was bringing forth for approval an amendment to the procedural rules of the Market Square Redevelopment Commission. She stated that the Commission met and is recommending the residency requirement to Gillespie County residents who may now serve on the Commission and another change is the attendance requirement of not missing more than 3 meetings. Lastly, she stated that the Commission is recommending the appointment of Jim Mikula, Don Weinheimer, and Heather McCarver.

Councilmember Klein moved to approve the changes to the procedural rules as stated and to appoint the three individuals recommended. Councilmember Briley 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)

Robbie Myer stated that this was a repeat of last year for a rehabilitation of the Fredericksburg Senior Apartment Development. She requested a waiver of \$250 in development fees and of the application fee. She added that they will not have any displacement as the rehab in place. Lastly, she added they are using tax credit dollars to do a substantial rehabilitation. She added that the facility is currently occupied.

Councilmember Watson moved to approve Resolution 2025-02. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

- C. Consider the adoption of Ordinance 2025-03 amending Section 24.100 of Appendix A - Fee Schedule, of the Code of Ordinances to update and amend the

fees for the use of Lady Bird Johnson Municipal Golf Course. (Chris Meade, General Manager-Lady Bird Golf Course)

City Manager Bailey presented said item noting that the Ordinance calls for a small increase in fees. He referred to the redlined version of the Ordinance. He noted that the increase in fees is to compensate for increases in pricing and labor. He added that one of their ultimate goals was to ensure more kids take up playing golf and Touchstone has done while vastly improving the condition of the course. He recommended approval of Ordinance 2025-03. Mayor Hoover asked about their financial performance. Mr. Bailey indicated that he did not have specific revenues but that last year, they set a revenue record with improvement projects programmed. In response to Councilmember Briley's question of student discounts; Clinton pointed out the discount within the Ordinance. He also pointed out that Touchstone offers free equipment and instruction and has increased their youth program by about 1,500 kids in the last year.

Councilmember Watson moved to adopt Ordinance 2025-03. Councilmember Klein seconded the motion. The motion carried unanimously.

- D. Consider the adoption of Ordinance 2025-04 amending Ordinance 2024-37 for the Voluntary Annexation of 97 Hitchin Post Trail amending the Annexation Agreement with the Developer name of Fredericksburg Development, Inc. (Shelby Collier, Senior Planner)

Mrs. Collier presented said item noting this was correcting the ownership name on the Annexation Agreement.

Councilmember Briley moved to adopt Ordinance 2025-04. Councilmember Klein seconded the motion. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider and take action on the appeal of Director of Development Services denial of a STR permit for Curt & Misty Harlan at 205 West Creek Street. (Shelby Collier, Senior Planner)

Mrs. Collier provided background on the STR permit denial and appeal submitted by Curt and Misty Harlan for the property at 205 W. Creek Street. She added that the applicant failed to renew their STR permit within the provided time limit.

Misty Harlan addressed the Council noting that she did not renew on time and that was her fault. She added that each time she checked the website, the system showed that the permit was active. She added that the website did not show an expiration date either. Councilmember Briley asked about the November 1st notification provided by staff. Mrs. Harlan stated that she never saw the emails. Mayor Pro-Tem Kirchner noted the CVB website shows that this is an active listing, therefore, how can we ensure that only active permits are aligned with the web listings. Mrs. Collier stated that staff can work with the CVB on same. Councilmember Watson asked when the permit expires; are we changing that status on the website to inactive or expired. Mrs. Collier responded that there is a 90-day grace period and will check to see if it showed active during the grace

period. Mayor Hoover stated his opinion relating to doing business with the city; the business responsibility remains with applicants.

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

- B. Request of the Fredericksburg Parks Foundation for initial approval for a project at the old Turner Hall property in collaboration with the National Fitness Campaign and various donors. (Mayor Hoover and Emily Kirchner, Mayor Pro-Tem)

Mathew Pipkin, President of the Fredericksburg Parks Foundation introduced the Foundation members present, Chris Graham, John Wells, Hayley Wakefield, and Emily Kirchner. He explained that they have an opportunity to partner with the National Fitness Campaign and showed a video of what is being proposed. It was stated that the site has been evaluated by the National Fitness Center and will have to raise \$250,000 for the fitness court and shade structure to be built. He mentioned that Blue Cross/Blue Shield will provide \$50,000.

Councilmember Briley asked if the raising of the funds comes after Council approval. Mr. Pipkin stated that they have had preliminary conversations with potential donors. He added that they would put together a plan for parking on Travis and Schubert Streets. It was stated that being next to the pool would take care of having access to bathrooms. Andrea Schmidt stated that she spoke with Duane Durst, and he is excited about the project which meets several of the objectives with the City's Parks Master Plan.

Mayor Hoover asked if the equipment would be susceptible to critters, or vandalism. Mr. Pipkin replied that the equipment is designed to minimize same and noted that there does not seem to be an issue in other locations. Councilmember Watson asked if there would be any instructor available. Mr. Pipkin noted that there could be. Mrs. Schmidt added that instructors could complete the required insurance forms and make it low cost. The Parks Foundation Board requested permission to continue with the next step while checking into the liability insurance.

Councilmember Briley moved to initially approve the project concept. Councilmember Watson seconded the motion. The motion carried unanimously.

- C. Consider the approval of the SKT Architects Design Invoice for the CVB. (Evan Williamson, Assistant City Engineer)

Mr. Williamson presented the item noting that the 2022 design plan was for the CVB expansion phase. He added that the CVB engaged with SKT Architects to design the expansion in the amount of \$128,000 noting there was no timeline for the construction. He recommended approval of a budget amendment to cover the final cost of the design which would be funded from tourism. A budget amendment will be presented mid-year.

Councilmember Klein moved to approve the payment of the invoice and include it in the mid-year budget amendments. Mayor Pro-Tem Kirchner seconded the

motion. The motion carried unanimously.

- D. Consider approval of a Contract for a New Pump and Tank (budgeted items) for the current Chassis Brush Truck for the Fire Department. (Lynn Bizzell, Fire Chief)

Chief Bizzell presented the item and recommended approval of the contract.

Councilmember Watson moved to approve the contract. Councilmember Klein seconded the motion. The motion carried unanimously.

- E. Consider and approve a replacement 2025 Tahoe Police Pursuit Vehicle for the Police Department. (Derek Seelig, Police Lt.)

Lt. Seelig presented said item and recommended approval of the new Tahoe replacement. Councilmember Klein moved to approve the new replacement Tahoe. Councilmember Watson seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT

City Manager Bailey announced he had no report.

10. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey will review the Future Agenda Items and Meetings with the Council. (Clinton Bailey, City Manager)

City Manager Bailey reviewed the future agenda items for the February 18, 2025 Council Meeting.

11. 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. Consideration of the appointment for an Alternate Municipal Court Judge. (Shelley Becker, Presiding Judge) -Texas Government Code Section 551.074
- B. Consultation with City Attorney - Former Texas Rangers Foundation 380 Agreement and Ground Lease - Texas Government Code Section 551.071

Mayor Hoover recessed the regular meeting into executive session at 10:12 am. Mayor Hoover reconvened the regular meeting at 10:45 am from executive session.

12. BUSINESS ITEM

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

Councilmember Klein moved to appoint Ms. Ilse Bailey as Alternate Municipal Court Judge. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

ADJOURN

Mayor Hoover adjourned the meeting at 10:45 am.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary



CITY COUNCIL AGENDA MEMO

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

MEETING DATE: March 4, 2025

CATEGORY: CONSENT

CAPTION: Consider approval of Ordinance 2025-05 amending Article 24.000, "Recreational fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas, by amending Section 24.500, "Fees for the use of Marktplatz," by establishing fees for the use of John Wm. Klein Meeting Room; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and an effective date. (Andrea Schmidt, Director of Parks and Recreation)

PRESENTATION:

SUMMARY:

City council approved the hiring of a recreation coordinator in the fiscal year 2025 budget. The parks and recreation department has filled the position and would like to amend the fee schedule for the John Wm Klein Meeting Room to allow half-day rental options, per the recommendation of the Market Square Redevelopment Commission. The original daily and weekend rental rates were approved in February 2024, and rentals of the facility began in June 2024.

The recommended new half-day fees for the John Wm. Klein Room are as follows:

Daily half-day rental fee from 8:00 a.m. until 2:00 p.m., or 4:00 p.m. until 10:00 p.m. for Gillespie County residents and non-profit organizations is \$300.00

Daily half-day rental fee from 8:00 a.m. until 2:00 p.m., or 4:00 p.m. until 10:00 p.m. for non-Gillespie County residents and for-profit organizations is \$375.00

Full day rates will stay at the adopted rate of \$500 per day.

Parks staff consulted with JaniKing, our current janitorial company, to determine when they would be available to clean in-between rentals and approximately how much time they needed to complete the cleaning to determine the half-day time increments available for rentals. The cleaning fee is included in the rental rates. This will also give staff a two-hour window to check the room between reservations for potential damage and cleanliness.

BACKGROUND:

The suggested fees will cover expenses for the room including utilities, cleaning, supplies, staff time and maintenance. Now that a recreation coordinator has been hired, the parks and recreation department is ready to offer half-day rentals on a daily basis. These half day rates were also initially discussed when the rates were adopted in 2024.

Reservations for the meeting room may be made one year in advance but not less than 15 days in advance of the event. The room holds approximately 120 people, including the patio on the north side or about 90 people inside theater style seating. Gillespie County residents and non-profits will receive a discount on the rates. Security will be required for events with alcohol or a DJ.

FUNDING SOURCE: Tourism Fund

FINANCIAL IMPACT:

Approximately \$25,000 for partial year

STAFF RECOMMENDATION:

Consider adoption of ordinance to amend fees for the John Wm. Klein Meeting Room.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Business Visioning

Government Vision

Family Life Vision

Quality of Life Vision

ATTACHMENTS:

1. John Wm Klein Meeting Room Amended Fees Ordinance

APPROVAL/REVIEW:

Andrea Schmidt

Date: February 20, 2025

Andrea Schmidt, Parks and Recreation Director

William McKamie

Date: February 20, 2025

William McKamie, City Attorney

Leticia Vacek

Date: February 28, 2025

Leticia Vacek, City Secretary

Clinton Bailey

Date: February 28, 2025

Clinton Bailey, City Manager

ORDINANCE NO. 2025-##

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING ARTICLE 24.000, "RECREATIONAL FEES," OF APPENDIX A, "FEE SCHEDULE," OF THE CODE OF ORDINANCES, CITY OF FREDERICKSBURG, TEXAS, BY AMENDING SECTION 24.500, "FEES FOR USE OF MARKTPLATZ," BY ESTABLISHING FEES FOR THE USE OF JOHN WM. KLEIN MEETING ROOM; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council finds it necessary to add rental fees related to the use of the John Wm. Klein Meeting Room at Marktplatz; and

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

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

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

Section 2. Section 24.500, "Fees for Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas, is hereby amended by amending subsection (g) to read as follows:

"Sec. 24.500. - Fees for use of Marktplatz.

(g) John Wm. Klein Meeting Room:

- (1) Daily rental fee from 8:00 a.m. until 10:00 p.m. for Gillespie County residents and non-profit organizations is five hundred dollars (\$500.00).
- (2) Daily rental fee for from 8:00 a.m. until 10:00 p.m. for non-Gillespie County residents and for-profit organizations is six hundred and fifty dollars (\$650.00).
- (3) Daily half-day rental fee from 8:00 a.m. until 2:00 p.m., or 4:00 p.m. until 10:00 p.m. for Gillespie County residents and non-profit organizations is three

hundred dollars (\$300.00).

- (4) Daily half-day rental fee from 8:00 a.m. to 2:00 p.m., or 4:00 p.m. to 10:00 p.m. for non-Gillespie County residents and for-profit organizations is three-hundred and seventy-five dollars (\$375.00).
- (5) Security Deposit (all rentals):
 - a. Five hundred dollars (\$500.00) for events without alcohol;
 - b. One-thousand dollars (\$1,000.00) for events with alcohol;
 - c. Security Deposits are refundable if the meeting room is returned to the same or better condition than found.
- (6) A cancellation fee will be in the amount paid for the reservation, excluding deposit, as described above, if cancelled less than thirty (30)-days prior to the event.
- (7) A fifty-dollar (\$50) administration fee will apply for each change made to a reservation.”

Section 3. This Ordinance shall be cumulative of all provisions of ordinances of the Code of Ordinances, City of Fredericksburg, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

Section 4. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 6. This Ordinance shall be in full force and effect from and after the date of passage and it is so ordained.

PASSED AND APPROVED on this the ____ day of March, 2025.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, TRMC, CMC, MMC , City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: William McKamie, City Attorney
MEETING DATE: March 4, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Discussion of limiting the location of Vape Shops taking into consideration the proximity to schools. (Mayor Pro-Tem Kirchner and Councilmember Briley)

PRESENTATION:

SUMMARY:

Discussion regarding Vape Shops and concerns with proximity to schools and other uses.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Small Town Sensitive Growth
Governance

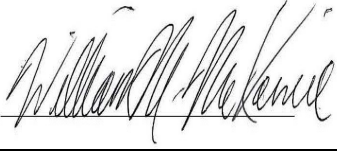
ATTACHMENTS:

None

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: February 28, 2025



William McKamie, City Attorney

Date: February 28, 2025



Leticia Vacek, City Secretary

Date: February 28, 2025



Clinton Bailey, City Manager

Date: February 28, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: March 4, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider approval of Ordinance 2025-06 annexing a portion of Post Oak Road between Live Oak and Smith Roads 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. (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. The 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 4, 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 is a portion of Post Oak that 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 right of way would allow other property abutting the right of way to also request voluntary annexation. The roadway is identified as a collector in the City's Thoroughfare Plan. This is a portion of Post Oak Road included in the City's capital improvement plan to be improved as a part of the Post Oak Road extension project that will connect W. Main Street and S. Cherry Street to Hwy 16 South.

FUNDING SOURCE: NA**FINANCIAL IMPACT:**

Road maintenance

New public works utility customer.

STAFF RECOMMENDATION:

Staff Recommends Approval

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Mobility

Small Town Sensitive Growth

Governance

ATTACHMENTS:

1. Post Oak Annexation Request - Gillespie County Commissioners
2. Annexation Ordinance 2025-06 Post Oak Road Right of Way

APPROVAL/REVIEW:

Garret Bonn, Assistant City Manager

Date: February 28, 2025



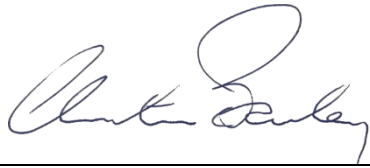
William McKamie, City Attorney

Date: February 28, 2025



Leticia Vacek, City Secretary

Date: February 28, 2025

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

Clinton Bailey, City Manager

Date: February 28, 2025

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

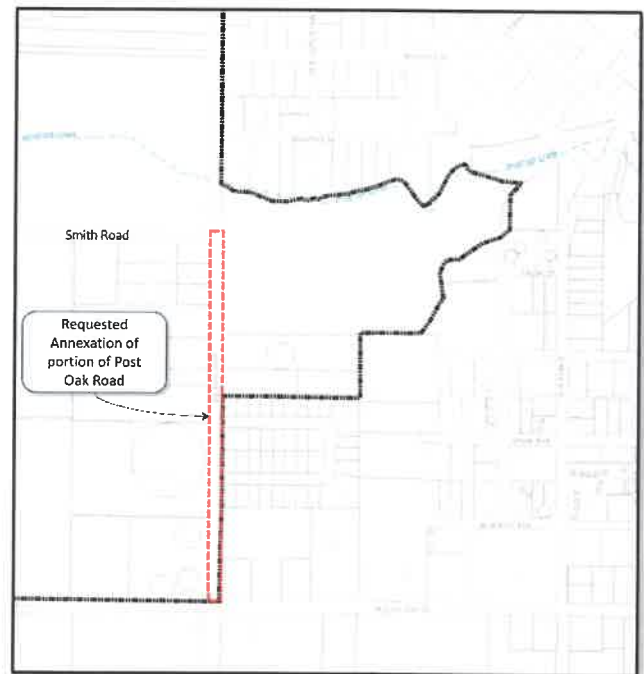


Figure 1

ORDINANCE NO. 2025-06

AN ORDINANCE ANNEXING A PORTION OF POST OAK ROAD BETWEEN WEST LIVE OAK ROAD AND SMITH ROAD (“AREA”) INTO THE CITY OF FREDERICKSBURG, TEXAS, FOR ALL MUNICIPAL PURPOSES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Area is currently owned and maintained by Gillespie County as county roads; and

WHEREAS, the Gillespie County Commissioners Court submitted a request for voluntary annexation of the Area, in accordance with Section 43.1055 of Chapter 43 of the Texas Local Government Code; and

WHEREAS, the City Council desires to annex the Area into the City for all municipal purposes; and

WHEREAS, after proper notice was provided in accordance with Subchapter C-1 of Chapter 43 of the Texas Local Government Code, and public hearings on the proposed annexation of the Area were held before the Fredericksburg City Council on January 7th, 2025, and February 18th, 2025; and

WHEREAS, the Area is contiguous to the City and within the exclusive extraterritorial jurisdiction of the City; and

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

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

SECTION 1.

The Area, comprised of approximately 2.26 acres and consisting of a portion of Post Oak Road between West Live Oak Road and Smith Road located in Gillespie County, Texas, is hereby annexed to the City as a part of the City for all municipal purposes, and the City limits are extended to include the Area, more particularly depicted on Exhibit “A” and described in Exhibit “B,” attached to and incorporated into this Ordinance for all purposes. In the event of any discrepancy in the written description on Exhibit “B” and the depiction on the Exhibit “A,” the depiction on Exhibit “A” shall control.

SECTION 2.

The official map and boundaries of the City, previously adopted, are amended to include the Area as a part of the City. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Area as required by law.

SECTION 3.

The City Secretary is directed to file or cause to be filed a certified copy of this Ordinance in the offices of the county clerk of Gillespie County, Texas and with the Gillespie County Appraisal District.

SECTION 4.

The streets hereby annexed shall be city streets and will be operated, controlled and maintained by the City of Fredericksburg.

SECTION 5.

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

SECTION 6.

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

SECTION 7.

Should this Ordinance for any reason be ineffective as to any part of the area hereby annexed to the City, such ineffectiveness of this Ordinance as to any such part or parts of any such area shall not affect the effectiveness of this Ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City every part of the Area described in Section 1 of this Ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of the Area set out in Section 1 of this Ordinance to be hereby annexed to the City any lands or area which are presently part of and included within the limits of any other city, town, or village, or which are not within the City's jurisdiction to annex, the same is hereby excluded and excepted from the area to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

SECTION 8.

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

PASSED AND APPROVED ON THIS 4th DAY OF MARCH, 2025.

Mayor Jeryl Hoover

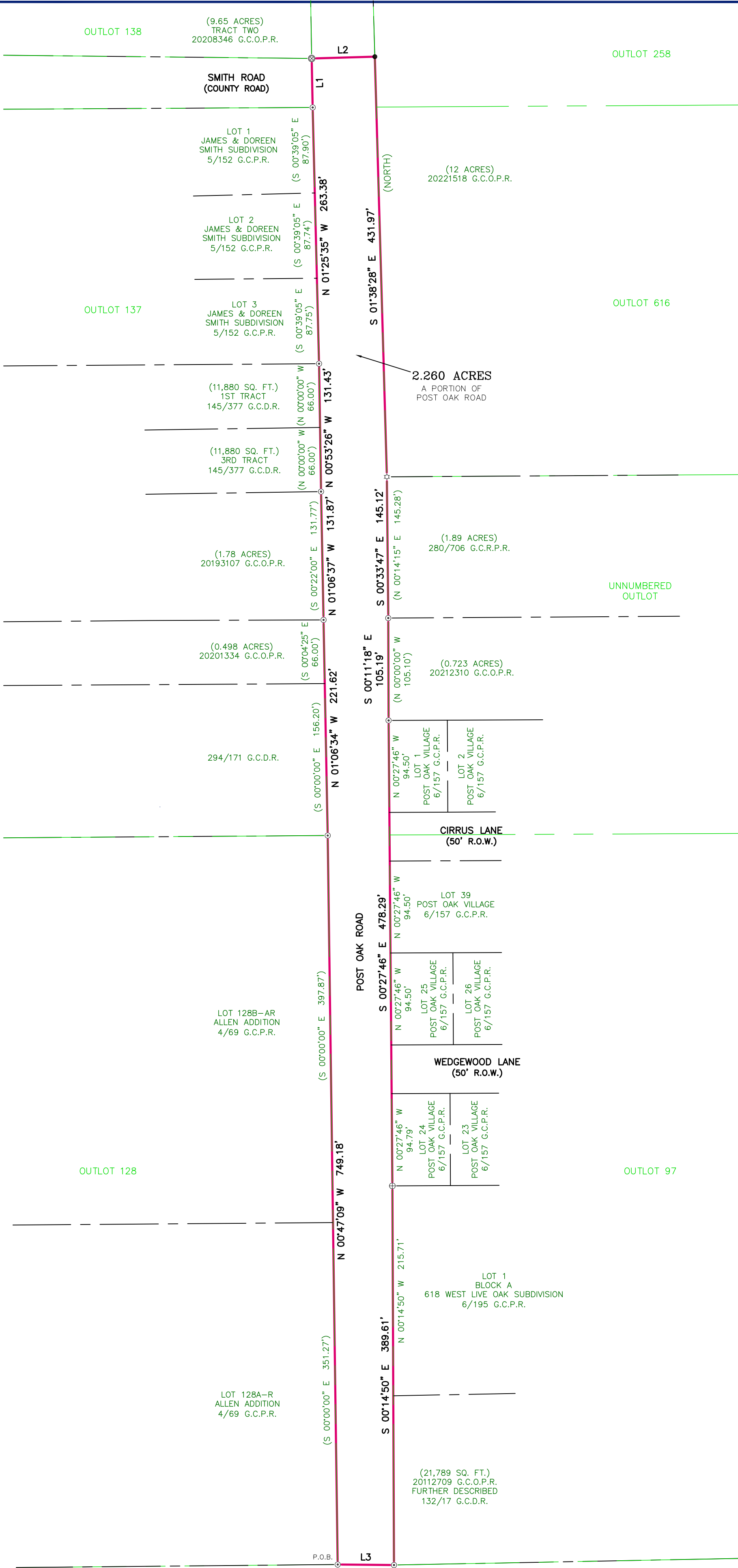
ATTEST:

City Secretary, Leticia Vacek

APPROVED AS TO FORM:

City Attorney, Mick McKamie

EXHIBIT A
PROPERTY MAP



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:

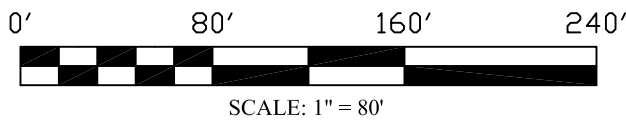
- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND

- 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

- UTILITY EASEMENT
- BUILDING SETBACK LINE (BRO.-DIST.) - RECORD CALL
- POINT OF BEGINNING
- GILLESPIE COUNTY PLAT RECORDS
- GILLESPIE COUNTY DEED RECORDS
- GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
- 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

EXHIBIT B
PROPERTY DESCRIPTION



LEGAL DESCRIPTION: Being 2.260 acres of land, being a portion of Post Oak Road in Gillespie County, Texas as shown, as an unnamed street, on the Map of Fredericksburg, Texas and Environs by the German Emigration Company and being located west of Outlot 97, an unnumbered Outlot, Outlot 616, and Outlot 258 and east of Outlot 128 and Outlot 137; Said 2.260 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in October 2024:

BEGINNING at a 1/2 inch iron rod found at the intersection of the north line of West Live Oak Street and the west line of said Post Oak Road for the southeast corner of Outlot 128, the southeast corner of Lot 128A-R of the Allen Addition as shown on the plat recorded in Volume 4, Page 69 of the Plat Records of Gillespie County, Texas, and the southwest corner hereof;

THENCE along the east line of said Outlots 128 and 137 and the west line of said Post Oak Road, the following 5 courses:

1. North 00°47'09" West a distance of 749.18 feet along the east line of said Lot 128A-R and the east line of Lot 128B-AR of said replat of the Allen Addition to a 1/2 inch iron rod found for the southeast corner of Outlot 137 as shown on said Map of Fredericksburg, Texas and Environs, the northeast corner of said Outlot 128, the southeast corner of that certain tract described in Volume 294, Page 171 of the Deed Records of Gillespie County, Texas, and the northeast corner said Lot 128B-AR;
2. North 01°06'34" West a distance of 221.62 feet along the east line of said tract described in Volume 294, Page 171 and the east line of that certain 0.498 acre tract described in Instrument No. 20201334 of the Official Public Records of Gillespie County, Texas to a 1\2 inch iron rod found for the southeast corner of that certain 1.78 acre tract described in Instrument No. 20193107 of said Official Public Records and the northeast corner of said 0.498 acre tract;
3. North 01°06'37" West a distance of 131.87 feet along and the east line of said 1.78 acre tract to a 1\2 inch iron rod found for the southeast corner of that certain 11,880 square foot tract, 3rd Tract, described in Volume 145, Page 377 of said Deed Records and the northeast corner of said 1.78 acre tract;
4. North 00°53'26" West a distance of 131.43 feet along the east line of said 11,880 square foot tract, 3rd Tract and the east line of that certain 11,880 square foot tract, 1st Tract to a 1/2 inch iron rod found for the southeast corner of Lot 3 of the James & Doreen Smith Subdivision as shown on the plat recorded in Volume

5, Page 152 of said Plat Records and the northeast corner of said 11,880 square foot tract, 1st Tract;

5. North 01°25'35" West a distance of 263.38 feet along the east line of said Lot 3, the east line of Lot 2 of said James & Doreen Smith Subdivision and the east line of Lot 1 of said James & Doreen Smith Subdivision to a 1/2 inch iron rod with a cap marked "Bonn 4447" found for the northeast corner of said Outlot 137, the southeast corner of Smith Road, a County Road, as shown on said Map of Fredericksburg, Texas and Environs, and the northeast corner of said Lot 1;

THENCE North 01°08'58" West a distance of 50.35 feet along the west line of said Post Oak Road and the east line of said Smith Road to a 4 inch pipe fence corner post found for the southeast corner of Outlot 138, the northeast corner of said Smith Road, the southeast corner of that certain 9.65 acre tract, Tract Two, described in Instrument No. 20208346 of said Official Public Records, and the northwest corner hereof;

THENCE North 88°21'32" East a distance of 64.88 feet crossing said Post Oak Road to a calculated point in the west line of Outlot, the west line of that certain 12 acre tract described in Instrument No. 20221518 of said Official Public Records, and the east line of said Post Oak Road, for the northeast corner hereof;

THENCE along the west line of Outlot 258, Outlot 616, an Unnumbered Outlot, and the Outlot 97, and the east line of said Post Oak Road, the following 5 courses:

1. South 01°38'28" East a distance of 431.97 feet along the west line of said 12 acre tract to a 1.5 inch cut off pipe found for the northwest corner of that certain 1.89 acre tract described in Volume 280, Page 706 of the Real Property Records of Gillespie County, Texas and the southwest corner of said 12 acre tract;
2. South 00°33'47" East a distance of 145.12 feet along the west line of said 1.89 acre tract to a 1/2 inch iron rod found for the northwest corner of that certain 0.723 acre tract described in Instrument No. 20212310 of said Official Public Records and the southwest corner of said 1.89 acre tract;
3. South 00°11'18" East a distance of 105.19 feet along the west line of said 0.723 acre tract to a 1/2 inch iron rod found for the northwest corner of Lot 1 of Post Oak Village as shown on the plat recorded in Volume 6, Page 157 of said Plat Records and the southwest corner of said 0.723 acre tract;
4. South 00°27'46" East a distance of 478.29 feet along the west line of said Lot 1, the west line of Cirrus Lane, the west line of Lot 39 of said Post Oak Village, the west line of Lot 25 of said Post Oak Village, the west line of Wedgewood Lane, and the west line of Lot 24 of said Post Oak Village to a 3/4 inch iron rod found for the northwest corner of Lot 1, Block A, of 618 West Live Oak Subdivision as shown on the plat recorded in Volume 6, Page 195 of said Plat Records and the southwest corner of said Lot 24;

5. South 00°14'50" East a distance of 389.61 feet along the west line of said Lot 1, Block A and the west line of that certain 21,789 square foot tract recorded in Instrument No. 20112709 of said Official Public Records and further described in Volume 132, Page 17 of said Deed Records to a 1/2 inch iron rod found at the intersection of the north line of said West Live Oak Street and the east line of said Post Oak Road for the southwest corner of said Outlot 97, the southwest corner of said 21,789 square foot tract, and the southeast corner hereof;

THENCE North 89°28'23" West a distance of 57.81 feet crossing said Post Oak Road along the north line of said West Live Oak Street to the POINT OF BEGINNING containing 2.260 acres of land, more or less, and as shown on certified plat herewith.

Survey Notes: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. 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".

Surveyed by;



Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: October 28, 2024
Job# 24-7306





CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: March 4, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider approval of Ordinance 2025-07 annexing property located at 648 & 652 Post Oak Road as requested by Steve and Beverly Allen, 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)

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 annexed by the City in February 2022. It was subject to a lawsuit and dis-annexed in May 2024. The property is proposed to be the new location of the Golden Hub. Once the annexation is complete, the new owners will be responsible for extension of water and sewer utility service to the property. Other services, including police and sanitation, can be made available with the adoption of the ordinance. Redevelopment of the site will go through the City's development review committee.

FUNDING SOURCE: NA

FINANCIAL IMPACT:

Utility extension to the property will be paid for by the owner/developer.

STAFF RECOMMENDATION:

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

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

ATTACHMENTS:

1. Ordinance 2025-07 Annexating 648 & 652 Post Oak Road

APPROVAL/REVIEW:



Garret Bonn, Assistant City Manager

Date: February 28, 2025



William McKamie, City Attorney

Date: February 28, 2025



Leticia Vacek, City Secretary

Date: February 28, 2025



Clinton Bailey, City Manager

Date: February 28, 2025

ORDINANCE NO. 2025-07

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF THE DESCRIBED TERRITORY OF APPROXIMATELY 5.282 ACRES (648 & 652 POST OAK ROAD, ALSO REFERRED TO AS LOT 128B-AR OF THE ALLEN ADDITION IN GILLESPIE COUNTY, TEXAS) TO THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF THE CITY TO INCLUDE THE DESCRIBED PROPERTY IN THE CITY LIMITS; AND GRANTING TO ANY AND ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY; PROVIDING FOR AMENDMENT TO THE OFFICIAL MAP; DIRECTING THE CITY SECRETARY TO FILE COPY WITH COUNTY CLERK AND APPRAISAL DISTRICT; ADOPTING A SERVICE PLAN; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AREAS EXCEPTED FROM ANNEXATION; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the property owner has submitted a petition for voluntary annexation of the herein described real property (648 & 652 POST OAK ROAD) in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, after proper notice was provided in accordance with Chapter 43 of the Texas Local Government Code, a public hearing on the proposed annexations were held before the Fredericksburg City Council on February 18, 2025; and

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

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

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

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

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

SECTION TWO. Annexation. All portions of the described property located at 648 & 652 POST OAK ROAD, also referred to as Lot 128B-AR of the Allen Addition in Gillespie County, Texas, as described in Exhibit “A” and as depicted on the map attached as Exhibit “B”, which is incorporated into this ordinance for all purposes (the Territory) located in Gillespie County, Texas, are hereby annexed to the City of Fredericksburg as a part of the city for all municipal purposes, and the city limits are extended to include the Territory. The owners and inhabitants of the Territory are entitled to all the rights and privileges of all other citizens and property owners of the City of Fredericksburg and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

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

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

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

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

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

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

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

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

PASSED AND APPROVED this the 4th day of March, 2025, at a Regular Meeting of the City Council of the City of Fredericksburg, Texas.

Mayor Jeryl Hoover

ATTEST:

City Secretary, Leticia Vacek

APPROVED AS TO FORM:

City Attorney, Mick McKamie

EXHIBIT A

PROPERTY DESCRIPTION

Legal Description: 5.282 acres of land, Described as Lot 128B-AR of the Allen Addition in Gillespie County, Texas, Also Referred To As 648 & 652 Post Oak Road in Gillespie County, Texas.

Location: 648 & 652 Post. Oak. Road., Fredericksburg, Texas

EXHIBIT B
SURVEY OF PROPERTY

MAP SHOWING
LOT 128B-AR, ALLEN ADDITION,
SITUATED IN GILLESPIE COUNTY, TEXAS,
RESUBDIVISION FOUND OF RECORD IN VOLUME 4, PAGE 69
OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
PREPARED AT THE REQUEST OF
STEPHEN WALTER ALLEN AND BEVERLY ANNE ALLEN, CO-TRUSTEES
OF THE STEVE AND BEVERLY ALLEN REVOCABLE TRUST.

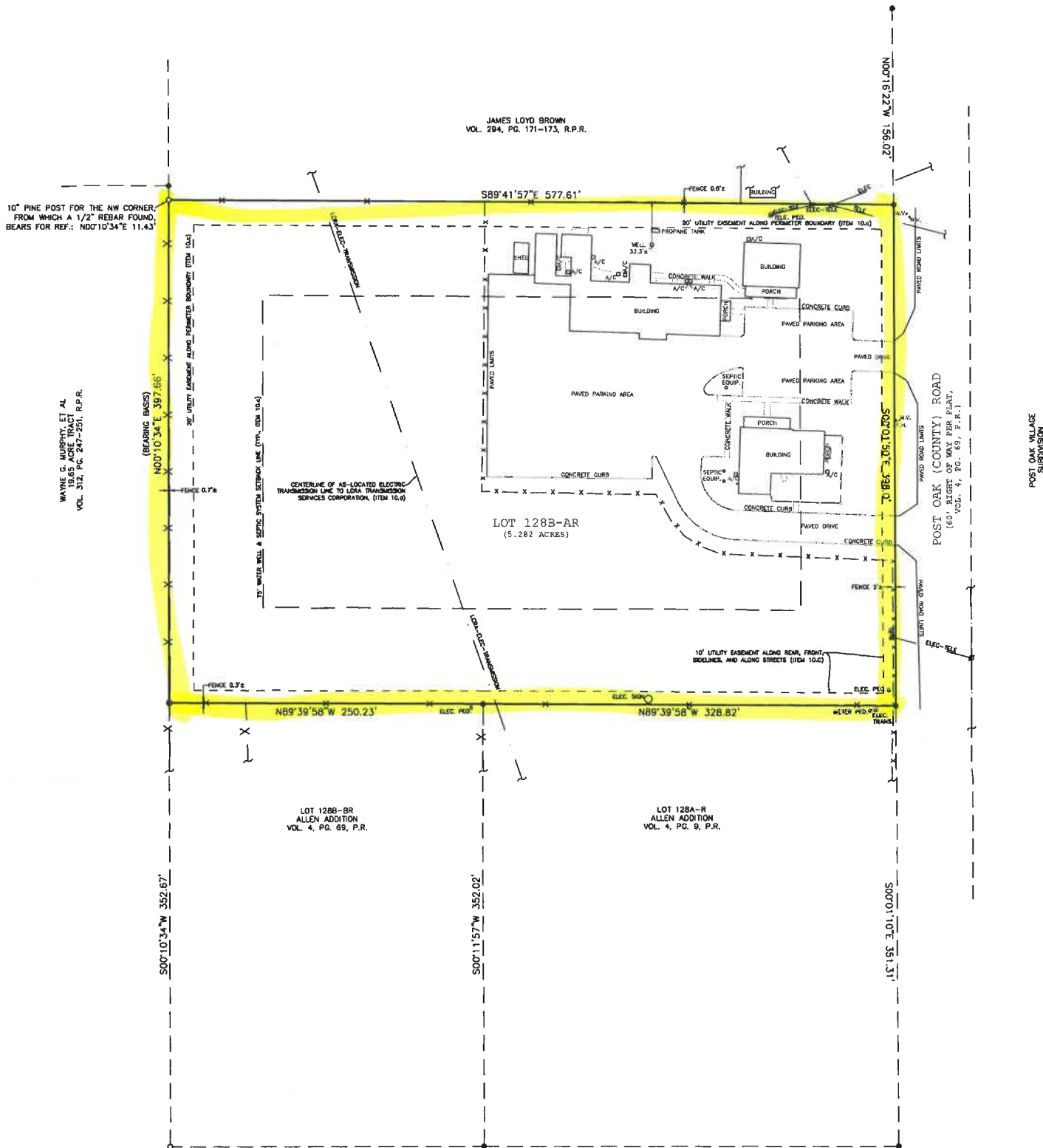


SCALE 1" = 50'

0 50 100

LEGEND

- 1/2" DIA. REBAR SET (CAPPED: RPLS 6454)
- 1/2" DIA. REBAR FOUND
- PIPE CORNER POST (EXCEPT AS NOTED)
- CONCRETE PILLAR
- ⊗ UTILITY POLE
- × FENCE
- ⊙ METER PED. (PEDESTAL)
- ELEC. PED. (PEDESTAL)
- W.V.O. WATER VALVE
- O.P.R. OFFICIAL PUBLIC RECORDS
- P.R. PLAT RECORDS
- D.R. DEED RECORDS
- R.P.R. REAL PROPERTY RECORDS
- EASEMENT
- ADJOINER/TRACT LINE
- OVERHEAD ELECTRICAL
- WELL/SEPTIC SETBACK



NOTE:

- 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 GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF UNDERGROUND UTILITIES.
- SEPTIC SYSTEM SETBACKS MUST MEET STATE OF TEXAS MINIMUM REQUIREMENTS WHICH VARY DEPENDING ON THE TYPE OF SYSTEM.
- EXISTING PRIVATE WATER WELLS (IF ANY) CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.
- 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.
- THIS TRACT APPEARS TO BE WITHIN ZONE 'X', ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48171C0269C, WHICH IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).
- DISTANCES AND AREA SHOWN HEREON ARE DERIVED FROM G.N.S.S. R.T.K. (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.
- ALL REFERENCES TO DOCUMENTS OF PUBLIC RECORD SHOULD BE FOUND IN THE OFFICE OF THE COUNTY CLERK, GILLESPIE COUNTY, TEXAS.
- ORIGINAL MAP SHEET SIZE: 24" X 36".

THIS SURVEY DOES NOT CONSTITUTE AN ABSTRACT OF TITLE BY THE SURVEYOR AND THE SURVEYOR MAKES NO REPRESENTATION AS TO THE CONDITION OF TITLE. THE EXCEPTIONS FROM COVERAGE INCLUDED ON SCHEDULE 'B' OF THE TITLE COMMITMENT PERTAINING TO AFFECTING EASEMENTS AND OBSERVED INTRUSIONS OR PROTRUSIONS, HAVE BEEN LISTED BELOW CONCERNING THE SURVEYED PROPERTY. AFFECTING EASEMENTS IS QUALIFIED AS BEING BASED ONLY ON AN OBJECTIVE ASSESSMENT OF WHERE THE EASEMENT PLOTS PURSUANT TO THE GRANTING INSTRUMENT. ITEMS THAT ARE SPECIFICALLY LOCATABLE ARE SHOWN HEREON (SH), ITEMS WHICH ARE NOT SPECIFICALLY LOCATABLE (NSL) OR UNDEFINED, ARE NOTED BELOW, PER COMMITMENT FOR TITLE INSURANCE REFERENCED IN THE CERTIFICATE STATEMENT. SCHEDULE 'B' EXCEPTIONS:

- ITEM 1. COVENANTS, CONDITIONS AND RESTRICTIONS
- ("NO CHURCHES, MOBILE OR MODULAR HOMES, ETC..."). VOL. 530, PG. 816-823, O.P.R. (NONE OBSERVED)
- VOL. 4, PG. 69, P.R. (SH)
- ITEM 10.c 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)
- ITEM 10.d 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. 20232325, O.P.R. (SH, AMENDMENT TO LCRA TRANSMISSION SERVICES CORP.)
- ITEM 10.e RIGHT-OF-WAY EASEMENT (UTILITY) TO C.T.E.C., INC.
- VOL. 177, PG. 397-398, D.R. (NSL, UNDEFINED)
- ITEM 10.f RIGHT-OF-WAY EASEMENT (UTILITY, 20' WIDE) TO C.T.E.C., INC.
- VOL. 311, PG. 338-339, R.P.R. (NSL)
- ITEM 10.g RIGHT-OF-WAY EASEMENT (UTILITY, 20' WIDE) TO C.T.E.C., INC.
- INSTR. NO. 20083274, 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 PLAT OR MAP: SEPTEMBER 20, 2024
SURVEY PROJECT NO.: 2408-13

REFERENCE IS HERETO MADE TO FREDERICKSBURG TITLES, INC.'S COMMITMENT FOR TITLE INSURANCE G.F. NO. 2024319, WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 2024 AT 4:00PM, HAVING BEEN ISSUED SEPTEMBER 6, 2024 AT 1:15PM.

Cody A. Musick
CODY A. MUSICK
REG. PROF. LAND SURVEYOR NO. 6454



WAYMAKER
LAND ADVISORS & SURVEYORS

1800 N. Loop East, Suite 100 | Fredericksburg, Texas 78644
817-595-3814 | T 817-595-3814 F 817-595-3814
www.waymakerland.com | info@waymakerland.com

This survey map is the copyrighted work of WAYMAKER, land advisors & surveyors, prepared for the requester, issued on the date shown hereon, and is intended for use in that connection only. Unauthorized use, reproduction, or distribution is prohibited without written consent.
© 2024 WAYMAKER | LAND ADVISORS & SURVEYORS. All rights reserved.

EXHIBIT C
SERVICE PLAN

Exhibit “C”

City of Fredericksburg Annexation Service Plan for 648 & 652 Post Oak Road

I. TERRITORY

This service plan is applicable to approximately 5.282 acres of land located along the Post Oak Road known as x Street, in Fredericksburg, Gillespie County, Texas (the “Annexation Parcel”), as additionally shown on a map of the area set forth in Exhibit B.

II. GENERAL PROVISIONS

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

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

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

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

III. SERVICES TO BE PROVIDED AT ANNEXATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IV. CAPITAL IMPROVEMENTS PLAN

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

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

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

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

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

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

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

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

V. WATER AND WASTEWATER SERVICE EXTENSION POLICIES

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

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

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

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

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

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



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: March 4, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Hold Public Hearing for Annexation for a portion of Right of Way of approximately 1.364 acres consisting of a portion of Hollmig Lane currently in the ETJ and maintained by Gillespie County. The request is for Right of Way only. This Annexation will not increase or extend the City's Extraterritorial Jurisdiction. (Evan Williamson, Interim Development Services Director)

PRESENTATION:

SUMMARY:

As a part of the request for annexation of property located at 612 Hollmig Lane, in coordination with City Staff and the Developer, Gillespie County Commissioner's Court has submitted a request that a portion of Hollmig Lane be annexed by the City of Fredericksburg. Two public hearings are required for annexation of the ROW. The annexation schedule for this project is as follows.

March 4th, 2025

Hold Public Hearing for ROW Annexation

March 5th, 2025

Hold Public Hearing for Subject Property Zoning Request

March 18th, 2025

Hold Second Public Hearing for ROW Annexation

Hold Public Hearing for Subject Property Annexation

Hold Public Hearing for Subject Property Zoning Request

April 15th, 2025

Ordinance Adoption for ROW Annexation

Ordinance Adoption for Subject Property Annexation

Ordinance Adoption for Subject Property Zoning

BACKGROUND:

Property at 612 Hollmig Lane is in the process of annexation. The property is currently contiguous to the City Limit, however, staff directed the development team to work with Gillespie County to request the existing Hollmig Lane right of way along the proposed development's frontage be annexed in conjunction with the property. Hollmig Lane is identified on the City's Thoroughfare Master Plan as a

Collector class road. By annexing the ROW, development of the property would be required to include improving their side of Hollmig Lane to City standards for a Collector class road.

FUNDING SOURCE: NA

FINANCIAL IMPACT:

Maintenance for approximately 1,500 linear feet of road or 3,600 square yards of pavement.

STAFF RECOMMENDATION:

No Action

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Mobility

Small Town Sensitive Growth

ATTACHMENTS:

1. Z-2427 - Official ROW Release from Gillespie County
2. Annexation_612Hollmig_PortA

APPROVAL/REVIEW:



Garret Bonn, Assistant City Manager

Date: February 28, 2025



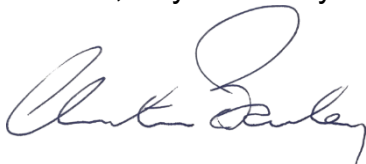
William McKamie, City Attorney

Date: February 28, 2025



Leticia Vacek, City Secretary

Date: February 28, 2025



Clinton Bailey, City Manager

Date: February 28, 2025

COUNTY OF GILLESPIE

Chuck Jenschke
County Commissioner
Precinct #3



101 W Main St
Fredericksburg, TX 78624
830-997-7503
cjenschke@gillespiecounty.org

January 9, 2025

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

Re: Annexation request – Hollmig Lane

Gillespie County Precinct #3 maintains Hollmig Lane, which borders the City of Fredericksburg City Limits on the north end starting at the existing city limits at Hollmig Lane and extending south. It is my understanding that voluntary annexation is being requested and considered for Sonoma Oaks Subdivision which would encompass property adjacent to this part of Hollmig Lane.

The County of Gillespie requests the City of Fredericksburg to annex a portion of Hollmig Lane as shown on the attached legal description. This request was approved at the Commissioners Court meeting held on December 23, 2024.

This letter serves as the County of Gillespie's request to the City of Fredericksburg to annex the portion of Hollmig Lane indicated above.

Regards,

Chuck Jenschke

CC: Daniel Jones – County Judge
Garret Bonn- Assistant City Manager



SEARCHERS

SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG

4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

LEGAL DESCRIPTION: Being 1.364 acres of land out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, Texas and being a portion of Hollmig Lane in Gillespie County, Texas; Said 1.364 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in December 2024:

BEGINNING at a 4 inch by 4 inch metal fence corner post found in the west line of said Hollmig Lane for the northeast corner of that certain 43.0 acre tract described in Volume 578, Page 576 of the Official Public Records of Gillespie County, Texas, the southeast corner of that certain 39.38 acre tract described in Instrument No. 20170595 of said Official Public Records, and the southwest corner hereof;

THENCE along the west line of said Hollmig Lane, the following 3 courses:

1. North 00°40'12" West a distance of 1086.35 feet along the east line of said 39.38 acre tract to a 4 inch by 4 inch metal fence corner post found for the northeast corner of said 39.38 acre tract;
2. North 02°03'43" East a distance of 1.61 feet to a 1/2 inch iron rod with a cap marked "MDS Land Surveying" found for the southeast corner of that certain 0.163 acre tract dedicated to the City of Fredericksburg, Texas as shown on the plat of the Prospect Addition, Phase 2, in the City of Fredericksburg, Gillespie County, Texas as recorded in Volume 7, Page 43 of the Plat Records of Gillespie County, Texas;
3. North 00°22'00" West a distance of 344.31 feet along the east line of said 0.163 acre tract to a calculated point for the northwest corner hereof, and from which a 1/2 inch iron rod with a cap marked "MDS Land Surveying" found in the east line of a 45 foot by 45 foot sanitary sewer lift station tract as shown on said plat of the Prospect Addition and the west line of said Hollmig Lane bears North 00°22'00" West a distance of 398.56 feet;

THENCE North 89°26'52" East a distance of 43.35 feet crossing said Hollmig Lane to a calculated point in the east line of said Hollmig Lane for the southwest corner of Lot 15 of Greenwood Forest, a subdivision in said City of Fredericksburg as shown on the plat

recorded in Volume 1, Page 17 of said Plat Records, the northwest corner of that certain 2.01 acre tract described in Volume 369, Page 993 of the Real Property Records of Gillespie County, Texas, and the northeast corner hereof, and from which a 3/8 inch iron rod found in the east line of said Hollmig Lane for the southwest corner of that certain 8.00 acre tract described in Instrument No. 20122885 of said Official Public Record, the northwest corner of Lot 1 of said Greenwood Forest bears North 00°33'08" West a distance of 369.38 feet;

THENCE along the east line of said Hollmig Lane, the following 3 courses:

1. South 00°33'08" East a distance of 432.14 feet along the west line of said 2.01 acre tract and the west line of that certain 0.9088 acre tract described in Instrument No. 20070544 of said Official Public Records to a 1/2 inch iron rod found for the southwest corner of said 0.9088 acre tract and the northwest corner of that certain 2.12 acre tract described in Volume 175, Page 662 of the Deed Records of Gillespie County, Texas;
2. South 00°05'24" West a distance of 215.86 feet along the west line of said 2.12 acre tract to a 1/2 inch iron rod found in concrete for the southwest corner of said 2.12 acre tract and the northwest corner of that certain 4.13 acre tract, Tract I, described in Volume 240, Page 802 of said Deed Records;
3. South 00°24'14" East a distance of 784.21 feet along the west line of said 4.13 acre tract, the west line of that certain 4.14 acre tract, Tract II, described in said Volume 240, Page 802, the west line of that certain 4.15 acre tract, Tract III, described in said Volume 240, Page 802, and the west line of that certain 6.32 acre tract described in Instrument No. 20184948 of said Official Public Records to a calculated point for the southeast corner hereof, and from which a 1/2 inch iron rod with a cap marked "Waymaker" found for the southwest corner of said 6.32 acre tract described in Instrument No. 20184948 and the northwest corner of that certain 6.32 acre tract described in Instrument No. 20057829 of said Official Public Records bears South 00°24'14" East a distance of 191.59 feet;

THENCE South 89°19'48" West a distance of 37.85 feet crossing said Hollmig Lane to the POINT OF BEGINNING containing 1.364 acres of land, more or less, and as shown on certified plat herewith.

Survey Notes: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. 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".

Surveyed by;



Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: December 12, 2024
Job# 24-7373



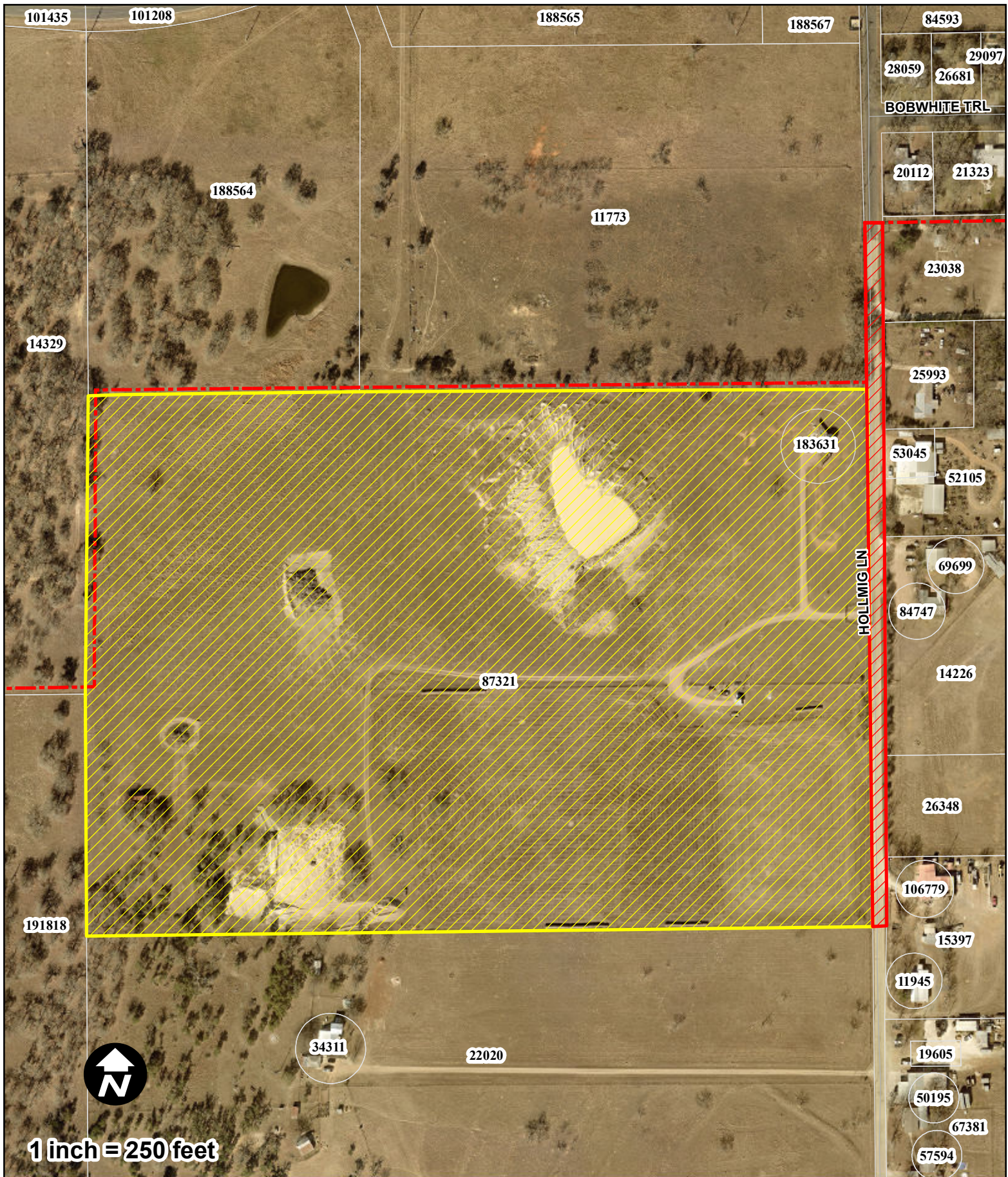


FIGURE 1
City of Fredericksburg
612 Hollmig Annexation

LEGEND

- Annexation**
- City Limit Boundary
 - Right of Way
 - Subject Tract
 - GCAD Parcels



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: March 4, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider Adoption of Ordinance 2025-08 Establishing a Zoning of C1, Neighborhood Commercial as requested in Z-2420 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 Director of Development Services)

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). With the completion of the annexation, the property needs to be zoned. The applicant has requested C1 - Neighborhood Commercial zoning. The request requires recommendation from the Planning and Zoning Commission.

The property had been included in the February 2022 annexation and was subsequently dis-annexed in 2024. During that time the property had been zoned C1.

According to the City's Land Use Plan, the area is identified as Commercial. 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.

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.

FUNDING SOURCE: NA

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Staff Recommends Approval

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

City Center

Mobility

Small Town Sensitive Growth

ATTACHMENTS:

1. Ordinance 2025-08 zoning for 648 & 652 Post Oak

APPROVAL/REVIEW:



Garret Bonn, Assistant City Manager

Date: February 28, 2025



William McKamie, City Attorney

Date: February 28, 2025



Leticia Vacek, City Secretary

Date: February 28, 2025



Clinton Bailey, City Manager

Date: February 28, 2025

ORDINANCE NO. 2025 - 08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND TO ESTABLISH A ZONING OF C1, NEIGHBORHOOD COMMERCIAL FOR PROPERTY LOCATED AT 648 & 652 POST OAK ROAD, ALSO, REFERED TO AS APPROXIMATELY 5.282 ACRES OF LAND DESCRIBED AS LOT 128B-AR OF THE ALLEN ADDITION IN GILLESPIE COUNTY, TEXAS PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an Application for Rezoning has been submitted by the owners of lots described as 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 in the City of Fredericksburg, Texas, to establish a zoning district of said lot as Neighborhood Commercial (C1); and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has determined that such zoning change is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the rezoning be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

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

Section 1. That the zoning ordinance of the City of Fredericksburg is hereby amended to incorporate the certain change in zoning district as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, said lots being described as 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 as in the City of Fredericksburg, Texas, and as additionally shown and designated on the map attached hereto as Exhibit A, to be and are hereby zoned and designated Neighborhood Commercial (C1).

Section 2. That all references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 3. Ordinance Cumulative. This Ordinance shall be cumulative of all other ordinances of the City of Fredericksburg affecting zoning and land use, as amended, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

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

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

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

Section 8. Publication. The City Secretary of the City of Fredericksburg is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law.

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

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

Jeryl Hoover, Mayor

ATTEST:

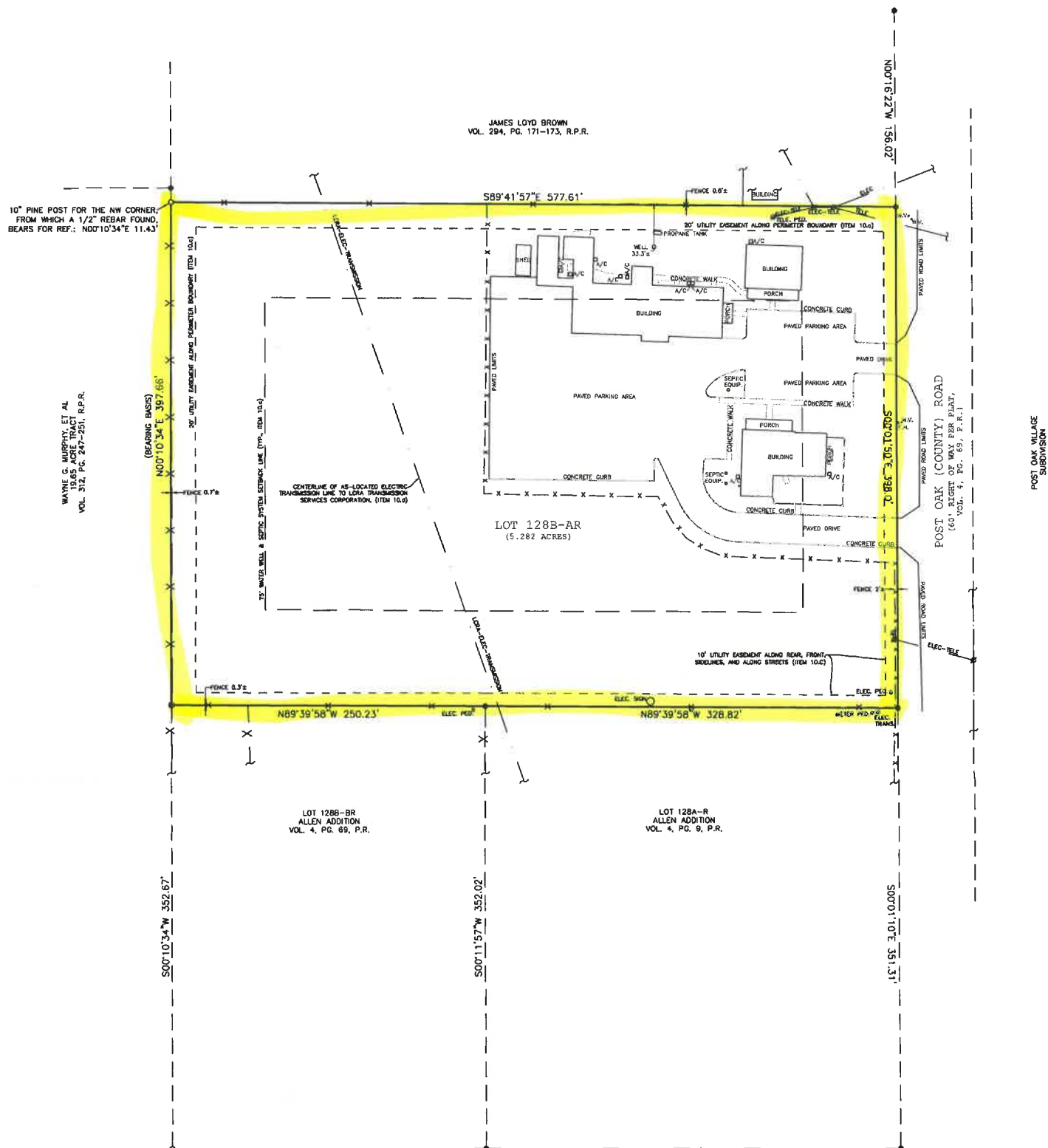
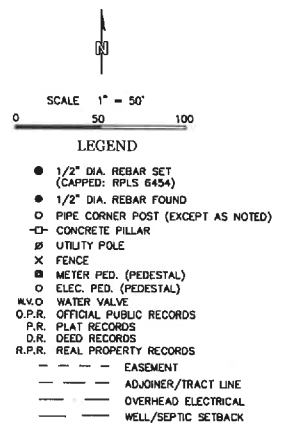
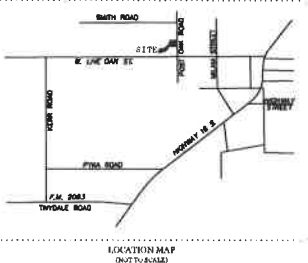
Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT A
PROPERTY MAP

MAP SHOWING
LOT 128B-AR, ALLEN ADDITION,
SITUATED IN GILLESPIE COUNTY, TEXAS,
RESUBDIVISION FOUND OF RECORD IN VOLUME 4, PAGE 69
OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
PREPARED AT THE REQUEST OF
STEPHEN WALTER ALLEN AND BEVERLY ANNE ALLEN, CO-TRUSTEES
OF THE STEVE AND BEVERLY ALLEN REVOCABLE TRUST.



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, 18, AND 20 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 30, 2024.

DATE OF PLAT OR MAP: SEPTEMBER 20, 2024
SURVEY PROJECT NO.: 2408-13

REFERENCE IS HERETO MADE TO FREDERICKSBURG TITLES, INC.'S COMMITMENT FOR TITLE INSURANCE G.F. NO. 2024319, WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 2024 AT 4:00PM, HAVING BEEN ISSUED SEPTEMBER 6, 2024 AT 1:15PM.


CODY J. MUSICK
REG. PROF. LAND SURVEYOR NO. 6454



WAYMAKER
LAND ADVISORS & SURVEYORS

7785 W. Live Oak St. | Fredericksburg, Texas 78624
830-397-3854 | TBPELS Firm No. 10394026
www.waymakerland | cody@waymakerland

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

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

1. ONLY APPARENT, DISCOVERED 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 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 BE WITHIN ZONE 'X', ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 4817100269C, 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.T.K. (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, GILLESPIE COUNTY, TEXAS.
8. ORIGINAL MAP SHEET SIZE: 24" x 36".

THIS SURVEY DOES NOT CONSTITUTE AN ABSTRACT OF TITLE BY THE SURVEYOR AND THE SURVEYOR MAKES NO REPRESENTATION AS TO THE CONDITION OF TITLE. THE EXCEPTIONS FROM COVERAGE INCLUDED ON SCHEDULE 'B' OF THE TITLE COMMITMENT PERTAINING TO AFFECTING EASEMENTS AND OBSERVED INTRUSIONS OR PROTRUSIONS, HAVE BEEN LISTED HEREON. COVENANTS TO THE SURVEYED PROPERTY, AFTER EXAMINATION, ARE QUALIFIED AS BEING BASED ONLY ON AN OBJECTIVE ASSESSMENT OF WHERE THE EASEMENT PLOTS PURSUANT TO THE GRANTING INSTRUMENT, ITEMS THAT ARE SPECIFICALLY LOCATABLE ARE SHOWN HEREON (SH), ITEMS THAT ARE NOT SPECIFICALLY LOCATABLE (NS), OR UNDEFINED, ARE NOTED BELOW, PER COMMITMENT FOR TITLE INSURANCE REFERENCED IN THE CERTIFICATE STATEMENT. SCHEDULE 'B' EXCEPTIONS:

- ITEM 1. COVENANTS, CONDITIONS AND RESTRICTIONS
- ("NO CHURCHES, MOBILE OR MODULAR HOMES, ETC..."), VOL. 530, PG. 818-823, O.P.R. (NONE OBSERVED)
 - VOL. 4, PG. 69, P.R. (SH)
- ITEM 10.c 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)
- ITEM 10.d 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. 20232325, O.P.R. (SH, AMENDMENT TO LCRA TRANSMISSION SERVICES CORP.)
- ITEM 10.e RIGHT-OF-WAY EASEMENT (UTILITY) TO C.T.E.C., INC.
- VOL. 177, PG. 397-398, D.R. (NSL, UNDEFINED)
- ITEM 10.f RIGHT-OF-WAY EASEMENT (UTILITY, 20' WIDE) TO C.T.E.C., INC.
- VOL. 311, PG. 338-339, R.P.R. (NSL)
- ITEM 10.g RIGHT-OF-WAY EASEMENT (UTILITY, 20' WIDE) TO C.T.E.C., INC.
- INSTR. NO. 20083274, O.P.R. (NSL)



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services
TO: Mayor & City Council Members
FROM: Garret Bonn, Assistant City Manager
MEETING DATE: March 4, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consideration and Possible Action relating to the Proposed Sign Package for the Soccer Complex at Oak Crest Park. (Mark Cornett, FBG Friends of the Fields)

PRESENTATION:

SUMMARY:

Consideration of a sign package for the Soccer Complex at Oak Crest Park.

BACKGROUND:

In February 2024, the City of Fredericksburg and FBG Friends of the Fields entered into a park use agreement to allow for the development and use of a soccer complex on approximately 22 acres of undeveloped City-owned land adjacent to Oak Crest Park. According to Article VII of the agreement, the user may propose to the City signage on the premises that reflects the sponsorship or patronage of persons or firms that support the User and User's events on the premises (Naming Rights), but the placement, size and content of any such signage must be approved in advance by the City.

The FBG Friends of the Fields have submitted the attached sign package for the facility for consideration by the City Council. As currently proposed, the signage package appears to comply with the City's sign ordinance. Archway signage is not allowed to be located on or extend over a public street or sidewalk. However, the code does allow for an exception for public purposes and the arch-style signage is similar to signage at Old Fair Park. Representatives from the organization will be in attendance to answer any questions the Council may have relating to the signage and provide an update of the status of construction and upcoming schedule.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

City staff recommends approval of the signage package.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

1. Soccer Complex - Proposed Sign Package
2. Site Fence and Entry Gate Exhibit

APPROVAL/REVIEW:



Garret Bonn, Assistant City Manager

Date: February 24, 2025



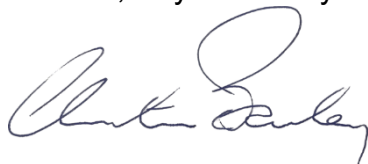
William McKamie, City Attorney

Date: February 24, 2025



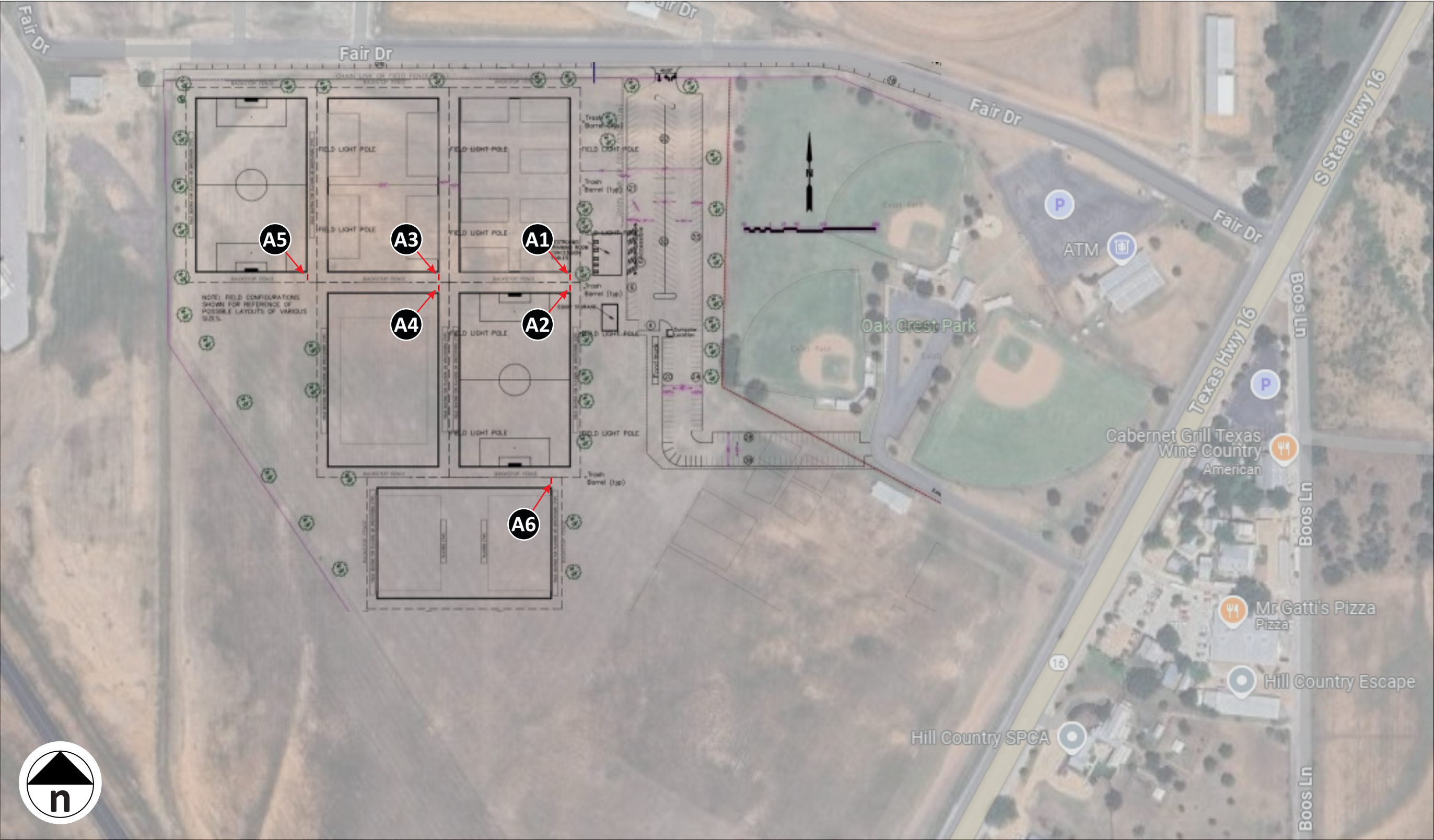
Leticia Vacek, City Secretary

Date: February 28, 2025



Clinton Bailey, City Manager

Date: February 28, 2025



SITE PLAN

Project ID
0640505Ar10

Hill Country United
225 Fair Dr
Fredericksburg, TX
78624

Sign Item
Site

Date: 9/18/2024
SALES: Katherine Moltz
PM: Amber Zavala
Designer: Joel Gonzales

- Revision Note
- R1(9/26/24)JGZ: Remove monument sign B
 - R2(10/9/24)JGZ: Add building letters and bronze plaque to scope
 - R3(10/9/24)JGZ: Revise donor plaque
 - R4(10/22/24)JGZ: Revise sign A
 - R5(11/8/24)JGZ: Revisions
 - R6(1/9/25)JGZ: Add to scope
 - R7(1/10/25)JGZ: Revise sizes and locations
 - R8(2/1/25)JGZ: Add soccer balls
 - R9(2/3/25)JGZ: Revise to one soccer ball
 - R10(2/14/25)JGZ: Revise CreateHealthy logo

Information Required
for Production

Customer Approval

Signature

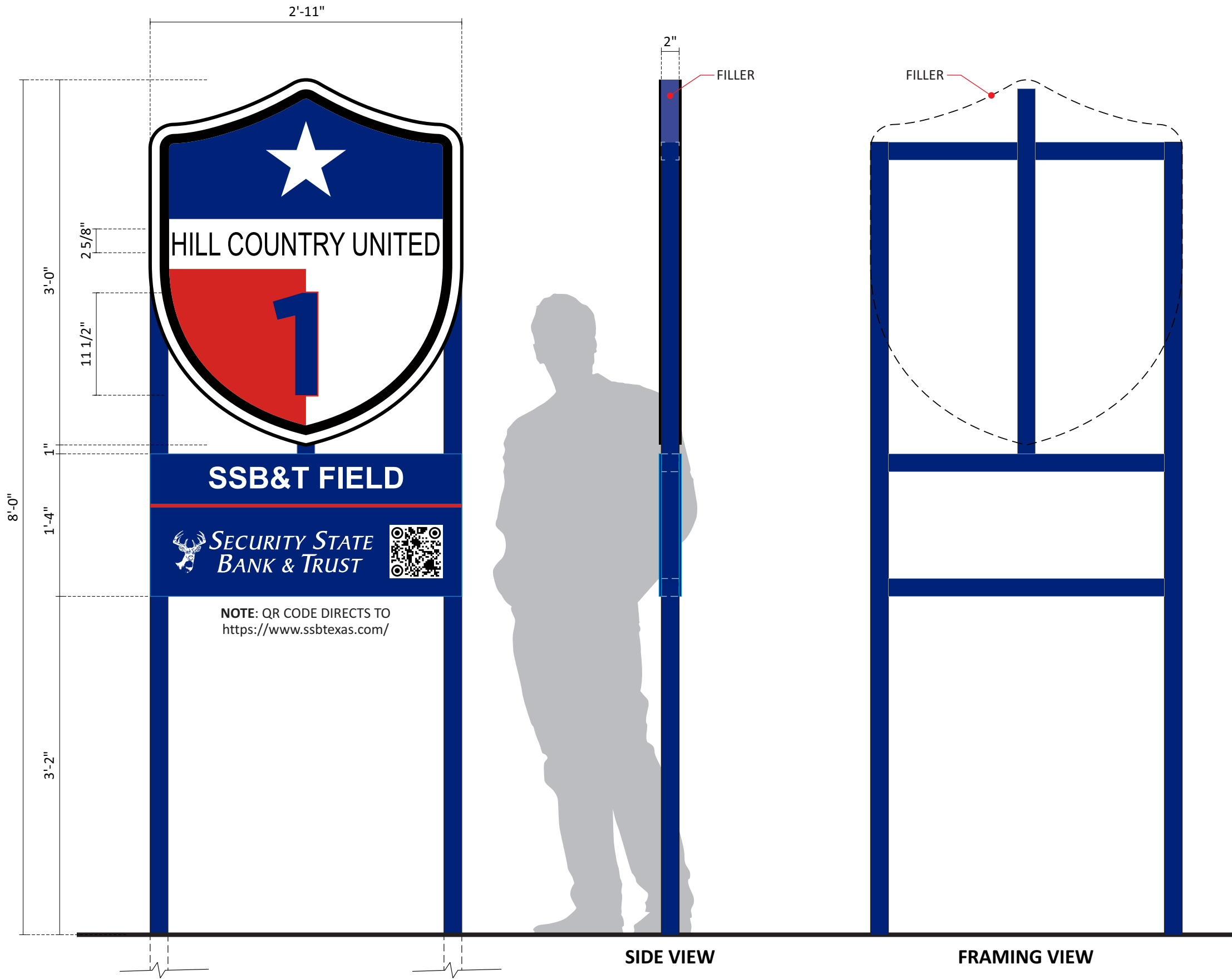
MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



A division of Pattison ID
214.902.2000 chandler signs.com



D/F SPONSOR FIELD MARKERS
SIX (6) REQUIRED
MANUFACTURE AND INSTALL

Description
NON-ILLUM. ALUM. CONSTRUCTION
PAINTED 1/4" PANELS W/ VINYL GRAPHICS
MOUNTED (WELDED OR FASTENED TO 2 x 2 SQ. TUBE FRAME - DIRECT BURIAL
PAINT FASTENERS TO CONCEAL AS MUCH AS POSSIBLE.

Colors:	
1	White
2	PMS 662C Blue
3	PMS 1795C Red

FONTS: ARIAL NARROW
 GOTHAM BOLD
 SCALE: 1"=1'-0"

Project ID
0640505Ar10

Hill Country United
225 Fair Dr
Fredericksburg, TX
78624

Sign Item
A

Date: 9/18/2024
SALES: Katherine Moltz
PM: Amber Zavala
Designer: Joel Gonzales

Revision Note
R1(9/26/24)JGZ: Remove monument sign B
R2(10/9/24)JGZ: Add building letters and bronze plaque to scope
R3(10/9/24)JGZ: Revise donor plaque
R4(10/22/24)JGZ: Revise sign A
R5(11/8/24)JGZ: Revisions
R6(1/9/25)JGZ: Add to scope
R7(1/10/25)JGZ: Revise sizes and locations
R8(2/1/25)JGZ: Add soccer balls
R9(2/3/25)JGZ: Revise to one soccer ball
R10(2/14/25)JGZ: Revise CreateHealthy logo

Information Required
for Production

Customer Approval
Signature
MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



SPONSOR FIELD NUMBER LAYOUTS

Project ID
0640505Ar10

Hill Country United
225 Fair Dr
Fredericksburg, TX
78624

Sign Item
A1-A6 LAYOUTS

Date: 9/18/2024
SALES: Katherine Moltz
PM: Amber Zavala
Designer: Joel Gonzales

- Revision Note
- R1(9/26/24)JGZ: Remove monument sign B
 - R2(10/9/24)JGZ: Add building letters and bronze plaque to scope
 - R3(10/9/24)JGZ: Revise donor plaque
 - R4(10/22/24)JGZ: Revise sign A
 - R5(11/8/24)JGZ: Revisions
 - R6(1/9/25)JGZ: Add to scope
 - R7(1/10/25)JGZ: Revise sizes and locations
 - R8(2/1/25)JGZ: Add soccer balls
 - R9(2/3/25)JGZ: Revise to one soccer ball
 - R10(2/14/25)JGZ: Revise CreateHealthy logo

Information Required
for Production

Customer Approval

Signature

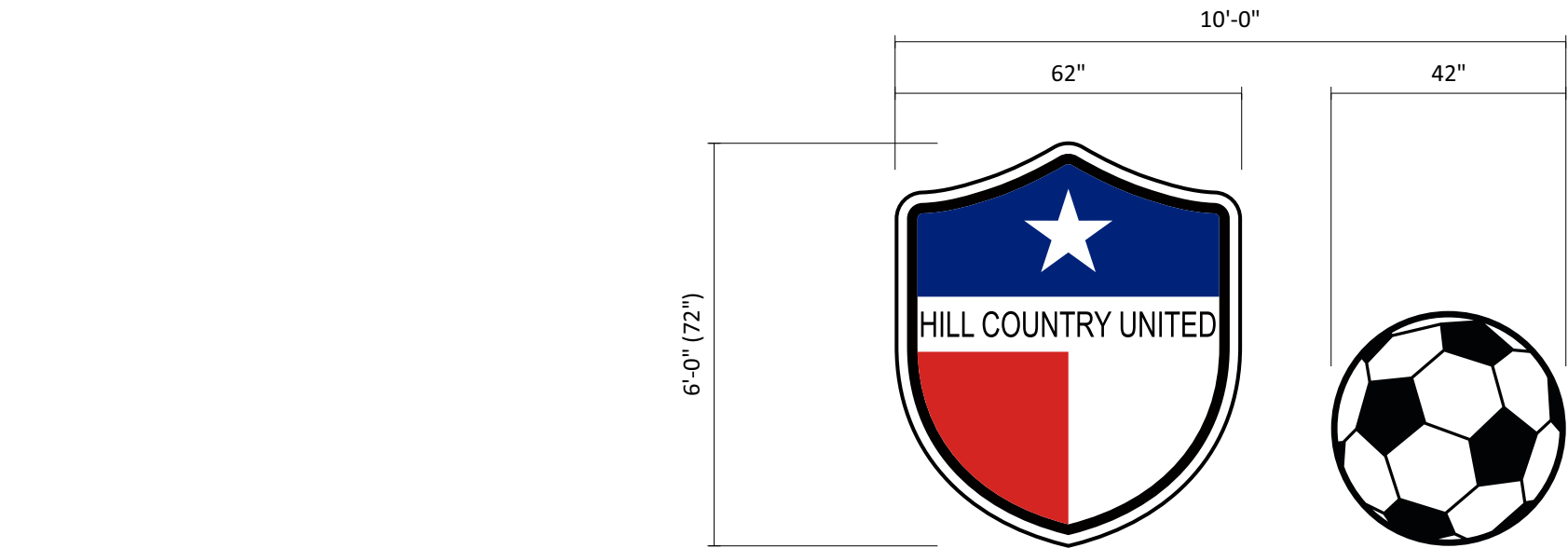
MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



A division of Pattison ID
214.902.2000 chandlersigns.com



FCO LOGO AND COPY
ONE (1) REQUIRED
MANUFACTURE AND INSTALL

Description

NON-ILLUM., ALUM. CONSTRUCTION

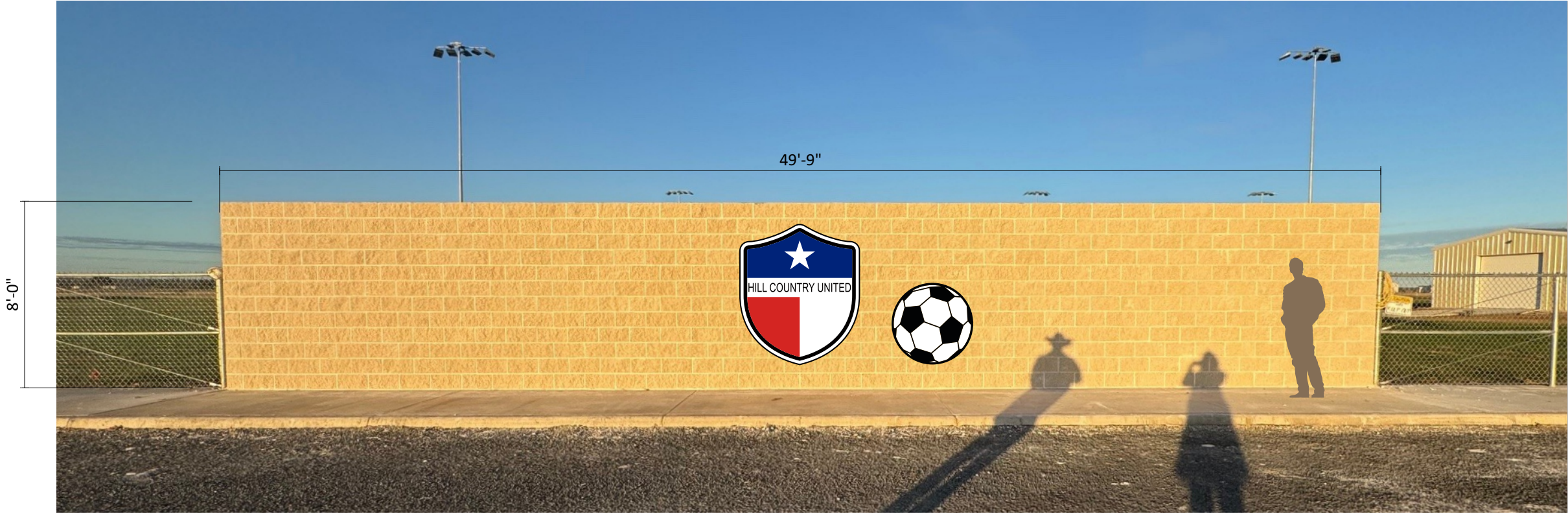
SHIELD:
PAINTED 1/4" PANELS W/ VINYL GRAPHICS

COPY:
PAINTED 1/4" PANELS

MOUNTED "SHIELD" CENTERED ON RETAINING WALL

Colors:	
1	White
2	PMS 662C Blue
3	PMS 1795C Red

FONTS: ARIAL NARROW
SCALE: 3/8" = 1' - 0"



RETAINING WALL

SCALE: 3/16" = 1' - 0"

Project ID
0640505Ar10

Hill Country United
225 Fair Dr
Fredericksburg, TX
78624

Sign Item

B

Date: 9/18/2024
SALES: Katherine Moltz
PM: Amber Zavala
Designer: Joel Gonzales

Revision Note

R1(9/26/24)JGZ: Remove monument sign B
R2(10/9/24)JGZ: Add building letters and bronze plaque to scope
R3(10/9/24)JGZ: Revise donor plaque
R4(10/22/24)JGZ: Revise sign A
R5(11/8/24)JGZ: Revisions
R6(1/9/25)JGZ: Add to scope
R7(1/10/25)JGZ: Revise sizes and locations
R8(2/1/25)JGZ: Add soccer balls
R9(2/3/25)JGZ: Revise to one soccer ball
R10(2/14/25)JGZ: Revise CreateHealthy logo

Information Required
for Production

Customer Approval

Signature

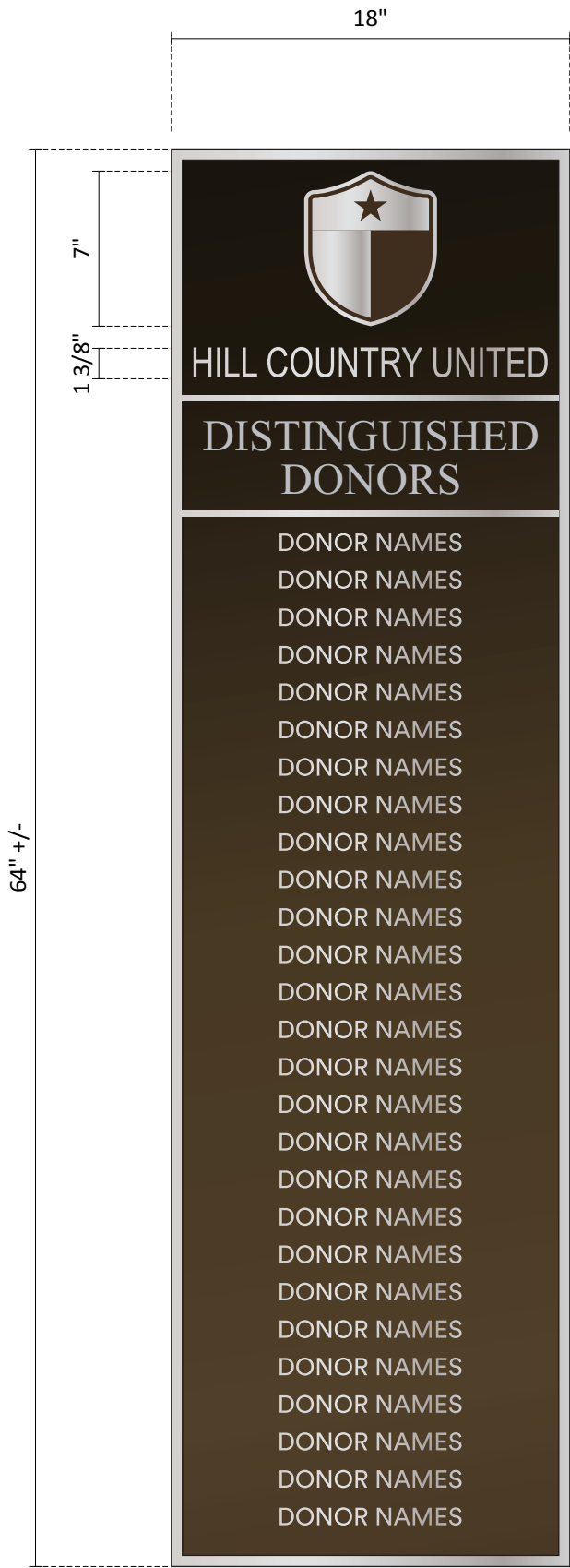
MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



A division of Pattison ID
214.902.2000 chandler signs.com



PROPOSED



DESIGN INTENT

DONOR PLAQUES	
ONE (1) REQUIRED	
MANUFACTURE AND INSTALL	
#	Description
	.187" THK. FCO. ALUM. PLAQUE WITH PATRICIAN BRONZE POWDER COAT FINISHED BACKGROUND
	.187" THK. FCO. LETTERS WITH RAL 9016 TRAFFIC WHITE POWDER COAT FINISH.
	FLUSH MOUNT PLAQUE TO WALL INSET WITH STUDS & SILICONE.
	COPY AND NAMES TBD
	SURVEY REQUIRED
Colors:	
1	Cherry Wood

FONTS: CIRCULAR STD BOLD
 YEAR: GOTHAM LIGHT
 SCALE: 1 1/2" = 1'-0"

Project ID
0640505Ar10

Hill Country United
225 Fair Dr
Fredericksburg, TX
78624

Sign Item
C

Date: 9/18/2024
SALES: Katherine Moltz
PM: Amber Zavala
Designer: Joel Gonzales

Revision Note
R1(9/26/24)JGZ: Remove monument sign B
R2(10/9/24)JGZ: Add building letters and bronze plaque to scope
R3(10/9/24)JGZ: Revise donor plaque
R4(10/22/24)JGZ: Revise sign A
R5(11/8/24)JGZ: Revisions
R6(1/9/25)JGZ: Add to scope
R7(1/10/25)JGZ: Revise sizes and locations
R8(2/1/25)JGZ: Add soccer balls
R9(2/3/25)JGZ: Revise to one soccer ball
R10(2/14/25)JGZ: Revise CreateHealthy logo

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reporduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer’s responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



FCO COPY	
ONE (1) REQUIRED	
MANUFACTURE AND INSTALL	
#	Description
NON-ILLUM., ALUM. CONSTRUCTION	
COPY: PAINTED 1/4" THICK FCOs	
MOUNTED CENTERED ON PAVILION WALL ALIGNED W/ TOP OF WINDOW	
Colors:	
1	White
2	PMS 662C Blue
3	PMS 316C Green

FONT: GOTHAM BOLD
SCALE: 3/4" = 1' - 0"



PAVILION SCALE: 3/16" = 1' - 0"

Project ID
0640505Ar10

Hill Country United
225 Fair Dr
Fredericksburg, TX
78624

Sign Item
D

Date: 9/18/2024
SALES: Katherine Moltz
PM: Amber Zavala
Designer: Joel Gonzales

Revision Note
R1(9/26/24)JGZ: Remove monument sign B
R2(10/9/24)JGZ: Add building letters and bronze plaque to scope
R3(10/9/24)JGZ: Revise donor plaque
R4(10/22/24)JGZ: Revise sign A
R5(11/8/24)JGZ: Revisions
R6(1/9/25)JGZ: Add to scope
R7(1/10/25)JGZ: Revise sizes and locations
R8(2/1/25)JGZ: Add soccer balls
R9(2/3/25)JGZ: Revise to one soccer ball
R10(2/14/25)JGZ: Revise CreateHealthy logo

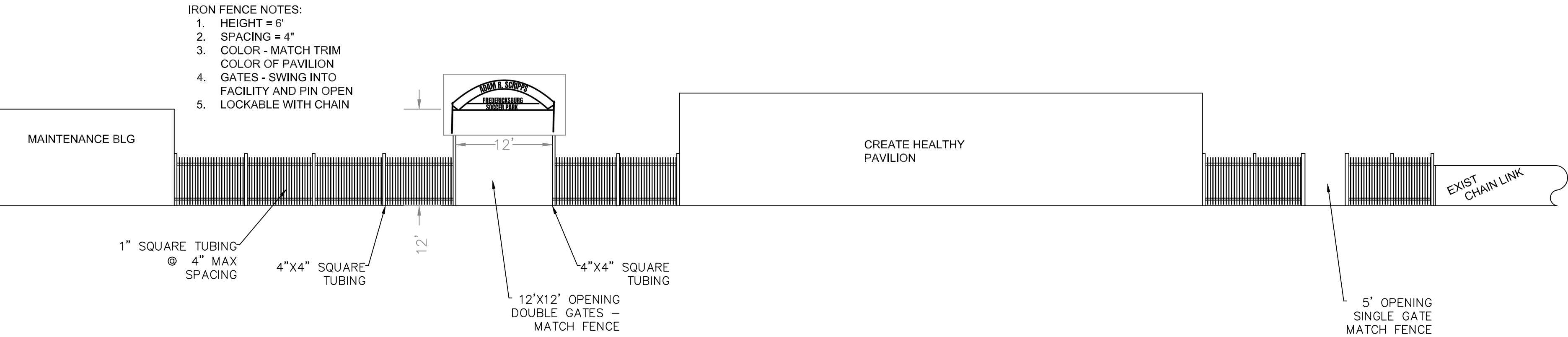
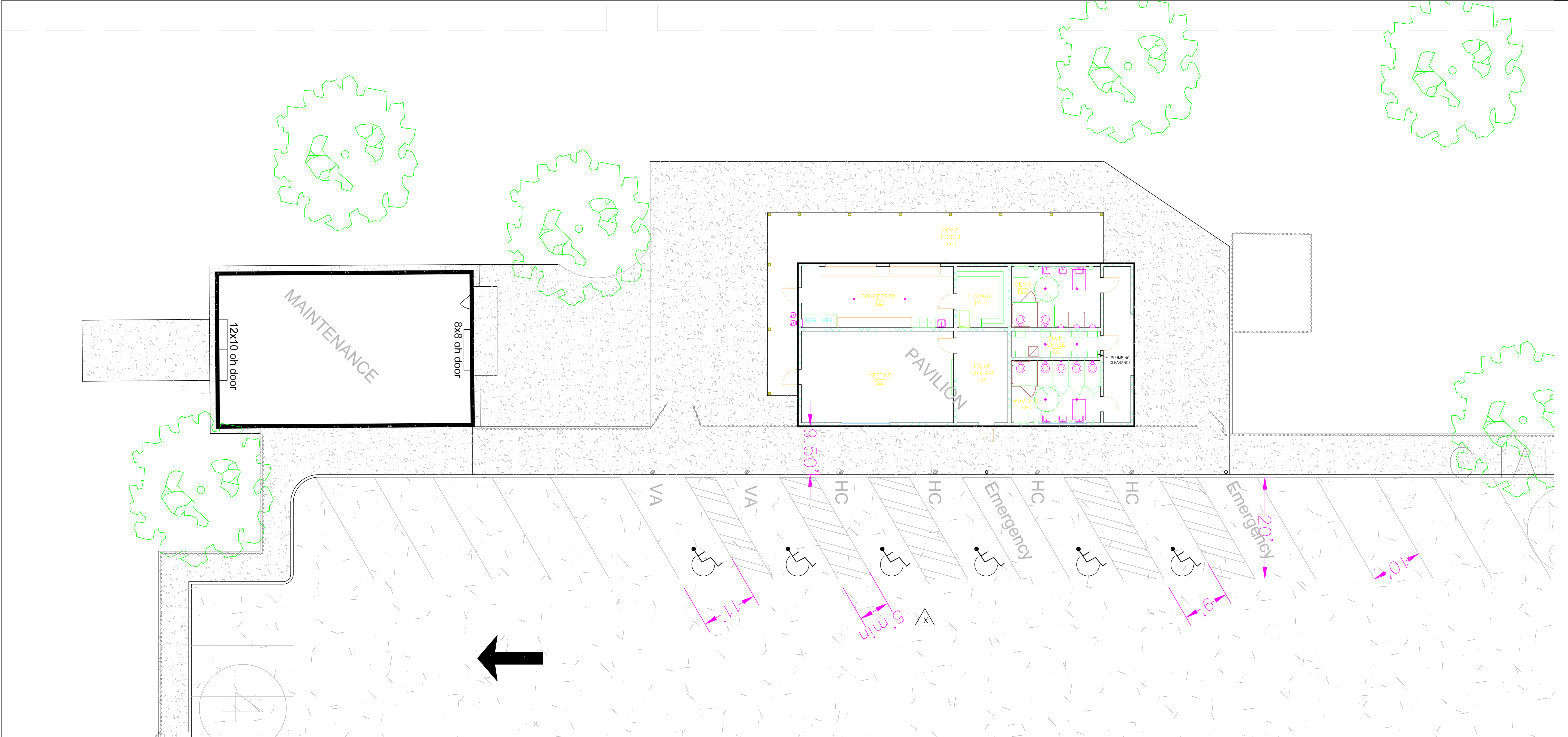
Information Required
for Production

Customer Approval

Signature
MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



**CORNETT
ENGINEERING**

1174 Furr Kinder, Fredericksburg, Texas 78624
mark@cornettengineering.com
www.cornettengineering.com
210-213-1165 c 330-997-6416 o
Texas Firm No. 13550

**FREDERICKSBURG SOCCER FIELDS
ENTRANCE GATE SIGNAGE AND DONOR**

225 FAIR DR.
FREDERICKSBURG, TEXAS 78624

revision	date
	2/11/25

Signage and ADA locations

CONSTRUCTION
DOCUMENTS

C-3D
Building Site Plan

Page 69 of 74



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: March 4, 2025

CATEGORY: ITEMS FOR FUTURE AGENDA

CAPTION: City Manager Bailey will review the Future Agenda Item List with the Mayor and 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 3-18-2025 (1)

APPROVAL/REVIEW:

Date: February 28, 2025

Leticia Vacek, City Secretary



Date: February 28, 2025

William McKamie, City Attorney



Date: February 28, 2025

Leticia Vacek, City Secretary



Date: February 28, 2025

Clinton Bailey, City Manager

City Council Future Agenda Items/Meetings

March 18, 2025

3/18	Z2427- Annexation-ROW/Parcel/Zoning 39 ac Holmig	PH	“	Dev Services
3/18	Z2501- PUD Trails of Windcrest 70 ac Pyka Rd	PH/Action	“	Dev Services
3/18	Z2426- 610 W Main CUP/Standardized Bus RIO Bank	PH/Action	“	Dev Services

Future Agenda Items/Future Council Meetings

4/01	Z-2427 4-ORD Annexation (ROW/Parcel), LU, Zoning	Action	Evan Williamson	Dev Services
4/01	Appeal of STR Permit for 502 S. Eagle St, Unit #102		“	“
4/15	Award of Contract for New City Hall Renovations		Garret Bonn	Asst City Mgr
TBD	Mid-year Budget Amendment		Krista Wareham	Finance Director

Upcoming Meetings/Events

March 12, 2025 – Coffee with the City Manager @ 8am at Golf Course.

March 25, 2025 – Citizen University @ 6pm at East Campus – Dept. Topics: FIRE/EMS/Emergency Mgmt.



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: March 4, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Discuss legal issues related to pending or contemplated litigation between the City and the Former Texas Rangers Foundation; or other matters as authorized by the Texas Government Code Section 551.071 (Consultation with Attorney).

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 24, 2025



Garret Bonn, Assistant City Manager

Date: February 24, 2025



William McKamie, City Attorney

Date: February 28, 2025



Leticia Vacek, City Secretary

Date: February 28, 2025



Clinton Bailey, City Manager

Date: February 28, 2025