



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, March 18, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

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

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

The City of Fredericksburg City Council will meet in a regular session on Tuesday, March 18, 2025, at 9:00 AM. The meeting will be live-streamed & available for re-watch on the City's website: fredericksburgtx.portal.civicclerk.com.

The City Council welcomes citizen participation and comments at all City Council Meetings on Agenda Items.

Comment Card for Written or Verbal Comments-submitted by 4 p.m. the day before the meeting.

- i. Complete the Comment Card online at FBGTX.org;
- ii. Make sure to check the appropriate box (verbal or written);
- iii. Only one agenda item per Comment Card.

Sign up in person between 8:30 a.m. and 9:00 a.m. at the meeting location.

- i. Only one agenda item per Comment Card;
- ii. Speakers will be limited to three minutes to speak. **Please Note:** The Mayor can reduce the number of minutes for any speaker during Public Comment on a single agenda item depending on the number of people who sign up for it.
- iii. Any citizen with handouts should provide them to the City Secretary before speaking. If you wish the City Council to receive your handouts for the meeting, please provide 10 copies; if not, the City Council will receive your handouts the following day.

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made on the basis of the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for the Executive Session.

Attendance By Other Elected or Appointed Officials: It is anticipated that the Planning & Zoning Commission, Historic Review Board, and Zoning Board of Adjustment members may attend the City Council Meeting at the date and time above in numbers that may constitute a quorum. Notice is hereby given that at the City Council Meeting at the date and time above, no Board or Commission action will be taken by such in attendance unless such item and action are specifically provided on a separate agenda posted subject to the Texas Open Meeting Act.

1. **CALL TO ORDER - Mayor Jeryl Hoover**
2. **INVOCATION - Bill Waddell, Pastor of First Baptist Church in Fredericksburg**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges**
4. **PROCLAMATION - Proclaiming the 50th Year Anniversary of the Fredericksburg Tennis Association. (John Savage, FTA President)**
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 the City Council Special Meeting Minutes of February 4, 2025. (Leticia Vacek, City Secretary)
 - B. Consider and approve a waiver of future reservation fees for Lady Bird Johnson Municipal Park for the Annual Fredericksburg Parks Foundation Fundraiser. (Andrea Schmidt, Director of Parks & Recreation)
7. **ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS**
 - A. Hold Public Hearing for Annexation of 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)
 - i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Hold Public Hearing
 - iv. No Action
 - B. Hold a Public Hearing for Annexation request by Mark Cornett for Clint and Amy Beicker for the Property located at 612 Hollmig Lane, also described as approximately 39.345 acres out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, TX. (Evan Williamson, Interim Development Services Director)
 - i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Hold Public Hearing
 - iv. No Action
 - C. Hold a Public Hearing for Request Z-2427 by Mark Cornett for Clint and Amy Beicker requesting a Land Use Change from Rural (R) to Low Density

Residential (LDR) and to Establish a Zoning of R1, Single Family Residential for approximately 39.345 acres located at 612 Hollmig Lane. (Evan Williamson, Interim Development Services Director)

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

- D. Request Z-2426: By Patrick Moore on Behalf of Rio Bank to Consider a Conditional Use Permit per Section 3.510 to Operate a Standardized Business in the Historic Shopping District Overlay for the Property Located at 610 West Main.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action on the Conditional Use Permit

8. OTHER ACTION ITEMS AND UPDATES

- A. Discussion related to a potential voluntary annexation request for a +/- 42 acre tract of land located at the end of W. Travis (Caleb McCrea, Developer)

9. CITY MANAGER'S REPORT

- A. Monthly Update. (Clinton Bailey, City Manager)

10. ITEMS FOR FUTURE AGENDA

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

11. BUSINESS ITEM

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

12. ADJOURN

CERTIFICATION

This is to certify that I, Leticia Vacek, posted this Agenda at 4 pm on March 14, 2025 on the bulletin board at City Hall, 126 W. Main St., Fredericksburg, Texas.

Leticia Vacek

Leticia Vacek, TRMC/CMC/MMC
City Secretary



City of Fredericksburg

City Council Special Meeting Minutes
Tuesday, February 4, 2025 ~11:00 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 Tony Klein
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
Sibyl Decker, Staff Engineer
Darren Eckhardt, Accounting Coordinator
Tyler Debish, STR Specialist
Leslie Ball-Embrey, Asst to City Secretary

Call to Order

Mayor Hoover called the Special Meeting to order at 11am.

1) Discussion and Updates – Clinton Bailey, City Manager

City Manager Bailey kicked off the meeting by denoting the agenda items that are timely to bring before the Council as we are seeing many annexation questions. Roadway extensions will complement some of the anticipated developments. And he mentioned the mid-term transportation projects that they put together back in 2017

and 2019 and how they have changed. He added that lunch will be brought in and following same; we will finish with Chamber, CVB, and EDC Funding and Operations.

Discussion of Potential Annexations

Garret Bonn stated that it was important to know nuisances of the state law relating to annexation in which Mick would share. Mr. McKamie spoke of the current annexation law and procedures. He noted the following rules for qualifying properties: Contiguous to City Limits, Legal Frontage on Public ROW within the ETJ and in the form of an ETJ Petition. The Voluntary Process for Annexation includes 1 Public Hearing and Development Agreement while 2 Public Hearings are required for Public ROW and ending with the designated Zoning and Land Use Designation. He noted that the Development Agreement includes the municipal service plan that is negotiable with the property owner. He added that in the development agreement, no one can guarantee any type of zoning. Mr. McKamie added that we cannot agree to a particular zoning prior to the process of the public hearing. He added that zoning is adopted by Ordinance and noted that it is not uncommon for the developer to seek a certain zoning. Once the property comes into the city, the zoning can be determined. He reviewed the current city annexation internal procedures for submittal requirements, annexation schedule, and public hearings. City Staff referenced a map with recent and potential annexations that had been approved and those proposed.

Mr. Bonn reported on the consultant work and expenses done on the front end by developers prior to the item appearing before Planning & Zoning (P&Z) or Council. Polly Rickert, Vice-Chair of P&Z, added that the P&Z Commission could provide some clarity prior to the developer spending money on consultants. She noted that said items would strictly be discussed, no vote. Mr. Bonn stated that he has a draft that Mick provided of topics to consider by the Council. Mr. Bonn added that Council could discuss the development agreement at that time as well to see what is being provided. He outlined the steps: 1) Application Process – Council Input; 2) Types of Development/Industry; 3) Infill/Redevelopment vs. Expansion of City Limits; 4) Entry Corridor Preservation – County vs. City's Development Regulations; 5) Impacts on City Services: Emergency Services, Utilities, Transportation/Streets, Parks

Mayor Hoover stated that he was interested in both redevelopment and infill. It was noted that the Entry Corridors needed improvement as they are unsightly. Mayor Hoover added that the city needs to focus on the entryway corridors. Mr. Bonn stated that staff has discussed the entry corridors item with the County and have buy-in. Councilmember Klein noted recruiting the proper people and development. Councilmember Briley asked what type of marketing has been done with regards to the 2018 Path to the Future Report.

Mr. Bonn referred to the slide showing proposed Development Housing Trends that show 532 single-family residential lots have been completed or under construction while a total of 955 lots pending or have been proposed. With regards to multi-family, 580 units are newly released while 473 are pending with 506 units being proposed. Mr. Bonn referenced a map highlighting the recent and potential annexations and covered each tract individually. Mayor Hoover stated that the City of Fredericksburg

is a special place and people want to be here. He added that he also was sympathetic to constituents with increased traffic, development, or with too many people.

Mr. Bonn asked if the Council wanted to pursue any particular development or industry to work with EDC, Chamber, or CVB to promote that. He noted focusing on both infill within the city limits and expanding that. He noted the entry corridors and how they need to be protected. Mr. Bonn mentioned the impacts on city services and their consideration both negative and positive.

Mr. Bonn highlighted the importance of bringing forth proposed developments to the Council early on in their process with staff concerns. He added this process would provide beneficial feedback to the developer. He explained that the process of bringing forth proposed developments to the Council at the start of the application process would provide the necessary feedback to developers on a case-by-case basis. Councilmember Briley denoted the bullet point of Type of Development/Industry and asked as it relates to the points developed in the 2018 Visioning Roadmap which have been set in motion. Mr. Bonn replied that it can be discussed later but at the city staff level we would need to know what we can tell these developers as far as what we are looking for. Mayor Pro-Tem asked of the timeframe related to when Council can speak to developers. Mr. Bonn stated that said clock begins when an application is filed and is determined to be complete. He added that a discussion with the developer prior to their application being completed does not fall within the timeframe. Councilmember Mayor Pro-Tem Kirchner noted that any development commercial or residential should have low impact with required sidewalks to major arteries and requested staff to bring forth an Ordinance Amendment to ensure that they are required as well as take this opportunity to review landscape requirements and require rainwater harvesting. Mayor Hoover also agreed and stated to look at what needs to change with developments as we enter a new day of a new day requiring landscape, sidewalks, etc. He added that it was the consensus to move forward by reviewing the developments on a case-by-case basis. As far as the type of development relating to industry, he stated he believed industry needed to be expanded in Fredericksburg. What kind of impact, people, stand-out besides wineries; just do not know how to pursue that. He indicated that his preference was not just to wait to hear the phone ring but to target, seek out industry and work towards that. Generally, for infill but do not know all the other factors. Entry corridors have had discussions in the past and we do not know why we cannot do something about the entry corridors. Discussions have been had about impacts on city services and need to talk of the limits. Mayor Hoover also stated that he believes in property rights, but the community needs to be prepared as the city continues to grow, as growth is no longer an option. We all receive phone calls weekly and things are continuing to develop, prepare self for changes and will require money. Councilmember Watson referenced bullet point on Types of Development and Industry. He stated that a serious discussion needs to be had about what type of incentives can be offered to attract certain businesses. He also mentioned retention incentives for existing businesses. He agreed with focusing on the preservation of the entryway corridors. Mayor Pro-Tem Kirchner stated there are ways to partner with the County on the ETJ, and incentives, and especially for the entryway corridors. Mr. Bonn added that the city is in current talks with the County and other entities to bring together the ETJ requirements and approvals. Councilmember Klein mentioned that

we would like to see new industry come but the philosophy has been not if they will require an excessive amount of water. Councilmember Briley stated he would be interested in knowing what kind of marketing has been done with the 2018 Visioning Roadmap. Councilmember Watson stated that we are getting much more than regional attention due to our growth. He added he is contacted by developers regarding what they can do and where they can locate. Mrs. Rickert asked the Council to take into consideration the current maintenance and operations of facilities and parks before adding more.

Mayor Hoover thanked everyone for their input. He stated that he becomes frustrated by just continuing to talk about what we could do. He asked that Council to hammer something down and move forward with how we are going to get it done.

Discussion of Transportation and Roadway Extension Projects

Mr. Bonn began with the traffic impact study and identified the following priority projects and noted that they would focus on the first two projects: 1) Post Oak/Cherry Extension (16 North to Main St); 2) Mulberry/Morse Extension (16 North to Main St by Culligan Store); 3) Frederick Extension (16 North at Friendship Lane by Water Reclamation Plant); 4) Inner Loop (16 South to 87 North)

Evan Williamson explained the Benefit Cost Ratio which is a comparative analysis of the Project Benefit vs. the Cost over a 20-Year Period. City Manager Bailey noted that the BCR was a proven engineering standard. Mayor Pro-Tem Kirchner stated that as a county taxpayer too; she would like to spread the cost to include the County, as a beneficiary of these projects. She asked that all be more active in our conversations with the County to place this on the forefront. Mayor Hoover added to keep in mind that all city residents pay County taxes too. He noted that there may be more factors to consider in addition to BCR. Mr. Bonn noted the Morse & Post Oak project would operate as a Collector Street. It was clarified that a Collector Street (Post Oak) would collect traffic from the neighborhood, which in turn connects to a larger road (Arterial-State Hwy). City Manager Bailey noted that the speed recommended for the first two projects is thirty miles per hour and added that there are many other elements that would control the speed of traffic such as traffic signals. Mr. Bonn mentioned that the cost of the Post Oak Extension improvements provides connection between W. Main and SH 16S/Friendship Lane is estimated at \$11.15M for 1.13 miles with anticipated vehicular traffic of 6,700-8,000. He indicated all right-of-way is in place except for one small piece. City Manager Bailey stated that this extension would function similarly to Milam Street. He noted that as the area to the west of the yellow line on the map develops staff is preparing for the increase in traffic with said extension. Mr. Bonn added that TxDot would participate in the cost of traffic signals at Main and Cherry.

Mr. Bonn continued with the Morse Street Extension which entails connection between N. Llano and E. Main Streets for a 1.9-mile extension (extended to tie to Main St) at an estimated cost of \$18.57M with anticipated vehicular daily traffic of 6,700 also recommended for thirty miles per hour speed. He added that with this

project, the city would have to acquire right-of-way, which is reflected in the estimated cost. A brief discussion was held with regards to TxDOT and street swap.

City Manager Bailey noted that with all the future development; these projects are being brought to Council is to get ahead of future development. He added that the idea is to get out in the community to unveil these projects for feedback so that the Council can make a better decision for one or both projects. Councilmember Klein stated that we have been looking at this during the last two budget years. City Manager Bailey noted that staff have been studying the extensions for 10 years noting that to achieve it would require a Bond Election in 2027 due to the associated costs. He noted that these extensions would provide great opportunities.

Councilmember Briley mentioned that these are needed but asked of Frederick Rd. Mayor Pro-Tem Kirchner stated that the goal is to state that this roadway extension will ease and help with current road congestion. She asked of teeing into Olive Street. Councilmember Watson asked which was not in the master transportation plan. Mr. Bonn replied that the only area that is not is the NW portion of Morse. It was noted that information would be helpful to developers. Mr. Bonn noted that such items as roads that are not annexed could be written into the Developer Agreement.

Mayor Pro-Tem Kirchner stated that she was supportive if TXDOT and the County partner with the city in these projects. Council member Klein stated that his concern would be if we were not able to partner with the County; then, would the Council not proceed. Mayor Hoover stated to look at both sides and was not certain if these projects were the right scenarios but looked forward to being convinced. He stated that he wanted this to stay on the top shelf and get it done.

Mayor Hoover recessed the meeting at 12:30 pm for a break.

Discussion of Chamber, CVB, and EDC Funding and Operations

Mayor Hoover reconvened the meeting at 12:40 pm and proceeded with the last item denoted above.

Jim Mikula, President/CEO of the Chamber provided an update on the 2025 Food and Wine Festival adding that he has submitted a request for the same amount of funds as last year for the event. He noted that the Chamber will go with a 5-Day Festival in October and will continue with a preview week in July. He noted that they will add a few new elements to the preview week by going into the County. In the Fall, they have planned a kick-off event at The Albert Hotel. They will also be adding a Thursday night Back-Tie BBQ at Becker Vineyards which is part of their year-long 30th Year Anniversary celebration. He noted that they will have an event each month that started in January. The wine auction will be moved to Friday afternoon with the Street Fair on Austin Street in the evening. He noted that on Saturday they will have the grand tasting, and Sunday will wrap up with a Brunch. Pricing remains the same and they are anticipating growth with attendance and sponsors. He reported that in 2026 they will expand their marketing to many other cities, while in 2027; they plan on a national campaign to establish the Fredericksburg Food and Wine Festival as a

National Event. By 2028, their plan is to become sustainable and do not have to request HOT Funds.

He also reported that last year they signed up 149 new members and almost one hundred ribbon cuttings. He noted that their total membership is shy of eight hundred members. Mayor Pro-Tem Kirchner added that she attended the Food and Wine Festival as a volunteer and asked that it be kept as local as possible. Mr. Mikula stated that they would maintain the local cost of the ticket and stay away from distributors to keep it local.

Brady Closson, President/CEO of the CVB stated that the CVB exists to promote the city and is an extension of the City and County as both fund the CVB. He added that the CVB reports to both entities and their board. He added that with regards to being independent, their financial expense did not need to flow through the city as opposed to being a department of the city. He responded to the question that as a Council, \$4.3 million is approved for the CVB budget while the county approves \$1 million for a total of \$5.3 million CVB Budget. He added that the City Manager and staff are provided with the programming for the use of allocated funds. Mayor Hoover asked if he felt there should be approval of the specifics of the budgeted spending plan. Mr. Closson stated that the Council receives a copy of the budget prior to approval. Mayor Hoover asked about the process. City Manager Bailey stated that the city has not had a lot of input of the programming but generally reviews the new employee requested position, but it is not an in-depth review as done with each city department. Mayor Hoover reiterated what is received and here is the 5/7ths of HOT Fund; thereafter, the CVB proposes how they will use the 5/7ths. Councilmember Klein asked if they had a reserve fund. Mr. Closson stated that they do. Mayor Hoover stated that he has heard from the CVB Board members that the city has not part in what is done at the CVB. I do not believe that is right and noted that the Council has discussed reviewing the 5/7ths amount which is an unusual system. Mr. Closson replied that this is the first destination where he has worked where 5/7ths is provided for the CVB. Mayor Hoover stated that none of the original board could recall why the 5/7ths was selected. He added that one of the options is that – more collaboration with the city in how that is used for the overall community. He added that the city is trying to find the right path forward.

Councilmember Briley mentioned the demands of Marktplatz and the Community and how we can set a fixed annual budget that gives CVB predictability. He asked the Council how they felt about a fixed annual budget. Mayor Pro-Tem Kirchner thanked Brady and his team for all they do. She noted that the City funds 81% of the CVB Budget. She stated that it was not reflective of the County's percentage at 62% of their HOT Funds collected. She noted that she would like to see a better partnership as the Council re-adjusts the CVB's Budget allocation. Councilmember Briley asked as far as the CVB Board's representation from the County; was there solid county representation. Mr. Closson replied they do not. Councilmember Klein asked if the appointed member did not show up to the CVB meetings. Mr. Closson replied that it was correct. Mayor Pro-Tem Kirchner stated that of the 7/7ths, she would like to see 15% going to the Arts, 15% going to Historic Preservation first. She stated that the CVB is spending funds on same but asked that those categories be maximized. Mayor Pro-Tem Kirchner stated that we keep getting more HOT Funds but are lacking

a strategy. Councilmember Watson asked how Tourism can be slowed down if asked the question by a community member. Mr. Closson responded that his question would be why? He noted that some cannot be stopped and some can be mitigated. He noted that there is a draw to Fredericksburg and the City needs to play a role. Mayor Hoover stated that he does yearn for the days when there were not many cars in line at a streetlight. He stated that it is the CVB's job to promote tourism and have folks spend their time and money. Our local citizens will be inconvenienced due to the tourists. He stated that more needs to be done for the residents such as elevating my quality of life in Fredericksburg so that I do not notice the inconveniences. Mayor Hoover stated that we need a reset on adjusting the percentage. He added that more needs to be spent on historic elevation and preservation. Mayor Hoover stated that there is a way to improve the overall for all. Councilmember Briley asked if the CVB would be open to working with the city on the overall budget. Mr. Closson stated that he would be happy to do so. He added that his reservation was his eleven staff members and obviously the largest expense to any budget is FTEs. Mayor Hoover complimented the CVB staff and stated they were top notch. He added that the Council was talking about the big picture. He added that in reaching out with the County, what methods to move the ball forward on this. Councilmember Klein stated that he would visit with the County Judge about this. He added that the County Commissioners are part-time, except for the position of Judge. He added that they may show up at 9 or 10 am but that is the way it has always been. He noted that he was disappointed that some meetings are not attended representing the county. Mayor Hoover stated that there must be better collaboration with the county. Mayor Pro-Tem Kirchner stated that a reminder of the various uses of HOT Funds may assist. Mr. Closson spoke of the future generation that wants more of an experience when speaking of winery visitations and how it is offered. Councilmember Watson asked about tourism and what to do to control what goes on to add value on tourism. Mr. Closson mentioned buying real estate and being able to control what goes where. Mayor Hoover thanked Mr. Closson.

Tim Lehmberg, President/CEO of the Gillespie City/County Economic Development stated if it was still Tuesday. Mayor Hoover stated that more regular communication is needed and offered Mr. Lehmberg to come to the Council Meetings to provide updates. Mr. Lehmberg stated that he was willing to do that. He noted that the city's representative is Bobby Watson and felt that the city has always been involved at their meetings. Councilmember Watson asked how often the word incentive is used when developers come to town. Mr. Lehmberg stated not much but their organization differs from others in that all he was asked to do was to manage growth. He stated that sales tax revenues in the city have more than doubled as the workload has quadrupled. He stated that at the county level, they do not have control over growth, but the city does. The city needs to be more deliberate about the things that we want and need and are a good fit instead of checking off boxes. He added he is not opposed to being more deliberate about the growth. He stated that he stays connected with other communities like Kerrville and mentioned the amount of money that they spent on economic development. He stated that we added more jobs than Kerr County while they spent much more. He responded to a question in that he was not actively recruiting and reminded all that he was a staff of one. He added that we were not an industrial type of town; and noted he has always collaborated with CVB, and Chamber. He stated that there is a fine line with growth and development and

the push back he receives. Mayor Hoover stated that he did not share the same view of industry and also hears what can be done with views that hold us back. He added that we are laying groundwork for the future and beyond the service industry. He noted that we need to provide opportunities in looking at the approach and reopen the conversation how we work with each other instead of what direction was provided 17 years ago. He also addressed the issue with the real estate crowd; he noted that his understanding is the city must abide by the regulations but does not have the authority to say no unless it is chains on Main. Councilmember Watson noted that some of our regulations are minimum and gave examples. Mayor Hoover stated that now with new technology, new generations, what impact can we have on Fredericksburg for our grandchildren? He stated that he understood that Tim was working with some limitations and what the City Council can do to help. Mayor Hoover stated how do we move forward with the relationship with Chamber, CVB, EDC and a new path. He noted that he is not okay with having the status quo because he would like to set a path for the future and be more innovative. Mr. Lehnberg stated that sometimes the status quo is not that bad. Mayor Hoover noted that is where we disagreed. Councilmember Watson asked about trends with the development that is coming. Mr. Lehnberg stated that we need to be prepared so that we are going to get our fair share of development. He noted there will be more housing and lodging and saturated the winery business. The opportunity is there, and it will continue to show up. Mayor Pro-Tem Kirchner asked if there was a small entrepreneur/business who came to EDC; what would be offered. He replied that he provides them with economic and housing data. Mayor Pro-Tem stated that she looked at the Boerne model and how they are set up and did not believe that it would do our EDC any good. Mayor Hoover thanked Tim for the work he does.

Adjourn

Mayor Hoover adjourned the meeting at 2:11 pm.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, 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 18, 2025

CATEGORY: CONSENT

CAPTION: Consider and approve a waiver of future reservation fees for Lady Bird Johnson Municipal Park for the Annual Fredericksburg Parks Foundation Fundraiser. (Andrea Schmidt, Director of Parks & Recreation)

PRESENTATION:

SUMMARY:

In February 2024, City Council approved a public-private partnership with the Fredericksburg Parks Foundation. The purpose of the agreement was to establish a cooperative relationship between the City and the Foundation to promote the planning, development, funding, operations, maintenance, and improvement of parks and recreational facilities within the City. The Foundation is currently planning the first of what will be an annual fundraiser. The event will be held at Lady Bird Johnson Municipal Park. The Parks Foundation has asked for an annual fee waiver for the use of the park for this fundraiser. The fee for an entire park reservation is \$1,600 with non-profits receiving a 50% discount, so this fee waiver would be \$800.

BACKGROUND:

The first event will be held in November 2025. Parks and Recreation staff are working with the Parks Foundation on the details of this first time event. The deposit will also be waived. If any damage is caused due to the event, the Parks Foundation will be invoiced for repair expenses.

FUNDING SOURCE: N/A

FINANCIAL IMPACT:

Fee waiver of \$800

STAFF RECOMMENDATION:

Recommend approving an annual fee waiver for the Parks Foundation's use of Lady Bird Johnson Municipal Park for a special event.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism

ATTACHMENTS:

1. Party in the Park Fee Waiver Request

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: March 10, 2025

William McKamie

William McKamie, City Attorney

Date: March 10, 2025

Leticia Vacek

Leticia Vacek, City Secretary

Date: March 13, 2025

Clinton Bailey

Clinton Bailey, City Manager

Date: March 14, 2025



Dear Andrea Schmidt,

Thank you so much for taking the time to meet with me regarding the Fredericksburg Parks Foundation's first annual fundraiser, *Party in the Park*!

I am writing to formally request a waiver of the park rental fees for *Party in the Park*, scheduled for November 15, 2025. As this event is organized by the Fredericksburg Parks Foundation, it directly supports the Foundation's mission to enhance and preserve our community's parks and recreational spaces.

Party in the Park is a celebration of our parks and the positive impact they have on Fredericksburg. By waiving the rental fees, more resources can be directed toward making the event a success, ensuring a greater turnout and a stronger fundraising effort to benefit our parks.

We greatly appreciate your ongoing support of our initiatives and respectfully ask for your consideration of this request. Please let me know if there is any additional information needed for review. I look forward to your response and to working together to make this event a huge success

!

Thank you!

Hayley Wakefield

Fredericksburg Parks Foundation Board Secretary

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



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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.

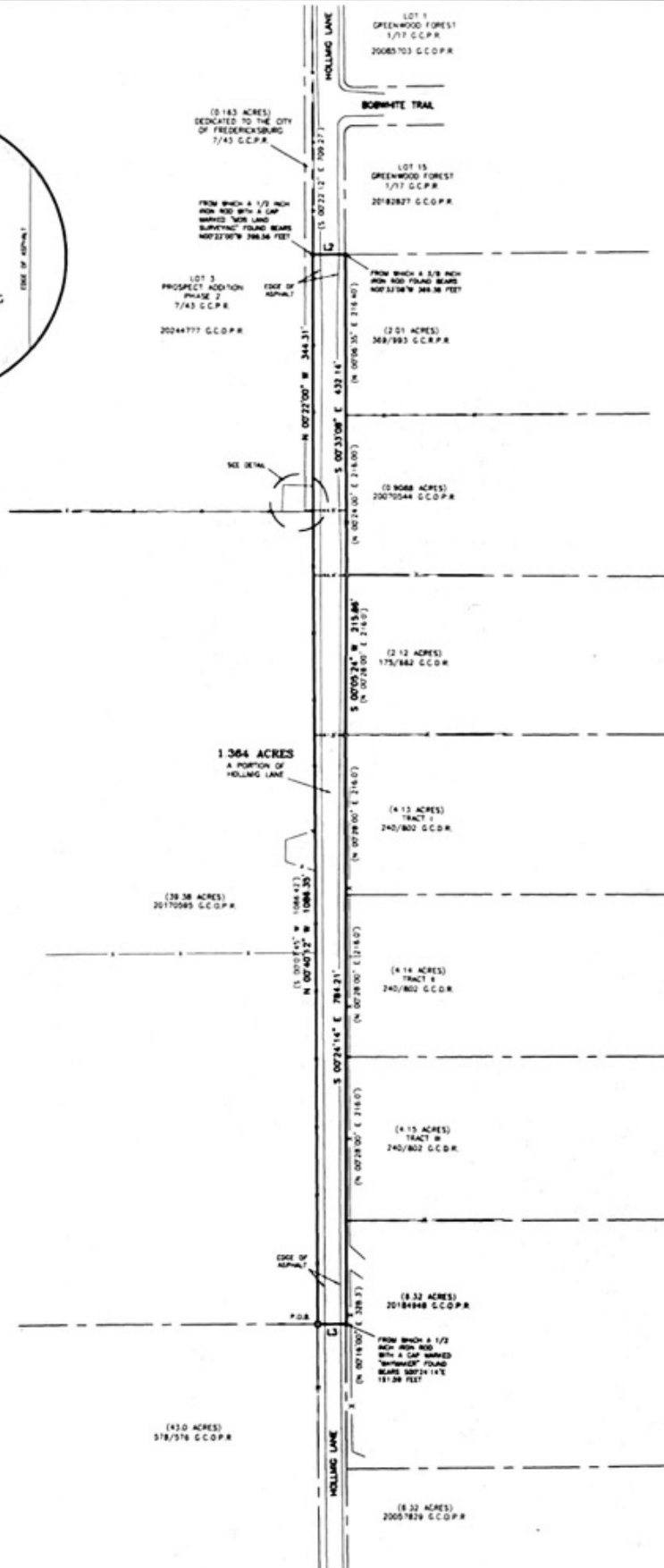
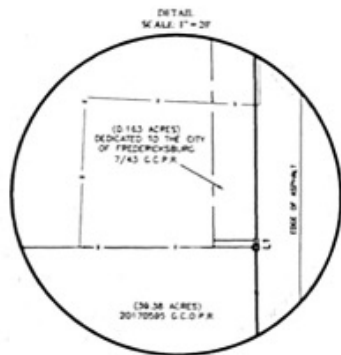
Survey Notes: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275" and a "mag nail set" is a mag nail with washer marked "Searchers RPLS 6275".

Surveyed by;



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





LINE	BEARING	DISTANCE
L1	N 02°05'43" E	1.61
L2	N 89°26'52" E	43.35
L3	S 89°19'48" W	37.85

SURVEY NOTES:

1. MEASURES, DISTANCES & COORDINATES ARE GIVEN AND SHOWN ON THE PLANS.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INVESTIGATION OR HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND/OR CONDITIONS AFFECTING THE PROPERTY, NOT SHOWN THEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAN:



1. The UNDERSIGNED, to VERBALLY CERTIFY that the PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-TO-GROUND SURVEY PERFORMED BY AN ON-LICENSED SURVEYOR AND COMPLETED ON OCTOBER 15, 2011, AND NEITHER IS NOR WAS INTENDED FOR THE LOCATION OF ANY PL. ENCLOSURES THAT MAY (BUT) INCLUDE THE PLANT, OR PLANT.

12-12-2024
[Signature]
RECEIVED PROFESSIONAL AND SURVEYOR 04/26



SEARCHERS
SURVEYORS | CONSULTANTS
NABON | FREDERICKSBURG

4555 Old Fenton Road, Madison, Tennessee 37056
720 Mustang Street, Falmouth, Maine 04055
820-383-1211 | F-10192966 | SEARCHME.NET

LEGEND:

- LEGEND:**
- | | | |
|--|---|---|
|  1/2" DIA. HOLE FOUND |  POSITION |  VALVES |
|  1/2" DIA. HOLE NOT FOUND |  UTILITY PIPE |  TRENCH MANHOLE |
|  1/2" DIA. HOLE NOT SET |  LOT |  TRENCH CLOSURE |
|  1/2" DIA. HOLE FOUND |  ELEVATING MOTOR |  N.E. - STATION SETBACK LINE |
|  1/2" DIA. HOLE FOUND |  RAINFALL GUTTER |  N.E. - STATION SETBACK LINE |
|  1/2" DIA. HOLE FOUND |  AIR VENTS |  S.E. - STATION SETBACK LINE |
|  1/2" DIA. HOLE FOUND |  AIR VENTS |  S.E. - STATION SETBACK LINE |
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|  1/2" DIA. HOLE FOUND |  AIR VENTS |  S.E. - STATION SETBACK LINE |
|  1/2" DIA. HOLE FOUND |  AIR VENTS |  S.E. - STATION SETBACK LINE |
|  1/2" DIA. HOLE FOUND |  AIR VENTS |  S.E. - STATION SETBACK LINE |
|  1/2" DIA. HOLE FOUND |  AIR VENTS |  S.E. - STATION SET |



SCALE: 1" = 100'

BOUNDARY SURVEY

1.364 ACRES BEING A PORTION OF HOLLING LAKE
OUT OF GEORGE DEBRANT SURVEY NO. 42.
ABSTRACT NO. 180 IN GILLESPIE COUNTY, TEXAS.

REPORTS AND THE RISE OF THE STATE 11

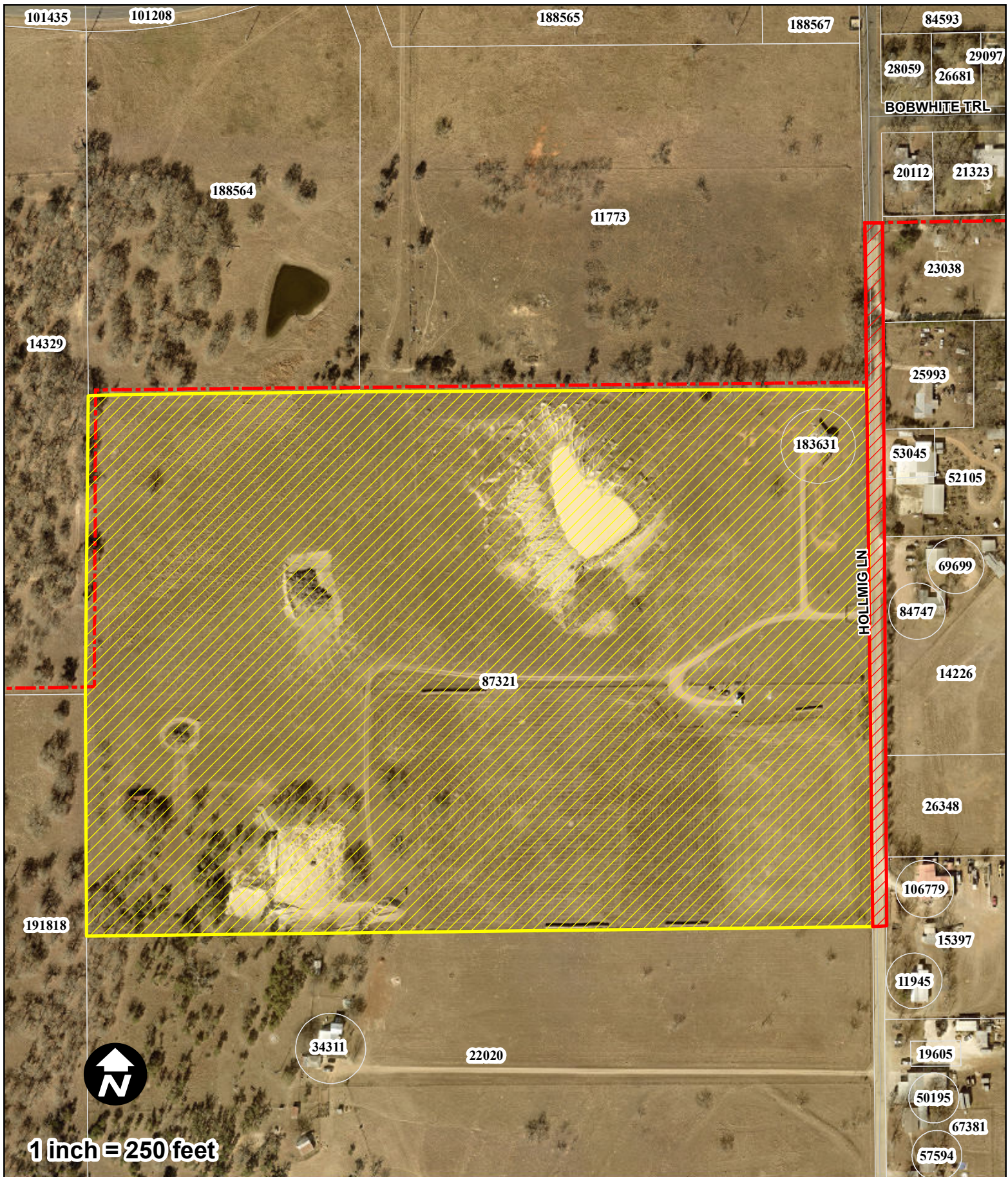
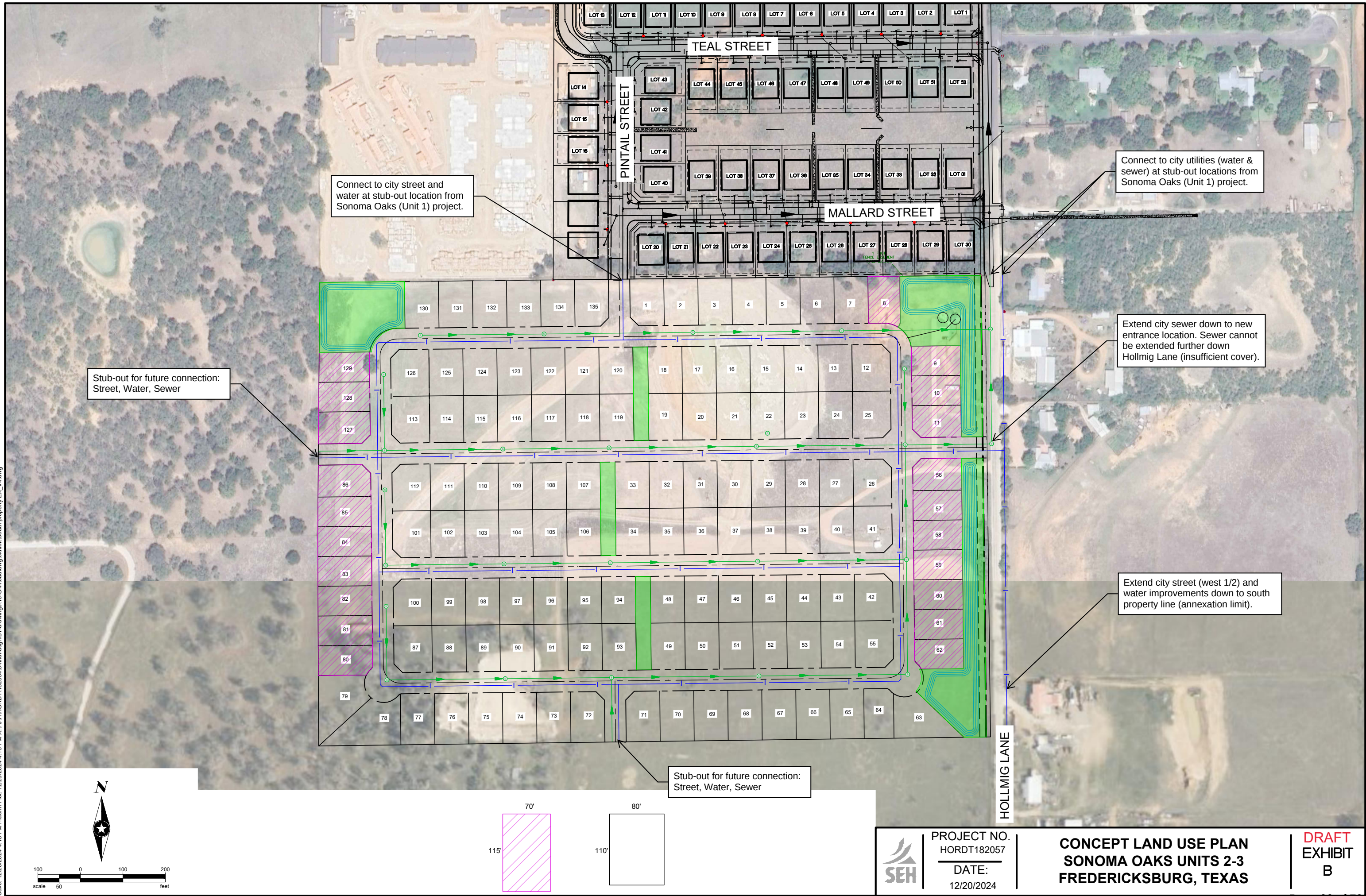


FIGURE 1
City of Fredericksburg
612 Hollmig Annexation

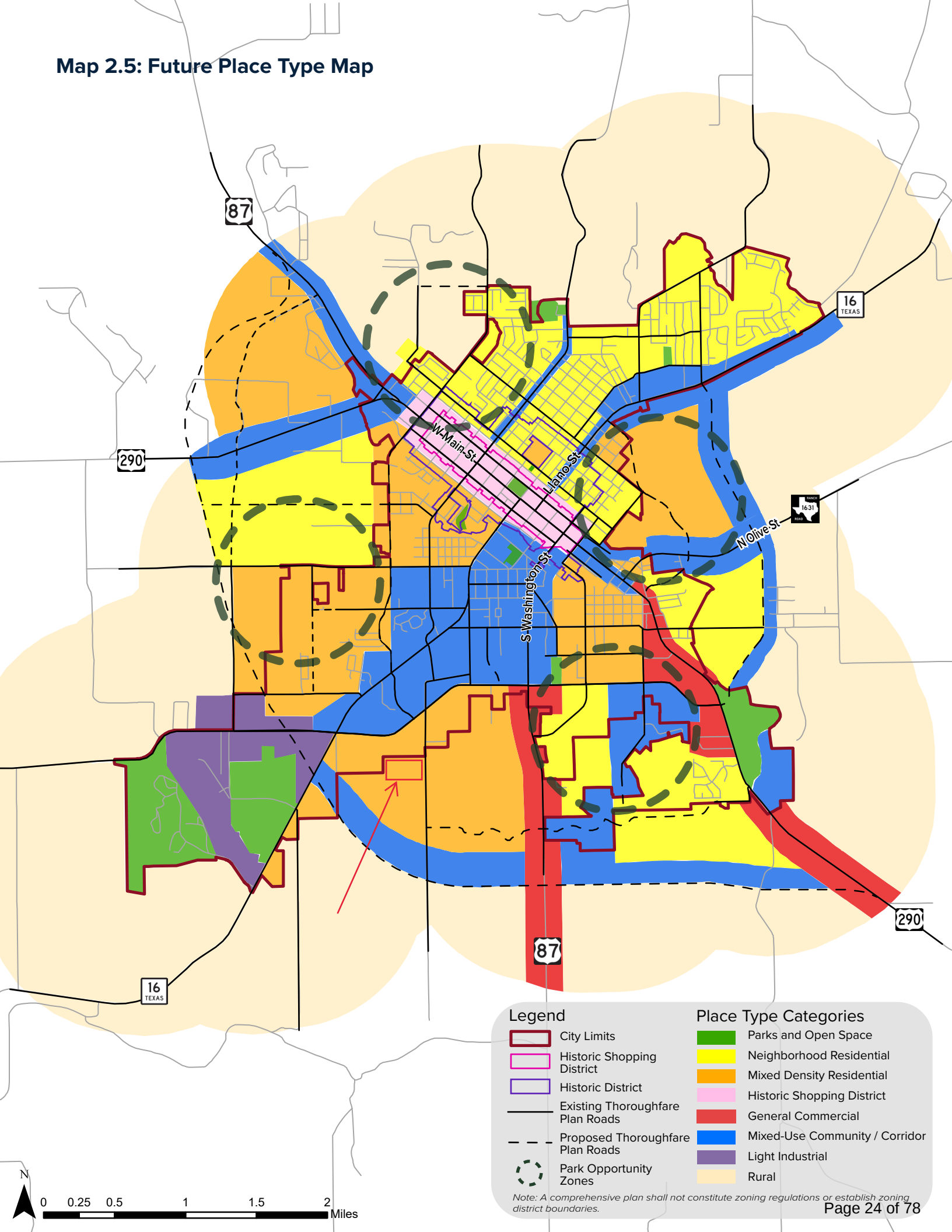
LEGEND

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

Save: 12/20/2024 4:18 PM rhaehn Plot: 12/20/2024 4:19 PM X:\F\J\H\HORDT\1823345-final-dsgn\51-drawings\10-Civil\cad\dwg\exhibit\South property EX_V4.dwg



Map 2.5: Future Place Type Map





Mixed Density Residential

INTENT AND CHARACTER

The Mixed Density Residential category is envisioned to provide a greater level of residential density in a variety of forms. This category best accommodates residences built to meet the “missing middle” segment of the marketplace. This may include townhomes, attached dwellings, patio homes, apartments in the appropriate context, or a mix of several of these in a planned setting. Missing middle housing bridges the gap between single-family homes and mid-rise apartments. By integrating these housing types, communities can enhance affordability, create walkable neighborhoods, and modestly boost density.

In some instances, these areas may be designed in a more urban character in a walkable pedestrian environment. Buildings are intended to be street-oriented, with on-street parking or rear parking, pedestrian and bicycle facilities, short blocks with good street connectivity, and nearby goods and services.

Within the Historic District special care and review is required. The intent of this place type is not to change the character but allow for infill to create more housing where appropriate. This place type is found in both greenfield and infill situations, with seamless transition to nearby conventional residential neighborhoods.

APPROPRIATE LAND USE TYPES

Commercial

- In limited circumstances, commercial retail, office, restaurant (no drive-thru), and personal service uses may be considered if supporting the residential intent of the category.

Residential

- Single-family detached; single-family attached uses; cottage court/garden homes; townhouses (up to six attached units); low-rise multi-family (2 to 2.5 stories); garden-style apartments; and some contextual mixed-use urban lofts in places with more urban character.
- Within the Historic District, maintaining context with the existing character, single-family detached; single-family attached uses; duplex; triplex; townhouses (up to four attached units); single-family small lot; and some contextual mixed-use urban lofts in places with more urban character.

Industrial

- Not appropriate

Institutional

- Places of public assembly; utility and service use (e.g., electrical substations, fire stations, etc.).

Green Spaces

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

Development Intensity Target

Residential	80 - 100%
Commercial	0 - 20%





CITY COUNCIL **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: March 18, 2025

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

CAPTION: Request Z-2426: By Patrick Moore on Behalf of Rio Bank to Consider a Conditional Use Permit per Section 3.510 to Operate a Standardized Business in the Historic Shopping District Overlay for the Property Located at 610 West Main.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action on the Conditional Use Permit

PRESENTATION:

SUMMARY:

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

Rio Bank is a Texas financial institution that opened its first branch in 1985 and In 2018, Rio Bank acquired Elsa State Bank & Trust, which allowed the company to continue to grow in the Rio Grande Valley with branches in Brownsville, McAllen and San Juan. In 2023, Rio Bank opened a new branch in San Antonio, its first outside the Rio Grande Valley. The company is now requesting permission to open a new location in Fredericksburg

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

Sec. 3.510, The Historic Shopping District Overlay, allows Standardized Businesses the opportunity to request a Conditional Use Permit with the ideal user adding diversity to existing businesses, not in proximity to other, similar retailers and would not alter the general characteristics of the surrounding area.

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

Site Area: 40,249 Sq Ft

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

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

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

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

Notice of Public Hearing Response: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft of the subject property. As of February 28, 2025, 1 response was received in support of the request.

BACKGROUND:

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

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

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

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

(B) Affirmative finding that the business will;

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

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

- 1 Will not utilize or contain the features or attributes of a Standardized Business as defined above except the service, product or amusement and a sign, no more than two square feet in size showing the franchise or business affiliation, if desired;
- 2 Be pedestrian oriented as opposed to automobile oriented, to encourage walking in the HSD;
- 3 Utilize a unique visual appearance that reflects or compliments the Historic character of the HSD, and not project a visual appearance that is homogeneous with its elements in other communities; and

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

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

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

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

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

STAFF RECOMMENDATION:

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

The building and site would require significant changes to allow a different use and this recommendation is in keeping with Sec. 5.461 - Review and Evaluation Criteria for Historic Shopping District.

However, during the Planning and Zoning Commission Meeting held March 5, the commission voted to deny the request 6-1. Council action would require a super majority to grant the conditional use permit.

ATTACHMENTS:

1. Z-2426 Location Map
2. Z-2426 - Application
3. 610 W Main_Images
4. Z-2426 Review Comments Combined

5. Response to Comments - Rio Bank Z-2426
6. Z-2426 Site Plan
7. Z-2426 - MAP
8. Z-2426 Mailing Labels
9. Z2426-CUP Rio Bank - Approval

APPROVAL/REVIEW:

Evan Williamson, Assistant City Engineer

Date: March 14, 2025



William McKamie, City Attorney

Date: March 14, 2025



Leticia Vacek, City Secretary

Date: March 14, 2025



610 W Main

Law Office of Patrick Moore, PLLC

701 E. Expressway 83, Suite 330

McAllen, Texas 78503

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

Patrick Moore, Attorney at Law

Patrick@MooreLawTexas.com

November 22, 2024

City of Fredericksburg - Development Services Department

126 W. Main Street

Fredericksburg, TX 786924

Attn: Ms. Jan Musgrove

VIA FEDEX & EMAIL

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

Dear Ms. Musgrove:

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

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

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

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

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

Very Respectfully,



Patrick Moore

Enclosure



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

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

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

Property Tax ID Numbers: Property ID: 58698

B. Application Type: Appendix A – Fee Schedule

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

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

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

C. Applicant/Owner Information - Property Owner

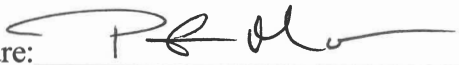
Owner Name: Rio Bank (Agent: Kenneth Pruitt)
Owner Address: 701 E. Expressway 83, McAllen, TX 78501
Owner Phone Number: 210-415-8909
Owner Email Address: k.pruitt@rio.bank

D. Applicant

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

Applicant's Signature

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

Signature: 

Printed Name: Patrick Moore

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

CHECK # 2129 - \$1,000.00

610 W Main – Images









December 9, 2024

Patrick Moore

Via Email

patrick@moorelawtexas.com

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

Dear Applicant,

Project will require Planning and Zoning approval scheduled for Wednesday, January 8, 2025, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

The project will also require consideration by City Council on Tuesday, January 21, 2025, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Site plan by **Monday, December 16, 2024**.

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

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

The City of Fredericksburg

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

Engineering Comments

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

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

- Building Permit applications
- Certificate of Occupancy
- Sign Permit

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

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



Jan Musgrove
Planner 1

The City of Fredericksburg

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



December 16, 2024

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

APPLICANT RESPONSES

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

Applicants Response:

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

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

Applicants Response:

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

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

Applicants Response:

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

4. Identify loading/unloading zones Sec. 7.131

Applicants Response:

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



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

Applicants Response:

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

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

Applicants Response:

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

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

Applicants Response:

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

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

Applicants Response:

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

CURRENT & PROPOSED RIO BANK LOCATIONS

Law Office of Patrick Moore, PLLC

701 E. Expressway 83, Suite 330

McAllen, Texas 78501-1147

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

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

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

December 16, 2024

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

Re: Rio Bank current and proposed locations

To whom it may concern:

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

Brownsville

Brownsville Banking Center
3401 Old Highway 77
Brownsville, Texas 78520

Kerrville – (Proposed location)

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

Edcouch

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

McAllen

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

Edinburg

Edinburg Banking Center
621 West University
Edinburg, Texas 78539

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

Elsa

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

Jackson Banking Center
720 East Jackson Avenue
McAllen, Texas 78501

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

Harlingen

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

Palmview

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

Rio Grande City

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

Roma

Roma Banking Center
47 East Garant Street
Roma, Texas 78584

San Antonio (Closest Location to Fredericksburg)

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

San Antonio

Alamo Heights Banking Center
5700 Broadway
San Antonio, Texas 78209

San Juan

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

Weslaco

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

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

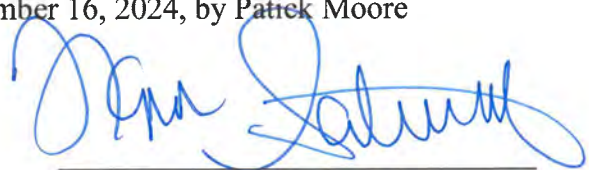
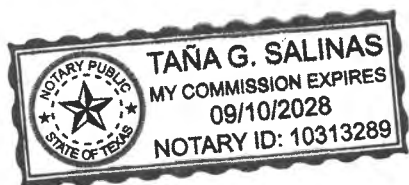


PATRICK MOORE

(Acknowledgment)

State of Texas
County of Hidalgo

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



Notary Public, State of Texas

RENDERING OF
PROPOSED MONUMENT
SIGN – RIO BANK

Existing



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

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

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EXAMPLES OF CURRENT RIO BANK SIGNAGE AT VARIOUS LOCATIONS

Rio
BANK

5700







Rio
BANK

ATM

ROAD

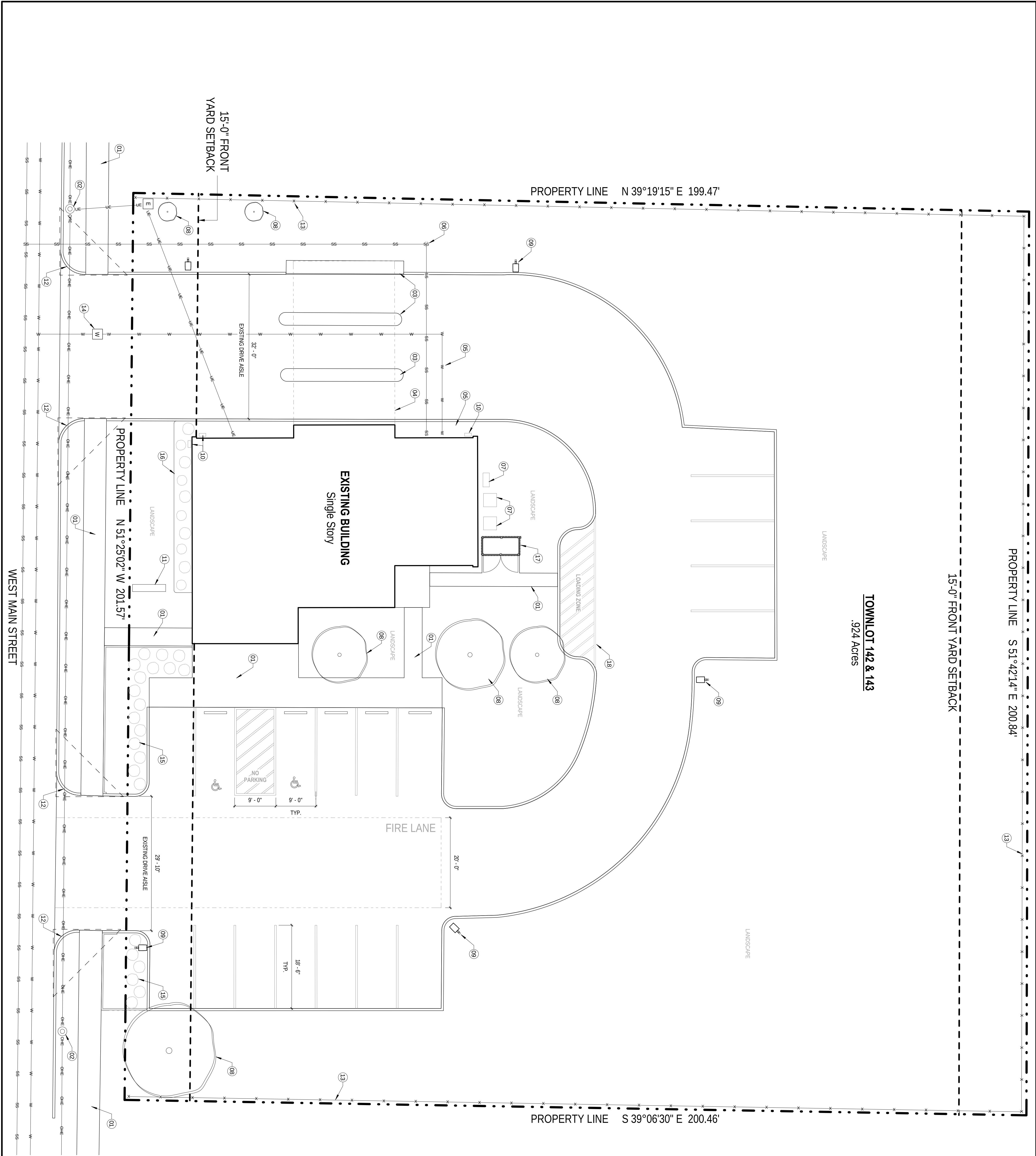
FIRE LANE - NO PARKING





ATM





Legal Description:
FBG ADDN BLK 10 LOT 142 & 143

Proposed Use:
Business, Group B Bank

Zoning:
C-2 Commercial

Setbacks:
Street Side Yard: 15'-0"
Front: 15'-0"
Interior Side Yard: 0'-0"
Rear Yard: 15'-0"

Lot Area:
40,249 S.F.

Max Allowable Bldg. Coverage:
75% (30,186.75 s.f.)

Existing Bldg Coverage:
5% (2,287 s.f.)

Max. Impervious Coverage:
80% (32,199 s.f.)

Existing Impervious Coverage:
79% (31,611)

Max. Building Height:
3 Stories, 38'-0"

Existing Building Height:
1 Story, Approximately 20'-6"

Parking
Proposed Building (1 space per 400 s.f.)
Required Parking Spaces: 6
Existing Parking Spaces: 18
Required Accessible Parking Spaces: 1
Required Accessible Parking Spaces: 2

Proposed Landscaping:
24,430 s.f.

Interior Landscaping Required:
190 s.f.

Proposed Interior Landscaping:
2,823 s.f.

SITE PLAN NOTES

- EXISTING CONCRETE SIDEWALK.
- EXISTING UTILITY POLE TO REMAIN.
- EXISTING CONCRETE ISLAND TO REMAIN.
- EXISTING COVERED DRIVE-THRU TO REMAIN.
- EXISTING WATER METER AND SERVICE TO REMAIN AS IS.
- EXISTING SEWER LINE TO REMAIN AS IS.
- EXISTING AIR CONDITIONING CONDENSER PAD TO REMAIN.
- EXISTING TREE TO REMAIN.
- EXISTING SITE LIGHT POLE TO REMAIN.
- EXISTING WALL MOUNTED EXTERIOR LIGHT TO REMAIN.
- EXISTING MONUMENT SIGN TO REMAIN.
- BRANDING IDENTITY TO CHANGE TO RIO BANK.
- EXISTING CURB CUTS TO REMAIN.
- EXISTING FENCE TO REMAIN.
- EXISTING WATER METER WITH CAST IRON MANHOLE COVER.
- EXISTING LANDSCAPE BED TO REMAIN. OWNER TO INSTALL NEW NATIVE PLANTS AND GRASSES TO SCREEN ADJACENT PARKING.
- EXISTING LANDSCAPE BED TO REMAIN. OWNER TO INSTALL NEW NATIVE PLANTS AND GRASSES.
- BUILD NEW PAD ADJACENT TO EXISTING SIDEWALK FOR NEW 6'-0" TALL TRASH ENCLOSURE.
- NEW LOADING ZONE.

SITE LEGEND

W ——— W WATER LINE
S8 ——— S8 SANITARY SEWER
OHE ——— OHE OVERHEAD ELECTRICAL SERVICE
OHE ——— OHE UNDERGROUND ELECTRICAL SERVICE
X ——— X EXISTING FENCE
[W] EXISTING WATER METER
[E] EXISTING ELECTRICAL METER
- - - - - PROPERTY LINE
- - - - - SETBACK LINE

01 SITE PLAN
SCALE: 1"=10'-0"

PLAN

TRUE

NORTH

NORTH

SPORT & COUNTRY

Rio Bank

610 W. Main Street, Fredericksburg, Texas 78624

PROJECT STATUS:

PERMIT SET

THE DESIGN IS OF MUTUAL AGREEMENT BETWEEN THE OWNER AND SPORT & COUNTRY. THE OWNER AND THEIR CONTRACTOR ARE RESPONSIBLE TO BUILD A COMPLAINT STRUCTURE WITH THEIR CONSULTANTS AND WITHIN THE GUIDELINES OF THE GOVERNING AREA.

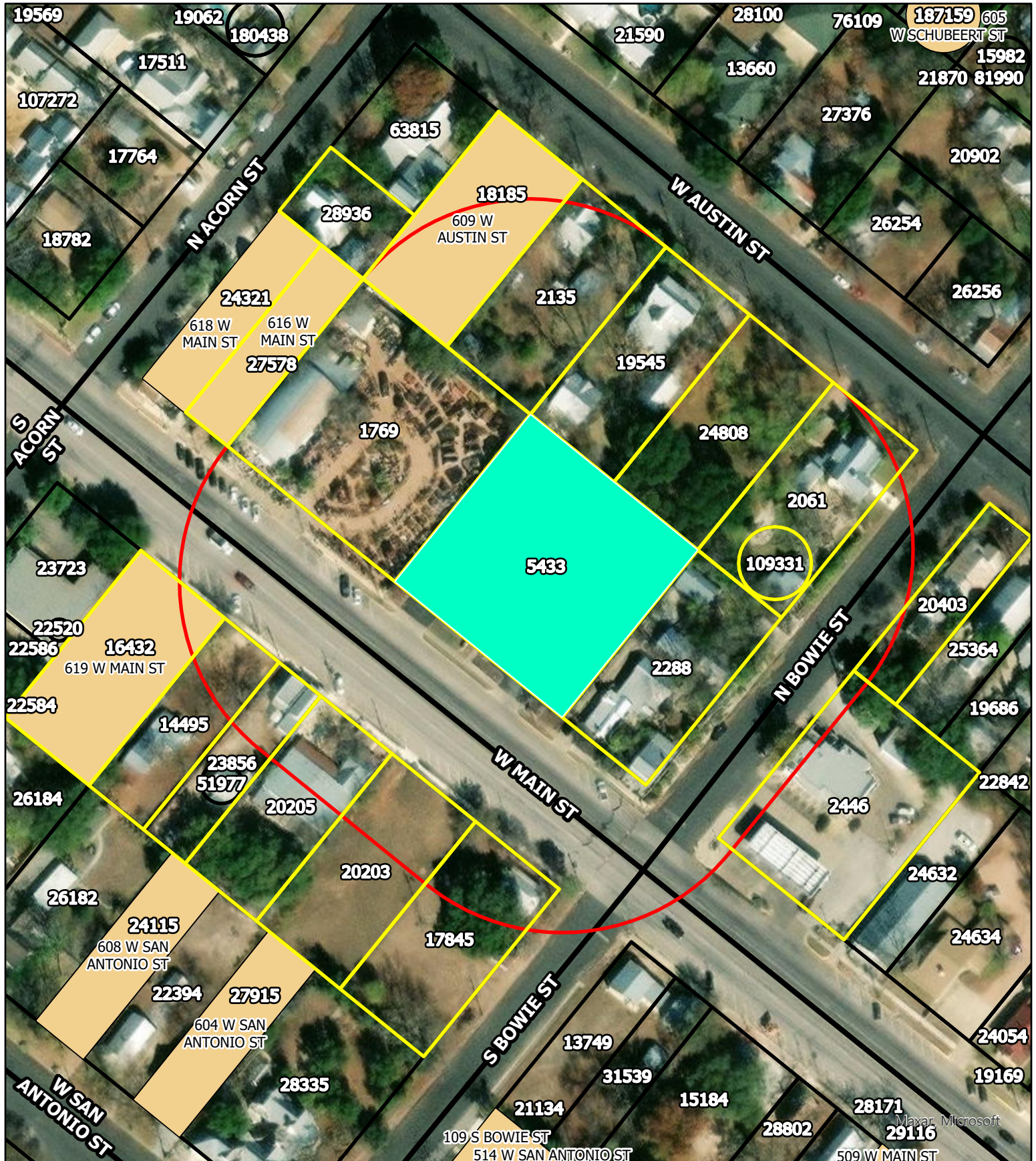
DATE: 12.16.2024

SHEET NAME & NO.: A01.01

NO. REVISION DATE

S/C PROJECT NO. 2024008

Z-2426 - 610 W MAIN



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

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

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

LARRY & KATHLEEN BURSON
607 W AUSTIN
FREDERICKSBURG, TX 78624

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

STROEHER & OLFERS PROPERTIES
509 S ADAMS
FREDERICKSBURG, TX 78624

ST JOSEPHS CREDIT UNION
610 W MAIN
FREDERICKSBURG, TX 78624

ROGER CRENWELGE
717 E MORSE
FREDERICKSBURG, TX 78624

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

ELAINE WARD
510 JUDY DR
DRIPPING SPRINGS, TX 78620

JASON & NANCY HERNDON
PO BOX 3379
FREDERICKSBURG, TX 78624

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

FRIEDHELM BOPP
905 W MAIN ST
FREDERICKSBURG, TX 78624

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

DONNA ATWOOD
PO BOX 2295
FREDERICKSBURG, TX 78624

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

RICHARD LAUGHLIN
616 W MAIN
FREDERICKSBURG, TX 78624

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

Z-2426

Copy to [illegible]

1919 10 11 15 18-19

15-18-19

1919 10 11 15 18-19

1919 10 11 15 18-19

1919 10 11 15 18-19

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



REQUEST NO. Z-2426

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

Signature

Date

12-18-24

Printed Name

Richard Loughlin

Address

616 W. MSPW FSB, TX



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services
TO: Mayor & City Council Members
FROM: Garret Bonn, Assistant City Manager
MEETING DATE: March 18, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Discussion related to a potential voluntary annexation request for a +/- 42 acre tract of land located at the end of W. Travis (Caleb McCrea, Developer)

PRESENTATION:

SUMMARY:

Initial discussion with the City Council relating to the potential for voluntary annexation of a +/-42 acre tract of land at the end of W. Travis which would include 60-70 single-family lots and a public park.

BACKGROUND:

The McCrea family (Developer) currently owns +/-42 acres of land at the end of W. Travis St and are interested in petitioning the City for voluntary annexation. If annexed, the subject tract would be developed in three phases with 60-70 R1 lots with additional greenspace and walking corridors. The current development plan also includes the construction of a collector roadway (Morse St) and dedication of approximately 5 acres of land for a public City park.

As noted in the attached memorandum, the developer is requesting City participation in some of the development costs including roadways, utilities, park improvements, and impact fees. Caleb McCrea will be in attendance at the meeting to present the development plan and address any questions or concerns the Council may have.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

No formal action required but Council may direct staff to proceed with development of a formal annexation schedule if the proposed development plan is found to be feasible.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Mobility

ATTACHMENTS:

1. Selah Proposal to City Council
2. Selah Park Subdivision - Draft
3. Selah Presentation to City Council

APPROVAL/REVIEW:

Evan Williamson, Assistant City Engineer

Date: March 14, 2025



William McKamie, City Attorney

Date: March 14, 2025



Clinton Bailey, City Manager

Date: March 14, 2025

MEMORANDUM

TO: Fredericksburg City Staff & Fredericksburg City Council Members

FROM: Caleb McCrea (McCrea Family)

DATE: March 18, 2025

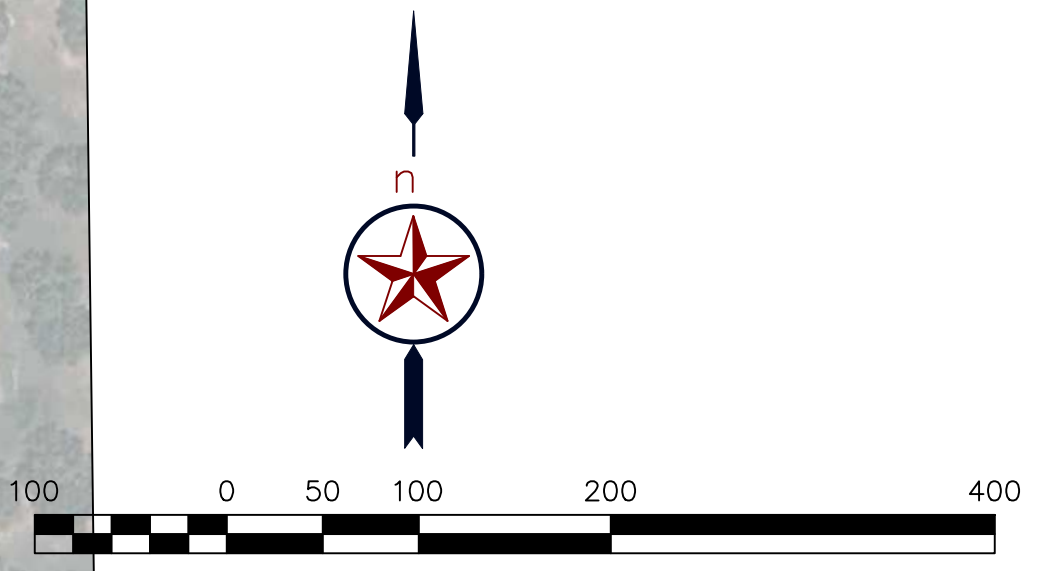
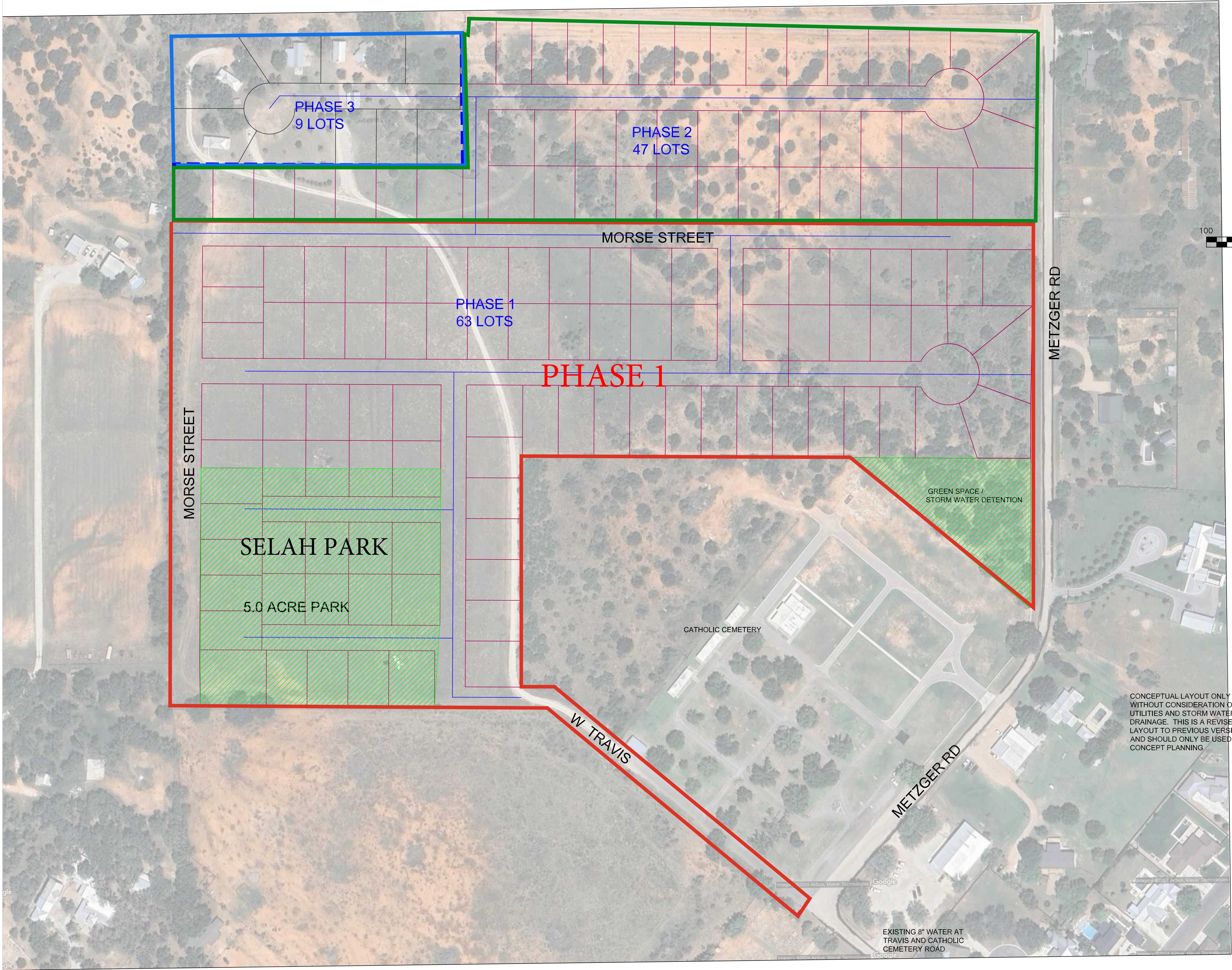
SUBJECT: Selah (A New Community Neighborhood & 5 Acre City Park)

Owners: Michael & Tracy McCrea are proposing a new community neighborhood development at the west end of West Travis St. ("Selah"). Selah will have three phases. All three phases contemplate R-1 lots and modest, but important architectural restrictions.

Phase 1: During Phase 1, the central feature of Selah will be the creation of a new City Park of approximately five acres, together with approximately 60-70 R-1 lots with additional greenspace and walking corridors. The Park will need to be established through a combination of private/public funds and owner in-kind contribution.

For Selah to be economically feasible, the McCreas are requesting the following:

1. **Morse Street Extension.** The McCreas will agree to modify their development plans to include a wider, collector street for a Morse Street extension. In exchange, the McCreas are asking the City to cover the costs to build, pave and curb the new Morse Street extension within Selah. The McCreas will then be responsible for the costs of all other streets within the development.
2. **Utilities.** As part of the Morse Street extension, the McCreas are asking the City to bring, at City expense, all utilities (water, sewer, electricity) to the new five acre City Park. The McCrea's will then be responsible for the costs of extending utilities to the development lots.
3. **City Park.** The McCreas will dedicate 5 acres for a City Park, but will need some compensation. As a result of the elimination of a number of lots otherwise available for sale, the impact of the City Park is approximately \$3,000,000 in lost sales. If \$1,500,000 can be raised and paid to the McCreas through the city park funds and other public/private sources, the McCreas will make an in-kind commitment of \$1,500,000 for the balance of the value of land for the new City Park. The McCreas will contribute up to \$30,000 to be used for the conceptual drawings for the City Park. Finally, the McCreas will pay \$5,000 to the City for each lot sold in Phase 1 to be used for the establishment and maintenance of the new City Park.
4. **Annexation/Impact Fees.** The McCreas are requesting that the entire 42 + acres be annexed by the City, including Phase 2 and Phase 3 of the neighborhood development and that the City waive any impact fees.
5. **Property Taxes.** The McCreas are requesting the continuation of agricultural use valuation for property taxes on the entire property until Phase 1 lots are "sale-ready," and then a continuation of such valuation on Phase 2 and Phase 3 property, until commencement of Phase 2 development.



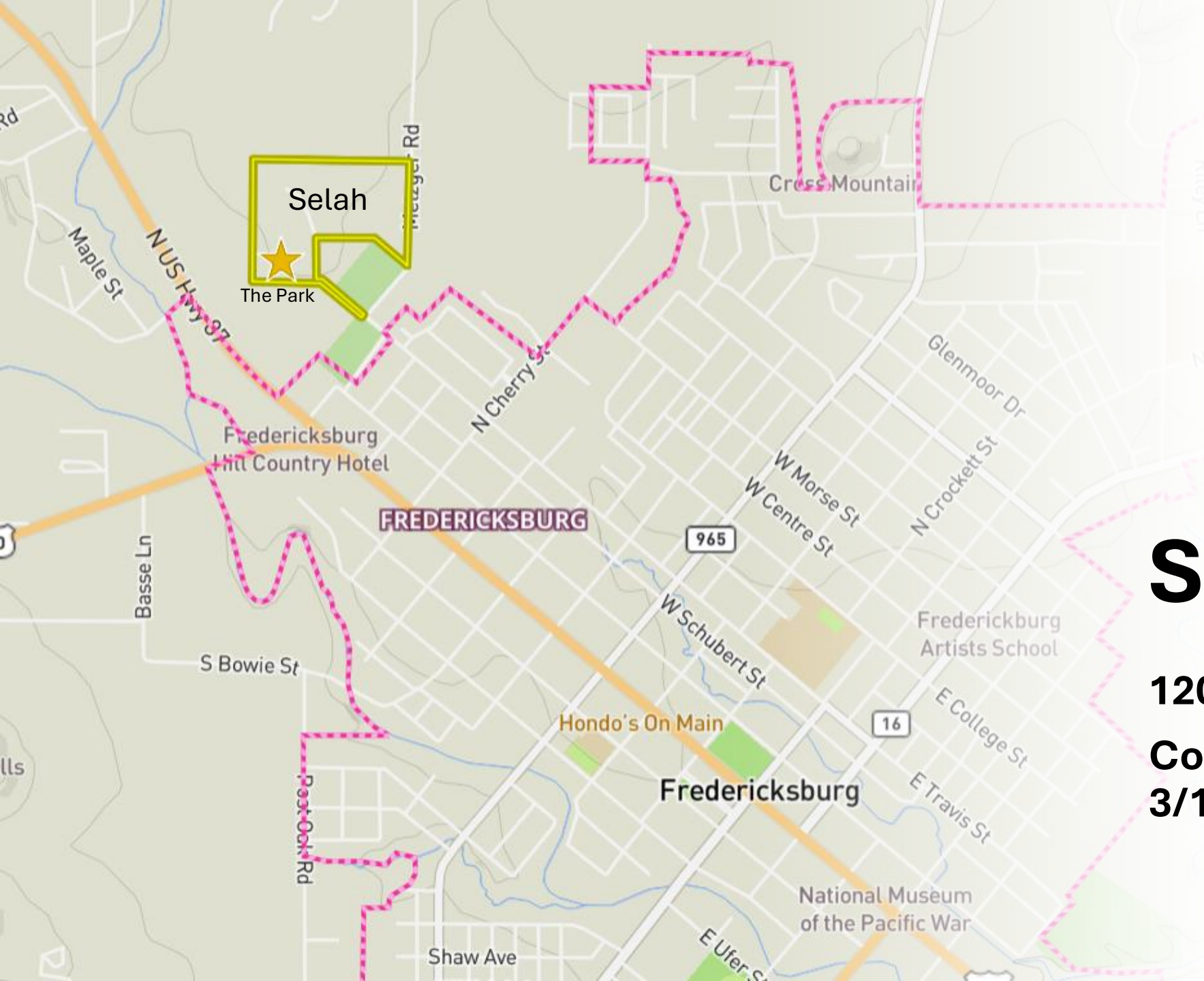
42 ACRE PARCEL
100-120 R-1 LOTS
5 ACRE PARK
ACCESS ALONG METZGER AND WEST TRAVIS
SHOWN WITH MORSE STREET EXTENSION

CONCEPTUAL LAYOUT ONLY
WITHOUT CONSIDERATION OF
UTILITIES AND STORM WATER
DRAINAGE. THIS IS A REVISED
LAYOUT TO PREVIOUS VERSIONS
AND SHOULD ONLY BE USED FOR
CONCEPT PLANNING

EXISTING 8" WATER AT
TRAVIS AND CATHOLIC
CEMETERY ROAD

This document is released
for interim review under
the authority of Mark D.
Cornett, P.E. 92341. It
is not to be used for
construction or bid
purposes.

3/8/25



Selah

1206 W. Travis Street
Council Meeting
3/18/2025

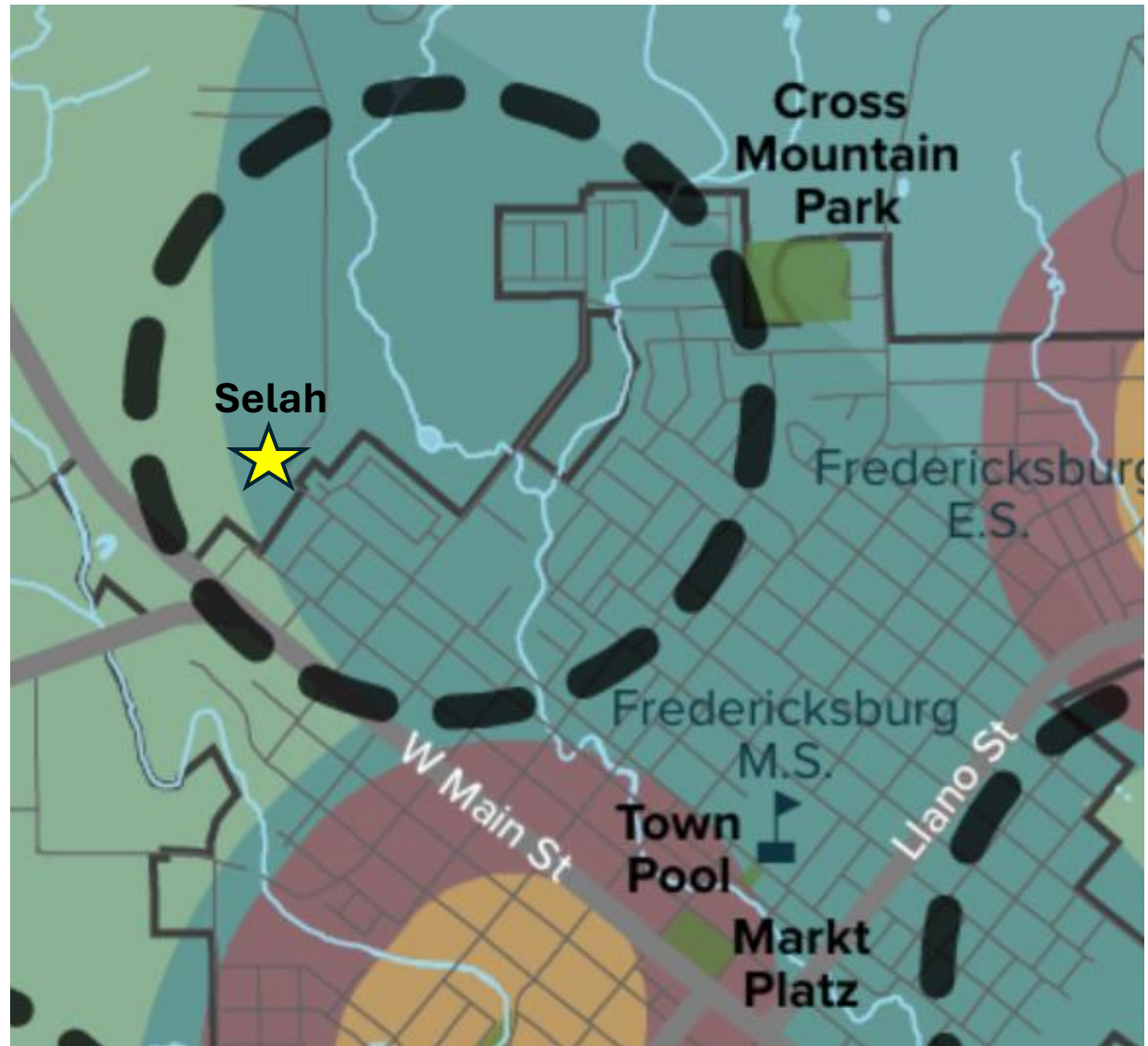


“Selah”

- We call the proposed development “Selah” which is a word that can mean to pause, reflect.
- We envision a **Park** with native plants and trees, with sunset and sunrise views. A Park to be used by Fredericksburg community members.

The Park

- We propose to utilize approximately **5 acres** of land for a community park.
- The Park would serve as the neighborhood's centerpiece and would feature native plants and trees.
- The Park fills a Park Service Gap for the western corridor of Fredericksburg.
- The Park would be unique to the Fbg Park portfolio due to its walkability and topography that presents incredible sunset and sunrise views.



Views from The Park







Selah Walkability

- The Park at Selah would sit approximately .45 mile from the Cherry Street Walking Corridor.
- Selah would fit with the City's vision of connectivity between parks and greenspace.



Selah

- A residential neighborhood for Fredericksburg **residents** oriented around a Community Park.
- A residential neighborhood defined by walkability to greenspaces within the neighborhood and connectivity to the heart of historic Fredericksburg.
- A residential neighborhood that restricts against short-term rentals and allows for the various architectural styles found in historic Fredericksburg.

City Comprehensive Plan and Zoning

- Selah would flow naturally as a continuation of R1 zoning on West Travis.
- Selah presents a unique opportunity to fill a City Park Service Gap Zone.
- Selah would feature density that mirror's the existing surrounding neighborhoods. Like the surrounding neighborhoods, lot sizes would average more than 10,000 sq ft.
- Selah would emphasize walkability and would connect internal greenspaces while also presenting the City with the opportunity of connecting Selah Park to the Travis, Cherry and Metzger walking corridors.

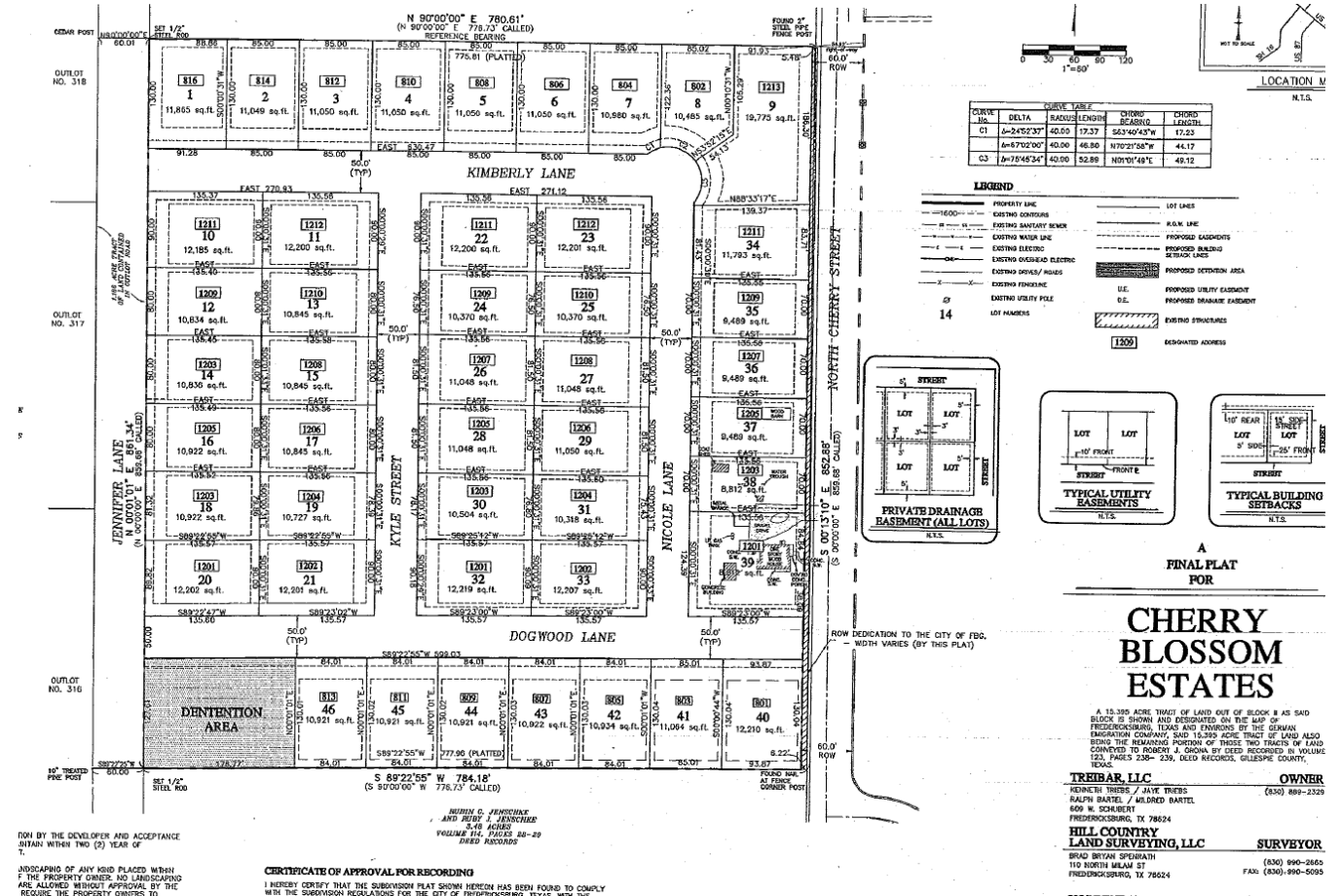
Comp #1 – “The Preserve”

- Density
 - 58 Lots
 - 20+/- Acre Parcel
 - 10,000 – 13,000 sq ft Lots
- Distinguish from Selah
 - No Park/Greenspace
 - All Preserve traffic flows to W. Travis and Cherry. Selah has additional Catholic Cemetery Rd outlet to W. Austin and HWY 87.



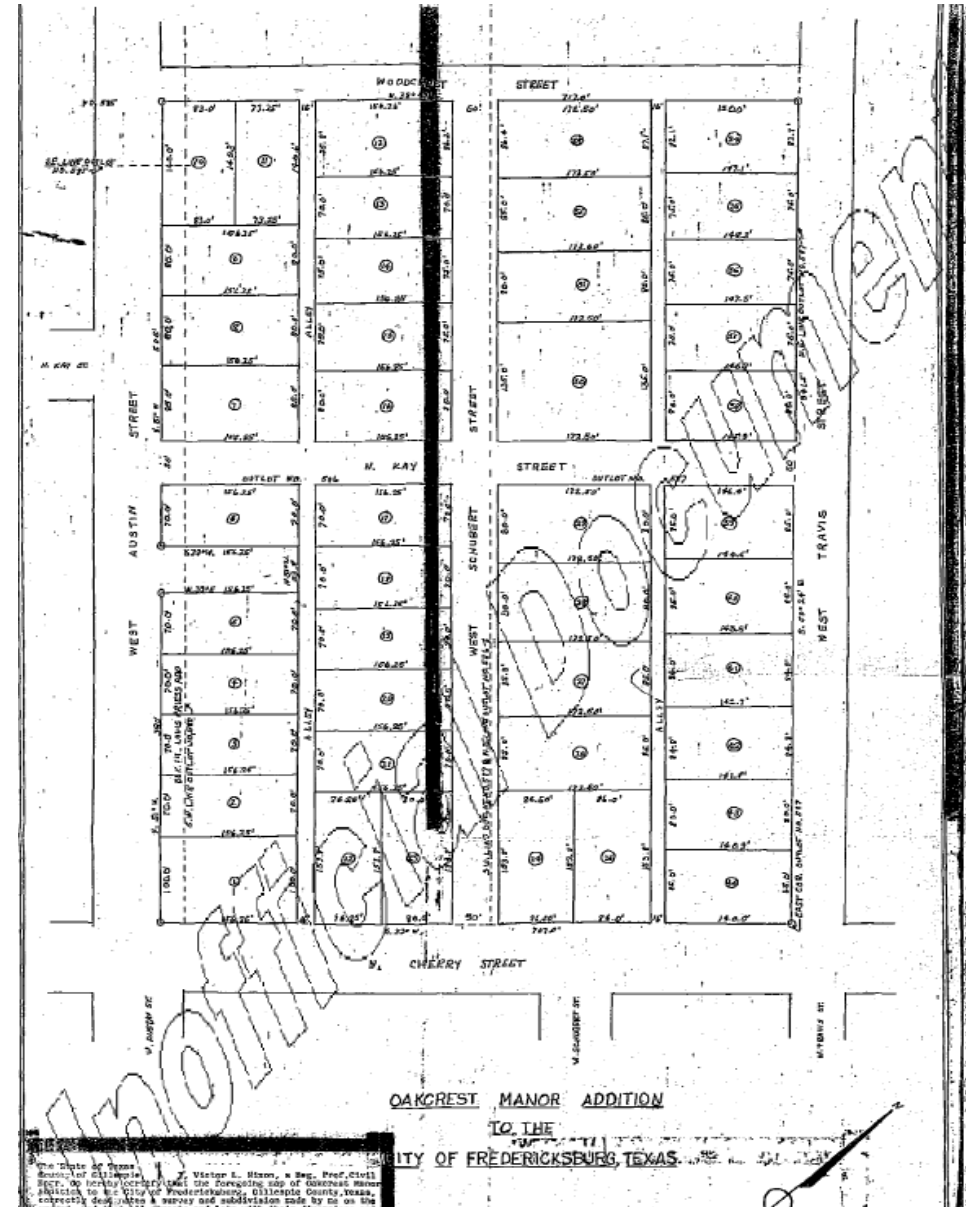
Comp #2 – “Cherry Blossom Estates”

- Density
 - 46 Lots
 - 16.5 Acre Parcel
 - 10,000 < sq ft Lots
- Distinguish from Selah
 - No Park/Greenspace
 - Only one street for ingress and egress.



Comp #3 – “Oakcrest Manor”

- Density
 - 44 Lots
 - 15+/- Acre Parcel
 - 10,000 < sq ft Lots
- Distinguish from Selah
 - No Park/Greenspace



Summary

- Selah would serve to meet a Community need by providing a unique and well-located Community Park.
- Selah would serve as an appropriate extension and continuation of the West Travis Neighborhood.
- Selah would fit into the City's vision for a future with better-connected walking corridors.



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: March 18, 2025

CATEGORY: CITY MANAGER'S REPORT

CAPTION: Monthly Update. (Clinton Bailey, City Manager)

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

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

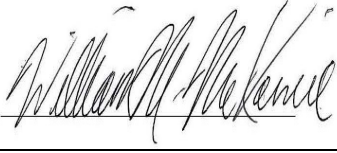
ATTACHMENTS:

None

APPROVAL/REVIEW:

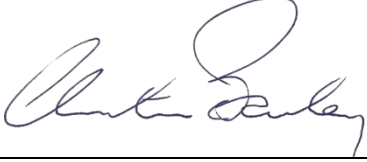
Leticia Vacek, City Secretary

Date: March 14, 2025



William McKamie, City Attorney

Date: March 14, 2025



Clinton Bailey, City Manager

Date: March 14, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: March 18, 2025

CATEGORY: ITEMS FOR FUTURE AGENDA

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

PRESENTATION:

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

ATTACHMENTS:

1. Future Agenda Items List 4-1-2025 (1) (1)

APPROVAL/REVIEW:

Date: March 13, 2025

Leticia Vacek, City Secretary



Date: March 13, 2025

William McKamie, City Attorney



Date: March 14, 2025

Clinton Bailey, City Manager

City Council Future Agenda Items/Meetings

April 1, 2025

4/01	Agreement w/FBG Racquet Ctr-Friendship Tract	Action	Garret Bonn	Asst City Manager
4/01	Discuss direction on TIRZ Project	Action	“	“

Future Agenda Items/Future Council Meetings

4/15	Award of Contract for New City Hall Renovations	Action	Garret Bonn	Asst City Manager
4/15	ORD for Mid-year Budget Amendment	Action	Krista Wareham	Finance Director
4/15	RES for lease of Capital Equip for Golf Course	Action	“	“
4/15	Street Closures for Car Fest, Kraut Run, Oktoberfest	Action	Andrea Schmidt	Dir-Parks/Recreation
4/15	ORDs-Hollmig Ln Annex Landuse/Zoning/ROW	Action	Evan Williamson	Intrm Dir-Dev Services
4/15	Public Hearing – PUD-Trails of Windcrest, Pyka Rd	PH	“	“
4/15	MOU with Grace Center for Juvenile Services	Action	Shelley Becker	Municipal Court Judge
4/15	Annual State of City Water Presentation	FYI	Kris Kneese	Dir-PW/Utilities
5/06	Prof Serv Contract-N Llano Waterline Replacement	Action	“	“
5/06	Prof Serv Contract-Long Term Water Supply Study	Action	“	“
5/14	Canvass Results of May Election	Action	Leticia Vacek	City Secretary
TBD	Appeal of STR Permit for 502 S. Eagle St, Unit #102	Action	Evan Williamson	Intrm Dir-Dev Services

Upcoming Meetings/Events

March 25, 2025 – Citizens U @ 6pm at East Campus – Dept. Topics: Fire, EMS, Emergency Management

April 9, 2025 – Coffee with the City Manager @ 8am at Golf Course

April 22, 2025 – Citizen U @ 6pm at East Campus – Dept. Topics: Police, Code Enforcement, Animal Service, and Municipal Court

April 22, 2025 - Early Voting by Personal Appearance begins April 22nd thru April 29th at the Gillespie County Elections Office

May 3, 2025 – Election Day 7am – 7pm at 95 Frederick Rd at Gillespie County Elections Office