



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, April 15, 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, April 15, 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 - Ronnie Dyer of Fredericksburg Baptist Church will deliver the Invocation**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges**
4. **EMPLOYEE RECOGNITION - Recognizing Emergency Management Coordinator Justin Calhoun's Tenure with the City of Fredericksburg.**
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 Regular Meeting Minutes for February 18, 2025 and March 4, 2025. (Leticia Vacek, City Secretary)
 - B. Approve a street closure request for the Fredericksburg Car Fest, scheduled for Saturday, June 7, 2025, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
 - C. Approve a street lane closure request for the Fredericksburg Craft Beer Festival scheduled for Saturday, June 14, 2025, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
 - D. Approve a street closure request for the Fredericksburg Morning Rotary Club's 15th annual Kraut Run, taking place on Saturday, October 4, 2025. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
 - E. Approve street closures and parking lot usage for Oktoberfest 2025, taking place the first full weekend of October 2025 at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
 - F. Request of Mr. Edwin H. Vale, Jr. for Release from the City of Fredericksburg's ETJ for approximately 15.02 acres located at 820 Old San Antonio Road, Fredericksburg, Texas. (Leticia Vacek, City Secretary)
7. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**
 - A. Request Z-2501: By Continental Homes of Texas, L.P. To Consider a Zoning Change Request from R5, Patio Home Residential to a Planned Unit Development (PUD) for Approximately 70 Acres Located Between West

Windcrest and Pyka Rd Addressed as 256 Pyka Rd. (Evan Williamson, Interim Director of Development Services)

- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Zoning Request
- B. Consider Ordinance 2025-10 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 Director of Development Services)
- i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Public Comment
 - iv. Take Action
- C. Consider Ordinance 2025-11 Changing the Comprehensive Land Use Plan from Rural (R) to Mixed Use (MU) as recommended by the Planning and Zoning Commission based on Request Z-2427 by Mark Cornett for Clint and Amy Beicker requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) for approximately 39.345 acres located at 612 Hollmig Lane. (Evan Williamson, Interim Director of Development Services)
- i. Presentation by the applicant
 - ii. Presentation by staff
 - iii. Public Comment
 - iv. Take Action
- D. Consider Ordinance 2025-12 Establishing a Zoning of Mixed Residential (R2) as Recommended by the Planning and Zoning Commission based on Request Z-2427 by Mark Cornett for Clint and Amy Beicker requesting to Establish a Zoning of Single Family (R1) for approximately 39.345 acres located at 612 Hollmig Lane. (Evan Williamson, Interim Director of Development Services)
- i. Presentation by the applicant
 - ii. Presentation by staff
 - iii. Take Action
- E. Consider Ordinance 2025-09 Annexing 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 Director of Development Services)
- i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Public Comment
 - iv. Take Action
- F. Consider Request Z-2502 by Ross Wood with Frost Bank requesting a Conditional Use Permit to allow for a Drive-Through Use at Property Located at

1415 E. Main Street. (Evan Williamson, Interim Director of Development Services)

- i. Presentation by the applicant
 - ii. Presentation by staff
 - iii. Hold Public Hearing
 - iv. Take Action
- G. Consider the adoption of Ordinance 2025-13 approving budget amendments to the Fiscal Year 2025 City Budget beginning October 1, 2024, and ending September 30, 2025, providing for amended appropriations for each affected departmental account (Krista Wareham, Director of Finance)
- i. Presentation by staff
 - ii. Take action on Ordinance 2025-13, approving and adopting the proposed mid-year budget amendments to the City Budget for Fiscal Year 2025
- H. Consider and approve Resolution 2025-05 approving the Lease Purchase Financing of capital equipment (Reelmaster 5510-D) for the Golf Course (Krista Wareham, Director of Finance)
- i. Presentation by staff
 - ii. Take action considering approval of Resolution 2025-05
- I. Consider Ordinance 2025-14 relating to regulations for operation of smoke, tobacco, and CBD/CED stores. (Mayor Pro-Tem Kirchner and Councilmember Briley)

8. OTHER ACTION ITEMS AND UPDATES

- A. Presentation and discussion on the 2025 City of Fredericksburg Water Supply and Future Weather Outlook. (Kris Kneese, Director of Public Works & Utilities)
- B. Receive an update on the status of the proposed Fredericksburg Racquet Center Facility and consideration and possible action relating to an agreement between the City and The Fredericksburg Tennis Center Foundation, a non-profit organization D.B.A. the Fredericksburg Racquet Center, for development of a facility on a City-owned tract of land located in the 500 Block of Friendship Lane. (Garret Bonn, Assistant City Manager)
- C. Consider the Approval of a Construction Contract with Tegrity Contractors for the New City Hall at East Campus Remodel Project. (Garret Bonn, Assistant City Manager)
- D. Consider approval of the purchase and installation of office furniture from DCInteriors Office Furniture for the New City Hall at East Campus Remodel Project. (Garret Bonn, Assistant City Manager)
- E. Continued Discussion and Possible Action Relating to the Creation of a Tax Increment Reinvestment Zone. (Clinton Bailey, City Manager & Garret Bonn,

Asst. City Manager)

- F. Consideration and possible action related to the 2026 Budget of the Convention and Visitor Bureau - Hotel/Occupancy Tax Funding allocation. (Mayor Hoover and Councilmember Briley)

9. CITY MANAGER'S REPORT

- A. City Manager Updates/Legislative Updates.

10. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey will review the future agenda items and events with the 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. Consider and discuss Civil Action No. 1:24-CV-00701-D11 Joseph Brillhart, Laura Brillhart, and Sally Clark, Plaintiffs, v. City of Fredericksburg, Texas, pending United States District Court for the Western District of Texas, Austin Division per Section 551.071 of the Texas Government Code.

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 3:30 PM April 11, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Leticia Vacek

Leticia Vacek, TRMC/CMC/MMC
City Secretary



City of Fredericksburg

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

City Council

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

City Staff

Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Mick McKamie, City Attorney
Leticia Vacek, City Secretary
Krista Wareham, Finance Director
Brian Vorauer, Police Chief
Kris Kneese, Public Works/Utilities Director
Lynn Bizzell, Fire Chief
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Evan Williamson, Interim Dvlpmt Serv Dir
Alyssa Rivera, Community Outreach Liaison
Leslie Ball Embrey, Assist. to City Secretary

1. **CALL TO ORDER**

Mayor Jeryl Hoover called the meeting to order.

2. **INVOCATION**

Pastor Greg Foster of Fredericksburg Calvary Chapel delivered the invocation.

3. **PLEDGES OF ALLEGIANCE**

Mayor Jeryl Hoover led the Pledge to the US Flag and Texas Flag.

4. **CEREMONIAL ITEM**

Presentation of Rainwater Harvesting System, Kris Kneese and Brandon Vollmar

Kris Kneese presented the Rainwater Harvesting System with Brandon Vollmar. He stated that this was a project that they have been talking about for some time that was

presented by Brandon Vollmar. It was noted that this was the first rainwater harvesting project. Kris added that this was Brandon's Texas Tech Leadership Class Project. Mr. Vollmar stated that he worked with the Fredericksburg Volunteer Fire Department and LCRA to obtain grant funds and then worked with local contractors to complete it.

Councilmember Klein asked if this tank (at the City Warehouse) was the only one. Mr. Vollmar replied that this is the first one and staff is planning future rainwater harvesting tanks throughout the city. Mayor Pro-Tem Kirchner expressed her excitement for the first rainwater harvesting system noting her support of this project and future ones. She added that this was very timely and a brilliant project. Mr. Vollmar added that he received very good and helpful information from Trey Kirchner at the inception of the project. Mayor Pro-Tem Kirchner thanked Brandon. Kris also thanked the Volunteer Fire Department for providing \$10,000 towards the project and the LCRA for their grant and assistance. Mayor Hoover and the Council thanked Messrs. Kneese and Vollmar for a job well done.

5. COUNCIL COMMENTS

Councilmember Briley reported that Brady of the CVB is attending the Texas Wine and Grape Growers conference in San Marcos, and they are working on Tourism Metrics to post on their website. He noted that the Chamber Banquet is this Thursday and a few tickets remain available. He also reported that the Economic Summit – State of The Burg will be held May 14th, and the Keynote Speaker will be Dr. Perryman. The Vietnam Traveling Wall will be visiting Fredericksburg May 1-4th and he added that they are looking for photos to commemorate everyone that served.

Councilmember Klein reported on the County Commissioner's Meeting he attended and reported on a proposed subdivision twelve miles south on Hwy 16 where the bond was released for said project. He added that it was the consensus of the County Commissioners to not allow any battery companies in the county. He also apologized for the comments that he made relating to County Commissioners stating they are all friends of his and are doing a good job. He stated that he met with each Commissioner and apologized.

Mayor Pro-Tem Kirchner noted that she would be travelling to Austin with Chamber Board members and several Gillespie County Leadership Class members. She added that a dream would be to have a "Gillespie County Day in Austin" and showcase the wonders of our community during the legislative session. She added she would be meeting with Senator Troxclair, and Senator Torres. Lastly, she reported that the City's Website is now intuitive and gave a shout-out to Sean and everyone that had a part in the re-vamp of the website.

Councilmember Watson reported that on February 18th he attended the Airport Advisory Board Meeting where it was reported that Hangar Occupancy is at 100% with thirty still on the wait list. He added that the FBO is much busier than last year and that the Texas Forest Service does not have any aircraft located in Fredericksburg. On April 12th at 10am, an Easter Egg Drop will be held for children where thousands of easter eggs will be dropped out of a helicopter. He mentioned a great time was had honoring volunteers on February 20th, where the city hosted an Appreciation Dinner for Board and Commission members. On Feb. 28th, Mayor, Judge, County Commissioner Olfers and he met with the EDC Board and Tim Lemburg and discussed the role of the EDC. He

noted that the EDC Board is very active and will schedule a future meeting. On April 24-27; a clinic will be held with the P-6 Aircraft Pilots, noting that it is always a fun event to watch.

Mayor Hoover announced that USA Today News announced the 2025 Top 10 Best History Museums in the United States. He added that of the two Texas Museums listed in the Top 10, one is our very own - National Museum of the Pacific War which made number 6 of the 10. He noted the other is the Bob Bullock Museum in Austin at number 10.

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)**

Councilmember Watson moved to approve Items 6A and 6B on Consent. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously. Mayor Hoover noted that the fee schedule accounts for locals and non-locals.

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)**

Councilmember Briley referenced a colorful picture shown from a local Vape Shop. He stated that the products that are marketed are chocolates, vape cartridges and a Teddy Bear. He mentioned that a bill has been filed restricting the ingredients being utilized within the items sold in Vape Shops. He noted that within our own accord, an Ordinance has been requested limiting the proximity of Vape Shops to our schools.

Mayor Pro-Tem Kirchner stated that she watched the State Senate Affairs Committee hearing on Senate Bill 3 by Charles Perry that deals with THC. She added that she learned that the problem is with the ingredients as there are synthetic ingredients that are very harmful to people. She agreed with Randy that these items are not for the good of our children. She asked what other facilities can be included in the ordinance aside from limiting this type of business and its proximity to our schools. Daycares were also mentioned to be included.

City Attorney McKamie stated that he would present a draft similar to the ordinance adopted by another city. He stated that it was likely that we would have state regulations that would pre-empt our ordinance. A discussion ensued and Mayor Hoover asked if there are grounds to gain as a city in accomplishing what we would want as the focus is distancing from schools. Mr. McKamie stated there would be but it would be subject to being challenged.

Mayor Pro-Tem Kirchner stated that during the hearing, the City of Allen Police Chief testified that local law enforcement needed a definitive state statute to make arrests. She added that these shops have popped up without the ability to test concentration levels. Mr. McKamie added that it was a very good point related to tests and costs. He added that many of these items are available and being sold at stores other than Vape Shops.

Chief Vorauer stated that he would support an ordinance being adopted as what is being proposed at the state level may not pass. He added that as far as the testing of the ingredients is concerned, it is very expensive as it must be sent off to a lab for testing and at this time, the PD can only field test. The field test kits are expensive and provide one-time use. He noted there are several THC cases on-going. Chief Vorauer stated that regulating the location of the shops would be a good start as would some level of responsibility on the shop owner's part to educate themselves. He stated that he supported anything that could be done.

Mayor Hoover stated that there would be some ground to gain in restricting Vape Shop locations/distance from schools and daycares. Mr. McKamie will present an ordinance. Mayor Pro-Tem Kirchner said as this would be a zoning change; there are other items that have also been discussed that need to be included (ie low impact development, rainwater harvesting, conservation measures, etc). She noted a strategic approach to mailing out the required notices for efficiency such as using postcards.

Mr. Bonn stated that staff has started to develop a list of items that will be shared with Council. He mentioned combining the notices would be best for efficiency. He added that staff would work with the City Attorney on quarterly zoning changes. Mayor Hoover mentioned that it made sense and thanked Mayor Pro-Tem Kirchner for the suggestion.

- 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)**

Mr. Williamson stated that this Ordinance is for right-of-way annexation and will be the new location for the Golden Hub.

Councilmember Watson moved to adopt Ordinance 2025-06. Councilmember Klein seconded the motion. The motion carried unanimously.

- 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)**

Mr. Williamson stated that the Ordinance would enable the annexation for the property.

Councilmember Klein moved to adopt Ordinance 2025-07 and disclosed that he serves on the Gold Hub Foundation Board but does not receive any funds. Councilmember Briley seconded the motion. The motion carried unanimously.

- 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)**

Mr. Williamson stated that this is the first of two public hearings for annexation and no action was required today.

Mayor Hoover declared the public hearing open and asked if there was anyone to speak on said item. Councilmember Klein stated that he questioned the egress/ingress and was told there would be two points of egress and ingress. Mr. Williamson confirmed the same.

Mayor Hoover declared the public hearing open and asked if anyone wanted to speak on said item.

Mr. Maurer asked the Council to look at the traffic. He stated that there is a lot of growth there and suggested looking at this when the school is completed. He also asked about a traffic study.

Mr. Williamson stated that this property is in the ETJ and bringing it into the city would require the developer to improve it to city standards. He noted that with the developer agreement, a traffic study would be required. He added that staff will be looking at the entire area that is being developed in a holistic manner. There being no further comment; Mayor Hoover declared the public hearing closed.

- 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)**

Mr. Williamson noted that this was the last Ordinance for the project which establishes the zoning of C-1 for the relative items of 7B and 7C.

Councilmember Briley moved to adopt Ordinance 2025-08. Councilmember Klein seconded the motion. The motion carried unanimously.

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)

Mr. Mark Cornett and Dan Kemp presented a powerpoint providing an Update on the Soccer Fields and presented the signage for approval by Council. With regards to the signs, they showed the various locations for each sign. Mr. Bonn mentioned that staff wanted to ensure that the Council saw the proposed signage. Mayor Pro-Tem Kirchner stated that the Parks Foundation would likely have a plaque to acknowledge donors.

Councilmember Watson moved to approve the proposed sign package. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT

City Manager Bailey stated that he did not have a report for this meeting.

10. ITEMS FOR FUTURE AGENDA

A. City Manager Bailey reviewed 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(Consultation with Attorney)

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).

Mayor Hoover recessed the meeting at 10:21 am to go into Executive Session. Mayor Hoover reconvened into open session at 10:40 am.

12. BUSINESS ITEM

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

No action was taken.

13. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 10:40 am.

Attest:

Jeryl Hoover, Mayor

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



City of Fredericksburg

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

City Council Members Present:

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

City Staff Present:

Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Leticia Vacek, City Secretary
Mick McKamie, Interim City Attorney
Krista Wareham, Director of Finance
Aaron Anderegg, Director of IT
Brian Vorauer, Chief of Police
Lynn Bizzell, Fire Chief
Kris Kneese, Director of Public Works/Utilities
Evan Williamson, Interim Director of Development Services
Sean Doerre, Public Information Officer
Alyssa Rivera, Public Outreach Liaison
Leslie Ball Embrey, Assistant to the City Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order.

2. INVOCATION

Pastor Ryan Meyer of Stonewall Trinity Lutheran Church led the invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledge to the Texas and US Flags.

4. COUNCIL COMMENTS

Councilmember Briley reminded everyone to go online and vote for the National Museum of the Pacific War as the Best History Museum. He mentioned this year marks the 50th Anniversary Ending of the Vietnam War Era adding that the American Veterans Traveling Tribute of the Vietnam Moving Wall is coming to Fredericksburg. He reminded everyone

of the Chamber Banquet and noted tickets were still available. He stated that the CVB had no updates as of this morning.

Councilmember Klein stated that he attended Commissioners Court on Monday and one of the items brought up was the Courthouse Square Committee that is looking to enhance and restore the courthouse, grounds, and to improve their side of the square. He added that they talked about doing some of these things.

Mayor Pro-Tem Kirchner provided an election update noting that 4 candidates have filed for 2 City Council positions and named the candidates: Todd Eidson, Charlie Kiehne, Cheryl Rowan, and Bobby Watson. She added that the City General Election will be held Saturday, May 3, 2025, from 7am to 7pm at the Gillespie County Elections Office on Frederick Road. She also reported that Frontier Days are coming at Fort Martin Scott on April 17-19 and will have some incredible programming noting it will be a fun event for history buffs and all children.

Councilmember Watson reported that he will attend the Airport Advisory Board Meeting today at 1pm.

Mayor Hoover addressed item 7A at this time.

5. CONSENT

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

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

Councilmember Klein moved to approve consent items 5A-C. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

6. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. **Hold the Second Public Hearing for the Voluntary Annexation of a portion of Post Oak Road between Live Oak Road and Smith Road that is owned by Gillespie County. The Annexation request is for the Right-of-Way (ROW) only. This annexation will not increase or extend the City's Extraterritorial Jurisdiction; Presentation is the same as previous; No Action Required. (Evan Williamson, Interim Development Services Director)**

Mr. Williamson noted that this was the second public hearing required for the voluntary annexation of right-of-way only at Post Oak Road between Live Oak Road and Smith Road.

Mayor Hoover declared the public hearing open and asked if anyone wanted to speak on said item. There being none; Mayor Hoover declared the public hearing closed.

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

Mr. Williamson presented the item for approximately 5.282 acres of land located at 648 & 652 Post Oak Road. He mentioned that no action was required on said item but to conduct the public hearing at this time.

Steve Allen, the applicant, stated that they purchased the property and now the Golden Hub has approached them, therefore, they have requested the annexation of the land.

Mayor Hoover declared the public hearing open and asked if anyone wanted to speak on said item. There being none; Mayor Hoover declared the public hearing closed and added no action was required on said items.

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

Mr. Williamson presented said item being related to Item 6B for the same property noting that the Planning and Zoning Commission unanimously approved the requested zoning of C1 for the property listed as 5.282 acres of land located at 648 & 652 Post Oak Road. He mentioned that no action was required on said item but to conduct the public hearing at this time.

Steve Allen, the applicant, stated that they purchased the property and now the Golden Hub has approached them, therefore, they have requested the annexation of the land.

Mayor Hoover declared the public hearing open and asked if anyone wanted to speak. There being none; Mayor Hoover declared the public hearing closed and added no action was required on said item.

7. OTHER ACTION ITEMS AND UPDATES

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

Judge Becker presented said item for an interlocal agreement with FISD for the administration and operation of a JCM Program to prevent and intervene in truancy and fine-only juvenile related offenses.

Councilmember Watson moved to approve the JCM Program agreement with FISD. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

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

Said item was postponed to a future meeting per the request of the applicant.

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

Mayor Hoover turned the floor over to City Attorney Mick McKamie who stated that people are concerned about their property. Local entities can adopt an ordinance however, such regulation is subject to FAA Approval. Mayor Hoover asked if the message was that there was nothing more that the city could do.

George Studor and Carole Hammerson spoke on said issue. Mrs. Hammerson noted that perhaps it could be viewed as public nuisance. Mr. McKamie stated that a public nuisance may not just be declared but would have to be proved and federal law counteracts same. He added that there could be a private nuisance. Mayor Hoover mentioned that an ordinance would be difficult to enforce for our police department. There was no action to be taken on said item.

- D. **Presentation and Discussion of Sidewalk Program Plan. (Sibyl Deckard, Staff Engineer)**

Sibyl Deckard presented a powerpoint of the Sidewalk Program Plan.

Mayor Pro-Tem Kirchner asked of a pedestrian bridge near McDonalds. Mr. Williamson stated that staff has a meeting with TxDOT on re-evaluating that bridge and will bring that forth. Councilmember Briley mentioned current sidewalk tripping hazards. It was stated that the city was addressing specific areas. Councilmember Watson asked about collectors and arterials. Mrs. Deckard highlighted potential changes of neighborhood connectivity, on both sides of collector arterials and for all commercial zones. Mr. Kneese added that staff would like to see sidewalks on both sides. Councilmember Watson asked about the sidewalk escrow. Mr. Williamson explained the escrow process.

A discussion was held with regards to sidewalks on Hwy 16, sidewalks in the new Chikfila area and on pedestrian easement and utility issues around infrastructure. It was noted that sidewalks in residential areas would require the city to budget and to maintain them. Kris mentioned that sidewalk programs are a slow process and the city's sidewalk program has come a long way. He added that developments outside the city limits can be required to put in sidewalks through a development agreement. Mayor Pro-Tem Kirchner asked if staff had discussed sidewalks with FISC. Mr. Williamson stated that he has not had a discussion with them. Mayor Hoover stated that it is good to have a sidewalk plan to follow but if we need to review an ordinance and update it; he was in favor of doing that.

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

Mayor Pro-Tem Kirchner moved to approve the funding request from the Chamber of Commerce of \$185,000 of HOT Funds for the 2025 Food and Wine Festival. Councilmember Briley seconded the motion. The motion carried unanimously.

8. CITY MANAGER'S REPORT

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

Mrs. Wakefield and Mr. Mikula reported on the Fredericksburg Food & Wine Festival. Councilmember Klein asked about the funds provided for Markt Square Redevelopment for MarktPlatz. Mrs. Wareham stated that she would provide said information.

B. Legislative Update.

City Manager Bailey provided a brief update on the Legislative Session that has started. He noted that a number of bills have been filed and together with Mayor Pro-Tem Kirchner, a Legislative Update on city related bills introduced will be provided at every other meeting.

Mayor Pro-Tem Kirchner noted that in the State Budget \$12 million has been appropriated the Nimitz and \$1 million for Fort Martin Scott; but noted that said amounts have not been approved. She added that some bills that have been introduced are on the exemption of Homestead. She added that Senator Perry will

file a bill on the Vape Shop issues. Mayor Hoover thanked Mayor Pro-Tem Kirchner for her interest in the Legislative process.

9. ITEMS FOR FUTURE AGENDA

- A. City Manager Clinton Bailey reviewed the Future Agenda Items List and Upcoming Meetings with the Council.

10. EXECUTIVE SESSION

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

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

Mayor Hoover recessed the meeting to go into executive session at 10:12 am. Mayor Hoover reconvened the meeting into open session at 11:04 am.

11. BUSINESS ITEM

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

Councilmember Briley moved to approve the recommendation of outside counsel as it relates to Item 10B. Councilmember Klein seconded the motion. The motion carried unanimously.

12. ADJOURN

Mayor Hoover adjourned the meeting at 11:05 am.

Jeryl Hoover, Mayor

Attest:

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



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: April 15, 2025

CATEGORY: CONSENT

CAPTION: Approve a street closure request for the Fredericksburg Car Fest, scheduled for Saturday, June 7, 2025, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

The Fredericksburg Car Fest, hosted by Fredericksburg Morning Rotary Club, is an annual event held the first Saturday in June at Marktplatz. Event organizers have requested to close W. Austin Street between N. Adams Street and N. Crockett Street during the 2025 event, in order to park cars on the street for public viewing. A completed special event application is on file and an emergency access lane will remain open on W. Austin Street during the closure.

BACKGROUND:

The request to close Austin Street was approved by the City Council for the 2022-2024 events. The event's footprint has expanded as the number of cars participating in the car show has increased year after year. Therefore, some of the car show entries will need to be parked on Austin Street for judging. In addition, during the 2019 event, the event organizers invited local first responders to participate in a meet-and-greet, and it was very well-received by the event attendees. A few of the first responder vehicles and equipment have proven to be too large to place on Marktplatz during the car show (i.e. Fire Engine & Ambulance), so Austin Street would be used instead. For 2021, a new car expo was added to allow attendees to get up close and personal with new vehicles from leading manufacturers.

The Fredericksburg Morning Rotary Club contacted Bethany Lutheran Church and San Saba Soap Company and alerted them of the closure request; no negative feedback was received. In addition, Lt. Derek Seelig (Fredericksburg Police Department) and Garrett Durst (Streets Division) have reviewed and approved the street closure request. The streets division will leave the equipment on Austin Street during normal working hours on Friday, June 6, 2025, and either the event organizer or night patrol will close the street at 6:00 a.m., on Saturday, June 7, 2025. Event organizers and Jennifer Krupa will reopen the street on Saturday by 5:00 p.m.

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

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

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

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

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Recommend City Council consider a motion to approve closing W. Austin Street between N. Adams and N. Crockett Street beginning at 6:00 a.m. on Saturday, June 7, 2025, and ending at 5:00 p.m., for the Fredericksburg Car Fest.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. 2025 FBG Car Fest Street Closure Request

APPROVAL/REVIEW:

Andrea Schmidt

Date: March 11, 2025

Andrea Schmidt, Parks and Recreation Director

William McKamie

Date: March 11, 2025

William McKamie, City Attorney

Leticia Vacek

Date: March 18, 2025

Leticia Vacek, City Secretary

Clinton Bailey

Date: April 08, 2025

Clinton Bailey, City Manager

SPECIAL EVENTS STREET CLOSURE REQUEST



Street closure requests must be made two (2) months in advance to City Council for any closure two (2) hours or more. Please consider this timeline when submitting your request. Please also attach the notification letter you will send to abutting property owners (if applicable) with this request to the Special Events Coordinator.

Event Name:	Fredericksburg Car Fest
Event Date(s):	Saturday, June 7, 2025
Contact Name:	Max Beckmann
Contact Phone:	(830) 456-2735

Closure Area:

☒ Entire Street
 ☐ Parking Lane Only
 ☐ Partial Street
 ☐ Blocking City owned property
 Side of street: _____ (N,S,E,W) Side of street: _____ Location: _____

Additional details (attach additional pages as needed for more streets and describe details of use below):

Leann Holley at San Saba Soap Company and Layne Petty at Bethany Lutheran Church were contacted about the closure and no

negative feedback was received.

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example:	Crockett Street	Adams Street	Friday, 4/2/21	6:00 PM	Sunday, 4/4/21	12:00 PM
W. Austin Street	N. Crockett	N. Adams	Sat., 6/7/2025	6:00 a.m.	Sat., 6/7/2025	5:00 p.m.

If the event will impact surrounding property owners, a notification letter is required to be sent to property owners at least two weeks prior to the event date. Attach a copy of the notification letter and a list of addresses the letter will be sent to.

Date notice provided: March 10, 2025

Printed Name: Sarah B. Eckert

Date: 3/10/25

Signature: Sarah B. Eckert

Date: 3/10/25

Street Department: A. Durst via email

Date: 3-11-25

Police Department: Lt. D. Seelig via email

Date: 3-11-25

Parks Department: Jeifer KP

Date: 3-11-25



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: April 15, 2025

CATEGORY: CONSENT

CAPTION: Approve a street lane closure request for the Fredericksburg Craft Beer Festival scheduled for Saturday, June 14, 2025, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY: The Fredericksburg Noon Rotary Club and Debbie Reeh of Creative Marketing, submitted a street closure request for review and approval to host the 4th annual Fredericksburg Craft Beer Festival on Saturday, June 14, 2025, at Marktplatz. A completed special event application is on file. The event organizer has requested the following:

- To close the parking lane and one southbound traffic lane, adjacent to Marktplatz on N. Adams Street beginning Friday, June 13, 2025, at 7:00 a.m., until Monday, June 16, 2025, at noon.

BACKGROUND:

The Fredericksburg Craft Beer Festival is sponsored by the Fredericksburg Noon Rotary Club. The Noon Rotary Club has hired Debbie Reeh of Creative Marketing to oversee the event coordination and execution. Due to the need to place dumpsters, large trucks, and ice trailers near the event site at Adelsverein & Oktoberfest Halles, a request to approve the partial closure of Adams Street is included for your consideration. This closure request differs from 2024, as W. Austin Street was closed between N. Crockett and N. Adams Street. The event is not requesting a closure of W. Austin Street for the 2025 event.

The request to close one southbound and the parking lane on Adams Street coincides with the hours of the streets division; therefore, no overtime is required to close the street, traffic lane, and parking lane. In addition, the traffic and parking lane closure will not block any business on Adams Street. The streets division will reopen the traffic and parking lane closure on Monday, June 16, 2025, at noon.

Lt. Derek Seelig (Fredericksburg Police Department) and Garrett Durst (Streets Division) have reviewed and approved the street closure request.

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

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

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

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

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

STAFF RECOMMENDATION: Recommend City Council to consider adoption of a motion:

- To close the parking lane and one southbound lane adjacent to Marktplatz on N. Adams Street beginning on Friday, June 13, 2025, at 7:00 a.m. until Monday, June 16, 2025, at noon.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. 2025 FBG Craft Beer Festival Street Closure Request

APPROVAL/REVIEW:

Andrea Schmidt

Date: March 17, 2025

Andrea Schmidt, Parks and Recreation Director

William McKamie

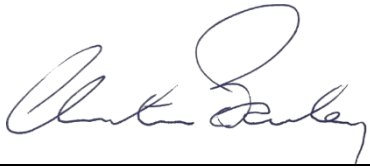
Date: March 17, 2025

William McKamie, City Attorney

Leticia Vacek

Date: March 18, 2025

Leticia Vacek, City Secretary



Date: April 08, 2025

Clinton Bailey, City Manager

Street Closure Request Form

Street Closures

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

Event Name: Fredericksburg Craft Beer Festival

Event Date(s): June 14, 2025

Contact Name: Debbie Reeh

Contact Phone: 830-456-1461

Closure Area:

☐

Entire Street

☒

Parking Lane Only

☒

Partial Street

☐

Blocking or Using City-Owned Property

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

W

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

S

Location: _____

Additional details; describe details of use below:

We are requesting the parking lane and one southbound traffic lane adjacent to Marktplatz on Adams be closed for the event

~~We are also requesting a partial closure of Austin Street (southside)~~

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example: W. Austin Street	N. Crockett	N. Adams	Saturday, April 22, 2023	6:00 A.M.	Saturday, April 22, 2023	12:00 P.M.
Adams	Austin	Main	Friday, June 13	7:00 AM	Monday, June 16	12:00 Noon
Austin	Adams	Crockett	Saturday, June 14	7:00 AM	Saturday, June 14	7:00 PM

CITY USE ONLY:

Police: Lt. Seelig via email

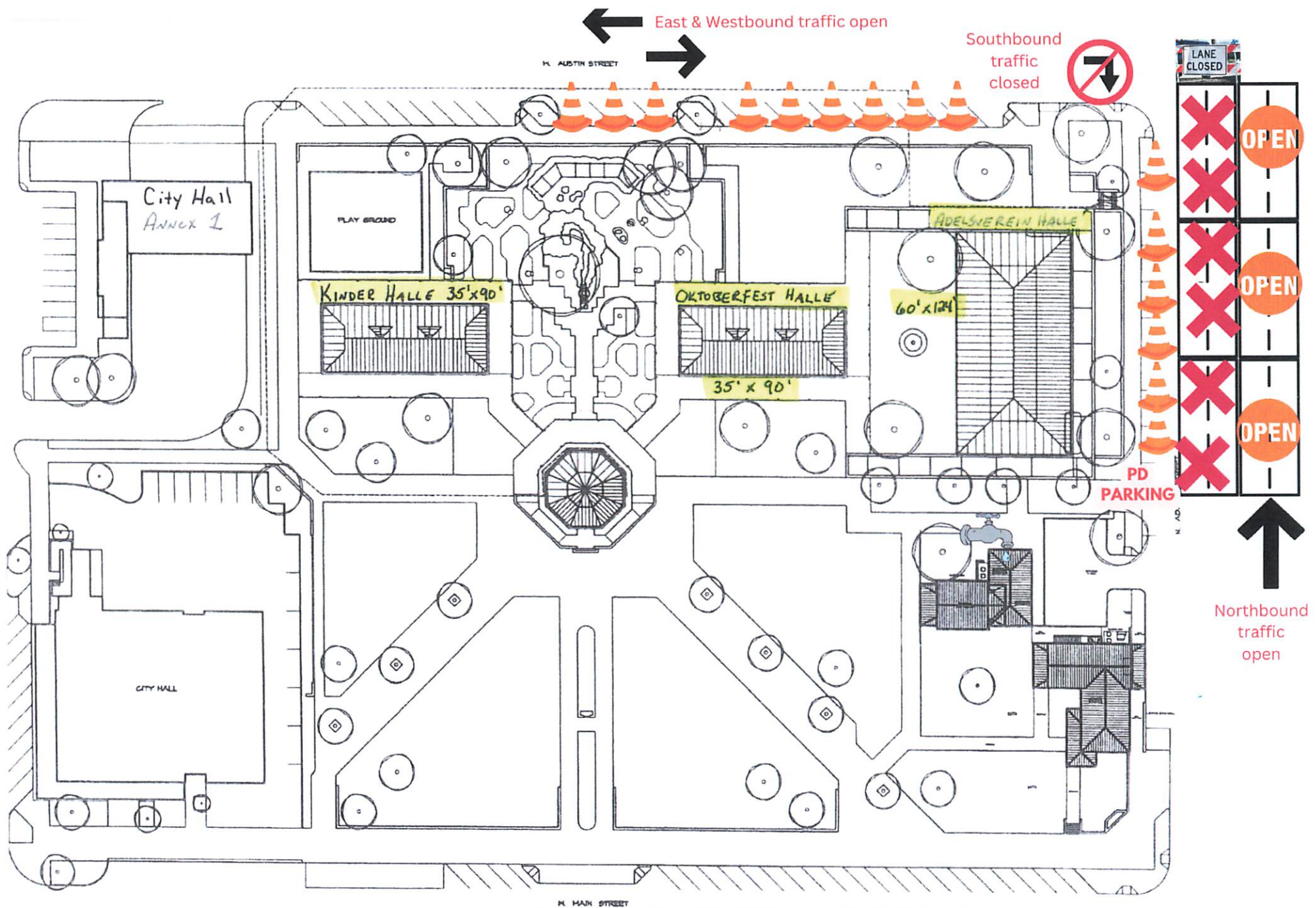
Date: 3-16-25

Streets: A. Durst via email

Date: 3-16-25

Parks: Jeffrey K. D.

Date: 3-16-25



SITE PLAN

1" = 40'-0"

Fredericksburg Craft Beer Festival

Close Friday, June 13th at 7am until Monday, June 16th at noon



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: April 15, 2025

CATEGORY: CONSENT

CAPTION: Approve a street closure request for the Fredericksburg Morning Rotary Club's 15th annual Kraut Run, taking place on Saturday, October 4, 2025. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

The 15th annual Oktoberfest Kraut Run, which raises money for literacy and reading programs at FISD primary, elementary, and middle schools, will take place on Saturday, October 4, 2025. The start/finish area for the run is on and adjacent to the horseshoe entry drive of Fredericksburg Middle School. The event takes runners through the residential area northeast of downtown Fredericksburg, between SH 16 North and North Milam/965, returning to the start/finish area via North Adams and Travis St.

While the start/finish areas are on the school grounds on the NW side of Travis, the post-race celebration and awards ceremony are held on the SE side of Travis. In addition, event organizers rent the Town Pool bathhouse, which is also on the SE side of Travis. The bathhouse allows runners to prepare for the race and clean-up after the race, so that they have the option of enjoying Oktoberfest events. This arrangement, which is necessary because the post-race party is prohibited on FISD grounds, causes a large amount of pedestrian traffic back and forth across Travis St.

Run organizers requested to close one block of W. Travis St. from N. Crockett to N. Adams during the event. During that time, through traffic on Travis St. will need to detour one block to W. Schubert.

BACKGROUND:

The street closure request has been approved by City Council for the past six years and a completed special event application is on file.

Lt. Seelig (Police Department) and Garrett Durst (Streets Division) have both reviewed and approved the request. Emergency vehicle access will be allowed throughout the closure.

The Fredericksburg Morning Rotary will mail notification letters to those affected by the closure. A copy of the letter is attached to this request.

The streets division will deliver the closure equipment on October 3, 2025, and the Morning Rotary Club will install the closure equipment on Saturday morning. The event organizers will be responsible for removing the equipment at 12 p.m. on the event day and placing the equipment on the side of the street for pick-up by the streets division on Monday, October 6, 2025.

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

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

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

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

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Recommend City Council consider adoption of a motion to allow the Fredericksburg Morning Rotary Club to close W. Travis St. from N. Crockett to N. Adams from 6:30 a.m. to 12:00 p.m. on Saturday, October 4, 2025, for the Kraut Run.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. 2025 Street Closure Request_Kraut Run

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 Vaca

Date: March 18, 2025

Leticia Vacek, City Secretary

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

Clinton Bailey, City Manager

Date: April 08, 2025

Street Closure Request Form

Street Closures

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

Event Name: Kraut Run

Event Date(s): Saturday October 04, 2025

Contact Name: Hugh Reeves

Contact Phone: 832 971 4547

Closure Area:

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

Side of Street (enter N,S,E,W): ☐ Side of Street (enter N,S,E,W): ☐ Location: 100 block of W. Travis

Additional details; describe details of use below:

We request to close the 100 Block of W. Travis from N. Adams to N. Crockett from 6:30 AM until 12:00 noon.

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example: W. Austin Street	N. Crockett	N. Adams	Saturday, April 22, 2023	6:00 A.M.	Saturday, April 22, 2023	12:00 P.M.
W. Travis St.	N. Adams	N. Crockett	Saturday 04 Oct. 2025	06:30 AM	Saturday 04 Oct 2025	12:00 noon

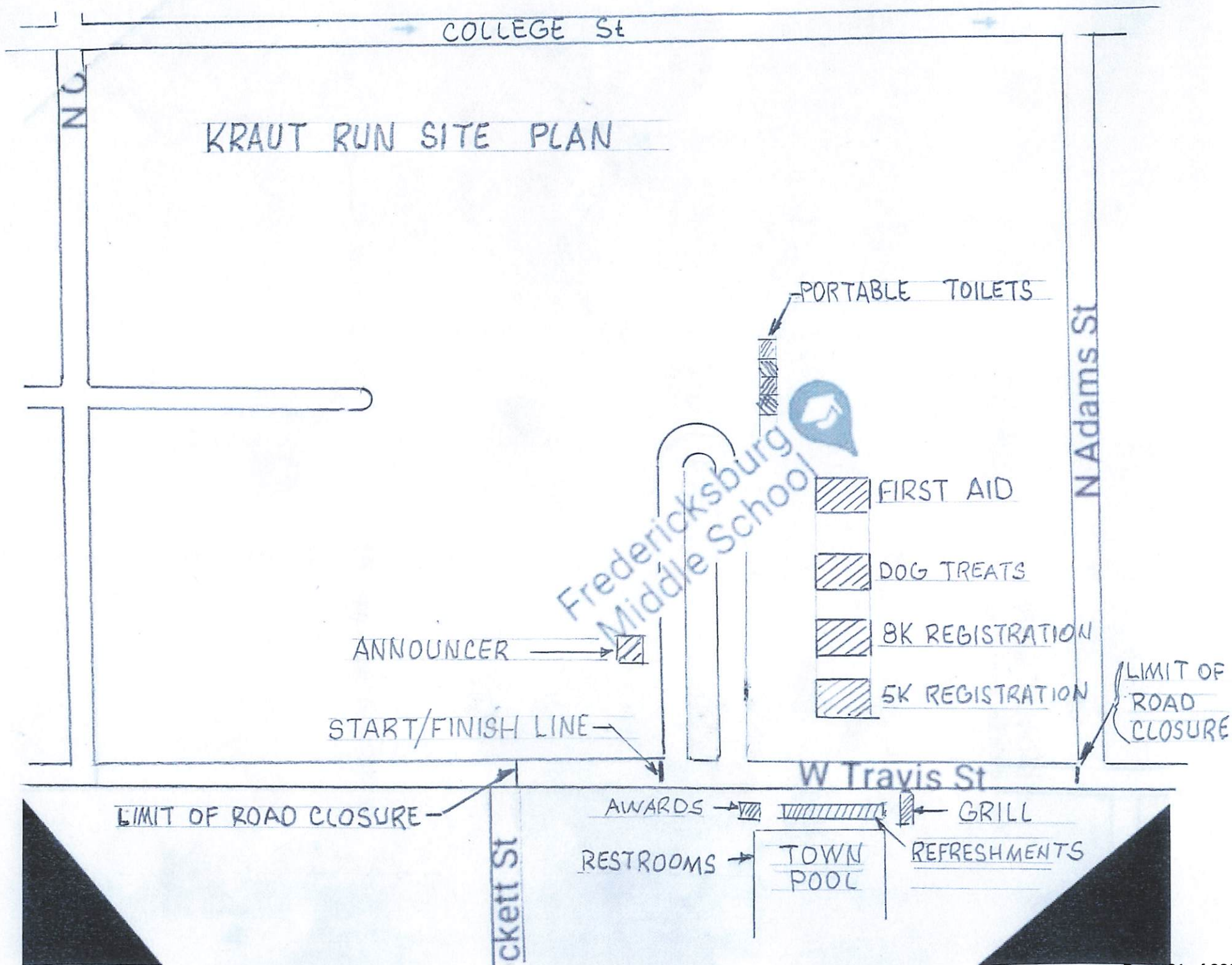
CITY USE ONLY:

Police: Lt. Seelig via email

Date: 2-11-25

Streets: A. Durs + via email

Date: 2-11-25



KRAUT RUN Barricade Location Plan





CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: April 15, 2025

CATEGORY: CONSENT

CAPTION: Approve street closures and parking lot usage for Oktoberfest 2025, taking place the first full weekend of October 2025 at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

Pedernales Creative Arts Alliance/Oktoberfest (PCAA) is requesting the complete closure of Adams Street between Main and Austin, and Austin Street between Crockett and Adams for the 2025 Oktoberfest event. Debbie Reeh, Oktoberfest manager and event producer, communicated and coordinated with the Adams Street merchants, Bethany Lutheran Church, and San Saba Soap Company on the closures. The PCAA has made allowances for Sunday church services and emergency access lanes on both Adams and Austin will be maintained throughout the closure. A completed special event application is on file. In addition, Oktoberfest is asking for permission to use the parking lot on Crockett Street across from City Hall.

The requests include:

- 1) N. Adams Street between Main Street and Austin Street beginning on Wednesday, October 1, 2025, at 7:00 a.m., through Monday, October 6, 2025, at 3:00 p.m.
- 2) W. Austin Street between N. Crockett and N. Adams beginning Thursday, October 2, 2025, at 7:00 a.m., until Monday, October 6, 2025, at 3:00 p.m (three-hour increase from 2024); and,
- 3) Use of the parking lot on Crockett Street across from City Hall and next to Broadway Bank beginning on Friday, October 3, 2025, at 5:00 p.m., until Sunday, October 5, 2025, at 8:00 p.m.

BACKGROUND:

Oktoberfest is the premier special event for the City of Fredericksburg. Oktoberfest has coordinated extensively with City staff and has adopted all recommendations. Lt. Derek Seelig (Fredericksburg Police Department) and Garrett Durst (Streets Division) have reviewed and approved the street closure request.

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

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

(a) The chief of police is hereby empowered to take all actions as may be necessary or advisable to

enforce traffic regulations to make effective the provisions of this chapter and other traffic laws or ordinances and to make and enforce temporary or experimental regulations to cover emergencies or special events or conditions. No such temporary or experimental regulation shall remain in effect for more than 90 days, nor shall it be effective until approved by the City Manager.

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

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Recommend City Council consider a motion to approve the use of the parking lot across from City Hall (beginning Friday, October 3, 2025, at 5 p.m. and ending on Sunday, October 5, 2025, at 8:00 p.m.), and the following two street closure requests for Oktoberfest 2025:

- 1) N. Adams Street between Main Street and Austin Street beginning on Wednesday, October 1, 2025, at 7:00 a.m., through Monday, October 6, 2025, at 3:00 p.m., and,
- 2) W. Austin Street between N. Crockett and N. Adams beginning Thursday, October 2, 2025, at 7:00 a.m., until Monday, October 6, 2025, at 3:00 p.m.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. 2025 Oktoberfest Street Closure Request & Back-Up

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: March 10, 2025

William McKamie

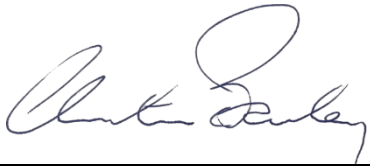
William McKamie, City Attorney

Date: March 10, 2025

Leticia Vacek

Leticia Vacek, City Secretary

Date: March 18, 2025



Date: April 08, 2025

Clinton Bailey, City Manager

Festival Office:
703 N Llano
Fredericksburg TX 78624
830-997-4810
www.oktoberfestinfbg.com

First Weekend in October
October 3 - 5, 2025
Downtown on Marktplatz



To: Mayor Jeryl Hoover
Council Members Emily Kirchner, Tony Klein, Randy Briley, and Bobby Watson
Clinton Bailey, Garret Bonn, and Jennifer Krupa

From: Debbie Reeh

RE: 2025 Street Closures

Date: February 26, 2025

Dear Mayor Hoover, Council members, and City staff;

I would like to thank each of you for supporting our past street closure requests. We value our working relationship with everyone. Our 2025 Special Event Application has been submitted.

Oktoberfest requests two street closures:

Adams Street - Wednesday, October 1st at 7:00am through Monday, October 6th at 3:00pm

Austin Street - Thursday, October 2nd at 7:00am through Monday, October 6th at 3:00pm

Oktoberfest would like use of the following:

Lot across from City Hall next to Broadway Bank - Friday, October 3rd at 5:00pm through Sunday, October 5th at 8:00pm

Parking for City staff during Oktoberfest:

We will work with Jennifer Krupa to secure Staff parking if needed.

Pedernales Creative Arts Alliance, sponsors of Oktoberfest, is a non-profit, 501(c)3 organization. Through Oktoberfest's success, PCAA gives back to the community.

How the community benefits from Oktoberfest:

- MarktPlatz PCAA Musical Evenings are scheduled for six Sundays and are free. This is our way to thank the community for their support and volunteerism.
- As many as fourteen students will receive scholarships in the fall this year.

Festival Office:
703 N Llano
Fredericksburg TX 78624
830-997-4810
www.oktoberfestinfbg.com

First Weekend in October
October 3 - 5, 2025
Downtown on Marktplatz



- As many as fourteen students will receive scholarships in the fall this year.
- Over 25 grants for local art programs were awarded for 2025. Some of the recipients include the local art guilds, school programs, concerts, theater, band instruments, and more.
- Along with many enhancements to Marktplatz over the years: Oktoberfest Halle, Maibaum built and refurbished, new picnic tables, new tables and chairs for the John Wm Klein room, landscape and hardscape, Fest Zimmer and public restroom renovations, Die Küche, and other upkeep projects.

When Oktoberfest opened its gate in 1981, there was one stage, a handful of artisans and three food concessionaires. Today, we feature five entertainment stages (Oompah at its Best!), festive kid's area, hi-strikers, polka and waltz contests, local artisans tent, arts and crafts, German, Texas Craft and domestic beer selections, wine, food concessionaires, a 42 tournament, OktUBAFest, stein hoist contests, a family Lederhosen and Dirndl contest, Hauptstrasse Chicken Dance and thousands of happy fest-goers, many of whom return annually. Fredericksburg is the Polka Capital of Texas!

The street closures have had a positive impact for Oktoberfest's success.

We look forward to working with you again to make this a success for not only Oktoberfest but the community as well.

Festively,

Debbie Reeh
Oktoberfest Manager and Event Producer

Street Closure Request Form

Street Closures

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

Event Name: **Oktoberfest**

Event Date(s): **October 3 - 5**

Contact Name: **Debbie Reeh**

Contact Phone: **830-456-1461**

Closure Area:

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

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

Additional details; describe details of use below:

Use of parking area behind Police Substation beginning Tuesday, September 30 at 1:00 pm until Monday, October 6, at 3:00 pm

Use of City Hall lot on Crockett, beginning Friday, October 3, at 5:00 pm until Sunday, October 5, at 8:00 pm, plus the following:

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example: W. Austin Street	N. Crockett	N. Adams	Saturday, April 22, 2023	6:00 A.M.	Saturday, April 22, 2023	12:00 P.M.
Adams Street	Austin Street	Main Street	Wednesday, October 1	7:00 am	Monday, October 6	3:00 pm
Austin Street	Adams Street	Crockett Street	Thursday, October 2	7:00 am	Monday, October 6	3:00 pm

CITY USE ONLY:

Police: **Lt. Seelig via email**

Date: **3-6-25**

Streets: **A. Durs + via email**

Date: **3-6-25**

Parks: **Jaifer Kup**

Date: **3-6-25**

Action Item

Festival Office:
703 N Llano
Fredericksburg TX 78624
830-997-4810
www.oktoberfestinfbg.com

COPY

First Weekend in October
October 3 - 5, 2025
Downtown on Marktplatz



February 17, 2025

Bethany Lutheran Church
Layne Petty
110 West Austin Street
Fredericksburg, Texas 78624

Dear Layne,

We are grateful for your continued support of the street closure request. The working relationship we have with you and the community certainly helps Oktoberfest.

Oktoberfest is requesting the Austin Street closure (same logistical plan):
Austin Street – Thursday, October 2nd at 7:00am – Monday, October 6th at 3:00pm.

Pedernales Creative Arts Alliance, sponsors of Oktoberfest, is a non-profit, 501(c)3 organization. Through Oktoberfest's success, PCAA gives back to the community.

How the community benefits from Oktoberfest:

- Up to fourteen students will receive scholarships this year.
- Over 25 grants for local art programs were awarded this year. Some of the recipients include the local art guilds, school programs, concerts, theater, band instruments, and more.
- Along with many enhancements to Marktplatz over the years: Oktoberfest Halle, Maibaum, new picnic tables, new tables/chairs for the new John Wm Klein room, landscape/hardscape, Fest Zimmer and public restroom remodels and Die Küche.
- MarktPlatz PCAA Musical Evenings are scheduled for six Sundays and are free. This is our way to thank the community for their support and volunteerism.

When Oktoberfest opened its gate in 1981, there was one stage, a handful of artisans and three food concessionaires. Today we have grown the Festival where Oktoberfest now features five entertainment stages (Oompah at its Best!), fun and festive kid's area, hi-strikers, polka and waltz contests, local artisans tent, arts and crafts, German, Texas Craft and domestic beer selections, wine, food concessionaires, a 42 tournament, OktUBAFest, stein hoist contests, a family Lederhosen and Dirndl contest, Hauptstrasse Chicken Dance and thousands of happy fest-goers, many who return annually.

Debbie Farquhar Reeh
Oktoberfest Manager and Event Producer

A handwritten signature in black ink, appearing to read 'Debbie', written over the printed name.

Festival Office:
703 N Llano
Fredericksburg TX 78624
830-997-4810
www.oktoberfestinfbg.com

COPY



First Weekend in October
October 3 - 5, 2025
Downtown on Marktplatz

February 17, 2025

Kaffee Haus
Laurie Allen
109 North Adams Street
Fredericksburg, Texas 78624

Dear Laurie,

We are grateful for the community's continued support of our past street closure requests. The working relationship we have with the community certainly helps Oktoberfest.

Oktoberfest is requesting the Adams Street closure (same logistical plan):
Adams Street -- Wednesday, October 1st at 7:00am -- Monday, October 6th at 3:00pm.

Pedernales Creative Arts Alliance, sponsors of Oktoberfest, is a non-profit, 501(c)3 organization. Through Oktoberfest's success, PCAA gives back to the community.

How the community benefits from Oktoberfest:

- Up to fourteen students will receive scholarships this year.
- Over 25 grants for local art programs were awarded this year. Some of the recipients include the local art guilds, school programs, concerts, theater, band instruments, and more.
- Along with many enhancements to Marktplatz over the years: Oktoberfest Halle, Maibaum, new picnic tables, new tables/chairs for the new John Wm Klein room, landscape/hardscape, Fest Zimmer and public restroom remodels and Die Küche.
- MarktPlatz PCAA Musical Evenings are scheduled for six Sundays and are free. This is our way to thank the community for their support and volunteerism.

When Oktoberfest opened its gate in 1981, there was one stage, a handful of artisans and three food concessionaires. Today we have grown the Festival where Oktoberfest now features five entertainment stages (Oompah at its Best!), fun and festive kid's area, hi-strikers, polka and waltz contests, local artisans tent, arts and crafts, German, Texas Craft and domestic beer selections, wine, food concessionaires, a 42 tournament, OkTUBAFest, stein hoist contests, a family Lederhosen and Dirndl contest, Hauptstrasse Chicken Dance and thousands of happy fest-goers, many who return annually.

Debbie Farquhar Reeh
Oktoberfest Manager and Event Producer



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: April 15, 2025

CATEGORY: CONSENT

CAPTION: Request of Mr. Edwin H. Vale, Jr. for Release from the City of Fredericksburg's ETJ for approximately 15.02 acres located at 820 Old San Antonio Road, Fredericksburg, Texas. (Leticia Vacek, City Secretary)

PRESENTATION:

[PRESENTER_NO_BR]

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. ETJ Release@820 Old SA Rd; Edwin Howard Vale, Jr

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: April 01, 2025



William McKamie, City Attorney

Date: April 01, 2025



Clinton Bailey, City Manager

Date: April 08, 2025

**PETITION FOR RELEASE OF APPROXIMATELY 15.02 ACRES
FROM THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF FREDERICKSBURG, TEXAS**

The undersigned petitioner ("Petitioner"), acting pursuant to the provisions of Texas Local Government Code ("LGC") Chapter 42, Subchapter D, as amended, hereby files this petition and requests that the City of Fredericksburg (the "City") release the area depicted and described on **Exhibit "A"** attached hereto and incorporated herein (the "Land"), located within the extraterritorial jurisdiction ("ETJ") of the City, and within Gillespie County, Texas, from the City's ETJ. In support of this petition, the Petitioner would show the following:

Section 1. Pursuant to LGC Section 42.102(b), the Petitioner, being the owner of a majority in value of the Land, files this petition for the Land to be released from the City's ETJ.

Section 2. Pursuant to LGC Section 42.104(a)(2), the signatory to this petition is the holder of title of all (and thus a majority in value) of the Land, as indicated by the current tax roll of the Gillespie Central Appraisal District, and evidenced by the current tax certificate attached as **Exhibit "B"** hereto.

Section 3. Pursuant to LGC Section 42.104(d), **Exhibit "A"** hereto includes a map of the Land and describes the boundaries of the Land by metes and bounds.

Section 4. The Land is not subject to any of the exceptions to the applicability of LGC Chapter 42, Subchapter D, as amended, as described in LGC Section 42.101.

Section 5. Pursuant to LGC Section 42.104(b), all signatories, if more than one, have signed this petition not later than the 180th day after the date the first signature for this petition was obtained.

Section 6. Pursuant to LGC Section 42.105(a), this petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

Section 7. Pursuant to LGC Section 42.105(b), the City shall notify the residents or landowners of the Land of the results of this petition, which notification requirement may be satisfied by notifying the Petitioner in writing.

Section 8. Pursuant to LGC Section 42.105(c), the City is required to immediately release the Land from the City's ETJ.

Section 9. Pursuant to LGC Section 42.105(d), if the City fails to take action to release the Land from the City's ETJ by the later of (a) the 45th day after the date the City receives this petition, or (b) the next meeting of the city council of the City that occurs after the 30th day after the date the City receives this petition, the Land shall be released by operation of law.

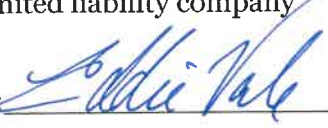
Section 10. Pursuant to LGC Section 41.001(c), when the City's ETJ is reduced, the City's map of its boundaries and ETJ shall be immediately corrected to indicate the change in the City's ETJ.

Accordingly, the Petitioner requests that the City immediately release the Land from the City's ETJ, and that the map of the City's boundaries and ETJ be immediately corrected to reflect the release of the Land from the ETJ.

[Signature Page Follows]

PETITIONER:

VALE BUILDING GROUP, LLC,
a Texas limited liability company

Signed by: 

Signer's title: Authorized Agent

The following information is required by Local Government Code, Sections 42.103 and 42.104(a), to be completed for this petition in accordance with Texas Election Code, Section 277.002, "Validity of Petition Signatures".

Signer's Printed Name: Edwin H. Vale, Jr.

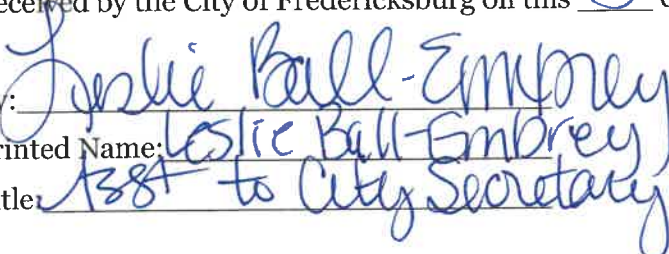
Signer's Date of Birth: May 25, 1964

Signer's Residence Address (street address, city, state, zip code):

400 Goldridge Cir, Georgetown, Texas 78644

Date of Signing: 3-3-25

Received by the City of Fredericksburg on this 5 day of March, 2025.

By: 

Printed Name: Leslie Ball-Embrey

Title: Asst to City Secretary

City of Fredericksburg

03/13/2025 04:27 PM
Receipt No. 01261700

Petitions-Release R	
eq ETJ	1,000.00
Total	1,000.00
Check 0290	1,000.00
Change	0.00
Remaining Balance:	\$0.00

ETJ PETITIONS
Customer #: 121211
126 W MAIN ST

FREDERICKSBURG, TX 78624

Cashier: Karen

Reviewed: March 6, 2025 by: 
Lack: +DL (Copy) ✓ Rec'd 3/17/25
+check fee for Release ✓ Rec'd 3/13/25

EXHIBIT "A"
The Land
15.02 Acres

Being approximately **15.02 acres** of land located in Gillespie County, Texas, more particularly described as follows:

15.02 acre tract

STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes and accompanying map of a 15.02 acre tract of land prepared at the request of Samuel Watson. Said land is situated in Gillespie County, Texas, being part of the Wm. O. Merriwether Survey No. 36, Abstract No. 488, and being all of that 7.0 acre tract of land described in a Deed to Samuel J. Watson, et al, by James Thorson, et ux, dated March 15, 1999, found of record in Volume 367, pages 408-411 of the Real Property Records of Gillespie County, Texas, and being all of those 0.58 & 7.42 acre tracts of land described in a Deed to Samuel J. Watson, et al, by Boerner, LLC, dated May 4, 2006, found of record in Instrument No. 20063013 of the Official Public Records of Gillespie County, Texas.

Said 15.02 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a ½ inch rebar found and previously set (all ½ inch rebars set are capped: BONN 4447) in the West line of the Old San Antonio (county) Road as described in a Right-of-Way Deed found of record in Volume 40, pages 14-17 of the Deed Records of Gillespie County, Texas, for the E.N.E. corner of that 33.18 acre tract of land described in a Deed to Bruce R. Stevens, et al, found of record in Instrument No. 20152456 of said Official Public Records, for the S.E. corner of said 7.42 acre Watson tract, for the S.E. corner of this tract of land, from which a pipe fence corner post bears N. 71 deg. E. 2.9 feet;

THENCE with the South line of said Watson tracts, S. 89 deg. 39 min. 15 sec. W. (GPS Bearing Basis), generally along a fence, 1733.71 feet to a pipe fence corner post, for a reentrant corner of said 33.18 acre tract, for the S.W. corner of said 0.58 acre tract, for the S.W. corner of this tract of land;

THENCE with an East line of said 33.18 acre tract and with the West line of said 0.58 acre tract, N. 0 deg. 19 min. 05 sec. W., generally along a fence, 403.47 feet to a pipe corner post found set in the South line of that 52.9 acre tract of land described in a Deed to John David Hodges found of record in Volume 87, pages 257-258 of said Deed Records, for the N.N.E. corner of said 33.18 acre tract, for the for the N.W. corner of said 0.58 acre Watson tract, for the N.W. corner of this tract of land;

THENCE with the South line of said 52.9 acre tract and with the North line of said Watson tracts, generally along a fence, as follows:

N. 89 deg. 06 min. 10 sec. E. 402.87 feet to a pine corner post;
N. 89 deg. 43 min. 05 sec. E. 1076.73 feet to a ½ inch rebar set in the West line of said Old San Antonio Road, for the S.E. corner of said 52.9 acre tract, for the N.E. corner of said 7.0 acre Watson tract, for the N.E. corner of this tract of land, from which a pipe fence corner post bears N. 20 deg. E. 1.2 feet;

THENCE with West lines of said Old San Antonio Road and East lines of said Watson tracts, as follows:

S. 33 deg. 18 min. 25 sec. E. 389.78 feet to a ½ inch rebar set;
with the arc of a curve to the right having a radius of 505.67 feet, in a southerly direction, a distance of 89.63 feet (I.C. bears S. 28 deg. 14 min. 15 sec. E. 89.51 feet) to the PLACE OF BEGINNING.

EXHIBIT "B"

Tax Certificate

Accu-Cert LLC 170 Rosling Drive, Buda TX 78610 Phone 512-328-0428 Mobile 512-461-4177				
TITLE COMPANY OWNER VALE BUILDING GROUP LLC BUYER		GFM Mailing Address PO BOX 460 FLORENCE TX 76527 ✓ Property Address 820 OLD SAN ANTONIO ROAD ✓		
LEGAL DESCRIPTION 15.02 ACRES WILLIAM O MERRIWETHER #36				
	TAX RATE	TAX STATUS	TAX ACCOUNT 1	W/O EXEMPTION
FREDERICKSBURG ISD	0.7731	2024 TAX DUE	1) \$16125.86	\$19875.40
COLLECTED WITH COUNTY DUE 1/31/2025 - SEE TOTAL BELOW				
GILLESPIE COUNTY	0.2685	2024 TAX DUE	1) \$5600.56	\$6902.78
101 W. Main St Fredericksburg TX 78624 DUE 1/31/2025 - SEE TOTAL BELOW				
830-997-6519				
GILLESPIE WCID	0.000174	2024 TAX DUE	1) \$3.63	\$4.47
COLLECTED WITH COUNTY DUE 1/31/2025 - SEE TOTAL BELOW				
HILL COUNTRY UWCD	0.0048	2024 TAX DUE	1) \$100.12	\$123.40
COLLECTED WITH COUNTY DUE 1/31/2025 - SEE TOTAL BELOW				
TOTALS: 1)				\$26906.05
\$21830.17				
EXEMPTIONS HOMESTEAD ☐ OVER \$5 ☐ VET ☐ S.S. ☐ HISTORICAL ☐ AGRICULTURAL ☒ CURRENT AG			NOTES / COMMENTS / SPECIAL INSTRUCTIONS AGRICULTURAL EXEMPTION ON THIS PROPERTY. IF LAND USE CHANGES ADDITIONAL TAX WILL BE DUE.	
County Acct #1 A0488-0036-00000-00		Billing / PIO Number 2246		
Market Land	Improvement	Mkt Assessed	Market Land	Improvement
540360	2030510	2570870		
AG Land	Improvement	AG Assessed	AG Land	Improvement
55360	2030510	2085870		
ACCT1 LEGAL 15.02 ACRES A0488		ACCT2 LEGAL		
		DELINQUENT TAXES		
TAX YEAR	JURISDICTION	BASE TAX AMOUNT	With P/I Through	With P/I Through
2024	GILLESPIE COUNTY	\$21830.17	JANUARY 2025	FEBRUARY 2025
			\$21830.17	\$23358.29



CITY COUNCIL **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM: Shelby Collier, Senior Planner

MEETING DATE: April 15, 2025

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

CAPTION: Request Z-2501: By Continental Homes of Texas, L.P. To Consider a Zoning Change Request from R5, Patio Home Residential to a Planned Unit Development (PUD) for Approximately 70 Acres Located Between West Windcrest and Pyka Rd Addressed as 256 Pyka Rd. (Evan Williamson, Interim Director of Development Services)

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action on the Zoning Request

PRESENTATION:

[PRESENTER_NO_BR]

SUMMARY:

The applicant has submitted a Zoning Change request for 70+ acres located at 256 Pyka and the property spans from Pyka north to West Windcrest. The applicant is requesting a Zoning change from R5, Patio Home Residential to a PUD, Planned Unit Development.

It is important to note that the 2024 Comprehensive Plan identifies this area as a Mixed Density Residential place type and recommends a variety of appropriate zoning categories such as R1-A, R2, R3, R5 and C1, Neighborhood Commercial. However, when further reviewing the 2024 Comprehensive Plan, it also recommends infilling missing middle housing opportunities through revision of zoning with the intent of identifying vacant and underutilized tracts where mixed residential products could complement existing conditions (Action G.1.B.5).

With this in mind, Staff worked with the developer (since June of 2024) to pursue a PUD, Planned Unit Development, that would allow for a mix of residential products and lot sizes as well as amenities such as trails and parks that are currently not allowed or required by our existing ordinances with the goal of producing a PUD that was sensitive to the surrounding neighborhoods, many of which have been established for decades, such as the Post Oak Subdivision to the East, Windmill Oaks development to the West and the Madrona Subdivision to the North.

BACKGROUND:

A Planned Unit Development (PUD) is a development which is planned and developed as a whole in

a single development operation and phases. Each phase is specifically integrated into and made a part of the overall plan, which shall include streets, lots, utilities, densities and planned for structures as well as land uses.

A Planned Unit Development may consist of dwelling units, and may also include non-residential uses that may be compatible with the unitary design for the PUD. This information may be found in [Sec. 3.700 of the Zoning Ordinance](#).

The purpose of the PUD zone provides a means of achieving greater flexibility in the development of land, appropriate in size and shape to facilitate utilization in a manner not possible by conventional zones. The PUD zone is intended to encourage more efficient uses of land, while still providing proper arrangement of uses and structures. As such, PUDs must be related to the land, surrounding uses and zoning, and would ensure the fulfillment of community needs relative to certain residential, commercial or other land uses. Through the exercise of sound and proper planning principles, PUDs incorporate appropriate property development standards that would not be detrimental to surrounding property uses or public health, safety, and welfare.

All forms of Planned Unit Developments (PUD) shall be subject to the granting of a Conditional Use Permit (CUP) and may include mixed combinations of the various forms of land uses. The property development standards denoted in the various zones defined in the Zoning Ordinance may be used as guidelines for the determining of appropriate property development standards.

The subject property was originally annexed into the City Limits in the 2000's and originally obtained a zoning of R1, Single Family Residential. In 2022, a developer approached the City and requested a Zoning of R5, Patio Home Residential with the intent of developing a Patio Home Community consisting of approximately 268 lots. That project did not come to fruition and a new developer is requesting permission to create a residential development that would allow for a greater variety of residential uses, including a Single-Family Residence, Duplex, or Guesthouse. The proposed PUD includes a total of 337 lots with 2 residential lots types; a 4,500 sq ft product and a 6,000 sq ft product each providing 4 off-street parking spaces (inclusive of garage space) as well as 1 tree in the front yard. Additionally, the PUD proposes an 8 ft, all-weather trail spanning the length of the development and provides connectivity to additional trails as well as a 5 ft sidewalk and community recreation facility.

Public Hearing: As part of the Public Hearing process, Staff must notify all property owners who own property within 200 ft of the subject tract. As of April 9, 2025, four letters of protest and one letter of approval was received.

STAFF RECOMMENDATION:

The project as presented creates an infill opportunity for a currently vacant tract and allows for greater flexibility of residential uses and products that maintain compatibility with established neighborhoods to the East (Oaks of Windcrest & Post Oak Subdivision) North (Madrona Subdivision) and West (Windmill Oaks Development). In addition, the project creates a sense of place with its design centered around a community recreation facility as well as encouraging walkability throughout the neighborhood with its trails and sidewalks.

Staff does recommend the addition of a "punch through" in the form of a sidewalk(s) on the northern piece of the development, as well as striking the leftover short-term rental language found on page 7 of the PUD, otherwise, Staff recommends approval as presented.

The Planning and Zoning commission considered this application at the April 2nd meeting. The Commission voted 8 in favor and 0 against with the conditions recommended by staff, specifically: relocating the sidewalk along lot 254 to between lots 245 and 246 and showing another sidewalk between lots 205, 206, 195 and 195.

ATTACHMENTS:

1. Z-2501 Public Hearing Map_Zoning
2. Z-2501 Mailing Labels - for envelopes
3. Z-2501 -PUD Review Comments
4. Z-2501 Response to Comments
5. Z-2501 PUD Draft
6. Mixed Density Residential_2024 Comp Plan
7. Harmony Hills Data
8. Z-2501 - Approval - Wilde
9. Z-2501 - Protest - Arnold
10. Z-2501 - Protest - Burrow
11. Z-2501 - Protest - Stehling
12. z-2501- Protest - Turnipseed
13. Z-2501 PUD Draft Concept Plan with PZ recommendations

APPROVAL/REVIEW:



Shelby Collier, Senior Planner

Date: April 10, 2025



Evan Williamson, Assistant City Engineer

Date: April 10, 2025



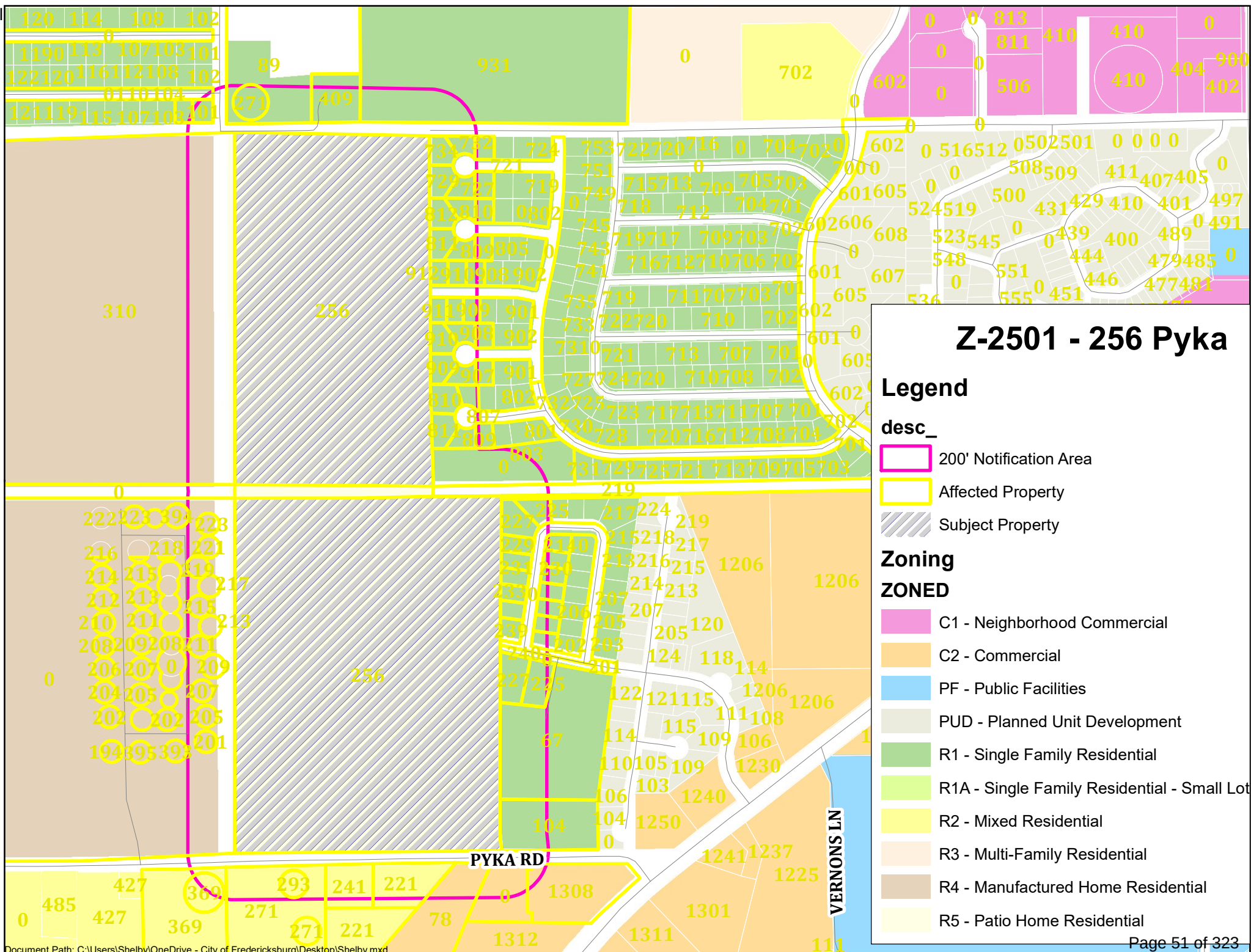
Leticia Vacek, City Secretary

Date: April 10, 2025



Clinton Bailey, City Manager

Date: April 11, 2025



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

BOONE, RUTH
217 SHANNON DR
FREDERICKSBURG, TX 78624

DEAN, JAMES R & JACQUELINE R
205 SHANNON DRIVE
FREDERICKSBURG, TX 78624

1308 PROPERTIES LLC
1308 S ST HWY 16
FREDERICKSBURG, TX 78624

BRT RESOURCES LLC
1250 NE LOOP 410 STE 333
SAN ANTONIO, TX 78209

DONALDSON, ANDREA BIRGE
P.O. BOX 222
LEXINGTON, TX 78947

1910 W KOENIG LANE LLC
%HOLCOMB, CHARLES
209 N CROCKETT #3
FREDERICKSBURG, TX 78624

BURROW, JOYCE M
7854 RANCH RD 1631
FREDERICKSBURG, TX 78624

MELISSA STAEDTLER
403 E TRAVIS
FREDERICKSBURG, TX 78624

3 STEHLING HOMES LLC
% STEHLING, KEITH
501 W MAIN ST
FREDERICKSBURG, TX 78624

CARPENTER, CYNTHIA J
2409 AVALON CT
FORT WORTH, TX 76021

DUBUQUE, LOUIS & PHYLLIS
725 MADILYN CT
FREDERICKSBURG, TX 78624

ALEMAN, AARON & DAYSHA
809 SCARLET OAKS CT
FREDERICKSBURG, TX 78624

CASSLES, GEORGE E
812 GRAY OAK CT
FREDERICKSBURG, TX 78624

ELLIOTT, DANIEL W & JILL T
271 SMOKEHOUSE RD
FREDERICKSBURG, TX 78624

ANDEREGG, MARY, LIFE ESTATE
D/O BURNSIDE, SANDRA ETAL
241 PYKA RD
FREDERICKSBURG, TX 78624

CAUSEY, JUSTIN & ANNE
809 GRAY OAK CT
FREDERICKSBURG, TX 78624

EWALD, WYATT E & VIRGINIA K
209 SHANNON DR #13
FREDERICKSBURG, TX 78624

ANDERSON, CHRISTINE ROSE
207 SHANNON DR
FREDERICKSBURG, TX 78624

CIRAULO, PATRICIA FAMILY TRUST
%CIRAULO, PATRICIA KATHLEEN
1414 EMINENCE LN
WYLIE, TX 75098

FLEMING, DUSTIN & MATTIE R
910 YELLOW BARK CT
FREDERICKSBURG, TX 78624

ARNOLD, CATHERINE M
219 SHANNON DR
FREDERICKSBURG, TX 78624

PROPERTY OWNER
239 GREEN OAKS LOOP
FREDERICKSBURG, TX 78624

FORSHA, JERI & LARRY GEIST
215 SHANNON DR
FREDERICKSBURG, TX 78624

AUSTERMANN, STEPHEN & ALEXA
912 SMOKEY OAK DR
FREDERICKSBURG, TX 78624

PROPERTY OWNER
810 GRAY OAKS LOOP
FREDERICKSBURG, TX 78624

FOSTER, BETTY J -LIFE ESTATE
D/O GORDEN, DELLA M ETAL
516 GOEHMANN LN
FREDERICKSBURG, TX 78624

FREDBG HOMES LLC
PO BOX 2
DRIPPING SPRINGS, TX 78620

LEAMONS, JOSHUA W & CARA S
PO BOX 1504
FREDERICKSBURG, TX 78624

OTTMERS, WILBERT & CLARA ANN
432 S LINCOLN
FREDERICKSBURG, TX 8624

GOMEZ, OLIVIA R
240 GREEN OAKS LP
FREDERICKSBURG, TX 78624

MCCUAN, TRACY L & RHONDA W
907 SMOKEY OAK
FREDERICKSBURG, TX 78624

PAPE, CODY R & BURRIER, MONICA
811 SCARLET OAK CT
FREDERICKSBURG, TX 78624

HEIGH HO HOLDINGS LLC-230
GREEN OAKS LOOP SERIES
% READING, KATHERINE PENICK
3267 BEE CAVE RD STE 107-324
AUSTIN, TX 78746

MELENDEZ, OSCAR & MORENO,
GABRIELA
808 GRAY OAK CT
FREDERICKSBURG, TX 78624

PFERSICH, STEPHANIE
225 GREEN MEADOWS BLVD
FREDERICKSBURG, TX 78624

HERITAGE FAMILY SCHOOL
310 SMOKEHOUSE RD
FREDERICKSBURG, TX 78624

MENDEKE, JOHN G LIVING TRUST
%MENDEKE, JOHN G TRUSTEE
228 GREEN OAK LP
FREDERICKSBURG, TX 78624

PLOW DEVELOPMENT 1 LLC
1250 NE LOOP STE 333
SAN ANTONIO, TX 78209

HERNANDEZ, REFUGIO & VERONICA
810 SCARLET OAK CT
FREDERICKSBURG, TX 78624

MERRILL, ED & ANN SHANNON
909 YELLOW BARK CT
FREDERICKSBURG, TX 78624

PYKA LANE DEVELOPMENT OF TX
420 PYKA LN
FREDERICKSBURG, TX 78624

HILL COUNTRY MEMORIAL
HOSPITAL
1020 S ST HWY 16
FREDERICKSBURG, TX 78624

NOVAR HOMES LLC
129 SHERWOOD DR
COMFORT, TX 78013

REEH, LIFE ESTATE
C/O REEH, STACEY KIM
44 LDS LN
FREDERICKSBURG, TX 78624

JAMES, JOSEPH P & MARY G
729 MADILYNN CT
FREDERICKSBURG, TX 78624

OAKS OF WINDCREST PROPERTY
OWNERS ASSOCIATION INC
11844 BANDERA RD #466
HELOTES, TX 78023

RICE, JACOB & CATSOULES,
ATHENA
908 SMOKEY OAK DR
FREDERICKSBURG, TX 78624

JENKINS, RALPH H
201 SHANNON DR
FREDERICKSBURG, TX 78624

OAKWOOD RV RESORT OF TX LLC
%ALBERT J KUTZBACH
PO BOX 6194
INCLINE VILLAGE, NV 89450

ROBERTS, JOHN A III
907 YELLOW BARK CT
FREDERICKSBURG, TX 78624

KELLER, JENNIFER L
235 GREEN OAKS LP
FREDERICKSBURG, TX 78624

ORDNER, LAURA CARROL
908 YELLOW BARK CT
FREDERICKSBURG, TX 78624

ROESSLER, NELDA J
220 ALTWEIN RD
BLANCO, TX 78606

RYAN, THOMAS & NICOLE
233 GREEN OAKS LOOP
FREDERICKSBURG, TX 78624

SHIPMAN, TIMOTHY & REBECCA
425 PEACEABLE RD
FREDERICKSBURG, TX 78624

BECK, RUSSELL K & VERLA K
394 JESSIE LN
FREDERICKSBURG, TX 78624

SABEC, ROBERT TRUST &
TURNIPSEED, SARAH TRUST
910 SMOKEY OAK DR
FREDERICKSBURG, TX 78624

SMITH, LIZA
734 MADILYNN COURT
FREDERICKSBURG, TX 78624

CUPPES, CODY
236 GREEN OAKS LOOP
FREDERICKSBURG, TX 78624

SANCHEZ, RAFAEL & HUMBERTINA
234 GREEN OAKS LOOP
FREDERICKSBURG, TX 78624

STRICKLAND, J & DONNA
409 SMOKEHOUSE RD
FREDERICKSBURG, TX 78624

FREDBG BAPTIST CHURCH
PO BOX 1295
FREDERICKSBURG, TX 78624

SCHAEFER, KEN & KARYN
103 PARLIN LN
FREDERICKSBURG, TX 78624

VOLLMAR, SCOTT & TAMMY
227 GREEN OAKS LP
FREDERICKSBURG, TX 78624

SCHROCK, JAMES & GARZA JANE
909 SMOKEY OAK DR
FREDERICKSBURG, TX 78624

WARE, SHELLY & RHONDA
225 GREEN OAKS LP
FREDERICKSBURG, TX 78624

SCHROEDER, CHARLES
PO BOX 838
FREDERICKSBURG, TX 78624

WARFIELD, MATTHEW & CALLAN
727 MADILYNN CT
FREDERICKSBURG, TX 78624

SEALS, MAUREEN
211 SHANNON DR
FREDERICKSBURG, TX 78624

WENDEL, LEONARD M
807 SCARLET OAK CT
FREDERICKSBURG, TX 78624

SHAFER, KEITH & ILENE
221 SHANNON DR
FREDERICKSBURG, TX 78624

WILLIAMS, AMANDA ASHLEY
811 GRAY OAK CT
FREDERICKSBURG, TX 78624

SHIPMAN, & 1997 FAMILY TRUST
%SHIPMAN, TRUSTEES
P O BOX 1505
FREDERICKSBURG, TX 78624

WILLIAMSON, EVAN & AMANDA
229 GREEN OAKS LP
FREDERICKSBURG, TX 78624



March 12, 2025

Continental Homes of Texas L.P.
dlkleinfelder@drhorton.com

RE: Z-2501 – Review Comments for the creation of a PUD (Planned Unit Development) and Establishment of Zoning for Property Located at 256 Pyka Lane.

Dear Applicant,

Project will require consideration by the Planning and Zoning Commission scheduled for **Wednesday, April 2, 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, April 15, 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 by **Wednesday, March 19, 2025**.

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

- Comprehensive Plan identifies this property as mixed density residential which includes a development intensity target of 80 – 100% Residential and 0 -20% Commercial.
- The Comprehensive Plan also places this parcel within a Park Opportunity Zone.
- Ensure PUD Documents compliance with [Sec. 3.700 – Planned Unit Development](#)
 - A Conditional Use Permit will be required for ALL uses
- Staff recommends adding Duplex, Accessory Dwelling Units (ADU's) (Willing to discuss parameters) and above garage living units as uses to the PUD as well as low impact

The City of Fredericksburg

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commercial uses such as a Daycare, Religious Assembly, Community Recreation, Club or Lodge or other neighborhood friendly Commercial uses.

- Staff recommends allowing ADUs for all residential products with qualifying parameters.
- Prohibited Uses do not need to be included in the PUD.
- Add Definitions for all proposed uses. City of Fredericksburg definitions may be found in [Sec. 2.100](#)
- Provide a conceptual land plan as an exhibit to the PUD.
- Update the Additional Development Standards – Should read “General Development Standards”
 - This should include detailed language regarding Sec. 6.100 – Sec. 8.300
 - Site Development Regulations; nonconforming uses, special yard regulations, fences/walls/visibility, parking, temporary/accessory buildings and home occupations.
 - Provide parking minimums/maximums
- Staff recommends the addition of more elements as recommended by the 2024 Comprehensive Plan, please see the following items for consideration.
 - The Comprehensive Plan calls for neighborhood placemaking elements that add Community character and support pride of ownerships. Examples are sidewalks, pocket parks and street trees. [Action N.1.A.6 – Comprehensive Plan Sec. 4.4.G.7 – Subdivision Ordinance](#)
 - The Comprehensive Plan calls for a connected network of sidewalks, paths and/or bike routes within neighborhoods and connecting to nearby collector and arterial streets. [Action M.1.B.1 – Comprehensive Plan](#)
 - [Action G.1.A.5 – Comprehensive Plan](#): Establish context-sensitive design regulations and guidelines that ensure the physical form of new and infill development is visually compatible with and contributes to the community’s existing character and identity. Implement density-based maximum size limitations on developments
 - [Action G.1.A.9 – Comprehensive Plan](#): Proactively pursue the conservation and protection of existing open space to maintain the picturesque Hill Country setting and rural atmosphere of Fredericksburg.
 - [Action G.1.B.5 – Comprehensive Plan](#): Create infill missing middle housing opportunities through revision of zoning, development codes, and use of Conditional Use Permits to infill with higher density yet compatible forms of housing in existing neighborhoods. Identify vacant and underutilized tracts, 0.5 to 5.0 acres in size, within the city limits where mixed uses, duplexes, triplexes,

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and quadplexes could complement the existing conditions and characteristics of the surrounding area.

Engineering Comments:

Please update exhibits A and B to address the following:

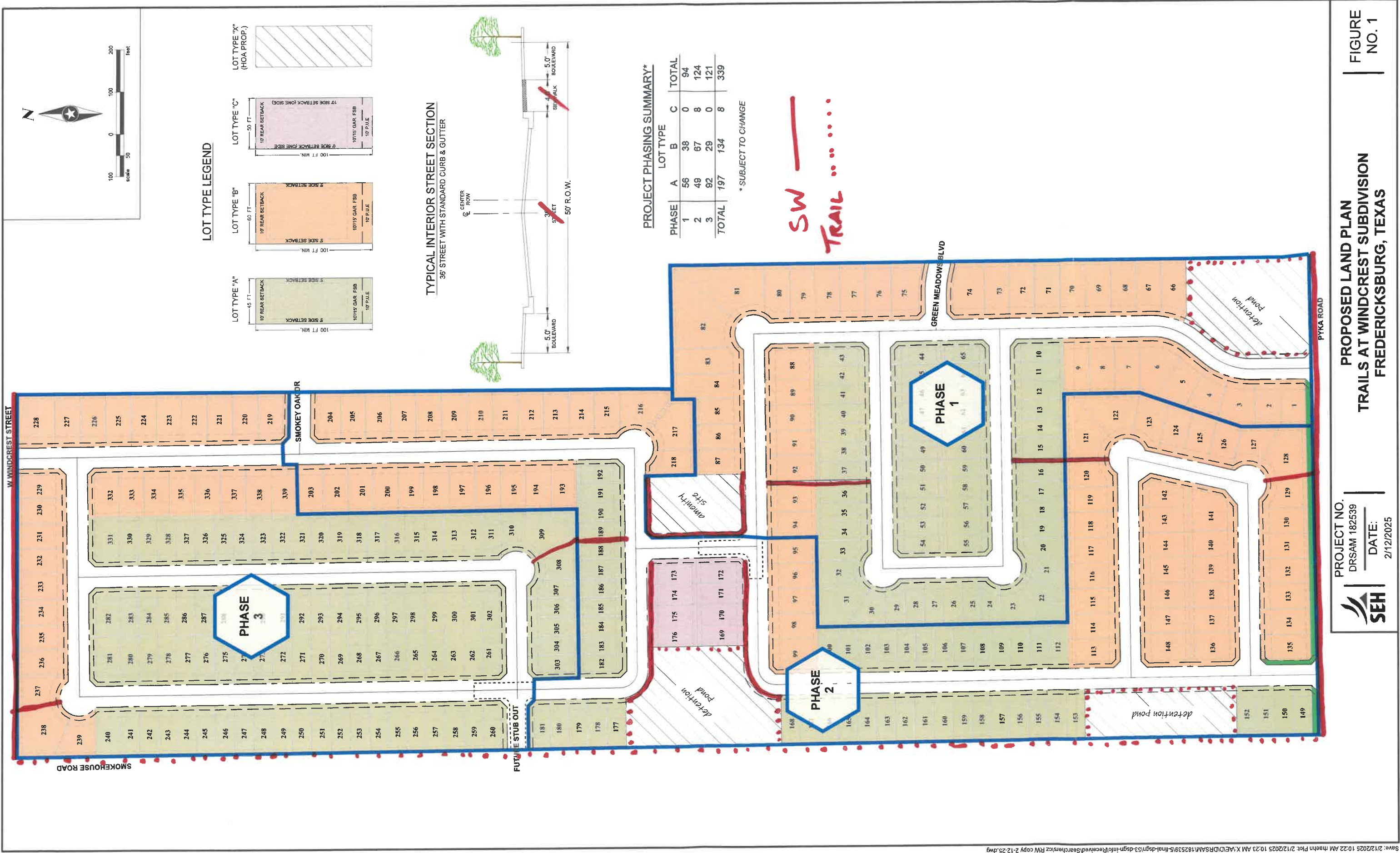
1. The construction of W. Windcrest shall be included phase 2 of the project and access provided to Windcrest from the development.
2. Please update the street cross section to show City Standard 40' wide pavement section for local streets.
3. Update conceptual land use plan to show a sidewalk/ trail plan for the subdivision.
4. All sidewalks shall be ADA compliant and constructed to City Standards. Sidewalks will be constructed on the south side of W. Windcrest and on the north side of Pyka Road, block cut-throughs to the north and south, and around the amenity site. Sidewalks will connect the amenity site to the trails.
5. Trails should be shown around detention areas/green spaces where possible. A trail shall be constructed in Smokehouse Road right of way from W. Windcrest to Pyka Road. Trails shall be constructed of a stabilized all-weather surface resistant to erosion, muddy wet conditions, or dusty dry conditions. Trails around detention ponds should be at least 5 feet wide where possible. The trail in the Smokehouse Road right of way should be minimum 7 feet wide where possible.

Please see attached mark up on Exhibit A “proposed land plan” addressing sidewalk and trail locations.

Please return the revised plans along with your written response as to how the comments have been addressed by Wednesday, March 19, 2025. Please feel free to contact me with any comments or questions, at 830-990-2079 or jmusgrove@fbgtx.org and I will be happy to assist you.



Jan Musgrove, Planner I
Development Review Committee (DRC)



March 19, 2025

City of Fredericksburg Development Review Committee
Attn: Jan Musgrove, Planner 1
jmusgrove@fbgtx.org
830-990-2079

Response to Comments Z-2501 –PUD (Planned Unit Development) and Establishment of Zoning for Property Located at 256 Pyka Lane dated March 12, 2025.

Our response to the City comments is provided in **bold** after the original comment.

- Project will require consideration by the Planning and Zoning Commission scheduled for Wednesday, April 2, 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. **Acknowledged**
- The project will also require consideration by City Council on Tuesday, April 15, 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. **Acknowledged**
- Please provide a written response as to how the items are addressed by Wednesday, March 19, 2025. **Acknowledged**
- Comprehensive Plan identifies this property as mixed density residential which includes a development intensity target of 80 – 100% Residential and 0 -20% Commercial. **The current zoning is R-5 and we are proposing to create a PUD for establishing 3 residential lot types to replace the R-5 classification with 100% of the property being within the PUD for single family use. There is a reservation of an area for community recreation around the original homestead.**
- The Comprehensive Plan also places this parcel within a Park Opportunity Zone. **This development will be providing a private community recreational area that is owned and maintained by a homeowners association (HOA). Prior to final platting, each lot will be required to still pay the \$500 park dedication fees to the City.**
- Ensure PUD Documents compliance with [Sec. 3.700 – Planned Unit Development](#)
 - A Conditional Use Permit will be required for ALL uses – **We request that the CUP process run alongside the PUD and would request that it be approved as soon as possible after approval of the PUD. Our CUP would be for the land use plan exhibit.**
- Staff recommends adding Duplex, Accessory Dwelling Units (ADU's) (Willing to discuss parameters) and above garage living units as uses to the PUD as well as low impact commercial uses such as a Daycare, Religious Assembly, Community Recreation, Club or Lodge or other neighborhood friendly Commercial uses. **Developer does not wish to construct nor allow duplex units in this development. The 3 residential lot types will lead**

to various sized residential houses that can utilize the buildable area of each lot.

Accessory structures are being added to the PUD for each of the lot types.

- Staff recommends allowing ADUs for all residential products with qualifying parameters. **Accessories are allowed in each of the residential lot types A, B, C.**
- Prohibited Uses do not need to be included in the PUD. **Acknowledged and wording has been removed.**
- Add Definitions for all proposed uses. City of Fredericksburg definitions may be found in [Sec. 2.100](#) **Definitions for each proposed use has been added to the PUD if they are different or supplement Sec. 2.100 of the Code of Ordinances. The existing city definitions that are not applicable are removed from the PUD document.**
- Provide a conceptual land plan as an exhibit to the PUD. **The land use plan has been attached and referenced as Exhibit A. Phasing limits are being reviewed and have been removed from the exhibit.**
- Update the Additional Development Standards – Should read “General Development Standards” **Acknowledged and wording has been corrected.**
 - This should include detailed language regarding Sec. 6.100 – Sec. 8.300
 - Site Development Regulations; nonconforming uses, special yard regulations, fences/walls/visibility, parking, temporary/accessory buildings and home occupations. **There are no proposed changes to the city’s existing code Sec. 6.100 to 8.300. As requested, these are included in the PUD documents.**
 - Provide parking minimums/maximums **A requirement on having 4 parking spaces per lot inclusive of a garage has been added.**
- Staff recommends the addition of more elements as recommended by the 2024 Comprehensive Plan, please see the following items for consideration.
 - The Comprehensive Plan calls for neighborhood placemaking elements that add Community character and support pride of ownerships. Examples are sidewalks, pocket parks and street trees. [Action N.1.A.6 – Comprehensive Plan Sec. 4.4.G.7 – Subdivision Ordinance](#) **This PUD includes a community recreation area reserved for the HOA usage, connective sidewalks between neighborhoods, and completion of a walking trail between Pyka and Windcrest within the Smokehouse right of way.**
 - The Comprehensive Plan calls for a connected network of sidewalks, paths and/or bike routes within neighborhoods and connecting to nearby collector and arterial streets. [Action M.1.B.1 – Comprehensive Plan](#) **This development is providing connectivity through connective sidewalks between streets, and an overall connection when complete between Windcrest, Pyka, and the two adjacent subdivisions.**
 - [Action G.1.A.5 – Comprehensive Plan](#): Establish context-sensitive design regulations and guidelines that ensure the physical form of new and infill development is visually compatible with and contributes to the community’s

existing character and identity. Implement density-based maximum size limitations on developments . **The various lot types have been provided to allow for differing size residential products.**

- **Action G.1.A.9 – Comprehensive Plan:** Proactively pursue the conservation and protection of existing open space to maintain the picturesque Hill Country setting and rural atmosphere of Fredericksburg. **The existing homestead site may be used as a community recreation area and is created as Lot type “X”.**
- **Action G.1.B.5 – Comprehensive Plan:** Create infill missing middle housing opportunities through revision of zoning, development codes, and use of Conditional Use Permits to infill with higher density yet compatible forms of housing in existing neighborhoods. Identify vacant and underutilized tracts, 0.5 to 5.0 acres in size, within the city limits where mixed uses, duplexes, triplexes, and quadplexes could complement the existing conditions and characteristics of the surrounding area. **This PUD provides 2 lot sizes and is targeting the middle housing opportunities that are currently missing in Fredericksburg. The houses will be compatible with each other as they are to be constructed by one home builder. This location is convenient to the Southwest parts of town and will ultimately have 5 general access points along Windcrest, Pyka, Smokehouse, and Green Meadows. A future street stub out is providing access to the Smokehouse right of way that is planned for a future collector street extension of Smokehouse.**

Engineering Comments:

Please update exhibits A and B to address the following:

1. The construction of W. Windcrest shall be included phase 2 of the project and access provided to Windcrest from the development. **The phasing limits are being reviewed, and we will work with City staff during preliminary platting to determine limits and scope of improvements.**
2. Please update the street cross section to show City Standard 40' wide pavement section for local streets. **Acknowledged. Cross section will match local street sections and has been added to Exhibit A.**
3. Update conceptual land use plan to show a sidewalk/ trail plan for the subdivision. **Acknowledged and plan is updated.**
4. All sidewalks shall be ADA compliant and constructed to City Standards. Sidewalks will be constructed on the south side of W. Windcrest and on the north side of Pyka Road, block cut throughs to the north and south, and around the amenity site. Sidewalks will connect the amenity site to the trails. **Acknowledged and plan is updated.**
5. Trails should be shown around detention areas/green spaces where possible. A trail shall be constructed in Smokehouse Road right of way from W. Windcrest to Pyka Road. Trails shall be constructed of a stabilized all-weather surface resistant to erosion, muddy wet conditions, or dusty dry conditions. Trails around detention ponds should be at least 5 feet wide where possible. The trail in the Smokehouse Road right of way should be minimum 7 feet wide where possible. **Acknowledged and plan is updated.**

6. Please see attached mark up on Exhibit A “proposed land plan” addressing sidewalk and trail locations. **Acknowledged and plan is updated.**

Thank you for your comments and please contact me if you have any questions.

Sincerely,

Mark D. Cornett

Mark D Cornett, P.E.

Attachments:

Revised PUD document in both word and .pdf format

Revised Exhibit A – Land Use Plan

Copy: Devin Kleinfelder – DR Horton

Casey Zins, P.E. - SEH

Trails at Windcrest Subdivision– Planned Unit Development

Optimum Standards

Municipalities strive for sustainable growth whereby a city ages gracefully; however, the typical regulatory system reduces land development code to a set of minimums. To unify a common vision for this project, this document was developed to supplement the existing code of Fredericksburg, Texas to strive for more efficient and attractive design and construction.

For the most part, within this document there is little that reduces existing minimums in the Fredericksburg code. If there are any instances where exceptions are required, this document attempts to explain the justification behind reducing an existing control. For the most part, following these guidelines should produce a more livable residential community that ages well and retains value.

The Purpose & Intent of this document

1. Protect against incompatible uses that may devalue property overtime.
2. Provide safe and efficient pedestrian connectivity within the community.
3. Encourage patterns that create more attractive development than possible using a 'minimums based' regulatory system, thus improving future resale values while adding to the Fredericksburg property tax base.
4. Create a more flexible mix of lot types that allows the Master Plan to evolve to changing market conditions, innovations in design, technique, and materials, as well as changes in lifestyle or living standards.

Definitions

For the purpose of this ordinance, certain numbers, abbreviations, terms and words used herein shall be used, interpreted, and defined as set forth in this Section. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; and the word "regulations" means "these regulations." **Modifications or supplements to the existing code of ordinances is shown in bold. The remaining definitions are unchanged.**

A.

"Person" includes a corporation, a partnership, and an incorporated association of persons such as a club. "Shall" and "will" are always mandatory. The term "building" includes a "structure"; a "building" or "structure" includes any part thereof; and "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

B.

Words not herein defined but defined in any chapter of the City of Fredericksburg Codes

shall conform to the definitions used in said code.

ACCESSORY STRUCTURE/USES

A structure which is on the same lot as a principal structure, and the use of which is incidental to the use of the principal structure. Accessory structures include, but are not limited to, detached garage, storage shed, guest house, and other similar structures.

ADMINISTRATIVE SERVICES - Offices, administrative, clerical or public contract services that deal directly with the citizen or property owners, together with incidental storage and maintenance of necessary vehicles.

AGENT OF OWNER

Any person showing written verification that he or she is acting for, and with the knowledge and consent of, a property owner.

ALL WEATHER TRAIL

An eight (8) foot decomposed granite (DG) trail is a compacted, permeable pathway designed for all-weather pedestrian use.

BUILDING

A structure having a roof supported by columns or walls for the shelter, support or enclosure of persons and/or property. The word "building" includes the word "structure".

CLUB OR LODGE - A use providing meeting, recreational or social facilities for a private or non-profit association, primarily for use by members and guests. Typical uses include use by property owners for group usage.

COMMON AREA

An area held, designed and designated for the common use of the owners or occupants of a townhouse project, PUD, apartment, condominium, manufactured home park or subdivision.

COMMUNITY RECREATION - A recreational facility for use by residents and guests of a particular residential development, planned unit development, church, private primary educational facility, private secondary educational facility, club or lodge or limited residential neighborhood, including both indoor and outdoor facilities.

DUPLEX RESIDENTIAL

The use of a site for two dwelling units, within a single building, other than a manufactured home.

DWELLING UNIT

A residential unit other than a manufactured home providing complete, independent living facility for one family, including permanent provisions for living, sleeping, eating and cooking.

Efficiency Dwelling Unit. A dwelling unit containing not more than 400 square feet of floor area and not having a separate bedroom or sleeping area independent of the principal living area.

GUEST HOUSE - An accessory building containing a lodging unit with or without kitchen facilities, and used to house tenants or guests of the occupants of a dwelling unit on the same site.

HOME OCCUPATION

An accessory occupational use conducted entirely within a dwelling unit by the inhabitants thereof, which is clearly incidental to the use of the structure for residential purposes and does not change the residential character of the site. See Section 8.300, Home Occupation. This definition does not include short-term rentals.

IMPERVIOUS COVER

Any type of surface that prevents the infiltration of water into the ground. Surfaces such as stone, rooftops, patios, driveways, sidewalks, roadways, parking lots, and decomposed or crushed granite gravel (when utilized for parking areas and paths from ADA parking spaces to the entrance of buildings or structures) shall be considered as impervious cover. Uncovered wooden decks shall be considered as 50 percent impervious cover. Impervious cover does not include sidewalks or paving in the public right-of-way, or water features such as ponds, fountains, pools, and water detention basins.

LOT COVERAGE OR BUILDING COVERAGE

The area of lot covered by buildings or roofed areas, but excluding incidental projecting eaves, balconies and similar features, ground level paving, landscaping, and open recreational facilities. See Section 7.700.

LOT WIDTH - The horizontal distance between side lot lines, measured at 25' from front property line.

MAIL BOXES – Community mailbox clusters.

MULTIPLE FAMILY RESIDENTIAL

The use of a site for three or more dwelling units, within one or more buildings. These facilities are prohibited from obtaining STR permits.

NONCONFORMING STRUCTURE OR BUILDING

A structure or building, the size, dimension, or location of which was lawful prior to the adoption, revision, or amendment to the zoning ordinance but fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

NONCONFORMING USE

A lawful use of any land, building or structure, other than a sign or PUD, which does not conform with currently applicable use regulations, but which complies with use regulations in effect at the time the use was established. See Section 6.100.

OPEN SPACE – Area that is to be used for community recreation or left open. May include trees or landscape but generally left open for recreation spaces. May be also part of a storm water detention area.

PLANNED UNIT DEVELOPMENT (PUD)

A Planned Unit Development is a development which is under unified control and is planned, and developed, as a whole in a single development operation of programmed series or phases of development, each phase of which is specifically integrated into and made a part of the overall plan of development, and which shall include streets, lots, adequate utilities to serve the proposed uses and densities, and which indicates all structures and their relationship to each other and to adjacent uses and improvements, and which provides for common taxation, maintenance, and operation thereof. A Plan Unit Development shall consist of dwelling units, and may also include non-residential uses compatibly and harmoniously incorporated into the unitary design for the Planned Unit Development. A Planned Unit Development where more than five percent of the total area is utilized for non-residential purposes, such as commercial or industrial uses, is a non-residential PUD. See Section 3.700.

RESIDENCE

A building occupied as the abiding place of one or more persons in which the use and management of sleeping quarters, and all appliances for cooling, ventilating, heating, or lighting are under one control, including but not limited to one-family and two-family dwellings, duplexes, townhouses, condominiums, apartment houses and boarding houses, and which shall be the principal building or use on any lot in R-1, R-2, R-3, R-4 or R-5 residence districts.

SETBACK LINE

A line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

SIGN

Any device or surface on which letters, illustrations, designs, figures or symbols are painted, printed, stamped, raised, projected or in any manner outlined or attached and used for location and advertising purposes.

SINGLE FAMILY RESIDENTIAL

The use of a site for only one dwelling unit, other than a manufactured home.

SINGLE FAMILY RESIDENTIAL (ATTACHED)

A single family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent dwelling or dwellings by party walls or are located immediately adjacent thereto with no visible separation. Included under this use category is townhouse and condominium.

STORM WATER DETENTION – Use of open space to collect and discharge storm water to a drainage system.

USE

The conduct of an activity, or the performance of a function or operation, on a site or in a building or facility.

Accessory Use. A use or activity which is incidental to and customarily associated with a specific principal use on the same site, including parking for the principal use.

Principal Use. A use listed by the regulations for any particular district as a permitted use within that zone and permitted, therein, as a matter of right when conducted in accordance with the regulations established by this ordinance.

Conditional Use. A use listed by the regulations for any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis subject to a Conditional Use Permit, and to all other regulations established by this ordinance.

DEVELOPMENT AREAS / PHASING

The overall development is proposed to be divided into three phases. To be determined during preliminary platting. The first phase is anticipated to be on the southeast portion of the project along Pyka with secondary access through Green Meadows.

The maximum number of lots for the entire area of the PUD are included in the following table.

LOT TYPE:	A	B	TOTAL
PROPOSED UNITS:	197	140	337
% OF TOTAL AS SHOWN:	58%	42%	100%
% OF TOTAL ALLOWABLE:	62%	48%	

Lot Type “A”

Principal Permitted Uses. A conditional use permit will be required for this use.

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

- Single Family Residential (detached)
- Accessory Structure/Uses

Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height.

Site Development Regulations for Lot Type “A”

The Site Development shall be subject to the following regulations (all references to Sections in the following table refer to the City of Fredericksburg Code of Ordinances). General Development Standards located on “Exhibit B”.

Feature	Regulation
Lot Size	Minimum Lot Area, 4,500 Square Feet
Lot Width	Minimum Lot Width, 45 feet
Height	Maximum Building Height, 2 Stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minimum Dwelling Areas (Living Area Only)	750 Square Feet
Maximum Building Coverage	Percent of Lot Area, 50%
Maximum Impervious Coverage	Percent of Lot Area, 60%
Nonconforming Uses	Section 6.100
Yard and Setback Regulations	Section 7.300
Permitted Exceptions to Height Limits	Section 7.520
Fences Walls and Visibility	Section 7.530
Residential Density	Section 7.600
Temporary Uses	Section 8.000
Accessory Use Regulations	Section 8.200
Home Occupations	Section 8.300

Lot Type “B”

Principal Permitted Uses. A conditional use permit will be required for this use.

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

- Single Family Residential (Detached)
- Accessory Structure/Uses
- Duplex
- Guest House

Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height.

Site Development Regulations for Lot Type “B”

The Site Development shall be subject to the following regulations (all references to Sections in the following table refer to the City of Fredericksburg Code of Ordinances). General Development Standards located on “Exhibit B”.

Feature	Regulation
Lot Size	Minimum Lot Area, 6,000 Square feet; or 10,000 square feet for guest houses and short-term rental, accessory uses
Lot Width	Minimum Lot Width, 60 feet
Height	Maximum Building Height, 2½ stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minimum Dwelling Areas (Living Area Only)	750 Square Feet
Maximum Building Coverage	Percent of Lot Area, 50%
Maximum Impervious Coverage	Percent of Lot Area, 60%
Nonconforming Uses	Section 6.100
Yard and Setback Regulations	Section 7.300
Permitted Exceptions to Height Limits	Section 7.520
Fences Walls and Visibility	Section 7.530
Residential Density	Section 7.600

Temporary Uses	Section 8.000
Accessory Use Regulations	Section 8.200
Home Occupations	Section 8.300

Lot Type “X”

Principal Permitted Uses. A conditional use permit will be required for this use.

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, attended or enlarged only for the following uses plus other uses the City Council, by resolution, may seem to be similar to those listed and not obnoxious or detrimental to the public health, safety and welfare:

- Community recreation
- Club or Lodge
- Administrative services
- Storm water detention
- All weather trail
- Open space
- Sign
- Mail boxes

Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height.

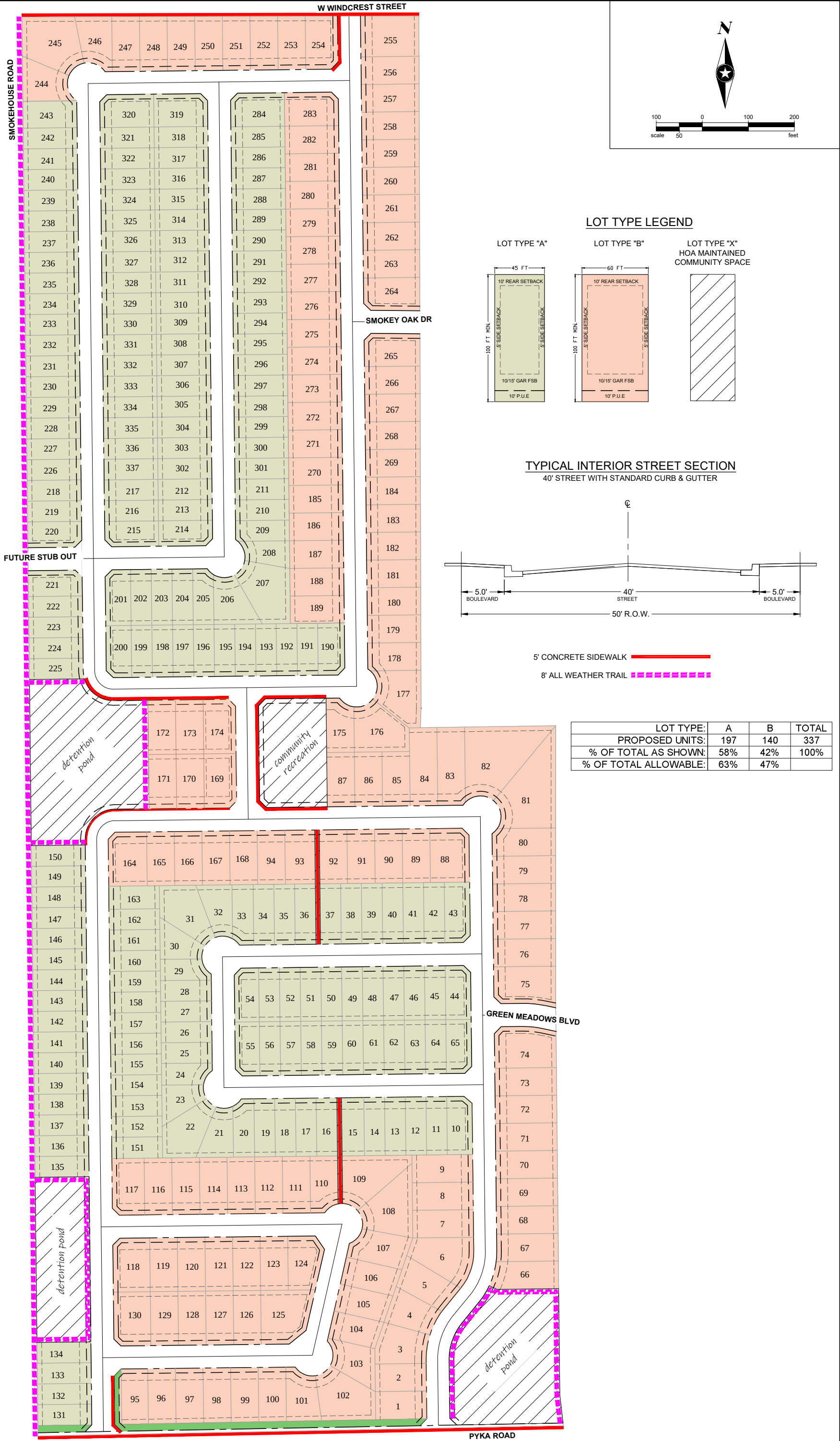
Site Development Regulations for Lot Type “X”

The Site Development shall be subject to the following regulations related to building structures. General Development Standards located on “Exhibit B”.

Feature	Regulation
Front Yard	Minimum Required Setback, 15 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Ten (10) feet
Rear Yard	Minimum Required Setback, 10 feet

**EXHIBIT A
LAND USE PLAN**

Save: 3/18/2025 3:40 PM rhaehn Plot: 3/18/2025 3:40 PM X:\AED\DRSAM\182539\5-final.dgn\53-dsgr-info\Revised\Searchers\z RW copy 2-12-25.dwg



PROJECT NO.
DRSAM 182539
DATE:
3/18/2025

PROPOSED LAND PLAN
TRAILS AT WINDCREST SUBDIVISION
FREDERICKSBURG, TEXAS

FIGURE
NO. 1

EXHIBIT B GENERAL DEVELOPMENT STANDARDS

Except as specified herein, the development standards for right of way improvements, including utilities and street designs will follow the adopted standards of the City of Fredericksburg as of the effective date of this PUD.

1. 5' wide sidewalks will be provided as shown in Exhibit A – Land Use Plan to interconnect internal neighborhoods and to increase access around the community recreation areas. Additionally, sidewalks will be provided along Windcrest and along Pyka.
2. An 8' all weather trail will be provided as shown in Exhibit A – Land Use Plan to connect Pyka to Windcrest within the existing Smokehouse right-of-way and within the development around the open space areas.
3. Streets will be constructed to the City of Fredericksburg Standards for local access.
4. Interior connectivity sidewalks are to be provided as shown on the Trails of Windcrest Land Use Plan. Sidewalks not located in the public right of way shall be maintained by a designated homeowners association. The trails located outside of the public right of way will become part of "Lot Type X"
5. Storm water detention and open space areas are permitted within the Trails of Windcrest when deemed necessary and constructed in general conformance with City of Fredericksburg design standards. Storm water detention and open spaces outside of the public right of way will become part of "Lot Type X".
6. Temporary dead-end streets are permitted between phases that are no more than 1,000 linear feet and are to include either a temporary turn around constructed of minimum of 8" limestone base and capable of supporting H-20 loads in all weather conditions or a hammer head turn around that meets the City of Fredericksburg Standards if used in conjunction with a street intersection.
7. Each residential lot shall be constructed to provide 4 off street parking spaces inclusive of garage space.
8. Each residential lot will have at least one(1) tree of 1-1/2" minimum caliper provided in the front yard during landscape of the finished home.

Section 6.100. – Nonconforming Uses and Structures

A Nonconforming status shall exist under the following provisions of this ordinance.

When a use or structure which does not conform to the regulations prescribed in the district in which such use or structure is located was in existence and lawfully operating prior to the effective date of this Ordinance and has been operating since without discontinuance.

When at some subsequent date a use or structure which does not conform to the regulations prescribed in the district in which such use or structure is located was in existence at the time of annexation to the City of Fredericksburg and has since been in regular and continuous use.

Section 6.110. – Continuance of a Nonconforming Use

Residential Districts

Enlargement. A non-conforming use may be enlarged, expanded, extended or changed within the boundary of the lot in which the non-conforming use has legally operated, upon approval of a Conditional Use Permit (section 5.400). Any enlargement or extension, whether requiring a Conditional Use Permit or not, shall be required to come into in compliance with all city ordinances, codes, or policies and development regulations which may apply to the property (examples without limitation: landscape, parking, curb cuts, setbacks).

Conversions. A non-conforming use may be continued as the same classification, or may be changed to a use of a more restricted classification upon approval of a conditional use permit. If it is changed to a use in a more restricted classification or to a conforming use, it cannot be changed back to its original non-conforming use. For purpose of this paragraph, the phrase "same classification" means: uses permitted in the same district; a "more restricted classification" means: use in a district having more restricted use (i.e., C-2 vs. C-1); and provided that:

The new use is similar to or less intensive than that of the old use in terms of noise generated, outdoor storage, customer activity and impact on other conforming uses in the area, and that the new use comply with the parking requirements of this ordinance as applicable to newly established uses.

Termination.

If a non-conforming use or any portion thereof is voluntarily discontinued for a period of 90 days, any future use of such land or portion thereof shall be in conformity with the regulations of the district in which such land or portion thereof is located.

Non-conforming use is terminated upon a change in use other than as provided herein.

Non-conforming use is terminated upon destruction of a structure occupied by a non-conforming use unless it is permitted to be rebuilt as provided herein.

Section 6.120.- Continuance of Nonconforming Structures

Subject to all limitations herein set forth, any nonconforming structure may be occupied and operated and maintained in a state of good repair, but no nonconforming structure shall be enlarged or extended.

A nonconforming structure in which only permitted uses are operated may be enlarged or extended if the enlargement or extension can be made in compliance with all the provisions of this chapter established for structures in the district in which the nonconforming structure is located. Such enlargement shall also be subject to all other applicable city ordinances.

Termination of nonconforming structures:

Damage to structures. The right to operate and maintain any nonconforming structure shall terminate and shall cease to exist whenever the nonconforming structure is damaged in any manner and from any cause whatsoever and the cost of repairing such damage exceeds 75 percent of the tax roll assessed value of such structure on the date of such damage.

Obsolescence of structure. The right to operate and maintain any nonconforming structure shall terminate and shall cease to exist whenever the nonconforming structure becomes obsolete or substandard under an applicable ordinance of the municipality and the cost of placing such structure in lawful compliance with the applicable ordinance exceeds 75 percent of the tax roll assessed value of such structure on the date that the proper official of the municipality determines that such structure is obsolete or substandard.

Determination of replacement cost. In determining the replacement cost of any nonconforming structure there shall not be included therein the cost of land or any factors other than the nonconforming structure itself.

Section 7.300. – Yard and Setback Regulations

Section 7.310. – Purpose

Minimum yard requirements (setbacks) are established (see Appendix B) to ensure safety, light, air, privacy, building separation and open areas appropriate to each use and district, and to minimize impacts of uses and structures on one site upon adjoining sites.

Section 7.320. – Special Front Yard Regulations.

Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.

Where a building line has been established by plat or ordinance and such line requires a greater or lesser front yard setback than is prescribed by this Ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat.

The front yard shall be measured from the property line to the front face of the building, vertical supports of the covered porch or covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four feet and subsurface structures, fences, walls, platforms, or slabs may not project into the front yard to a height greater than 48 inches above the average grade of the yard.

Front yard setback areas, in residential zoning districts, shall have a maximum impervious cover allowance of 35 percent and be designed to standard residential designs.

Attached accessory buildings shall have a front yard not less than the main building. Detached accessory buildings shall be located in the area defined as the rear yard.

Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required

front yard need be observed.

If 25 percent or more of the frontage on one side of a street between two intersecting streets in any residential district is improved with buildings, prior to the effective date of this ordinance, that have been observed an average front yard line varying from the standards herein established, then the average front yard existing in the block shall be observed, provided however, that this regulation shall not be interpreted as requiring a front yard line of more than 25 feet.

Section 7.330. – Special Side Yard Regulations

- A. Every part of a required side yard shall be open and unobstructed, except for the ordinary projections of window sills, air conditioning units, pool equipment, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed three feet into the required side yard, and root caves projecting not to exceed 36 inches into the required side yard.
- B. Swimming pools shall have side yard setbacks of ten feet from the lot line to the water's edge.
- C. Hot tubs, spas, and fire pits shall have side yard setbacks of 15 feet.1.Fire pits shall also conform to the City of Fredericksburg Fire Protection Ordinance. as applicable, set forth in Chapter 17 of the Code of Ordinances.
- D. Accessory Structures shall adhere to the setbacks of the base zoning district.

Section 7.340. – Special Rear Yard Regulations

- A. Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section 8.270, and the ordinary projections of window sills, air conditioning units, pool equipment, belt courses, cornices, and roof overhangs and other architectural features projecting not to exceed three feet into the required rear yard.
- B. Swimming pools shall have rear yard setbacks of ten feet from the lot line to the water's edge.
- C. Hot tubs, spas, and fire pits shall have rear yard setbacks of 15 feet.1.Fire pits shall also conform to the City of Fredericksburg Fire Protection Ordinance, as applicable, set forth in Chapter 17 of the Code of Ordinances.
- D. Accessory Structures shall adhere to the setbacks as permitted in Section 8.270.

Section 7.520. - Permitted Exceptions to Height Limits

The following structures and features may exceed the maximum height for the district in which they are located, subject to limits specified herein:

The following structures may exceed the height limit of any district by not more than fifteen

percent (15%), or such height as may be necessary to comply with generally accepted engineering practices for stacks and vents, or any applicable Federal or State law, regulation, guideline or order, whichever is greater:

Parapet walls, chimneys, vents and mechanical or safety features such as fire towers, stairways, elevator penthouses, heating and cooling equipment and protective covers.

Ornamental towers, cupolas, domes and spires not designed for occupancy.

The following structures are exempt from the height limit:

Radio and television receiving antennae of the type customarily used for home radio and television receivers.

Flagpoles.

Radio towers operated by licensed amateur radio operators no more than sixty (60) feet in height plus fifteen (15) feet for antennae. A Conditional Use Permit shall be required to exceed tower and antennae height of sixty (60) feet and fifteen (15) feet respectively.

Section 7.530. – Fences, Walls and Visibility

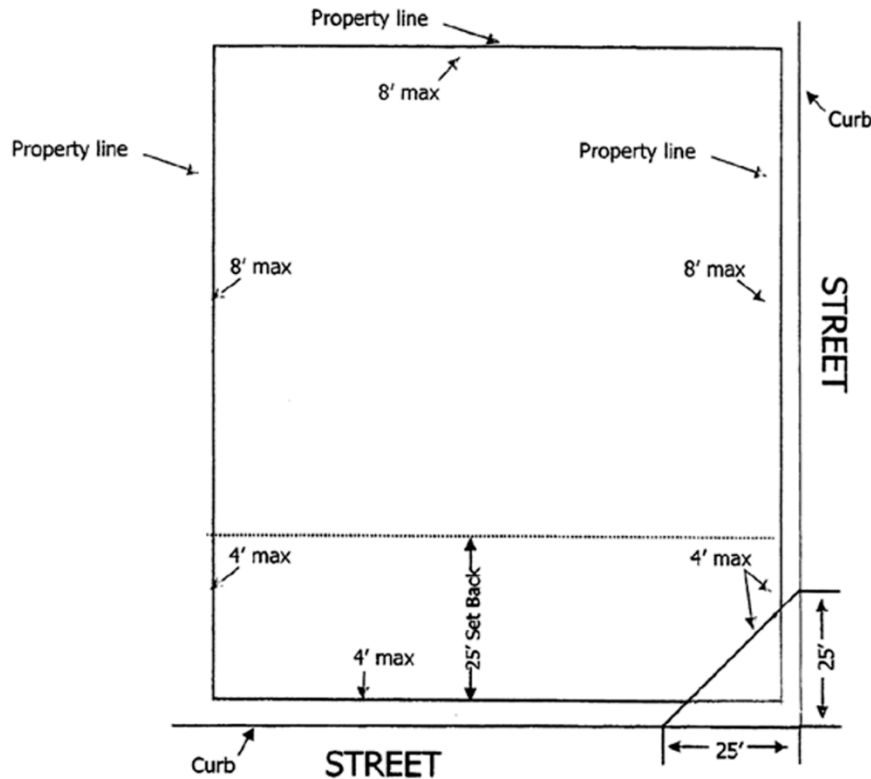
All fences, walls, shrubs, trees, signs or other obstructions shall be constructed and maintained in accordance with the following standards:

- (a) All fences, walls, and hedges, located in front of the minimum required front yard line as specified herein, shall not be constructed or maintained to a height exceeding four (4) feet above the grade of the lot.
- (b) All fences and walls located to the rear of the minimum required front yard setback shall not exceed eight feet in height. Fences or walls which conform to the minimum front, side and rear yards for buildings may be erected to any maximum height specified for a building on the lot or tract where such fence or wall is located
- (c) In addition to the provisions of (a) and (b) above, the following will apply to corner lots.

No fence, wall, shrub, tree, sign or other obstruction shall encroach into the area hereinafter defined as the twenty-five (25) foot visibility triangle. The limbs and foliage of trees existing as of April 1, 2009, may remain if an unobstructed cross-visibility at a level between three (3) feet and seven (7) feet in height from the road surface allowing for a four (4) foot visual clearance is maintained.

The twenty-five (25) foot visibility triangle is derived by measuring back twenty-five (25) feet along the curb (or edge of paved street if there is no curb) from the street corner of both streets, or other rights of way, that forms the point of intersection of the projection of the curb lines (or street paving if there is no curb) from the property. When both distances are measured, they will create two sides of the triangle. Then both sides of the triangle shall be connected by a line between both measured points. This completes the third side of the triangle and gives a line of angle to follow. All fences, walls, shrubs, trees, signs or other obstructions shall be located behind the measured triangle.

All fences, walls, shrubs, trees, signs or other obstructions shall be located behind the measured triangle. Only grass and/or groundcover will be permitted inside the triangle.



- A. Front yard set back is determined by the recorded lot orientation, not by address or orientation of structure.
 - B. Maximum height for the front yard fence is [four feet] (4'). This includes any gates, arbors, entrances or other structures built into the fence.
 - C. Maximum fence height other than the front yard is eight [feet] (8').
 - D. Fences and landscaping on corner lots must adhere to the Twenty-five[-foot] (25') triangle requirement. As shown above, a fence shall be built on an angle. There shall not be any landscaping within the triangle area, other than ground cover and/or grass.
- (d) Vegetation on or within the Right-of Way, overhanging the paved street area, shall be maintained at a vertical clearance of fourteen (14) feet.

Section 7.600. – Residential Density

Residential density regulations are established to coordinate the intensity of residential development with existing and planned public service and utility capabilities, to ensure residential development compatible with existing and anticipated uses of nearby property, and

to promote the growth, population distribution, and development policies of the Comprehensive Plan.

Section 8.000. – Temporary Uses

Provisions authorizing temporary uses for areas not in the public right-of-way are intended to permit occasional, temporary uses and activities when consistent with the purposes of the zoning regulations and when compatible with other nearby uses.

Section 8.100. – Temporary Use Types

The following types of temporary uses may be authorized, subject to specific limitations herein and such additional conditions as may be established by the Director of Development Services for the City of Fredericksburg or his or her designee "Director."

- A. Model homes and related real estate sales and display activities located within the subdivision or residential development to which they pertain.
- B. New subdivisions and related real estate sales and display activities located within the subdivision or residential development to which they pertain.
- C. A temporary sales office for use in development of a new subdivision may be established and operated within the subdivision for a period not to exceed four (4) years from the date of the first construction permit issued in the subdivision or until ninety-five percent (95%) of the lots therein are sold, whichever occurs first; provided that extension of time may be granted by the Board of Adjustment on application duly made for a special exception or temporary permit to continue such temporary use.
- D. Public, religious, patriotic, or historic assemblies, displays or exhibits, including festivals, benefits, fund-raising events or similar uses which typically attract a mass audience shall require any use district other than residential. (Exception: religious assembly in residential districts).
- J. Additional Temporary uses determined to be similar to the foregoing by the Building Official.

Section 8.200. – Accessory Use Regulations

The purpose of these provisions is to establish the relationship among the principal and accessory uses and to establish provisions governing the conduct of accessory uses.

Section 8.220. – Accessory Uses: Residential Use Types

Residential use types include the following accessory uses, activities and structures on the same site or lot. Residential accessory activities and meetings shall not generate guest traffic to the site exceeding ten vehicles during any two days or 24-hour period per week or 30 vehicles during any one week.

Private garages and parking for the principal use.

Recreational activities and facilities for use by residents.

Religious study meetings.

Playhouses, patios, cabanas, porches, gazebos, swimming pools and incidental household storage buildings.

One guest house, in the R-1 single family residential district on a lot containing 10,000 square feet or more of area, provided that the owner of the property lives on the property as their primary residence. The guest house shall not exceed the size of the primary structure. All other development requirements (as an example: additional parking space requirements) shall apply.

Garage or yard sales - no more than three in any one year and not exceeding three consecutive days.

Home Occupations in compliance with Section 8.300.

Registered Family Homes.

Other necessary and customary uses determined by the Director of Planning and Building to be appropriate, incidental and subordinate to a principal use.

Section 8.250. – Temporary Accessory Building

Residential. A maximum of two (2) temporary buildings which are not attached permanently to a foundation, each of which does not exceed one hundred fifty (150) square-feet in gross floor area, and ten (10) feet in height, shall be permitted as accessory buildings on a residential lot, provided that such buildings are secured to the ground in a manner approved by the Homeowners Association.

Section 8.270. – Yards and Accessory Buildings

All accessory buildings shall be subject to the following setback provisions:

Front Yard. Accessory buildings shall have a front yard not less than the main building.

Side Yard. There shall be a side yard not less than five (5) feet from any side lot line, or easement line, except that adjacent to a side street, the side yard shall never be less than fifteen (15) feet.

Rear Yard. There shall be a rear yard not less than three (3) feet from any lot line, alley line or easement line, except that if no alley exists, the rear yard shall not be less than ten (10) feet as measured from rear lot line.

Section 8.300. – Home Occupations

Home occupations accessory to residential use shall be subject to the following limitations:

The home occupation shall be conducted entirely within a dwelling unit which is the bona fide residence of the practitioner (s), or entirely within only one accessory garage building (not including a carport).

No person other than a family member who resides in the dwelling unit shall participate in the home occupation on the premises.

The residential character of the lot and dwelling shall be maintained. Neither the interior nor the exterior of the dwelling shall be structurally altered so as to require compliance with nonresidential construction codes to accommodate the home occupation. No additional buildings shall be added on the property to accommodate the home occupation.

The home occupation shall not generate customer related vehicular traffic.

No direct selling of merchandise shall occur on the premises.

No equipment or materials associated with the home occupation shall be displayed or stored where visible from anywhere off the premises.

The occupation shall not produce external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference or waste run-off outside the dwelling unit or on the property surrounding the dwelling unit.

No vehicle used in connection with the home occupation which requires a commercial driver's license to operate shall be parked on the premises or on any street adjacent to the residentially zoned property.

The home occupation shall not be advertised by any signs on the premises, including business signs on vehicles, nor shall the street address of the home be advertised through signs, billboards, television, radio, newspapers or other forms of direct advertising.

Nothing herein shall be construed to allow the following businesses or occupations as home occupations: animal hospitals, animal breeding, clinics, hospitals, contractor yards, dancing schools, junk yards, restaurants, rental outlets, vehicle repair shops or massage parlors.

Deliveries from commercial suppliers may not be made more than once each week, and deliveries shall not restrict traffic circulation.

EXHIBIT C SIGNAGE REGULATIONS

Section 29-7. Permanent signs permitted

All signs listed in this section shall be required to meet any applicable standards as listed in this section and a construction permit shall be required prior to the erection of any signs described in this section:

(1) The following signs shall be permitted:

- a. Residential subdivisions are allowed one permanent identification sign at each major entrance with not more than 32 square feet of sign area per sign. The height of each sign shall not exceed five feet and the lowest point of the sign facing shall not exceed 24 inches above the adjacent ground.
- b. Temporary real estate signs.
 1. A maximum of two temporary real estate development signs, with a combined total of 90 square feet of sign area and limited to 64 square feet for any one sign, may be located in a new subdivision.
 2. Each sign shall be located at a separate location with maximum separation as practicable. Two signs at the subdivision entrance are prohibited.
 3. The maximum sign height shall be 15 feet.
 4. Such temporary real estate subdivision signs shall be removed 24 months from the date the building permit for the sign is issued unless an application for extension of the same is made prior to the expiration of the 24-month period, in which case the 24-month period shall be extended for one additional period up to 24 months.

Section 29-5. Signs exempted from certain regulations

The signs described in the following subsections are exempt from the regulations provided for in the city code. However, such signs shall remain subject to the construction and electrical standards of the city codes:

- (1) Realty signs advertising the sale, lease, rental, will build to suit of or on the premises upon which the sign is located, provided such signs do not exceed 32 square feet in area in nonresidential districts, and six square feet in area in residential districts, and do not exceed five feet in height. This exception includes garage sale or similar signs in residential districts. These signs shall be limited to one per lot.
- (2) Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs, societies, or charitable organizations and located on the premises of such institutions, provided that if it is a freestanding sign such signs do not exceed 32 square feet in area.
- (3) One sign per street frontage of a building which is under construction, structural alteration or repair announcing the character of the building or enterprise or the purpose for which the building is intended, including names of architects, engineers, contractors, developers, financiers, owners, and others, provided the area of such signs does not exceed 32 square feet in nonresidential districts, and 16 feet in residential districts. Individual contractor signs (one per contractor), not exceeding three square feet in area, are allowed in addition to the construction

sign described earlier in this subsection. All such contractor or construction signs shall be removed within 30 days after the completion of the construction project. All such signs which are larger than three square feet in area shall be set back from the property line to the normal building setback line required in the applicable zoning district. For the purposes of this subsection, the term "under construction" means under active construction and before substantial completion. Such signs shall not be erected, placed or allowed to remain in the absence or lapse of a building permit for the property to which it relates, or if a certificate of occupancy has been issued for such property. Trade repair or improvement signs (e.g., landscape and air conditioner repair signs) are limited to four square feet and may be placed only for the length of time the active repair or installation is underway not to include any maintenance period.

- (6) Governmental signs, provided that such signs do not exceed 32 square feet in area.
- (7) Community service signs may be placed on or over public property or on or over a public right-of-way only by units of local, state or federal governments or their agents. All signs in this category shall be maintained in good condition and if not the city building official shall cause such sign to be removed. If any sign in this category is for a special event, the sign shall not be erected more than two weeks prior to the event and shall be removed no later than five days after the event. The owner or organization shall be responsible for all costs involved in the erection and removal of such signs. A freestanding community service sign shall not six square feet in area in residential districts. Signs hung across a public right-of-way shall be constructed of minnow seine material and shall be no larger than four feet in width and 36 square feet in length.
- (8) Official flags of governmental jurisdictions, U.S. military regimental flags, school flags and flags placed with permission of the city for special events or occasions.
- (10) Signs specifically approved in a planned unit development; provided, however no prohibited signs shall be permitted.
- (11) Political election signs and signs the regulation of which is prohibited by the First Amendment as free speech, provided that such signs do not exceed 36 square feet in area or eight feet in height, on private real property with the consent of the owner, and are nonilluminated and without moving elements, and provided that such signs shall not be placed in, on or over any public street right-of-way. This provision shall not prohibit the use of signs in lawful demonstrations or speech in the public forum.
- (15) Directional signs, provided that such signs do not exceed six square feet in area or five feet in height.
- (16) No solicitation signs.



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%



GUIDANCE AND INTERPRETATION

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

- New development shall be built with a more urban or semi-urban character, including larger sidewalks and street trees.
- This land use can be a good transitional use from lower density residential to higher density or nonresidential uses, including near downtown.
- Connectivity to adjacent developments through trails and sidewalks is critical to maintaining access for transportation and recreation.
- Vehicle access through rear alleys and side or rear parking is desired instead of a front-loaded product.
- Social gathering spaces should be prioritized, including either public parks, passive open space or active private spaces within a development.
- Regional stormwater retention facilities and infrastructure should be utilized to create greenways and pedestrian/bicycle paths.
- Infill and development within the Historic District is subject to the Historic Preservation Ordinance and review by the Historic Review Board.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts:

- R1-A, R2, R3, R5, NC

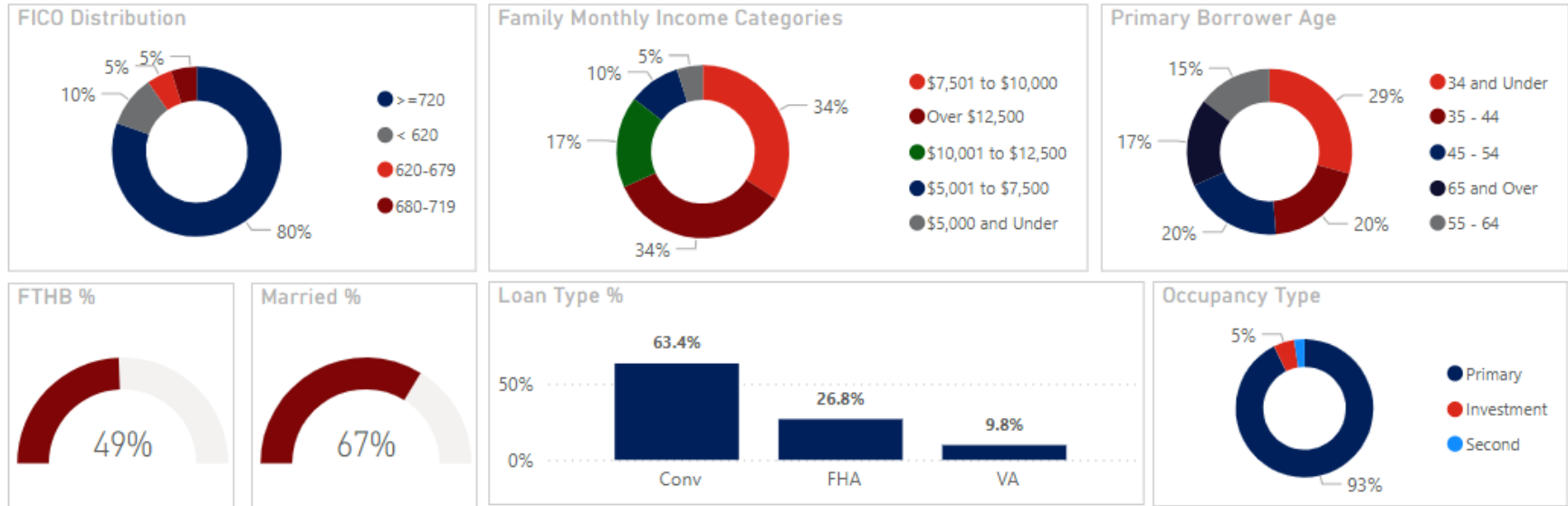
Implementation - Development Code Review:

- Review building height and setbacks for consistency
- Review buffers and screening to ensure compatibility (urban scale)
- Ensure street and pedestrian connectivity requirements to maintain connected street patterns
- Require sidewalks along all streets for development applications regardless of the Sidewalk and Trails Plan.
- Connectivity and efficient infrastructure requirements to add value
- Establish standards and requirements for alley facing garages, driveway requirements related to frontage on public streets versus alleys, garage door facing locations, and ensure front doors face the public street
- Maintain high standard of review from the Historic Review Board for development in the Historic District

REPRESENTATIVE IMAGERY



Harmony Hills Owner/Buyer Data



Employer	Loans
Texas Winery Owners Group LLC	2
AA Rated Lawn and Haus Services LLC	1
Apple	1
Asia Supermarket	1
Augusta Vin Winery	1
Caliche Coffee	1
Cherry Bekaert	1
Chevron	1
Chick-Fil-A	1
Colored Door Properties	1
Enchanted Rock Skilled Nursing and Rehabilitation	1
Frederickburg ISD	1
Fused Electric Inc	1
Gillespie County	1
Imagine Solutions LLC	1
Kellies Doggie Country Resort	1
Linens-N-More	1
Longneck Manor Conservation Foundation (21441063)	1
McLane Ford	1
Methodist Healthcare	1
Methodist Physicians Hill Country	1
Moleculin Biotech, Inc	1
Moleculin Biotech, Inc.	1
Performance Food Service	1
Peterson Regional Medical Center	1
Quirch Foods	1
RC Siete Family Limited Partnership	1



**NOTICE OF PLANNING & ZONING &
CITY COUNCIL PUBLIC HEARINGS:
A ZONING CHANGE R5 TO PUD**

Dear Property Owner:

According to Gillespie Appraisal District Tax Records, you are the owner of real property, the City Limits of Fredericksburg. This is a notification of a PUD (Planned Use Development) application that will result in two public hearings. You are **not** required to attend the meeting, but if you care to attend, you will be given a full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg. All protests must be submitted in writing. Agendas, with more information, for both public hearings will be available at:

<https://www.fbgtx.org/agendacenter>

APPLICANT: Continental Homes of Texas, L.P. **LOCATIONS IMPACTED:** See attached Map

REQUEST NUMBER: Z-2501

1st HEARING The City of Fredericksburg **PLANNING AND ZONING COMMISSION** will meet in a regular session on **April 2, at 5:30 PM**. The meeting will be held at the City Hall, East Campus, located at 2818 US HWY 290 East, Fredericksburg, Texas.

The decision of the PLANNING & ZONING COMMISSION is a recommendation only.
Final approval must be given by action of the CITY COUNCIL.

2nd HEARING The City of Fredericksburg **CITY COUNCIL** will meet in a regular session on **April 15, 2025, at 9:00 AM**. The meeting will be held at the City Hall, East Campus, located at 2818 US HWY 290 East, Fredericksburg, Texas.

REQUEST:

REQUEST #Z-2501: BY CONTINENTAL HOMES OF TEXAS, L.P. TO CONSIDER A ZONING CHANGE REQUEST FROM R5, PATIO HOME RESIDENTIAL TO A PLANNED UNIT DEVELOPMENT (PUD) FOR APPROXIMATELY 70 ACRES LOCATED BETWEEN WEST LIVE OAK AND PYKA RD ADDRESSED AS 256 PYKA RD.

THE PUD WOULD ALLOW A VARIETY OF RESIDENTIAL PRODUCTS.

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

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



REQUEST NO. Z-2501

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

This will be great for the city!


Signature

3/28/25
Date

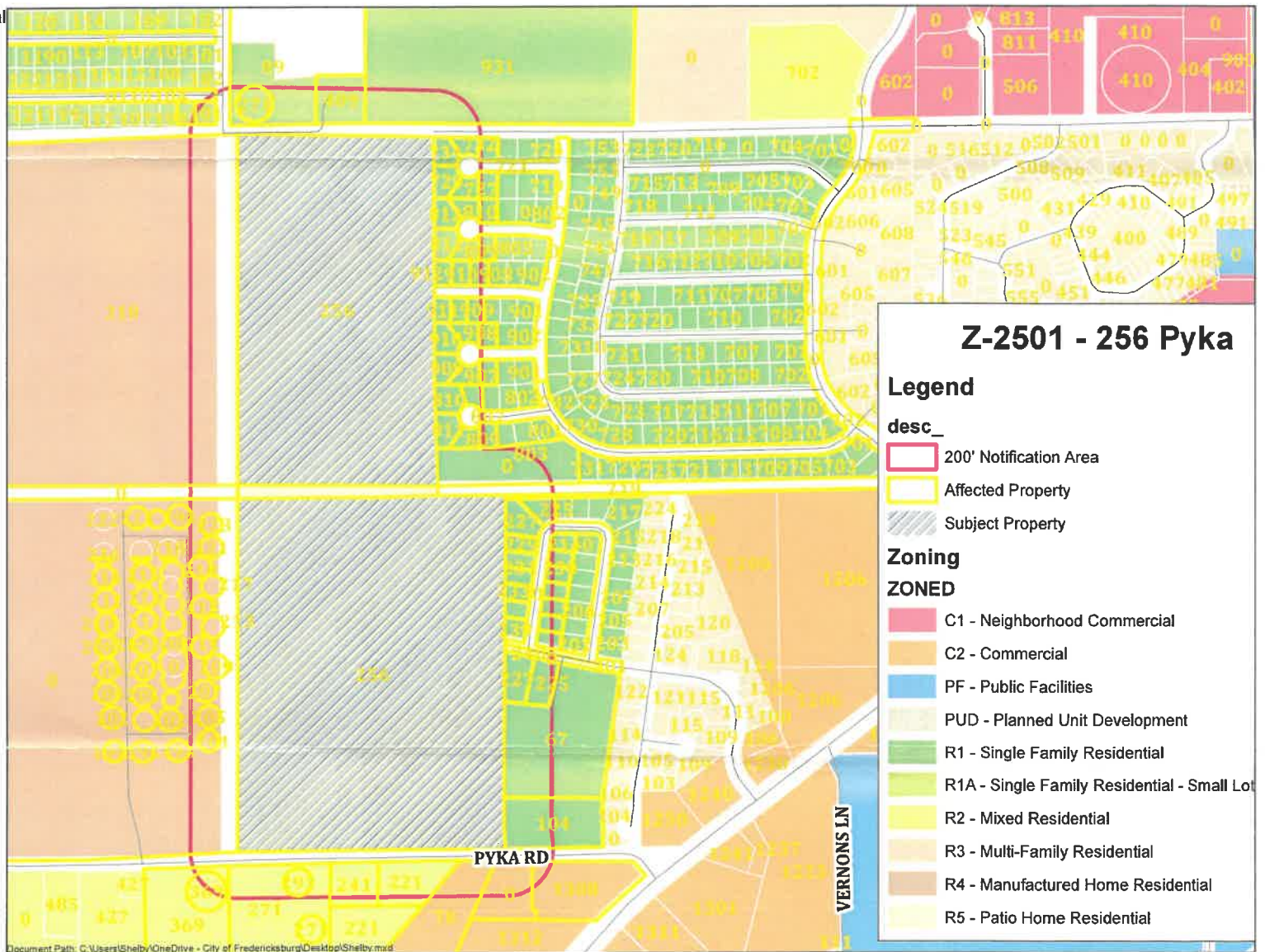
Christopher Wilde, manager BRT Resources, LLC
Printed Name (tract 931)

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



New address, Please Change!!

tial



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



REQUEST NO. Z-2501

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

This will be great for the city!!


Signature

3/28/25
Date

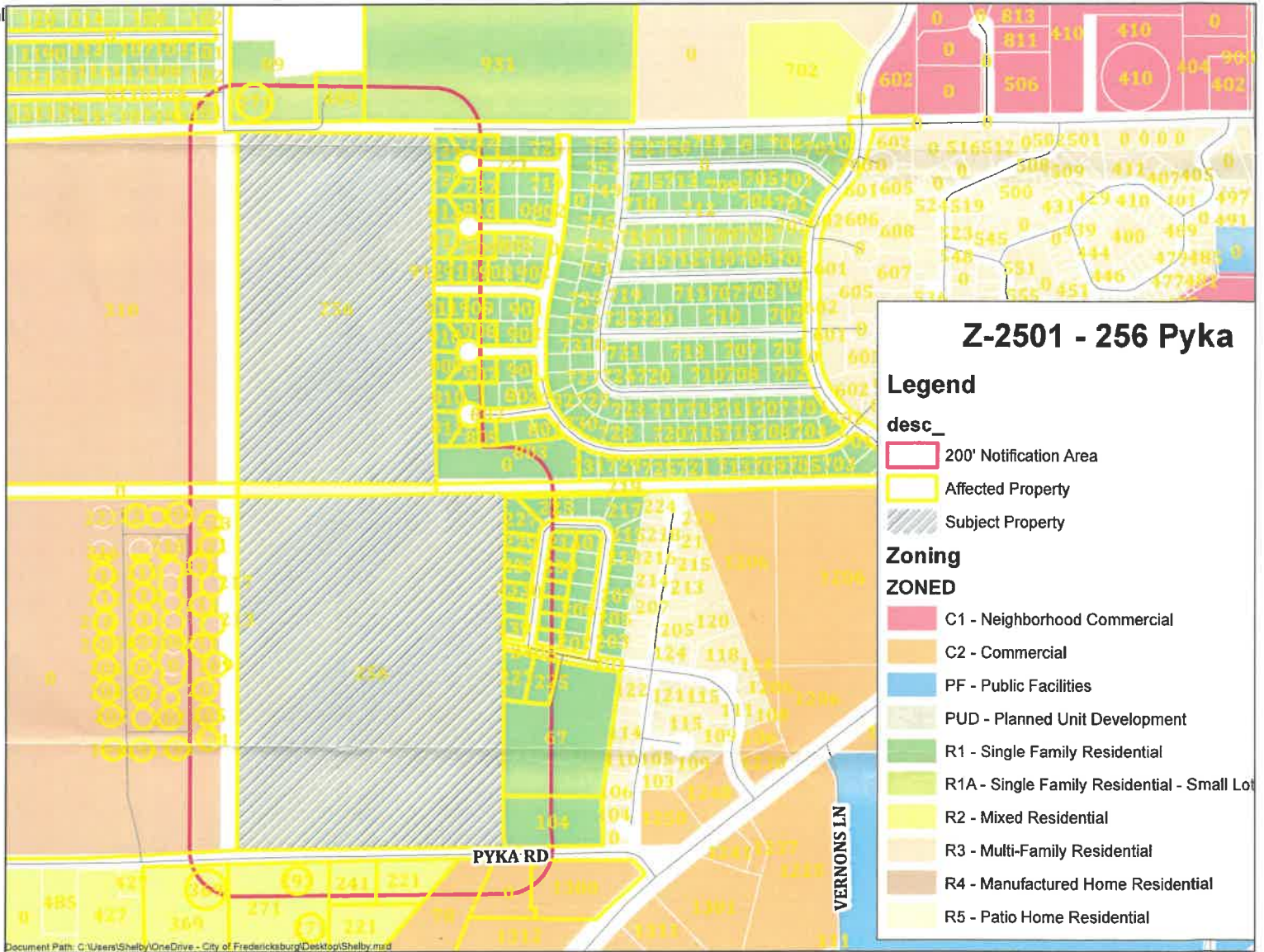
Christopher Wible, Manager PLOW Development I, LLC
Printed Name (Subject Prop)

1020 NE Loop 410, Suite 802, SA TX 78209
Address



new address Please Check

tial



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



REQUEST NO. Z-2501

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

The request is for PUD. All area surrounding is R1, R2 or R4. I was against the current R5 zoning for this property in my backyard. Seeing on line that what is permitted in PUD - civic, commercial, industrial + recreational uses - these far exceed what is acceptable for private residents surrounding this area. If this is permitted or approved then it is in total disregard for what is desired or needed in the area. Already we hear the cement factory running at 3 am. And concerts from the Fair grounds. All disturbing in the night.

Catherine Arnold

2-24-25

Signature

Date

Catherine Arnold

Printed Name

219 Shannon Dr. Fred. TX 78624

Address

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



REQUEST NO. Z-2501

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

Water should be a great concern
for all!

Joyce Burrow
Signature

3-24-2025
Date

Joyce Burrow
Printed Name

7854 Ranch Rd 1631 Fbg TX 78624
Address

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



REQUEST NO. Z-2501

As an interested property owner, I (PROTEST) ~~(APPROVE)~~ the requested CONDITIONAL USE PERMIT REQUEST, represented by the above file number because: * NOT STR'S

I own 4 Rent Homes* on the Green oak loop subdivision,
238, 202, 206, 208 Green Loop. All my Homes HAD Beautiful yards,
now nothing! Due to The City water Restrictions! So why in
Hell Does the City want more Homes to service with water
when we can't maintain what we already have. Lets
slow up the progress please! Also, why does this family
community now need to bear the additional traffic
load that will come on Green meadows Drive.

Signature

Date

3/20/25

Printed Name

KEITH STEHLING

Address

501 W. MAIN
FREDERICKSBURG TX

Public Comment Form

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



REQUEST NO. Z-2501

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

We're still at 1 day of watering & yet you want current residents to approve more homes with more lawns + water usage. How is that possible? If we have the water for new homes why the water restrictions today? The city should ease up till weather changes or we accept we'll be this dry for years to come.

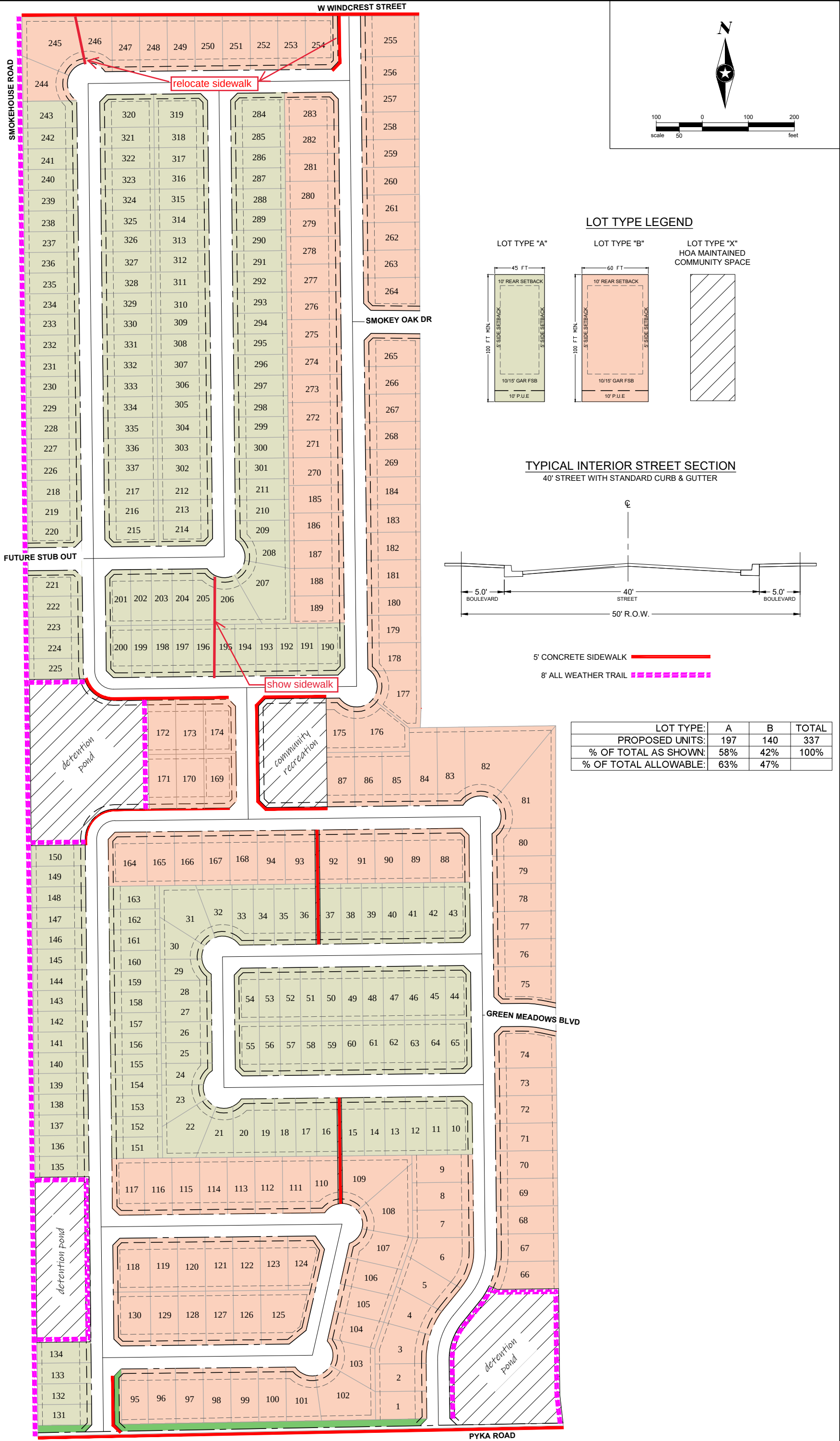
Sarah Turnipseed
Signature

3/24/25
Date

SARAH TURNIPSEED
Printed Name

910 SMOKEY OAK DR
Address

Save: 3/18/2025 3:40 PM rhaehn Plot: 3/18/2025 3:40 PM X:\AED\DRSAM\182539\5-final.dsgn\53-dsgr-info\Revised\Searchers\z RW copy 2-12-25.dwg



PROJECT NO.
DRSAM 182539
DATE:
3/18/2025

PROPOSED LAND PLAN
TRAILS AT WINDCREST SUBDIVISION
FREDERICKSBURG, TEXAS

FIGURE
NO. 1



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: April 15, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider Ordinance 2025-10 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 Director of Development Services)

- i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Public Comment
 - iv. Take Action
-

PRESENTATION:

[PRESENTER_NO_BR]

SUMMARY:

The subject property requesting annexation is approximately 39 acres located on the west side of Hollmig Lane a little over a quarter mile south of the Hollmig Lane and Friendship Lane intersection. The proposed annexation is requested for the purpose of developing a single family subdivision. The conceptual land plan for the property proposes 135 lots. The plan is attached to this memorandum. This project would be considered the continuation of the Sonoma Oaks Subdivision that is currently under construction to develop 52 lots.

BACKGROUND:

As part of the annexation process, the developers and the City will execute a development agreement that will be attached to the annexation ordinance. The development agreement will outline the responsibilities and conditions of the annexation. Some of the key considerations in the development agreement are as follows.

The sanitary sewer lift station on Hollmig Lane is currently serving a number of new developments in the area. This development would contribute approximately 25% of the flow in the service area of the lift station. In the updated development agreement provided on March 28th, 2025, the developer proposed they contribute 25% of the anticipated construction and soft costs of the improvements to the wet well of the existing lift station. See section 1.06 b. of the attached development agreement. Staff does not recommend approval of this proposal. Earlier this year, the City completed the Hollmig Lane sewer improvement project to address the new developments in the City limits contributing to the lift station. The necessary improvements to the lift station to serve the proposed additional lots

would not need to take place if this development were not constructed. Therefore, staff recommends the development be responsible for the design and construction of the lift station improvements as approved by the Public Works and Engineering departments and according to City standards. The City will contribute up to 75% of the actual cost of construction from the impact fee fund.

Road improvements for Hollmig Lane will also be addressed in the development agreement. The developer agrees to improve the west side of Hollmig Lane to the City's collector standard. Additionally, staff recommends that the east side be improved to the City's ETJ standard. This will provide 2 feet of additional pavement width above the County's rural road standard. In the updated development agreement provided March 28th, 2025 the developer agreed to make the improvements but included language that the City would reimburse 50% of the construction cost for the reconstruction of the existing roadway. Staff does not recommend approval. The current Sonoma Oaks subdivision is widening the frontage of Hollmig Lane along it's frontage. The east side of Hollmig is in varying condition and tying in the new pavement creates a disparity in driving surfaces on either side of the center line. By improving the west side to the collector standard and the east side to the ETJ standard, the project would address this issue. Once again this is to address concerns created by the proposed development and staff recommends all costs be addressed by the development.

The project did complete a traffic impact study, Exhibit D of the development agreement. The study found that all instructions preformed well based on the developments proposed and others in the area. However, the City has engaged an engineering firm to study the length of Friendship Lane including all submitted TIAs for developments along the corridor. Staff recommends deferring the approval of this development's TIA so that it can be included in the engineer's analysis of Friendship Lane and compared with traffic counts collected in recent months.

Other improvements in the development agreement address sidewalks, trails, and green spaces. The conceptual land use plan shows the detention areas and mid-block linear green spaces. The detention areas will serve a dual purpose: complying with the stormwater control ordinance and providing additional green space for the neighborhood.

FUNDING SOURCE: Impact fees for lift station improvements.

FINANCIAL IMPACT:
75% of the construction cost for improvement to the Hollmig Lane lift station.

STAFF RECOMMENDATION:

Staff does not recommend approval of the annexation request and development agreement in its current form. The following items need to be addressed:

1. The City's reimbursement to the developer for the actual construction cost of the improvements to the Hollmig Lane lift station to City standards.
2. The development should take full responsibility for funding and constructing improvements to Hollmig Lane.
3. Deferring approval of the traffic impact study to utilize the latest Friendship Lane traffic counts collected this year.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Mobility

Small Town Sensitive Growth

ATTACHMENTS:

1. Z-2424 Petition for Annexation
2. Rev Sonoma Oaks Unit 1-2 Development Agreement 4-11-25
3. EXHIBIT A - SURVEY
4. EXHIBIT B Concept Land Use Plan
5. EXHIBIT C Annex Petition
6. EXHIBIT D TIA from P-2502-Dev Ag Sonoma Oaks 2 combined 2-18-25
7. Z-2427_Protest_Jose Precidio
8. Z-2427_Profest_Maurer

APPROVAL/REVIEW:

Evan Williamson, Assistant City Engineer

Date: April 01, 2025



Garret Bonn, Assistant City Manager

Date: April 02, 2025



William McKamie, City Attorney

Date: April 11, 2025



Clinton Bailey, City Manager

Date: April 11, 2025

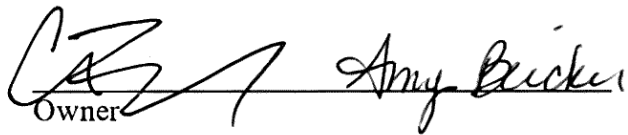
PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

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

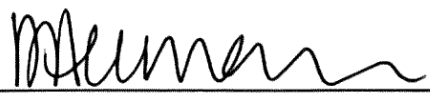
The undersigned owner(s) of the hereinafter described tracts of land, being more particularly described by metes and bounds description in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex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

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


Owner

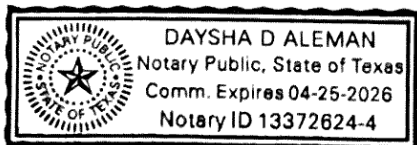
STATE OF TEXAS '
 '
COUNTY OF GILLESPIE '

This instrument was acknowledged before me on the 14th day of December,
2024, by Daysha Aleman.


Notary Public in and for the State of Texas
Daysha Aleman
Type or Print Notary's Name

My Commission Expires:

04/25/26



STATE OF TEXAS §
COUNTY OF GILLESPIE §
CITY OF FREDERICKSBURG §

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** (this “**Agreement**”) is made and entered into as of the ____ day of _____, 2025, (the “**Effective Date**”), by and between the **CITY OF FREDERICKSBURG, TEXAS**, a Texas home-rule municipal corporation (the “**City**”) and Clint and Amy Beicker and Horizon Development Team, LLC (“**Owners**”). The City and Owners are sometimes hereinafter referred to individually as “Party”, and collectively as the “Parties”. The Parties agree as follows:

RECITALS

WHEREAS, Owners currently own approximately 39.345 acres (“the **Property**”) located in the Extraterritorial Jurisdiction (“**ETJ**”) of the City, Gillespie County, Texas, and more particularly described by metes and bounds in Exhibit “A”, which is attached hereto and incorporated herein for all purposes; and

WHEREAS, Owners desires to develop the Property as a subdivision under the “R-1” Single Family Residential standards, pursuant to the City’s Development Code, as that code exists on the Effective Date of this Agreement, subject to the modifications set forth herein, and generally in accordance with the Conceptual Land Use Plan, as more particularly described in Exhibit “B” attached hereto; and

WHEREAS, the City is authorized to make and enter into this Agreement with Owners in accordance with Subchapter G, Chapter 212, Local Government Code to accomplish the following purposes:

- a) Extend the City’s planning authority in accordance with the Conceptual Land Use Plan and the development regulations contained herein under which certain uses and development of the Property is authorized; and
- b) Authorize enforcement by the City of municipal land use and development regulations, as required and/or authorized by Fredericksburg Zoning Ordinance , as applicable, to the extent the same are consistent with the development regulations contained herein and in the same manner the applicable regulations are enforced within the City’s municipal boundaries; and
- c) Provide the terms for annexation of the Property.

NOW THEREFORE, the City and Owners in consideration of the premises, the mutual covenants and agreements of the Parties hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, agree as follows:

ARTICLE 1: GENERAL TERMS AND CONDITIONS

1.01 Conceptual Land Use Plan

The City hereby approves the general use as a single family residential development of the Property in accordance with the Conceptual Land Use Plan, which is incorporated herein as **Exhibit “B”**. Development applications for the Property shall be consistent with the Conceptual Land Use Plan.

1.02 Proposed Schedule of Development and Phasing

This property will be developed in a single or multiple phases. If two phases, approximately 50% of the property will be developed into the first phase called “Sonoma Oaks Unit 2”. This will occur within 5 years of the effective date of this agreement. The second phase “Sonoma Oaks Unit 3” will occur within 10 years of the effective date of this agreement.

1.03 Equivalent Zoning District(s)

This section deleted as requested by City.

1.04 Development Standards:

- a. All City of Fredericksburg codes and ordinances in effect on the Effective Date of this Agreement shall govern throughout the term of this Project, except as noted within this Agreement. In the event of a conflict between this Agreement and the Comprehensive Plan or the City’s Codes and Ordinances, this Agreement shall control.
- b. Subsequent to the execution of this Agreement, the Developer may submit to the City a preliminary plat for the Subdivision Tract. Any preliminary plat submitted by the Developer under this Agreement shall be processed by the City under applicable city procedures and ordinances existing at the time of submission of the plat to the City. The parties acknowledge and agree that the Subdivision Tract shall be developed in accordance with said preliminary plat, and the dedications and easements shown thereon. The Developer shall be permitted a reasonable degree of flexibility with respect to changes or modifications of said preliminary plat due to engineering considerations, as is permitted by the Ordinances of the City. The parties acknowledge and agree that all Exhibits attached to this Agreement, and the attachment of said Exhibits shall not be considered as an approval by the City of the plat or design of the Subdivision Tract. The Annexation Tract will be annexed as a whole and the Subdivision Tract will be constructed in Phases as designated by the Developer, and this Agreement is made to set forth the terms and conditions of annexation and agreements and obligations of the Developer and the City

with regarding each Phase of development. The phases of the Subdivision Tract are depicted on the Conceptual Land Use Plan (see Exhibit B).

- c. Open Space and Park Land. Open spaces shall be provided for areas of the storm water detention tracts and as per sidewalk/trail spaces as shown consistent with the Conceptual Land Use Plan. Park land dedication fees in the amount of \$500 per lot will be paid to the city prior to recording of final plats consistent with city ordinances.

d. Utility Improvements.

- 1. Utility plan. Developer shall, at Developer's expense, have a utility infrastructure master plan for streets, electric, water, sewer and drainage prepared by a Texas registered professional engineer and approved by the City, Central Texas Electric Cooperative, or other utility service provider as applicable for the entire Subdivision Tract. A preliminary Utility Plan for the Subdivision Tract is set forth in Exhibit "B", a copy of which is attached hereto and made a part hereof. Such study will be based on fully developed conditions, shall incorporate the City's available engineering data and comply with the City of Fredericksburg Construction Standards and Specifications. Developer will incorporate such plan and improvements in each Phase as it is approved. All utilities will be required to be provided to the boundary of the Subdivision Tract to permit future extensions at locations shown on the approved utility infrastructure master plan. Primary facilities, necessary for the development of Phase I, will be required to be built and dedicated prior to the recording of the plat for Phase I. The size and specifications of the same shall be based on fully developed conditions of the entire Subdivision Tract.
- 2. Drainage. It is anticipated that the development plan for the Subdivision Tract provides for privately maintained on-site detention ponds and other drainage systems as amenities which will also partially serve as the drainage system to comply with applicable drainage requirements. A detention pond system serving residential phases shall not be dedicated to the City, and shall be privately maintained by the Property Owners Association or Developer or its assigns,. Prior to the Annexation, Developer will perform a drainage study and master plan for the entire Subdivision Tract. A preliminary Drainage Plan for the Subdivision Tract is set forth in Exhibit "B", a copy of which is attached hereto and made a part hereof. All drainage system improvements shall be designed, approved and constructed to comply with all applicable local, state and federal regulations, including but not limited to, City, State of Texas Commission on Environmental Quality

(TCEQ), including its stormwater permitting, dam safety, and water rights permitting regulations, Federal Emergency Management Association (FEMA), Corps of Engineers, US Fish and Wildlife and Texas Parks and Wildlife. The City will require that the said structures within all Phases be designed and maintained to accept and convey public waters from off the streets and off the Subdivision Tract. If Developer significantly changes its development plan, the City may require subsequent studies and the attendant approvals, improvements and alterations. Subsequent Phases of the Subdivision Tract will not be processed by the City until a subsequent study, required improvements or alterations are complete or are provided for by deposit of funds or other security acceptable to the City approved according to its ordinances.

3. Sewer. In order to minimize ongoing maintenance costs to the City, whenever possible the Subdivision Tract will be served through a sanitary sewer gravity flow collection system as described in the development plans submitted to the City by the Developer's engineering consultants. Installation and maintenance of individual household sanitary sewer grinder lift stations serving single lots will be the responsibility of the individual lot owner, not the City, and shall be shown in the City-approved construction plans.
4. Oversizing. Subject to the terms hereof, the City may elect to oversize any or all of the public infrastructure to be constructed. For purposes hereof, oversize means that the City may require an increase in the size of any utility infrastructure beyond what is required to serve the Subdivision Tract pursuant to the applicable codes. The City, if it desires, may require oversizing in connection with the various phases. In order to make an election to oversize any or all of the utility infrastructure, the City must send written notice to Developer on or before the date that is thirty (30) days after the date the relevant utility construction plans are submitted to the City for review prior to approval of the preliminary plat for the applicable Phase or section being platted. If the City makes an oversizing request, then Developer shall obtain bids for the construction of the applicable oversizing as an alternate bid based on construction plans approved by the City. It is understood that the Developer's responsibility for obtaining bids at its expense is for add alternates for upsizing, and not for major re-engineering expense. Developer will send written notice to City setting forth both the base bid Developer has received for its infrastructure and for the alternate bid. No more than thirty (30) days after receipt of this notice, the City shall provide written notice to Developer of its intention to pursue and pay all costs associated with the oversizing. Upon making such election, the Developer shall construct the improvements set out in the alternate bid, and City shall be obligated to reimburse Developer for 100% of the difference between the base bid and the alternate bid.
5. The Developer agrees to design and construct, at Developer's sole expense, all remaining external and internal lines and taps to connect the Subdivision

Tract to City's water and sewer system, constructed in conformance with the utility infrastructure master plan, all City ordinances, and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. The Parties acknowledge and agree that the City will not construct or assume maintenance for any lift pumps, sewer pumps, pressure boosters, or any other item needed for adequate water or sewer service to the Subdivision Tract, excepting any costs the City is specifically obligated to provide under this Agreement. It is further understood and agreed by the Parties that each lot in the Subdivision Tract shall be subject to the impact fees of the City in effect at the time of required payment with regard to water and sewer, unless said lot is exempt from payment of impact fees pursuant to a City ordinance in effect at the time of required payment, related to affordable or attainable housing. Impact fees shall become due and payable to the City for each lot in the Subdivision Tract at the time of issuance of a building permit for said lot.

e. Roadways and easements.

1. It is agreed and understood that all roadway right of way, utility easements, drainage easements, and any other public or private dedications or easements shown on the Subdivision Tract plat shall be acquired and constructed by Developer at Developer's sole cost, and in conformance with all City ordinances and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. Following construction, dedication, completion of the maintenance assurance period, and acceptance by the City, the City agrees to provide for the maintenance of all public streets, storm water and drainage system (excluding retention ponds and detention areas), sanitary sewer and water main, and public rights-of-way in the development, following conveyance to the City and acceptance by City, as shown on the approved final plat of the Subdivision Tract and in accordance with the City Subdivision Ordinance and City Storm Water Control and Detention Ordinance.
2. All roadways will be designed and constructed by a Texas Registered Professional Engineer, provided by Developer approved by the City, but shall be constructed at least to minimum City standards for street and utility design and the materials and specifications on file with the City Engineering Department for the type of street being constructed.
3. A Traffic Impact Study ("TIS") is provided in Exhibit "D" which includes the impact of the Subdivision Tract on Hollmig Lane and Friendship Lane, and Sonoma Street and Friendship Lane which is based on fully developed

conditions. This project will have no adverse impact to traffic infrastructure and offsite improvements are not required.

4. Roadway phasing. The roadways within the Subdivision Tract shall be constructed by Developer contemporaneously with the construction of each Phase, as needed to serve the particular Phase as shown on the Phasing Plan map in Exhibit "B", and in accordance with the approved TIS.
 5. Developer shall be solely responsible for coordinating with the United States Postal Service concerning the establishment and provision of U.S. Mail delivery to the Subdivision Tract. It is anticipated that cluster locking mailboxes will be used in various locations within the subdivision.
- f. Private drives and sidewalks.
1. Any private drives, sidewalks, or other private utilities incorporated in developing the Subdivision Tract shall be constructed in conformance with all City ordinances and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. Developer shall not permit occupancy and the City shall not issue occupancy permits for any buildings or portions thereof located on the Subdivision Tract until such improvements are fully completed to serve the developed area, and unless provision is made by Developer to assure the maintenance of the same.
 2. Developer shall not allow or construct direct access to Hollmig Lane, by way of private drives or sidewalks, from any single family residential lot in the Subdivision Tract.
 3. Storm water detention areas will be owned and maintained by an HOA and considered Open Space for access and use by property owners.
 4. Private sidewalks as shown on the conceptual land use plan will be used to provide interconnection between streets and a more direct route for pedestrian access to the primary entrance on Sonoma Street through Unit 1.
 5. A front yard tree with minimum diameter of 1-1/2" will be provided in conjunction with the construction of each home.
- g. The Developer shall install and dedicate to the City all street lights as required by City ordinances in effect at the time of development.

1.05 Application Procedures

Development of the Property shall be governed by the following:

- a. All procedures outlined in the - City of Fredericksburg Code of Ordinances as they exist on the Effective Date of this Agreement, shall apply.

1.06 Public Facilities Schedule & Financing

- a. This Project shall comply with the City Subdivision Ordinance and construction of the public improvements and extension of public utilities will be performed by the developer.
- b. This Project will contribute to the City of Fredericksburg 25% of the anticipated construction costs of improvements to the wet well of the existing lift station. The improvements are defined as the construction of the upsizing of the wet well, relocating the existing pumps to the new wet well and new hardware (electric panels, gear, etc.), expanded and/or replaced fencing to accommodate the lift station improvements. Developer will take the lead to provide design services through Developer's engineering team and complete the construction for this work. The Project will be bid according to local and state purchase regulations to meet the City's bidding requirements. The City will reimburse the Developer the total project cost less the 25% of the actual construction costs of improvements to the lift station as described above.
- c. The Developer, at Developer's expense shall construct half street improvements on the west side of Hollmig Lane to a "Collector" street section. This is a road widening of the existing pavement.
- d. Developer, at Developer's expense shall reconstruct the existing pavement section of Hollmig Lane along the frontage of the project. Reconstruction includes supplementing flexible road base to achieve 8" minimum thickness and a 2 course surface treatment pavement.

1.07 Annexation & Zoning

Upon approval of this Agreement, Owners agrees to full purpose annexation of the Property. A copy of the form of Annexation Petition is attached as **Exhibit C**. Concurrent with annexation of the Property, the Owners has initiated a zoning change to establish an R-1 zoning district that is consistent with the terms and conditions of this Agreement. The City cannot contractually agree to the zoning designation the Property shall receive; however, the City recognizes the Owners' rights under Section 43.002 and Chapter 245 of the Texas Local Government Code.

ARTICLE 2: MISCELLANEOUS PROVISIONS

2.01 Term

The term of this Agreement will commence on the Effective Date and continue for twenty (20) years thereafter (“**Initial Term**”), unless sooner terminated under this Agreement. After the Initial Term, the Agreement may be extended for a fifteen (15) year period by Owners, with City’s approval, by delivering written notice of such election to the City on or before the expiration of the then-current term.

2.02 Enforcement and Default and Remedies for Default

- a. The Parties agree that the City shall be entitled to enforce the Fredericksburg Development Code as it exists on the Effective Date of this Agreement, as modified by this Agreement. If either Party defaults in its obligations under this Agreement, the other Party must, prior to exercising a remedy available to that Party due to the default, give written notice to the defaulting Party, specifying the nature of the alleged default and the manner in which it can be satisfactorily cured, and extend to the defaulting Party at least thirty (30) days from receipt of the notice to cure the default. If the nature of the default is such that it cannot reasonably be cured within the thirty (30) day period, the commencement of the cure within the thirty (30) day period and the diligent prosecution of the cure to completion will be deemed a cure within the cure period. The City may issue Stop Work Orders for violations arising under this Agreement or the City of Fredericksburg Code of Ordinances, as applicable.
- b. If either Party defaults under this Agreement and fails to cure the default within the applicable cure period, the non-defaulting Party will have all rights and remedies available under this Agreement or applicable law, including the right to institute legal action to cure any default, to enjoin any threatened or attempted violation of this Agreement or to enforce the defaulting Party’s obligations under this Agreement by specific performance or writ of mandamus, or to terminate this Agreement or other enforcement remedies the City may possess under its municipal regulatory authority.
- c. Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of ten (10) business days after receipt by such party of notice of default from the other party. Upon the passage of ten (10) working days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement.

2.03 Authority, Applicable Rules and Right to Continue Development

- a. This Agreement is entered under the statutory authority of Sections 42.042, 43.0672 and 212.172 of the Texas Local Government Code. The Parties intend that this Agreement authorize certain land uses, such as a residential subdivision and development on the Property; provide for the uniform review and approval of plats and development plans for

the Property; provide exceptions to certain ordinances; and provide other terms and consideration, including the continuation of land uses and zoning upon annexation of the Property to the City.

- b. Execution of this Agreement, under Section 212.172 of the Texas Local Government Code, constitutes a permit under Chapter 245 of the Texas Local Government Code. In addition, the City acknowledges and agrees that (1) the uses and development contemplated in and authorized by this Agreement were planned for the Property more than ninety (90) days prior to the Effective Date of this Agreement and, therefore, more than ninety (90) days prior to the Effective Date of annexation of the Property, and (2) the Owners has filed a completed application for the initial authorization with the City prior to the institution of any annexation proceedings related to the Property. As a result of the foregoing sentence, Section 43.002 of the Texas Local Government Code applies to the uses and development of the Property contemplated in and authorized by this Agreement.
- c. In consideration of Owners' agreements hereunder, the City agrees that, during the term of this Agreement, it will not impose or attempt to impose: (a) any moratorium on building or development within the Property, or (b) any land use or development regulation that limits the rate or timing of land use approvals, whether affecting preliminary plans, final plats, site plans, building permits, certificates of occupancy or other necessary approvals, within the Property. No City-imposed moratorium, growth restriction, or other limitation affecting the rate, timing or sequencing of development or construction of all or any part of the Property will apply to the Property if such moratorium, restriction or other limitation conflicts with this Agreement or would have the effect of increasing Owners' obligations or decreasing Owners' rights and benefits under this Agreement. This Agreement on the part of the City will not apply to temporary moratoriums uniformly imposed throughout the City and ETJ due to an emergency constituting an imminent threat to the public health or safety, provided that the temporary moratorium continues only during the duration of the emergency or a moratorium authorized by Subchapter E, Chapter 212 of the Texas Local Government Code.

2.04 Exhibits/Amendment

- a. All exhibits attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice-versa. Each of the Parties has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not be employed in interpreting this Agreement or its exhibits. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts, individually or taken together, bear the signatures of all of the Parties.

- b. Owners may make minor changes to the Conceptual Land Use Plan and other attachments to this agreement with approval from the Planning Director and may make major changes with approval by City Council. Minor changes shall consist of but are not limited to:
 - i. Changes that do not materially affect lot layout contemplated by this Agreement by more than ten percent (10%).
 - ii. Changes to accommodate public safety or public infrastructure requirements.
 - iii. Changes to bring the plan more into conformance with the Subdivision Ordinance.
- c. Owners may appeal the Director of Development Services' determination of a minor change to the City Manager within 20 days of the date of notification of the decision.
- d. Major changes shall consist of but are not limited to:
 - i. The addition of land area;
 - ii. Density beyond what is permitted in zoning, except as allowed by this Agreement;
 - iii. Changes in roadway alignments more than what is necessary to meet Code;
 - iv. Change in the base zoning equivalent.

2.05 Recordation

- a. Pursuant to the requirements of Section 212.172(f), Texas Local Government Code, this Agreement shall be recorded in the official public records of Gillespie County, Texas. The terms of this Agreement shall be binding upon: (a) the Parties; (b) the Parties' successors and assigns; (c) the Property; and (d) future owners of all or any portion of the Property.
- b. Owners agree that all restrictive covenants for the Property shall not be inconsistent with the requirements herein. Owners further agree to memorialize the terms of this Agreement through inclusion in the plat notes. The Agreement shall be recorded in the Gillespie County land records to place subsequent purchasers on notice at Owners' expense and Owners shall provide a copy of all such restrictive covenants to the City prior to filing.

2.06 Assignment and Binding Effect Upon Successors

- a. Owners hereunder, may assign this Agreement, and the rights and obligations of Owners to a subsequent purchaser of all or a portion of the undeveloped property within the Property or to an affiliate of the Owners provided that the assignee assumes all of the obligations hereunder, without any consent of the City being required. Any assignment must be in writing, specifically describe the property in question, set forth the assigned rights and obligations and be executed by the proposed assignee. A copy of the assignment document must be delivered to the City and recorded in the real property records as may be required by applicable law within thirty (30) days after execution of document(s) evidencing the assignment. Upon any such assignment, the assignor will be released of any further obligations under this Agreement as to the property sold and obligations assigned.
- b. The provisions of this Agreement shall run with the land, will be binding upon, and inure to the benefit of the Parties, future owners of the Property, and their respective successors

and assigns. This Agreement will not, however, be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully developed and improved lot within the Property.

2.07 Miscellaneous

- a. Force Majeure. The term “force majeure” as used herein shall mean and refer to Acts of God, strikes, lockouts, or other industrial disturbances, acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquake, fire, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, explosions, breakage or accidents to machinery, pipelines, or canals, or other causes not reasonably within the control of the party claiming such inability.
 - i. If, by reason of force majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such force majeure to the other party within ten (10) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the force majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.
- b. Governing Law, Jurisdiction and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, as it applies to contracts performed within the State of Texas and without regard to any choice of law rules or principles to the contrary. The parties acknowledge that this Agreement is performable in Gillespie County, Texas and hereby submit to the jurisdiction of the courts of that County, and hereby agree that any such Court shall be a proper forum for the determination of any dispute arising hereunder.
- c. Severability. If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the Parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid or enforceable provision as is possible. The Parties agree to reasonably cooperate to effectuate the intent of this Agreement.
- d. Parties If any of the ownership entities fail or refuse to sign this Agreement or choose to opt out of this Agreement, those entities and their property shall be excluded. The Conceptual Land Plan will be amended to reflect the change and will automatically become part of this Agreement. Further, the county deed records will be amended by the Owners to reflect the change and evidence of the recordation will be provided to the City.
- e. Notices All notices, demands and requests required hereunder shall be in writing and shall be deemed to have been properly delivered and received (i) as of the date of delivery to the addresses set forth below if personally delivered or delivered by facsimile machine, with

confirmation of delivery (in the event a facsimile is sent after 5:00 p.m. local Fredericksburg, Texas time, it shall be deemed to have been received on the next day), or email (as indicated below); (ii) three (3) business days after deposit in a regularly maintained receptacle for the United States mail, certified mail, return receipt requested and postage prepaid; or (iii) one (1) business day after deposit with Federal Express or comparable overnight delivery system for overnight delivery with all costs prepaid. All notices, demands and requests hereunder shall be addressed as follows:

If to City:

City of Fredericksburg
Attn: City Manager
126 W. Main Street
Fredericksburg, Texas 78624

With a copy to:

Mick McKamie
Taylor, Olson, Adkins, Sralla & Elam, LLP
6000 Western Place, Suite 200
Fort Worth, Texas 76107
mmckamie@toase.com

If to the Owner/ Owners:

Clint and Amy Beicker
140 Stone Canyon
Fredericksburg, Texas 78624
830-305-3333
croyalb@gmail.com

If to the Developer:

Horizon Development
Jacob Grant
103B North Llano Street
Fredericksburg, Texas 78624
jacob@gtdevelopmentllc.com

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this Section.

ARTICLE 3: GOVERNMENTAL FUNCTION; IMMUNITY

THE CITY'S EXECUTION OF AND PERFORMANCE UNDER THIS AGREEMENT WILL NOT ACT AS A WAIVER OF ANY IMMUNITY OF THE CITY TO SUIT OR LIABILITY UNDER APPLICABLE LAW. THE PARTIES ACKNOWLEDGE THAT THE CITY, IN EXECUTING AND PERFORMING THIS AGREEMENT, IS A GOVERNMENTAL ENTITY ACTING IN A GOVERNMENTAL CAPACITY.

* * *

Signature Pages Follows

This Agreement is entered into and effective as of the date set forth above.

City of Fredericksburg, Texas:

By: _____
_____, Mayor

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

This instrument was acknowledged before me on _____, 2025, by
_____, _____ of _____.

Notary Public in and for the State of Texas

Owner/Owners:

By: _____
Clint Beicker

Date: _____

By: _____
Amy Beicker

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

This instrument was acknowledged before me on _____, 2025, by
_____, _____ of _____.

Notary Public in and for the State of Texas

Exhibit A

PROPERTY DESCRIPTION
(survey with metes and bounds)

Exhibit B

CONCEPTUAL LAND USE PLAN

EXHIBIT C
FORM OF ANNEXATION PETITION

EXHIBIT D
TRAFFIC IMPACT STUDY



LEGAL DESCRIPTION: Being 39.345 acres of land out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, Texas and being all of that certain 39.38 acre tract described in Instrument No. 20170595 of the Official Public Records of Gillespie County, Texas; Said 39.345 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in October 2023 and November 2024:

BEGINNING at a 4 inch by 4 inch metal fence corner post found in the west line of Hollmig Lane for the southeast corner of that certain 100 acre tract described in Volume 83, Page 321 of the Deed Records of Gillespie County, Texas and the northeast corner hereof, and from which a 1/2 inch rod with a cap marked "MDS SURVEYING" found for the southeast corner of that certain 0.163 acre tract dedicated to the City of Fredericksburg for street right-of -way purposes and shown on the plat of the Prospect Addition, Phase 2, recorded in Volume 7, Page 43 of the Plat Records of Gillespie County, Texas bears North 02°03'43" East a distance of 1.61 feet;

THENCE South 00°40'12" East a distance of 1086.35 feet along the west line of said Hollmig Lane to a 4 inch by 4 inch metal fence corner post found for the northeast corner of that certain 43.0 acre tract described in Volume 578, Page 576 of said Official Public Records and the southeast corner hereof;

THENCE South 89°13'38" West a distance of 1580.31 feet along the north line of said 43.0 acre tract to a 1/2 inch iron rod found with a cap marked "Bonn 4447" in the west line of said Abstract No. 180, the east line of the Edward Hodgekin Survey No. 55, Abstract No. 298, and the east line of that certain 66.472 acre tract described in Instrument No. 20237494 of said Official Public Records, for the northwest corner of said 43.0 acre tract and the southwest corner hereof;

THENCE along the west line of said Abstract No. 180 and the east line of said Abstract No. 298, the following 2 courses:

1. North 00°16'22" West a distance of 490.63 feet along the east line of said 66.472 acre tract to a 4 inch by 4 inch metal fence corner post found for the northeast corner of said 66.472 acre tract and the southeast corner of that certain 87.35 acre tract described in Volume 480, Page 609 of the Real Property Records of Gillespie County, Texas;
2. North 00°26'56" East a distance of 600.27 feet along the east line of said 87.35 acre tract to a 1/2 inch iron rod found for the southwest corner of Lot 1 of the Prospect Addition as shown on the plat recorded in Volume 7, Page 42 of said Plat Records, the southwest corner of that certain 9.754 acre tract described in Instrument No. 20226658 of said Official Public Records, the southwest corner of said 100 acre tract, and the northwest corner hereof;

THENCE North 89°23'16" East along the south line of said 100 acre tract, at a distance of 549.54 acre tract pass a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found, continuing in all for a total distance of 1565.19 feet to the POINT OF BEGINNING containing 39.345 acres of land, more or less, and as shown on certified plat herewith.

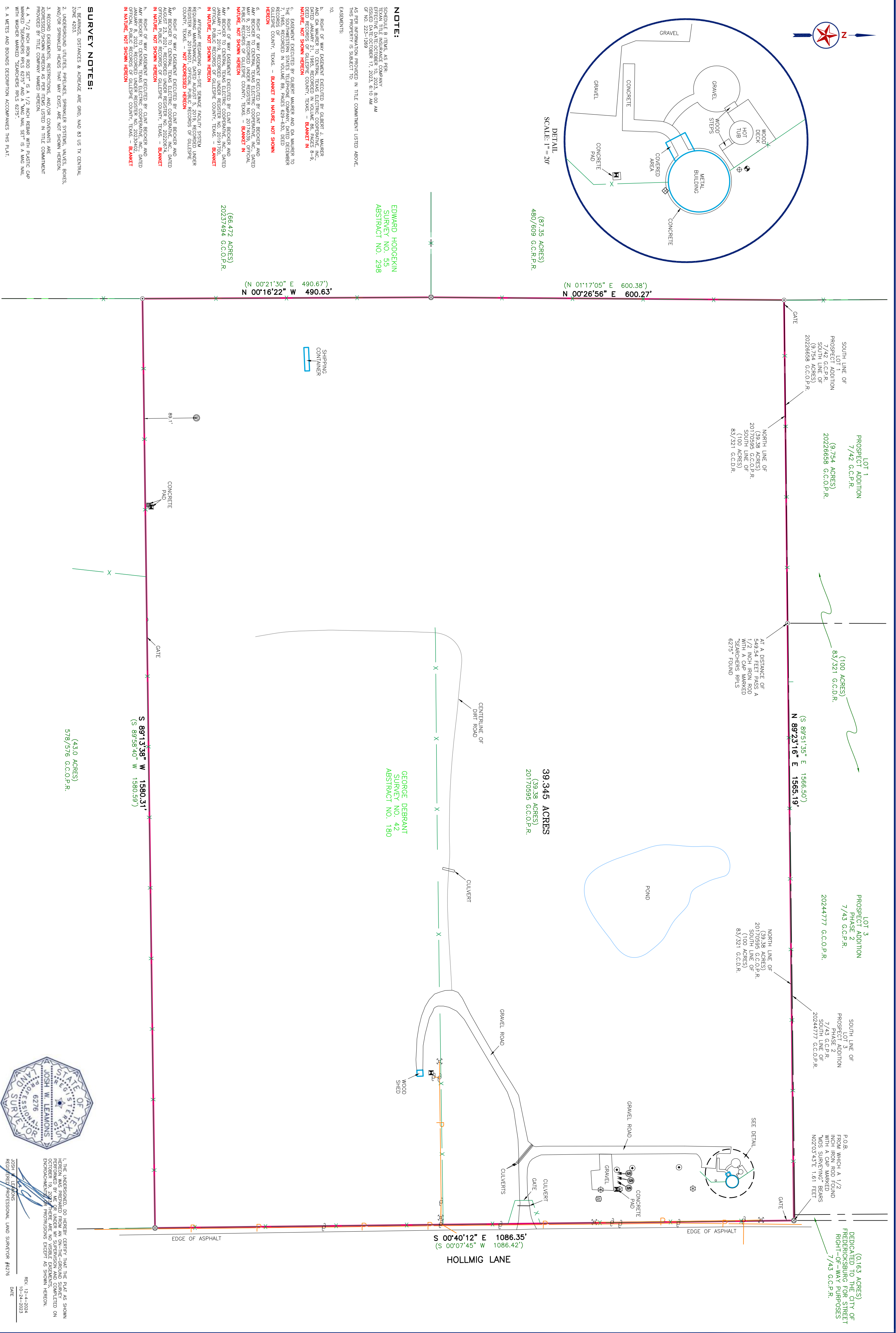
Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;

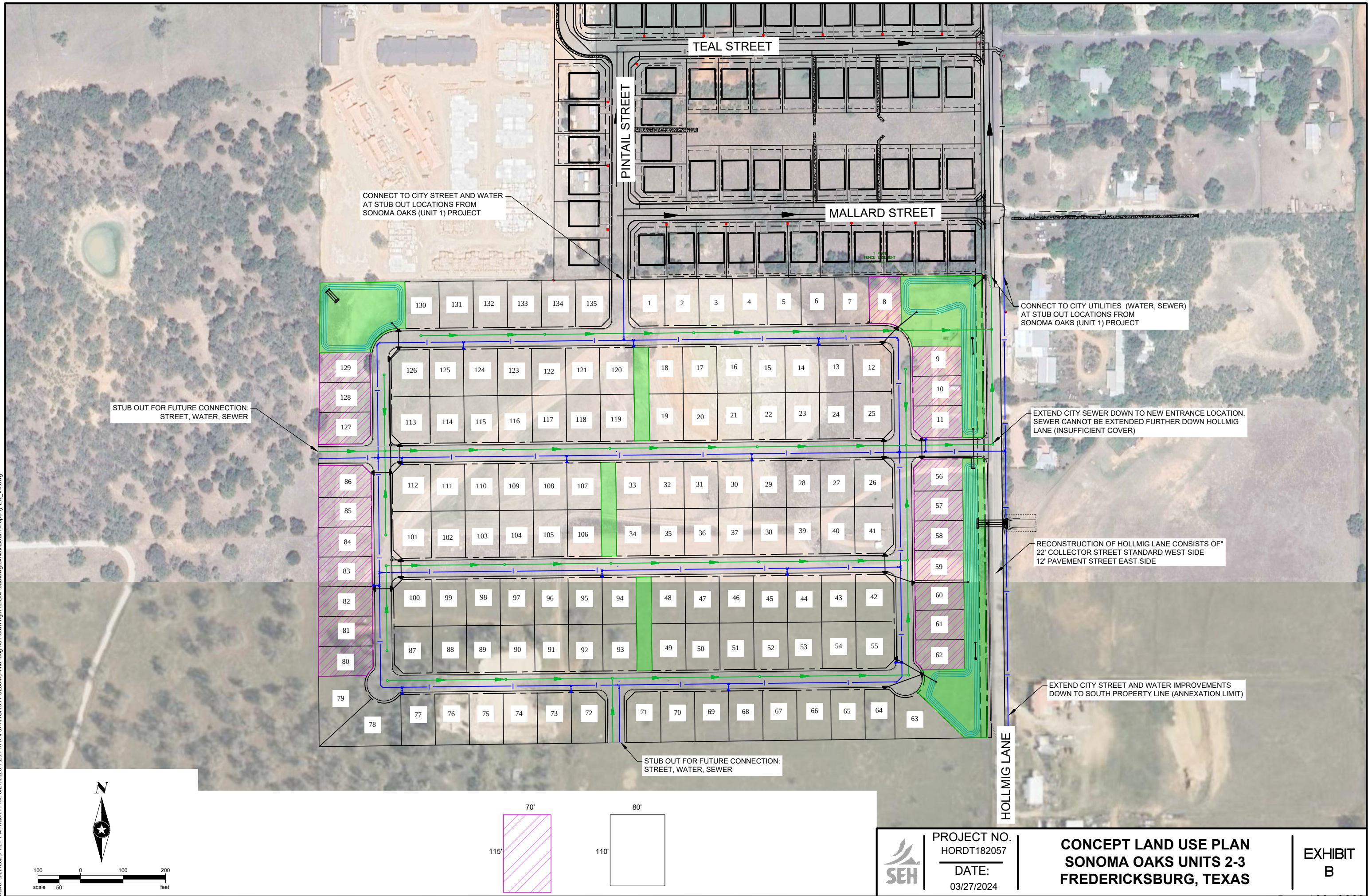


Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: October 24, 2023, Revised December 4, 2024
Job# 23-6825





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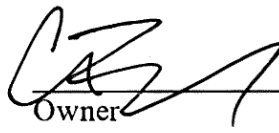
PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

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

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

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

 Amy Becker
Owner

STATE OF TEXAS '
 '
COUNTY OF GILLESPIE '

This instrument was acknowledged before me on the 14th day of December,
2024, by Daysha Aleman.

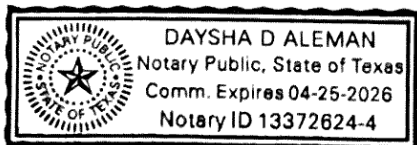


Notary Public in and for the State of Texas
Daysha Aleman

Type or Print Notary's Name

My Commission Expires:

04/25/26



Traffic Impact Study - **DRAFT**

Sonoma Oaks Development

Fredericksburg, Texas

HORDT: 183007 | February 17, 2025



Building a Better World
for All of Us®

Engineers | Architects | Planners | Scientists

Traffic Impact Study

Sonoma Oaks Development
Fredericksburg, Texas

SEH No. HORDT 183007

February 17, 2025

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Texas.

Binebeb Tefefe, PE (CO,TX), PTOE

Date: February 18, 2025

License No.: _____

Reviewed By: Chad Jorgenson, PE, PTOE

Date: 02/17/2025

Short Elliott Hendrickson Inc.
97 Hitchin Post Trail, Office C
Fredericksburg, TX 78624-3395
830.362.1042



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Traffic Impact Study

Sonoma Oaks Development

1 Background

The following Traffic Impact Study (TIS) Report provides findings related to a traffic impact analysis performed to evaluate the impact of the proposed development of apartments at Sonoma Oaks located in southwest Fredericksburg, Texas. **Figure 1** is a project location map of the immediate project area and highlights the proposed development area as well as the study intersections. The development site layout, attached in **Appendix A**, shows the proposed development having 187 single family homes. The proposed development is expected to be fully constructed in 2029.

2 Data Collection & Existing Conditions

2.1 Existing Conditions

Friendship Lane, located north of the proposed development site, is a four-lane undivided roadway with a posted speed limit of 40 mph. Hollmig Lane, a local access road with a speed limit of 40 mph, is situated to the east of the development site. The proposed site plan includes one access point onto Friendship Lane via Teal Street and three access points onto Hollmig Lane, all located on the eastern side of the development. All proposed access points will operate as two-way stop-controlled intersections.

The intersection of Friendship Lane and Hollmig Lane is the only existing and operational intersection within the study area. As part of previously approved surrounding developments in close proximity to the Sonoma Oaks development, two additional intersections have been proposed on Friendship Lane. The intersection of Teal Street with Friendship Lane was proposed by the Carbon Apartments development TIS, whereas the intersection of Post Oak Road with Friendship Lane was proposed by the FISD middle school TIS. All existing and proposed intersections inside the study area are Two Way Stop Controlled (TWSC).



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	Intersection ID
	Previously Approved Developments
	Development Site

		Project: HORDT 183007 Print Date: 2/14/2025	Project Location Sonoma Oaks Traffic Impact Study Fredericksburg, TX	Figure 1
		Map by: ljohnson Projection: UTM 14N Source: ESRI		

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

2.2 Traffic Counts Data

Traffic counts data for the study intersections were developed from 2022 turning movement counts collected as part of the Traffic Impact Study for the FISD Middle School. These counts were available for the intersections of Friendship Lane with Hollmig Lane and the intersections of Friendship Lane with Post Oak Road. Based on these traffic counts the critical peak hour for the primary street adjoining Sonoma Oak development, Friendship Lane, was determined to be 7:30-8:30 for AM Peak, and 4:45 – 5:45 for PM Peak. Background traffic volumes for the Existing Year (2025) and future full build analysis year (2029) were developed using the following procedures:

1. 2022 traffic counts from the FISD Middle School Traffic Impact Study were projected to 2025 with a linear annual growth rate of 2.1% derived from the TxDOT's Historical AADT data for Tivydale Road west of Texas Highway 16.
2. The existing traffic volumes for the intersection of Friendship Lane with Teal Street were determined by balancing traffic volumes with the intersection of Post Oak Road.
3. Full build out of the Sonoma Okas development is expected to be in 2029. The existing traffic counts were projected to future background traffic volumes based on 2.1% annual growth factor.

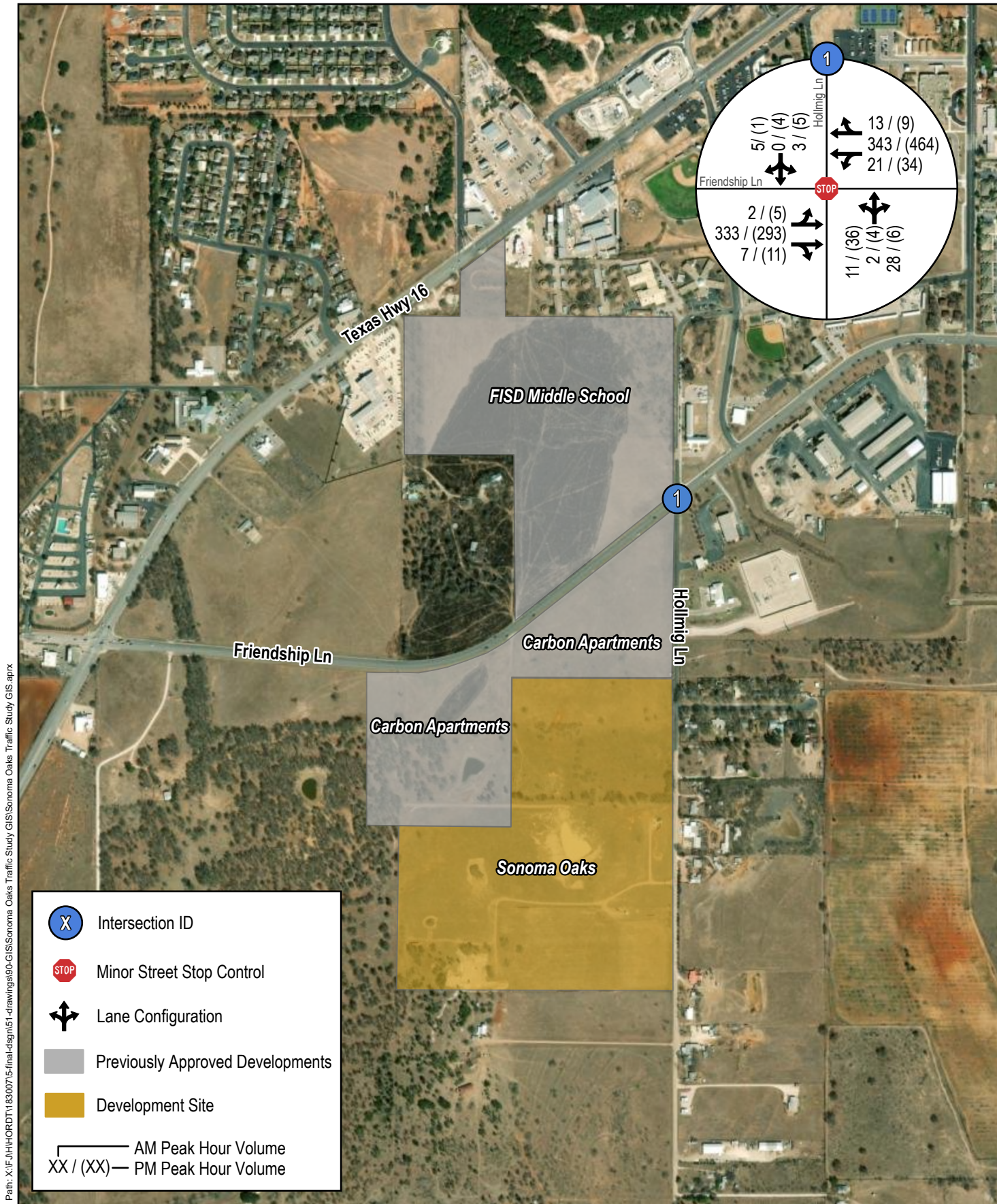
Figure 2 presents the Existing (2025) traffic volumes for the study intersections.

2.3 Surrounding Development Trips

Trips generated by the surrounding developments were added to the projected background traffic on the project roads. The trip generation figures of FISD Middle school and Cabon Apartments are presented in **Table 1**. **Figure 3** presents the Future (2029) without development (Baseline) traffic volumes.

Table 1 – Surrounding Developments Trip Generation

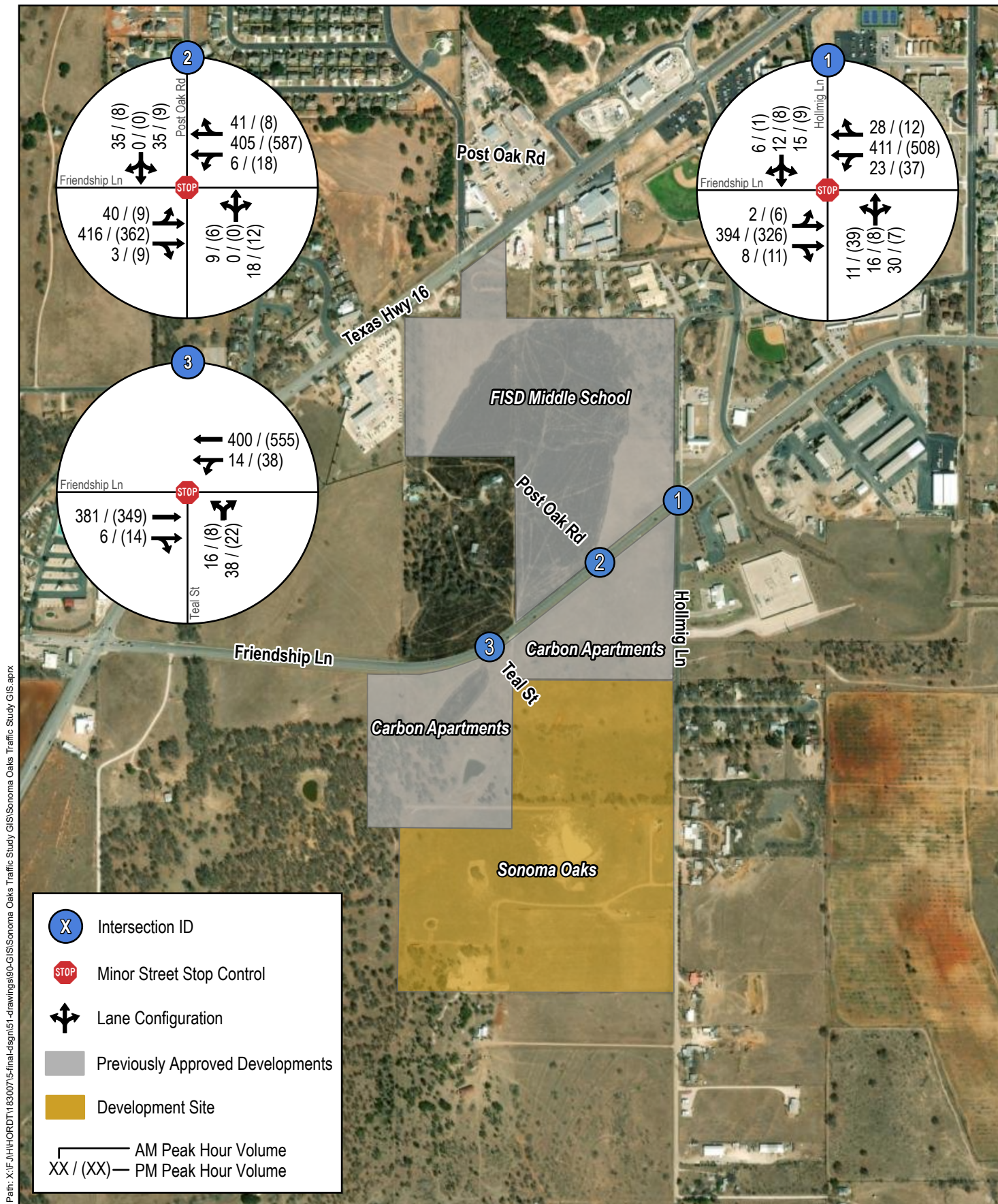
Development (ITE Code)	Units	AM Peak Hour (7:30 AM – 8:30 AM)			PM Peak Hour (4:45 PM – 5:45 PM)		
		Enter	Exit	Total	Enter	Exit	Total
FISD Middle School (ITE Code 522)	750 Students	272	231	503	54	59	113
Carbon Apartments (ITE Codes: 220/252)	234/62 Units	34	94	128	93	57	150



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		Project: HORDT 183007 Print Date: 2/14/2025	Existing Year (2025) Volumes Sonoma Oaks Traffic Impact Study Fredericksburg, TX	Figure 2
		Map by: IJohnson Projection: UTM 14N Source: ESRI		

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



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Project: HORDT 183007
Print Date: 2/14/2025

Map by: IJohnson
Projection: UTM 14N
Source: ESRI

**Future Year (2029) Without
Development Volumes**
Sonoma Oaks Traffic Impact Study
Fredericksburg, TX

**Figure
3**

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

3 Trip Generation and Distribution

3.1 Trip Generation

Trip Generation calculations were completed based on information obtained from the developer. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition was used to estimate AM and PM roadway peak hour trips for the proposed development. The proposed Sonoma Oaks development consisted of 52 units of single-family homes in the northern section of development and 135 units of single-family homes in the southern section of development. **Table 2** summarizes the trip generation estimates AM peak hour and PM peak hours of the development.

Table 2 – Development Site Trip Generation

Development Section	Number of Homes	Daily Trips	AM Peak Hour (7:30 – 8:30 AM)			PM Peak Hour (4:45 – 5:45 PM)		
			Enter	Exit	Total	Enter	Exit	Total
North Section	52	490	9	27	36	31	18	49
South Section	135	1,273	24	71	95	80	47	127
Total	187	1,763	33	98	131	111	65	176

3.2 Trip Distribution

Trip distribution for the site was completed based on the proposed site access points onto Friendship Lane Road and Hollmig Lane. Based on the proposed site plan, the majority (75%) of the development traffic is anticipated to use the development access on Teal Street whereas the remaining development traffic was assumed to use the accesses on Hollmig Lane. Trips were distributed according to the distribution pattern of existing traffic on Friendship Lane and Hollmig Lane. **Figure 4** presents the percentage distribution of incoming and outgoing trips generated by the proposed Sonoma Oaks development.

Based on the 2022 traffic counts, the distribution of vehicle movements was analyzed for both the AM and PM peak hours. During the AM peak hour, approximately 40% of inbound traffic originates from the west and 50% from the east along Friendship Lane, while 10% arrives from the north and south via Hollmig Lane. Outgoing development traffic is primarily distributed to Friendship Lane, with 45% traveling east and west, while 5% moves north and south via Hollmig Lane.

During the PM peak hour, approximately 40% of inbound traffic comes from the west and 55% from the east along Friendship Lane, with 10% arriving from the north and south via Hollmig Lane. Outgoing development traffic is predominantly directed westward (55%) and eastward (35%) on Friendship Lane, while 10% exits to the north and south via Hollmig Lane.

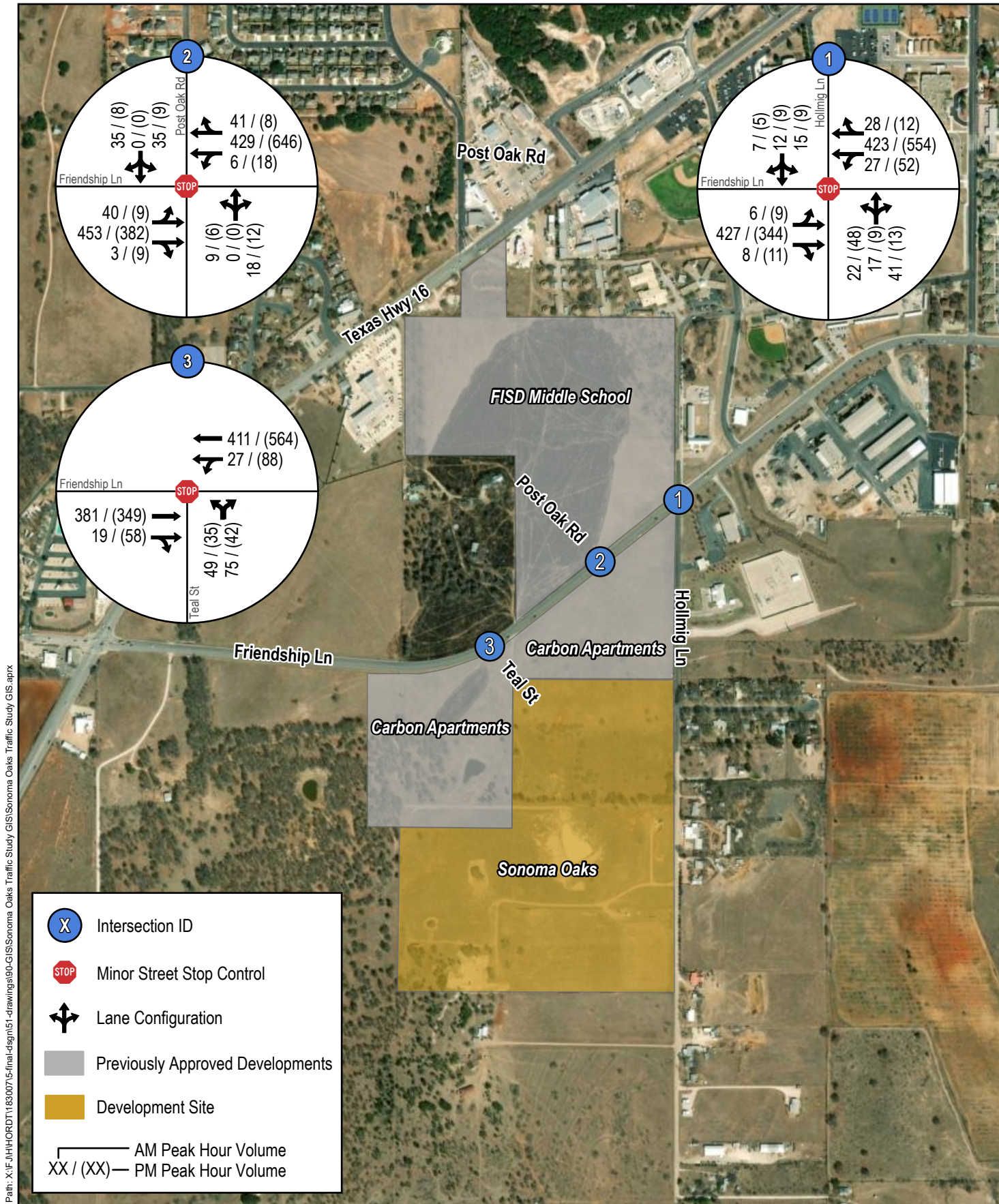
Figure 5 presents the Future (2029) with development (full build) traffic volumes.



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		Project: HORDT 183007 Print Date: 2/14/2025 Map by: ljohnson Projection: UTM 14N Source: ESRI	Development Trip Distribution Patterns Sonoma Oaks Traffic Study Fredericksburg, TX	Figure 4
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This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



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		Project: HORDT 183007 Print Date: 2/14/2025	Future Year (2029) With Development Volumes Sonoma Oaks Traffic Impact Study Fredericksburg, TX	Figure 5
		Map by: IJohnson Projection: UTM 14N Source: ESRI		

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

4 Operational Analysis

Traffic operations analyses were conducted to determine the level of service (LOS), delay, and queuing information for existing, future without development and with development scenarios. Each scenario modeled for this analysis is outlined later in this section.

LOS is a qualitative rating system used to describe the efficiency of traffic operations at an intersection. Six LOS values are defined, designated by letters A through F. LOS A represents the best operating conditions (no congestion), and LOS F represents the worst operating conditions (severe congestion).

Traffic operations analyses were performed using Synchro/SimTraffic (Version 11) software package for all scenarios. For signalized and unsignalized intersections Synchro/SimTraffic uses the methods outlined in the Highway Capacity Manual 6th Edition (HCM). LOS for intersections is determined by the average control delay per vehicle.

When analyzing minor street stop-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approaches. When analyzing minor street stop-controlled intersections it is important to report delay of the overall intersection level of service as well as the delay on the side street stop-controlled approach. When considering overall intersection level of service, the total number of vehicles entering the intersection and the capability of the intersection to support these volumes is reported. Secondly, since the mainline does not have to stop, the majority of delay is attributed to side-street approaches. It is typical with higher mainline traffic volumes to experience high levels of delay on the side-street approaches, but acceptable overall intersection level of service during peak hour conditions. The overall intersection LOS at an unsignalized intersection is determined by the worst LOS on the minor street. **Table 3** shows the HCM delay criteria for LOS at unsignalized intersections.

Table 3 – Level of Service Delay Thresholds

Level of Service (LOS)	Average Control Delay (sec/veh)	
	Unsignalized Intersections	Signalized Intersections
A	< 10	< 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

The proposed development is expected to be fully built out by 2029. As part of this project, the following scenarios were analyzed using Synchro/SimTraffic:

1. 2025 Existing Conditions Scenario: In this scenario, the existing two-way stop-controlled (TWSC) intersection of Friendship Lane at Hollmig Lane was analyzed using 2025 traffic volumes.
2. 2029 Without Development (No Build) Conditions Scenario: This scenario assessed the intersections of Friendship Lane with Hollmig Lane, Post Oak Road, and Teal Street. This analysis incorporated the projected 2029 background traffic on the study roadways, along with site-generated trips from FISD Middle School and Carbon Apartments.

3. 2029 With Development (Full Build-Out) Conditions Scenario: The site trips generated by the proposed Sonoma Oaks development were added on top of the 2029 Without Development (No Build) Conditions.

4.1 2025 Existing Conditions Scenario

The Existing Conditions scenario includes the turning movement counts outlined in Section 2.0. The intersection of Friendship Lane at Hollmig Lane is analyzed considering that is the only intersection operation around the proposed development. Traffic operations analysis for the study intersection concluded the intersection operates well with little or no delay on the main line, and with a LOS B and C on the minor side street approaches during the AM and PM Peaks.

Figure 6 – Existing Layout of Intersection of Friendship Lane at Hollmig Lane



Table 4 shows a summary of the intersection operations analysis under the 2025 Existing Conditions. More detailed results are attached in **Appendix B** at the end of this report.

Table 4 – Existing 2025 Intersection Capacity Analysis

Intersection	Peak Hour	Approach Delay (sec/veh) / LOS				
		EB	WB	NB	SB	Intersection ¹
Friendship Lane at Hollmig Lane (TWSC ²)	AM	0/A	0.6/A	12.4/B	12.4/B	12.4/B
	PM	0.1/A	0.7/A	12.2/B	19.4/C	19.4/C
1 Intersection delay/LOS for minor stop-controlled intersections is the delay/LOS of the worst approach						
2 TWSC: Two- Way Stop Controlled Intersection						

4.2 2029 Without Development Scenario

The 2029 Without Development Scenario assesses the impact of traffic volumes and roadway improvements identified in the previously completed Traffic Impact Studies within the study area. . Background turning movement volumes for 2029 were projected from 2022 counts using a 2.1% annual traffic growth rate. Trips generated by the FISD Middle School and Carbon Apartments, both currently under construction, were added to the projected background traffic volumes to establish the total 2029 Without Development turning movement volumes. Additionally, two new intersections proposed in previous traffic impact studies for FISD Middle School and Carbon Apartments are incorporated into the analysis of the Without Development Scenario. **Figure 7** shows the proposed intersections of Friendship Lane with Post Oak Road and Teal Street.

The traffic operations analysis results indicate that the study intersections will operate at acceptable levels of service (LOS) under the 2029 Without Development conditions. Below is a summary of the traffic operations the intersection in the future without development scenario.

- At the intersection of Friendship Lane and Hollmig Lane, the southbound approach operates at a LOS of C in both peak hours.
- At the intersection of Friendship Lane and Post Oak Rd, the southbound approach operates at a LOS of C in both peak hours.
- At the intersection of Friendship Lane and Teal Street, the northbound approach operates at a LOS B and C in the AM and PM peak hours, respectively.

Table 5 shows a summary of the intersection operations analysis under the 2029 Without Development Conditions. More detailed results are attached in **Appendix B**.

Figure 7 – Planned Intersection Geometrics of Friendship Lane with Post Oak Rd and Teal Street

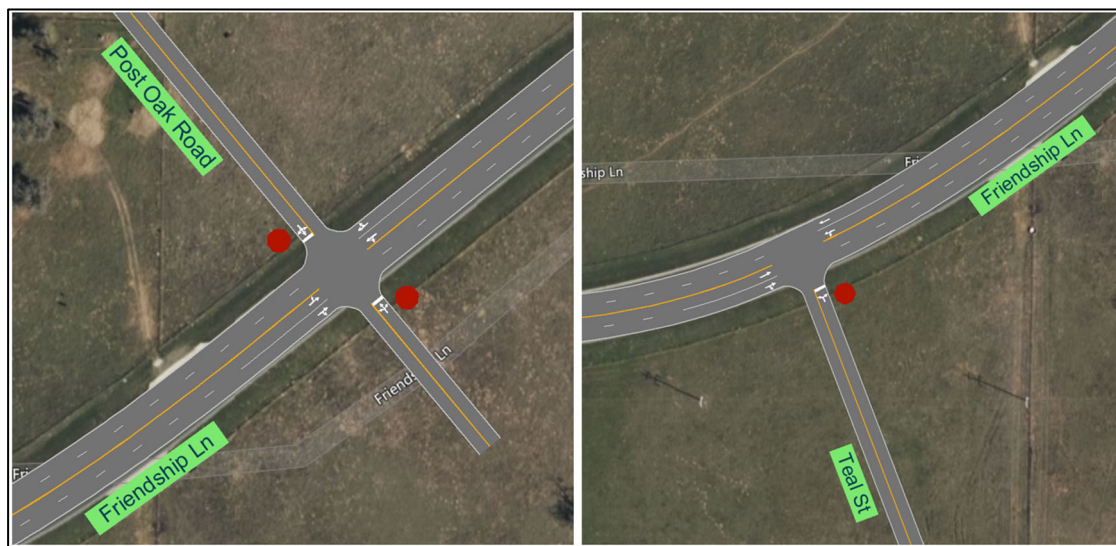


Table 5 – 2029 Without Development Intersection Capacity Analysis Results

Intersection	Peak Hour	Approach Delay (sec/veh) / LOS				Intersection ₁
		EB	WB	NB	SB	
Friendship Lane at Hollmig Lane (TWSC ²)	AM	0.0/ A	0.5/ A	17.9/ C	22.4/ C	22.4/C
	PM	0.3/ A	0.7/ A	14.6/ C	24.7/ C	24.7/C
Friendship Lane at Post Oak Rd (TWSC ²)	AM	1.0/ A	0.1/ A	13.9/B	18.7/ C	18.7/C
	PM	0.3/ A	0.4/ A	12.7/B	16.4/ C	16.4/C
Friendship Lane at Teal Street (TWSC ²)	AM	0.0/ A	0.4/ A	12.0/B	-	12.0/B
	PM	0.0/ A	0.7/ A	11.7/B	-	11.7/B
1 Intersection delay/LOS for minor stop-controlled intersections is the delay/LOS of the worst approach						
2 TWSC: Two- Way Stop Controlled Intersection						

4.3 2029 With Development Scenario

The 2029 With Development scenario adds the full build out of the proposed Sonoma Oaks development to the Without Development traffic volumes. The traffic operations analysis results indicate that the study intersections will operate at acceptable levels of service (LOS) under the 2029 With Development conditions. Below is a summary of the projected traffic operations conditions for all three intersections under the 2029 With Development Scenario.

- At the intersection of Friendship Lane and Hollmig Lane, the southbound approach operates at a LOS of C in the AM Peak hour and LOS D in the PM peak hour. Lane
- At the intersection of Friendship Lane and Post Oak Rd, the southbound approach operates at a LOS of C in both peak hours. Lane
- At the intersection of Friendship Lane and Teal Street, the northbound approach operates at a LOS B and C in the AM and PM peak hours respectively. Lane

Table 6 shows a summary of the intersection operations analysis under the 2029 With Development Conditions. More detailed results are attached in **Appendix B**.

Table 6 – 2029 With Development Intersection Capacity Analysis Results

Intersection	Peak Hour	Approach Delay (sec/veh) / LOS				Intersection ¹
		EB	WB	NB	SB	
Friendship Lane at Hollmig Lane (TWSC ²)	AM	0.1/ A	0.6/ A	21.2/ C	24.8/ C	24.8/C
	PM	0.3/ A	1.0/ A	18.1/ C	26.2/ D	26.2/D
Friendship Lane at Post Oak Rd (TWSC ²)	AM	1.0/ A	0.1/ A	14.7/B	20.2/ C	20.2/C
	PM	0.3/ A	0.3/ A	13.2/B	17.9/ C	17.9/C
Friendship Lane at Teal Street (TWSC ²)	AM	0.0/ A	0.7/ A	14.9/B	-	14.9/B
	PM	0.0/ A	1.6/ A	17.1/ C	-	17.1/C
1 Intersection delay/LOS for minor stop-controlled intersections is the delay/LOS of the worst approach						
2 TWSC: Two- Way Stop Controlled Intersection						

5 Findings and Recommendations

All proposed access points for the Sonoma Oaks development are expected to operate well as two-way stop-controlled intersections. This study also confirms that the traffic generated by the proposed development will not have a significant impact on the surrounding intersections within the study area and can be adequately accommodated by the infrastructure that will be in place by the time the development is fully built out.

Aside from the planned and currently under-construction intersections outlined in the approved traffic impact studies for surrounding developments, no additional roadway improvements are expected to be needed upon project completion.

Appendix A

Proposed Site Layout

Appendix B

Measures of Effectiveness Tables

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	333	7	21	343	13	11	2	28	3	0	5
Future Vol, veh/h	2	333	7	21	343	13	11	2	28	3	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	79	79	79	73	73	73	67	67	67
Heavy Vehicles, %	5	5	5	7	7	7	5	5	5	0	0	0
Mvmt Flow	2	378	8	27	434	16	15	3	38	4	0	7
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	450	0	0	386	0	0	657	890	193	691	886	225
Stage 1	-	-	-	-	-	-	386	386	-	496	496	-
Stage 2	-	-	-	-	-	-	271	504	-	195	390	-
Critical Hdwy	4.2	-	-	4.24	-	-	7.6	6.6	7	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.6	5.6	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.6	5.6	-	6.5	5.5	-
Follow-up Hdwy	2.25	-	-	2.27	-	-	3.55	4.05	3.35	3.5	4	3.3
Pot Cap-1 Maneuver	1086	-	-	1134	-	-	344	275	807	335	286	784
Stage 1	-	-	-	-	-	-	601	601	-	529	549	-
Stage 2	-	-	-	-	-	-	703	532	-	794	611	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1086	-	-	1134	-	-	332	266	807	309	276	784
Mov Cap-2 Maneuver	-	-	-	-	-	-	332	266	-	309	276	-
Stage 1	-	-	-	-	-	-	600	600	-	528	531	-
Stage 2	-	-	-	-	-	-	674	515	-	751	610	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0.6			12.4			12.4		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	544	1086	-	-	1134	-	-	497				
HCM Lane V/C Ratio	0.103	0.002	-	-	0.023	-	-	0.024				
HCM Control Delay (s)	12.4	8.3	0	-	8.3	0.1	-	12.4				
HCM Lane LOS	B	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.3	0	-	-	0.1	-	-	0.1				

Intersection												
Int Delay, s/veh	1.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔↔			↔↔			↔			↔	
Traffic Vol, veh/h	5	293	11	34	464	9	6	4	36	5	4	1
Future Vol, veh/h	5	293	11	34	464	9	6	4	36	5	4	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	89	89	89	69	69	69	63	63	63
Heavy Vehicles, %	3	3	3	5	5	5	7	7	7	0	0	0
Mvmt Flow	6	337	13	38	521	10	9	6	52	8	6	2

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	531	0	0	350	0	0	696	963	175	786	964	266
Stage 1	-	-	-	-	-	-	356	356	-	602	602	-
Stage 2	-	-	-	-	-	-	340	607	-	184	362	-
Critical Hdwy	4.16	-	-	4.2	-	-	7.64	6.64	7.04	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.64	5.64	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.64	5.64	-	6.5	5.5	-
Follow-up Hdwy	2.23	-	-	2.25	-	-	3.57	4.07	3.37	3.5	4	3.3
Pot Cap-1 Maneuver	1026	-	-	1184	-	-	319	246	822	286	257	738
Stage 1	-	-	-	-	-	-	621	615	-	458	492	-
Stage 2	-	-	-	-	-	-	635	472	-	806	629	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1026	-	-	1184	-	-	300	233	822	252	243	738
Mov Cap-2 Maneuver	-	-	-	-	-	-	300	233	-	252	243	-
Stage 1	-	-	-	-	-	-	617	611	-	455	469	-
Stage 2	-	-	-	-	-	-	596	450	-	742	625	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.7			12.2			19.4		
HCM LOS							B			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	568	1026	-	-	1184	-	-	266
HCM Lane V/C Ratio	0.117	0.006	-	-	0.032	-	-	0.06
HCM Control Delay (s)	12.2	8.5	0	-	8.1	0.2	-	19.4
HCM Lane LOS	B	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.4	0	-	-	0.1	-	-	0.2

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/16/2025

Intersection												
Int Delay, s/veh	3.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	427	8	23	423	28	22	17	41	15	12	7
Future Vol, veh/h	6	427	8	23	423	28	22	17	41	15	12	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	79	79	79	73	73	73	67	67	67
Heavy Vehicles, %	4	4	4	6	6	6	4	4	4	0	0	0
Mvmt Flow	7	485	9	29	535	35	30	23	56	22	18	10
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	570	0	0	494	0	0	839	1132	247	879	1119	285
Stage 1	-	-	-	-	-	-	504	504	-	611	611	-
Stage 2	-	-	-	-	-	-	335	628	-	268	508	-
Critical Hdwy	4.18	-	-	4.22	-	-	7.58	6.58	6.98	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.58	5.58	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.58	5.58	-	6.5	5.5	-
Follow-up Hdwy	2.24	-	-	2.26	-	-	3.54	4.04	3.34	3.5	4	3.3
Pot Cap-1 Maneuver	985	-	-	1038	-	-	255	199	747	245	209	718
Stage 1	-	-	-	-	-	-	513	534	-	453	487	-
Stage 2	-	-	-	-	-	-	647	469	-	720	542	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	985	-	-	1038	-	-	225	189	747	197	198	718
Mov Cap-2 Maneuver	-	-	-	-	-	-	225	189	-	197	198	-
Stage 1	-	-	-	-	-	-	508	529	-	448	467	-
Stage 2	-	-	-	-	-	-	588	450	-	630	537	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.6			21.2			24.8		
HCM LOS							C			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	330	985	-	-	1038	-	-	232				
HCM Lane V/C Ratio	0.332	0.007	-	-	0.028	-	-	0.219				
HCM Control Delay (s)	21.2	8.7	0	-	8.6	0.2	-	24.8				
HCM Lane LOS	C	A	A	-	A	A	-	C				
HCM 95th %tile Q(veh)	1.4	0	-	-	0.1	-	-	0.8				

HCM 6th TWSC
2: Friendship Ln & Post Oak Road

02/16/2025

Intersection												
Int Delay, s/veh	2											
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	35	0	35	9	0	18	40	453	3	6	429	41
Future Vol, veh/h	35	0	35	9	0	18	40	453	3	6	429	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	88	88	88	79	79	79
Heavy Vehicles, %	2	2	2	2	2	2	6	6	6	6	6	6
Mvmt Flow	38	0	38	10	0	20	45	515	3	8	543	52
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	933	1193	298	895	1218	259	595	0	0	518	0	0
Stage 1	585	585	-	607	607	-	-	-	-	-	-	-
Stage 2	348	608	-	288	611	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.22	-	-	4.22	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.26	-	-	2.26	-	-
Pot Cap-1 Maneuver	221	186	698	235	179	740	950	-	-	1017	-	-
Stage 1	464	496	-	450	485	-	-	-	-	-	-	-
Stage 2	641	484	-	695	482	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	202	171	698	209	165	740	950	-	-	1017	-	-
Mov Cap-2 Maneuver	202	171	-	209	165	-	-	-	-	-	-	-
Stage 1	433	490	-	420	453	-	-	-	-	-	-	-
Stage 2	582	452	-	649	476	-	-	-	-	-	-	-
Approach	SE		NW		NE		SW					
HCM Control Delay, s	20.2		14.7		1		0.1					
HCM LOS	C		B									
Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR					
Capacity (veh/h)	950	-	-	401	313	1017	-	-				
HCM Lane V/C Ratio	0.048	-	-	0.073	0.243	0.007	-	-				
HCM Control Delay (s)	9	0.3	-	14.7	20.2	8.6	0	-				
HCM Lane LOS	A	A	-	B	C	A	A	-				
HCM 95th %tile Q(veh)	0.2	-	-	0.2	0.9	0	-	-				

HCM 6th TWSC
3: Teal St & Friendship Ln

02/16/2025

Intersection						
Int Delay, s/veh	2.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑	
Traffic Vol, veh/h	381	19	27	411	49	75
Future Vol, veh/h	381	19	27	411	49	75
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	79	79	92	92
Heavy Vehicles, %	6	6	6	6	2	2
Mvmt Flow	433	22	34	520	53	82
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	455	0	772	228
Stage 1	-	-	-	-	444	-
Stage 2	-	-	-	-	328	-
Critical Hdwy	-	-	4.22	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.26	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	1074	-	336	775
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	702	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1074	-	321	775
Mov Cap-2 Maneuver	-	-	-	-	321	-
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	670	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.7		14.9	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	497	-	-	1074	-	
HCM Lane V/C Ratio	0.271	-	-	0.032	-	
HCM Control Delay (s)	14.9	-	-	8.5	0.2	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-	

Intersection												
Int Delay, s/veh	2.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	344	11	52	554	12	16	9	45	9	9	5
Future Vol, veh/h	9	344	11	52	554	12	16	9	45	9	9	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	89	89	89	69	69	69	63	63	63
Heavy Vehicles, %	2	2	2	4	4	4	6	6	6	0	0	0
Mvmt Flow	10	395	13	58	622	13	23	13	65	14	14	8
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	635	0	0	408	0	0	856	1173	204	969	1173	318
Stage 1	-	-	-	-	-	-	422	422	-	745	745	-
Stage 2	-	-	-	-	-	-	434	751	-	224	428	-
Critical Hdwy	4.14	-	-	4.18	-	-	7.62	6.62	7.02	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.62	5.62	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.62	5.62	-	6.5	5.5	-
Follow-up Hdwy	2.22	-	-	2.24	-	-	3.56	4.06	3.36	3.5	4	3.3
Pot Cap-1 Maneuver	944	-	-	1133	-	-	245	185	790	211	194	684
Stage 1	-	-	-	-	-	-	569	577	-	377	424	-
Stage 2	-	-	-	-	-	-	560	407	-	764	588	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	944	-	-	1133	-	-	211	168	790	169	176	684
Mov Cap-2 Maneuver	-	-	-	-	-	-	211	168	-	169	176	-
Stage 1	-	-	-	-	-	-	561	569	-	372	391	-
Stage 2	-	-	-	-	-	-	491	375	-	675	580	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			1			18.1			26.2		
HCM LOS							C			D		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	376	944	-	-	1133	-	-	206				
HCM Lane V/C Ratio	0.27	0.011	-	-	0.052	-	-	0.177				
HCM Control Delay (s)	18.1	8.9	0.1	-	8.3	0.3	-	26.2				
HCM Lane LOS	C	A	A	-	A	A	-	D				
HCM 95th %tile Q(veh)	1.1	0	-	-	0.2	-	-	0.6				

HCM 6th TWSC
2: Friendship Ln & Post Oak Road

02/16/2025

Intersection												
Int Delay, s/veh	0.8											
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	9	0	8	6	0	12	9	382	9	18	614	8
Future Vol, veh/h	9	0	8	6	0	12	9	382	9	18	614	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	4	4	4
Mvmt Flow	10	0	9	7	0	13	10	424	10	20	682	9

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	959	1181	346	830	1180	217	691	0	0	434	0	0
Stage 1	727	727	-	449	449	-	-	-	-	-	-	-
Stage 2	232	454	-	381	731	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.18	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.24	-	-
Pot Cap-1 Maneuver	211	189	650	263	189	787	900	-	-	1108	-	-
Stage 1	381	427	-	559	571	-	-	-	-	-	-	-
Stage 2	750	568	-	613	425	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	201	181	650	251	181	787	900	-	-	1108	-	-
Mov Cap-2 Maneuver	201	181	-	251	181	-	-	-	-	-	-	-
Stage 1	375	415	-	551	562	-	-	-	-	-	-	-
Stage 2	727	559	-	587	413	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	17.9	13.2	0.3	0.3
HCM LOS	C	B		

Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	900	-	-	460	298	1108	-
HCM Lane V/C Ratio	0.011	-	-	0.043	0.062	0.018	-
HCM Control Delay (s)	9	0.1	-	13.2	17.9	8.3	0.1
HCM Lane LOS	A	A	-	B	C	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0.1	-

HCM 6th TWSC
3: Teal St & Friendship Ln

02/16/2025

Intersection

Int Delay, s/veh 2.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	349	58	88	532	35	42
Future Vol, veh/h	349	58	88	532	35	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	92	92
Heavy Vehicles, %	4	4	4	4	2	2
Mvmt Flow	388	64	98	591	38	46

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	452
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.18
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.24
Pot Cap-1 Maneuver	-	-	1091
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1091
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.6	17.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	381	-	-	1091	-
HCM Lane V/C Ratio	0.22	-	-	0.09	-
HCM Control Delay (s)	17.1	-	-	8.6	0.4
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.8	-	-	0.3	-

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/16/2025

Intersection												
Int Delay, s/veh	2.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	394	8	23	411	28	11	16	30	15	12	7
Future Vol, veh/h	2	394	8	23	411	28	11	16	30	15	12	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	79	79	79	73	73	73	67	67	67
Heavy Vehicles, %	4	4	4	6	6	6	4	4	4	0	0	0
Mvmt Flow	2	448	9	29	520	35	15	22	41	22	18	10
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	555	0	0	457	0	0	784	1070	229	835	1057	278
Stage 1	-	-	-	-	-	-	457	457	-	596	596	-
Stage 2	-	-	-	-	-	-	327	613	-	239	461	-
Critical Hdwy	4.18	-	-	4.22	-	-	7.58	6.58	6.98	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.58	5.58	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.58	5.58	-	6.5	5.5	-
Follow-up Hdwy	2.24	-	-	2.26	-	-	3.54	4.04	3.34	3.5	4	3.3
Pot Cap-1 Maneuver	998	-	-	1072	-	-	280	217	767	264	227	725
Stage 1	-	-	-	-	-	-	548	561	-	462	495	-
Stage 2	-	-	-	-	-	-	654	477	-	749	569	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	998	-	-	1072	-	-	250	208	767	223	217	725
Mov Cap-2 Maneuver	-	-	-	-	-	-	250	208	-	223	217	-
Stage 1	-	-	-	-	-	-	546	559	-	461	476	-
Stage 2	-	-	-	-	-	-	596	458	-	679	567	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0.5			17.9			22.4		
HCM LOS							C			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	356	998	-	-	1072	-	-	257				
HCM Lane V/C Ratio	0.219	0.002	-	-	0.027	-	-	0.197				
HCM Control Delay (s)	17.9	8.6	0	-	8.5	0.1	-	22.4				
HCM Lane LOS	C	A	A	-	A	A	-	C				
HCM 95th %tile Q(veh)	0.8	0	-	-	0.1	-	-	0.7				

HCM 6th TWSC
2: Friendship Ln & Post Oak Road

02/16/2025

Intersection												
Int Delay, s/veh	2											
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	35	0	35	9	0	18	40	416	3	6	405	41
Future Vol, veh/h	35	0	35	9	0	18	40	416	3	6	405	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	88	88	88	79	79	79
Heavy Vehicles, %	2	2	2	2	2	2	6	6	6	6	6	6
Mvmt Flow	38	0	38	10	0	20	45	473	3	8	513	52
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	882	1121	283	838	1146	238	565	0	0	476	0	0
Stage 1	555	555	-	565	565	-	-	-	-	-	-	-
Stage 2	327	566	-	273	581	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.22	-	-	4.22	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.26	-	-	2.26	-	-
Pot Cap-1 Maneuver	241	205	714	259	198	763	976	-	-	1055	-	-
Stage 1	484	511	-	477	506	-	-	-	-	-	-	-
Stage 2	660	506	-	710	498	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	222	190	714	232	184	763	976	-	-	1055	-	-
Mov Cap-2 Maneuver	222	190	-	232	184	-	-	-	-	-	-	-
Stage 1	454	505	-	447	474	-	-	-	-	-	-	-
Stage 2	603	474	-	665	493	-	-	-	-	-	-	-
Approach	SE		NW		NE		SW					
HCM Control Delay, s	18.7		13.9		1		0.1					
HCM LOS	C		B									
Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR					
Capacity (veh/h)	976	-	-	433	339	1055	-	-				
HCM Lane V/C Ratio	0.047	-	-	0.068	0.224	0.007	-	-				
HCM Control Delay (s)	8.9	0.2	-	13.9	18.7	8.4	0	-				
HCM Lane LOS	A	A	-	B	C	A	A	-				
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.8	0	-	-				

HCM 6th TWSC
3: Teal St & Friendship Ln

02/16/2025

Intersection

Int Delay, s/veh 0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑	
Traffic Vol, veh/h	381	6	14	400	16	38
Future Vol, veh/h	381	6	14	400	16	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	79	79	92	92
Heavy Vehicles, %	6	6	6	6	2	2
Mvmt Flow	433	7	18	506	17	41

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	440
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.22
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.26
Pot Cap-1 Maneuver	-	-	1088
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1088
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	12
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	575	-	-	1088	-
HCM Lane V/C Ratio	0.102	-	-	0.016	-
HCM Control Delay (s)	12	-	-	8.4	0.1
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/16/2025

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔↔			↔↔			↔			↔	
Traffic Vol, veh/h	9	344	11	37	508	12	7	8	39	8	9	1
Future Vol, veh/h	9	344	11	37	508	12	7	8	39	8	9	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	89	89	89	69	69	69	63	63	63
Heavy Vehicles, %	2	2	2	4	4	4	6	6	6	0	0	0
Mvmt Flow	10	395	13	42	571	13	10	12	57	13	14	2
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	584	0	0	408	0	0	799	1090	204	886	1090	292
Stage 1	-	-	-	-	-	-	422	422	-	662	662	-
Stage 2	-	-	-	-	-	-	377	668	-	224	428	-
Critical Hdwy	4.14	-	-	4.18	-	-	7.62	6.62	7.02	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.62	5.62	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.62	5.62	-	6.5	5.5	-
Follow-up Hdwy	2.22	-	-	2.24	-	-	3.56	4.06	3.36	3.5	4	3.3
Pot Cap-1 Maneuver	987	-	-	1133	-	-	270	208	790	242	217	710
Stage 1	-	-	-	-	-	-	569	577	-	422	462	-
Stage 2	-	-	-	-	-	-	606	445	-	764	588	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	987	-	-	1133	-	-	242	194	790	204	202	710
Mov Cap-2 Maneuver	-	-	-	-	-	-	242	194	-	204	202	-
Stage 1	-	-	-	-	-	-	562	569	-	417	437	-
Stage 2	-	-	-	-	-	-	553	421	-	686	580	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			0.7			14.6			24.7		
HCM LOS							B			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	452	987	-	-	1133	-	-	211				
HCM Lane V/C Ratio	0.173	0.01	-	-	0.037	-	-	0.135				
HCM Control Delay (s)	14.6	8.7	0.1	-	8.3	0.2	-	24.7				
HCM Lane LOS	B	A	A	-	A	A	-	C				
HCM 95th %tile Q(veh)	0.6	0	-	-	0.1	-	-	0.5				

HCM 6th TWSC

2: Friendship Ln & Post Oak Road

02/16/2025

Intersection												
Int Delay, s/veh	0.8											
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	9	0	8	6	0	12	9	362	9	18	555	8
Future Vol, veh/h	9	0	8	6	0	12	9	362	9	18	555	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	4	4	4
Mvmt Flow	10	0	9	7	0	13	10	402	10	20	617	9

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	883	1094	313	776	1093	206	626	0	0	412	0	0
Stage 1	662	662	-	427	427	-	-	-	-	-	-	-
Stage 2	221	432	-	349	666	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.18	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.24	-	-
Pot Cap-1 Maneuver	240	213	683	287	213	800	952	-	-	1129	-	-
Stage 1	417	457	-	576	584	-	-	-	-	-	-	-
Stage 2	761	581	-	640	456	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	229	204	683	275	204	800	952	-	-	1129	-	-
Mov Cap-2 Maneuver	229	204	-	275	204	-	-	-	-	-	-	-
Stage 1	411	445	-	568	576	-	-	-	-	-	-	-
Stage 2	738	573	-	615	444	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	16.4	12.7	0.3	0.4
HCM LOS	C	B		

Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	952	-	-	489	333	1129	-
HCM Lane V/C Ratio	0.011	-	-	0.04	0.055	0.018	-
HCM Control Delay (s)	8.8	0.1	-	12.7	16.4	8.2	0.1
HCM Lane LOS	A	A	-	B	C	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0.1	-

Intersection

Int Delay, s/veh 0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑	
Traffic Vol, veh/h	349	14	38	523	8	22
Future Vol, veh/h	349	14	38	523	8	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	92	92
Heavy Vehicles, %	4	4	4	4	2	2
Mvmt Flow	388	16	42	581	9	24

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	404
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.18
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.24
Pot Cap-1 Maneuver	-	-	1137
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1137
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	11.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	572	-	-	1137	-
HCM Lane V/C Ratio	0.057	-	-	0.037	-
HCM Control Delay (s)	11.7	-	-	8.3	0.2
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Building a Better World for All of Us[®]

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

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[Join Our Social Communities](#)



To:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX. 78624
Regarding Request No: Z-2427

To whom this may concern:

As a property and homeowner who has lived on Hollmig Lane in Fredericksburg, TX for 30 years with my family, I protest the land use change/zoning associated with Request File #Z-2427.

Here is why:

Being one of the actual Land/homeowners impacted by the request within the 200' perimeter, allowing and permitting an excessive amount of new housing structures of more than 100+ units will not only result in less privacy but also bring increased noise levels and traffic, which will be a disturbance as soon as the first stages of construction begins. Also being a local taxpayer of a BNB we have on the property, the new development will also disturb future guests and bookings with increased activity and noise levels. According to the reviews we have online, guests love booking with us because of the tranquility they feel when they visit. What was once described as a “quiet” and “relaxing country feel” escape, won't be anymore with a new development across the street.

That privacy for guests that come to visit our beloved town will no longer feel or be described the same.

We also have farm animals that we raise and have roaming on our property. It is to my attention many people love animals but not all love the occasional random crow of a rooster in the middle of the night or early morning. Because of this, along with my family, we don't agree that we should have a control or have less choice with our livestock because new people who just moved in don't like it. It would mean taking away our joy and peace for a different lifestyle change.

To conclude, these are my reasons my family and I protest the new development. I appreciate your time in going over and considering my letter. Thank you.

Sincerely,
Jose Preciado
and Family

For I have, as you know, been

very busy with my work

I have been very busy with my work

and have not had time to write to you

I am very busy

and have not had time to write to you

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



REQUEST NO. Z-2427

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

(Please see attached Form) —————→
on back

Signature Jose J. Preciado & Family

Date March 03, 2025

Printed Name Jose J. Preciado & Family

~~597-612~~ ⁵⁹⁷ Hollmig Lane, Fbg TX.
Address 78624

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

Request NO. Z-2427

As an interested property owner, I **PROTEST** the requested land use change and establish ZONING REQUEST, represent by the above file number because.

The current landowner misleads the previous property owner when purchasing the property!

The property was purchased from the Maurer family estate with the pretense that the property would be a single-family residence. The buyer would build a house and operate the land as a rural property. The buyer only purchased when an agreement was made from the neighboring property owner (myself) allowing an easement to run electricity across the property.

Note: Why did I agree to the easement:

- 1) It allowed my sister the opportunity to sell the property to an individual**
- 2) I believed the story of the single-family residence and the opportunity for a good neighbor that would improve the land.**
- 3) Maintain the ETJ.**

We understood the property would be a single-family residence because that is what we were told:

- They plan on raising the children in a rural atmosphere to raise animals and enjoy the country atmosphere.
 - Chicken coup was built
 - Black Buck Antelope were raised
 - Farmland plowed and grasses grown
 - Land Leveling was done near the fence line – residential house?

As Friendship Lane developed (apartments, cottages and housing development) – the owner of the Hollmig Lane property saw opportunity and decided to partner up with the development – despite the previous intent.

The owner should sell the property with those same restrictions. It would be nice for Hollmig Lane to maintain those same rural appearances as Boos Lane. Multiple acre properties with nice houses to maintain the property values.

Lastly, has a traffic study even been done – Friendship/Hollmig Lane?

- Previous at/near location – High School, Sports Fields, Stadium, FFA building, FireStation, City Tax Office
- Previous neighbors on Hollmig Lane and residence on Bob White Road.
- Currently building -- New Middle School, Apartments, Cottage and a new housing development (54+ houses)

Signature:

Date:

Printed Name:

Date:



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: April 15, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider Ordinance 2025-11 Changing the Comprehensive Land Use Plan from Rural (R) to Mixed Use (MU) as recommended by the Planning and Zoning Commission based on Request Z-2427 by Mark Cornett for Clint and Amy Beicker requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) for approximately 39.345 acres located at 612 Hollmig Lane. (Evan Williamson, Interim Director of Development Services)

- i. Presentation by the applicant
 - ii. Presentation by staff
 - iii. Public Comment
 - iv. Take Action
-

PRESENTATION:

[PRESENTER_NO_BR]

SUMMARY:

The applicant requests to change the Land Use from Rural (R) to Low Density Residential (LDR) to establish a Zoning of R1, Single Family Residential for approximately 39 acres of land located at 612 Hollmig Lane. However, the Planning and Zoning Commission recommends the Land Use change to Mixed Use (MU) to establish a Zoning of R2, Mixed Residential.

BACKGROUND: As part of the annexation process, the property needs to be zoned, which requires an initial public hearing and recommendation by the Planning and Zoning Commission. To achieve the recommended zoning, the Comprehensive Land Use Plan must be updated first.

It is the desire of the applicant to obtain an R1, Single Family Residential zoning to allow for future subdivision into Single Family Residential lots. However, based on the following analysis, staff encouraged an R2, Mixed residential zoning. This was approved and also recommended by the Planning and Zoning Commission.

The surrounding properties are a mix of R1, Single Family Residential properties (Sonoma Oaks Subdivision) and R3, Multi-Family Residential (Woodland Cottages, 60+ units for 55 and older) to the North and Rural or large acreage tracts of land to the West, East and South. All surrounding properties possess a Land Use, but only properties located within the City Limits possess a designated Zoning.

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

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

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

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

The Comprehensive Plan identifies the subject property with a future place type of Mixed Density Residential which 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 market, which may include townhomes, attached dwellings, patio homes, and apartments. By integrating these housing types into traditional single-family neighborhoods, communities can enhance affordability, create walkable neighborhoods, and modestly boost density.

Appropriate Existing Zoning Districts would be R1-A, R2, R3, R5 and C1, Neighborhood Commercial.

During the Planning and Zoning Commission meeting held March 5th, the commission unanimously recommended the land use be changed to Mixed Use and the zoning R2 - mixed residential be designated for the property.

While this recommendation is not the request of the applicant, the R2 zoning would not restrict or inhibit the developer from developing lots in an R1 fashion. Ultimately, the lot owners would be provided more flexibility and options for the use of the lots.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:

Based on the recommendations from the Comprehensive Plan and the unanimous recommendation from the Planning and Zoning Commission, staff would recommend approval of Ordinance 2025-11 updating the City's Comprehensive Land Use Plan from Rural (R) to Mixed Use (MU) but does not recommend doing so at this time based on needed updates to the development agreement for the annexation of the subject tract.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce

ATTACHMENTS:

1. Z-2427 Zoning Application
2. Z-2427 Parcel Survey
3. Z-2427 Land Use Map
4. Mixed Density Residential - Comp Plan
5. Z-2427 Public Hearing Map
6. Z-2427 Mailing Labels
7. Z-2427_Protest_Jose Precidio
8. Z-2427_Profest_Maurer

APPROVAL/REVIEW:



Evan Williamson, Assistant City Engineer

Date: April 01, 2025



Garret Bonn, Assistant City Manager

Date: April 02, 2025



William McKamie, City Attorney

Date: April 11, 2025



Clinton Bailey, City Manager

Date: April 11, 2025



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Sonoma Oaks Unit 2 and Unit 3
Project Address: 612 Hollmig Lane
Property Tax ID Numbers: 87321

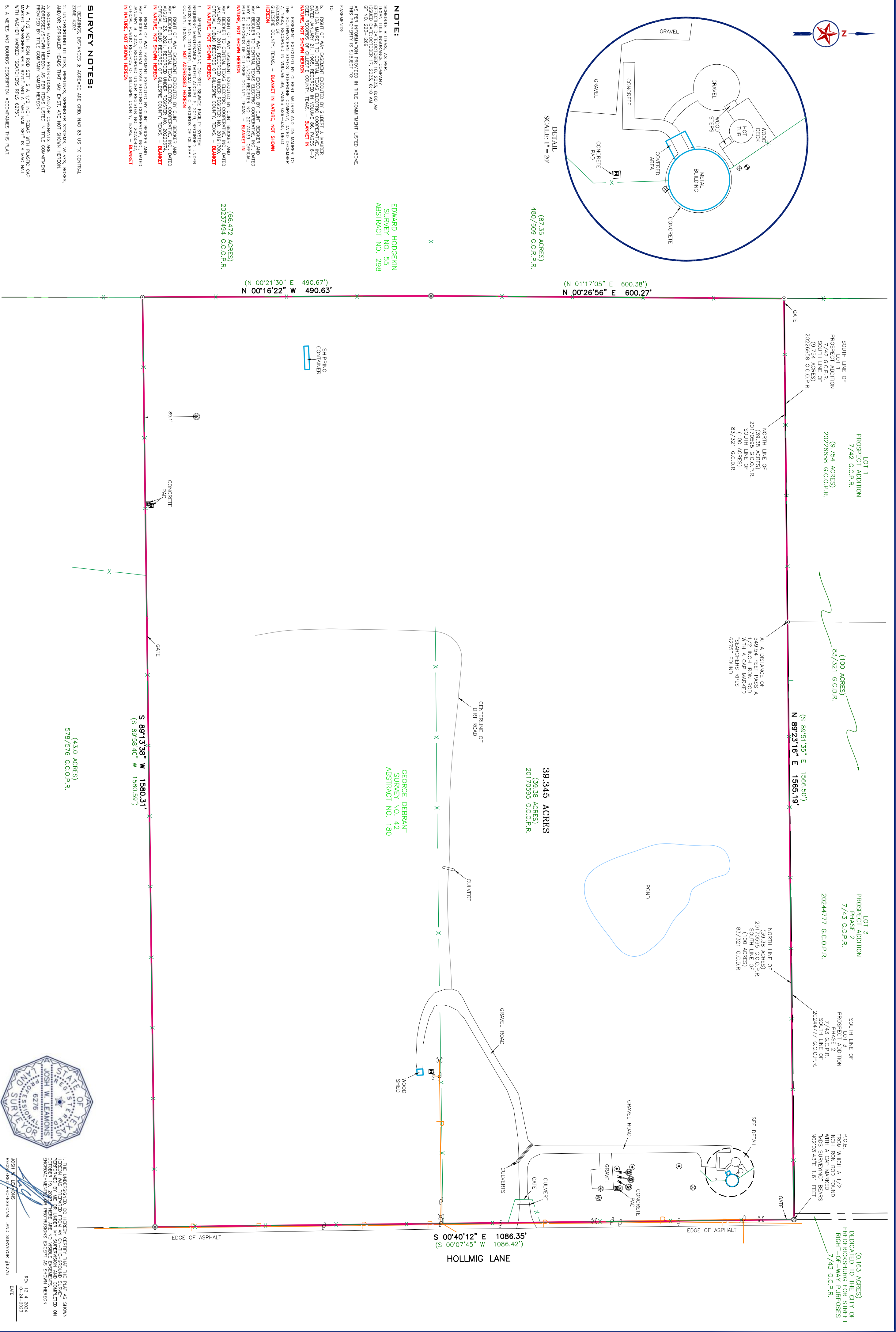
B. Application Type: [Appendix A – Fee Schedule](#)

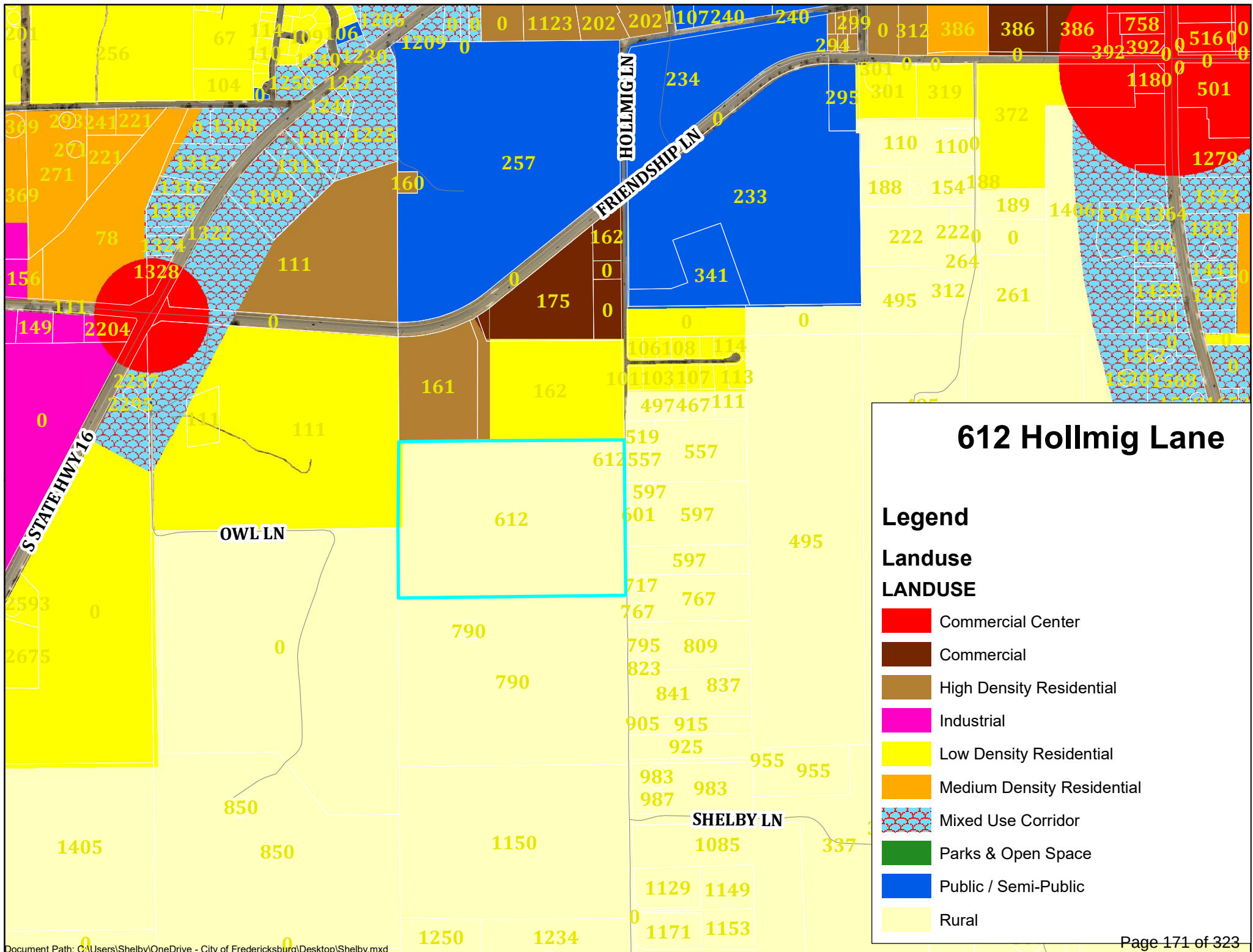
- ☒ Voluntary Annexation - \$750.00
- ☐ Conditional Use Permit - \$500.00
- ☒ Land Use Change - \$300.00
- ☒ Zoning Change - \$600.00
- ☐ Amendment to existing PUD - \$500.00
- ☐ Creation of PUD - \$750.00
- ☒ DRC Review Comments - \$250

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

- ☒ *Public Hearing Newspaper - \$150.00* x 2
- ☒ *Public Hearing 200 ft notification letter - \$100.00*

Total \$2,500





612 Hollmig Lane

Legend

Landuse LANDUSE

- Commercial Center
- Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Parks & Open Space
- Public / Semi-Public
- Rural



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%



GUIDANCE AND INTERPRETATION

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

- New development shall be built with a more urban or semi-urban character, including larger sidewalks and street trees.
- This land use can be a good transitional use from lower density residential to higher density or nonresidential uses, including near downtown.
- Connectivity to adjacent developments through trails and sidewalks is critical to maintaining access for transportation and recreation.
- Vehicle access through rear alleys and side or rear parking is desired instead of a front-loaded product.
- Social gathering spaces should be prioritized, including either public parks, passive open space or active private spaces within a development.
- Regional stormwater retention facilities and infrastructure should be utilized to create greenways and pedestrian/bicycle paths.
- Infill and development within the Historic District is subject to the Historic Preservation Ordinance and review by the Historic Review Board.

DEVELOPMENT CODE CONSIDERATIONS

Appropriate Existing Zoning Districts:

- R1-A, R2, R3, R5, NC

Implementation - Development Code Review:

- Review building height and setbacks for consistency
- Review buffers and screening to ensure compatibility (urban scale)
- Ensure street and pedestrian connectivity requirements to maintain connected street patterns
- Require sidewalks along all streets for development applications regardless of the Sidewalk and Trails Plan.
- Connectivity and efficient infrastructure requirements to add value
- Establish standards and requirements for alley facing garages, driveway requirements related to frontage on public streets versus alleys, garage door facing locations, and ensure front doors face the public street
- Maintain high standard of review from the Historic Review Board for development in the Historic District

REPRESENTATIVE IMAGERY



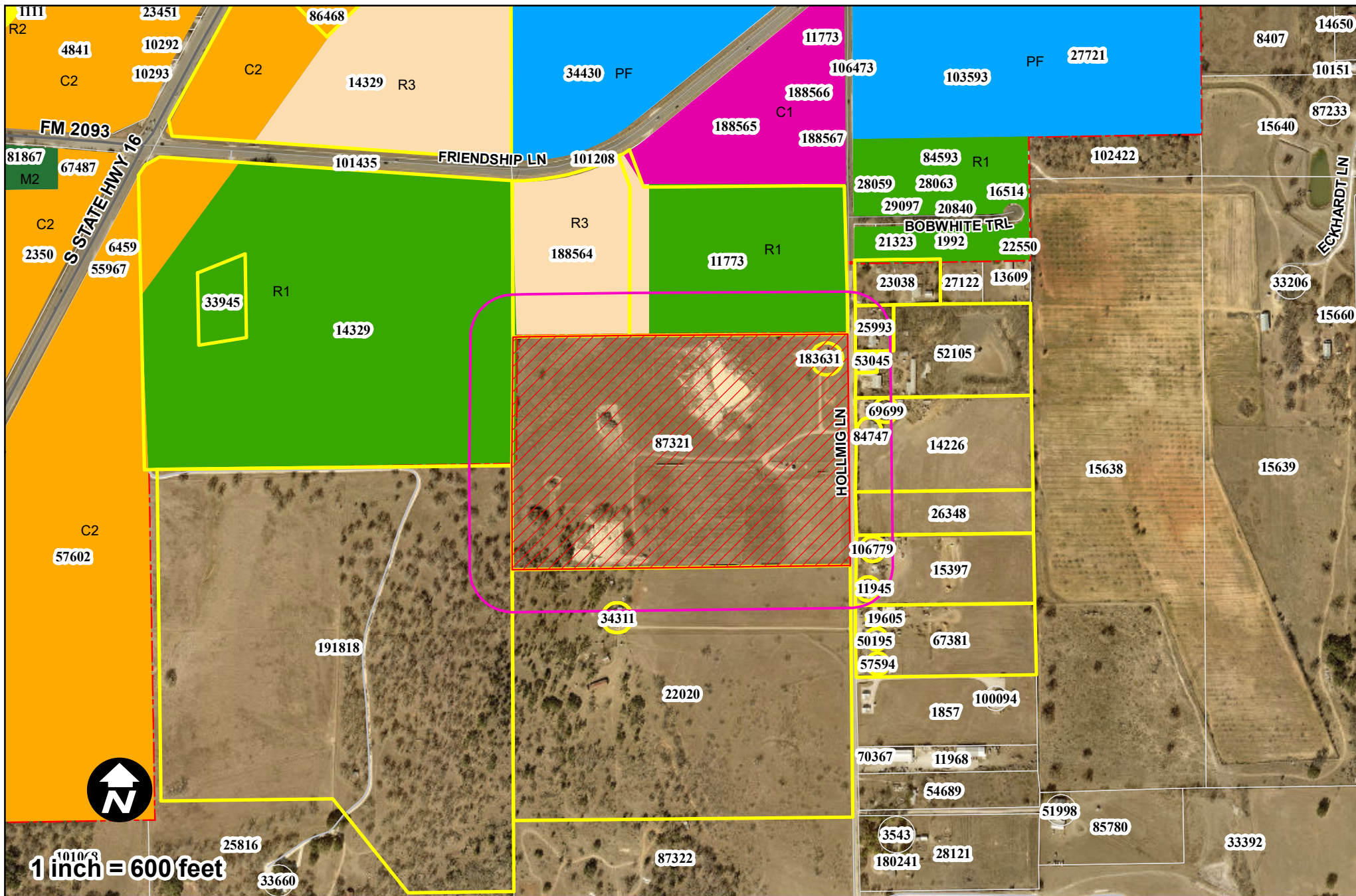


FIGURE 1
City of Fredericksburg
Z-2427 - 612 Hollmig

LEGEND

Notice Areas

Subject Property

200' Notification Area

Notified Property

City Limit Boundary

1-Mile ETJ Boundary

GCAD Parcels

JESUS & MARIA PRECIADO
597 HOLLMIG LANE
FREDERICKSBURG, TX 78624

DUECKER, ROYCE -LIFE ESTATE
767 HOLLMIG LANE
FREDERICKSBURG, TX 78624

MAURER, DAVID G
790 HOLLMIG LANE
FREDERICKSBURG, TX 78624

TODD T & JODIE KNEESE
109 BOBWHITE TAIL
FREDERICKSBURG, TX 78624

PATRICIA KAY MARQUARDT
152 VALLEY RIDGE DRIVE
FREDERICKSBURG, TX 78624

RUDY R H & ALVIS J AHRENS
1306 G W CRENWELGE LP
FREDERICKSBURG, TX 78624

DANIEL D & JEANETTE SCHNEIDER
118 RIDGEWOOD DRIVE
FREDERICKSBURG, TX 78624

KASPER, KENDNEL OF TEXAS LP
158 G ST SOUTH
KERRVILLE, TX 78028

JARVIS DUECKER
717 HOLLMIG LANE
FREDERICKSBURG, TX 78624

CLINT & AMY BEICKER
140 STONE CANYON
FREDERICKSBURG, TX 78624

HAM, BILL ESTATE
% DICKINSON, MIKE & AUTREY, JEFF
PO BOX 163690
AUSTIN, TX 78716

PENICK ESTATE LIMITED PARTNERSHIP
% PENICK, MICHAEL
141 E MAIN STREET
FREDERICKSBURG, TX 78624

WOODLAND COTTAGES
FREDERICKSBURG LP
17120 DALLAS PKWY STE 101
DALLAS, TX 75248

Z-2427 – 612 HOLLMIG

To:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX. 78624
Regarding Request No: Z-2427

To whom this may concern:

As a property and homeowner who has lived on Hollmig Lane in Fredericksburg, TX for 30 years with my family, I protest the land use change/zoning associated with Request File #Z-2427.

Here is why:

Being one of the actual Land/homeowners impacted by the request within the 200' perimeter, allowing and permitting an excessive amount of new housing structures of more than 100+ units will not only result in less privacy but also bring increased noise levels and traffic, which will be a disturbance as soon as the first stages of construction begins. Also being a local taxpayer of a BNB we have on the property, the new development will also disturb future guests and bookings with increased activity and noise levels. According to the reviews we have online, guests love booking with us because of the tranquility they feel when they visit. What was once described as a “quiet” and “relaxing country feel” escape, won't be anymore with a new development across the street.

That privacy for guests that come to visit our beloved town will no longer feel or be described the same.

We also have farm animals that we raise and have roaming on our property. It is to my attention many people love animals but not all love the occasional random crow of a rooster in the middle of the night or early morning. Because of this, along with my family, we don't agree that we should have a control or have less choice with our livestock because new people who just moved in don't like it. It would mean taking away our joy and peace for a different lifestyle change.

To conclude, these are my reasons my family and I protest the new development. I appreciate your time in going over and considering my letter. Thank you.

Sincerely,
Jose Preciado
and Family

For I have, as you know, been

very busy with my work

I have been very busy with my work

and have not had time to write to you

I am very busy

and have not had time to write to you

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



REQUEST NO. Z-2427

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

(Please see attached Form) —————→
on back

Signature Jose J. Preciado & Family

Date March 03, 2025

Printed Name Jose J. Preciado & Family

~~597-612~~ ⁵⁹⁷ Hollmig Lane, Fbg TX.
Address 78624

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

Request NO. Z-2427

As an interested property owner, I **PROTEST** the requested land use change and establish ZONING REQUEST, represent by the above file number because.

The current landowner misleads the previous property owner when purchasing the property!

The property was purchased from the Maurer family estate with the pretense that the property would be a single-family residence. The buyer would build a house and operate the land as a rural property. The buyer only purchased when an agreement was made from the neighboring property owner (myself) allowing an easement to run electricity across the property.

Note: Why did I agree to the easement:

- 1) It allowed my sister the opportunity to sell the property to an individual**
- 2) I believed the story of the single-family residence and the opportunity for a good neighbor that would improve the land.**
- 3) Maintain the ETJ.**

We understood the property would be a single-family residence because that is what we were told:

- They plan on raising the children in a rural atmosphere to raise animals and enjoy the country atmosphere.
 - Chicken coup was built
 - Black Buck Antelope were raised
 - Farmland plowed and grasses grown
 - Land Leveling was done near the fence line – residential house?

As Friendship Lane developed (apartments, cottages and housing development) – the owner of the Hollmig Lane property saw opportunity and decided to partner up with the development – despite the previous intent.

The owner should sell the property with those same restrictions. It would be nice for Hollmig Lane to maintain those same rural appearances as Boos Lane. Multiple acre properties with nice houses to maintain the property values.

Lastly, has a traffic study even been done – Friendship/Hollmig Lane?

- Previous at/near location – High School, Sports Fields, Stadium, FFA building, FireStation, City Tax Office
- Previous neighbors on Hollmig Lane and residence on Bob White Road.
- Currently building -- New Middle School, Apartments, Cottage and a new housing development (54+ houses)

Signature:

Date:

Printed Name:

Date:



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: April 15, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider Ordinance 2025-12 Establishing a Zoning of Mixed Residential (R2) as Recommended by the Planning and Zoning Commission based on Request Z-2427 by Mark Cornett for Clint and Amy Beicker requesting to Establish a Zoning of Single Family (R1) for approximately 39.345 acres located at 612 Hollmig Lane. (Evan Williamson, Interim Director of Development Services)

- i. Presentation by the applicant
 - ii. Presentation by staff
 - iii. Take Action
-

PRESENTATION:

[PRESENTER_NO_BR]

SUMMARY:

The applicant requests to establish a Zoning of R1, Single Family Residential for approximately 39 acres of land located at 612 Hollmig Lane. However, the Planning and Zoning Commission recommends establishing a zoning of R2, Mixed Residential.

BACKGROUND: As part of the annexation process, the property needs to be zoned, which requires an initial public hearing and recommendation by the Planning and Zoning Commission.

The surrounding properties are a mix of R1, Single Family Residential properties (Sonoma Oaks Subdivision) and R3, Multi-Family Residential (Woodland Cottages, 60+ units for 55 and older) to the North and Rural or large acreage tracts of land to the West, East and South. All surrounding properties possess a Land Use, but only properties located within the City Limits possess a designated Zoning.

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

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

- Single Family Residential (Detached)

- Local Utility Services
- Short Term Rental Accessory
- Short Term Rental B&B

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

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

[The Comprehensive Plan](#) identifies the subject property with a future place type of Mixed Density Residential which 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 market, which may include townhomes, attached dwellings, patio homes, and apartments. By integrating these housing types into traditional single-family neighborhoods, communities can enhance affordability, create walkable neighborhoods, and modestly boost density.

Appropriate Existing Zoning Districts would be R1-A, R2, R3, R5 and C1, Neighborhood Commercial.

During the Planning and Zoning Commission meeting held March 5th, the commission unanimously recommended the land use be changed to Mixed Use and the zoning R2 - mixed residential be designated for the property.

While this recommendation is not the request of the applicant, the R2 zoning would not restrict or inhibit the developer from developing lots in an R1 fashion. Ultimately, the lot owners would be provided more flexibility and options for the use of the lots.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:

Based on the recommendations from the Comprehensive Plan and the unanimous recommendation from the Planning and Zoning Commission, staff would recommend approval of Ordinance 2025-12 establishing a Zoning of Mixed Residential (R2) but does not recommend doing at this time based on needed updates to the development agreement for the annexation of the subject tract.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Mobility
Small Town Sensitive Growth

ATTACHMENTS:

None

APPROVAL/REVIEW:

Handwritten signature of Evan Williamson in black ink.

Evan Williamson, Assistant City Engineer

Date: April 01, 2025

Handwritten signature of Garret Bonn in blue ink.

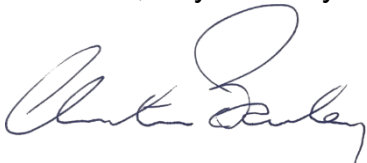
Garret Bonn, Assistant City Manager

Date: April 02, 2025

Handwritten signature of William McKamie in black ink.

William McKamie, City Attorney

Date: April 11, 2025

Handwritten signature of Clinton Bailey in black ink.

Clinton Bailey, City Manager

Date: April 11, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Evan Williamson, Assistant City Engineer

MEETING DATE: April 15, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider Ordinance 2025-09 Annexing 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 Director of Development Services)

- i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Public Comment
 - iv. Take Action
-

PRESENTATION:

[PRESENTER_NO_BR]

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.

BACKGROUND:

In conjunction with the request for annexation of property at 612 Hollmig Lane, 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. Hollmig Lane is identified on the City's Thoroughfare Master Plan as a Collector class road. By annexing the ROW, the development would be required to include improving their side Hollmig Lane to City standards for a collector roadway along the development's frontage.

Additionally, staff has also recommended that additional improvements to Hollmig Lane be included in the development agreement for annexation. Currently, Hollmig Lane meets the County's rural road standard. This is a 22-foot-wide pavement section with bar ditches on both sides for drainage. Much of the concern expressed by residents about the development is in regard to traffic and the condition of Hollmig Lane.

Staff recommends that the development agreement include that development will be responsible for Hollmig Lane be improved to the City's collector standard to the west of the centerline on the development's side, and also be improved to the City's ETJ standard on the east side of the road.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:

Staff does not recommend approval of Ordinance 2025-09 at this time based on needed updates to the development agreement for the annexation of the subject tract.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Mobility
Small Town Sensitive Growth

ATTACHMENTS:

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

APPROVAL/REVIEW:



Evan Williamson, Assistant City Engineer

Date: April 01, 2025



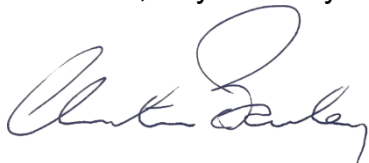
Garret Bonn, Assistant City Manager

Date: April 02, 2025



William McKamie, City Attorney

Date: April 11, 2025



Clinton Bailey, City Manager

Date: April 11, 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.

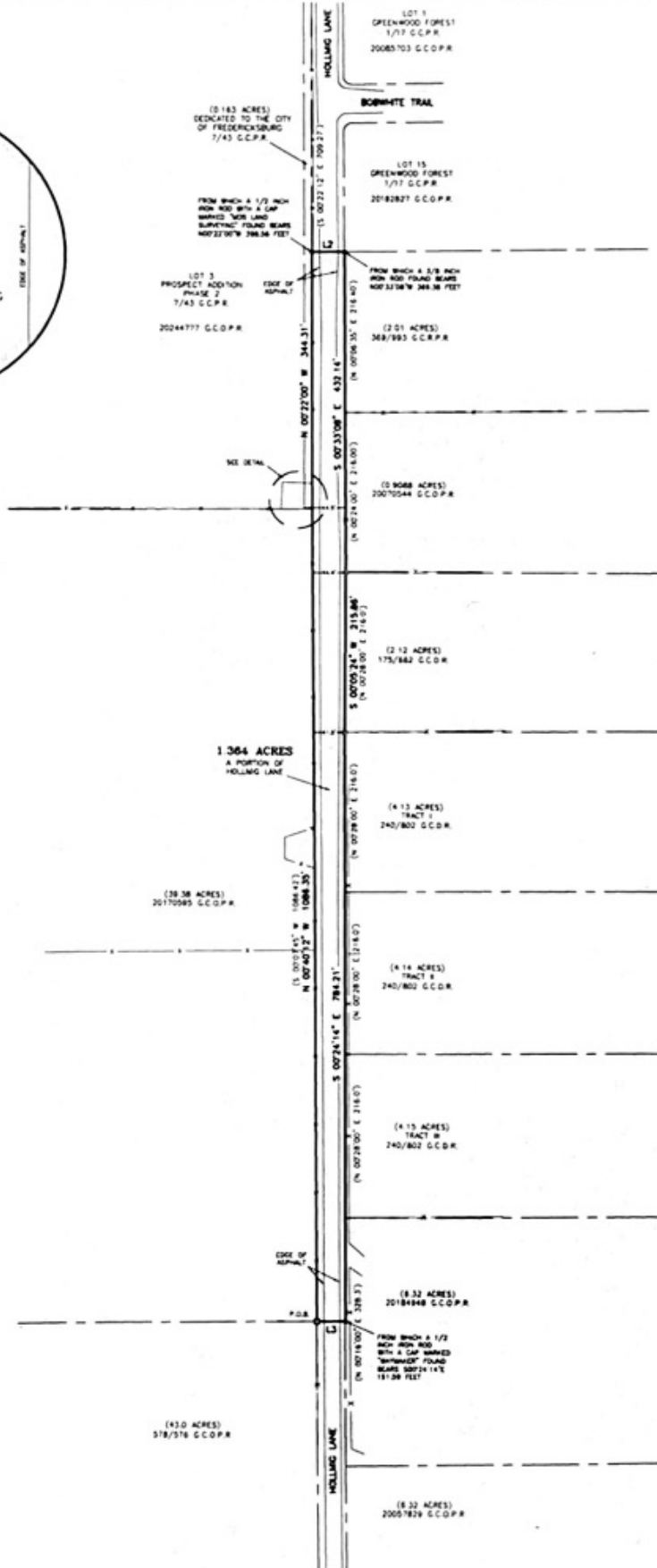
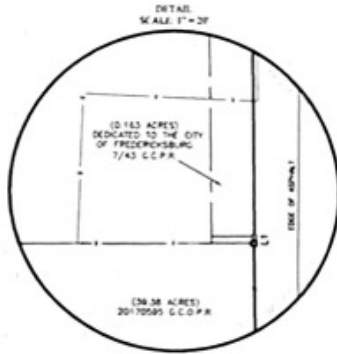
Survey Notes: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275" and a "mag nail set" is a mag nail with washer marked "Searchers RPLS 6275".

Surveyed by;



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





LINE TABLE

LINE	BEARING	DISTANCE
L1	N 0°03'43" E	1.61
L2	N 89°28'52" E	43.35
L3	S 89°19'48" W	37.85

SURVEY NOTES:

1. BOUNDARY DISTANCES & BEARINGS ARE GIVEN AS TO THE CENTER LINE.
2. THIS SURVEY WAS PERFORMED USING THE METHOD OF A CURRENT 1/2\"/>

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG

4505 Old Penitentiary Road, Mason, Texas 76855
720 Mustang Street, Fredericksburg, Texas 78624
850-282-1211 | P: 01-92066 | SEARCHERS.NET

LEGEND:

- POINT
- 1/4\"/>



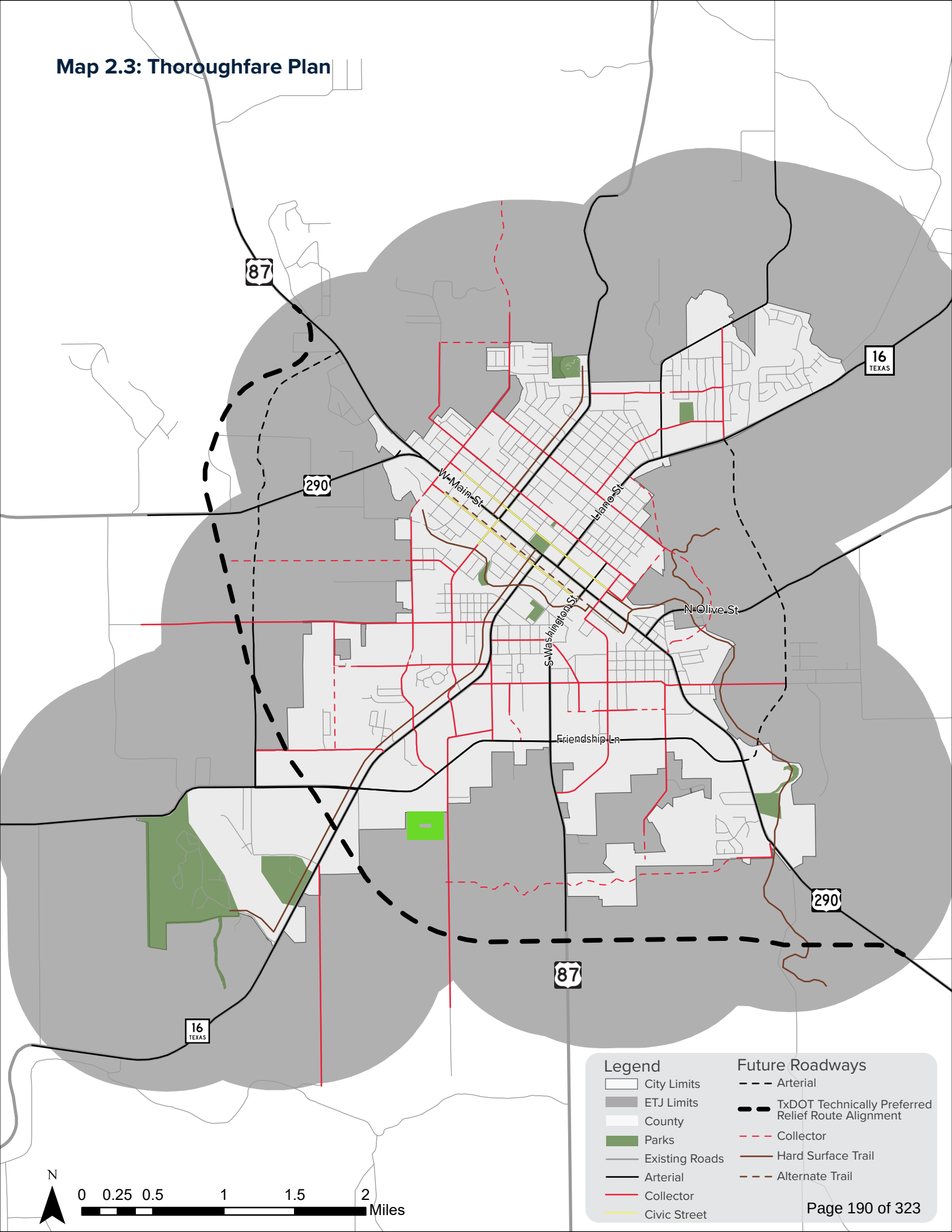
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ORIGINAL SURVEY
CONDUCTED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON
12-12-2024
DATE

JUSTIN W. LEAMON
PROFESSIONAL LAND SURVEYOR (PLS)

BOUNDARY SURVEY
1.364 ACRES BEING A PORTION OF HOLLING LANE
OUT OF GEORGE DEBBART SURVEY NO. 65
ABSTRACT NO. 180 IN GALLISPE COUNTY, TEXAS.

RECORDING AND FILED IN: 12-12-2024
BOOK NO. 24-103
PAGE 10

Map 2.3: Thoroughfare Plan





CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM:

MEETING DATE: April 15, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider Request Z-2502 by Ross Wood with Frost Bank requesting a Conditional Use Permit to allow for a Drive-Through Use at Property Located at 1415 E. Main Street. (Evan Williamson, Interim Director of Development Services)

- i. Presentation by the applicant
 - ii. Presentation by staff
 - iii. Hold Public Hearing
 - iv. Take Action
-

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

A Site Plan, Conditional Use Permit (CUP) and Entry Corridor application has been submitted to allow a "drive-through" associated with Frost Bank for property located at 1415 E Main Street.

The proposed development would include a 30 ft tall building approximately 5,387 sq ft in size and will provide 25 parking spaces as well as 4 "drive-through" lanes for bank customers that allow for a multiple-car stack in each lane. The property is located in the Entry Corridor and will provide a sidewalk along US Hwy 290 East. The property is not platted and would be required to record a plat prior to issuance of a building permit per the Subdivision Ordinance.

BACKGROUND: **Site Area:** Approximately 5.6 Acres OR 245,377 sq ft

Zoning: C2, Commercial - Entry Corridor [Sec.3.210](#)

Building Coverage: 2% (5,387 sq ft) (75% Maximum) [Sec.3.210](#)

Impervious Coverage: 25% (80% Maximum) [Sec.3.210](#)

Heights: 30.4 Ft (38 Ft Maximum) [Sec.3.210](#)

Sidewalk: A sidewalk is provided along the HWY 290 East property line.

Access: The driveway proposed on HWY 290 East will require TxDOT permitting and approval.

Parking: 1 parking space per 400 sq ft is required for a total of 14 spaces. The applicant has chosen to provide 25 spaces to accommodate bank customers. Sec. 7.864

Drive Through Stacking: The drive-through consists of 4 lanes that allow for stacking in each lane. Sec. 5.460

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is not required per Sec. 7.940, however, screening of the dumpster is required per Sec. 7.980

Refuse: A dumpster is located along the western property line that will be fully screened. [Sec. 7.940](#)

Public Hearing Notices: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft of the subject property. As of 4/9/25 one approval has been received.

Entry Corridor Design Guidelines and Standards Review

Staff has reviewed the renderings and provided the application feedback regarding the design on March 10, 2025 and recommended a design more in keeping with the regional Texas Hill Country aesthetic. Please see Staffs review of the proposed design.

1.1 - 1.4 Architectural Style: The proposed style is not in keeping with the Entry Corridor Design Guidelines and Standards. The proposed tower is not a common design feature found in Fredericksburg nor is it compatible with the design traditions of the regional Texas Hill Country aesthetic.(1.2).

2.1 - 2.6 Architectural Materials: The use of Limestone and Stucco are appropriate (2.1 & 2.6)

3.1 - 3.4 Architectural Color: The use of neutral colors is appropriate (3.1-3.4)

4.1 - 4.8 Architectural Features: The design includes a clearly defined front door and canopy but does not have equally spaced windows and doors that provide a rhythm along the facade. (4.1 - 4.8)

5.1 - 5.7 Massing & Scale: The design uses a variation of materials that breaks down the mass and scale of the building (5.1- 5.7)

6.1 - 6.4 Signage: The project has not provided a complete sign package at this time but intends to comply with 6.1 - 6.4.

7.1 - 7.4 Building Height: The building heights fall within the maximum allowed building height of 38 ft, however, the design should work with existing street scape and define heights that are appropriate to create a welcoming environment and consistency. The proposed height of 30 ft in its current configuration is not compatible. Actual or implied floor-to-floor heights above 15-20 feet on the exterior should be avoided, as a building may begin to lose its “human scale” appearance. (7.1-7.4)

8.1 - 8.4 Setbacks & Frontage: The front door should connect to the sidewalk along the entryway. A

pedestrian would have to cross a drive isle to access the building. This is not preferred.

9.1 - 9.13 Landscaping: Landscaping, including planting of trees, shall be provided as a buffer between the street and parking area. The project should minimize grading and preserve existing vegetation whenever possible (9.1-9.13)

10.1 - 10.7 Lighting: All lighting will comply with Ordinance 24-014. (10.1-10.7)

11.1 - 11.7 Service Areas: The applicant states that there are no loading/unloading areas in the development (11.1 - 11.7)

12.1 - 12.7 Parking and Access: New surface parking areas are discouraged within view of Hwy 290 East and should be situated behind buildings and screened from street view. Additionally, the design should minimize the need for pedestrians to cross parking aisles and landscaped areas. (12-1-12.7)

13.1 - 13.4 Drainage & Storm Water: The applicant is encouraged to consider LID techniques such as rain barrels, cisterns, and naturalized landscaping 13.1

14.1 - 14.8 Street scape: Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, artworks to enhance the places that people will walk, gather or recreate. (14.1-14.8)

Sec. 5.460 - Review and evaluation criteria for Conditional Use Permits. Contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, Staff found that the applicant has met or responded to all requirements.

Conformance with applicable regulations and standards established by the Zoning Regulations.

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.

Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.

Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.

Adequacy and convenience of off-street parking and loading facilities.

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.

Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.

Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION: The application was reviewed for conformity with all applicable regulations, including Sec. 7.131, Sec. 5.460 and Sec. 3.210 and after review by the Development Review Committee (DRC), Staff has the following recommendations:

Staff found the Site Plan and Conditional Use Permit for a Drive-Through compliant with the ordinances and review criteria. The proposed development provides adequate stacking for the Drive-Through and appropriately conveys vehicular traffic throughout the development; however, Staff does not recommend approval of the Entry Coordinator Application as presented. Staff found that the overall design is not compatible with the design traditions of the regional Texas Hill Country aesthetic.

The Planning and Zoning Commission unanimously denied the application based on the shortcomings in addressing the guidelines and criteria for developments along the entry corridor and also noted conflicts with drive-through traffic and pedestrian access to the building. The applicant has since provided a new site plan and renderings that are attached to this memorandum.

It would require a super majority Council vote in favor of the application to overturn the denial from the Planning and Zoning Commission. The following conditions of the approval would also need apply:

- Approval of a Final Plat
- Approval of Civil Construction Plans
- TxDOT approval of driveway permit

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality

Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Z-2502 CUP Application
2. Z-2502 Location Map
3. Z-2502_Building Facade Details
4. Z-2502_Proposed Exterior Lighting
5. Z-2502_Site Exhibits
6. Z-2502-Landscape Plans
7. Z-2502 Combined Review Comments
8. Z-2502 Response to Comments
9. Z-2501 - Public Hearing Map
10. Z-2502 Mailing Labels
11. Z-2502_Ray Herrera _ Approval
12. Z-2502_4-8-25_Fredericksburg Site Plan Exhibit
13. Z-2502_4-8-25_Frost Fredericksburg_Entry Corridor Update_Final

APPROVAL/REVIEW:



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

Date: April 10, 2025



Garret Bonn, Assistant City Manager

Date: April 10, 2025



William McKamie, City Attorney

Date: April 11, 2025



Clinton Bailey, City Manager

Date: April 11, 2025



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

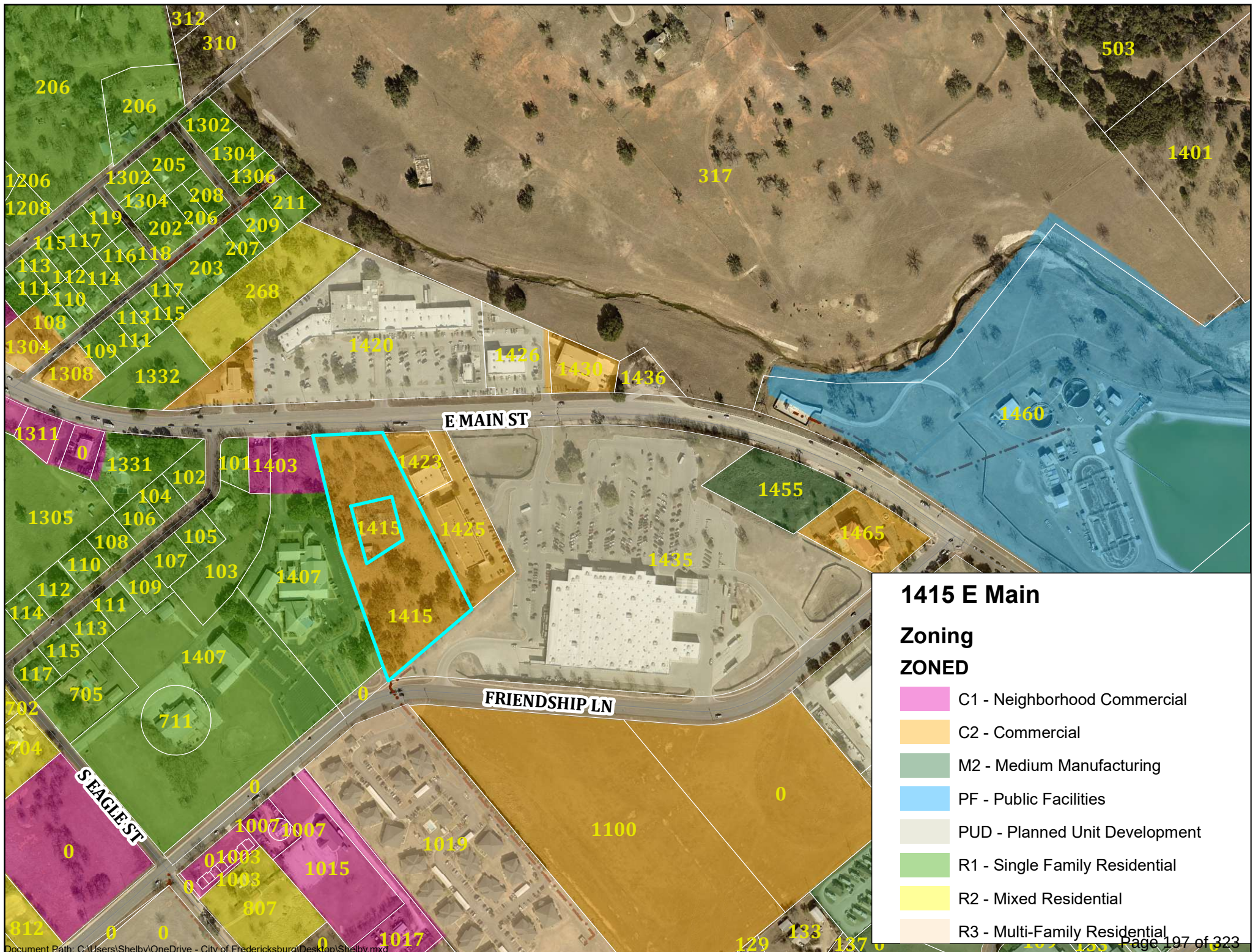
Project Name: Frost Bank Fredericksburg
Project Address: 1415 E Main St., Fredericksburg, TX 78624
Property Tax ID Numbers: 28810, 33800

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*

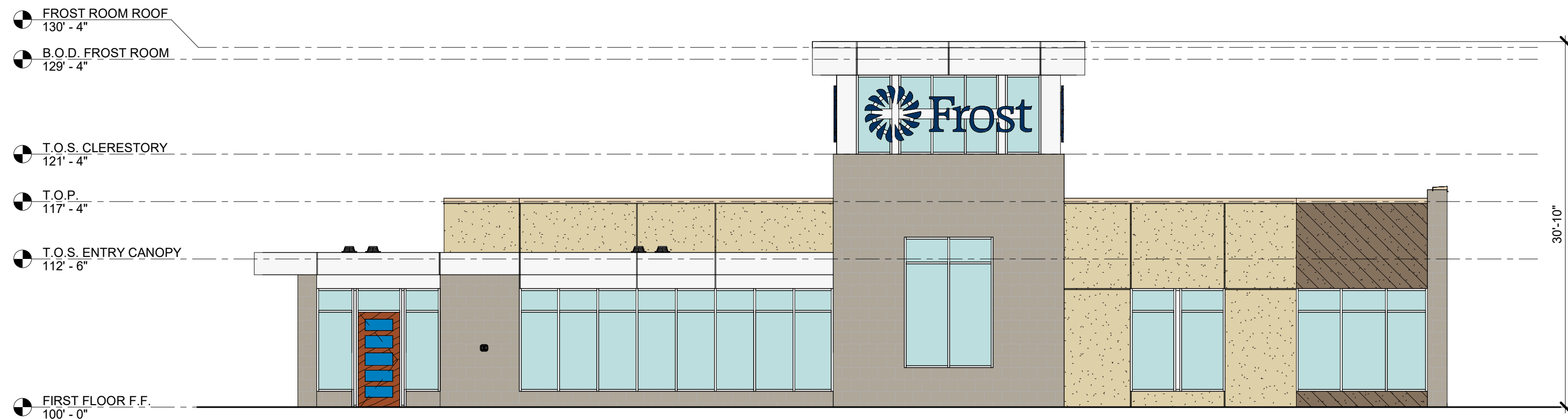


1415 E Main

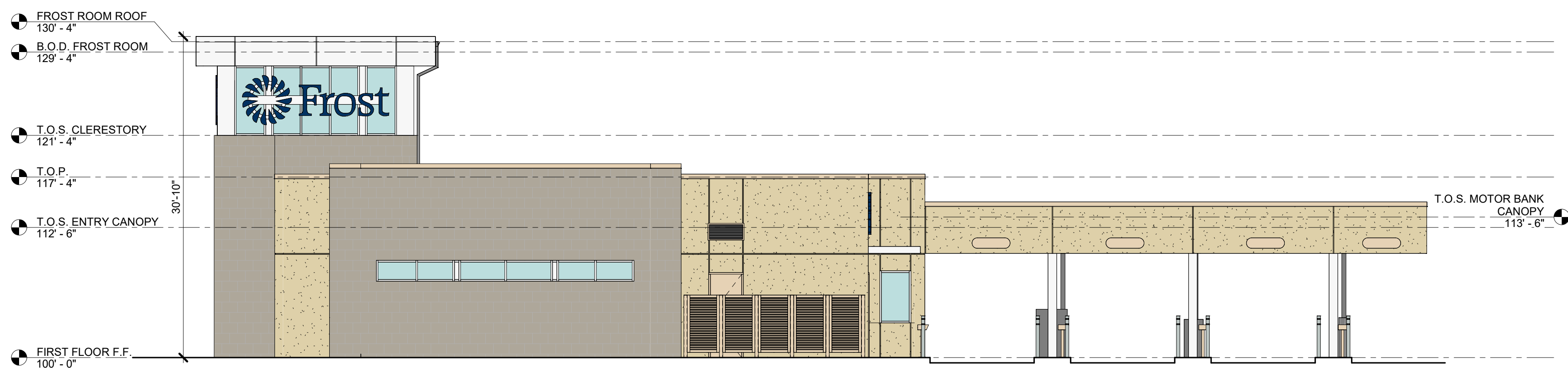
Zoning

ZONED

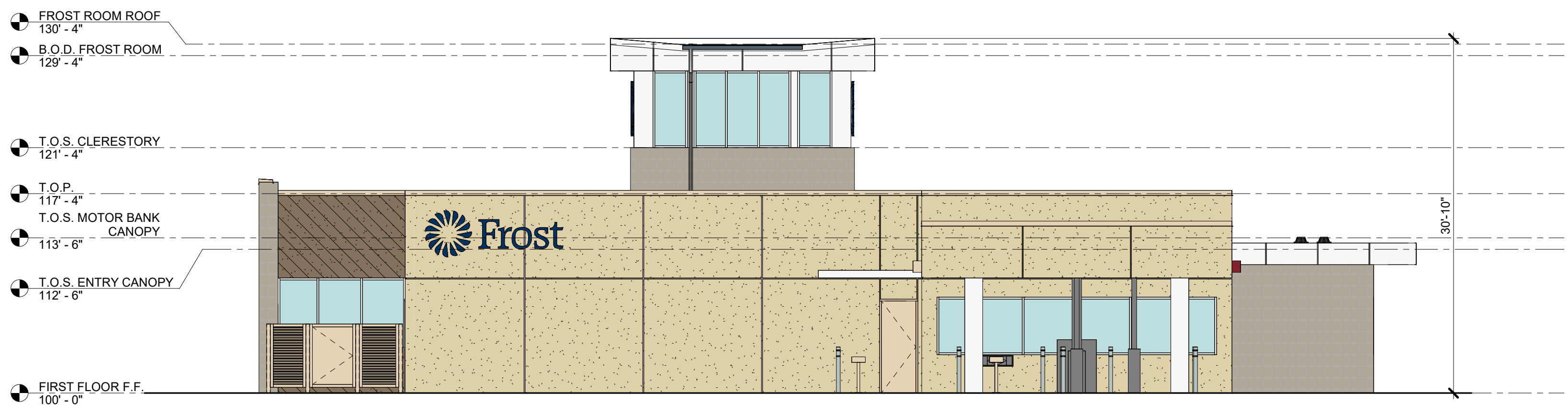
- C1 - Neighborhood Commercial
- C2 - Commercial
- M2 - Medium Manufacturing
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R2 - Mixed Residential
- R3 - Multi-Family Residential



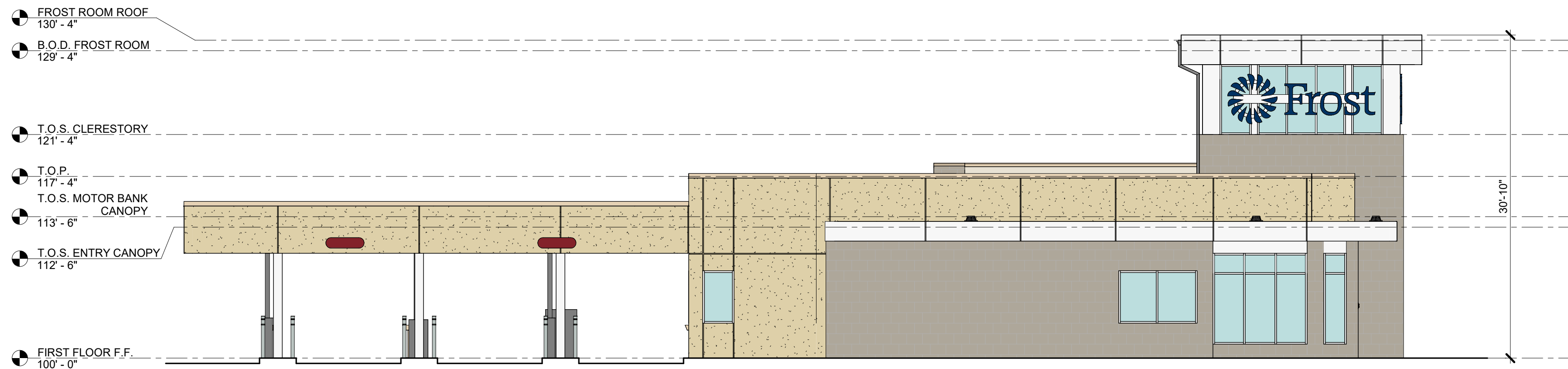
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



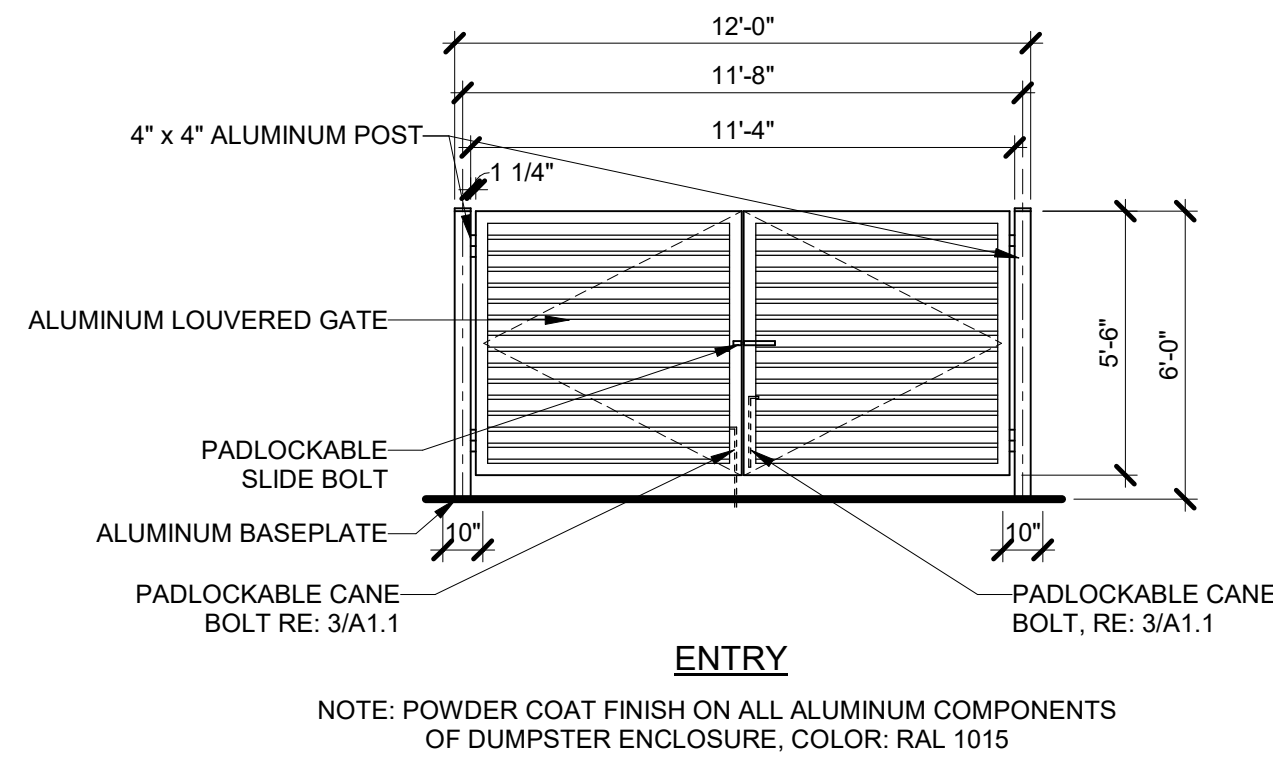
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



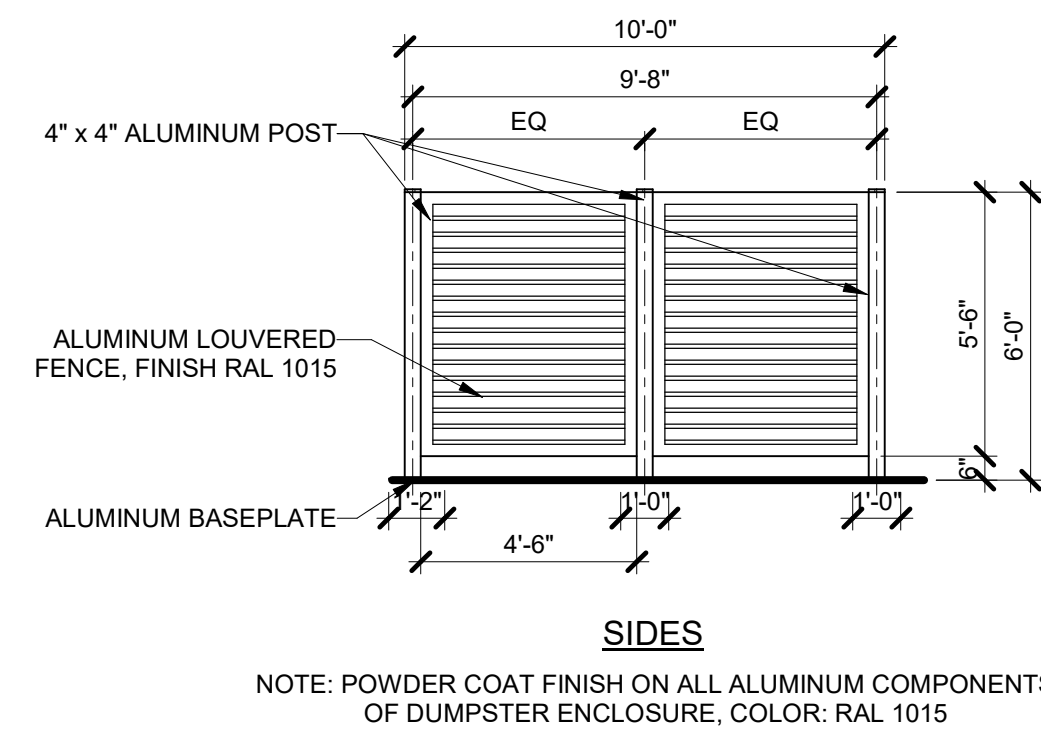
5 NORTHEAST PERSPECTIVE
SCALE:



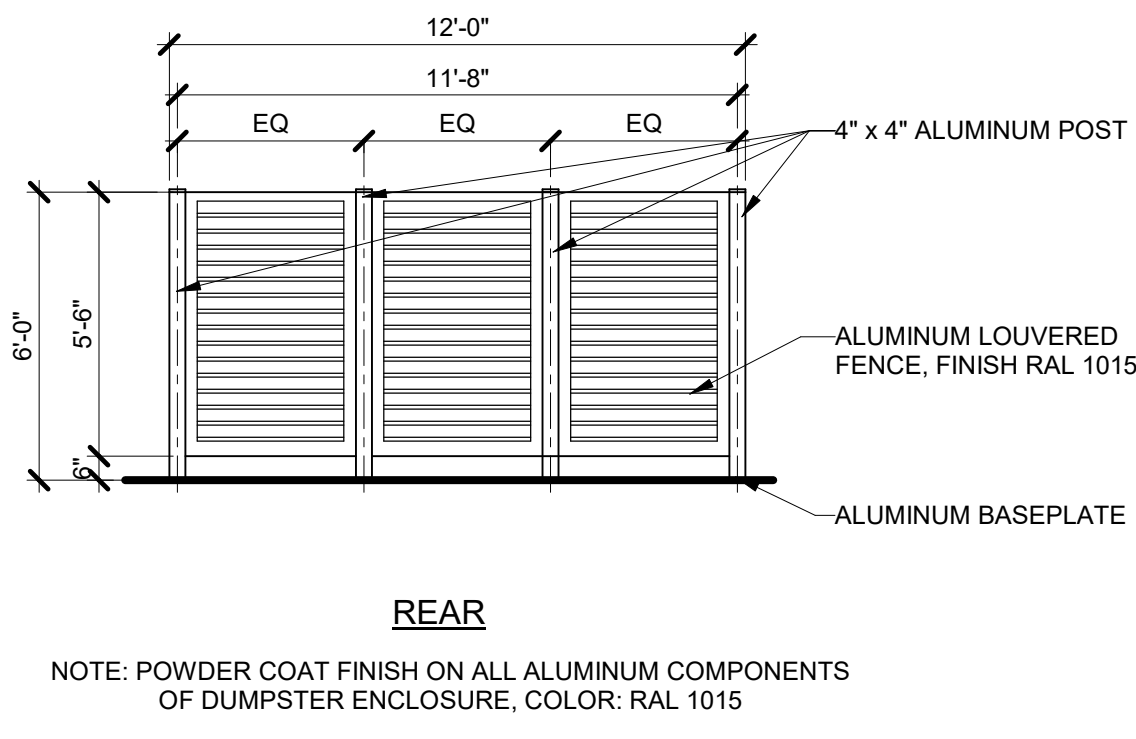
6 NORTHWEST PERSPECTIVE
SCALE:



NOTE: POWDER COAT FINISH ON ALL ALUMINUM COMPONENTS OF DUMPSTER ENCLOSURE, COLOR: RAL 1015



NOTE: POWDER COAT FINISH ON ALL ALUMINUM COMPONENTS OF DUMPSTER ENCLOSURE, COLOR: RAL 1015



NOTE: POWDER COAT FINISH ON ALL ALUMINUM COMPONENTS OF DUMPSTER ENCLOSURE, COLOR: RAL 1015



7 SOUTHWEST PERSPECTIVE
SCALE:



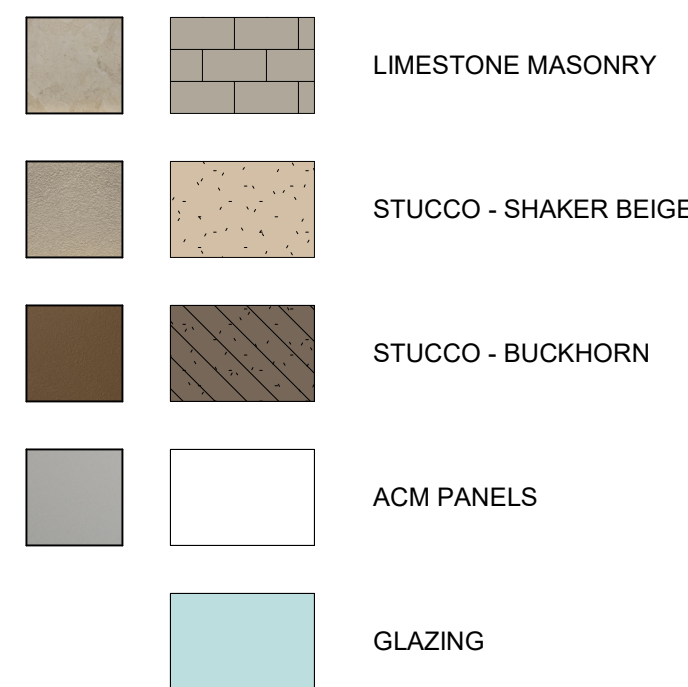
8 SOUTHEAST PERSPECTIVE
SCALE:

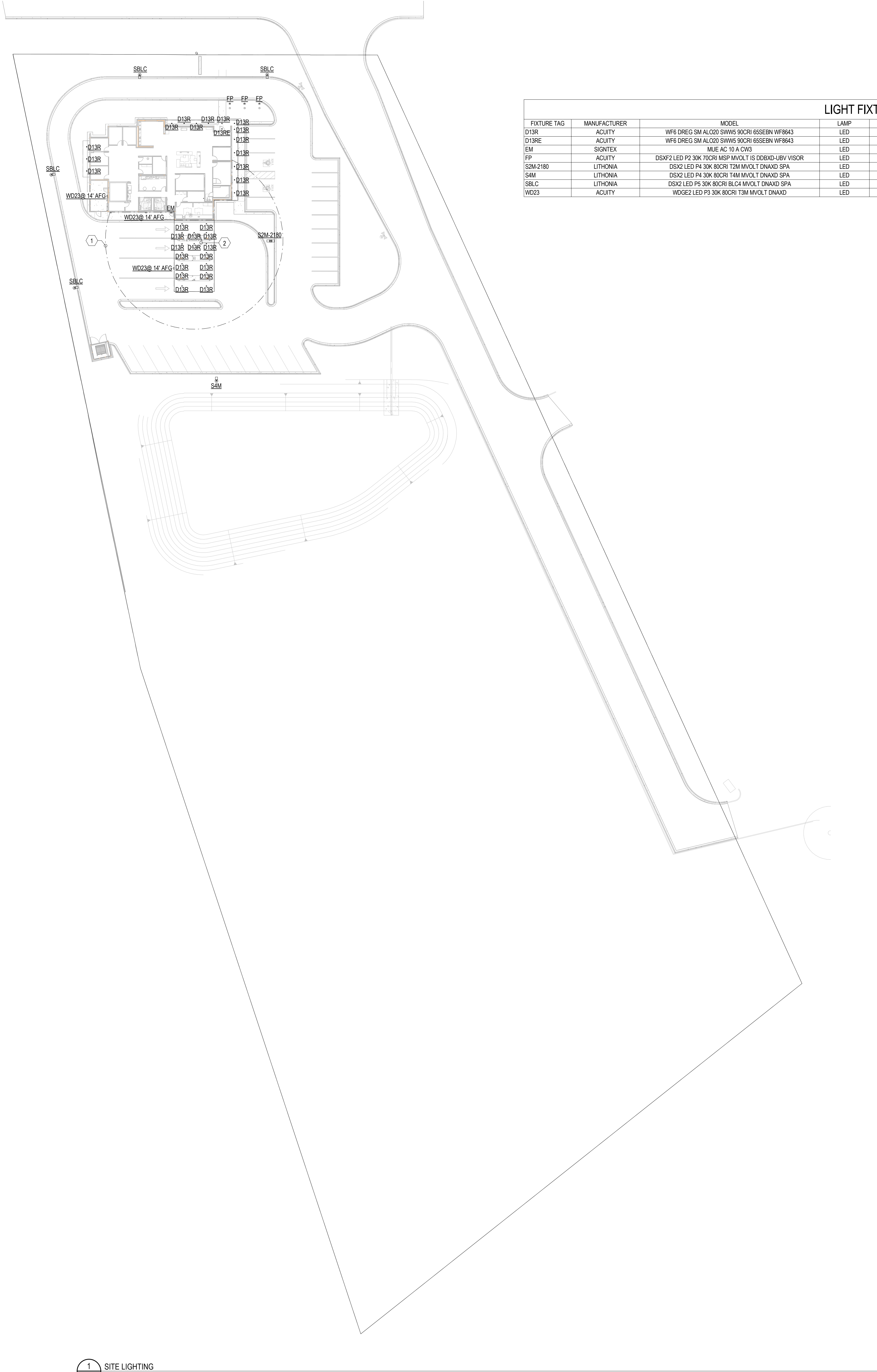
9 DUMPSTER ENCLOSURE - DETAILS
SCALE: 1/4" = 1'-0"

	EXTERIOR FACADE MATERIAL BREAKDOWN				
	GLAZING/ OPENING AREA	ACM AREA	STONE AREA	STUCCO AREA	TOTAL FACADE
NORTH (FRONT) FACADE	678 sf	222 sf	500 sf	507 sf	1,907 sf
% OF FACADE	12%	26%	27%		
WEST (SIDE) FACADE	217 sf	87 sf	724 sf	675 sf	1,703 sf
% OF FACADE	13%	5%	43%	40%	
SOUTH (REAR) FACADE	319 sf	117 sf	247 sf	1,224 sf	1,907 sf
% OF FACADE	17%	6%	13%	64%	
EAST (SIDE) FACADE	253 sf	203 sf	572 sf	654 sf	1,682 sf
% OF FACADE	15%	12%	34%	39%	
TOTAL AREAS	1,467 sf	629 sf	2,043 sf	3,060 sf	7,199 sf
TOTAL %	20%	9%	28%	43%	

LOW SLOPE (1/4" / 1'-0") MOD BIT ROOFING

EXTERIOR MATERIAL LEGEND

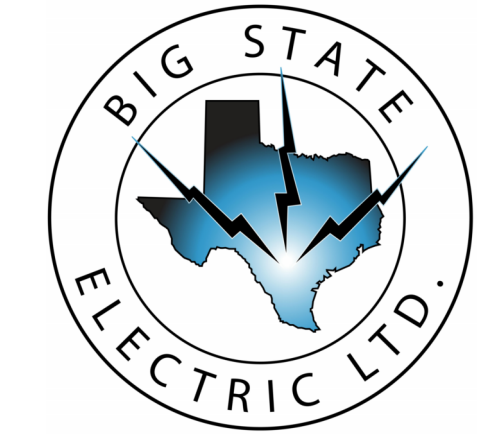




LIGHT FIXTURE SCHEDULE						
FIXTURE TAG	MANUFACTURER	MODEL	LAMP	VOLTAGE	INPUT WATTS	DESCRIPTION
D13R	ACUTY	WF6 DREG SM AL020 SWW5 90CRI 6SSEBN WF8643	LED	120	16	EXTERIOR DOWNLIGHT - 6\"/>
D13RE	ACUTY	WF6 DREG SM AL020 SWW5 90CRI 6SSEBN WF8643	LED	120	16	SAIIE AS TYPE D13R CONNECTED TO INVERTER
EM	SIGNTEX	MUE AC 10 A CAG	LED	120	10.7	LOW-PROFILE 2800K EGRESS FIXTURE, MOUNTED 6\"/>
FP	ACUTY	DSXP2 LED P2 30K 70CRI MSP MVOLT IS DBRXD-UBV VISOR	LED	120	80	FLAG POLE FLOOD LIGHT FIXTURE WITH GLARE SHIELD
S2M-2180	LITHONIA	DSX2 LED P4 30K 80CRI T2M MVOLT DNAXD SPA	LED	120	546	DUAL HEAD LED POLE MOUNTED SITE FIXTURE @28' AFG; 25' POLE ON 3' BASE
S4M	LITHONIA	DSX2 LED P4 30K 80CRI T4M MVOLT DNAXD SPA	LED	120	273	LED POLE MOUNTED SITE FIXTURE @28' AFG; 25' POLE ON 3' BASE
SBLC	LITHONIA	DSX2 LED P5 30K 80CRI BLU2 MVOLT DNAXD SPA	LED	120	327	LED POLE MOUNTED SITE FIXTURE @28' AFG; 25' POLE ON 3' BASE
WD23	ACUTY	WDGE2 LED P3 30K 80CRI T3M MVOLT DNAXD	LED	120	32	EXTERIOR ARCHITECTURAL WALL PACK, MOUNT AT HEIGHT SPECIFIED ON DRAWINGS

- GENERAL NOTES**
- REFERENCE SHEET E000 FOR LEGEND, ABBREVIATIONS AND FURTHER GENERAL NOTES.
 - ALL WORK REPRESENTED ON THESE DOCUMENTS ARE FOR THE SOLE PURPOSE OF CONSTRUCTION BY BIG STATE ELECTRIC UNLESS EXPLICITLY ALLOWED BY A SSE COMPANY AGENT. ANY WORK PERFORMED BY ANOTHER ELECTRICAL CONTRACTOR IS DEEMED INVALID AND NOT INCLUDED UNDER APPROVED PLAN REVIEW, AND/OR PERMIT ASSOCIATED WITH THESE SPECIFICATIONS.
 - LIGHTING CIRCUITRY NOMENCLATURE REPRESENTS PANEL CIRCUIT NUMBER AND LIGHTING CONTROL ZONE NUMBER. (EXAMPLE: L1-20L2Z21).
 - GENERAL FOREMAN SHALL INDICATE CIRCUITS ON EACH CONDUIT AND JUNCTION BOX BY PROVIDING TYPE WRITTEN LABELLING OR PERMANENT MARKING MEANS LOCATED ON FACE OF EACH COVER PLATE AND AT EACH END OF CONDUIT RUN.

- KEYED NOTES**
- MANDATORY ATM LIGHTING AREA WITH RADIUS 60'-0\"/>
 - MANDATORY ATM LIGHTING AREA WITH RADIUS 5'-0\"/>



BIG STATE ELECTRIC LTD.

8923 Aero Street
San Antonio, TX 78217
Voice (210)735-1051
Web www.bigstateelectric.com
Firm Reg. #F-16549



DATE: 02/19/25

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FINANCIAL CENTER - FREDERICKSBURG
1415 E. MAIN ST, FREDERICKSBURG, TX, 78264

Drawn By: DAJ
Checked By: HAS
Revisions:

ENTRY CORRIDOR

SITE LIGHTING

Date: 02/24/2025
Project No.: 2502.00

E1

Sheet:

Mullion Mount Outdoor Emergency Egress Lighting

Series MUE

REV #: MUE.11.20.17

PROJECT: FROST FREDERICKSBURG

TYPE: EM

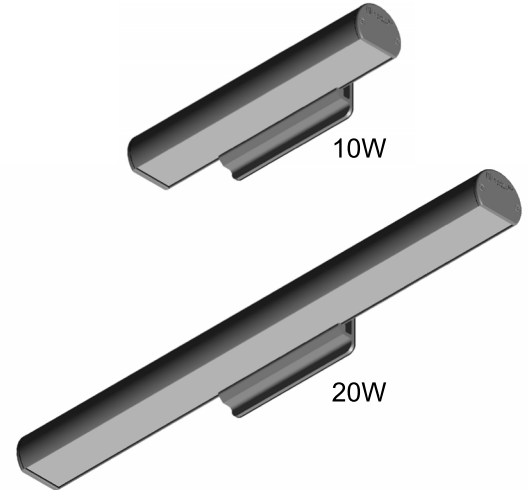
CATALOG #:

OVERVIEW

Linear LED outdoor egress with both emergency lighting and night lighting function. The MUE series is designed to mount directly on mullion frames used in typical glass panel entrance structures, with vertical mounting surface as small as 2". High efficiency LEDs and full 90° cut-off provide uniform emergency and night lighting on the extended egress pathway. All models are outdoor rated, UL wet location, ADA compliant, and exceed requirements of UL Standard 924 and NFPA 101. Designed and manufactured in the USA, complies with ARRA (American Recovery and Reinvestment Act) and Buy American requirements.

SPECIAL FEATURES

- Very low profile extruded aluminum housing and mount bracket blend seamlessly with structural metal frames
- Remote power supply for 10W and 20W BB and AC model single fixtures, or Central Battery System power for RE model multiple fixtures.
- Option for 20 watt models to operate for 2 hours in emergency mode
- Options for mount bracket height, from 2" to 5"
- Standard finishes include Brushed Aluminum, Satin White, Bronze or Black. Custom colors available on request
- Custom satin finishes for extended outdoor use are available to match any surface
- IP66 housing seals against heavy water spray and fine dust
- Universal side or top mount
- Wide lighting distribution designed for entrance walkways
- 10W or 20W emergency power models
- Optional normal-on switch allows timed control of night lighting
- Self-Test Diagnostics is standard for central battery models and optional for integral battery models.
- Certified IP66 housing withstands multi direction water spray and fine dust ingress
- Wall mount version available (see Series MAE)
- Standard CRI 5000K, with optional color corrections filters for 2900K, 3200K and 3800K.
- Code compliant emergency lighting layouts provided


10/5
WARRANTY


FIXTURE ORDERING INFORMATION EXAMPLE: MUEBB10AW-DG

MUE

MODEL SERIES	OPERATION	POWER	HOUSING COLOR	MOUNT	OPTIONS
MUE	RE Central Battery	10 10 Watts emergency and normal on power	W Satin White	T Top	DG Self-test diagnostics (BB models only)
	BB Battery backup (includes RPS)	20 20 Watts emergency and normal on power	A Aluminum	W Wall	SD Night Lighting Control Switch for models with DG option (120/277VAC)
	AC No battery (includes RPS)		B Dark Bronze		SB120 Night Lighting Control Switch for standard BB models (120VAC)
			X Custom		SB277 Night Lighting Control Switch for standard BB models (277VAC)
					REC 20W RPS panel recessed mount
					2EM 2 hrs emergency operation for BB models
					CW1 Color temp. - 3800K
					CW2 Color temp. - 3200K
					CW3 Color temp. - 2900K
					DAC Dual AC input
					2HT 2" Mount Bracket height
					5HT 5" Mount Bracket height

Mullion Mount Outdoor Emergency Egress Lighting

Series MUE

REV #: MUE.11.20.17

CONSTRUCTION

- Extruded aluminum lamp housing 2" diameter, with gasketed mount bracket only 2 1/2"Ht that includes a waterproof compression seal for universal wall or top mount.
- Available models include:
 - RE: Multiple fixtures powered from a Central Battery System
 - BB and AC: Single fixtures powered from a Remote Power Supply
 - AC: 120/277 VAC input, with or without battery
- Wet location listed, UL924 and certified IP66
- Gasketed, molded end caps and Sealed acrylic lens
- Stainless steel hardware

LIGHTING

- Lamps connected in parallel allow continuous lighting after failure of one lamp, meeting NEC and NFPA requirements.
- Standard output color 5000K. Optional outputs available 2900K, 3200K and 3800K.
- Dual function available for emergency or normally -on operation.
- Standard Operating Temperature
 - RE: -40C to 50C (-40F to 120F)
 - BB: -20C to 40C (-4F to 104F)
 - AC: -20C to 40C (-4F to 104F)

ELECTRONICS

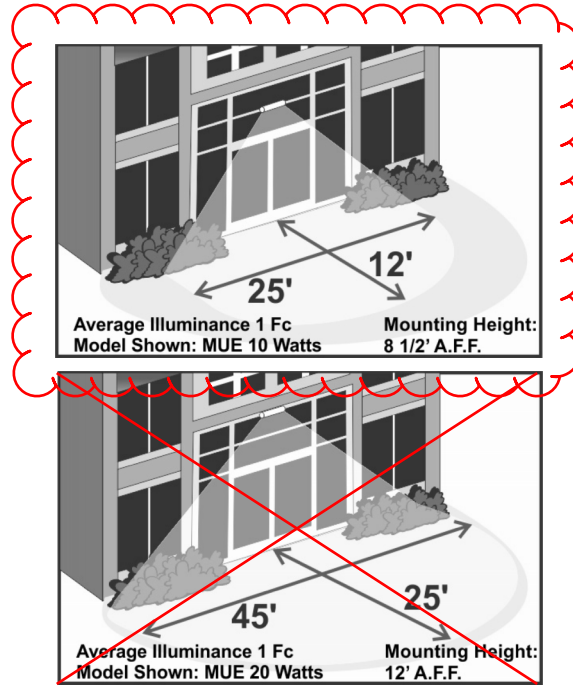
- Self-Test/Self-Diagnostic operation is standard for all RE models, and optional for BB models with the Remote Power Supply.
- Line latch circuit prevents unwanted emergency activation at installation.
- Low Voltage Disconnect prevents deep battery discharge

CODES

- Manufactured and tested to UL Standard 924, NFPA Life Safety Code 101, and certified to IP66.

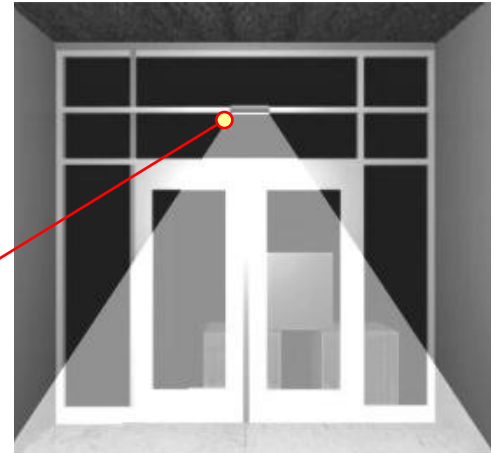
WARRANTY

- 10 year total customer satisfaction warranty. For details see Signtex product catalog technical data section.



NOTE: FOR REFERENCE ONLY. STANDARD REFLECTANCES 80/50/20. SIGNTEX IS NOT RESPONSIBLE FOR SPECIFIC CONDITIONS THAT MAY ALTER THE RESULTS.

FULL 90 CUT-OFF



Self-test Diagnostic Functions (BB models)

STATUS	LED DISPLAY
Normal Full Charge	● GREEN ON
Normal Fast Charge	● ORANGE ON
Failed Battery	● ● RED FLASH FAST
Failed Lamp	● ● GREEN FLASH
Failed Transfer	● ● ORANGE FLASH
Failed Charger	● ● RED FLASH SLOW

FP

d³series

D-Series DSXF2 LED Floodlight

Catalog
Number

Notes

FROST FREDERICKSBURG

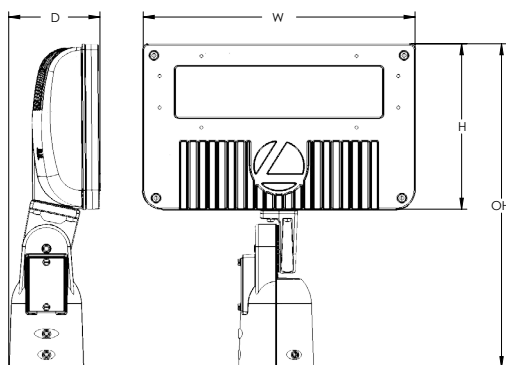
Type

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Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA @ 90°:	0.8 ft ² (0.07 m ²)
Depth:	4.32" (11.0 cm)
Width:	12.87" (32.7 cm)
Height:	7.83" (19.9 cm)
Overall Height	15.33" (39.0 cm)
Weight:	12.0 lbs (5.4 kg)



Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF2 delivers 7,000 to 17,000 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 175W, 250W and 400W HID floodlights. All configurations are assembled in the USA allowing for quick delivery.

Ordering Information

EXAMPLE: DSXF2 LED P1 40K 70CRI MSP MVOLT THK DDBXD

DSXF2 LED						
Series	Performance Package	Color Temperature	CRI	Distribution	Voltage	Mounting
DSXF2 LED	P1 P2 P3 P4 ¹	30K 3000K 40K 4000K 50K 5000K	70CRI	WFL Wide flood (6X6) FL Flood (5X5) MFL Medium flood (4X4) WFR Wide flood, rectangular (6X5) HMF Horizontal flood (6X4) MSP Medium spot (4X4) NSP Narrow spot (3X3)	MVOLT ² 347 480	Shipped included THK Knuckle with 1/2" NPT threaded pipe YKC62 Yoke with 2ft 16-3 SO cord IS Integral slipfitter (fits 2-3/8" O.D. tenon)

Options	Finish (required)
Shipped installed PE Photocontrol, button style (MVOLT or 347V) ³ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) SPD10KV Separate surge protection CCE Coastal Construction	Shipped separately⁴ UBV Upper/bottom visor (universal) FV Full visor VG Vandal guard DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White

Accessories⁴

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; 1/2" THK required (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; YKC62 required (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF2UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF2FV DDBXD U	Full visor accessory (specify finish)
DSXF2VG U	Vandal guard accessory

For more mounting options, visit our
[Floodlighting Accessories](#) pages.

NOTES

- Performance package P4 is not available with HMF, MFL, MSP and NSP optics.
- MVOLT driver operates on line voltage from 120-277V.
- Requires MVOLT or 347V (Not available in 480V).
- Also available as separate accessories; see Accessories information at left.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXF2-LED
 Rev. 03/26/24
 Page 1 of 6

Mountings



IS - Adjustable Slipfitter
(Fits 2-3/8" O.D. tenon)



YKC62 - Yoke with 16-3
SO cord, 2ft



THK - Threaded Knuckle with
1/2" NPT threaded pipe

External Shields



UBV Visor
Top Mounted



UBV Visor
Bottom Mounted



FV - Full Visor

Accessories



VG - Vandal Guard

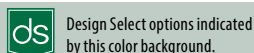
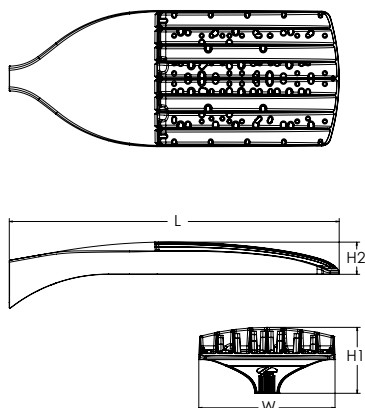


DSXF1/2TS - THK
Slipfitter Accessory

S2M-2180 / S4M / SBLC

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

EPA:	1.06 ft ² (0.10 m ²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

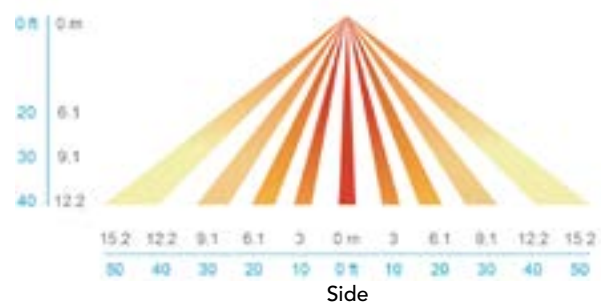
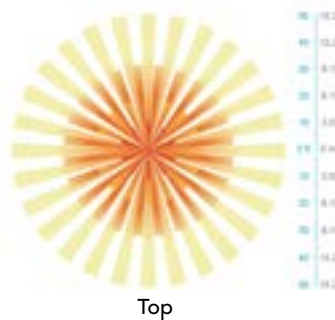
DSX2 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX2 LED	Forward optics	(this section 70CRI only)				Shipped included
	P1 P5	30K 3000K	70CRI	AFR Automotive front row	120V (120V-277V) ⁴	SPA Square pole mounting (#8 drilling)
	P2 P6	40K 4000K	70CRI	T1S Type I short	120V (347V-480V) ^{5,6}	RPA Round pole mounting (#8 drilling)
	P3 P7	50K 5000K	70CRI	T2M Type II medium	120V (277V - 480V) ^{7,8}	SPA5 Square pole mounting #5 drilling ⁹
	P4 P8			T3M Type III medium	120 ^{16, 26}	RPA5 Round pole mounting #5 drilling ⁹
	Rotated optics	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare ³	140 ^{16, 26}	SPA8N Square narrow pole mounting #8 drilling
	P10 ¹ P13 ¹	27K 2700K	80CRI	T4M Type IV medium	177 ^{16, 26}	WBA Wall bracket ¹⁰
	P11 ¹ P14 ¹	30K 3000K	80CRI	T4LG Type IV low glare ³	347 ^{16, 26}	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P12 ¹	35K 3500K	80CRI	TFTM Forward throw medium	480 ^{16, 26}	
		40K 4000K	80CRI			
	50K 5000K	80CRI				

DISTRIBUTION BASED ON FIXTURE TYPE.

Control options		Other options		Finish <i>(required)</i>
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40" mounting height, ambient sensor enabled at 2fc ^{11, 12, 20, 21}	PER7 Seven-pin receptacle only (controls ordered separate) ^{14, 21} FAO Field adjustable output ^{15, 21} BL30 Bi-level switched dimming, 30% ^{16, 21} BL50 Bi-level switched dimming, 50% ^{16, 21} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ DS Dual switching ^{18, 19, 21}	Shipped installed SPD20KV 20KV surge protection HS Houseside shield (black finish standard) ²² L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²³ HA 50°C ambient operation ²⁴ BAA Buy America(n) Act Compliant SF Single fuse (120, 277, 347V) ²⁶ DF Double fuse (208, 240, 480V) ²⁶ 3G Vibration rated for 3G ²⁷	Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
PIR High/low, motion/ambient sensor, 8-40" mounting height, ambient sensor enabled at 2fc ^{13, 20, 21}				
PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁴				
PER5 Five-pin receptacle only (controls ordered separate) ^{14, 21}				

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

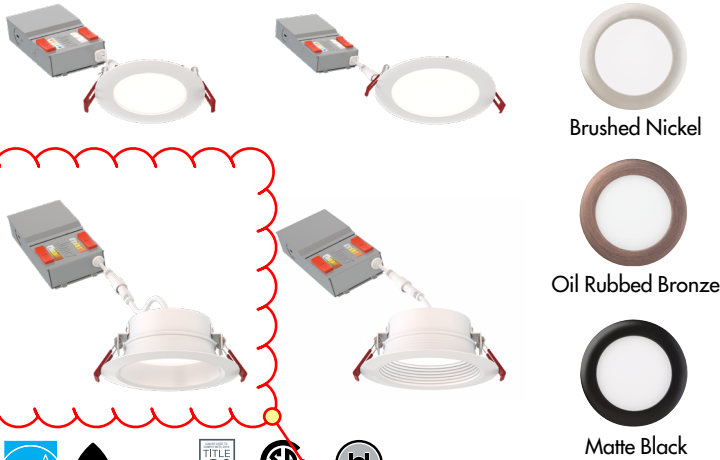
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Juno Wafer™ LED Downlight Series

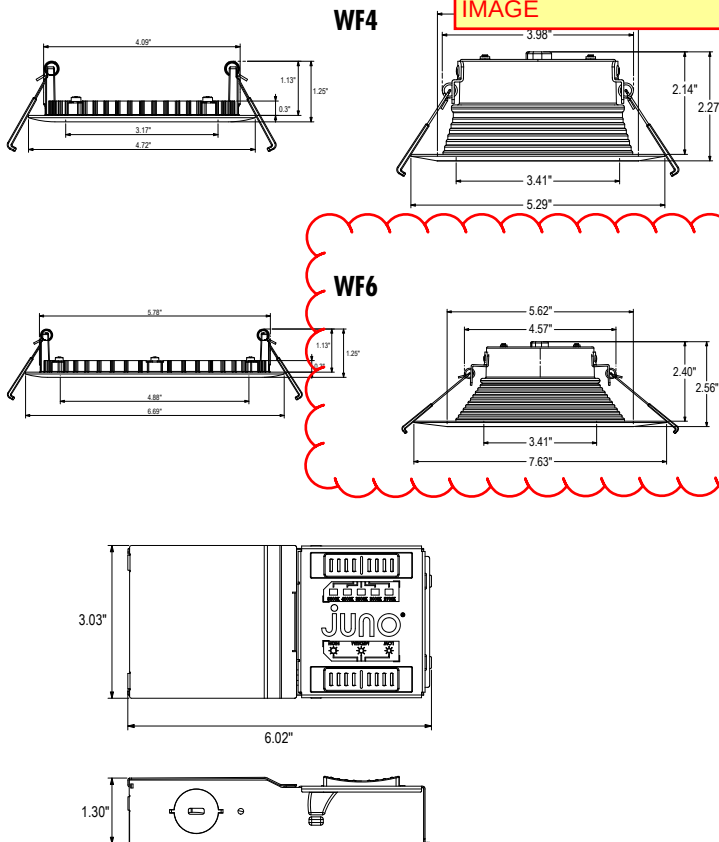
4" & 6" SWW5 + ALO LED Flat & Deep Regressed Wafers

WF4 & WF6 SWW5 + ALO Series



BRUSHED NICKEL FINISH, SEE LAST SHEET FOR REFERENCE IMAGE

Dimensions



Project: FROST FREDERICKSBURG

Fixture Type: D13R / D13RE

Location: MOTOR BANK CANOPY

Contact/Phone:

Product Features

The 4" & 6" flat and deep regressed with 5CCT Switchable White and ALO technology wafers provide high-quality light output and efficiency while delivering industry leading technology and functionality without the need for a recessed housing.

- Next-generation optical technology and design enable precise, even illumination where needed
- Canless - no can required; equals easy to install and less labor
- With selectable color temperatures ranging from warm (2700K) to daylight (5000K), getting the right look for your space is a breeze
- 3 ALO settings allow you to get the perfect amount of light in your space

Applications

- Residential and light commercial applications including multi-family, hospitality, assisted living, dormitories and other multi-level construction
- Streamlined profile allows for easy remodel or new construction in both insulated and drop ceiling installations
- Wet rated and airtight: perfect for showers, bathrooms, and covered outdoor soffits

Performance

Delivered Lumens	4" - 700/900/1100 6" - 800/1050/1300
LED Color Temperature	Switchable White (27K, 30K, 35K, 40K, 50K) Default set at 3000K
CRI	90+
Voltage	Dedicated 120V and MVOLT
Dimming	Dimmable to 10% with triac or 0-10v dimmers

For a list of compatible dimmers see [JUNO-WAFERS-DIM](#)

Specifications

	FLAT		DREG	
	WF4	WF6	WF4	WF6
Aperture:	3.17"	4.88"	3.41"	3.41"
Ceiling Opening:	4.25"	6.25"	4.25"	6.25"
Overlap Trim:	4.72"	6.69"	5.29"	7.63"
Height:	1.25"	1.25"	2.27"	2.56"

D13R, D13RE



Juno Wafer™ LED Downlight Series
4" & 6" SWW5 + ALO LED Flat & Deep Regressed Wafers

ORDERING INFORMATION

Flat Wafer

Example: WF4 ALO19 SWW5 90CRI MW

Series	Trim Designation	Lumens	Color Temperature	Rendering Index	Voltage	Finish
WF4 4" Wafer Led Downlight	(BLANK) Flat	ALO19 ¹ Switchable lumens – 700LM, 1000LM, and 1100LM	SWW5 Switchable CCT – 2700K, 3000K, 3500K, 4000K, and 5000K	90CRI 90+ CRI	(BLANK) 120V MVOLT Multi-Volt (120-277)	MW Matte White MB Matte Black BN Brushed Nickel ORB Oil Rubbed Bronze
WF6 6" Wafer Led Downlight		ALO20 ² Switchable lumens – 800LM, 1050LM, and 1300LM				

Deep Regressed Wafer

Example: WF6 DREG B ALO20 SWW5 90CRI MW

Series	Trim Designation	Trim Style	Lumens	Color Temperature	Rendering Index	Voltage	Finish ³
WF4 4" Wafer Led Downlight	DREG Deep Regressed	B Baffle	ALO19 ¹ Switchable lumens – 700LM, 1000LM, and 1100LM	SWW5 Switchable CCT – 2700K, 3000K, 3500K, 4000K, and 5000K	90CRI 90+ CRI	(BLANK) 120V	MW Matte White
WF6 6" Wafer Led Downlight		SM Smooth	ALO20 ² Switchable lumens – 800LM, 1050LM, and 1300LM				

1. Only available with WF4.
2. Only available with WF6.
3. For additional finishes see [trim insert](#) offerings.

Accessories: Order as separate catalog number.

Series	
WF8643 PAN	Universal New Construction Pan
WF4 PAN R12	4" New construction pan, retail pack of 12
WF4GR MW JZ	4" Wafer Goof Ring 4.2" ID x 6.2" OD
WF6 PAN R12	6" New construction pan, retail pack of 12
WF6GR MW JZ	6" Wafer Goof Ring 6" ID x 8" OD
WFJB U	Remodel Joist Bar
WFEXC6 SW3PIN FT4	3-Pin 6ft Cable
WFEXC10 SW3PIN FT4	3-Pin 10ft Cable
WFEXC20 SW3PIN FT4	3-Pin 20ft Cable

*Goof rings are made of 22 gauge steel and painted white.



PERFORMANCE DATA

	WF4 (DREG) ALO19 SWW5			WF6 (DREG) ALO20 SWW5		
	High	Medium	Low	High	Medium	Low
Input Power Typical	14.5W (+/-5%)	11.75(+/-5%)	8.56(+/-5%)	14.5W (+/-5%)	11.75(+/-5%)	8.56(+/-5%)
Input Voltage	120V			120V		
Frequency	60 Hz			60 Hz		
EMI/RFI	FCC Title 47, Part 15 Class B (consumer)			FCC Title 47, Part 15 Class B (consumer)		
Minimum Starting Temp	-40°F (-40°C)			-40°F (-40°C)		

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C.

D13R, D13RE



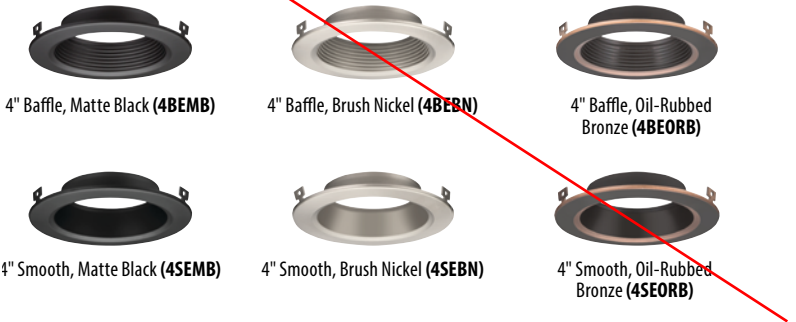
Juno Wafer™ LED Downlight Series

4" & 6" SWW5 + ALO LED Flat & Deep Regressed Wafers

TRIM INSERTS

TRIM INSERTS (for field configuration; ordered separately) Example: 4BEMB R4

Series/Finish		Packaging
4BEMB	4" Baffle, Matte Black	R4 Retail Pack of 4 units
4BEBN	4" Baffle, Brush Nickel	
4BEORB	4" Baffle, Oil-Rubbed Bronze	
4SEMB	4" Smooth, Matte Black	R4 Retail Pack of 4 units
4SEBN	4" Smooth, Brush Nickel	
4SEORB	4" Smooth, Oil-Rubbed Bronze	



Pre-Install color finish trim insert over white 4" or 6" Wafer LED Downlight.

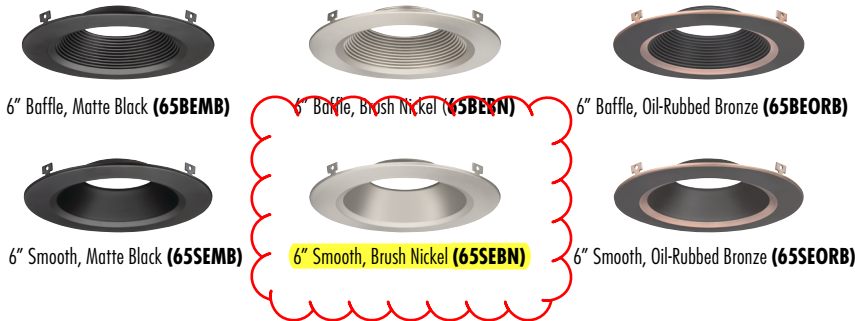


Press down color finish tabs for post-installation to create final Wafer LED Downlight.

TRIM INSERTS

TRIM INSERTS (for field configuration; ordered separately) Example: 65SEBN R4

Series/Finish		Packaging
65BEMB	6" Baffle, Matte Black	R4 Retail Pack of 4 units
65BEBN	6" Baffle, Matte Nickel	
65BEORB	6" Baffle, Oil-Rubbed Bronze	
65SEMB	6" Smooth, Matte Black	R4 Retail Pack of 4 units
65SEBN	6" Smooth, Brush Nickel	
65SEORB	6" Smooth, Oil-Rubbed Bronze	



D13R, D13RE



WEDGE2 LED

Architectural Wall Sconce

Precision Refractive Optic

Catalog
Number

Notes

FROST FREDERICKSBURG

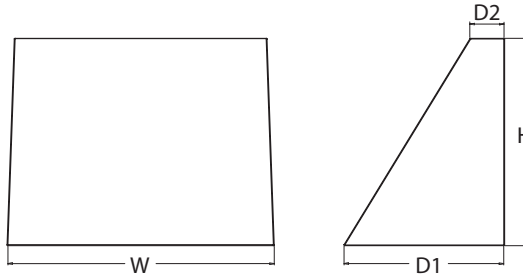
Type

WD23

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
 (without options)



Introduction

The WEDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WEDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WEDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WEDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WEDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WEDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WEDGE2 LED	P0 ¹ P1 ² P2 ² P3 ² P4 ²	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB ³ Amber	70CRI ⁴ 80CRI ⁵ LW ³ Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347 ⁵ 480 ⁵	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁶ Shipped separately AWS 3/8inch Architectural wall spacer ⁷ PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. ⁷

Options					Finish
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)				DDBXD Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)				DBLXD Black
PE ⁸	Photocell, Button Type				DNAXD Natural aluminum
DMG ⁹	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)				DWHXD White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.				DSSXD Sandstone
BAA	Buy America(n) Act Compliant				DDBTXD Textured dark bronze
CCE	Coastal Construction ⁷				DBLBDX Textured black
					DNATXD Textured natural aluminum
					DWHGXD Textured white
					DSSTXD Textured sandstone

Standalone Sensors/Controls

PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIRH Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external photocell pre-programmed for dusk to dawn operation.

PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external photocell pre-programmed for dusk to dawn operation.

PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.

NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

WILL BE USED ON DARKER COLORED WALLS

WILL BE USED ON LIGHTER COLORED WALLS



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WEDGE2 LED
 Rev. 02/28/24

**Motion/Ambient Sensor**

D = 7"

H = 9" (Standalone controls)

11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)

W = 11.5"

**PBBW – Surface-Mounted Back Box****Use when there is no junction box available.**

D = 1.75"

H = 9"

W = 11.5"

**AWS – 3/8inch Architectural Wall Spacer**

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS**INTENDED USE**

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. **The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.**

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. **International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.**

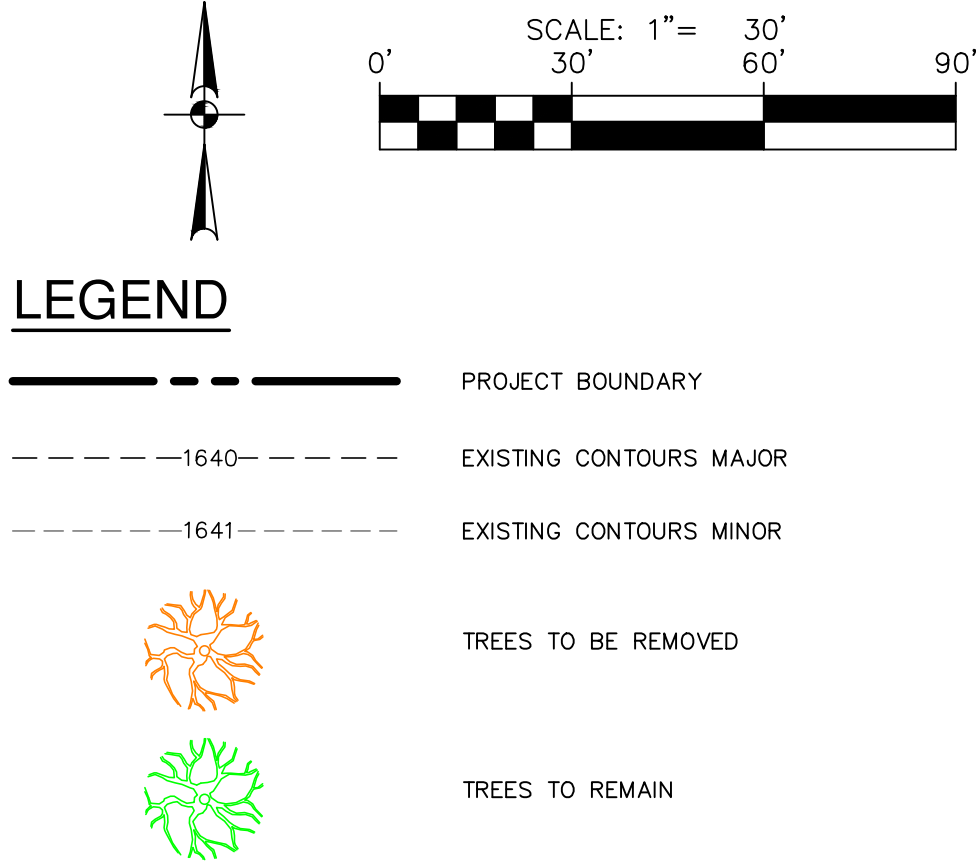
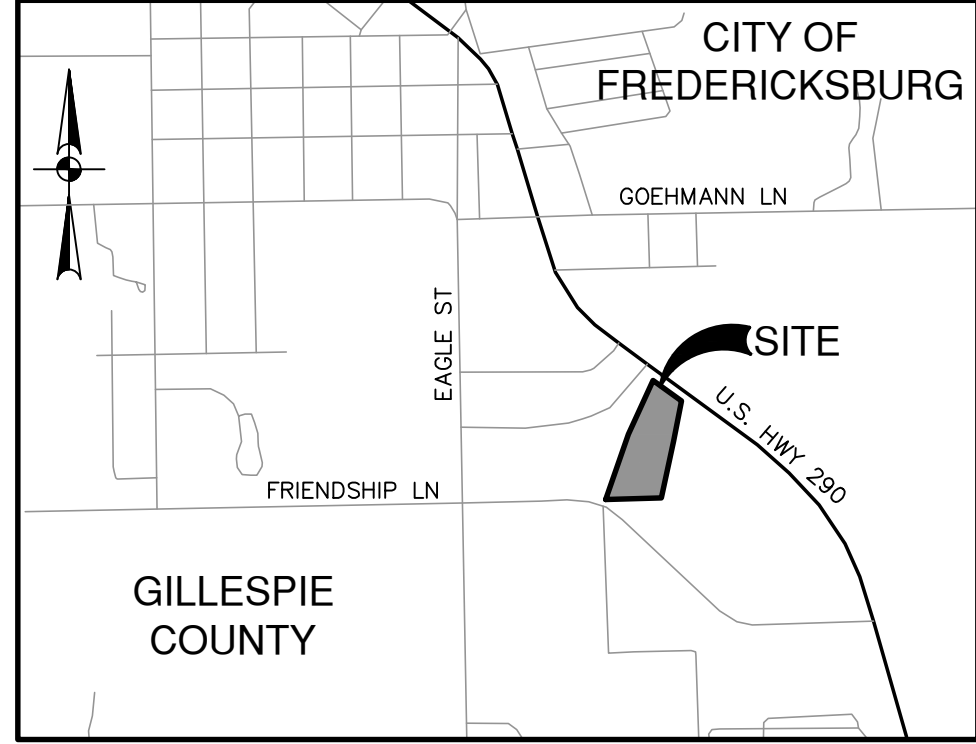
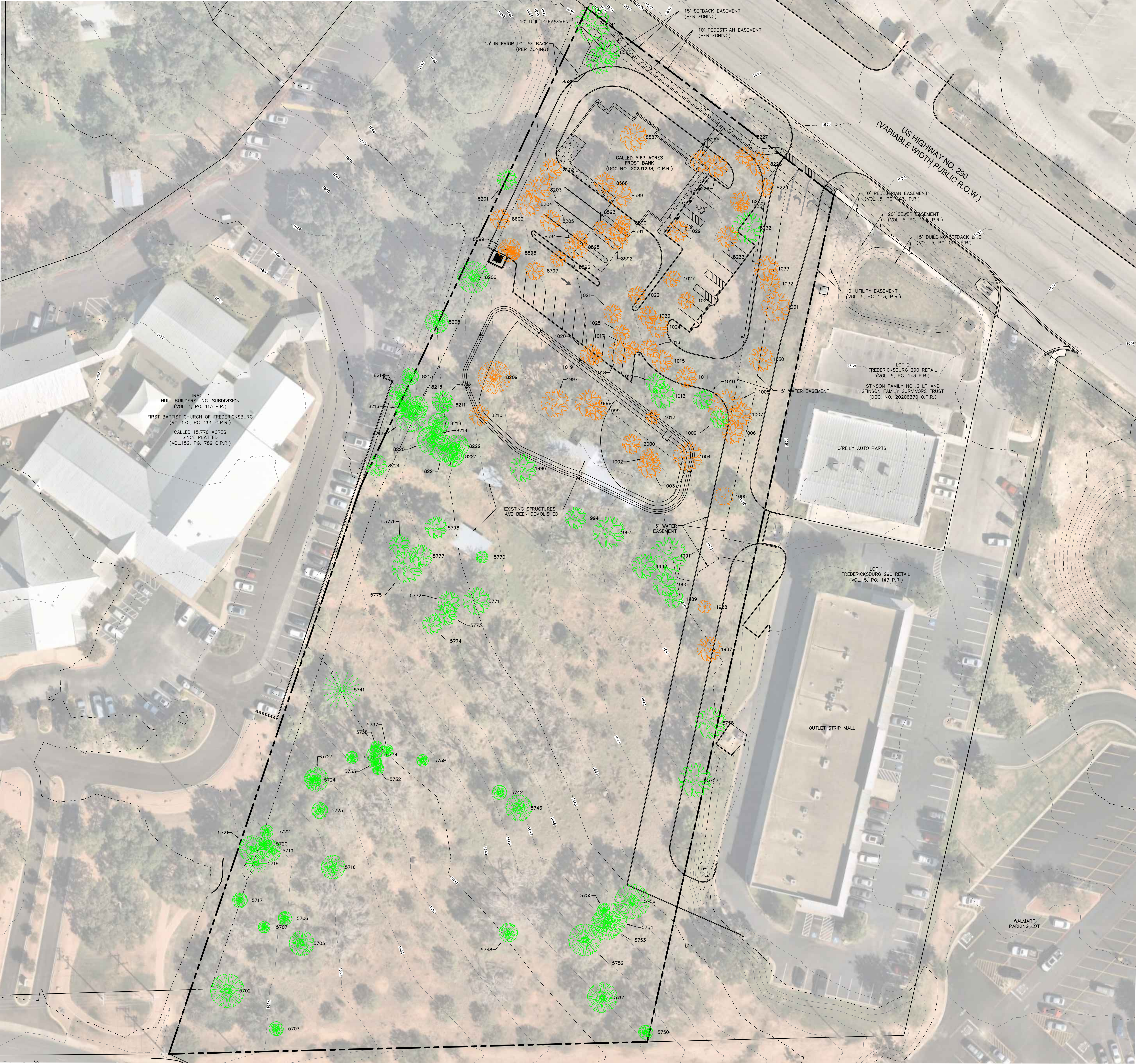
BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Point Number	Style	Trunk Size (in)	Point Number	Style	Trunk Size (in)
1001	Tree	12.5	5741	Cedar tree	32
1002	Tree	15	5742	Oak Tree	11.5
1003	Tree	19.5	5743	Oak Tree	21
1004	Tree	24	5744	Oak Tree	28
1005	Pecan Tree	14	5745	Oak Tree	22
1006	Tree	18	5746	Oak Tree	14
1007	Tree	20	5747	Oak Tree	18
1008	Tree	29	5748	Oak Tree	15
1009	Tree	15	5749	Oak Tree	27.5
1010	Tree	16	5750	Oak Tree	11.5
1011	Tree	17	5751	Oak Tree	24
1012	Tree	11.5	5752	Oak Tree	25.5
1013	Tree	20	5753	Oak Tree	24.5
1014	Tree	16	5754	Oak Tree	26.5
1015	Tree	17.5	5755	Hackberry Tree	10
1016	Tree	14	5756	Oak Tree	27.5
1017	Tree	11	5757	Tree	27
1018	Tree	19	5758	Tree	25
1019	Tree	13.5	5759	Oak Tree	31
1020	Tree	16.5	5760	Oak Tree	27.5
1021	Tree	15	5761	Oak Tree	13
1022	Tree	14	5762	Oak Tree	21
1023	Tree	15.5	5763	Oak Tree	17
1024	Tree	18	5764	Oak Tree	15
1025	Tree	15.5	5765	Oak Tree	13.5
1026	Tree	13.5	5766	Oak Tree	22.5
1027	Tree	14	5767	Oak Tree	15
1028	Tree	14	5768	Oak Tree	21.5
1029	Tree	17.5	5769	Oak Tree	22
1030	Tree	20	5770	Mesquite Tree	10
1031	Tree	24	5771	Tree	22
1032	Tree	16.5	5772	Tree	18
1033	Tree	20	5773	Tree	18.5
1034	Tree	20	5774	Tree	16
1035	Pecan Tree	10	5775	Tree	25
1036	Tree	15.5	5776	Tree	16.5
1037	Tree	19	5777	Tree	19
1038	Tree	30	5778	Tree	18
1039	Tree	19.5	8201	Tree	16.5
1040	Tree	26	8202	Tree	18
1041	Tree	17.5	8203	Tree	21
1042	Tree	19	8204	Tree	19.5
1043	Tree	22	8205	Tree	17.5
1044	Tree	23	8206	Oak Tree	25
1045	Tree	22	8207	Cedar tree	10
1046	Tree	16	8208	Oak Tree	18.5
1047	Tree	16	8209	Oak Tree	26
1048	Oak Tree	12	8210	Tree	17
1049	Oak Tree	27	8211	Tree	13
1050	Oak Tree	11.5	8212	Tree	17.5
1051	Oak Tree	10.5	8213	Oak Tree	13.5
1052	Oak Tree	20	8214	Oak Tree	17
1053	Oak Tree	11	8215	Oak Tree	17
1054	Oak Tree	9.5	8216	Oak Tree	14.5
1055	Oak Tree	13	8217	Oak Tree	24.5
1056	Oak Tree	12.5	8218	Oak Tree	16
1057	Oak Tree	10.5	8219	Oak Tree	14.5
1058	Oak Tree	9.5	8220	Oak Tree	23
1059	Oak Tree	13.5	8221	Oak Tree	21.5
1060	Oak Tree	16.5	8222	Oak Tree	18
1061	Oak Tree	12.5	8223	Oak Tree	16.5
1062	Oak Tree	11	8224	Mesquite Tree	17
1063	Oak Tree	19	8225	Tree	17.5
1064	Oak Tree	12	8226	Tree	18
1065	Oak Tree	17.5	8227	Tree	14.5
1066	Oak Tree	17	8228	Tree	19.5
1067	Oak Tree	10	8229	Tree	14.5
1068	Oak Tree	21	8230	Tree	16.5
1069	Oak Tree	10.5	8231	Tree	11
1070	Oak Tree	19	8232	Tree	25.5
1071	Oak Tree	13.5	8233	Tree	17.5
1072	Oak Tree	13	8584	Tree	29
1073	Oak Tree	20.5	8585	Tree	20
1074	Oak Tree	20.5	8586	Tree	22.5
1075	Oak Tree	22.5	8587	Tree	22
1076	Oak Tree	20.5	8588	Tree	17
1077	Oak Tree	15	8589	Tree	20.5
1078	Oak Tree	10	8590	Tree	13
1079	Oak Tree	9.5	8591	Tree	16.5
1080	Oak Tree	10.5	8592	Tree	19.5
1081	Oak Tree	12	8593	Tree	11
1082	Oak Tree	9.5	8594	Tree	13.5
1083	Oak Tree	17.5	8595	Tree	19
1084	Oak Tree	9.5	8596	Tree	13
1085	Oak Tree	10	8598	Oak Tree	11
1086	Oak Tree	9.5	8599	Oak Tree	18.5
1087	Oak Tree	11.5	8600	Tree	16.5
1088	Cedar tree	32	8797	Tree	15.5



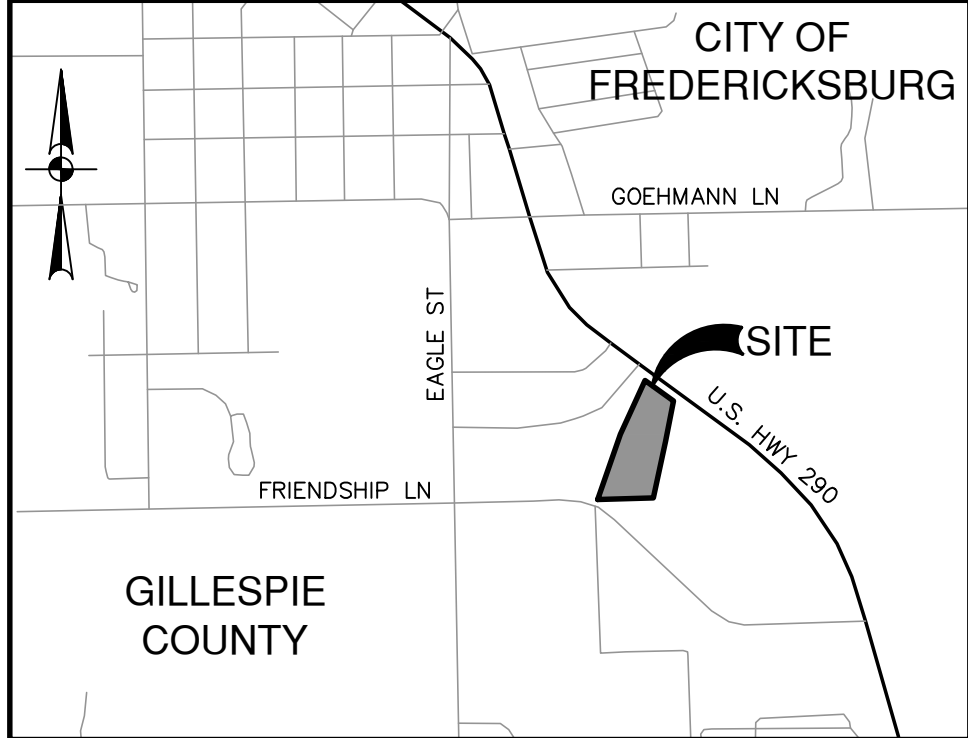
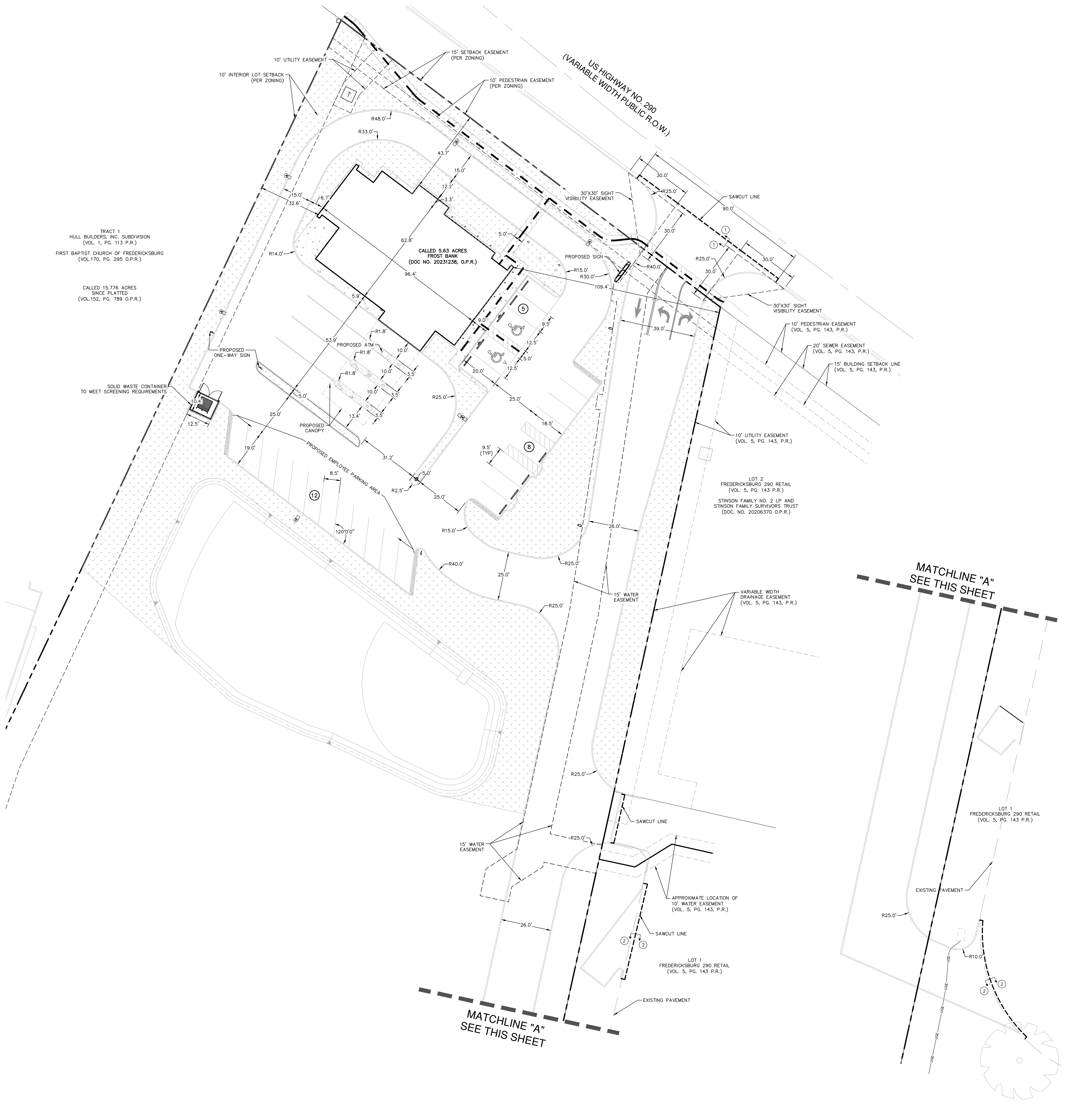
FROST FINANCIAL CENTER - FREDERICKSBURG

1415 E. MAIN ST, FREDERICKSBURG, TX, 78624

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NO. DESCRIPTION DATE REVISIONS:

3/17/2025
Project No. 13530.00
50% CONTRACT
DOCUMENTS
EXISTING CONDITIONS
& OVERALL SITE PLAN



LEGEND

- PROPERTY LINE
- PROPOSED CURB
- EXISTING CURB
- ACCESSIBLE ROUTE
- CONCRETE SIDEWALK
- LANDSCAPE AREA (+24,979 SF)
- PROPOSED PARKING SPACE COUNT
- PROPOSED LIGHT FIXTURE (REFERENCE ELECTRICAL PLANS)

KEYED NOTES:

- 1. CONCRETE TO ASPHALT PAVEMENT JUNCTION
- 2. CONCRETE TO CONCRETE JUNCTION

PROJECT NOTES:

- ADDRESS = 1415 E MAIN ST., FREDERICKSBURG, TX 78624
- BUSINESS NAME = FROST BANK
- PROPOSED USE = FINANCIAL SERVICES
- ZONING = COMMERCIAL (C2)
- LOT SIZE:
 - MINIMUM: 5,000 SF
 - ACTUAL: 245,377 SF
- IMPERVIOUS COVER:
 - MAXIMUM: 80%
 - PROPOSED: ±25%
- BUILDING COVER:
 - PROPOSED: 5,387 SF (2.20%)
- FRONT SETBACK:
 - REQUIRED: 15'
 - PROPOSED: 15'
- SIDE SETBACK (EAST):
 - REQUIRED: 10'
 - PROPOSED: 10'
- SIDE SETBACK (WEST):
 - REQUIRED: 15'
 - PROPOSED: 15'
- BACK SETBACK:
 - REQUIRED: 0'
 - PROPOSED: 0'
- TYPE OF CONSTRUCTION = TYPE II-B
- BUILDING OCCUPANCY = B, BUSINESS
- BUILDING SQUARE FOOTAGE = 5,387 SF
- BUILDING HEIGHT:
 - MAXIMUM: 3 STORIES, 38 FEET
 - ACTUAL: 1 STORY, 30'-4"
- NO PORTION OF THIS SITE IS WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN PER PANEL NUMBER 48171C0288C, DATED OCTOBER 19, 2001.
- ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT.

RETAIL - SITE / PARKING SUMMARY TABLE	
SITE ZONING	C2
GROSS FLOOR AREA (SQ. FT.)	5,387
BUILDING USE	FINANCIAL SERVICES
MINIMUM PARKING RATIO 1 TO 450	14
PROPOSED PARKING	STANDARD: 23 TOTAL: 25
ACCESSIBLE PARKING: REQUIRED ACCESSIBLE PARKING REQUIRED WITH VAN ACCESS PARKING PROPOSED ACCESSIBLE PARKING PROPOSED ACCESSIBLE EV PARKING	STANDARD 2 (TOTAL) 2 (TOTAL) 2 (TOTAL WITH 1 FOR VAN) 1 (TOTAL)



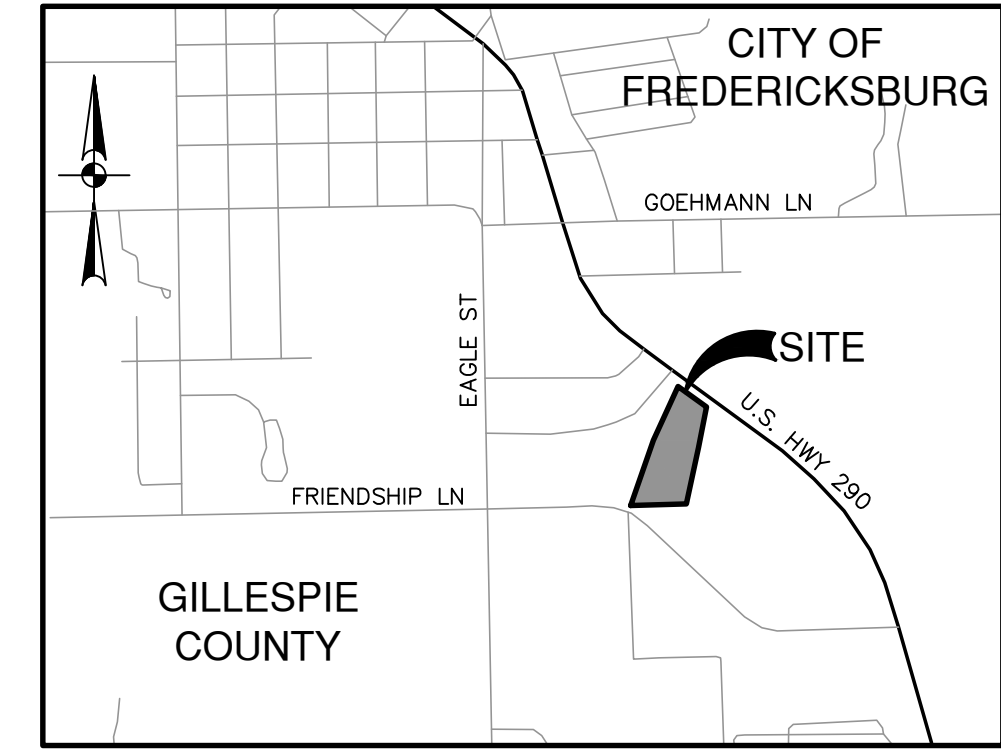
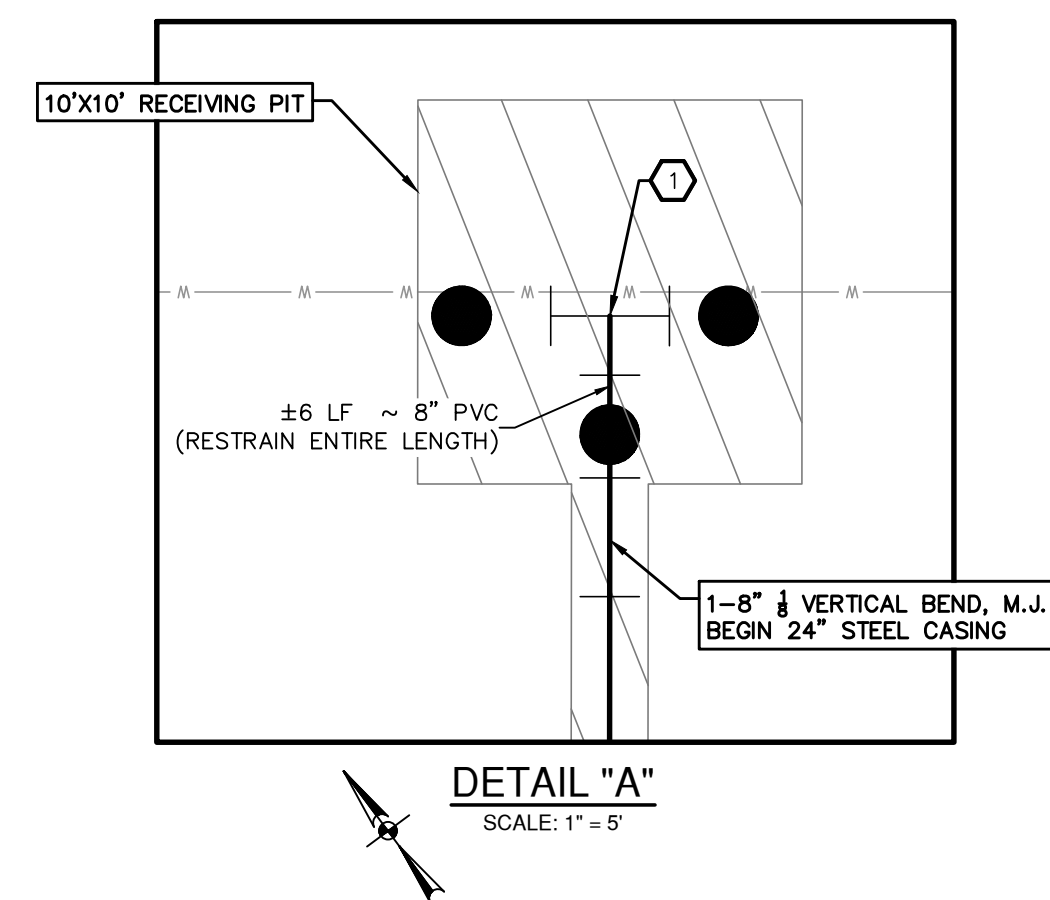
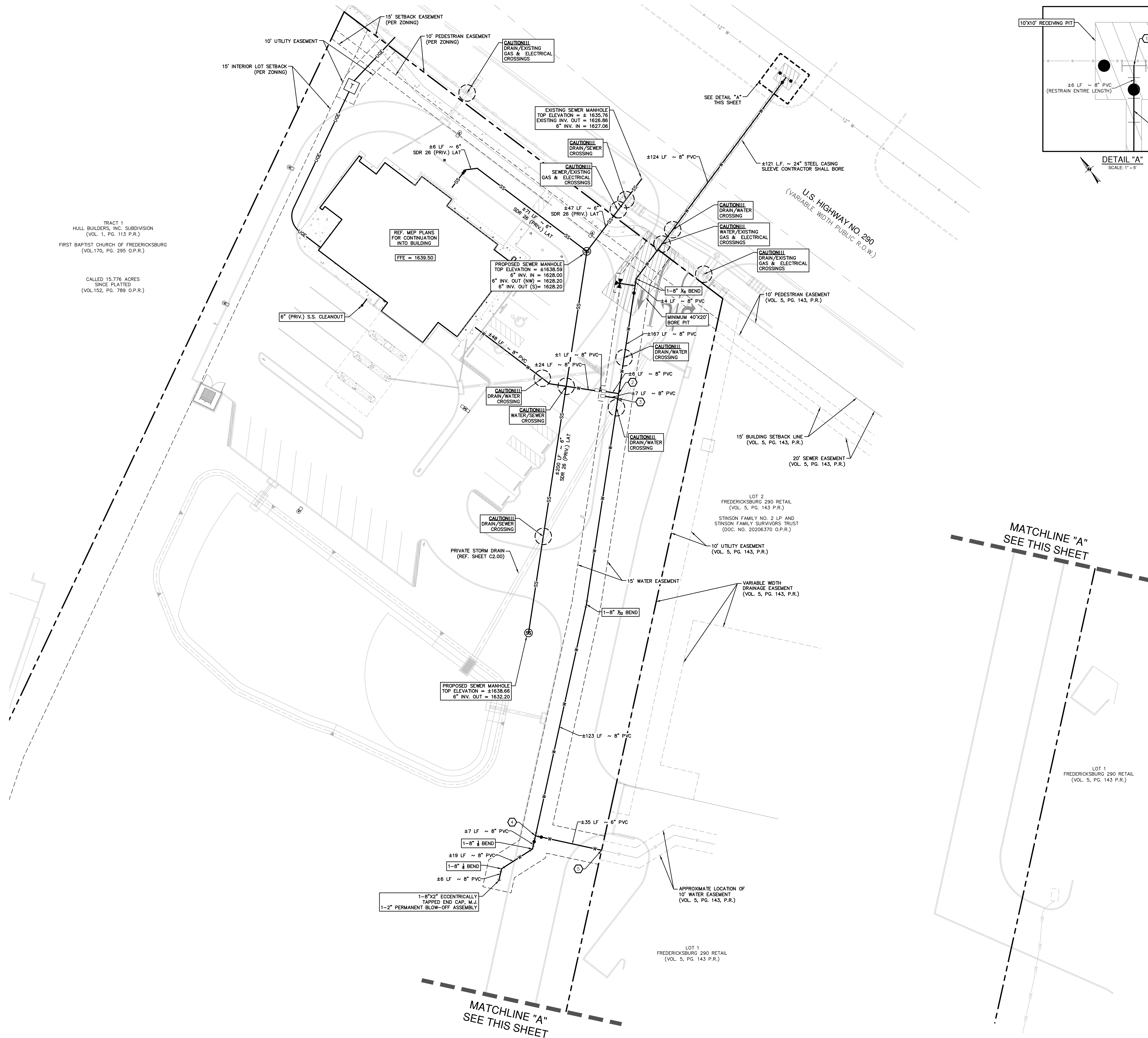
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NO.	DESCRIPTION	DATE

3/17/2025
Project No. 13530.00
50% CONTRACT DOCUMENTS
SITE PLAN

Sheet No.
EX. 2



LOCATION MAP
NOT-TO-SCALE



LEGEND

	PROPERTY LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS LINE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED UNDERGROUND ELECTRIC
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED ELECTRIC TRANSFORMER

KEYNOTES

- 1-12"x8" TEE-IN-TEE, M.J.
2-12" GATE VALVE, M.J.
1-8" GATE VALVE, M.J.
3-6" VALVE BOX, COMPLETE
- FOR CHLORINATION INJECTION:
2-1" CORPORATION STOP, C.C.M.P.
2-1" COPPER TUBING, CQ AS REQ'D
1-1/2" I SOLDER CAP, THIS
- CONTRACTOR SHALL TIE TO EXISTING
12" POTABLE WATER MAIN AFTER
DISINFECTION AND ACCEPTANCE
- ② 1-8"x6" TEE, M.J.
1-6" DOUBLE CHECK VALVE
ASSEMBLY BACKFLOW PREVENTOR
ON VAULT WITH FREE STANDING
FDC IN PIT. (REF. SHEET C3.10
FOR FDC DETAILS)
- DOMESTIC SERVICE LINE:
1-EXISTING WATER BOX FOR 12" DOMESTIC WATER
1-2" PRESSURE REDUCING VALVE INSTALL IMMEDIATELY AFTER
WATER REDUCED GRADED WITHIN VALVE BOX/VAULT. PRV EQUAL
TO 200 PSI.
1-2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR
- ③ IRRIGATION SERVICE LINE:
1-1" TAP WITH SERVICE SADDLE
TYPE "K" COPPER PIPE COMPLETE W/FITTINGS, CQ AS REQUIRED
1-1/2" RATED PRESSURE BOX FOR 1" IRRIGATION WATER
SEE LANDSCAPE PLANS FOR DCVA
CONTINUATION & BACKFLOW PREVENTION
- ④ 1-8"x6" TEE-IN-TEE, M.J.
2-6" GATE VALVE, M.J.
1-6" VALVE BOX, COMPLETE
- ⑤ CONTRACTOR SHALL TIE TO EXISTING
12" POTABLE WATER MAIN AFTER
DISINFECTION AND ACCEPTANCE

CAUTION!!

EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND WILL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND/OR MATERIALS AND/OR DATA AND/OR INFORMATION AND/OR PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY PROGRAM CONSULTANT SHALL BE IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING AROUND TRENCH EXCAVATION.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

50% CONTRACT DOCUMENTS



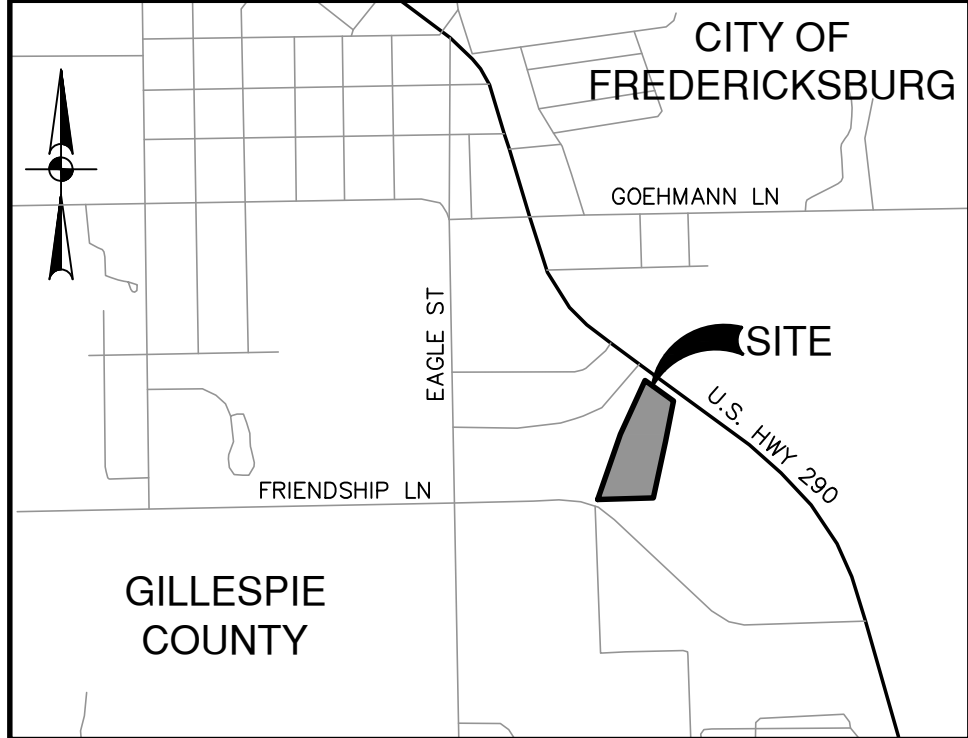
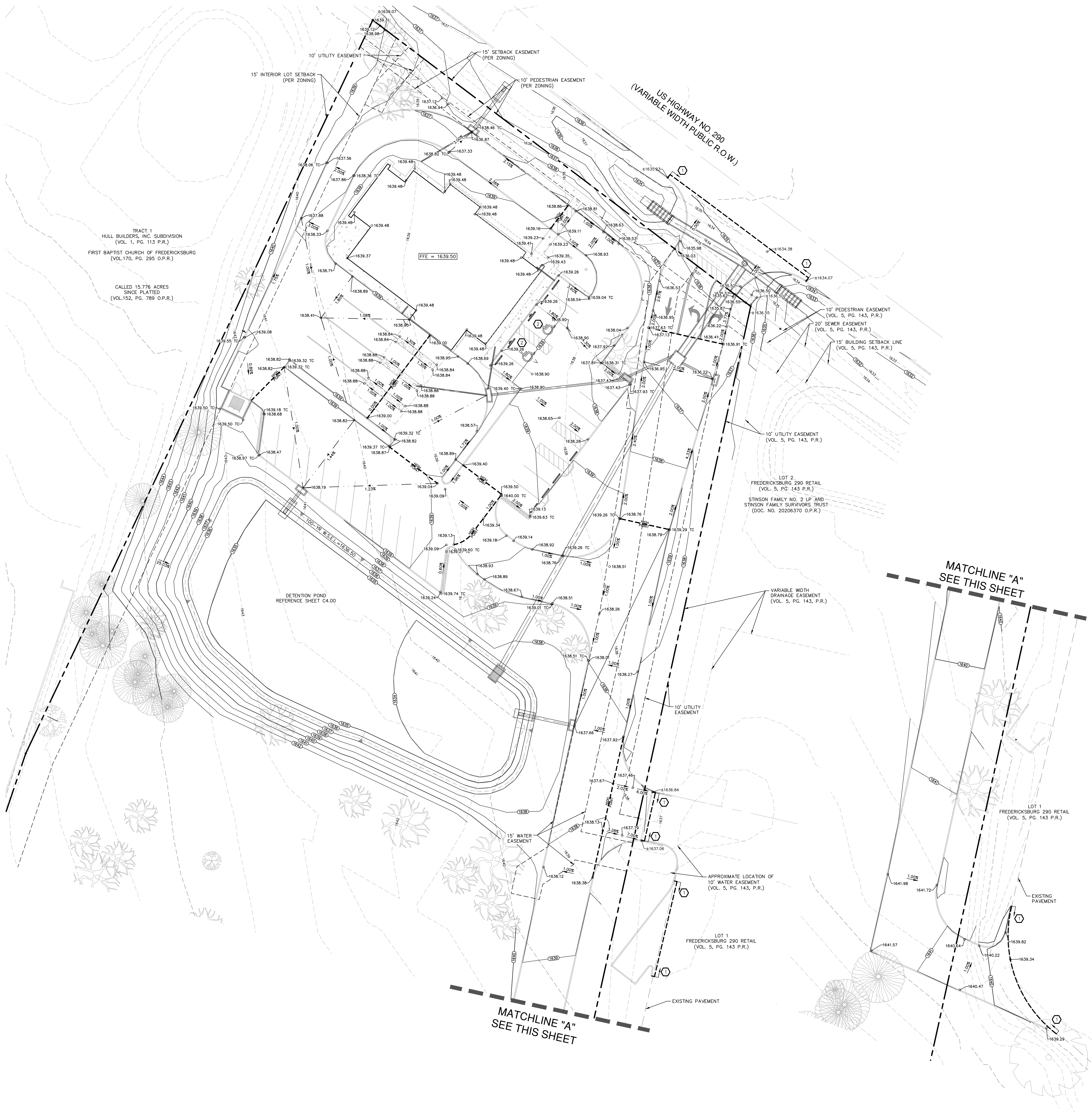
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ENGINEERING FIRM: PAPE-DAWSON ENGINEERS
 TEXAS ENGINEERING FIRM #479 / TEXAS SURVEYING FIRM #100084
 Revisions:
 NO. DESCRIPTION DATE

3/17/2025
Project No. 13530.00
50% CONTRACT
DOCUMENTS
UTILITY PLAN

Sheet No
EX 4



LEGEND	
	PROPERTY LINE
	EXISTING CONTOURS MAJOR
	EXISTING CONTOURS MINOR
	PROPOSED CONTOURS
	SAWCUT LINE
	ARMORED CURB (REF. SHEET C1.40)
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	TOP OF CURB
	FLOW LINE
	EXISTING TREES TO REMAIN (COORDINATE WITH LANDSCAPE ARCHITECT)
	FINISHED FLOOR ELEVATION
	PROPOSED FLOW ARROWS

- KEY NOTES**
- CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AND CURB. CONTRACTOR SHALL TAKE PRECAUTION TO AVOID DAMAGING EXISTING PAVEMENT TO REMAIN. NO JAGGED EDGES WILL BE ALLOWED. MATCH EXISTING ELEVATION.
 - ADA PARKING AREA (2% MAX SLOPE ANY DIRECTION)

CAUTION!!
EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND WILL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

CAUTION!!
CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL, DUCTBANKS, LANDSCAPE, IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

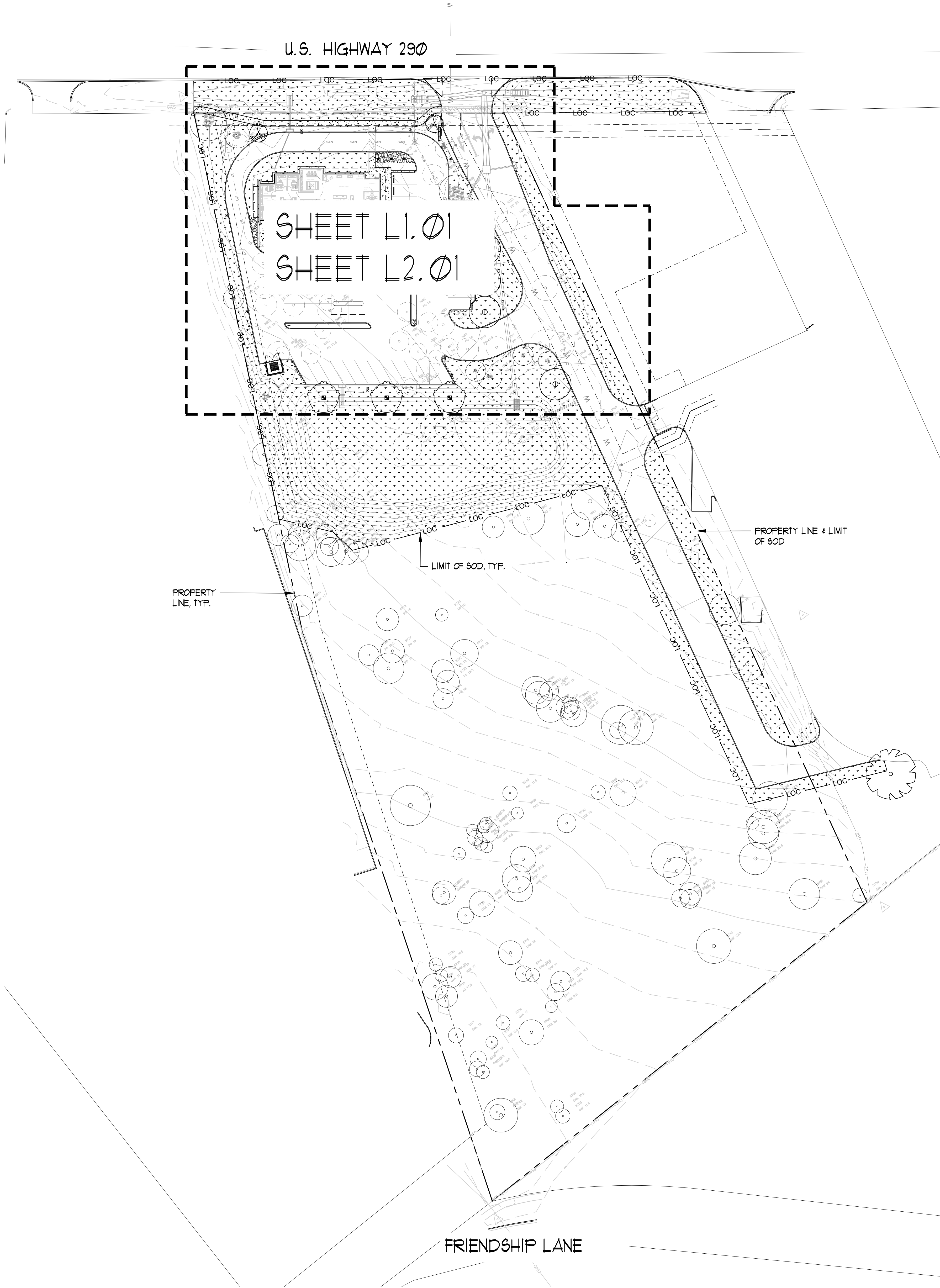


2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



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NO.	DESCRIPTION	DATE
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DRAWING LEGEND	
SYM	DESCRIPTION
---	PROPERTY BOUNDARY
---	LIMITS OF CONSTRUCTION
	PROPOSED GRADING, REF. CIVIL
	EXISTING GRADING, REF. CIVIL
---	ENLARGEMENT AREA
	BERMUDA SOLID SOD '1F 419'
	EXISTING TREES TO BE PROTECTED IN PLACE
	EXISTING TREES TO BE REMOVED

GENERAL CONSTRUCTION NOTES:

- LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BODILY INJURY AND/OR ANY COST INCURRED DUE TO DAMAGE OF OWNER'S PROPERTY OR UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION TO ENSURE UTILITIES ARE NOT DISTURBED. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITIES.
- ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR IT SHALL BE ASSUMED THAT THE CONTRACTOR CAN IMPLEMENT THE PLANS AS DRAWN AND SPECIFIED.
- EXISTING CONDITIONS ARE SHOWN SHADED BACK TO ALLOW ALL PROPOSED IMPROVEMENTS TO STAND OUT. EXISTING BASE INFORMATION HAS BEEN IMPORTED FROM CIVIL AND ARCHITECTURAL DRAWINGS. REFER TO THESE DRAWINGS FOR SUPPLEMENTAL INFORMATION.
- PAVEMENT DESIGN AND DETAILS BASED UPON GEOTECHNICAL ENGINEERING REPORT. REPORT AVAILABLE AT JOB SITE TRAILER.

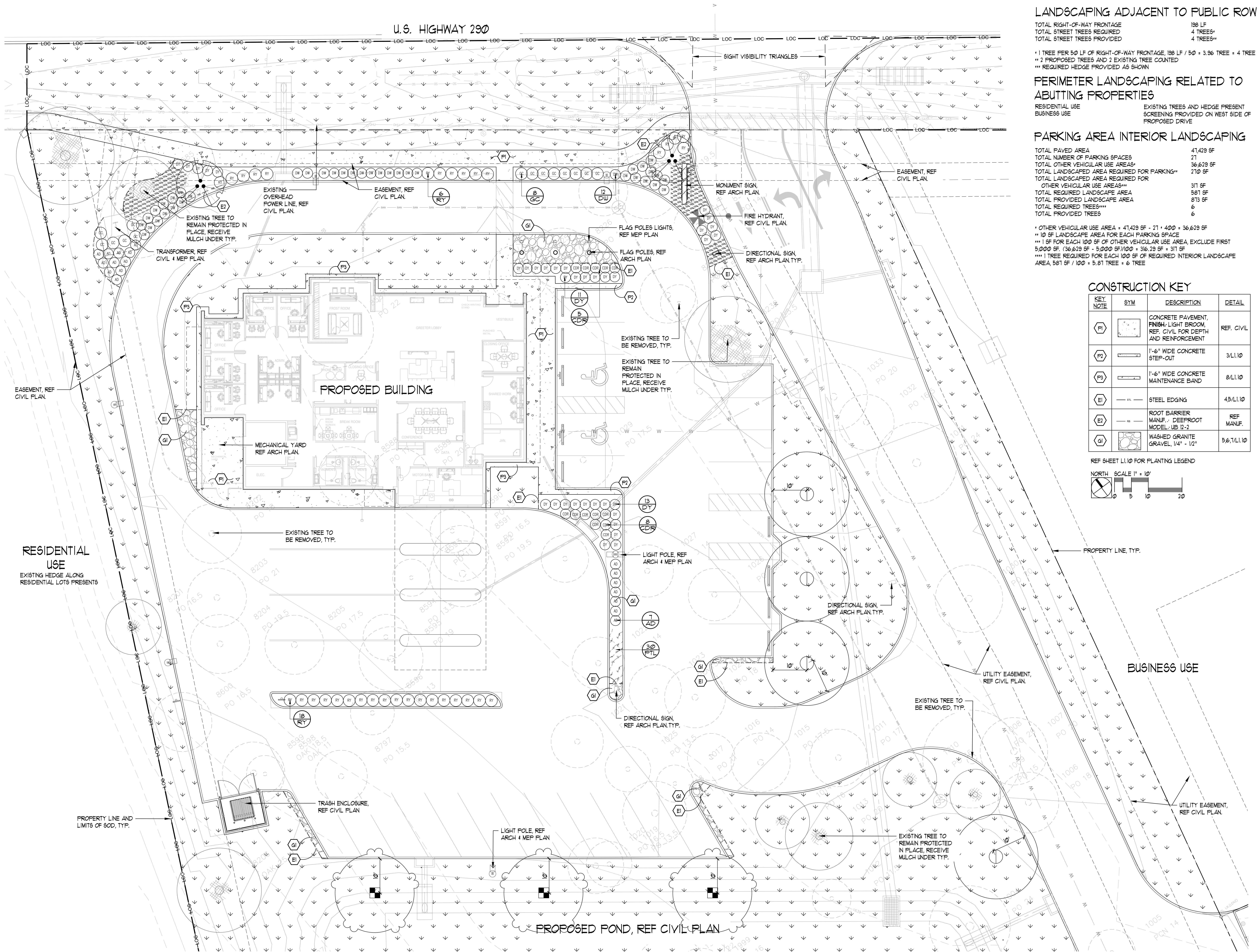
LANDSCAPE NOTES:

- ALL UNDESIRABLE VEGETATION (WEEDS, ETC.) WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED AND ROOT SYSTEMS SHOULD BE ERADICATED.
- FINISH GRADES OF PLANT BED AREAS (TOP OF MULCH), SOD (TOP OF SOD), HYDROMULCH (TOP OF TOPSOIL) SHALL BE FLUSH WITH ADJACENT PAVING.
- TRENCHING AND SITE WORK PERFORMED WITHIN THE ROOT ZONES OF EXISTING TREES SHALL BE DONE BY HAND OR AIR SPADE UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. NO ROOTS OVER 1" DIA. SHALL BE CUT.
- VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS REFERENCE ONLY. IF QUANTITIES ON PLANT SCHEDULE DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL. LANDSCAPE ARCHITECT TO REVIEW TREE MATERIAL FOR TAGGING AT SOURCE. CONTRACTOR TO PROVIDE INFORMATION OF TREE FARM OR SOURCE OF GROWTH PRIOR TO TREE TAGGING TRIP (PLANTBID® AS SOURCE WILL NOT BE ACCEPTABLE). REMAINING PLANT MATERIAL TO BE REVIEWED BY PHOTO PRIOR TO PURCHASE, DIGGING, OR SHIPPING OF PLANT MATERIALS.
- PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- PLANT NAMES USED ON THE PLANS COMPLY WITH STANDARD HORTICULTURAL NOMENCLATURE, AND NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE. THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE SHALL REVIEW ALL PLANTS AT THE TIME OF DELIVERY TO THE SITE. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE DELIVERY TIME, AND/OR DOES NOT CALL FOR OBSERVATION OF THE MATERIAL, THE CONTRACTOR SHALL BE LIABLE FOR ALL REMOVAL AND REPLACEMENT COSTS OF THE PLANT MATERIAL. THE PLANT MATERIAL WILL BE JUDGED AND ACCEPTED OR REJECTED ON BASIS OF THE FOLLOWING CRITERIA:
 - PROVIDE PLANTS OF QUALITY, SIZE, GENUS, SPECIES, AND VARIETY AS INDICATED ON THE PLANS AND AS COORDINATED WITH THE LANDSCAPE ARCHITECT.
 - PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS, CONFORMING TO ANSI Z60.1
 - TREE CANOPIES SHALL HAVE AN INTACT AND UNDAMAGED CENTRAL LEADER.
 - TREES ARE REQUIRED TO STAND UPRIGHT WITH NO SUPPORT AND HAVE PROPER TRUNK CALIPER (PER CITY OF AUSTIN REQUIREMENTS) AND TAPER. TREES HAVING "BROOM STICK" TRUNKS WITH "FOODLE" TOPS WILL NOT BE ACCEPTED.
 - BARK SHALL BE DAMAGE FREE WITH ALL MINOR CUTS AND ABRASIONS SHOWING HEALING TISSUE. FOLIAGE, ROOTS AND STEMS OF ALL PLANTS SHALL BE OF VIGOROUS HEALTH AND NORMAL HABIT OF GROWTH FOR ITS SPECIES. ALL PLANTS SHALL BE FREE OF INSECT INFESTATIONS AND DISEASES. TOP GROWTH SHALL BE PROPORTIONATE TO BOTTOM GROWTH.
 - SHRUBS TRANSPLANTED IN AN UP-SIZED CONTAINER LARGER THAN SPECIFIED SIZE, SHALL HAVE BEEN GROWN IN THAT CONTAINER FOR A SUFFICIENT LENGTH OF TIME TO DEVELOP NEW FIBROUS ROOTS, SO THAT ROOT MASS WILL FILL THE CONTAINER.
 - AREAS DISTURBED BY CONSTRUCTION AND ARE NOT SCHEDULED TO BE IMPROVED SHALL BE REPAIRED TO THE STATE THAT IT WAS PRIOR TO THE START OF CONSTRUCTION.
- EXACT LOCATIONS OF TREES TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT THE ADJUSTMENT OF PLANTS TO EXACT LOCATION IN FIELD.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
- PROVIDE EDGING AS DIVIDER BETWEEN PLANTING BEDS AND LAWN AREAS AS SHOWN AND CALLED OUT ON PLANS.
- IF PLANT MATERIAL IS BALL AND BURLAP, CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. CONTAINER GROWN STOCK WILL HAVE THE OUTSIDE EDGE OF THE ROOTBALL LOOSENED BY HAND AFTER REMOVING FROM THE CONTAINER.
- SPACING OF PLANT MATERIALS SHOULD BE 1/2 OF PLANT SPACING (AS CALLED OUT ON PLANT SCHEDULE) + AN ADDITIONAL 6" FROM CENTER OF ROOT BALL TO THE EDGE OF PAVEMENT AREA, UNLESS OTHERWISE NOTED.
- ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS PLANTS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
- ALL PLANT MATERIAL ADJACENT TO PEDESTRIANS WALKWAYS TO MAINTAIN A MULCH CLEARANCE TO PREVENT PLANT MATERIALS FROM OVERGROWING ONTO PEDESTRIANS WALKWAYS PER THE SPACING MENTIONED IN THE NOTE ABOVE.



03/17/2025

Revisions:
NO. DESCRIPTION DATE



LANDSCAPING ADJACENT TO PUBLIC ROW

TOTAL RIGHT-OF-WAY FRONTAGE	198 LF
TOTAL STREET TREES REQUIRED	4 TREES*
TOTAL STREET TREES PROVIDED	4 TREES**

* 1 TREE PER 50 LF OF RIGHT-OF-WAY FRONTAGE, 198 LF / 50' = 3.96 TREE = 4 TREE
** 2 PROPOSED TREES AND 2 EXISTING TREE COUNTED
*** REQUIRED HEDGE PROVIDED AS SHOWN

PERIMETER LANDSCAPING RELATED TO ABUTTING PROPERTIES

RESIDENTIAL USE	EXISTING TREES AND HEDGE PRESENT
BUSINESS USE	SCREENING PROVIDED ON WEST SIDE OF PROPOSED DRIVE

PARKING AREA INTERIOR LANDSCAPING

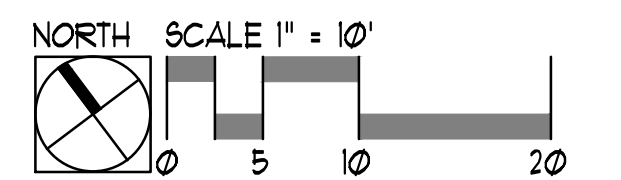
TOTAL PAVED AREA	41,429 SF
TOTAL NUMBER OF PARKING SPACES	21
TOTAL OTHER VEHICULAR USE AREAS*	36,629 SF
TOTAL LANDSCAPED AREA REQUIRED FOR PARKING**	270 SF
TOTAL LANDSCAPED AREA REQUIRED FOR OTHER VEHICULAR USE AREAS***	317 SF
TOTAL REQUIRED LANDSCAPE AREA	587 SF
TOTAL PROVIDED LANDSCAPE AREA	573 SF
TOTAL REQUIRED TREES****	6
TOTAL PROVIDED TREES	6

* OTHER VEHICULAR USE AREA = 41,429 SF - 21 x 400' = 36,629 SF
** 10 SF LANDSCAPE AREA FOR EACH PARKING SPACE
*** 1 SF FOR EACH 100 SF OF OTHER VEHICULAR USE AREA, EXCLUDE FIRST 5,000 SF (36,629 SF - 5,000 SF) / 100' = 316.29 SF = 317 SF
**** 1 TREE REQUIRED FOR EACH 100 SF OF REQUIRED INTERIOR LANDSCAPE AREA, 587 SF / 100' = 5.87 TREE = 6 TREE

CONSTRUCTION KEY

KEY NOTE	SYM	DESCRIPTION	DETAIL
P1	[Symbol]	CONCRETE PAVEMENT, FINISH: LIGHT BROOM, REF. CIVIL FOR DEPTH AND REINFORCEMENT	REF. CIVIL
P2	[Symbol]	1'-6" WIDE CONCRETE STEP-OUT	3/L1.10
P3	[Symbol]	1'-6" WIDE CONCRETE MAINTENANCE BAND	8/L1.10
E1	[Symbol]	STEEL EDGING	45/L1.10
E2	[Symbol]	ROOT BARRIER MANUF.: DEEPROOT MODEL: UB 12-2	REF. MANUF.
G1	[Symbol]	WASHED GRANITE GRAVEL, 1/4" - 1/2"	5/6, 7/L1.10

REF SHEET L1.10 FOR PLANTING LEGEND



03/17/2025

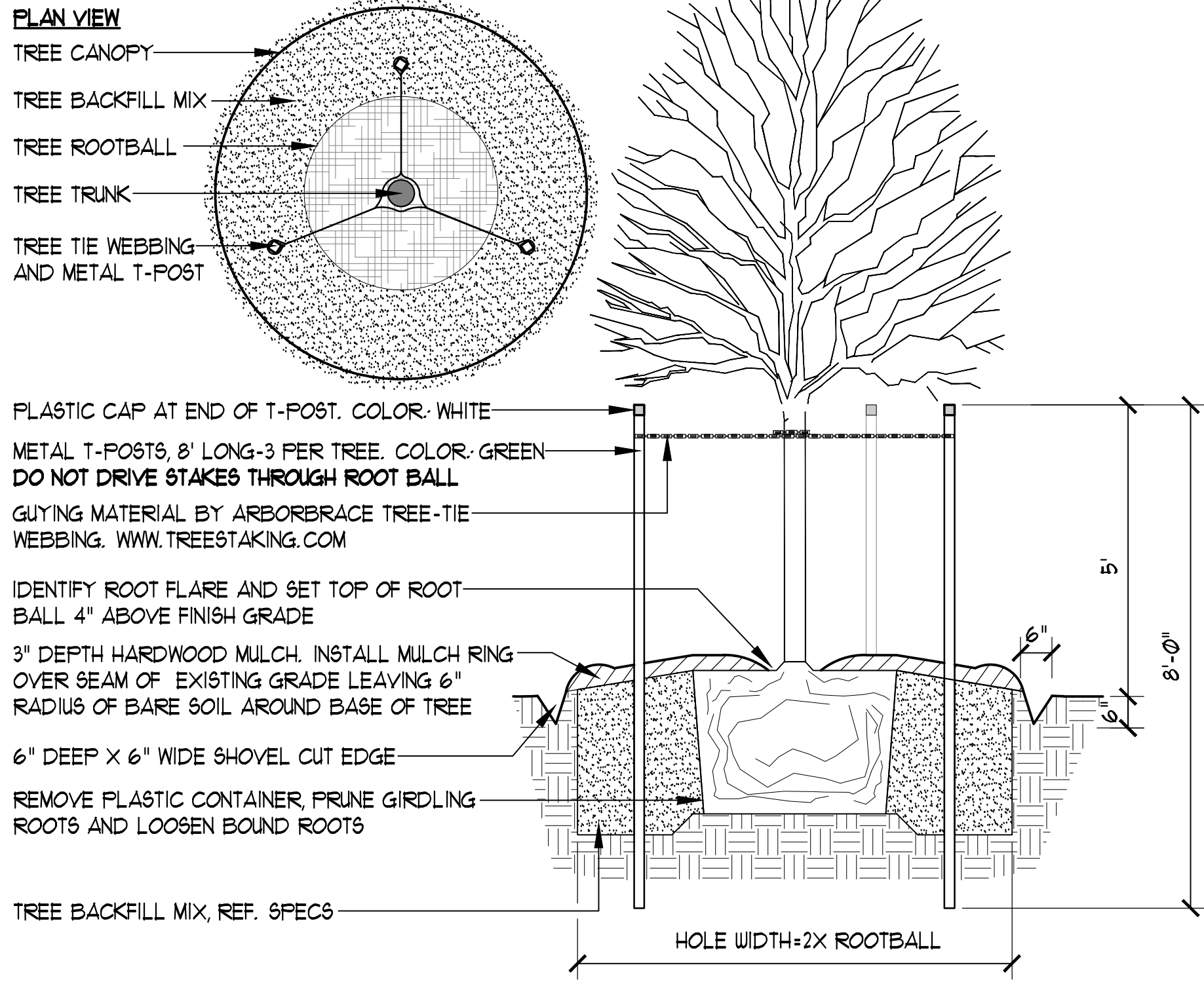
Revisions:
NO. DESCRIPTION DATE

03/17/2025
Project No. 2416.00
100% CONSTRUCTION
DOCUMENTS

HARDSCAPE &
LANDSCAPE PLAN

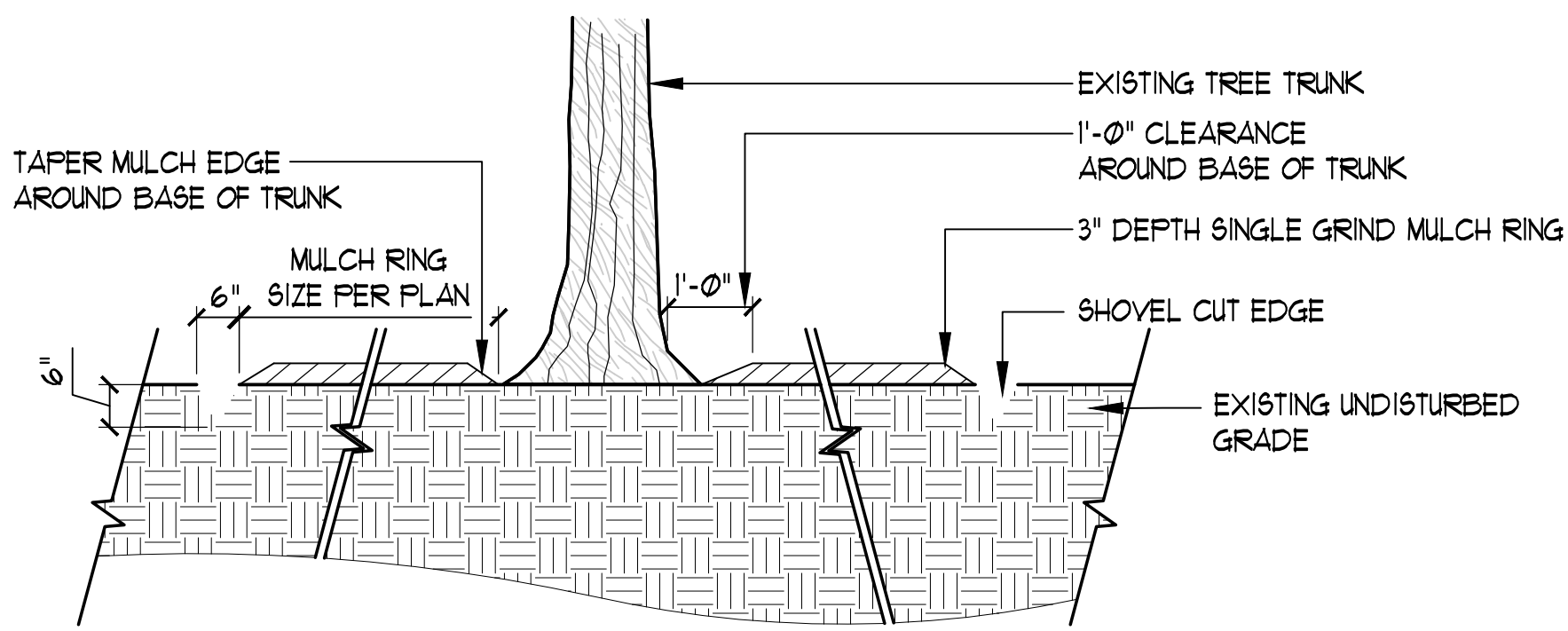
L1.01

- NOTE(6):
1. PRUNE DEAD OR BROKEN BRANCHES ONLY BRANCHES TO BE 80" AFF AT ACCESSIBLE AREAS.
 2. ALIGN STAKING OF TREES IDENTICALLY WHEN IN LINES OR GROUPS.

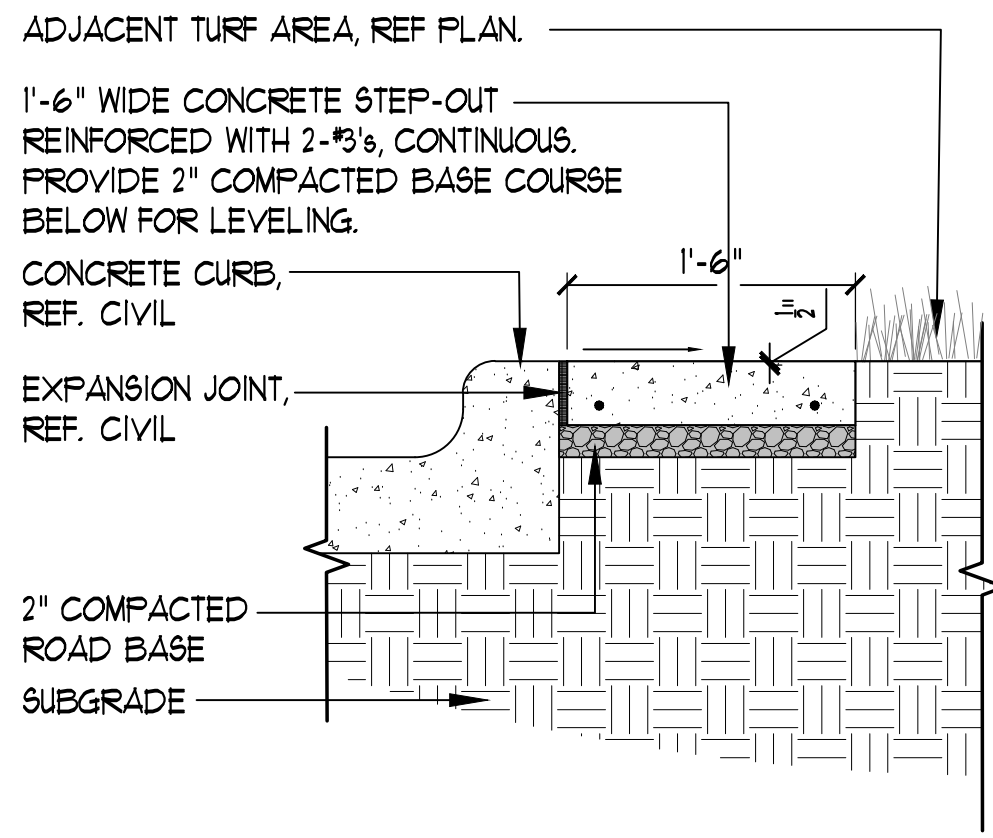


1 SHADE TREE SECTION SCALE: 1/2"=1'-0"

- NOTE:
1. PROTECT ROOT SYSTEM OF EXISTING TREE WITHIN TREE DRIFLINE
 2. IF NO MULCH AREA SHOWN ON PLAN, MULCH TO EXTEND TO 1/4 CRITICAL ROOT ZONE.

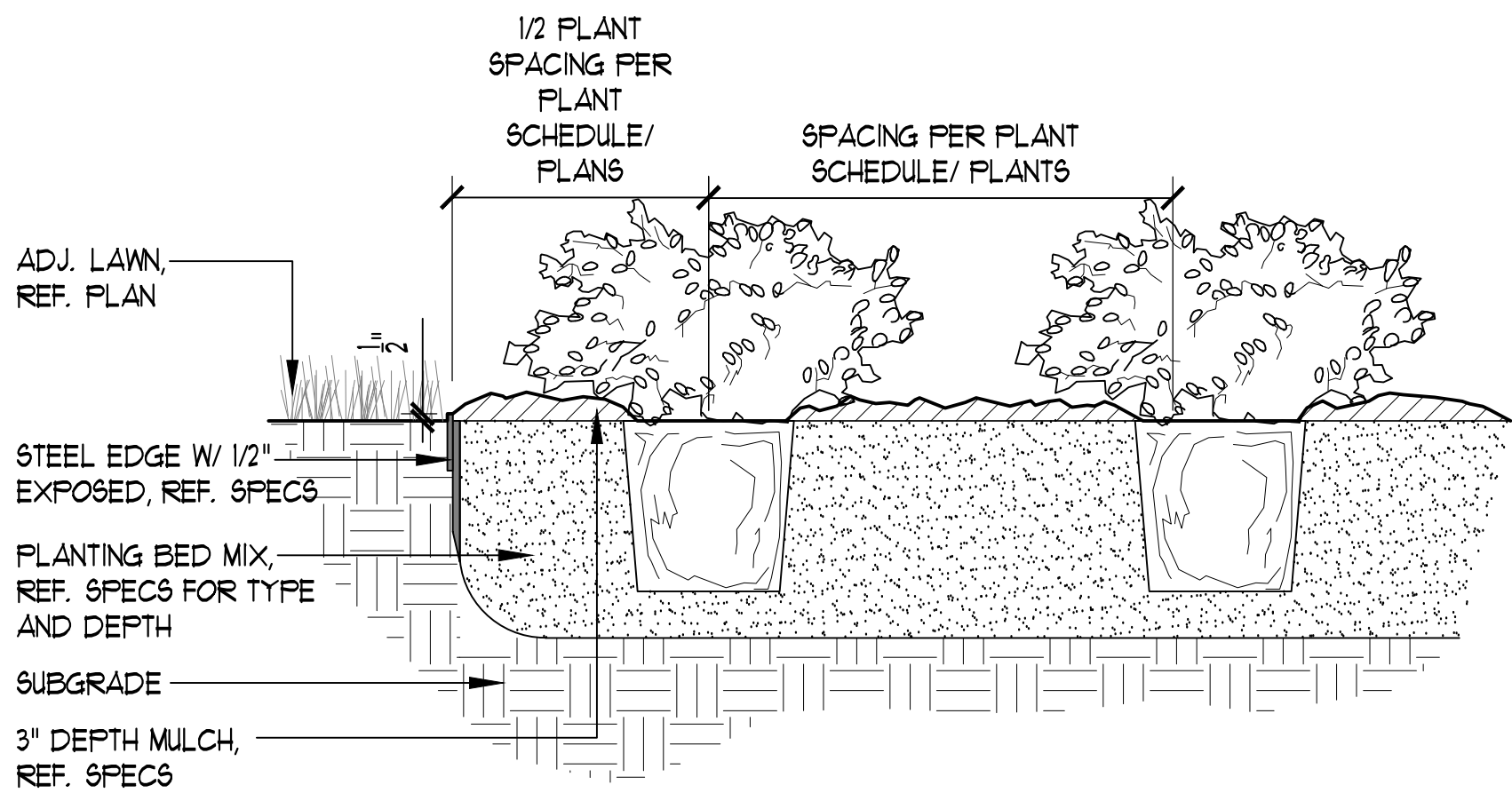


2 MULCH UNDER EXISTING TREE SECTION SCALE: 1/2"=1'-0"

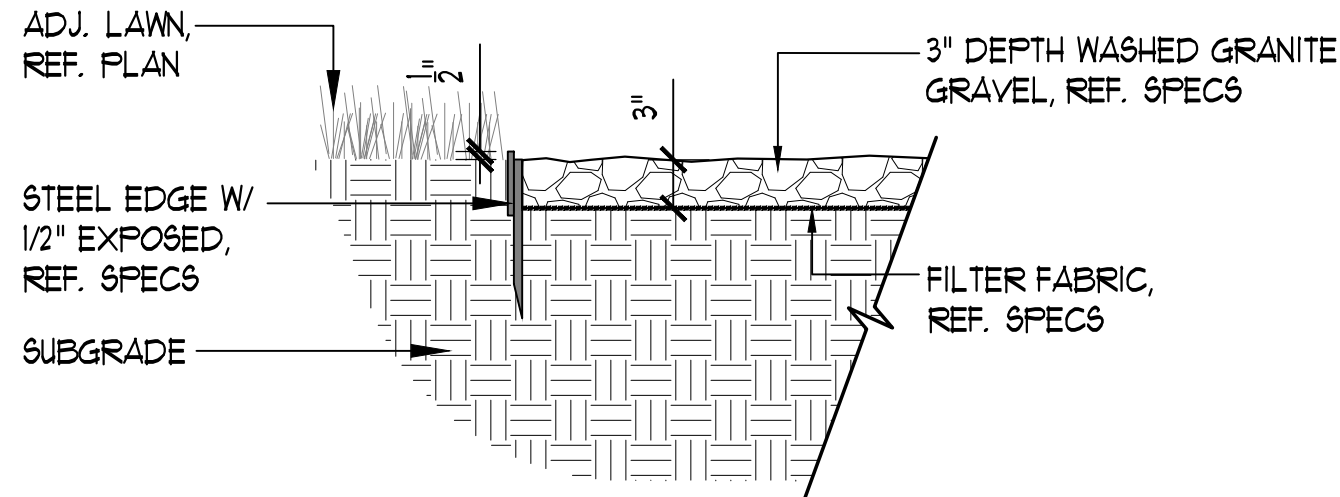


- NOTES:
1. CONCRETE STEP-OUT SHALL BE 3500 PSI. SLOPE TOP OF CONCRETE TOWARD ADJACENT GRAVEL/LANDSCAPE AREA 1/4" PER FOOT MAX. MEDIUM BROOM FINISH.
 2. PROVIDE CONTROL JOINTS 5' O.C. AND EXPANSION JOINTS 25' O.C.
 3. CONCRETE STEP-OUT SHALL BE FLUSH WHERE IT MEETS ADJACENT PAVING/ CURB.

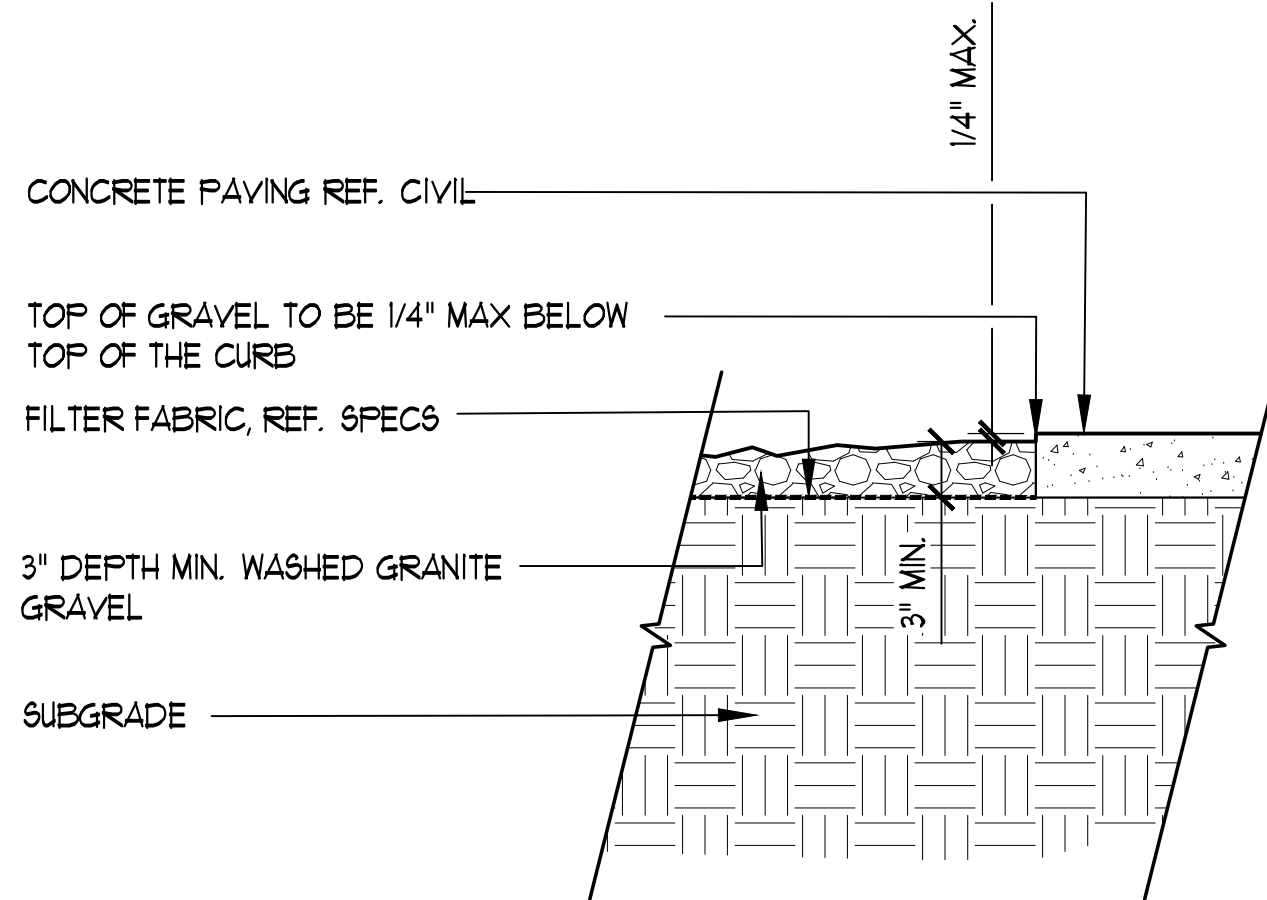
3 CONCRETE STEP-OUT SECTION SCALE: 1"=1'-0"



4 STEEL EDGE IN BETWEEN SHRUB AND TURF SECTION SCALE: 1"=1'-0"

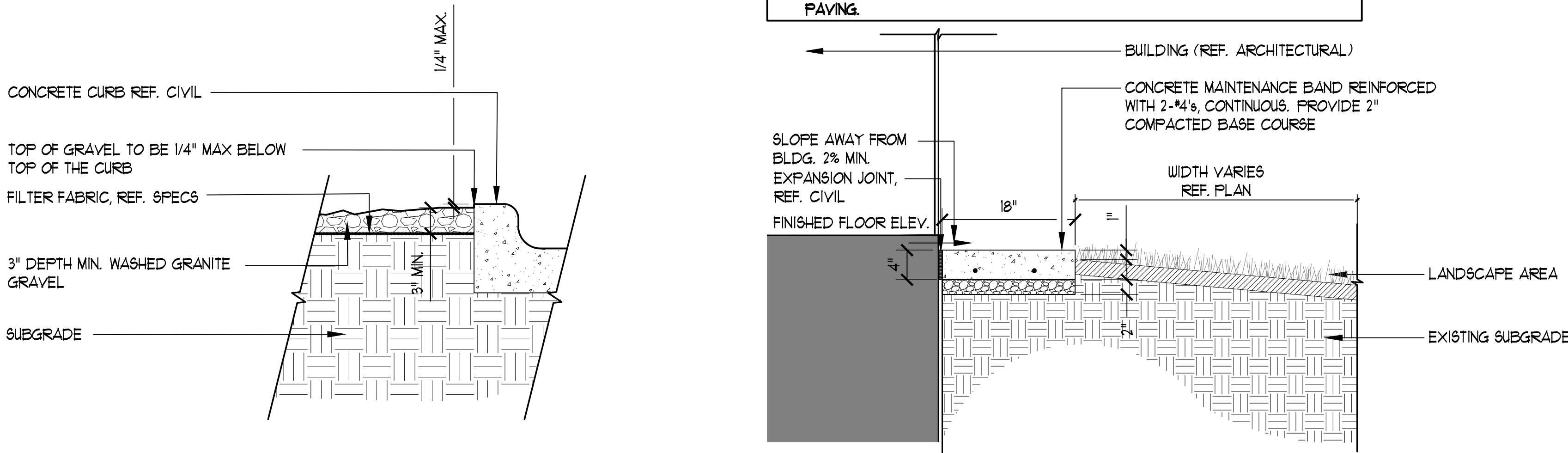


5 STEEL EDGE IN BETWEEN TURF AND GRAVEL SECTION SCALE: 1"=1'-0"



6 GRAVEL AREA ADJACENT TO CONCRETE PAVING SECTION SCALE: 1"=1'-0"

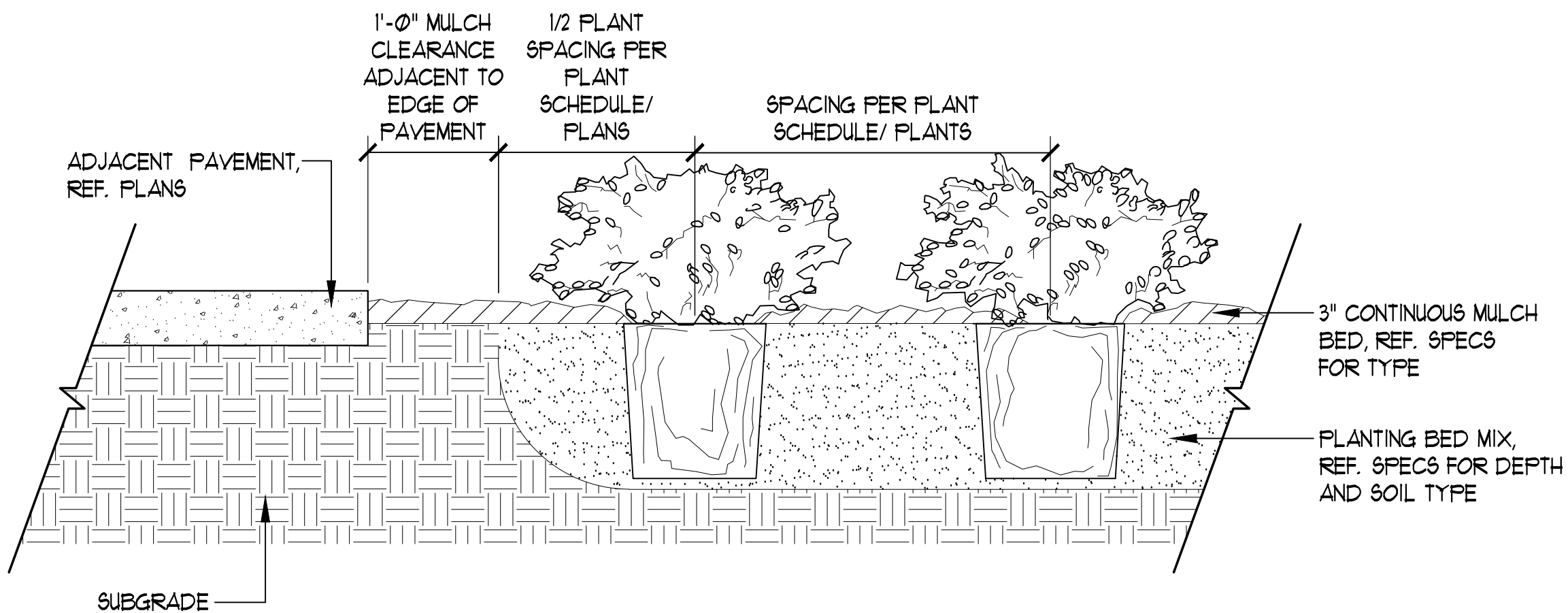
- NOTES:
1. TOP OF GRADE AT THE BASE OF THE BUILDING FOOTPRINT SHALL BE A MINIMUM OF 2" A MAXIMUM OF 6" BELOW THE FINISHED FLOOR ELEVATION (COORDINATE WITH CIVIL AND ARCHITECT).
 2. CONCRETE EDGE SHALL BE 3500 PSI. SLOPE TOP OF CONCRETE TOWARD LAWN 1/4" PER FOOT MAX. MEDIUM BROOM FINISH.
 3. PROVIDE CONTROL JOINTS 5' O.C. AND EXPANSION JOINTS 25' O.C.
 4. IRRIGATION TO BE INSTALLED OUTSIDE OF MAINTENANCE BAND, REF. IRRIGATION PLAN
 5. CONCRETE MAINTENANCE BAND SHALL BE FLUSH WHERE IT MEETS ADJACENT PAVING.



7 GRAVEL AREA ADJACENT TO CONCRETE CURB SECTION SCALE: 1"=1'-0"

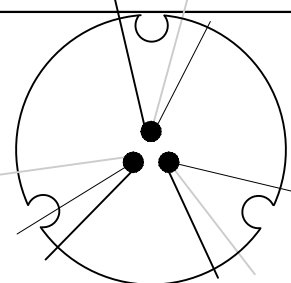
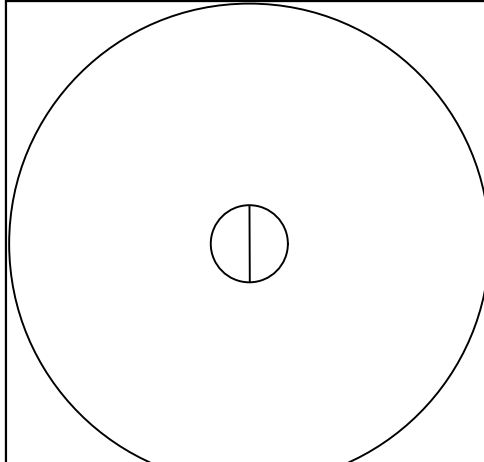
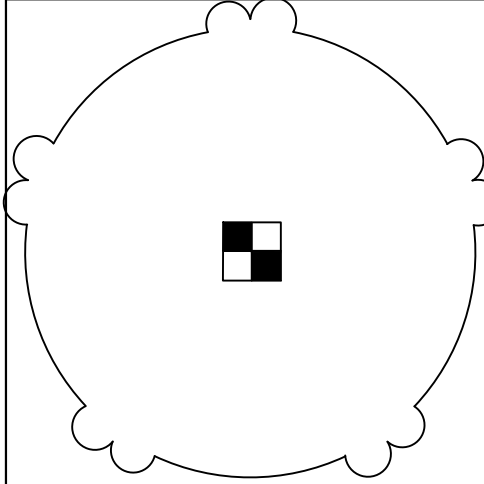
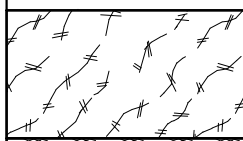
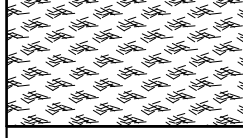
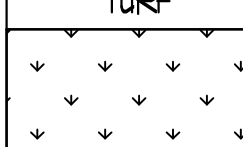
8 CONCRETE MAINTENANCE BAND SECTION SCALE: 1"=1'-0"

- NOTE(9):
1. 1'-0" MULCH CLEARANCE ADJACENT TO ALL PAYMENT TO BE PROVIDED AS SHOWN ON PLANS AND DETAIL BELOW.
 2. NO SHRUBS OR GROUND COVERS ALLOWED IN THE 1'-0" MULCH CLEARANCE ZONE.
 3. TOP OF MULCH TO BE A MAX OF 1/2" BELOW TOP OF ADJACENT PAVEMENT.



9 SHRUB PLANTING ADJACENT TO PAYMENT SECTION SCALE: 1"=1'-0"

PLANT SCHEDULE

SHADE TREES	QTY	COMMON / BOTANICAL NAME	CONT (MIN.)	CALIFER (MIN.)	HEIGHT (MIN.)
	2	TEXAS REDBUD CERCIS CANADENSIS VAR. TEXENSIS	65 GAL	2.5" CAL.	8'-10' HT.
	4	CEDAR ELM ULMUS CRASSIFOLIA	100 GAL	4" CAL.	12'-14' HT.
	3	BALD CYPRESS TAXODIUM DISTICHUM	100 GAL	4" CAL.	12'-14' HT.
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING	
AD	18	ADAGIO DWARF MAIDEN GRASS MISCANTHUS SINENSIS 'ADAGIO'	3 GAL	36" o.c.	
CDR	13	CORAL DRIFT ROSE ROSA X 'MEIDRIFORA'	3 GAL	36" o.c.	
DY	36	SCHILLINGS DWARF YAUPON ILEX VOMITORIA 'SCHILLINGS DWARF'	3 GAL	36" o.c.	
RY	34	RED YUCCA HESPERALOE PARVIFLORA	3 GAL	42" o.c.	
DW	38	DON'S DWARF WAXMYRTLE MYRTICA CERIFERA 'DON'S DWARF'	3 GAL	36" o.c.	
GC	14	GREEN CLOUD SAGE LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	3 GAL	42" o.c.	
GROUND COVER	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
	PTL	30	PURPLE TRAILING LANTANA LANTANA MONTEVIDENSIS 'PURPLE'	1 GAL	18" o.c.
	Z	128	ZEKMENIA MEDELIA TEXANA	1 GAL	12" o.c.
TURF	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	SOD	REF PLAN	TIF 419 BERMUDA GRASS CYNODON DACTYLON 'TIF 419'	SOD	



Revisions:
NO. DESCRIPTION DATE

03/17/2025
Project No. 2416.00
100% CONSTRUCTION DOCUMENTS

DETAILS



March 10, 2025

Brandon Breazeale
Pape Dawson Engineers
bbreazeale@pape-dawson.com

RE: Z-2502 – Review Comments for a Conditional Use Permit/Entry Corridor Application to allow for a Drive Thru Associated with a Bank at 1415 East Main

Dear Mr. Breazeale,

Project will require Planning and Zoning approval scheduled for **April 2, 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 Plat by **Monday, March 17th.**

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

- The lot is not platted and will need to be plated prior to issuance of a building permit. [Chapter 38](#)
- Add Building Coverage Calculation to the Site Plan [Sec. 7.131](#)
- Building height as proposed is 2-story not 1 story which requires a change to setbacks [Sec. 3.210](#)
- Interior Side Setback is 15 ft. [Sec. 3.210](#)
- Sign placement is located in the pedestrian easement. Must be relocated. [Sec. 7.131](#)
- Dumpster to be screened [Sec. 7.980](#)
- Western property line to be screened [Sec. 7.940](#)

The City of Fredericksburg

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- Provide a note on site plan regarding all exterior lighting shall by night sky compliant. [Sec. 7.863](#)
- Update the Zoning Summary to include Parking Calculations (Financial Services). Staff does not recommend over parking. Add parking spaces dimensions to show compliance with [Sec. 7.863](#)
- Landscaping plans will be required prior to issuance of a building permit. [Sec. 7.920](#)
- Entry Corridor 1.2-1.4 the proposed style is not in keeping with the Entry Corridor Design Guidelines and Standards. The proposed tower is not a common design feature found in Fredericksburg nor is it compatible with the design traditions of the regional Texas Hill Country aesthetic.
- Entry Corridor 2.1 – 2.6. The use of Limestone and Stucco are appropriate; however, Staff recommends incorporating more Limestone rather than the blank Stucco walls.
- Entry Corridor 4.4. The windows and doors should be evenly spaced and provide a rhythm to the design.
- Entry Corridor 5.2. Use a variation in materials, textures, patterns, colors and details to break down the mass and scale of a building. Staff recommends additional materials OR the use of more limestone throughout the front façade.
- Entry Corridor 6.1. A landscaped base area shall be provided for monument signs.
- Entry Corridor 7.2. Work with existing streetscape and define heights that are appropriate to create a welcoming environment and consistency. The proposed height of 30 ft in its current configuration is not compatible.
- Entry Corridor 7.4. Actual or implied floor-to-floor heights above 15-20 feet on the exterior should be avoided, as a building may begin to lose its “human scale” appearance.
- Entry Corridor 8.2. The front door should connect to the sidewalk along the entryway. A pedestrian would have to cross a drive isle to access the building. This is not preferred.
- Entry Corridor 9.1 – 9.13. Needs to be addressed. A landscaping plan has not been submitted.
- Entry Corridor 10. A Good example of compliant lighting is Guadalupe Bank, 804 S Adams.
- Entry Corridor 12.5. A landscaping plan is required and should include 1 tree per 8 parking spaces.
- Entry Corridor 12.4. New surface parking areas are discouraged within view of US 290. New parking areas should be situated behind buildings and screened from street views.
- Entry Corridor 12.15. The design should minimize the need for pedestrians to cross parking aisles and landscaped areas. Separated pedestrian walkways should be incorporated into the parking lot design.
- Entry Corridor 14.5. Create a quality built environment with the inclusion of amenities such as street furnishing, plantings, artworks to enhance the places that people will walk, gather or recreate.

The City of Fredericksburg

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Engineering Comments:

- Approval will be conditioned upon approved TXDOT driveway permit.
- Please provide written approval for proposed cross access to adjacent tract to the east.
- Approval for the site plan shall be conditioned upon review and approval of Civil construction plans with the City's engineering department.
- Parking space dimensions shall meet the City's minimum standards in the City's zoning ordinance.
- Utility work proposed in TXDOT right of way shall require TXDOT approval.
- All on site sewer shall be privately maintained.

The following items will be required to proceed with the project.

- Approval of Civil Construction Plans
- Approval of the Final Plat
- Recording of approved Final Plat

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



Jan Musgrove, Planner 1
Development Review Committee (DRC)

The City of Fredericksburg

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March 12, 2025

Ms. Jan Musgrove
The City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624-3708

Re: Frost Bank Fredericksburg

Dear Ms. Musgrove:

We have reviewed your plan comments dated March 10, 2025, for the above-referenced project and offer the following responses.

1. The lot is not platted and will need to be plated prior to issuance of a building permit. Chapter 38
Response: Understood. A Final Plat was submitted to the City of Fredericksburg for review on March 11, 2025.
2. Add Building Coverage Calculation to the Site Plan Sec. 7.131
Response: Building coverage calculation has been added. Please see Exhibit 2 of civil plans.
3. Building height as proposed is 2-story not 1 story which requires a change to setbacks Sec. 3.210
Response: Proposed building height is single story, but the Frost Tower roof elevation is at 30'-10" above finish floor triggering the updated setback requirement. Setbacks will be updated as required.
4. Interior Side Setback is 15 ft. Sec. 3.210
Response: Interior side setback has been widened to be 15 ft.
5. Sign placement is located in the pedestrian easement. Must be relocated. Sec. 7.131
Response: Monument Signage along 290 has been moved to be outside of pedestrian easement as required.
6. Dumpster to be screened Sec. 7.980
Response: Dumpster will be screened as required. Details for screening to be provided in the Construction Plans submitted for permitting.

7. Western property line to be screened Sec. 7.940

Response: *There is existing mature hedge at S. Eagle St along the residential lots. There are also mature trees between western property line and S. Eagle St.*

8. Provide a note on site plan regarding all exterior lighting shall by night sky compliant. Sec. 7.863

Response: *Lighting compliancy note has been added to site plan. Please reference exhibit 2 of civil plans.*

9. Update the Zoning Summary to include Parking Calculations (Financial Services). Staff does not recommend over parking. Add parking spaces dimensions to show compliance with Sec. 7.863

Response: *Building use in the site summary table has been revised to say "Financial Services". Parking over minimum required is provided, however it is the intent for 12 of these spaces to be used as employee parking.*

10. Landscaping plans will be required prior to issuance of a building permit. Sec. 7.920

Response: *Landscaping plans are provided with this resubmittal.*

11. Entry Corridor 1.2-1.4 the proposed style is not in keeping with the Entry Corridor Design Guidelines and Standards. The proposed tower is not a common design feature found in Fredericksburg nor is it compatible with the design traditions of the regional Texas Hill Country aesthetic.

Response: *The tower serves as a focal point for the bank and the higher clerestory windows serve to bring light into the space that permeates through the lobby and adjacent spaces. The design will be updated to incorporate additional stone to balance the overall weight of the tower with the rest of the design.*

12. Entry Corridor 2.1 – 2.6. The use of Limestone and Stucco are appropriate; however, Staff recommends incorporating more Limestone rather than the blank Stucco walls.

Response: *Additional stone will be added to balance the weight of the tower and create a more even material distribution, especially along public facing sides of the building more visible off 290.*

13. Entry Corridor 4.4. The windows and doors should be evenly spaced and provide a rhythm to the design.

Response: *Window placement along primary façade corresponds to the Lobby, Closing Office, and Office spaces on the interior of the building. Mullion spacing and control joint spacing of adjacent materials correlates to the window design to contribute to the rhythm of the façade layouts.*

14. Entry Corridor 5.2. Use a variation in materials, textures, patterns, colors and details to break down the mass and scale of a building. Staff recommends additional materials OR the use of more limestone throughout the front façade.

Response: *Additional stone will be added to balance the weight of the tower and create a more even material distribution, especially along public facing sides of the building more visible off 290.*

15. Entry Corridor 6.1. A landscaped base area shall be provided for monument signs.

Response: *Monument sign receives shrub and ground cover planting.*

16. Entry Corridor 7.2. Work with existing streetscape and define heights that are appropriate to create a welcoming environment and consistency. The proposed height of 30 ft in its current configuration is not compatible.

Response: *While it is true the Frost Tower height is 30', The typical parapet height is 17'-4" above finish floor. Additional stone will be added to balance the weight of the tower and create a more even material distribution, especially along public facing sides of the building more visible off 290. Additional design elements contributing towards the "human scale" include the canopy wrapping the entrance and flatwork off parking stalls along with the typical parapet height that creates the datum height for the majority of the building façade.*

17. Entry Corridor 7.4. Actual or implied floor-to-floor heights above 15-20 feet on the exterior should be avoided, as a building may begin to lose its "human scale" appearance.

Response: *While it is true the Frost Tower height is 30', the building is single story with a typical parapet height at 17'-4" above finish floor. Additional stone will be added to balance the weight of the tower and create a more even material distribution, especially along public facing sides of the building more visible off 290. Additional design elements contributing towards the "human scale" include the canopy wrapping the entrance and flatwork off parking stalls along with the typical parapet height that creates the datum height for the majority of the building façade.*

18. Entry Corridor 8.2. The front door should connect to the sidewalk along the entryway. A pedestrian would have to cross a drive isle to access the building. This is not preferred.

Response: *A drive aisle will need to be between the front of the building and the pedestrian sidewalk to account for queuing lines and for one-way flow of traffic, minimizing the risk of potential accidents.*

19. Entry Corridor 9.1 – 9.13. Needs to be addressed. A landscaping plan has not been submitted.

Response: *Landscape plans are part of this resubmittal.*

20. Entry Corridor 10. A Good example of compliant lighting is Guadalupe Bank, 804 S Adams.

Response: *Comment acknowledged.*

21. Entry Corridor 12.5. A landscaping plan is required and should include 1 tree per 8 parking spaces.

Response: *Twenty five (25) parking spaces in total, 4 parking trees required. Landscape plan shows 6 trees in parking areas.*

22. Entry Corridor 12.4. New surface parking areas are discouraged within view of US 290. New parking areas should be situated behind buildings and screened from street views.

Response: *Parking areas that would typically be on the on the front-facing end of the building have been removed. All customer parking is located beside the building and employee parking is behind the building outside of the view from US 290.*

23. Entry Corridor 12.15. The design should minimize the need for pedestrians to cross parking aisles and landscaped areas. Separated pedestrian walkways should be incorporated into the parking lot design.

Response: *Multiple paths of access to the building have been included in the design. Minimizing the crossing between pedestrians and the necessary drive/parking aisles has also been taking into consideration.*

24. Entry Corridor 14.5. Create a quality build environment with the inclusion of amenities such as street furnishing, plantings, artworks to enhance the places that people will walk, gather or recreate.

Response: *Shrub planting is provided along the main building façade and at the main building entrance, where most people walk. Native plants with year-round interest are used. The building overhang, lighting, and signage enhance visitors' ease and comfort as they navigate the site.*

Engineering Comments:

25. Approval will be conditioned upon approved TXDOT driveway permit.

Response: *Understood. Coordination with TxDOT has begun and they have stated via email that they do not see a problem with the proposed driveway location.*

26. Please provide written approval for proposed cross access to adjacent tract to the east.

Response: *An access easement (metes and bounds exhibit and field notes) has been prepared and will be provided to the City of Fredericksburg once executed.*

27. Approval for the site plan shall be conditioned upon review and approval of Civil construction plans with the City's engineering department.

Response: *Comment acknowledged.*

28. Parking space dimensions shall meet the City's minimum standards in the City's zoning ordinance.

Response: *Parking currently meets the City's standards. Please reference Exhibit 2 of civil plans.*

29. Utility work proposed in TXDOT right of way shall require TXDOT approval.

Response: *Comment acknowledged.*

30. All on site sewer shall be privately maintained.

Response: *Comment acknowledged.*

31. The following items will be required to proceed with the project.

- a. Approval of Civil Construction Plans
- b. Approval of the Final Plat
- c. Recording of approved Final Plat

Response: *Comments acknowledged.*

We hope this material adequately responds to your questions and comments. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

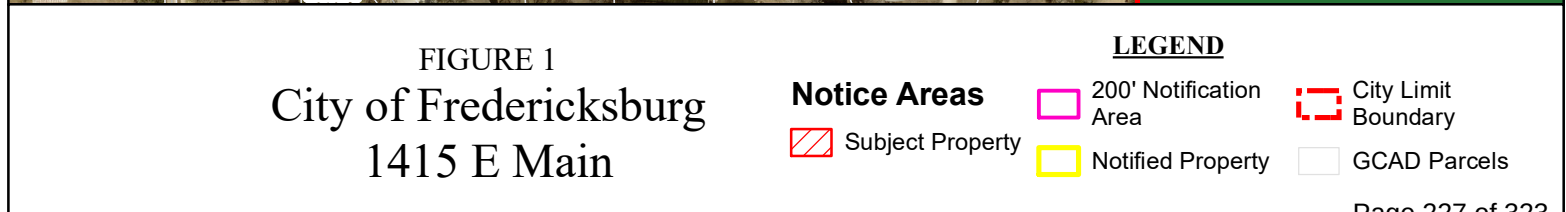
Sincerely,
Pape-Dawson Consulting Engineers, LLC



Brandon Breazeale, P.E.
Project Manager

Attachments

P:\135\30\00\Word\Letters\250312 CoF Plan Comments.docx



WAL-MART REAL ESTATE BUSINESS TRUST
Attention: Property Tax Department
P.O. Box 8050
Bentonville, AR 72712

RCC COMMERCIAL LLC
1160 E Commerce St Suite 200
San Antonio, TX 75205

HERRERA, RAY & DONNA
P.O. Box 2481
FREDERICKSBURG, TX 78624

RIGGS, JAMES P LIVING TRUST
C/O Richard Pulley, Trustee
P.O. Box 33
Fredericksburg, TX 78624

DCP 1019 FRIENDSHIP LANE
C/O D. German
745 JOHN WELL CT
ARGYLE TX 76226

FROST BANK
111 W HOUSTON
SAN ANTONIO, TX 78205

ZARADIETER PARTNERS LP
6500 MONTANA AVE
EL PASO, TX 79925

COUNTY OF GILLESPIE
101 W MAIN UNIT #9
FREDERICKSBURG, TX 78624

FIRST BAPTIST CHURCH OF FREDBG
1407 E MAIN
FREDERICKSBURG, TX 78624

STINSON #2 LP & STINSON SURVIVORS
TRUST
PO BOX 576725
MODESTO, CA 95357

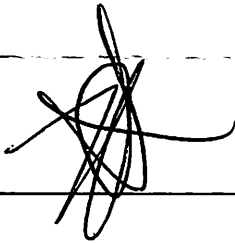
FELLER, JUDY KAY ETAL
119 FIREBIRD ST
LAKEWAY, TX 78734

Z-2502 – FROST BANK

REQUEST NO. Z-2502

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

Signature



Date

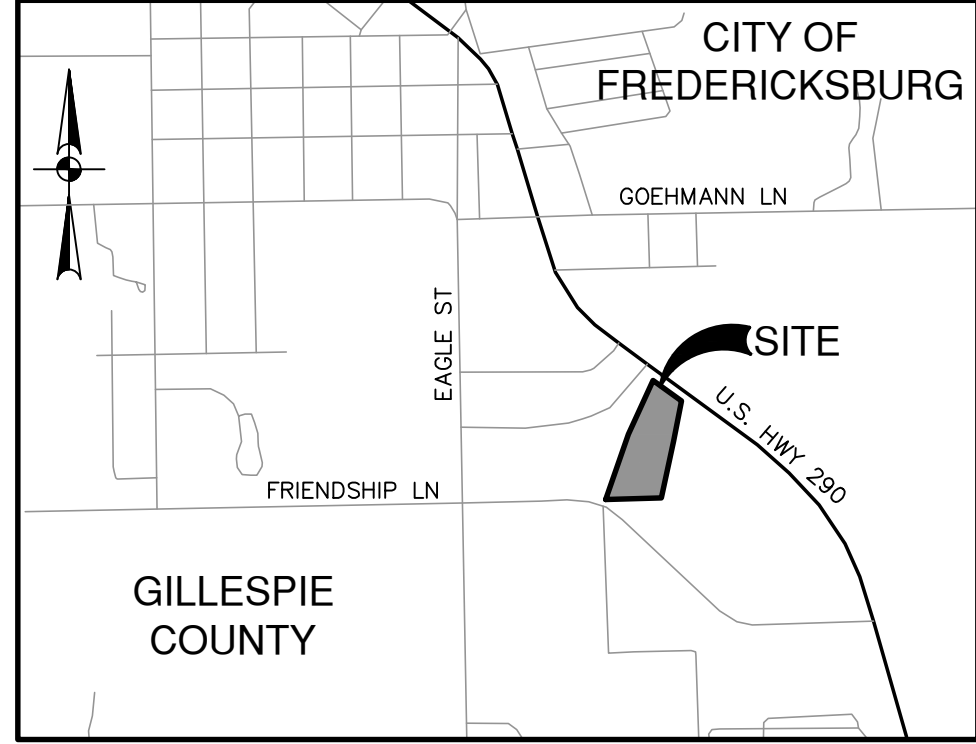
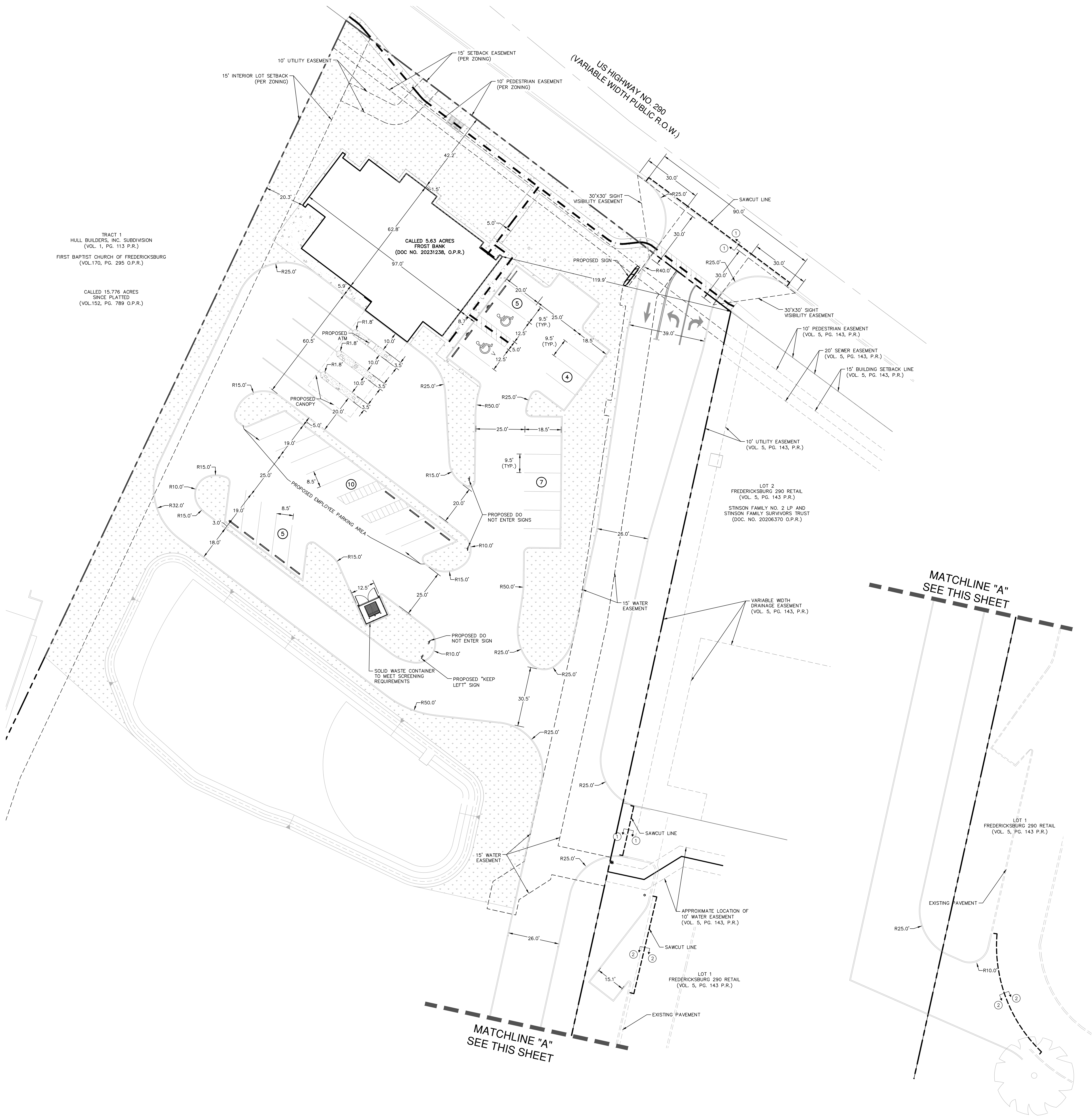
3-18-25

Printed Name

Ray Herrera

Address

1403 E. Main St Fbg Tx 78624



LOCATION MAP
NOT TO SCALE



LEGEND	
	PROPERTY LINE
	PROPOSED CURB
	EXISTING CURB
	ACCESSIBLE ROUTE
	CONCRETE SIDEWALK
	LANDSCAPE AREA (+24,979 SF)
	PROPOSED PARKING SPACE COUNT
	PROPOSED LIGHT FIXTURE (REFERENCE ELECTRICAL PLANS)

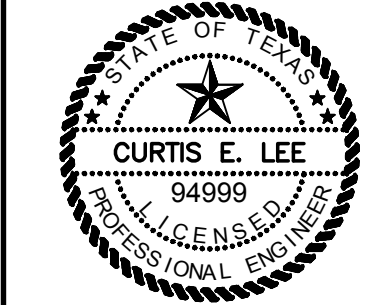
KEYED NOTES:

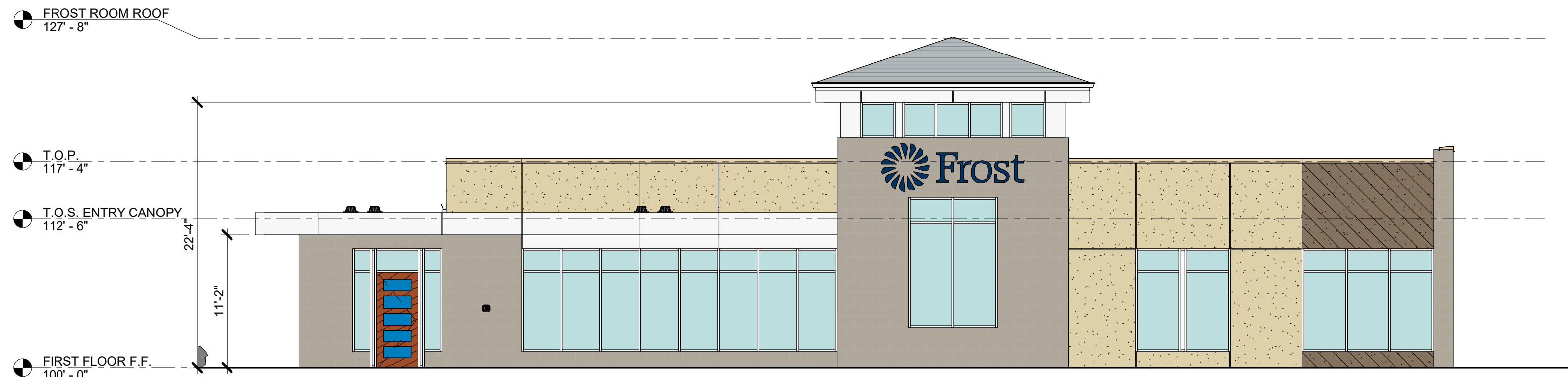
- ① CONCRETE TO ASPHALT PAVEMENT JUNCTION
② CONCRETE TO CONCRETE JUNCTION

PROJECT NOTES:

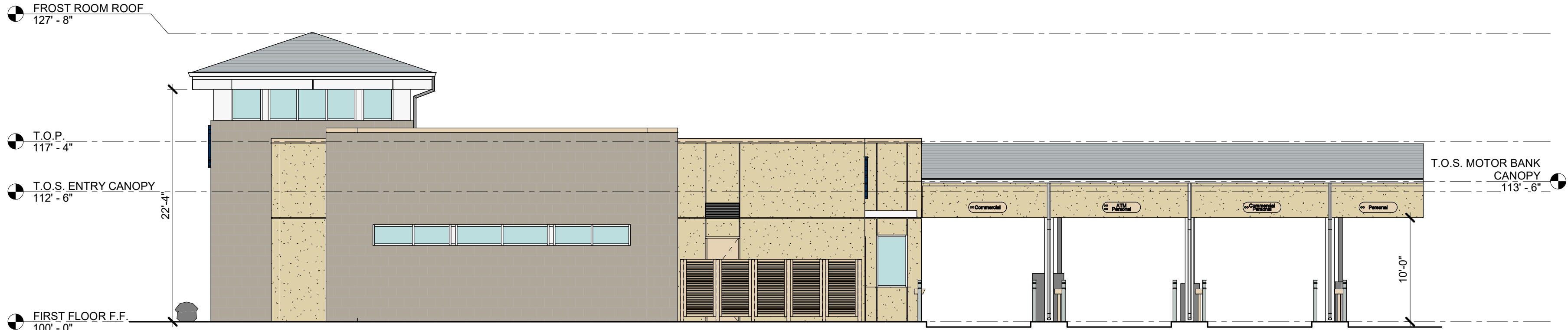
- ADDRESS = 1415 E MAIN ST., FREDERICKSBURG, TX 78624
- BUSINESS NAME = FROST BANK
- PROPOSED USE = FINANCIAL SERVICES
- ZONING = COMMERCIAL (C2)
- LOT SIZE:
 - MINIMUM: 5,000 SF
 - ACTUAL: 245,377 SF
- IMPERVIOUS COVER:
 - MAXIMUM: 80%
 - PROPOSED: ±25%
- BUILDING COVER:
 - PROPOSED: 5,387 SF (2.20%)
- FRONT SETBACK:
 - REQUIRED: 15'
 - PROPOSED: 15'
- SIDE SETBACK (EAST):
 - REQUIRED: 10'
 - PROPOSED: 10'
- SIDE SETBACK (WEST):
 - REQUIRED: 15'
 - PROPOSED: 15'
- BACK SETBACK:
 - REQUIRED: 0'
 - PROPOSED: 0'
- TYPE OF CONSTRUCTION = TYPE II-B
- BUILDING OCCUPANCY = B, BUSINESS
- BUILDING SQUARE FOOTAGE = 5,387 SF
- BUILDING HEIGHT:
 - MAXIMUM: 3 STORIES, 38 FEET
 - ACTUAL: 1 STORY, 27'-8"
- NO PORTION OF THIS SITE IS WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN PER PANEL NUMBER 48171C0288C, DATED OCTOBER 19, 2001.
- ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT.

RETAIL - SITE / PARKING SUMMARY TABLE	
SITE ZONING	C2
GROSS FLOOR AREA (SQ. FT.)	5,387
BUILDING USE	BANK
MINIMUM PARKING RATIO 1 TO 450	14
PROPOSED PARKING	STANDARD: 29 TOTAL: 31
ACCESSIBLE PARKING: REQUIRED ACCESSIBLE PARKING REQUIRED WITH VAN ACCESS PARKING PROPOSED ACCESSIBLE PARKING PROPOSED ACCESSIBLE EV PARKING	STANDARD 2 (TOTAL) 1 (TOTAL) 2 (TOTAL WITH 1 FOR VAN) 1 (TOTAL)

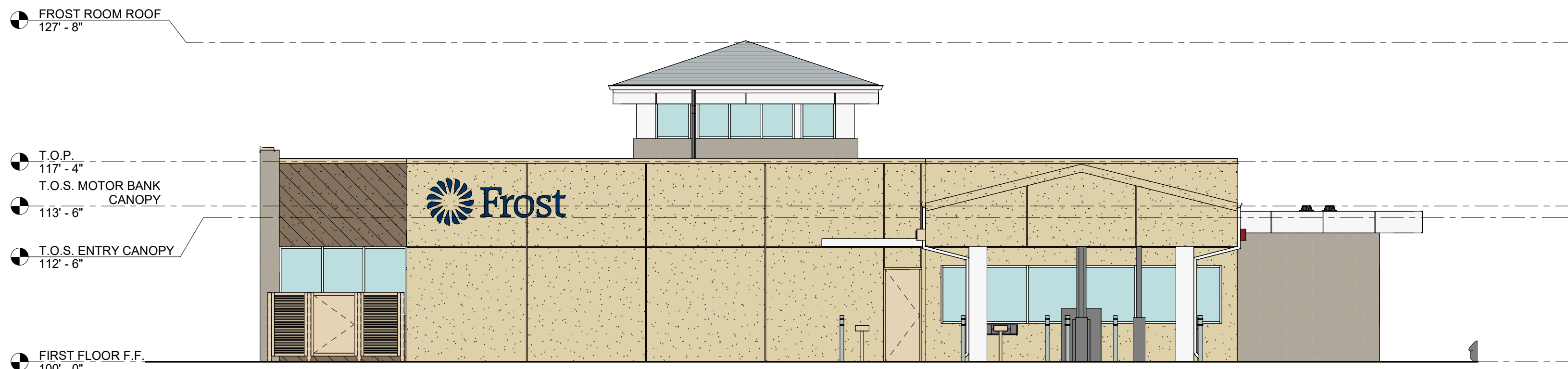




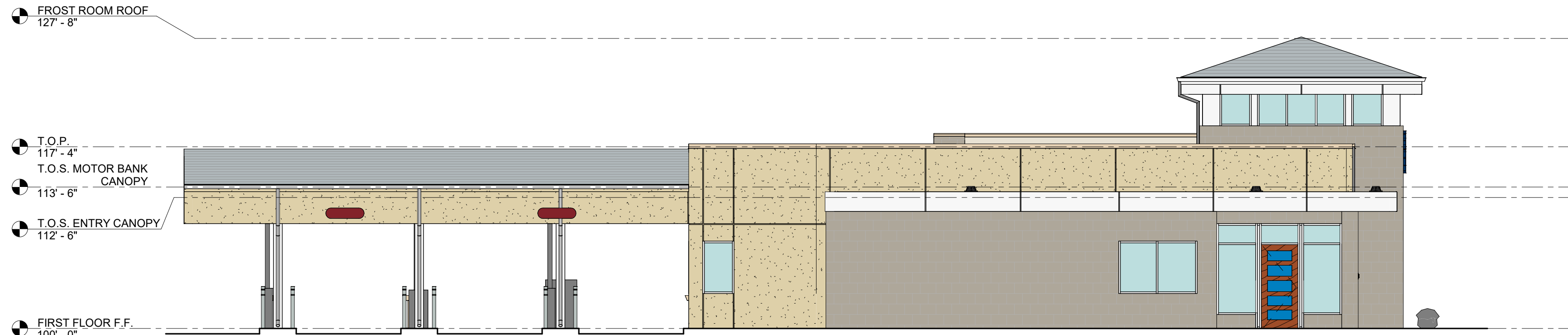
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 NORTHEAST PERSPECTIVE
SCALE:



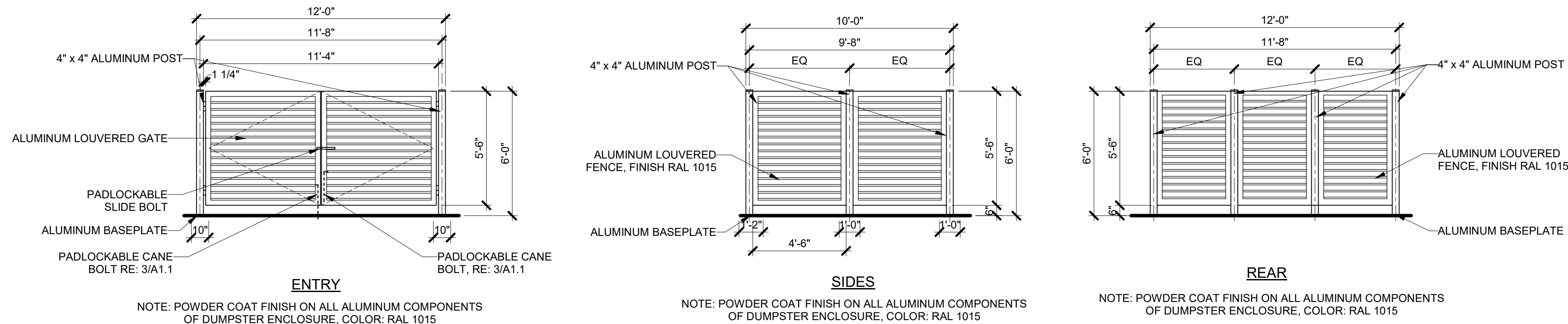
6 NORTHWEST PERSPECTIVE
SCALE:



7 SOUTHWEST PERSPECTIVE
SCALE:



8 SOUTHEAST PERSPECTIVE
SCALE:

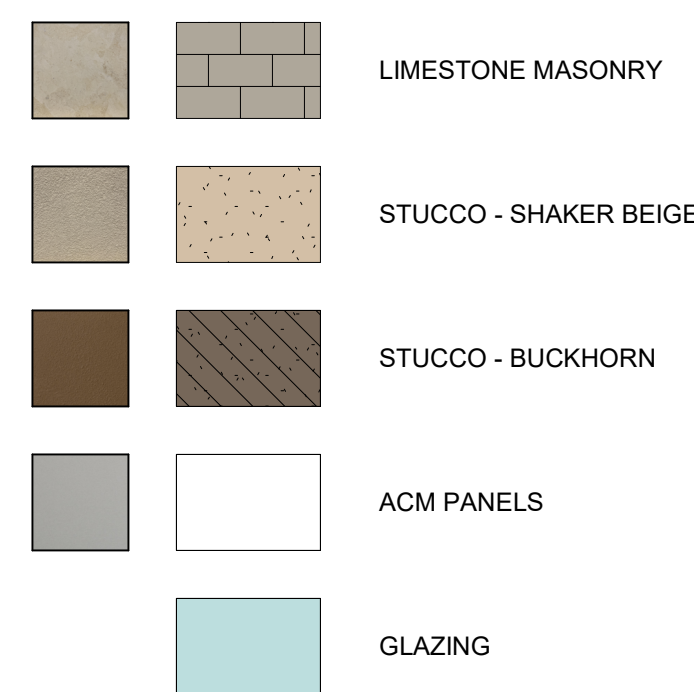


9 DUMPSTER ENCLOSURE - DETAILS
SCALE: 1/4" = 1'-0"

	EXTERIOR FACADE MATERIAL BREAKDOWN				
	GLAZING/ OPENING AREA	ACM AREA	STONE AREA	STUCCO AREA	TOTAL FACADE
NORTH (FRONT) FACADE	678 sf	222 sf	500 sf	507 sf	1,907 sf
% OF FACADE	36%	12%	26%	27%	
WEST (SIDE) FACADE	217 sf	87 sf	724 sf	675 sf	1,703 sf
% OF FACADE	13%	5%	43%	40%	
SOUTH (REAR) FACADE	319 sf	117 sf	247 sf	1,224 sf	1,907 sf
% OF FACADE	17%	6%	13%	64%	
EAST (SIDE) FACADE	253 sf	203 sf	572 sf	654 sf	1,682 sf
% OF FACADE	15%	12%	34%	39%	
TOTAL AREAS	1,467 sf	629 sf	2,043 sf	3,060 sf	7,199 sf
TOTAL %	20%	9%	28%	43%	

LOW SLOPE (1/4" / 1'-0") MOD BIT ROOFING AND STANDING SEAM METAL ROOFING AT FROST ROOM AND MOTOR BANK

EXTERIOR MATERIAL LEGEND





CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: April 15, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the adoption of Ordinance 2025-13 approving budget amendments to the Fiscal Year 2025 City Budget beginning October 1, 2024, and ending September 30, 2025, providing for amended appropriations for each affected departmental account (Krista Wareham, Director of Finance)

- i. Presentation by staff
 - ii. Take action on Ordinance 2025-13, approving and adopting the proposed mid-year budget amendments to the City Budget for Fiscal Year 2025
-

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

The mid-year budget review is intended to measure budget performance by using the first six months of actual results, along with prior year trends, to project year-end results. As part of the review, staff identified certain accounts that may have a material variance from the budgeted amounts.

BACKGROUND:

The City Charter, Section 10.13, allows amending of the City budget in the case of public necessity as determined and declared by the City Council. Amendments to the budget may be caused by changes in original projections, omissions, or unanticipated variables.

FUNDING SOURCE: Reference Exhibit A

FINANCIAL IMPACT:
Reference Exhibit A

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the FY 2025 proposed budget amendments.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center

ATTACHMENTS:

1. Ordinance 2025-13 Mid Year Proposed Budget Amendments

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: April 01, 2025



Krista Wareham, Director of Finance

Date: April 04, 2025



William McKamie, City Attorney

Date: April 05, 2025



Clinton Bailey, City Manager

Date: April 08, 2025

ORDINANCE 2025-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, ADOPTING AND APPROVING AMENDMENTS TO THE CITY BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AND MAKING AMENDED APPROPRIATIONS FOR EACH AFFECTED DEPARTMENT AND ACCOUNT.

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

Section 1. In accordance with Section 10.13 of the City Charter, the City Manager has prepared proposed budget amendments to the previously approved City of Fredericksburg, Texas ("City") budget for the fiscal year 2024-2025, said proposed budget amendments being set forth in Exhibit "A", which is attached hereto and incorporated herein by reference. The City Council finds that the proposed budget amendments are a public necessity to ensure continued municipal government operations, and the budget amendments set forth in Exhibit "A" are hereby approved and adopted for municipal purposes. City resources and revenues are hereby appropriated for City departments and account expenditures as detailed in the budget amendments in Exhibit "A".

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

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

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

PASSED AND APPROVED on this 15th day of April, 2025.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary

Approved as to Form:

Mick McKamie
City Attorney

G/L Account	Description	2025 Adopted Budget	Requested Amendment	2025 Revised Budget	Notes
General Fund Revenues					
01-00-4306-00	Volunteer Fire Dept - donation for portion of brush truck	\$ -	\$ 18,713.31	\$ 18,713.31	Donation provided for additional expense related to 2025 Brush Truck
01-00-4470-00	S. Llano Shared Use Bridge-Grant	\$ -	\$ 185,000.00	\$ 185,000.00	Anticipated carryover in TxDOT reimbursement for Shared Use Bridge
General Fund Revenues		\$ -	\$ 203,713.31	\$ 203,713.31	
Administration Expenditures					
01-20-5161-00	New City Hall-East Campus	\$ -	\$ 150,000.00	\$ 150,000.00	Approved contract for new City Hall-architecture/design (SKT Architects)
Administration Expenditures		\$ -	\$ 150,000.00	\$ 150,000.00	
Fire Department Expenditures					
01-23-5402-00	Brush Truck	\$ 75,000.00	\$ 18,713.31	\$ 93,713.31	Additional expense on brush truck - VFD reimbursed (\$18.7k).
Fire Department Expenditures		\$ 75,000.00	\$ 18,713.31	\$ 93,713.31	
Street Expenditures					
01-24-4250-00	Street and Bridge Maintenance	\$ 10,000.00	\$ 35,000.00	\$ 45,000.00	Increase necessary for street striping project
01-24-5484-00	S. Llano Shared Use Bridge-Expenses	\$ -	\$ 185,000.00	\$ 185,000.00	Anticipated carryover expenses for Shared Use Bridge
Street Expenditures		\$ 10,000.00	\$ 220,000.00	\$ 230,000.00	
Park Expenditures					
01-25-3130-00	Legal Expenses	\$ -	\$ 19,000.00	\$ 19,000.00	Budget for unanticipated legal expenses
01-25-4260-00	Sports Facilities Maintenance	\$ -	\$ 6,000.00	\$ 6,000.00	Budget for janitorial-soccer complex
Park Expenditures		\$ -	\$ 6,000.00	\$ 6,000.00	
General Fund Revenue Total		\$ -	\$ 203,713.31	\$ 203,713.31	
General Fund Expenditure Total		\$ 85,000.00	\$ 394,713.31	\$ 479,713.31	
General Fund Net Amount		\$ (85,000.00)	\$ (191,000.00)	\$ (276,000.00)	
Electric Revenues					
02-00-4168-00	Energy Contract Settlement	\$ -	\$ 2,250,000.00	\$ 2,250,000.00	Contract settlement
Electric Revenues		\$ -	\$ 2,250,000.00	\$ 2,250,000.00	
Electric Fund Revenue Total		\$ -	\$ 2,250,000.00	\$ 2,250,000.00	
Electric Fund Expenditure Total		\$ -	\$ -	\$ -	
Electric Fund Net Amount		\$ -	\$ 2,250,000.00	\$ 2,250,000.00	
Water & Wastewater Expenditures					
03-21-5268-00	Bob White Lift Station/Hollmig Lane Sewer Improvements	\$ -	\$ 427,000.00	\$ 427,000.00	Hollmig Lane Sanitary Sewer Project - budgeted in 2024
03-21-5307-00	Water Pump Station-Pumps	\$ 20,000.00	\$ 25,000.00	\$ 45,000.00	Cross Mountain
03-21-5459-00	Water Well Field Exploration	\$ 50,000.00	\$ 75,000.00	\$ 125,000.00	Increase for long-term supply water study
03-21-5474-00	River Well 4 Pump Repair	\$ -	\$ 40,609.50	\$ 40,609.50	Budget for unanticipated repairs
Water & Wastewater Expenditures		\$ 70,000.00	\$ 567,609.50	\$ 637,609.50	
Water & Wastewater Fund Revenue Total		\$ -	\$ -	\$ -	
Water & Wastewater Fund Expenditure Total		\$ 70,000.00	\$ 567,609.50	\$ 637,609.50	
Water & Wastewater Fund Net Amount		\$ (70,000.00)	\$ (567,609.50)	\$ (637,609.50)	
Sanitation Fund Expenditures					
05-21-5479-00	New-Trash Receptacles	\$ -	\$ 99,000.00	\$ 99,000.00	Allocation from Tourism budget
Sanitation Fund Expenditures		\$ -	\$ 99,000.00	\$ 99,000.00	
Sanitation Fund Revenue Total		\$ -	\$ -	\$ -	
Sanitation Fund Expenditure Total		\$ -	\$ 99,000.00	\$ 99,000.00	

FY 2025 Budget Amendments
Mid-Year Review

G/L Account	Description	2025 Adopted Budget	Requested Amendment	2025 Revised Budget	Notes
	Sanitation Fund Net Amount	\$ -	\$ (99,000.00)	\$ (99,000.00)	
Tourism Fund Expenditures					
07-21-3140-00	Contract Professional Services	\$ -	\$ 128,029.23	\$ 128,029.23	SKT Architects invoice-Convention Visitor's Bureau Expansion/Design final invoice
07-21-3260-00	Hotel Tax Distributions	\$ 500,000.00	\$ 204,975.00	\$ 704,975.00	Chamber of Commerce-Food & Wine Festival (\$185k), and additional over original budget
07-21-4435-00	Fleet Lease	\$ -	\$ 1,200.00	\$ 1,200.00	Enterprise Fleet Vehicle-maintenance portion
07-21-5719-00	Main Street Can Services	\$ 75,000.00	\$ (75,000.00)	\$ -	Allocating line item to Sanitation budget
07-21-5720-00	Replace Main Street Trash Receptacles	\$ 145,000.00	\$ (145,000.00)	\$ -	Allocating line item to Sanitation budget
	Tourism Fund Expenditures	\$ 720,000.00	\$ 114,204.23	\$ 834,204.23	
	Tourism Fund Revenue Total	\$ -	\$ -	\$ -	
	Tourism Fund Expenditure Total	\$ 720,000.00	\$ 114,204.23	\$ 834,204.23	
	Tourism Fund Net Amount	\$ (720,000.00)	\$ (114,204.23)	\$ (834,204.23)	
	All Funds Revenue Total	\$ -	\$ 2,453,713.31	\$ 2,453,713.31	
	All Funds Expenditure Total	\$ 875,000.00	\$ 1,175,527.04	\$ 2,050,527.04	
	All Funds Net Amount	\$ (875,000.00)	\$ 1,278,186.27	\$ 403,186.27	



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: April 15, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider and approve Resolution 2025-05 approving the Lease Purchase Financing of capital equipment (Reelmaster 5510-D) for the Golf Course (Krista Wareham, Director of Finance)

- i. Presentation by staff
 - ii. Take action considering approval of Resolution 2025-05
-

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

Touchstone Golf is requesting to acquire through lease purchase (1) Reelmaster 5510-D with all attachments and accessories. If approved, the City of Fredericksburg will be listed as the Lessee.

BACKGROUND:

Per the Golf Course Facility Management Agreement dated January 1, 2023, all contracts and agreements which relate specifically to the Golf Course Facility shall be entered into by and in the name of the owner (City of Fredericksburg).

FUNDING SOURCE: Touchstone Golf is responsible for the operating expenses of the golf course.

FINANCIAL IMPACT:

Principal \$90,224.83, Interest \$14,811.17 for a total of \$105,036.00 over 5 years.
Interest rate 6.15%
Monthly payment \$1,750.60

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 2025-05 approving the lease purchase financing between the City of Fredericksburg and Huntington National Bank.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Governance

ATTACHMENTS:

1. 20250404_Huntington Bank Lease Purchase Agreement
2. RESOLUTION 2025-05 GOVT LEASE PURCHASE 4-15-25

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: April 01, 2025



Krista Wareham, Director of Finance

Date: April 04, 2025



William McKamie, City Attorney

Date: April 04, 2025



Clinton Bailey, City Manager

Date: April 10, 2025



GOVERNMENTAL LEASE-PURCHASE AGREEMENT NO. 20000027748 DATED AS OF March 3, 2025
(TAX-EXEMPT)

LESSOR	Name The Huntington National Bank	Email: EFCustomerService@huntington.com
	Address 11100 Wayzata Blvd, Ste 700, Minnetonka, MN, 55305	
LESSEE	Full Legal Name City of Fredericksburg, Texas	Email: cmeade@ladybirdgolf.com
	Primary Address 126 W Main St, Fredericksburg, Gillespie, TX, 78624-3708	Fiscal Year End: September
		FEIN: 746000874
LEASE PAYMENT INFORMATION	Principal Portion: \$90,224.83	Lease Payments: <i>See Attachment 1: Lease Payment Schedule</i>
	Interest Rate: 6.15 %	Payment Frequency:
	Maximum Lease Term: 60 Months	MONTHLY
BANK QUALIFIED DESIGNATION	YOU hereby designate this Lease as a "qualified tax-exempt obligation" as defined in Section 265(b)(3)(B) of the Internal Revenue Code and represent that the aggregate face amount of all tax-exempt obligations (excluding private activity bonds other than qualified 501(c)(3) bonds) issued or to be issued by YOU and YOUR subordinate entities during the calendar year in which WE fund this Lease is not reasonably expected to exceed \$10,000,000.	

TERMS AND CONDITIONS

Please read this Governmental Lease-Purchase Agreement No. 20000027748 (including all attachments and schedules hereto, and any related escrow agreement, "Lease") carefully and feel free to ask US any questions YOU may have about it. Words "YOU" and "YOUR" refer to the "Lessee," and the words "WE," "US" and "OUR" refer to the "Lessor," its successors and assigns.

1. **LEASE:** WE agree to lease to YOU and YOU agree to lease from US, the equipment listed on Attachment 2: Equipment Description, including all replacement parts, repairs, additions and accessories ("Equipment") on the terms and conditions of this Lease and on any attached schedule.

2. **TERM:** This Lease is effective on the earlier of the date on which WE disburse funds to the vendor of the Equipment or the date on which WE deposit funds for the purchase of the Equipment with an escrow agent (the "Commencement Date"), which date YOU hereby authorize US to fill in on the executed Lease Payment Schedule following OUR receipt from YOU of the executed Acceptance Certificate in the form set forth as Attachment 3 hereto, and continues thereafter for an Initial Term ("Initial Term") ending at the end of YOUR budget year in effect on the Commencement Date and may be continued by YOU for additional one-year renewal terms ("Renewal Terms"), coinciding with YOUR budget year, up to the total number of months indicated above as the Maximum Lease Term; provided, however, that at the end of the Initial Term and at the end of each Renewal Term until the Maximum Lease Term has been completed, YOU will be deemed to have continued this Lease for the next Renewal Term unless YOU have terminated this Lease pursuant to Section 5 or Section 17. Lease Payments will be due as set forth on Attachment 1 until the balance of the Lease Payments and any additional Lease Payments or expenses chargeable to YOU under this Lease are paid in full. As set forth in the Lease Payment Schedule, a portion of each Lease Payment is paid as, and represents payment of, interest. YOUR obligation to pay Lease Payments and YOUR other Lease obligations are absolute and unconditional and are not subject to cancellation, reduction, setoff or counterclaim except as provided in Section 5. **THIS LEASE IS NON-CANCELABLE, EXCEPT AS PROVIDED IN SECTION 5.**

3. **LATE CHARGES.** If a Lease Payment is not made on the date when due, YOU will pay US a late charge at the rate of 10% of the amount due or the maximum amount permitted by law, whichever is less, from the due date.

4. **CONTINUATION OF LEASE TERM.** YOU currently intend, subject to Section 5, to continue this Lease, and to pay Lease Payments hereunder, through the Maximum Lease Term. YOU reasonably believe that legally available funds in an amount sufficient to make all Lease Payments during the Maximum Lease Term can be obtained. YOUR responsible financial officer will do all things lawfully within his or her power to obtain and maintain funds from which Lease Payments may be made, including making provision for Lease Payments to the extent necessary in each proposed annual budget submitted for approval in accordance with YOUR applicable procedures and to exhaust all available reviews and appeals if that portion of the budget is not approved. Notwithstanding the foregoing, the decision whether to budget or appropriate funds and to extend this Lease for any Renewal Term is solely within the discretion of YOUR governing body.

5. **NONAPPROPRIATION.** YOU are obligated only to pay such Lease Payments under this Lease as may lawfully be made from funds budgeted and appropriated for that purpose during YOUR then current budget year. If YOU fail to appropriate or otherwise make available funds to pay the Lease Payments required to be paid in the next occurring Renewal Term, this Lease will be deemed terminated at the end of the then current Initial Term or Renewal Term. YOU agree to deliver written notice to US of such termination at least 90 days prior to the end of the then current Initial Term or Renewal Term, but failure to give such notice will not extend the term of this Lease beyond the then current Initial Term or Renewal Term. If this Lease is terminated in accordance with this Section, YOU agree, at YOUR cost and expense, to peaceably deliver the Equipment to US at the location or locations specified by US.

6. **WARRANTIES.** WE are leasing the Equipment to YOU "AS-IS" and WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. To the extent such warranties are transferrable, WE transfer to YOU, without recourse, for the term of this Lease all warranties, if any, made by the manufacturer. YOU ALSO ACKNOWLEDGE THAT NO ONE IS AUTHORIZED TO WAIVE OR CHANGE ANY TERM, PROVISION OR CONDITION OF THIS LEASE EXCEPT IN WRITING AND SIGNED BY THE PARTIES HERETO, AND, EXCEPT FOR THE MANUFACTURER WARRANTIES, MAKE ANY REPRESENTATION OR WARRANTY ABOUT THIS LEASE OR THE EQUIPMENT. WE WILL NOT BE LIABLE FOR SPECIAL, RESULTING OR CONSEQUENTIAL DAMAGES OR LOSS OF PROFIT OCCASIONED BY ANY BREACH OF WARRANTY OR REPRESENTATION OR RESULTING FROM THE USE OR PERFORMANCE OF THE EQUIPMENT. YOUR OBLIGATION TO PAY IN FULL ANY AMOUNT DUE UNDER THE LEASE WILL NOT BE AFFECTED BY ANY DISPUTE, CLAIM, COUNTERCLAIM, DEFENSE OR OTHER RIGHT WHICH YOU MAY HAVE OR ASSERT AGAINST THE SUPPLIER OR THE EQUIPMENT MANUFACTURER.

7. **DELIVERY AND ACCEPTANCE.** YOU ARE RESPONSIBLE, AT YOUR OWN COST, TO ARRANGE FOR THE DELIVERY AND INSTALLATION OF THE EQUIPMENT (UNLESS THOSE COSTS ARE INCLUDED IN THE COSTS OF THE EQUIPMENT TO US). WHEN THE EQUIPMENT HAS BEEN DELIVERED AND INSTALLED, YOU WILL IMMEDIATELY SIGN AND DELIVER TO US A SEPARATE ACCEPTANCE CERTIFICATE IN THE FORM SET FORTH AS ATTACHMENT 3 HERETO. WE MAY, AT OUR DISCRETION, CONFIRM BY TELEPHONE THAT YOU HAVE ACCEPTED THE EQUIPMENT, AND THAT TELEPHONE VERIFICATION OF YOUR ACCEPTANCE OF THE EQUIPMENT WILL HAVE THE SAME EFFECT AS A SIGNED ACCEPTANCE CERTIFICATE.

(Terms and Conditions continued on the next page of this Lease.)

LESSEE SIGNATURE	YOU agree to all of the Terms and Conditions contained in both sides of this Lease, and in any attachments to this Lease (all of which are included by reference) and become part of this Lease. YOU acknowledge that YOU have read and agreed to all the Terms and Conditions.	LESSOR SIGNATURE	Name of Lessor The Huntington National Bank
			By _____
			Signature _____
			Print Name and Title _____
			20000027748 Lease Number
	City of Fredericksburg, Texas Legal Name of Lessee		
	By _____		
	Signature		
	Print Name and Title _____		

CERTIFICATE OF CLERK OR SECRETARY	I, the undersigned, do hereby certify that the officer of Lessee who executed the foregoing Lease on behalf of Lessee and whose genuine signature appears thereon, (1) is the duly qualified and acting officer of Lessee as stated beneath his or her signature and (2) is duly authorized to execute and deliver the foregoing Agreement on behalf of Lessee.	
	Signature: _____	Title: _____
	THE ABOVE CERTIFICATION MUST BE SIGNED BY THE CLERK OR SECRETARY OF LESSEE, AND THE CLERK OR SECRETARY MUST BE A DIFFERENT INDIVIDUAL THAN THE OFFICER SIGNING IN THE "LESSEE SIGNATURE" BOX.	

8. TITLE, PERSONAL PROPERTY, LOCATION, INSPECTION, NO MODIFICATIONS OR ALTERATIONS. deficiency and with any excess over the amounts described in this Section plus the then applicable YOU have title to the Equipment; provided that title to the Equipment will immediately and without any Purchase Price to be paid to YOU. YOU are also required to pay (i) all expenses incurred by US in action by YOU vest in US, and YOU will immediately surrender possession of the Equipment to US, (a) connection with the enforcement of any remedies, including all expenses of repossessing, storing, upon any termination of this Lease other than termination pursuant to Section 17 (including but not shipping, repairing and selling the Equipment, and (ii) reasonable attorneys' fees.

limited to any termination pursuant to Section 5) or (b) if YOU are in default of this Lease. It is the intent of the parties hereto that any transfer of title to US pursuant to this Section will occur automatically without the necessity of any bill of sale, certificate of title or other instrument of conveyance. YOU will, nevertheless, execute and deliver any such instruments as WE may request to evidence such transfer. As security for YOUR obligations hereunder, to the extent permitted by law, YOU grant to US a first and prior security interest in the Equipment, all cash and negotiable instruments comprising the escrow fund held under any related escrow agreement, and all proceeds of the foregoing. YOU have the right to use the Equipment during the term of this Lease, except as otherwise expressly set forth in this Lease. Although the Equipment may become attached to real estate, it remains personal property. YOU agree not to alter or modify the Equipment or permit a lien to be placed upon the Equipment or to remove the Equipment without OUR prior written consent. YOU agree to provide US with waivers of interest or liens from anyone claiming any interest in the real estate on which any items of Equipment is located. WE also have the right, at reasonable times, to inspect the Equipment.

9. MAINTENANCE. YOU are required, at YOUR own cost and expense, to keep the Equipment in good repair, condition and working order, except for ordinary wear and tear, and to supply all parts and servicing required. All replacement parts used or installed and repairs made to the Equipment will become OUR property. YOU acknowledge that WE are not responsible for providing any required maintenance and/or service for the Equipment. YOU will make all claims for service and/or maintenance solely to the supplier and/or manufacturer and such claims will not affect YOUR obligation to make Lease Payments.

10. ASSIGNMENT. YOU agree not to transfer, sell, sublease, assign, pledge or encumber either the Equipment or any rights under this Lease without OUR prior written consent. YOU agree that WE may sell, assign or transfer this Lease and, if WE do, the new owner will have the same rights and benefits, but not the obligations, that WE now have. The rights of the new owner will not be subject to any claims, counterclaims, defenses or set-offs that YOU may have against US. No assignment will be effective until YOU have received written notice from the assignor of the name and address of the assignee. YOU or YOUR agent will maintain a written record of each assignment in form necessary to comply with Section 149(a) of the Internal Revenue Code of 1986, as amended.

11. LOSS OR DAMAGE. YOU are responsible for the risk of loss or destruction of, or damage to, the Equipment. No such loss or damage relieves YOU from any obligation under this Lease. If any of the Equipment is damaged by fire or other casualty or if title to, or the temporary use of, any of the Equipment is taken under the exercise of the power of eminent domain, the net proceeds ("Net Proceeds") of any insurance claim or condemnation award will be applied to the prompt replacement, repair, restoration, modification or improvement of that Equipment, unless YOU have exercised YOUR option to purchase the Equipment pursuant to Section 17. Any balance of the Net Proceeds remaining after such work has been completed will be paid to YOU.

12. INDEMNITY. WE are not responsible for any losses or injuries caused by the manufacture, acquisition, delivery, installation, ownership, use, lease, possession, maintenance, operation or rejection of the Equipment or defects in the Equipment. To the extent permitted by law, YOU agree to reimburse US for and to defend US against any claim for losses or injuries (including attorneys' fees and other expenses for the defense of such claim), regardless of nature, relating to the Equipment, including, without limitation, its manufacture, acquisition, delivery, installation, ownership, use, lease, possession, maintenance or operation. This indemnity will continue even after the termination of this Lease.

13. TAXES. YOU agree to pay any applicable license and registration fees, sale and use taxes, personal property taxes and all other taxes and charges, relating to the ownership, leasing, rental, sale, purchase, possession or use of the Equipment (except those based on OUR net income). YOU agree that if WE pay any taxes or charges, YOU will reimburse US for all such payments and will pay US interest and a late charge (as calculated in Section 3) on such payments with the next Lease Payment, plus a fee for OUR collecting and administering any taxes, assessments or fees and remitting them to the appropriate authorities.

14. INSURANCE. During the term of this Lease, YOU will keep the Equipment insured against all risks of loss or damage in an amount not less than the replacement cost of the Equipment. YOU will also obtain and maintain for the term of this Lease, liability insurance insuring against liability for bodily injury and property damage with a minimum limit of \$1,000,000.00 combined single limit or such greater amount as may be prescribed by any applicable state law. WE will be the sole named loss payee on the property insurance and named as an additional insured on the liability insurance, and such insurance shall provide US at least thirty days written notice of cancellation. YOU will pay all premiums for such insurance and must deliver proof of insurance coverage satisfactory to US. If YOU do not provide such insurance, YOU agree that WE have the right, but not the obligation, to obtain such insurance and add an insurance fee to the amount due from you.

15. DEFAULT. Subject to Section 5, YOU are in default of this Lease if any of the following occurs: (a) YOU fail to pay any Lease Payment or other sum when due; (b) YOU breach any warranty or other obligation under this Lease, or any other agreement with US, (c) YOU become insolvent or unable to pay YOUR debts when due, YOU make an assignment for the benefit of creditors or YOU undergo a substantial deterioration in YOUR financial condition, or (d) YOU file or have filed against YOU a petition for liquidation, reorganization, adjustment of debt or similar relief under the Federal Bankruptcy Code or any other present or future federal or state bankruptcy or insolvency law, or a trustee, receiver or liquidator is appointed for YOU or a substantial part of YOUR assets.

16. REMEDIES. WE have the following remedies if YOU are in default of this Lease: WE may declare the entire balance of the unpaid Lease Payments for the then current Initial Term or Renewal Term immediately due and payable; sue for and receive all Lease Payments and any other payments then accrued or accelerated under this Lease; take whatever action at law or in equity may appear necessary or desirable to enforce OUR rights as owner of the Equipment; charge YOU interest on all monies due US at the rate of eighteen percent (18%) per year from the date of default until paid, but in no event more than the maximum rate permitted by law; charge YOU a return-check or non-sufficient funds charge ("NSF Charge") of \$25.00 for a check that is returned for any reason; and require that YOU return the Equipment to US and, if YOU fail to return the Equipment, enter upon the premises peaceably with or without legal process where the Equipment is located and repossess the Equipment. Such return or repossession of the Equipment will not constitute a termination of this Lease unless WE expressly notify YOU in writing. If the Equipment is returned or repossessed by US and unless WE have terminated this Lease, WE will sell or re-rent the Equipment to any persons with any terms WE determine, at one or more public or private sales, with or without notice to YOU, and apply the net proceeds after deducting the costs and expenses of such sale or re-rent, to YOUR obligations with YOU remaining liable for any

17. PURCHASE OPTION. Provided YOU are not in default, YOU will have the option to purchase all, but not less than all, of the Equipment (a) on the date the last Lease Payment is due (assuming this Lease is renewed at the end of the Initial Term and each Renewal Term), if this Lease is still in effect on that day, upon payment in full of Lease Payments and all other amounts then due and the payment of One Dollar to US; (b) on the last day of the Initial Term or any Renewal Term then in effect, upon at least 30 days' prior written notice to US and payment in full to US of the Lease Payments and all other amounts then due plus the then applicable Purchase Price set forth on the Lease Payment Schedule; or (c) if substantial damage to or destruction or condemnation of substantially all of the Equipment has occurred, on the day specified in YOUR written notice to US of YOUR exercise of the purchase option upon at least 30 days' prior notice to US and payment in full to US of the Lease Payments and all other amounts then due plus the then applicable Purchase Price set forth on the Lease Payment Schedule.

18. REPRESENTATIONS AND WARRANTIES. YOU warrant and represent as follows: (a) YOU are a public body corporate and politic duly organized and existing under the constitution and laws of YOUR State with full power and authority to enter into this Lease and to perform all of YOUR obligations hereunder; (b) YOU have duly authorized the execution and delivery of this Lease by proper action by YOUR governing body, and all requirements have been met and procedures have occurred in order to ensure the validity and enforceability of this Lease; (c) YOU have complied with such public bidding requirements as are applicable to this Lease and the acquisition by YOU of the Equipment; (d) all authorizations, consents and approvals of governmental bodies or agencies required in connection with the execution and delivery by YOU of this Lease or in connection with the carrying out of YOUR obligations hereunder have been obtained; (e) this Lease constitutes the legal, valid and binding obligation of YOU enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization or other laws affecting creditors' rights generally; (f) YOU have, in accordance with the requirements of law, fully budgeted and appropriated sufficient funds for the current budget year to make the Lease Payments scheduled to come due during the current budget year and to meet YOUR other obligations under this Lease during the current budget year, and those funds have not been expended for other purposes; (g) there is no proceeding pending or threatened in any court or before any governmental authority or arbitration board or tribunal that, if adversely determined, would adversely affect the transactions contemplated by this Lease or our interest in the Equipment; (h) the Equipment is essential to YOUR functions or to the services YOU provide to YOUR citizens, YOU have an immediate need for the Equipment and expect to make immediate use of the Equipment, YOUR need for the Equipment is not temporary and YOU do not expect the need for any item of the Equipment to diminish in the foreseeable future, including the Maximum Lease Term, and the Equipment will be used by YOU only for the purpose of performing one or more of YOUR governmental or proprietary functions consistent with the permissible scope of YOUR authority and will not be used in the trade or business of any other entity or person; and (i) YOU have never failed to appropriate or otherwise make available funds sufficient to pay rental or other payments coming due under any lease purchase, installment sale or other similar agreement.

19. UCC FILINGS AND FINANCIAL STATEMENTS. YOU authorize US to file a financing statement with respect to the Equipment. If WE feel it is necessary, YOU agree to submit financial statements (audited if available) on an annual basis.

20. UCC - ARTICLE 2A PROVISIONS. YOU agree that this Lease is a Finance Lease as that term is defined in Article 2A of the Uniform Commercial Code ("UCC"). YOU acknowledge that WE have given YOU the name of the Supplier of the Equipment. WE hereby notify YOU that YOU may have rights under the contract with the Supplier and YOU may contact the Supplier for a description of any rights or warranties that YOU may have under this supply contract. YOU also waive any and all rights and remedies granted YOU under Sections 2A-508 through 2A-522 of the UCC.

21. TAX EXEMPTION. YOU will comply with all applicable provisions of the Internal Revenue Code of 1986, as amended, and the applicable regulations thereunder to maintain the exclusion of the interest portion of the Lease Payments from gross income for purposes of federal income taxation. YOU will file all necessary informational returns with the IRS, on a timely basis, and provide US with copies of such filed returns relating to this Lease. If YOU fail to file the necessary informational returns on a timely basis, YOU authorize US, in OUR sole discretion, to engage a tax professional to complete the required returns on YOUR behalf and expense, which YOU will promptly execute and file. If it is determined that any of the interest may not be excluded from gross income, YOU agree to pay to US an additional amount determined by US for the loss of such excludability.

22. BANK QUALIFICATION. If this Lease has been designated a "qualified tax-exempt obligation" on the front page of this Lease, YOU and all YOUR subordinate entities will not issue in excess of \$10,000,000 of qualified tax-exempt obligations (including this Lease, but excluding private activity bonds other than qualified 501(c)(3) bonds) during the calendar year in which WE fund this Lease without first obtaining an opinion of nationally recognized counsel in the area of tax-exempt municipal obligations acceptable to US that the designation of this Lease as a "qualified tax-exempt obligation" will not be adversely affected.

23. CHOICE OF LAW; JURY TRIAL WAIVER. This Lease will be governed and construed in accordance with federal law and, to the extent not preempted by federal law, the laws of the state where YOU are located. To the extent permitted by law, YOU agree to waive YOUR rights to a trial by jury.

24. ENTIRE AGREEMENT; SEVERABILITY; WAIVERS. This Lease contains the entire agreement and understanding. No agreements or understandings are binding on the parties unless set forth in writing and signed by the parties. Any provision of this Lease which for any reason may be held unenforceable in any jurisdiction will, as to such jurisdiction, be ineffective without invalidating the remaining provisions of this Lease.

25. COUNTERPARTS; NOTICES; ELECTRONIC TRANSACTION. This Lease may be simultaneously executed in counterparts, each of which will be an original and all of which will constitute but one and the same instrument. Notices hereunder shall be deemed given when delivered personally, sent via overnight courier, facsimile or e-mail (with confirmation of transmission), or certified U.S. Mail, addressed as set forth above. Copies, electronic files and other reproductions of original documents shall be deemed to be authentic counterparts for all purposes. There shall be only one original counterpart of this Lease and it shall bear OUR original ink or electronic signature and be marked "Original." To the extent that this Lease constitutes chattel paper (as that term is defined by the UCC), a security or ownership interest intended to be created through the transfer and possession of this

Lease can be done only by the transfer of such original bearing OUR ink or electronic original signature. YOU consent to the use of electronic signatures on this Lease and any related documents.

26. ROLE OF LESSOR. WE have not acted and will not act as a fiduciary for YOU or as YOUR agent or municipal advisor. WE have not and will not provide financial, legal, tax, accounting or other advice to YOU or to any financial advisor or placement agent engaged by YOU with respect to this Lease. YOU, YOUR financial advisor, placement agent or municipal advisor, if any, shall each seek and obtain YOUR own financial, legal, tax, accounting and other advice with respect to this Lease from YOUR own advisors (including as it relates to structure, timing, terms and similar matters).

**ATTACHMENT 1 TO
GOVERNMENTAL LEASE-PURCHASE AGREEMENT NO. 20000027748 DATED AS OF March 3, 2025**

LEASE PAYMENT SCHEDULE

LESSOR: The Huntington National Bank

LESSEE: City of Fredericksburg, Texas

COMMENCEMENT DATE*: _____

INTEREST RATE: 6.15 %

PAYMENT FREQUENCY: MONTHLY

The first Lease Payment shall be due in arrears on the date that is one month after the Commencement Date, and subsequent Lease Payments shall be due monthly on the same day of each month thereafter until paid in full.

Payment Number	Rental Payment	Interest Portion	Principal Portion	Purchase Price
				90,224.83
1	1,750.60	462.40	1,288.20	88,936.63
2	1,750.60	455.80	1,294.80	87,641.83
3	1,750.60	449.16	1,301.44	86,340.39
4	1,750.60	442.49	1,308.11	85,032.28
5	1,750.60	435.79	1,314.81	83,717.47
6	1,750.60	429.05	1,321.55	82,395.92
7	1,750.60	422.28	1,328.32	81,067.60
8	1,750.60	415.47	1,335.13	79,732.47
9	1,750.60	408.63	1,341.97	78,390.50
10	1,750.60	401.75	1,348.85	77,041.65
11	1,750.60	394.84	1,355.76	75,685.89
12	1,750.60	387.89	1,362.71	74,323.18
13	1,750.60	380.91	1,369.69	72,953.49
14	1,750.60	373.89	1,376.71	71,576.78
15	1,750.60	366.83	1,383.77	70,193.01
16	1,750.60	359.74	1,390.86	68,802.15
17	1,750.60	352.61	1,397.99	67,404.16
18	1,750.60	345.45	1,405.15	65,999.01
19	1,750.60	338.24	1,412.36	64,586.65
20	1,750.60	331.01	1,419.59	63,167.06
21	1,750.60	323.73	1,426.87	61,740.19
22	1,750.60	316.42	1,434.18	60,306.01
23	1,750.60	309.07	1,441.53	58,864.48
24	1,750.60	301.68	1,448.92	57,415.56
25	1,750.60	294.25	1,456.35	55,959.21
26	1,750.60	286.79	1,463.81	54,495.40
27	1,750.60	279.29	1,471.31	53,024.09
28	1,750.60	271.75	1,478.85	51,545.24
29	1,750.60	264.17	1,486.43	50,058.81
30	1,750.60	256.55	1,494.05	48,564.76
31	1,750.60	248.89	1,501.71	47,063.05
32	1,750.60	241.20	1,509.40	45,553.65
33	1,750.60	233.46	1,517.14	44,036.51
34	1,750.60	225.69	1,524.91	42,511.60
35	1,750.60	217.87	1,532.73	40,978.87

36	1,750.60	210.02	1,540.58	39,438.29
37	1,750.60	202.12	1,548.48	37,889.81
38	1,750.60	194.19	1,556.41	36,333.40
39	1,750.60	186.21	1,564.39	34,769.01
40	1,750.60	178.19	1,572.41	33,196.60
41	1,750.60	170.13	1,580.47	31,616.13
42	1,750.60	162.03	1,588.57	30,027.56
43	1,750.60	153.89	1,596.71	28,430.85
44	1,750.60	145.71	1,604.89	26,825.96
45	1,750.60	137.48	1,613.12	25,212.84
46	1,750.60	129.22	1,621.38	23,591.46
47	1,750.60	120.91	1,629.69	21,961.77
48	1,750.60	112.55	1,638.05	20,323.72
49	1,750.60	104.16	1,646.44	18,677.28
50	1,750.60	95.72	1,654.88	17,022.40
51	1,750.60	87.24	1,663.36	15,359.04
52	1,750.60	78.72	1,671.88	13,687.16
53	1,750.60	70.15	1,680.45	12,006.71
54	1,750.60	61.53	1,689.07	10,317.64
55	1,750.60	52.88	1,697.72	8,619.92
56	1,750.60	44.18	1,706.42	6,913.50
57	1,750.60	35.43	1,715.17	5,198.33
58	1,750.60	26.64	1,723.96	3,474.37
59	1,750.60	17.81	1,732.79	1,741.58
60	1,750.60	9.02	1,741.58	0.00
Grand Totals	105,036.00	14,811.17	90,224.83	

Lessee City of Fredericksburg, Texas

By: _____

Clinton Bailey, City Manager

*YOU hereby authorize US to fill in the Commencement Date based on the earlier of the date that WE disburse funds to the Vendor of the Equipment following receipt of YOUR executed Acceptance Certificate, or the date on which WE deposit funds for the purchase of the Equipment with an escrow agent.

EQUIPMENT DESCRIPTION

Description/Serial No./Model No.	Location	Total Cost
(1) Reelmaster 5510-D together with all attachments and accessories thereto	341 Golfers Loop, Fredericksburg, Gillespie, TX, 78624-8296	\$90,224.83

Clinton Bailey, City Manager

RESOLUTION NO. 2025-05

GOVERNMENTAL LEASE-PURCHASE

AGREEMENT NO. 20000027748

Dated as of March 3, 2025

A RESOLUTION AUTHORIZING THE NEGOTIATION, EXECUTION, AND DELIVERY OF GOVERNMENTAL LEASE-PURCHASE AGREEMENT NO. 20000027748 DATED MARCH 3, 2025 (THE "LEASE"), IN PRINCIPAL AMOUNT NOT TO EXCEED \$90,224.83, BETWEEN CITY OF FREDERICKSBURG, TEXAS, 126 W MAIN STREET, FREDERICKSBURG, GILLESPIE, TX, 78624-3708 AND THE HUNTINGTON NATIONAL BANK, 11100 WAYZATA BLVD, SUITE 700, MINNETONKA, MN, 55305; AND PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City of Fredericksburg, Texas, (the "Lessee") is a political subdivision duly organized and existing pursuant to the Constitution and laws of the State of Texas; and

WHEREAS, Lessee is duly authorized by applicable law to acquire such items of personal property as are needed to carry out its governmental functions and to acquire such personal property by entering into lease-purchase agreements; and

WHEREAS, Lessee hereby finds and determines that the execution of a Lease for the purpose of leasing with the option to purchase the property designated and set forth in Attachment 2 to the Lease is appropriate and necessary to the function and operations of the Lessee; and

WHEREAS, The Huntington National Bank, (the "Lessor") shall act as Lessor under said Lease; and

WHEREAS, the Lease shall not constitute a general obligation indebtedness of the Lessee within the meaning of the Constitution and laws of the State;

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

Section 1. The Lease, in substantially the form as presently before the governing body of the Lessee, is hereby approved, and the City Manager of the Lessee, is hereby authorized to negotiate, enter into, execute, and deliver the Lease and related documents in substantially the form as presently before the governing body of the Lessee, which such changes therein as shall be approved by such officer, and which Lease will be available for public inspection at the offices of Lessee.

Section 2. The Lessee shall, and the officers, agents and employees of the Lessee are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the Lessee with respect to the Lease.

Section 3. The Lessee's obligations under the Lease shall be expressly subject to annual appropriation by Lessee; and such obligations under the Lease shall not constitute a general obligation of Lessee or indebtedness of Lessee within the meaning of the Constitution and laws of the State of Texas.

Section 4. All other related contracts and agreements necessary and incidental to the Lease are hereby authorized, ratified and approved.

Section 5. Lessee reasonably anticipates to issue not more than \$10,000,000 of tax-exempt obligations (other than "private activity bonds" which are not "qualified 501(c)(3) bonds") during the current calendar year and hereby designates the Lease as a "qualified tax-exempt obligation" for purposes of Section 265(b) of the Internal Revenue Code of 1986, as amended.

Section 6. This resolution shall take effect immediately upon its adoption and approval.

PASSED AND APPROVED on this the _____ day of _____, 20__.

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, TRMC, CMC, MMC, City Secretary

APPROVED AS TO FORM:

William M. McKamie, City Attorney



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: William McKamie, City Attorney
MEETING DATE: April 15, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider Ordinance 2025-14 relating to regulations for operation of smoke, tobacco, and CBD/CED stores. (Mayor Pro-Tem Kirchner and Councilmember Briley)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
Consideration and possible action relating to an ordinance establishing regulations for the operation of smoke, tobacco, and CBD/CED stores in the City.

BACKGROUND:
The City's zoning ordinance regulates and restricts the location and use of buildings and land for trade, industry, residence, and other purposes and establishes areas where these uses may be best suited. In the interest of public health, safety, and general welfare, including a negative impact on the health and well-being of the City's youth, the proposed ordinance establishes regulations consistent with good zoning and planning practices for location for smoke, tobacco, and CBD/CED stores.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:
City staff recommends approval of an ordinance to adopt regulations regarding the operation and location of smoke, tobacco, and CBD/CED stores within the City of Fredericksburg.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality
Small Town Sensitive Growth
Governance

ATTACHMENTS:
1. Support Letter -Dr. Rdz

APPROVAL/REVIEW:



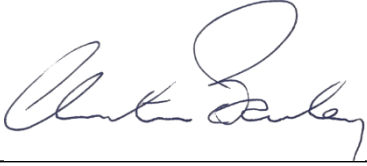
Leticia Vacek, City Secretary

Date: April 08, 2025



William McKamie, City Attorney

Date: April 08, 2025



Clinton Bailey, City Manager

Date: April 11, 2025



On behalf of Fredericksburg ISD, I am writing to express my support for the development of a local ordinance that would limit the proximity of retail vape shops to schools and places of learning within our city. I commend the City's leadership for addressing this pressing concern, and I want to affirm that our school district stands firmly behind these efforts.

As you know, the City of Fredericksburg currently has no regulations regarding the placement of vape retailers. This lack of regulation, combined with the increasing visibility and accessibility of vape products, poses a significant risk to the health and safety of our youth. As a school district, we are deeply concerned about how easily these products are reaching students and how that access undermines the work we do to promote safe, healthy, and informed decision-making.

We appreciate that the State of Texas is considering similar legislation, but in the absence of guaranteed state action, it is imperative that we take meaningful steps locally. This proposed ordinance would be an opportunity for our community to come together in support of protecting our students and preserving the integrity of our learning environments.

Thank you for allowing our voice to be part of this conversation. Please do not hesitate to contact my office if further input or collaboration is needed.

Sincerely,

Joe Rodriguez, Ed.D.

Superintendent of Schools

Filed with City Secretary

Date _____
Time _____
Signature 



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Public Works and Utilities
TO: Mayor & City Council Members
FROM: Kris Kneese, Director of Public Works,
Utilities, and Engineer
MEETING DATE: April 15, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Presentation and discussion on the 2025 City of Fredericksburg Water Supply and Future Weather Outlook. (Kris Kneese, Director of Public Works & Utilities)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
This agenda item will include a joint presentation and discussion by City Staff and Hill Country Underground Water Conservation District Manager Paul Baab regarding the City of Fredericksburg Water Supply and Future Weather Outlook.

BACKGROUND:
City Staff will give a presentation on the status of the City of Fredericksburg water supply, groundwater aquifer monitoring and water conservation measures. Hill Country Water Conservation District General Manager Paul Baab will discuss Gillespie County groundwater aquifer monitoring and levels. This joint presentation will look at short and long-term weather outlooks for the Gillespie County area.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:
Consider the presentation and have a discussion regarding the City of Fredericksburg water supply.

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: April 01, 2025



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

Date: April 10, 2025



Clinton Bailey, City Manager

Date: April 10, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: April 15, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Receive an update on the status of the proposed Fredericksburg Racquet Center Facility and consideration and possible action relating to an agreement between the City and The Fredericksburg Tennis Center Foundation, a non-profit organization D.B.A. the Fredericksburg Racquet Center, for development of a facility on a City-owned tract of land located in the 500 Block of Friendship Lane. (Garret Bonn, Assistant City Manager)

PRESENTATION:

[PRESENTER_NO_BR]

SUMMARY:

Receive a presentation from Julie Alvarez with the Fredericksburg Racquet Center and consider an agreement for the use of City-owned property in the 500 block of Friendship Lane.

BACKGROUND: The proposed Fredericksburg Racquet Center facility is a public/private initiative involving the City of Fredericksburg, The Fredericksburg Tennis Center Foundation, a non-profit organization D.B.A. the Fredericksburg Racquet Center, Fueling Tennis Futures Foundation (501(c)(3)), tennis and pickleball professionals, community leaders, local donors, and racquet sports enthusiasts to provide additional pickleball/tennis courts, trails, and a playground which were identified as high priorities in the City of Fredericksburg's Parks Master Plan (refer to attached letters of support). With the ongoing development activity along Friendship Lane, the City has been interested in developing a park-type use on an approximately 20 acre tract of land located in the 500 Block of Friendship Lane, approximately half of which was purchased from the Heinemann family with the understanding that any park use of the property would include a playground for small children.

The Fredericksburg Tennis Center Foundation, a non-profit organization, is proposing to develop a Racquet Center on the property that would include:

- Tennis Courts (11 Outdoor and 4 Indoor)
- Pickleball Courts (12 Outdoor and 4 Indoor)
- Open Play Area - 8 possible future racquet sports courts
- Clubhouse

- Playground
- Walking Trail
- Public Restroom
- Parking Area

Similar to the recently completed soccer facility, the attached agreement has been developed between the City and the Foundation to allow the Council to consider requirements regarding the use of the property. Julie Alvarez, on behalf of the Fredericksburg Racquet Center project, will be in attendance to provide an update on the project and answer any questions or concerns the Council may have regarding the project or the agreement.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Governance

ATTACHMENTS:

1. Fredericksburg Racquet Center Conceptual Plan
2. Draft Non-Profit Park Use Agreement
3. Fredericksburg Tennis Association (FTA) Letter of Support
4. Fredericksburg Pickleball Assoc - Letter of Support
5. Create Healthy Commitment Letter
6. USTA - Letter of Project Support

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: March 18, 2025



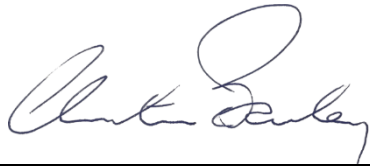
William McKamie, City Attorney

Date: April 10, 2025



Garret Bonn, Assistant City Manager

Date: April 10, 2025

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

Clinton Bailey, City Manager

Date: April 11, 2025



SITE CONCEPT
March 7 2025

Tennis Courts

11 Courts Outdoor
4 Courts Indoor

Pickleball Courts

12 Courts Outdoor
4 Courts Indoor
8 Outdoor Courts - Future

Clubhouse +/-3,600 sf (shown)

Playground +/-13,000 sf (shown)

Drawings for Concept Only. Final design may change

NON-PROFIT ORGANIZATION PARK USE AGREEMENT

This Non-Profit Organization Park Use Agreement ("Agreement") is entered into between the City of Fredericksburg, Texas ("City") and Fredericksburg Tennis Center Foundation, D.B.A. Fredericksburg Racquet Center ("User"), a Texas non-profit organization, collectively referred to herein as the "parties."

WHEREAS, as a public service, User desires to operate a racquet facility including tennis & pickleball courts (indoor and outdoor), lighting, security fencing, concession stand, pro shop, restrooms, trails, playground, open play areas (multi-use), and parking lot upon City property, for the benefit and improvement of the community.

NOW, THEREFORE, in consideration of the mutual agreements set forth in this Agreement, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

I.

User shall have the right to occupy and manage approximately 20 acres of City-owned land (the "Premises") located on the north side of Friendship Lane, just west of S. Creek Street, in Fredericksburg, Texas, at the location specifically set forth in the attached Exhibit A. User may reasonably limit the general public's use of the Premises to prevent overuse or damage to the improvements, however, User agrees to allow, free of charge, for the general public's use of the playground, trails, parking lot, and restroom as determined jointly by User and the City. User also agrees to coordinate with and provide for reasonable use of the facility's courts and other improvements by the City, schools, and other organizations for the benefit of the entire community, including scholarships, free clinics/lessons, camps, tournaments, and other incentive programs. User acknowledges and agrees that User has no ownership or exclusive leasehold interest of any kind in the Premises, and User may not exclude City from entering the Premises at any time for any reason, provided that City shall not unreasonably interfere with User's use of the Premises or User's events in progress upon the Premises.

II.

User shall be entitled to occupy and use the Premises for the cost of ten dollars (\$10) per year, commencing on the date this Agreement is executed by both parties, for an initial period of thirty (30) years.

City may terminate this Agreement immediately upon any Default by User. For the purposes of this paragraph, "Default" means (a) any material breach of the terms of this Agreement by User not cured within ten (10) days following written notice of said breach; (b) the loss of User's status as a non-profit entity; or (c) the non-renewal or lapse of User's Insurance coverage as required in this Agreement.

III.

User shall not use any part of the Premises for any purpose other than the activities expressly and specifically stated in this Agreement, as follows:

1. User may hold racquet sports practice and lessons, matches, camps, clinics, and tournaments.

2. User or an authorized third party may sell equipment, concessions, and other concerns consistent with User's allowable activities on the Premises. User shall pay and discharge all sales taxes or other assessments applicable to and arising out of the operation and sale of concessions, and shall obtain and comply with all applicable laws, rules, or regulations by any governmental entity concerning permitting, licensing, or other provisions. User shall obtain any necessary health permits and/or sales tax permits required for sale of goods and/or food products, including temporary use and health permits for food trailers, in accordance with all applicable regulations.

3. User shall design, construct, and maintain all improvements ("Facility") on the Premises. User is solely responsible for providing all funding and paying all costs necessary to design, engineer, construct, maintain, and equip the Facility, excepting any costs or services City is specifically obligated to provide under this Agreement. The design, engineering, and construction of the Facility by User shall conform to plans that are pre-approved by City. Improvements shall not impact the storage capacity of the City's regional detention facility which currently exists on the eastern half of the Premises. The User shall contract with a qualified professional contractor or builder who will construct the improvements and the contract between the User and its contractor or builder must include indemnification provisions favorable to the City. The contract between the User and its contractor or builder must include a 2-year warranty for all work performed and the improvements, materials, and equipment provided under the contract.

IV.

User, at User's sole cost and expense, shall:

1. Keep all grounds and improvements on the Premises, including, but not limited to racquet courts, buildings, parking areas, playground in a good state of appearance;
2. Maintain the grounds of the Facility on the Premises including but not limited to mowing, fertilizing, and irrigating landscaped and other open areas (in accordance with water conservation measures applicable to City of Fredericksburg Parks System) within the Facility area;
3. Post safety and regulation signs in or on the Premises, in the manner, number, and location as reasonably requested by City or as required by insurance provider;
4. Post proper signage listing agreement between City and User along with donor and sponsorship signage/plaques, in accordance with City signage policies or as required by the City of Fredericksburg;
5. Notify City as soon as practicable of any known hazard or condition on the Premises that presents a danger to any user of the Premises and how the issue is to be resolved;
6. Maintain insurance on the Facility and regulate use of Facility as per insurance policy requirements.
7. Provide and maintain a reservation system for use of Facility, and maximize daily court usage whenever possible
8. Anything not specifically identified as a City's responsibility under section V is the responsibility of the User.

V.

City, at City's sole cost and expense, shall:

1. Pay all costs for utility services (water, wastewater, & electric) used at the Premises;
2. Empty, on a weekly basis, any City-owned dumpster placed on the Premises by the City, as agreed to by User and City;
3. Complete City-initiated zoning change and subdivision plat processes, as required for proposed development of tract;
4. Provide and extend water and wastewater services to restroom/concession stand location and connection point(s) as agreed to by User and City;
5. After preparation of subgrade and base course, complete initial paving (two-course chip seal) and striping of the parking lot, in accordance with City-approved plans and continued maintenance of the parking area during the term of the agreement;
6. Minor maintenance and routine cleaning of restroom facility available to the general public only;
7. Maintain the grounds of the City's regional detention pond on the Premises, including but not limited to mowing, fertilizing, and erosion control and maintenance of the publicly accessible trail system outside of the facility area, as agreed to by User and City.

VI.

User may propose to City, signage on the premises that reflect the sponsorship or patronage of persons or firms that support the User and User's events on the premises (Naming Rights). Such signage shall comply with all City regulations regulating signs and City Sponsorship Policies. The placement, size and content of any such signage must be approved in advance by the City.

VII.

User may subcontract with a third party to perform services under Article III and Article IV herein on behalf of User, and to perform other services consistent with and necessary for User's activities on the Premises, provided City is notified of said subcontractor prior to subcontractor performing any services on behalf of User at the Premises. User's subcontractors/vendors shall pay and discharge all sales taxes or other assessments applicable to and arising out of the operation and sale of concessions of other goods and services upon the Premises, and shall obtain and comply with all applicable federal, state, and local laws, rules, or regulations, including but not limited to such laws, rules, and regulations concerning permitting and licensing.

VIII.

User shall not:

1. Erect, construct, alter, remodel, or change any facilities or improvements on the

Premises without express written approval from City, other than the improvements specifically authorized in this Agreement and design plans approved by the City.

2. Collect any unconscionable or exorbitant fee from a third party for the use of the Premises or for the use of sports equipment or other improvements owned by User located on the Premises.
3. Sell, sublease, or assign any of its rights or obligations under this Agreement during the lease term, other than as expressly authorized in this Agreement, and/or as approved by the City.
4. Use any part of the Premises for any purpose in violation of any federal, state, or local law, statute, ordinance, rule, or regulation.

IX.

User shall maintain financial books and records during the term of this Agreement, together with such supporting or underlying documents and materials as necessary, including but not limited to records related to User's collection of use fees, tournament fees, payments made for supplies, and concession revenue. User shall provide an annual report to the City including, but not limited to, financial information, maintenance costs, usage or attendance by members of the general public, schools, and any other details relating to the community's usage of the facility. City shall have the right to review and to conduct an audit on all User books and records (in whatever form they may be kept, whether written, electronic, or other) relating to or pertaining to User's use of the Premises under this Agreement, kept by or under the control of User, including but not limited to those kept by User or its board members, volunteers, agents, assigns, and successors.

X.

User shall obtain and maintain general liability insurance written on an occurrence basis with limits of not less than \$1,000,000 combined single limit per location and \$2,000,000 aggregate for personal injury, bodily injury, and property damage. City and its officers, agents, and employees shall be named as an additional insured on the insurance policy.

XI.

USER HEREBY AGREES TO RELEASE, INDEMNIFY, HOLD HARMLESS, AND DEFEND THE CITY INCLUDING ITS OFFICERS, AGENTS OR EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DEMANDS, ACTIONS, AND CAUSES OF ACTION WHATSOEVER ARISING OUT OF OR RELATED TO ANY LOSS, DAMAGE OR INJURY, INCLUDING DEATH, RELATED TO OR ARISING FROM USER'S USE OR MAINTENANCE OF THE PREMISES UNDER THIS AGREEMENT, EXCEPT FOR LOSSES, DAMAGES, OR INJURIES CAUSED BY THE SOLE NEGLIGENCE OF CITY. CITY EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE FOREGOING SENTENCE IS NOT APPLICABLE TO ANY LOSS, DAMAGE OR INJURY SUFFERED BY A THIRD PARTY AND UNRELATED TO USER'S USE OR MAINTENANCE OF THE PREMISES.

XII.

A. Notices. Any notice required hereunder shall be deemed given if such notice is in writing and mailed by certified mail, postage prepaid, or hand-delivered to the address of such party as provided below:

1. if to the City, to:

City of Fredericksburg
Attention: City Manager
126 W. Main St.
Fredericksburg, TX 78624

2. if to User, to:
Fredericksburg Tennis Center Foundation, D.B.A. Fredericksburg Racquet Center
1150 N. Highway 87, Box 344
Fredericksburg, TX 78624

B. No Waiver. No delay by a party in enforcing any part of this Agreement shall be deemed a waiver of any of that party's rights or remedies, nor shall such delay be deemed a waiver of any subsequent breach or default by the other party.

C. Severability. Each and every covenant and obligation contained in this Agreement is and shall be construed to be a separate and independent covenant and obligation. If any term or provision of this Agreement, or its application to any person or circumstances, shall to any extent be held invalid, illegal, or unenforceable, the remainder of this Agreement shall not be affected thereby, and each and every other term and provision shall be enforced to the fullest extent permitted by law as if the invalid, illegal, or unenforceable provision had never been included in this Agreement.

D. Venue and Applicable Law. The parties hereto agree that the laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Agreement. Venue for any action involving this Agreement shall be solely and exclusively in the courts of Gillespie County, Texas.

E. Construction and Interpretation. Each of the parties has read and understands the meaning and effect of this Agreement. The parties agree that in the construction and interpretation of the terms of this Agreement the rule of construction that a document is to be construed most strictly against the party who prepared same shall not be applied, it being agreed that the Agreement should be construed fairly and simply and not strictly against either party.

F. Binding Effect. This Agreement binds and inures to the benefit of the parties and their respective legatees, devisees, heirs, executors, legal and personal representatives, assigns, transferees, assigns, and successors in interest. The rights, obligations, and duties under this Agreement shall not be assigned by either party without the express written consent of the other party.

G. Entire Agreement. This Agreement constitutes the entirety of the agreement between the parties regarding the subject matter herein and supersedes any prior or contemporaneous verbal or written agreements between the parties regarding such subject matter. If any provisions in this Agreement conflict with any provisions in any other previously executed instrument, this Agreement shall control.

H. Amendments. No amendment, modification, or alteration of the terms of this Agreement shall be binding unless reduced to writing, dated, and duly executed by the parties subsequent to the date of this Agreement.

I. No Agency. The relationship between the parties under this Agreement is that of independent contracting entities. User is not an agent or employee of City, and User's officers, agents, and employees are not officers, agents, or employees of City.

J. Survival. Article IX of this Agreement shall survive the termination of this Agreement.

K. Non-Discrimination and Compliance with Law. All work performed by User or User's contractors in furtherance of this Agreement shall provide for the fair, equal, and nondiscriminatory treatment of all persons. All work performed by User or User's contractors in furtherance of this Agreement shall comply with applicable federal, state and local laws, rules, and regulations.

L. Authority. The signatories to this Agreement hereby represent that they have full legal authority to execute this Agreement on behalf of their respective entities.

{Remainder of this page intentionally blank}

IN WHNESS WHEREOF, each of the parties hereto has executed this Agreement, or caused the same to be executed by its duly authorized representative.

Fredericksburg Tennis Center Foundation, D.B.A. Fredericksburg Racquet Center

By: _____

Date: _____

Printed Name: _____

Title: _____

City of Fredericksburg

By: _____

Date: _____

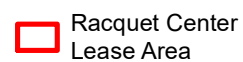
Printed Name: _____

Title: *City Manager*

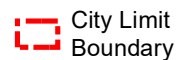


EXHIBIT A Racquet Center Lease Area

LEGEND



GCAD Parcels



FTA

FREDERICKSBURG TENNIS ASSOCIATION

432 Ladybird Dr.
Fredericksburg , TX 78624
Fredericksburgtennis.org

Greetings:

The Fredericksburg Tennis Association is happy to join many organizations and members of the Fredericksburg community in supporting the efforts of the Fredericksburg Racquet Club to build a premier facility to house all racquet sports in one location.

FTA, founded in 1975, is celebrating 50 years of growing the game of tennis for all ages in our community this year. As stated in our bylaws, part of our mission is to promote the participation of youth in the game. That effort dovetails seamlessly with the goals of the Fredericksburg Racquet Club to provide an additional venue for youth to participate in healthy, competitive activities that can be enjoyed for a lifetime.

In addition to similar goals between the two organizations, there are practical reasons for supporting a new facility in Fredericksburg. Currently, FTA and the Fredericksburg Pickleball Association are sharing six courts at Lady Bird Johnson Park. Given the size of the memberships of both groups it is very difficult at times to meet the demand for court space for both groups. Both groups and the Parks and Recreation Dept. at the city work together to manage the schedules for court time. Simply put, there are not enough courts for both public use and the reservations required of FTA and FPA to use the courts. The additional courts planned at the new FRC facility would go a long way to alleviate the pressure on the six courts at LBJMP.

With the addition of this facility, Fredericksburg would not only have a top-tier facility for locals, but an additional draw for tennis and pickleball enthusiasts from across the Hill Country.

With great enthusiasm,

John Savage, President
Fredericksburg Tennis Association



Fredericksburg Pickleball
432 Ladybird Dr.
Fredericksburg, TX 78624
www.fredericksburgpickleball.org

April 11, 2025

City Council
Fredericksburg
126 W. Main St.
Fredericksburg, TX 78624

Subject: Support for the Fredericksburg Racquet Center

Dear Members of the Fredericksburg City Council,

On behalf of the members of Fredericksburg Pickleball, we want to lend our voice of support to the Fredericksburg Racquet Club in their endeavor to provide a high-quality center for racquet sports in our community and surrounding hill country.

Fredericksburg, largely due to the Fredericksburg Tennis Association, has a long and rich tradition of community tennis. The six tennis courts at Lady Bird Park have been well used over many years to educate the next generation of players, train UIL champions, and provide hours of competitive exercise and community friendship for all ages. But as the years have gone by these few courts are showing their age and the limited number has struggled to meet the tennis demand. According to the USTA, in 2024 tennis grew in the US to one in 12 Americans. That represents the highest proportion of players on record!

Add to that demand the sport of pickleball. 19.8 million people played pickleball in 2024 in the US. Participation in pickleball across the globe has grown over the last three years by an astounding 311%! Our association has witnessed continual, year-by-year, growth increasing the already stressed use of the tennis courts as pickleball shares these same 6 courts.

The work of Andrea Schmidt and the Parks and Recreation Department has been wonderful as she and her team have engaged regularly with Fredericksburg High

School, Fredericksburg Middle School, Ambleside School, Heritage School, Fredericksburg Tennis, and Fredericksburg Pickleball to try and accommodate the demand for recreational play, lessons, tournaments, clinics and more. The pressure on these courts is simply too much and our community needs facilities to not only meet the local demand but provide for the future of the growth of racquet sports in the hill country and beyond.

We encourage you as the city council to support the building of the Fredericksburg Racquet Center. The community needs a place for the young and older to enjoy racquet sports exercise. The tennis and pickleball community of Fredericksburg wants a place that can facilitate the growth of our respective sports. The city of Fredericksburg can be a place that the surrounding hill country respects and admires as a leader in racquet sports for many years to come. The Fredericksburg Racquet Center provides for these desires and we hope to see its place in our community.

Sincerely,

Sarah Schroeder, President
Kim Williamson, Vice President
Tim Tucker, Treasure
Bobby McGehee, Secretary
Heather Crenwelge, Board member
Fredericksburg Pickleball



April 7, 2025

Attn: Julie Alvarez

Fredericksburg Tennis Center Foundation

1150 N. Hwy 87, Box 344

Fredericksburg, TX 78624

Dear Julie,

Congratulations! On behalf of the Create Healthy Board, we are thrilled to present a **\$2,500,000.00** gift, to be paid in two (2) installments, to the **Fredericksburg Racquet Center Capital Campaign**.

Create Healthy is proud to partner with you to advance your work to enhance the health and well-being of the communities we call home. With partners like you, we are excited about the possibilities of what we can accomplish together.

Your point-of-contact is John (JP) Phelps, Director of Community Engagement. He is available should you have any questions, or need additional information, and can be reached at John.Phelps@createhealthy.org or (830) 990 6620.

Please review the **Grant Terms & Requirements** included with this letter and upon signing, return to Create Healthy by mail or email. Once received, we will process your grant distribution.

We are happy to support your important work and send our best wishes for your continued success.

Yours in good health,

Jayne E. Pope

President/CEO

Please note: Create Healthy Foundation is a 501(c)(3) Type I Supporting Organization. Please consult your tax accountant to understand how contributions from Create Healthy Foundation may impact your public support test.



USTA Texas
P.O. Box 302497
Austin, TX 78703
512.443.1334
usta.com

April 5, 2025

Fredericksburg City Council
126 W Main St.
Fredericksburg, TX 78624

Re: Letter of Support – Fredericksburg Racquet Center

To the Honorable Members of the Fredericksburg City Council,

On behalf of the United States Tennis Association (USTA), Texas Section, it is my privilege to express our enthusiastic support for the proposed Fredericksburg Racquet Center. As the governing body for tennis across the state, we are proud to champion projects that align with our mission to grow the sport and inspire healthier, more connected communities. The vision for the Fredericksburg Racquet Center is not only compelling—it reflects the very best of what community development through sport can achieve.

The thoughtfully designed facility—featuring 11 outdoor tennis courts, 11 dedicated pickleball courts, 4 indoor tennis courts, 4 indoor pickleball courts, a clubhouse, walking trail, and playground—has the potential to become a defining landmark for Fredericksburg. The center is poised to foster a healthier, more connected community by offering inclusive opportunities for physical activity, social engagement, and lifelong learning.

This project arrives at an extraordinary moment for our sport. Tennis has seen remarkable nationwide growth over the past five years, with participation reaching a record 25.7 million players. In 2024 alone, the sport welcomed 1.9 million new players—an 8% increase that reflects the growing appetite for healthy, inclusive, and accessible recreation.

But beyond the numbers lies the deeper value: tennis continues to be one of the world's healthiest sports. Scientific research shows that playing tennis just three hours a week reduces the risk of cardiovascular disease by 56%, and long-term players gain an average of 9.7 years of life compared to non-athletes. The Fredericksburg Racquet Center will bring these life-changing benefits to your community by offering programs for youth, adults, and seniors alike—welcoming newcomers while supporting seasoned athletes and recreational players.

Additionally, a facility of this caliber is uniquely positioned to attract local, regional, and even national events - driving significant economic impact through tourism, hospitality, and retail. By putting "heads in beds" and visitors in restaurants and shops, this project will support Fredericksburg's vibrant local economy while elevating the city's profile as a destination for active living and sport.

USTA Texas wholeheartedly endorses the Fredericksburg Racquet Center and respectfully urges your full support. We believe this project will not only enhance the quality of life for Fredericksburg residents, but it will also serve as a long-term investment in the city's cultural, recreational, and economic vitality.

We thank you for your leadership and thoughtful consideration of this transformational project. Please know that USTA Texas stands ready to support your efforts in making this vision a reality.

Sincerely,

A handwritten signature in black ink that reads "Katy Rogers". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Katy Rogers
Director of CTAs & Facilities
United States Tennis Association, Texas
Email: krogers@texas.usta.com
Phone: 512.633.3675



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: April 15, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consider the Approval of a Construction Contract with Tegrity Contractors for the New City Hall at East Campus Remodel Project. (Garret Bonn, Assistant City Manager)

PRESENTATION:

[PRESENTER_NO_BR]

SUMMARY:

Receive construction bids for the New City Hall at East Campus Remodel Project and approve the award of a construction contract to Tegrity Contractors.

BACKGROUND:

The New City Hall at East Campus Remodel Project will convert the former Hill Country University Center educational facility (constructed in 2010 on City-owned property) into a new City Hall for the City of Fredericksburg. The project scope includes the remodel of primarily classroom and laboratory space into offices, Council chambers, conference rooms, common areas, and community meeting space that will service the needs of the City of Fredericksburg for years to come and also provides for additional space for both PD and Fire/EMS to occupy and operate out of the current City Hall facility as a downtown/central station. The scope of the remodel project includes, but is not limited to, demolition of existing interior elements, and installation of new stud walls, drywall, doors and door hardware, lighting/power/data, plumbing fixtures, interior finishes (i.e. painting, suspended ceiling systems, flooring, trim work), cabinetry, millwork, countertop installation, and final clean-up.

The remodel plans and specifications for the project were prepared by SKT Architects and Keener Engineering. The bid package included a base bid amount as well as nine (9) alternate items that provide for increased security measures in the building, addressing issues that were identified in building inspection reports, improved energy efficiency, and a contingency to address unforeseen issues that may arise during the remodel project. After public advertisement of the bid package, the City received eight (8) sealed bids prior to the bid opening held on April 2, 2025. In addition to pricing, bidders were required to submit proposed construction durations for the project as well as qualification statements and references. City staff, SKT Architects, and the City Attorney have reviewed the bid packages and have found all of the bid packages received to be complete and competitive.

Tegrity Contractors, who is based in Allen, Tx but have a central Texas division, was the low bidder

on the project and also proposed the second-shortest construction schedule for the project. Although Tegrity has not completed work for the City of Fredericksburg in the past, they have been in operation for 27 years and have extensive experience working on similar projects for other municipalities and governmental entities. In checking various references, everyone has spoken very highly of Tegrity and indicated they would be happy to work with them again.

A full summary of the bid results, including proposed construction timelines, is included on the attached bid tab.

FUNDING SOURCE: General & Enterprise Funds **FINANCIAL IMPACT:**
\$2,014,993.00

STAFF RECOMMENDATION:

City staff recommends award of the construction contract for the New City Hall at East Campus Remodel Project to Tegrity Contractors in the amount of \$2,014,993.00 which includes alternate bid items 1 through 9.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Governance

ATTACHMENTS:

1. Bid Tab Summary
2. Cover Sheet & Floor Plans for New City Hall at East Campus
3. SKT (Architect) Letter of Recommendation

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: April 01, 2025



William McKamie, City Attorney

Date: April 01, 2025



Clinton Bailey, City Manager

Date: April 10, 2025



Date: April 11, 2025



NEW CITY HALL @ EAST CAMPUS BID COMPARISON

Bidder	Substantial Completion (Calendar Days)	Final Completion (Calendar Days)	Total Base Bid Amount	Alt A1 - Impact resistant windows at reception	Alt A2 - Impact resistant windows at utility billing counters	Alt A3 - Installation of acoustical panels in lobby and mezzanine	Alt A4 - Sand, clean, and paint, exterior features	Alt A5 - Replacement of light fixtures with new LED fixtures	Alt A6 - Installation of walls up to existing joists above suspended ceiling	Alt A7 - Provide owner's contingency as specified in Allowances Section 012100	Alt A8 - Treat and Reattach wood casing trim on all exterior windows	Alt A9 - Insulate and Seal all exterior windows	Total - Base Bid + All Alternates (Recommended)
FLETCO CONSTRUCTION	210	240	\$ 1,949,980.00	\$ 33,018.00	\$19,892.00	\$ 27,500.00	\$24,531.00	\$20,991.00	\$ 127,380.00	\$ 200,000.00	\$19,369.00	\$ 6,615.00	\$ 2,429,276.00
K-W CONSTRUCTION	250	280	\$ 1,780,000.00	\$ 28,500.00	\$15,000.00	\$ 21,000.00	\$17,800.00	\$28,400.00	\$ 29,500.00	\$ 200,000.00	\$43,800.00	\$42,500.00	\$ 2,206,500.00
J-K BERNHARD CONSTRUCTION	241	271	\$ 2,472,408.00	\$ 40,060.00	\$16,726.00	\$ 21,120.00	\$37,320.00	\$56,644.00	\$ 44,760.00	\$ 200,000.00	\$68,125.00	\$28,438.00	\$ 2,985,601.00
KENDNEL KASPER CONSTRUCTION	215	235	\$ 1,722,635.05	\$ 39,488.00	\$ 9,884.00	\$ 28,158.00	\$13,300.00	\$18,472.30	\$ 20,400.00	\$ 200,000.00	\$17,320.00	\$25,680.00	\$ 2,095,337.35
GT BUILDERS	302	317	\$ 1,978,450.93	\$ 47,027.25	\$10,651.50	\$ 15,630.84	\$34,560.00	\$37,479.24	\$ 58,435.23	\$ 200,000.00	\$14,774.40	\$13,543.20	\$ 2,410,552.59
J POOLE GROUP	170	190	\$ 1,883,569.00	\$ 60,777.00	\$28,056.00	\$ 11,985.00	\$10,384.00	\$38,173.00	\$ 35,000.00	\$ 200,000.00	\$ 5,120.00	\$ 2,560.00	\$ 2,275,624.00
TEGRITY CONTRACTORS	180	210	\$ 1,627,777.00	\$ 16,777.00	\$ 7,777.00	\$ 24,777.00	\$16,777.00	\$38,777.00	\$ 49,777.00	\$ 200,000.00	\$22,777.00	\$ 9,777.00	\$ 2,014,993.00
GUIDO CONSTRUCTION	213	243	\$ 1,999,888.00	\$ 60,052.00	\$25,283.00	\$ 26,007.00	\$16,496.00	\$38,164.00	\$ 33,907.00	\$ 200,000.00	\$15,985.00	\$12,119.00	\$ 2,427,901.00



REMODEL FOR NEW CITY HALL AT EAST CAMPUS FREDERICKSBURG, TEXAS

100% BID SET 3-10-25

OWNER INFORMATION:

MAYOR
COUNCIL MEMBER/ MAYOR PRO TEAM
COUNCIL MEMBER
COUNCIL MEMBER
COUNCIL MEMBER
CITY MANAGER
ASSISTANT CITY MANAGER
PUBLIC INFORMATION OFFICER

JERYL HOOVER
EMILY KIRCHNER
RANDY BRILEY
TONY KLEIN
BOBBY WATSON
CLINTON BAILEY
GARRET BONN
SEAN DOERRE

ARCHITECT:



SKT Architects, PLLC
300 West Main, Suite C
Fredericksburg, TX 78624
www.sktarchitects.com
P: 830-997-0383

MEP ENGINEER:



Keener Engineering Services, LLC
1220 West Austin St.
Fredericksburg, TX 78624
P: (830) 997-0180
© 2018 Keener Engineering Services, LLC

STRUCTURAL ENGINEER:



SMITH STRUCTURAL ENGINEERS

9701 BRODIE LN., SUITE A-204 AUSTIN, TEXAS 78748
PHONE: 512-478-5281 FAX: 512-381-0127



VICINITY MAP

APPROVED:

CITY OF FREDERICKSBURG

DATE

INDEX TO DRAWINGS

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	ARCHITECTURAL		ELECTRICAL
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D1.2	SELECTIVE DEMOLITION PLAN - NORTH AND EAST WINGS	ED1.1	ELECTRICAL DEMO FLOOR PLAN - LOBBY / STORAGE MEZZANINE
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M2.1	MECHANICAL SCHEDULES AND DETAILS		



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P: 830-997-0383



REMODEL FOR
NEW CITY HALL AT EAST CAMPUS
2818 EAST US HWY 290 FREDERICKSBURG, TEXAS 78624

PROJECT # 24-06
DATE 3-10-25
REVISION

COVER SHEET

T1.0

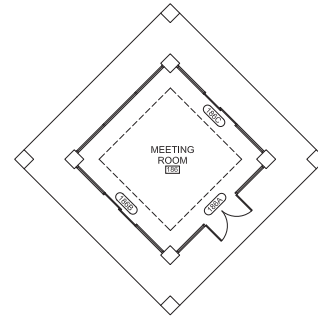
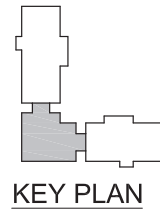
PROJECT GENERAL NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS, AND REFERENCE STANDARDS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE 2015 INTERNATIONAL BUILDING CODE AND THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.
2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF THE TEXAS ACCESSIBILITY STANDARDS (TAS 2012).
3. DO NOT SCALE DRAWINGS, UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FINISHED FACE OF GYPSUM BOARD WALLS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
4. ALL APPLIANCES SHALL BE PROVIDED AND INSTALLED BY OWNER, CONTRACTOR TO INSTALL UTILITIES AS SHOWN IN MEP DRAWINGS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INSTALLATION REQUIREMENTS OF ALL EQUIPMENT, APPLIANCES, FIXTURES, AND HARDWARE PRIOR TO THE START OF WORK.
6. NEW ADA SIGNAGE AT INTERIOR DOORS TO BE INSTALLED BY OWNER.
7. REPAIR AND PATCH ANY DAMAGED DRYWALL, TEXTURE TO MATCH EXISTING.

KEY	
	NEW WALLS. SEE WALL TYPES AND PLAN DETAILS
	2 HOUR RATED BARRIER
	EXISTING 1 HOUR RATED PARTITION
	DOOR NUMBER
	WALL TYPE

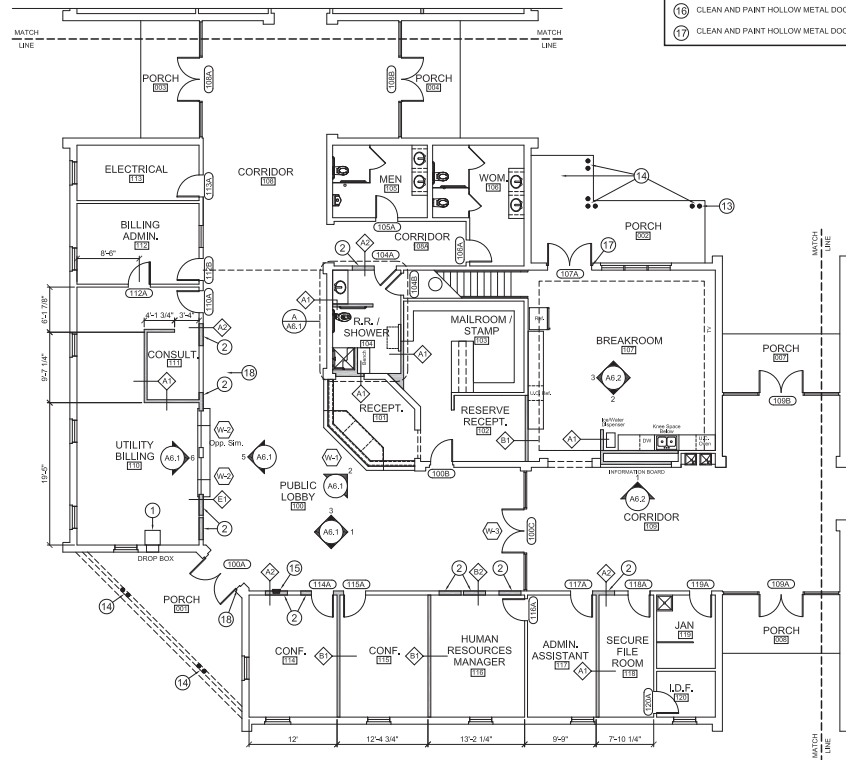
BUILDING DATA	
GROSS BUILDING AREA	27,593 S.F.
GROSS CONDITIONED AREA	25,058 S.F.
NUMBER OF STORIES	ONE
OCCUPANCY TYPE	B AND A-3
OCCUPANT LOAD	396 PEOPLE
BUILDING TYPE	TYPE III
AUTOMATIC SPRINKLER SYSTEM	NO

- KEY NOTES**
1. INSTALL DEPOSIT DROP BOX WITH HOPPER DROP DOOR AND THROUGH WALL CHUTE (MODEL GSE-AS-ADU FROM AMERICAN SECURITY PRODUCTS PROVIDED BY OWNER). VERIFY EXACT PLACEMENT. FLASH CHUTE AT EXTERIOR SHEATHING AND REAPPLY SPRAY FOAM INSULATION AROUND CHUTE IN STUD CAVITY. REMOVE AND REINSTALL STONE VENEER AROUND DEPOSIT DOOR. COORDINATE INSTALLATION DETAILS WITH ARCHITECT.
 2. R/FILL WINDOW/DOOR OPENING TO MATCH SURROUNDING WALL TYPE. INSTALL NEW BASE AND CHAIR RAIL (IF PRESENT) TO MATCH EXISTING.
 3. MODIFY EXISTING WALL TO MATCH NOTED WALL TYPE. SEE ALSO PLAN DETAILS.
 4. ALTERNATE BID #3: INSTALL FABRIC WRAPPED ACOUSTICAL PANELS AS SPECIFIED W/ WOOD TRIM ON WALLS ABOVE EXISTING WOOD ACCENT BAND AT LOBBY AND MEZZANINE. PROVIDE IMPACT RESISTANT PANELS AT MEZZANINE. SEE ALSO INTERIOR ELEVATIONS. COORDINATE JOINT LOCATIONS WITH ARCHITECT.
 5. EXTEND WALL TO HARD CEILING ABOVE.
 6. REATTACH EXISTING WOOD CHAIR RAIL WITH TRIM SCREWS FOR SNUG FIT WHERE GAP IS GREATER THAN 1/8". COUNTERSINK SCREWS AND FILL WITH MINWAX COLOR-MATCHED WOOD FILLER. PROVIDE MOCK-UP FOR APPROVAL.
 7. REATTACH EXISTING LOSE WOOD BASE BOARD WITH TRIM SCREWS FOR SNUG FIT. COUNTERSINK SCREWS AND FILL WITH MINWAX COLOR-MATCHED WOOD FILLER. PROVIDE MOCK-UP FOR APPROVAL.
 8. NEW DRINKING FOUNTAINS AS SPECIFIED. SEE MEP DRAWINGS.
 9. CLEAN AND RECAULK JOINT BETWEEN JAMB AND JAMB EXTENSION. FULL PERIMETER OF WINDOW. PAINT JAMBS.
 10. REPAIR / REPLACE DAMAGED WOOD JAMB EXTENSIONS. REPAINT JAMBS.
 11. REMOVE AUTOMATED ROLLER SHADES AND INSTALL MANUALLY OPERATED SHADES TO MATCH BREAK ROOM 160.
 12. REPAIR DRYWALL AT INSIDE CORNER. REMOVE SECTION OF DRYWALL BACK TO NEAREST STUD. ADD STUD IN CORNER TO RECEIVE DRYWALL, AND REINSTALL DRYWALL PER MFG. WRITTEN INSTRUCTIONS. DISCUSS DETAILS WITH ARCHITECT PRIOR TO INSTALLATION.
 13. ALTERNATE BID #4: CLEAN, REPAIR, AND WELD COLUMN BASE PLATE TO LIKE NEW CONDITION. PRIME FOR PAINT.
 14. ALTERNATE BID #4: SAND, CLEAN, AND REPAINT STEEL COLUMNS, BEAMS, AND RAFTERS. VERIFY COLOR.
 15. REINSTALL SALVAGED FIRE EXTINGUISHER CABINET IN INFILLED OPENING. VERIFY EXACT LOCATION AND HEIGHT ABOVE FINISH FLOOR.
 16. CLEAN AND PAINT HOLLOW METAL DOORS AND DOOR FRAME.
 17. CLEAN AND PAINT HOLLOW METAL DOOR FRAME.



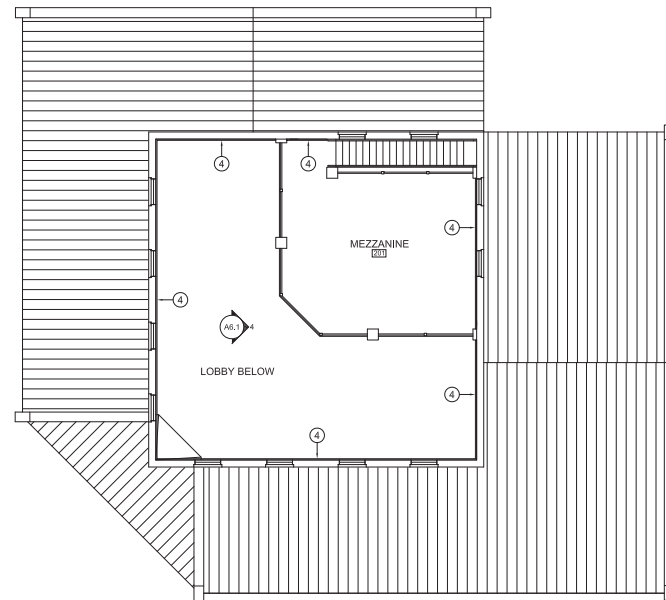
MEETING ROOM 186 PLAN

1/8" = 1' - 0"



PARTIAL FLOOR PLAN - LOBBY

1/8" = 1' - 0"



PARTIAL FLOOR PLAN - MEZZANINE 201

1/8" = 1' - 0"



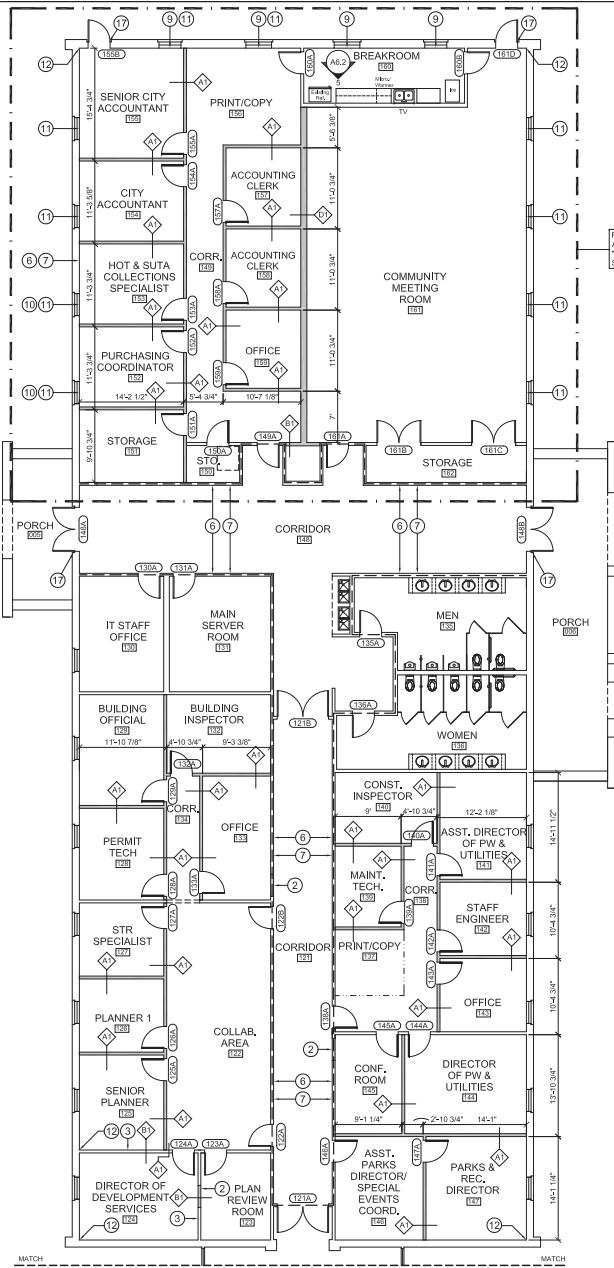
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REMODEL FOR
NEW CITY HALL AT EAST CAMPUS
2818 EAST US HWY 290 FREDERICKSBURG, TEXAS 78624

PROJECT #	24-06
DATE	3-10-25
REVISION	
FLOOR PLAN -	LOBBY

A1.1



PARTIAL FLOOR PLAN - NORTH WING

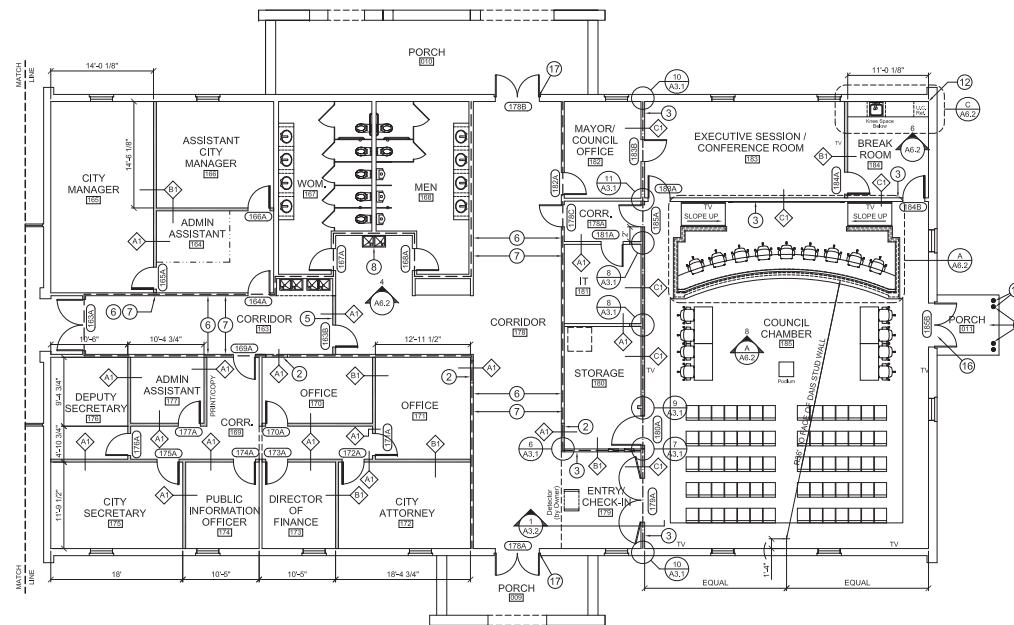
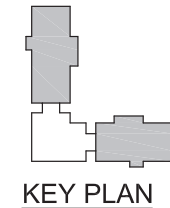
1/8" = 1' - 0"



- KEY NOTES**
1. INSTALL DEPOSIT DROP BOX WITH HOPPER DROP DOOR AND THROUGH WALL CHUTE (MODEL CSE-AS40U) FROM AMERICAN SECURITY PRODUCTS PROVIDED BY OWNER. VERIFY EXACT PLACEMENT. FLASH CHUTE AT EXTERIOR SHEATHING AND REAPPLY SPRAY FOAM INSULATION AROUND CHUTE IN STUD CAVITY. REMOVE AND REINSTALL STONE VENEER AROUND DEPOSIT DOOR. COORDINATE INSTALLATION DETAILS WITH ARCHITECT.
 2. INFILL WINDOW / DOOR OPENING TO MATCH SURROUNDING WALL TYPE. INSTALL NEW BASE AND CHAIR RAIL (IF PRESENT) TO MATCH EXISTING.
 3. MODIFY EXISTING WALL TO MATCH NOTED WALL TYPE. SEE ALSO PLAN DETAILS.
 4. ALTERNATE BID #3: INSTALL FABRIC WRAPPED ACOUSTICAL PANELS AS SPECIFIED W/ WOOD TRIM ON WALLS ABOVE EXISTING WOOD ACCENT BAND AT LOBBY AND MEZZANINE. PROVIDE IMPACT RESISTANT PANELS AT MEZZANINE. SEE ALSO INTERIOR ELEVATIONS. COORDINATE JOINT LOCATIONS WITH ARCHITECT.
 5. EXTEND WALL TO HARD CEILING ABOVE.
 6. REATTACH EXISTING WOOD CHAIR RAIL WITH TRIM SCREWS FOR SNUG FIT WHERE GAP IS GREATER THAN 1/8". COUNTERSINK SCREWS AND FILL WITH MINIWAX COLOR-MATCHED WOOD FILLER. PROVIDE MOCK-UP FOR APPROVAL.
 7. REATTACH EXISTING LOSE WOOD BASE BOARD WITH TRIM SCREWS FOR SNUG FIT. COUNTERSINK SCREWS AND FILL WITH MINIWAX COLOR-MATCHED WOOD FILLER. PROVIDE MOCK-UP FOR APPROVAL.
 8. NEW DRINKING FOUNTAINS AS SPECIFIED. SEE MEP DRAWINGS.
 9. CLEAN AND RECAULK JOINT BETWEEN JAMB AND JAMB EXTENSION. FULL PERIMETER OF WINDOW. PAINT JAMBS.
 10. REPAIR / REPLACE DAMAGED WOOD JAMB EXTENSIONS. REPAINT JAMBS.
 11. REMOVE AUTOMATED ROLLER SHADES AND INSTALL MANUALLY OPERATED SHADES TO MATCH BREAK ROOM 160.
 12. REPAIR DRYWALL AT INSIDE CORNER. REMOVE SECTION OF DRYWALL BACK TO NEAREST STUD. ADD STUD IN CORNER TO RECEIVE DRYWALL. AND REINSTALL DRYWALL PER MFG. WRITTEN INSTRUCTIONS. DISCOUR DETAILS WITH ARCHITECT PRIOR TO INSTALLATION.
 13. ALTERNATE BID #4: CLEAN, REPAIR, AND WELD COLUMN BASE PLATE TO LIKE NEW CONDITION. PRIME FOR PAINT.
 14. ALTERNATE BID #4: SAND, CLEAN, AND REPAINT STEEL COLUMNS, BEAMS, AND RAFTERS. VERIFY COLOR.
 15. REINSTALL SALVAGED FIRE EXTINGUISHER CABINET IN INFILLED OPENING. VERIFY EXACT LOCATION AND HEIGHT ABOVE FINISH FLOOR.
 16. CLEAN AND PAINT HOLLOW METAL DOORS AND DOOR FRAME.
 17. CLEAN AND PAINT HOLLOW METAL DOOR FRAME.

KEY

NEW WALLS. SEE WALL TYPES AND PLAN DETAILS	DOOR NUMBER
2 HOUR RATED BARRIER	WALL TYPE
EXISTING 1 HOUR RATED PARTITION	



PARTIAL FLOOR PLAN - EAST WING

1/8" = 1' - 0"



REMODEL FOR
NEW CITY HALL AT EAST CAMPUS

2818 EAST US HWY 290 FREDERICKSBURG, TEXAS 78624

PROJECT # 24-06
DATE 3-15-25
REVISION

FLOOR PLAN -
NORTH AND EAST WINGS

A1.2



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830-997-0383 www.sktarchitects.com

April 9, 2025

Garret Bonn
Assistant City Manager
City of Fredericksburg
126 W. Main Street
Fredericksburg, TX 78624

RE: New City Hall at East Campus Remodel Project – Recommendation of Award

Dear Mr. Bonn,

The public bid opening for the New City Hall at East Campus Remodel Project was held on April 2, 2025. A total of eight (8) bids were received, with a summary provided in the enclosed bid tabulation chart. The apparent low bidder is Tegrity Contractors, based in Allen, Texas, with a base bid amount of \$1,627,777.00. Tegrity Contractors acknowledged receipt of Addenda No. 1 and No. 2 and submitted pricing for bid alternates No. 1 through No. 9. A five percent (5%) bid bond, based on the maximum bid amount, was included with their submission.

In addition to pricing, bidders were required to submit a proposed construction duration. Timeframes for final completion ranged from 190 to 317 consecutive calendar days. Tegrity Contractors proposed a completion schedule of 210 consecutive calendar days, representing the second shortest duration among all bidders.

While SKT Architects has not previously worked with Tegrity Contractors and is unfamiliar with the team assigned to this project, Eddie Whitworth, Director of Tegrity's Central Texas Division, expressed confidence in their submitted pricing and their capacity to perform the work successfully. It is our understanding that City staff contacted references from Tegrity Contractor's previously completed projects and received no negative feedback. Additionally, the City's legal counsel reviewed current litigation involving the Company and found no issues of concern.

Based on the information available to us at this time, SKT recommends awarding the contract to Tegrity Contractors. Contingent upon the City's available budget, we further recommend awarding the base bid along with bid alternates No. 1 through No. 9 for a total amount of \$2,014,993.00 to achieve the best value for the project in terms of security, energy efficiency, acoustics, and aesthetics.

Sincerely,

A handwritten signature in blue ink that reads 'Brandon Weinheimer'. The signature is written in a cursive, flowing style.

Brandon Weinheimer – Principal
SKT Architects, PLLC

Enclosed: Unofficial Bid Tabulation



BID OPENING FORM - UNOFFICIAL RESULTS
City of Fredericksburg - New City Hall @ East Campus Remodel Project
04/02/2025 2:00 PM

Bidder	Bid Security	Contractor's Qualification Statement/Conflict of Interest Questionnaire	Proposed Calendar Days for Completion (Substantial/Final)	Total Base Bid Amount	Alt A1 - Impact resistant windows at reception	Alt A2 - Impact resistant windows at utility billing counters	Alt A3 - Installation of acoustical panels in lobby and mezzanine	Alt A4 - Sand, clean, and paint, exterior features	Alt A5 - Replacement of light fixtures with new LED fixtures	Alt A6 - Installation of walls up to existing joists above suspended ceiling	Alt A7 - Provide owner's contingency as specified in Allowances Section 012100	Alt A8 -Treat and Reattach wood casing trim on all exterior windows	Alt A9 - Insulate and Seal all exterior windows
FLETCO CONSTRUCTION	X	X	210/240	\$ 1,949,980.00	\$ 33,018.00	\$ 19,892.00	\$ 27,500.00	\$ 24,531.00	\$ 20,991.00	\$ 127,380.00	\$ 200,000.00	\$ 19,369.00	\$ 6,615.00
K-W CONSTRUCTION	X	X	250/280	\$ 1,780,000.00	\$ 28,500.00	\$ 15,000.00	\$ 21,000.00	\$ 17,800.00	\$ 28,400.00	\$ 29,500.00	\$ 200,000.00	\$ 43,800.00	\$ 42,500.00
J-K BERNHARD CONSTRUCTION	X	X	241/271	\$ 2,472,408.00	\$ 40,060.00	\$ 16,726.00	\$ 21,120.00	\$ 37,320.00	\$ 56,644.00	\$ 44,760.00	\$ 200,000.00	\$ 68,125.00	\$ 28,438.00
KENDNEL KASPER CONSTRUCTION	X	X	215/235	\$ 1,722,635.05	\$ 39,488.00	\$ 9,884.00	\$ 28,158.00	\$ 13,300.00	\$ 18,472.30	\$ 20,400.00	\$ 200,000.00	\$ 17,320.00	\$ 25,680.00
GT BUILDERS	X	X	302/317	\$ 1,978,450.93	\$ 47,027.25	\$ 10,651.50	\$ 15,630.84	\$ 34,560.00	\$ 37,479.24	\$ 58,435.23	\$ 200,000.00	\$ 14,774.40	\$ 13,543.20
J POOLE GROUP	X	X	170/190	\$ 1,883,569.00	\$ 60,777.00	\$ 28,056.00	\$ 11,985.00	\$ 10,384.00	\$ 38,173.00	\$ 35,000.00	\$ 200,000.00	\$ 5,120.00	\$ 2,560.00
TEGRITY CONTRACTORS	X	X	180/210	\$ 1,627,777.00	\$ 16,777.00	\$ 7,777.00	\$ 24,777.00	\$ 16,777.00	\$ 38,777.00	\$ 49,777.00	\$ 200,000.00	\$ 22,777.00	\$ 9,777.00
GUIDO CONSTRUCTION	X	X	213/243	\$ 1,999,888.00	\$ 60,052.00	\$ 25,283.00	\$ 26,007.00	\$ 16,496.00	\$ 38,164.00	\$ 33,907.00	\$ 200,000.00	\$ 15,985.00	\$ 12,119.00



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: April 15, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consider approval of the purchase and installation of office furniture from DCInteriors Office Furniture for the New City Hall at East Campus Remodel Project. (Garret Bonn, Assistant City Manager)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

Consider approval of the purchase and installation of office furniture from DCInteriors Office Furniture for the New City Hall at East Campus Remodel Project in an amount not to exceed \$300,000.

BACKGROUND:

As part of the New City Hall at East Campus Remodel Project, new furniture is being proposed for the facility so that the existing furniture in the current City Hall can remain in place for use by the Police and Fire/EMS Departments, who will be using the facility as a central campus. The package includes furnishings for the entire building, including seating for up to 80 attendees in the Council Chambers as well as tables and chairs for up to 80 users in the Community Meeting Room. The remodel project is estimated to take 6-7 months to complete but the proposed furniture package has a lead time of approx. 2-3 months and there are regular price increases. DCInteriors, who the City routinely works with for office furnishings, has recommended the order be placed early on in the project to ensure the furnishings are available for installation as the remodel project is nearing completion and to lock in pricing and avoid price increases. The office furniture and furnishings will be purchased under a cooperative purchasing agreement with a current price totaling \$277,285.07 (see attached). A not to exceed amount of \$300,000 is being requested to allow for the purchase of additional furnishings that may be needed as the remodel project is constructed.

FUNDING SOURCE: General & Enterprise Funds **FINANCIAL IMPACT:**
Not to Exceed \$300,000

STAFF RECOMMENDATION:

Staff recommends approving the purchase and installation of office furniture and furnishings from DCInteriors Office Furniture for the New City Hall at East Campus Remodel Project in an amount not to exceed \$300,000.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

1. Furnishings Floor Plan
2. Bill of Materials

APPROVAL/REVIEW:



William McKamie, City Attorney

Date: April 08, 2025



Leticia Vacek, City Secretary

Date: April 10, 2025



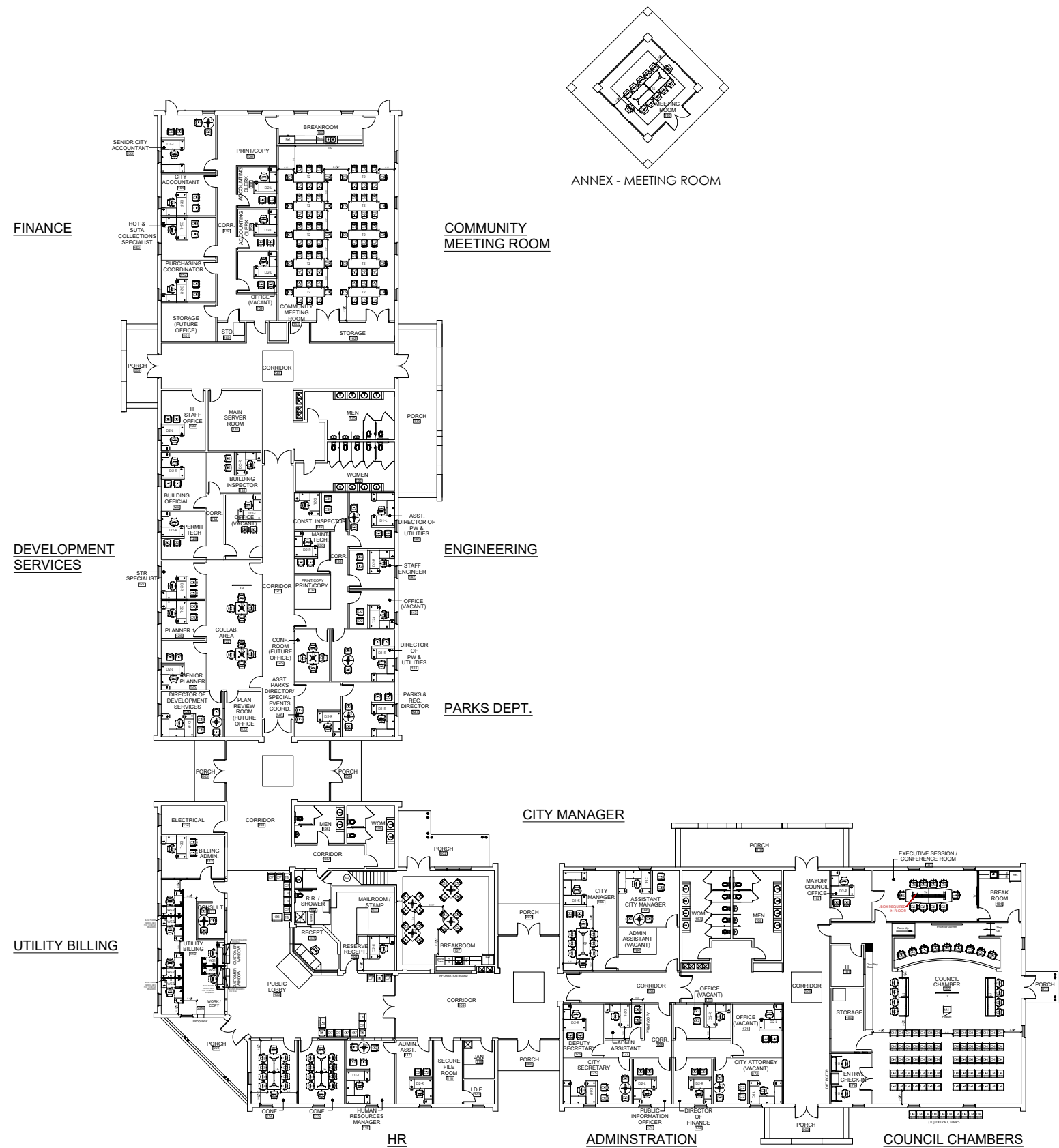
Garret Bonn, Assistant City Manager

Date: April 11, 2025



Clinton Bailey, City Manager

Date: April 11, 2025



REVIEWED AND APPROVED BY: _____ DATE: _____

PROJECT NAME: City of Fredericksburg | New City Hall

DATE: 12/3/24 REV PRELIM: 1/22/25
REVISION #: 1 REVISION DATE: 3/21/25
DRAWN BY: jv
SCALE: Not to Scale
DCI Project #: TX24353
These plans are proprietary and may not be shared.

DC INTERIORS
6860 ALAMO DOWNS PKWY
SAN ANTONIO, TX 78238
Phone: 210-521-9900
Fax: 210-521-9910
www.dcioffice.com

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

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

Bill of Materials



Cage Code: 3YCV2

Prepared For:	Project #:	TX24353_Rev1	3/25/2025
City of Fredericksburg	Sales Rep:	Jessica Cevallos/jv	
Fredericksburg TX	Notes:	Hon Omnia #R191804 and Open Market Items	

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
00						
1	00	1	CONTRACTS	CONTRACTS QUOTED:	\$0.00	\$0.00
			Comfortek:	Open Market		
			Falcon:	Tips #200301		
			Hon:	Omnia #R191804		
			Lesro:	Tips #230301		
			TableX:	Tips #230301		
2	00	1	NOTE	QUOTE IS SORTED BY FURNITURE TAGS. REFER TO SPEC SHEETS & TAKEOFF LIST AT THE BACK FOR ROOM DESIGNATIONS.	\$0.00	\$0.00
					Subtotal:	\$0.00

C1

	3	C1	108	HIWMMS	Ign 2.0 Mid-back 4-way Mesh - Mesh Seat	\$372.38	\$40,217.04
			.Y1	Synchro-Tilt W Seat Slider			
			.A	Height and Width Adj			
			.H	Hard (Standard)			
			.IM	4-Way Black			
			.IMS	Ignition Mesh Seat			
			.BL	Black Adjustable Lumbar			
			.SB	Standard Base			
			.T	Black			
			.N	No Headrest			

						Subtotal:	\$40,217.04
--	--	--	--	--	--	------------------	--------------------

C2

	4	C2	49	HSGS6	Accomodate Set of Two Guest Chairs	\$446.25	\$21,866.25
			.F	Fixed			
			.E	Standard Nylon Glide			

Prepared For:
City of Fredericksburg
Fredericksburg TX

Project #: TX24353_Rev1
Sales Rep: Jessica Cevallos/jv
Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
			\$(2)	Grade 2 Uph		
			.SMOMEGO	Ego		
			23	Twig		
			.CBK	Charblack		

Subtotal: \$21,866.25

C4

	5	C4	80	VT7701X-20	Comfortek Vista Plus Chair, Armless	\$146.67	\$11,733.60
				GRADE 3	Warrington Blarney		
				FRAME:	Textured Black		
					*** OPEN MARKET ***		

Subtotal: \$11,733.60

C5

	6	C5	19	HCFEU	Cofi Executive Height Chair	\$570.00	\$10,830.00
				.W0	Weight Activated		
				.STC	Standard Cylinder		
				.P	Fixed Polished Aluminum		
				.H	Black Hard Caster		
				\$(2)	Grade 2 Uph		
				.WP	Whisper Vinyl		
				~	Undecided FABRIC Option		
				.CHS	Channel Stitch		
				TC00	Coordinating		
				.PA	Polished Aluminum		

Subtotal: \$10,830.00

C6

	7	C6	8	HMG1	Motivate 4-Leg Stack Chair-Set/2	\$279.38	\$2,235.04
				.N	No Arm		
				.E	Standard Nylon Glide		
				.PT	Platinum		
				.CBK	Charblack		

Subtotal: \$2,235.04

C7

Prepared For:
City of Fredericksburg
Fredericksburg TX

Project #: TX24353_Rev1
Sales Rep: Jessica Cevallos/jv
Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended	
	8	C7	14	AS1101	Amherst Steel, Guest Chair	\$347.40	\$4,863.60
				SSV	Silver		
				AXX	No Armpads		
				03	Upholstery for seat cushion		
				GRADE2S	Grade 2		
				DI	Dillon		
				JA	Java		
				02	Upholstery for back cushion		
				GRADE2B	Grade 2		
				DI	Dillon		
				JA	Java		
				-01	Same upholstery all locations		
				GRD2	Grade 2		
Subtotal:						\$4,863.60	

C8

	9	C8	2	AS1401	Amherst Steel, Bariatric Chair	\$556.65	\$1,113.30
				SSV	Silver		
				AXX	No Armpads		
				03	Upholstery for seat cushion		
				GRADE2S	Grade 2		
				DI	Dillon		
				JA	Java		
				02	Upholstery for back cushion		
				GRADE2B	Grade 2		
				DI	Dillon		
				JA	Java		
				-01	Same upholstery all locations		
				GRD2	Grade 2		
Subtotal:						\$1,113.30	

C9

	10	C9	80	R2482	Falcon Banquet Chair	\$249.10	\$19,928.00
				Upholstery:	Silvertex Sage		
				Frame Finish:	CP001MS Matte Black		
Subtotal:						\$19,928.00	

Prepared For:
City of Fredericksburg
Fredericksburg TX

Project #: TX24353_Rev1
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Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
D1-L						
	11	D1-L	2	HF23B	Black Removable Lock Core Kit	\$17.52
				.X101E		
	12	D1-L	2	HF23B	Black Removable Lock Core Kit	\$17.52
				.X102E		
	13	D1-L	2	HF23B	Black Removable Lock Core Kit	\$17.52
				.X103E		
	14	D1-L	2	HF23B	Black Removable Lock Core Kit	\$17.52
				.X104E		
	15	D1-L	2	HF23B	Black Removable Lock Core Kit	\$17.52
				.X105E		
	16	D1-L	5	HNL2448BF	48x24x29-1/2 Bridge w/full mod	\$230.68
				.V	Tri Oval Edge	
				F	Shaker Cherry	
				.P	Black	
				\$(L1STD)	Grd L1 Standard Laminates	
				.F	Shaker Cherry	
				\$(L1STD)	Grd L1 Standard Laminates	
				.F	Shaker Cherry	
				HNL2472LP	72x24x29-1/2 Lf Ped Credenza	
				.V	Tri Oval Edge	
	17	D1-L	5	HNL2472LP	72x24x29-1/2 Lf Ped Credenza	\$742.41
				F	Shaker Cherry	
				.B	Cylinder/Black	
				.P	Black	
				\$(L1STD)	Grd L1 Standard Laminates	
				.F	Shaker Cherry	
				\$(L1STD)	Grd L1 Standard Laminates	
				.F	Shaker Cherry	
				\$(L1STD)	Grd L1 Standard Laminates	

Prepared For:
City of Fredericksburg
Fredericksburg TX

Project #: TX24353_Rev1
Sales Rep: Jessica Cevallos/jv
Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended	
	18	D1-L	5	.F	Shaker Cherry		
				HNL3672RPRR	72x36x29-1/2 Rt Ped Desk rect top recess mod	\$820.52	\$4,102.60
				.V	Tri Oval Edge		
				F	Shaker Cherry		
				.B	Cylinder/Black		
				.P	Black		
				\$(L1STD)	Grd L1 Standard Laminates		
				.F	Shaker Cherry		
				\$(L1STD)	Grd L1 Standard Laminates		
				.F	Shaker Cherry		
				\$(L1STD)	Grd L1 Standard Laminates		
				.F	Shaker Cherry		
					Subtotal:	\$9,143.25	

D1-R

	19	D1-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
	20	D1-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
	21	D1-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
	22	D1-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
	23	D1-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
	24	D1-R	5	HNL2448BF	48x24x29-1/2 Bridge w/full mod	\$230.68	\$1,153.40
					.V	Tri Oval Edge	
					F	Shaker Cherry	
					.P	Black	
					\$(L1STD)	Grd L1 Standard Laminates	

Prepared For:
City of Fredericksburg
Fredericksburg TX

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Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
25	D1-R	5	.F	Shaker Cherry		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			HNL2472RP	72x24x29-1/2 Rt Ped Credenza	\$742.41	\$3,712.05
			.V	Tri Oval Edge		
			F	Shaker Cherry		
			.B	Cylinder/Black		
			.P	Black		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
26	D1-R	5	\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			HNL3672LPRR	72x36x29-1/2 Lf Ped Desk rect top recess mod	\$820.52	\$4,102.60
			.V	Tri Oval Edge		
			F	Shaker Cherry		
			.B	Cylinder/Black		
			.P	Black		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		

D2-L

	27	D2-L	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
				.X111E	111E		
	28	D2-L	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
				.X112E	112E		
	29	D2-L	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04

Prepared For:
City of Fredericksburg
Fredericksburg

TX

Project #: TX24353_Rev1
Sales Rep: Jessica Cevallos/jv
Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
	30	D2-L	2	.X113E	113E	
				HF23B	Black Removable Lock Core Kit	\$17.52 \$35.04
	31	D2-L	2	.X114E	114E	
				HF23B	Black Removable Lock Core Kit	\$17.52 \$35.04
	32	D2-L	2	.X115E	115E	
				HF23B	Black Removable Lock Core Kit	\$17.52 \$35.04
	33	D2-L	2	.X116E	116E	
				HF23B	Black Removable Lock Core Kit	\$17.52 \$35.04
	34	D2-L	2	.X117E	117E	
				HF23B	Black Removable Lock Core Kit	\$17.52 \$35.04
	35	D2-L	2	.X118E	118E	
				HF23B	Black Removable Lock Core Kit	\$17.52 \$35.04
	36	D2-L	2	.X119E	119E	
				HF23B	Black Removable Lock Core Kit	\$17.52 \$35.04
	37	D2-L	2	.X120E	120E	
				HF23B	Black Removable Lock Core Kit	\$17.52 \$35.04
	38	D2-L	2	.X121E	121E	
				HF23B	Black Removable Lock Core Kit	\$17.52 \$35.04
	39	D2-L	2	.X122E	122E	
				HF23B	Black Removable Lock Core Kit	\$17.52 \$35.04
	40	D2-L	2	.X123E	123E	
				HF23B	Black Removable Lock Core Kit	\$17.52 \$35.04
				.X124E	124E	

Prepared For:
City of Fredericksburg
Fredericksburg TX

Project #: TX24353_Rev1
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Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended	
	41	D2-L	14	HNL2448LP	48x24x29-1/2 Return Lf	\$533.27	\$7,465.78
				.V	Tri Oval Edge		
				F	Shaker Cherry		
				.B	Cylinder/Black		
				.P	Black		
				\$(L1STD)	Grd L1 Standard Laminates		
				.F	Shaker Cherry		
				\$(L1STD)	Grd L1 Standard Laminates		
				.F	Shaker Cherry		
				\$(L1STD)	Grd L1 Standard Laminates		
	42	D2-L	14	HNL3672RPRR	72x36x29-1/2 Rt Ped Desk rect top recess mod	\$820.52	\$11,487.28
				.V	Tri Oval Edge		
				F	Shaker Cherry		
				.B	Cylinder/Black		
				.P	Black		
				\$(L1STD)	Grd L1 Standard Laminates		
				.F	Shaker Cherry		
				\$(L1STD)	Grd L1 Standard Laminates		
				.F	Shaker Cherry		
				\$(L1STD)	Grd L1 Standard Laminates		
					Subtotal:	\$19,443.62	

D2-R

	43	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
				.X125E	125E		
	44	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
				.X126E	126E		
	45	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
				.X127E	127E		

Prepared For:
City of Fredericksburg
Fredericksburg TX

Project #: TX24353_Rev1
Sales Rep: Jessica Cevallos/jv
Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
46	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
			.X128E	128E		
			HF23B	Black Removable Lock Core Kit		
47	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
			.X129E	129E		
			HF23B	Black Removable Lock Core Kit		
48	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
			.X130E	130E		
			HF23B	Black Removable Lock Core Kit		
49	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
			.X131E	131E		
			HF23B	Black Removable Lock Core Kit		
50	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
			.X132E	132E		
			HF23B	Black Removable Lock Core Kit		
51	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
			.X133E	133E		
			HF23B	Black Removable Lock Core Kit		
52	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
			.X134E	134E		
			HF23B	Black Removable Lock Core Kit		
53	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
			.X135E	135E		
			HF23B	Black Removable Lock Core Kit		
54	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
			.X136E	136E		
			HF23B	Black Removable Lock Core Kit		
55	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
			.X137E	137E		
			HF23B	Black Removable Lock Core Kit		
56	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
			.X138E	138E		

Prepared For:
City of Fredericksburg
Fredericksburg TX

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Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
57	D2-R	2	HF23B	Black Removable Lock Core Kit	\$17.52	\$35.04
						
58	D2-R	15	HNL2448RP	48x24x29-1/2 Return Rt	\$533.27	\$7,999.05
						
			.X139E	139E		
			.V	Tri Oval Edge		
			F	Shaker Cherry		
			.B	Cylinder/Black		
			.P	Black		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
59	D2-R	15	HNL3672LPRR	72x36x29-1/2 Lf Ped Desk rect top recess mod	\$820.52	\$12,307.80
						
			.V	Tri Oval Edge		
			F	Shaker Cherry		
			.B	Cylinder/Black		
			.P	Black		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
					Subtotal:	\$20,832.45
M1						
60	M1	1	HTLLECTA	Preside Laminate Lectern	\$749.21	\$749.21
						
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			.G	Loop Black		
					Subtotal:	\$749.21
T1						

Prepared For:
City of Fredericksburg
Fredericksburg

TX

Project #: TX24353_Rev1
Sales Rep: Jessica Cevallos/jv
Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
61	T1	10	HCT29MX	Arrange Seated Height X-base for 36" Surfaces	\$304.15	\$3,041.50
						
			\$(P2)	P2 Paint Opts		
			.P8X	Solar Black		
62	T1	10	HCTRND36	Arrange Table 36" Round Top	\$205.98	\$2,059.80
						
			.N	No Grommet		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			.F	Shaker Cherry		
					Subtotal:	\$5,101.30

T10

63	T10	2	HMVR-3048G-NS	Motivate Table Rect 30Dx48W 2mm Edge Nesting Base	\$653.35	\$1,306.70
						
			.N	No Grommets		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			.F	Shaker Cherry		
			.C	Caster		
			\$(P2)	P2 Paint Opts		
			.P8X	Solar Black		
					Subtotal:	\$1,306.70

T2

64	T2	10	01TC3096T26FD	Foundating Table, 30"x96", Folding T Base	\$657.90	\$6,579.00
			Laminate:	Wild Cherry 7054-60		
			Edge:	3P (3mm Flat PVC)		
			Edge Color:	Black		
			Base Color:	02 Black		
					Subtotal:	\$6,579.00

T3

65	T3	2	HTLC3060LCTPL	Pres 30x60 Seated CollabTbl w/Part Mod-FullLeg LH	\$488.57	\$977.14
						
			.N	No Grommets		
			\$(L1STD)	Grd L1 Standard Laminates		

Prepared For:
City of Fredericksburg
Fredericksburg TX

Project #: TX24353_Rev1
Sales Rep: Jessica Cevallos/jv
Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended		
	66	T3	2	HTLC3060LCTPR	.F	Shaker Cherry		
					\$(L1STD)	Grd L1 Standard Laminates		
					.F	Shaker Cherry		
					\$(L1STD)	Grd L1 Standard Laminates		
					.F	Shaker Cherry		
					.F	Shaker		
					Pres 30x60 Seatd CollabTbl w/Partl Mod-FullLeg RH	\$488.57	\$977.14	
					.N	No Grommets		
					\$(L1STD)	Grd L1 Standard Laminates		
					.F	Shaker Cherry		
					\$(L1STD)	Grd L1 Standard Laminates		
					.F	Shaker Cherry		
					\$(L1STD)	Grd L1 Standard Laminates		
					.F	Shaker Cherry		
					.F	Shaker		
					Subtotal:	\$1,954.28		

T4

67	T4	1	HMACABLE	4-Trac Elect Power Entry Cable	\$86.24	\$86.24
68	T4	1	HMAPLATE	4-Trac Elect Power Entry Plate	\$55.83	\$55.83
69	T4	1	HMAPOWER72	4-Trac Elect 1st Circuit Power kit for 72W Table	\$166.71	\$166.71
70	T4	2	HTG2PWR-3P-1E	ElloraB G2 Flptop-3 AC Pwr/1 Extron OPN-10' Cord	\$362.67	\$725.34
	T4	1	.BLK	Black		
			HTLB48144	Preside 144W x 48D Boat Shaped Laminate Top	\$642.18	\$642.18
			.G	2MM/Flat		
			F	Shaker Cherry		
			.G2	Cut Out For Flip Top Port		
	T4	1	\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			HTLHP144	Preside Laminate Hollow Panel Base For 144" W Table Tops	\$951.72	\$951.72

Prepared For:
City of Fredericksburg
Fredericksburg TX

Project #: TX24353_Rev1
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3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			.F	Shaker Cherry		
73	T4	2	HTPLATEVHAU	Preside Extron Plate (Dbl Space)-VGA VGA HDMI Audio	\$202.90	\$405.80

Subtotal: \$3,033.82

T5

	74	T5	1	HT29FB48144	Preside 29.5H Footed Base for 42 and 48x144 Top	\$853.93	\$853.93
				\$(P2)	P2 Paint Opts		
				.P8X	Solar Black		
	75	T5	1	HTLC48144	Preside 144W x 48D Rectangular Shaped Laminate Top	\$598.68	\$598.68
				.G	2MM/Flat		
				F	Shaker Cherry		
				.N	No Grommets		
				\$(L1STD)	Grd L1 Standard Laminates		
				.F	Shaker Cherry		

Subtotal: \$1,452.61

T6

	76	T6	2	HT29FB48108	Preside 29.5H Footed Base for 42 and 48x108 Top	\$806.96	\$1,613.92
				\$(P2)	P2 Paint Opts		
				.P8X	Solar Black		
	77	T6	2	HTLC42108	Preside 42x108 Rectangle Top - 2 piece	\$530.53	\$1,061.06
				.G	2mm Edgeband		
				F	Shaker Cherry		
				.N	No Grommets		
				\$(L1STD)	Grd L1 Standard Laminates		
				.F	Shaker Cherry		

Subtotal: \$2,674.98

T7

Prepared For:
City of Fredericksburg
Fredericksburg

TX

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Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
78	T7	7	HCT29MX	Arrange Seated Height X-base for 36" Surfaces	\$304.15	\$2,129.05
						
			\$(P2)	P2 Paint Opts		
			.P8X	Solar Black		
79	T7	7	HCTSQR36	Arrange Table 36" Square Top	\$196.35	\$1,374.45
						
			.N	No Grommet		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			.F	Shaker Cherry		
					Subtotal:	\$3,503.50

T8

80	T8	5	AS0620	Amherst Steel, End Table with Laminate Top	\$221.85	\$1,109.25
						
			SSV	Silver		
			...	Skipped Option		
			PXX	No Power		
					Subtotal:	\$1,109.25

T9

81	T9	1	HT29FB4896	Preside 29.5H Footed Base for 42 and 48x96 Top	\$546.70	\$546.70
						
			\$(P2)	P2 Paint Opts		
			.P8X	Solar Black		
82	T9	1	HTLC4296	Preside 42x96 Rectangle Top - 1 piece	\$440.44	\$440.44
						
			.G	2mm Edgeband		
			F	Shaker Cherry		
			.N	No Grommets		
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
					Subtotal:	\$987.14

WS1

83	WS1	2	H19723A	Flagship Pedestal "A" Pull Freestanding B/B/F	\$299.72	\$599.44
						

Prepared For:
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New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
	84	WS1	2	.X	OMT Core to Order Key Alike	
				\$(P1)	P1 Paint Opts	
				.LOFT	Loft	
				H19817A	File/file 28"Hx16 7/8"Dx14 15/16"W	\$278.78 \$557.56
	85	WS1	2	.X	OMT Core to Order Key Alike	
				\$(P1)	P1 Paint Opts	
				.LOFT	Loft	
				HCTL242	24D Cantilever One Pair	\$34.81 \$69.62
	86	WS1	1	\$(P1)	P1 Paint Opts	
				.LOFT	Loft	
				HEC57PTN	57.5H "T" Connector Post	\$55.17 \$55.17
	87	WS1	1	\$(P1)	P1 Paint Opts	
				.LOFT	Loft	
				HECST	"T" Connector Strap	\$9.74 \$9.74
	88	WS1	3	\$(P1)	P1 Paint Opts	
				.LOFT	Loft	
				HEFEC57P	Panel Finished End Covers 57.5H	\$25.96 \$77.88
	89	WS1	3	\$(P1)	P1 Paint Opts	
				.LOFT	Loft	
				HES1524G	Glass Stacker 15H x 24W	\$172.58 \$517.74
	90	WS1	1	\$(P1)	P1 Paint Opts	
				.LOFT	Loft	
				.Q	Clear	
				HES1548G	Glass Stacker 15H x 48W	\$239.25 \$239.25
	91	WS1	3	\$(P1)	P1 Paint Opts	
				.LOFT	Loft	
				.Q	Clear	
				HETC24	Panel Top Cap 24"W	\$16.52 \$49.56
				\$(P1)	P1 Paint Opts	
				.LOFT	Loft	

Prepared For:
City of Fredericksburg
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3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
92	WS1	1	HETC48	Panel Top Cap 48"W	\$28.32	\$28.32
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
93	WS1	3	HETP4224FP	Tackable Panel w/o TC 42.5H x 24W	\$136.00	\$408.00
			\$(B)	Grd B Fabric		
			.SPIN	Spin		
			01	Oat		
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
94	WS1	1	HETP4248FP	Tackable Panel w/o TC42.5H x 48W	\$177.00	\$177.00
			\$(B)	Grd B Fabric		
			.SPIN	Spin		
			01	Oat		
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
95	WS1	2	HF23C	Lock Core Replacement Kit Brushed Chrome	\$23.45	\$46.90
			.X140E	140E		
96	WS1	2	HF23C	Lock Core Replacement Kit Brushed Chrome	\$23.45	\$46.90
			.X141E	141E		
97	WS1	1	HH871224	Electrical Power Harness 24W 3-1 & 2-2 Systems	\$85.26	\$85.26
98	WS1	1	HH871248	Electrical Power Harness 48W 3-1 & 2-2 Systems	\$89.68	\$89.68
99	WS1	4	HH871501	Duplex Receptacle Circuit 1 3-1 & 2-2 Systems	\$18.29	\$73.16
			.P	Black		
100	WS1	1	HH879072	Base In-Feed Cable Base 3-1 & 2-2 Systems	\$95.29	\$95.29
101	WS1	2	HLZ55SC60	48"W External Stiffener	\$52.20	\$104.40

Prepared For:
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Fredericksburg TX

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New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
	102	2	.P	Black		
			HPWRMOD	Desktop Power Mod Rectangular	\$154.58	\$309.16
			.AC	USB-A/C		
			.S	Straight		
	103	1	.SNW	Snow		
			HSCCKTPS	Straight Connector Kit	\$9.15	\$9.15
			.X	No Option		
	104	2	HWR2448P	Systems Rectangular Worksurface Edgeband 24D x 48W	\$163.14	\$326.28
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			.F	Shaker Cherry		
	105	2	.LOFT	Loft		
			HWR2472P	Systems Rectangular Worksurface Edgeband 24D x 72W	\$212.70	\$425.40
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
	106	4	.F	Shaker Cherry		
			.LOFT	Loft		
			HWSB2	Worksurface Bracket Kit	\$19.47	\$77.88
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
					Subtotal:	\$4,478.74

WS2

	107	WS2	4	H19723A	Flagship Pedestal "A" Pull Freestanding B/B/F	\$299.72	\$1,198.88
				.X	OMT Core to Order Key Alike		
				\$(P1)	P1 Paint Opts		
				.LOFT	Loft		
	108	WS2	4	H19823A	Flagship Series Pedestal "A" Pull Freestanding F/F	\$299.72	\$1,198.88
				.X	OMT Core to Order Key Alike		
				\$(P1)	P1 Paint Opts		

Prepared For:
City of Fredericksburg
Fredericksburg

TX

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New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
			.LOFT	Loft		
109	WS2	2	HCTL241L	Left-hand Cantilever 24"D	\$18.88	\$37.76
			\$(P1)	Select P1 Paint		
			.LOFT	Loft		
110	WS2	2	HCTL241R	Right-hand Cantilever 24"D	\$18.88	\$37.76
			\$(P1)	Select P1 Paint		
			.LOFT	Loft		
111	WS2	4	HCTL242	24D Cantilever One Pair	\$34.81	\$139.24
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
112	WS2	4	HEBPLATE342	Accelerate Base cover 3 knockout 42"W	\$31.86	\$127.44
			\$(P1)	Select P1 Paint		
			.LOFT	Loft		
113	WS2	2	HEC57PTN	57.5H "T" Connector Post	\$55.17	\$110.34
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
114	WS2	2	HECST	"T" Connector Strap	\$9.74	\$19.48
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
115	WS2	6	HEFEC57P	Panel Finished End Covers 57.5H	\$25.96	\$155.76
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
116	WS2	2	HES1524G	Glass Stacker 15H x 24W	\$172.58	\$345.16
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
			.Q	Clear		
117	WS2	4	HES1530G	Glass Stacker 15H x 30W	\$194.41	\$777.64
			\$(P1)	P1 Paint Opts		

Prepared For:
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New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
118	WS2	2	.LOFT	Loft		
			.Q	Clear		
			HES1542G	Glass Stacker 15H x 42W	\$222.14	\$444.28
			\$(P1)	P1 Paint Opts		
119	WS2	4	.LOFT	Loft		
			.Q	Clear		
			HES1548G	Glass Stacker 15H x 48W	\$239.25	\$957.00
			\$(P1)	P1 Paint Opts		
120	WS2	2	.LOFT	Loft		
			.Q	Clear		
			HETC24	Panel Top Cap 24"W	\$16.52	\$33.04
			\$(P1)	P1 Paint Opts		
121	WS2	4	.LOFT	Loft		
			.Q	Clear		
			HETC30	Panel Top Cap 30"W	\$19.47	\$77.88
			\$(P1)	P1 Paint Opts		
122	WS2	2	.LOFT	Loft		
			.Q	Clear		
			HETC42	Panel Top Cap 42"W	\$25.96	\$51.92
			\$(P1)	P1 Paint Opts		
123	WS2	4	.LOFT	Loft		
			.Q	Clear		
			HETC48	Panel Top Cap 48"W	\$28.32	\$113.28
			\$(P1)	P1 Paint Opts		
124	WS2	2	.LOFT	Loft		
			.Q	Clear		
			HETP4224FP	Tackable Panel w/o TC 42.5H x 24W	\$136.00	\$272.00
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
			\$(B)	Grd B Fabric		
			.SPIN	Spin		
			01	Oat		
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		

Prepared For:
City of Fredericksburg
Fredericksburg

TX

Project #: TX24353_Rev1
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New City Hall

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Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
 125	WS2	4	HETP4230FP	Tackable Panel w/o TC 42.5H x 30W	\$144.85	\$579.40
			\$(B)	Grd B Fabric		
			.SPIN	Spin		
			01	Oat		
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
 126	WS2	2	HETP4242FP	Tackable Panel w/o TC 42.5H x 42W	\$167.56	\$335.12
			\$(B)	Grd B Fabric		
			.SPIN	Spin		
			01	Oat		
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
 127	WS2	4	HETP4248FP	Tackable Panel w/o TC42.5H x 48W	\$177.00	\$708.00
			\$(B)	Grd B Fabric		
			.SPIN	Spin		
			01	Oat		
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
 128	WS2	2	HF23C	Lock Core Replacement Kit Brushed Chrome	\$23.45	\$46.90
			.X142E	142E		
 129	WS2	2	HF23C	Lock Core Replacement Kit Brushed Chrome	\$23.45	\$46.90
			.X143E	143E		
 130	WS2	2	HF23C	Lock Core Replacement Kit Brushed Chrome	\$23.45	\$46.90
			.X144E	144E		
 131	WS2	2	HF23C	Lock Core Replacement Kit Brushed Chrome	\$23.45	\$46.90
			.X145E	145E		
 132	WS2	2	HH871224	Electrical Power Harness 24W 3-1 & 2-2 Systems	\$85.26	\$170.52

Prepared For:
City of Fredericksburg
Fredericksburg TX

Project #: TX24353_Rev1
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3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
133	WS2	4	HH871230	Electrical Power Harness 30W 3-1 & 2-2 Systems	\$85.26	\$341.04
134	WS2	2	HH871242	Electrical Power Harness 42W 3-1 & 2-2 Systems	\$89.68	\$179.36
135	WS2	4	HH871248	Electrical Power Harness 48W 3-1 & 2-2 Systems	\$89.68	\$358.72
136	WS2	12	HH871501	Duplex Receptacle Circuit 1 3-1 & 2-2 Systems	\$18.29	\$219.48
137	WS2	2	.LOFT HH879072	Loft Base In-Feed Cable Base 3-1 & 2-2 Systems	\$95.29	\$190.58
138	WS2	4	HHTADF3	Three-port Flex Mode faceplate	\$11.21	\$44.84
139	WS2	4	.P HHTADJ5	Black AMP RJ45 CAT 5E Jack	\$16.82	\$67.28
140	WS2	4	.P HHTADJ6	Black AMP RJ45 CAT 6 Jack	\$23.01	\$92.04
141	WS2	2	.P HOLEG30	Black 29 1/2"Hx30"D Open Leg	\$91.16	\$182.32
142	WS2	2	\$(P1) .LOFT HOLEG30	P1 Paint Opts Loft 29 1/2"Hx30"D Open Leg	\$91.16	\$182.32
143	WS2	2	\$(P1) .LOFT HPD2PNBRK2L	P1 Paint Opts Loft Bracket Left	\$46.61	\$93.22
			\$(P1) .LOFT	P1 Paint Opts Loft		

Prepared For:
City of Fredericksburg
Fredericksburg TX

Project #: TX24353_Rev1
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Notes: Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
144	WS2	2	HPD2PNBRK2R	Bracket Right	\$46.61	\$93.22
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		
145	WS2	6	HSCKTPS	Straight Connector Kit	\$9.15	\$54.90
			.X	No Option		
146	WS2	4	HWR2448P	Systems Rectangular Worksurface Edgeband 24D x 48W	\$163.14	\$652.56
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			.F	Shaker Cherry		
			.LOFT	Loft		
147	WS2	4	HWR3066P	Systems Rectangular Worksurface Edgeband 30D x 66W	\$223.61	\$894.44
			\$(L1STD)	Grd L1 Standard Laminates		
			.F	Shaker Cherry		
			.F	Shaker Cherry		
			.LOFT	Loft		
148	WS2	4	HWSB2	Worksurface Bracket Kit	\$19.47	\$77.88
			\$(P1)	P1 Paint Opts		
			.LOFT	Loft		

Subtotal: \$11,802.58

zFreight

149	zFreight	1	FREIGHT	Shipping for Comfortek Chairs	\$2,298.67	\$2,298.67
150	zFreight	1	Freight	TableX Freight Charge, Oversize Pallet Charge	\$250.00	\$250.00

Subtotal: \$2,548.67

zSurcharge

151	zSurcharge	1	Surcharge	Hon Tariff Surcharge	\$4,268.89	\$4,268.89
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Will not be invoiced if not in effect at time of order.

Prepared For:
City of Fredericksburg
FredericksburgTX

Project #:
Sales Rep:
Notes:

TX24353_Rev1
Jessica Cevallos/jv
Hon Omnia #R191804 and Open Market Items

3/25/2025

New City Hall

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

Line #	Tag	Qty	Part Number	Part Description	Sell Price	Extended
					Subtotal:	\$4,268.89

zzServices

152	zzServices	1	INSTALL	RECEIVE, DELIVER, INSTALL FURNITURE AND REMOVE TRASH DURING NORMAL BUSINESS HOURS, MONDAY-FRIDAY. FREIGHT/PASSENGER ELEVATOR WILL BE USED. NO STAIR CARRY. INCLUDES PROJECT MANAGEMENT.	\$52,500.00	\$52,500.00
153	zzServices	1	DESIGN	DESIGN FEE	\$1,885.00	\$1,885.00

					Subtotal:	\$54,385.00
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Grand Total: \$277,285.07

NOTES:
-DC INTERIORS WILL PROVIDE UP TO 30 DAYS OF FREE STORAGE AFTER RECEIPT OF ORDER. AFTER 30 DAYS CUSTOMER WILL BE CHARGED \$4.00 per SQUARE FOOT FOR STORAGE.
-DUE TO MARKET VOLATILITY, QUOTES ARE VALID FOR 30 DAYS.



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: April 15, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Continued Discussion and Possible Action Relating to the Creation of a Tax Increment Reinvestment Zone. (Clinton Bailey, City Manager & Garret Bonn, Asst. City Manager)

PRESENTATION:

[PRESENTER_NO_BR]

SUMMARY:

Continued discussion relating to the creation of a Tax Increment Reinvestment Zone (TIRZ).

BACKGROUND:

In late 2024, after the completion of a feasibility study by TXP, the City Council discussed the benefits and drawbacks of creating a Tax Increment Reinvestment Zone (TIRZ) in the W. Main St. and warehouse districts of the City. A TIRZ is an economic development tool used to pay for improvements within a designated zone in order to attract new development to the area. As development or redevelopment occurs within the designated zone, the appraised value of the property in the zone is expected to increase. The "tax increment" is the difference between the increased appraised value of property in the zone and the base value of the property at the time of the TIRZ creation. The portion of the taxes collected on the increment is deposited in a Tax Increment Fund (TIF) and revenues in the TIF can only be used for improvement projects within the TIRZ.

Several potential TIRZ-funded projects were discussed, including public restrooms, relocation of overhead utilities on W. Main, improved wayfinding signage, sidewalk/streetscape improvements on W. Main and S. Llano Streets, and improved lighting. Although funding for these projects could potentially benefit from the creation of a TIRZ, there are other funding sources in the City's existing General and Enterprise Funds that could also be utilized. During the December 3, 2024 regular City Council meeting, the Council decided to postpone any action on the TIRZ and planned for further discussion of the item in April 2025.

FUNDING SOURCE: Portion of Ad Valorem
Taxes (General Fund)

FINANCIAL IMPACT:

Financial impact depends on the size of the district and the amount the taxing entities decide to set aside.

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

City Center

ATTACHMENTS:

None

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: April 01, 2025



Evan Williamson, Assistant City Engineer

Date: April 10, 2025



William McKamie, City Attorney

Date: April 10, 2025



Clinton Bailey, City Manager

Date: April 10, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: April 15, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Consideration and possible action related to the 2026 Budget of the Convention and Visitor Bureau - Hotel/Occupancy Tax Funding allocation. (Mayor Hoover and Councilmember Briley)

PRESENTATION:
[PRESENTER_NO_BR]

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. April 15 2025 CVB Budget Recommendations

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: April 08, 2025



William McKamie, City Attorney

Date: April 10, 2025



Garret Bonn, Assistant City Manager

Date: April 10, 2025



Clinton Bailey, City Manager

Date: April 11, 2025

2026 Budget Discussion

Convention and Visitor Bureau Hotel Occupancy Tax Funding Allocation

City Council Fredericksburg TX

April 15, 2025

Why This and Why Now?

This discussion is to review recommendations regarding the City's 5/7th Hotel Occupancy Tax (HOT) annual funding model supporting CVB operations.

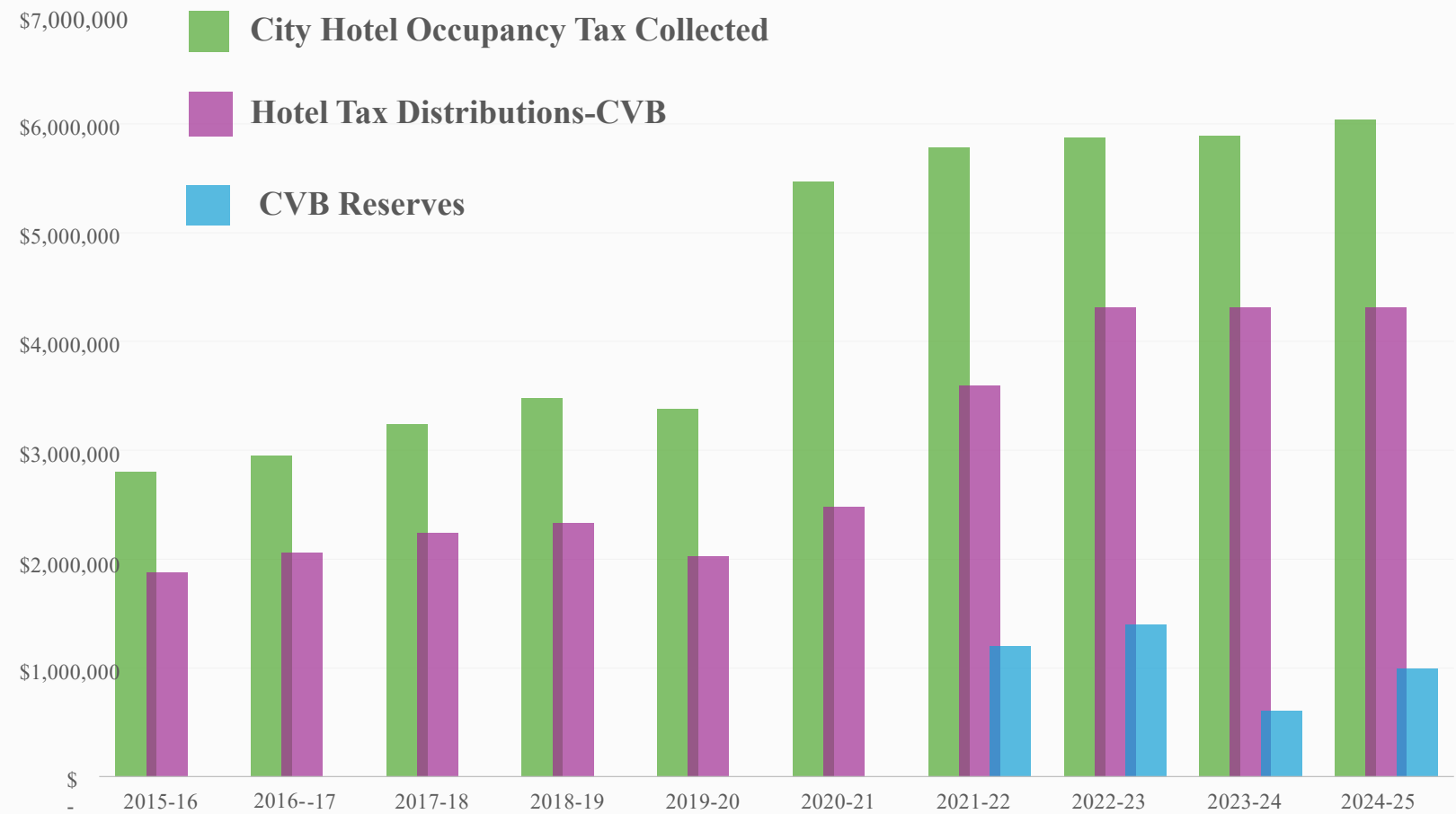
The Mission of the Fredericksburg Convention and Visitor Bureau is to preserve, protect and promote Fredericksburg and Gillespie County destination offerings to enhance economic vitality and quality of place.

The CVB is meeting their mission statement and meets all of the City's operating expectations.

This is about the City's obligation to provide oversight and to pursue continuous process improvements.

City HOT/CVB Budget 2015 - 2024

Hotel Tax Collections and CVB Disbursements/Reserves



2015 City HOT:	\$2,800,168
2024 City HOT:	\$6,037,100
2015 City/ CVB Rev:	\$1,878,600
2024 City/ CVB Rev:	\$4,312,215
2024 CVB Reserves:	\$3,200,000
Covid reset created a new normal	

City 2026 CVB HOT Allocation Recommendations:

Recommendations:

- Transition from 5/7th HOT contributions to a fixed annual budget.
- Adjust the CVB funding from the current \$4.3m to \$3.3m - \$3.1m.
- City commits to a multi-year CVB funding agreement.
- CVB to submit a high level budget requirement by April of each year to facilitate the City preparations for the next FY City budget.
- **Reallocation of \$1M+ HOT:**
 - 
 - Invest in the financial well being of our two nationally recognized museums.
 - Increase fixed funding for historic preservation.
 - Increase investment and advancement of the arts.
 - Partner with the County to pursue joint large scale preservation projects.

Discussion and Questions

Backup Slide

	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22	FY 22-23	FY23-24	FY24-25
City HOT Rev.	\$2,800,168	\$2,951,899	\$3,242,427	\$3,480,389	\$ 3,378,715	\$5,468,043	\$5,781,030	\$5,872,151	\$5,884,567	\$6,037,100
CVB Funding	\$1,878,600	\$2,055,714	\$2,242,389	\$2,330,000	\$2,023,304	\$2,475,228	\$3,595,785	\$ 4,312,214	\$ 4,312,214	\$ 4,312,215
Reserve Funds							\$ 1,200,000 (Cumulative from prior yrs.)	\$1,396,808 (Actual)	\$ 603,908 (Actual)	\$1,000,000 (Estimate)



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:

MEETING DATE: April 15, 2025

CATEGORY: CITY MANAGER'S REPORT

CAPTION: City Manager Updates/Legislative Updates.

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

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

ATTACHMENTS:

None

APPROVAL/REVIEW:

Date: April 01, 2025

Leticia Vacek, City Secretary



Date: April 02, 2025

William McKamie, City Attorney



Date: April 08, 2025

Clinton Bailey, City Manager



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: April 15, 2025

CATEGORY: ITEMS FOR FUTURE AGENDA

CAPTION: City Manager Bailey will review the future agenda items and events with the Council.

PRESENTATION:

[PRESENTER_NO_BR]

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

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Governance

ATTACHMENTS:

1. Future Agenda Items List 4-15-2025

APPROVAL/REVIEW:

Date: April 02, 2025

Leticia Vacek, City Secretary



Date: April 10, 2025

William McKamie, City Attorney



Date: April 10, 2025

Clinton Bailey, City Manager

City Council Future Agenda Items/Meetings

May 6, 2025 Council Meeting

5/06	Award of Bid – Street Dept Construction Material	Action	Kris Kneese	Dir-PW/Utilities
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Future Agenda Items/Future Council Meetings

5/14	Canvass Election Results	Action	Leticia Vacek	City Secretary
5/20	Acceptance of Financial Audit	Action	Krista Wareham	Finance Director
5/20	Landfill Construction Bids	Action	Kris Kneese	Dir-PW/Utilities
6/03	Prof Serv Contract-N Llano Waterline Replacement	Action	“	“
6/03	Prof Serv Contract-Long Term Water Supply Study	Action	“	“

Upcoming Meetings/Events

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 through April 29th at the Gillespie County Elections Office

May 3, 2025 – Election Day 7am – 7pm at the Gillespie County Elections Office

May 14, 2025 – Coffee with the City Manager @ 8am at The Golf Course

May 14, 2025 – Canvass Election Results @ 2pm-Gillespie County Elections Office (Mayor Hoover, CCM Briley)

May 27, 2025- Citizen U @ 6pm at East Campus – Dept. Topic: Parks and Recreation/Special Events



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: April 15, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Consider and discuss Civil Action No. 1:24-CV-00701-D11 Joseph Brillhart, Laura Brillhart, and Sally Clark, Plaintiffs, v. City of Fredericksburg, Texas, pending United States District Court for the Western District of Texas, Austin Division per Section 551.071 of the Texas Government Code.

PRESENTATION:

[PRESENTER_NO_BR]

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

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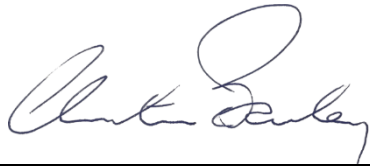
Small Town Sensitive Growth

Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:



Clinton Bailey, City Manager

Date: April 07, 2025



Garret Bonn, Assistant City Manager

Date: April 07, 2025



William McKamie, City Attorney

Date: April 08, 2025



Leticia Vacek, City Secretary

Date: April 10, 2025



Clinton Bailey, City Manager

Date: April 10, 2025