



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, March 18, 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

Staff Present

Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Leticia Vacek, City Secretary
Mick McKamie, City Attorney
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Krista Wareham, Finance Director
Andrea Schmidt, Parks/Rec Director
Kris Kneese, Public Works/Utilities Director
Aaron Anderegg, IT Director
Sean Doerre, Public Information Officer
Alyssa Rivera, Comm. Outreach Liaison
Leslie Embrey, Asst. to City Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order.

2. INVOCATION

Bill Waddell, Pastor of First Baptist Church in Fredericksburg delivered the invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledges.

4. PROCLAMATION - Proclaiming the 50th Year Anniversary of the Fredericksburg Tennis Association. (John Savage, FTA President)

Mayor Hoover read and presented a Proclamation to John Savage, President of the Fredericksburg Tennis Association recognizing their 50th Anniversary of serving the City of Fredericksburg.

5. COUNCIL COMMENTS

Councilmember Briley commented on the generosity of the town during the Crabapple Fire that was awesome. He added that Chief Bizzell's wife had to request to stop the water and food donations at the Fire Station because it was overwhelming. He noted the help that was provided with livestock, housing, etc. He added that the One-Star Foundation link is available on our website for anyone to support our first responders. On another note, he stated that generosity does not stop there as a local resident has provided a substantial grant to the Police Foundation that will provide a shared path for ownership for Fredericksburg's first responders. He added that the benefactor has agreed to provide a grant that will be utilized for matching funds all going towards Fire/EMS and Police Officers to assist in a home purchase to live within Gillespie County.

Councilmember Klein followed up on the Crabapple Fire and added that he was just amazed at how the community came together. He provided a shout-out to all the volunteers and the Fire Department that were out there fighting the fire. He thanked everyone involved in their efforts and that helped with everything.

Mayor Pro-Tem Kirchner expressed her support for our first responders, volunteers, the community in general, neighboring cities and all the local restaurants, businesses, and stores that donated food and items that assisted the volunteers helping with the Crabapple Fire. She mentioned this was a great reminder of the great hearts in and around Fredericksburg.

Councilmember Watson also thanked Fire/EMS for all their efforts and services as well as the people that assisted with the Crabapple Fire. He reminded us all of the special place that we live in. He thanked Randy Briley for his work with the pathway to homeownership grant and for working on issue. He reported that the Chamber Banquet was last week and congratulated all the award winners for their service to our community. Last Wednesday he stated that he attended the Coffee with the City Manager and Tim Lehmberg presented a report on Economic Development consisting of sales tax receipts comparisons from 2014-2024 in the city which more than doubled as well as in the county. He also reported that unemployment from 12/2023 was at 2% and in 12/2024 at 2.3% which was reported to be the lowest in the hill country area. He also touched on the job numbers throughout the years. He also noted that the Gillespie County gross lodging receipts totals in 2018 were \$62 million while in 2024 totals were at \$130 million noting that hotel receipts stayed level while STR receipts grew considerably.

Mayor Hoover acknowledged the attendance of County Commissioners Olfers and Weinheimer. Mayor Hoover reported that today there are 737 STRs in R-1 and R-2. Mayor Hoover noted the manner in which our first responders handled the fire. He added that our first responders are top notch and expressed his thankfulness for living in a unique city with great people.

6. CONSENT

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

- A. **Consider approval of the City Council Special Meeting Minutes of February 4, 2025. (Leticia Vacek, City Secretary)**
- B. **Consider and approve a waiver of future reservation fees for Lady Bird Johnson Municipal Park for the Annual Fredericksburg Parks Foundation Fundraiser. (Andrea Schmidt, Director of Parks & Recreation)**

Mrs. Schmidt presented the item and noted that the FBG Parks Foundation is requesting a waiver of fees every year that would total \$800.

Councilmember Klein moved to approve the consent agenda items 6A and 6B. Councilmember Briley seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

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

- i. Presentation by applicant

Mr. Williamson stated the applicant would make his presentation under item 7B.

- ii. Presentation by staff

Mr. Williamson noted these next three items were all related to the annexation of off Hollmig Lane. He added that for Item 7A, this is the first of the two public hearings required for the requested right of way annexation. He added that said road was identified as a collector and annexing it will allow the city to oversee the development as it would be improved. He stated that this road was classified as a collector road in the city's comprehensive plan.

He noted the city's subdivision standards and collector roadway classes which would take the traffic from the neighborhoods to an arterial roadway. He spoke to the width of the right-of-way and 44 ft of pavement, step up from the standard 40 ft width of pavement.

- iii. Hold Public Hearing

Mayor Hoover declared the public hearing open and called upon the people registered to speak. Linda Maurer of 790 Hollmig Lane addressed the Council voicing her and her husband's opposition to the annexation explaining that their 43-acre property would line right up to the proposed annexation. She expressed concerns on behalf of her husband and families that reside on Hollmig Lane of traffic and FBG School capacity. She distributed and referenced the TAMU Transportation Institute Table that would generate traffic of 4 times the volume. She requested that the Council postpone the decision until the second public hearing is held with the results of the traffic impact analysis. Mayor Hoover noted

that no action would be taken on these matters today. Councilmember Klein asked about the traffic study and asked of another ingress/egress. Mr. Williamson stated that staff will review the traffic study and that with regards to the ingress/egress, there is another option.

Annette Bennett raised her concerns with said item noting the recent report of 720 single family lots approved or pending development. She asked for a monthly review of existing and pending development within the city prior to approving additional development as it affects the whole town. She asked several follow-up questions relating to commercial projects, residential and if our resources can support this or additional development.

Geroge Studor mentioned availability of medical services and how the growth will impact said services.

iv. No Action

Mayor Hoover closed the public hearing and stated that no action would be taken on Item 7A.

B. Hold a Public Hearing for Annexation request by Mark Cornett for Clint and Amy Beicker for the Property located at 612 Hollmig Lane, also described as approximately 39.345 acres out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, TX. (Evan Williamson, Interim Development Services Director)

i. Presentation by applicant

Mark Cornet noted this parcel for the requested annexation was about 39 acres; Sonoma Oaks Phase I and noted that the parcel is similar to the one to the north. He stated that Sonoma Street would provide a secondary access. He mentioned they will extend the waterline, the road, and upgrade the other side of the road. He noted that this appears to be a large subdivision but in fact it is a small subdivision. Councilmember Briley asked if he would consider mixed use rather than all R-2 zoning. Mr. Cornet responded they can look into that. Councilmember Klein asked if the city denied; the County would require their water/sewer source. Mr. Cornet stated that they would and would seek R-1.

ii. Presentation by staff

Mr. Williamson stated that this development is for 130 lots and the Development Agreement will provide an avenue to work with the developer in addressing many of the concerns such as a traffic analysis which is required. Additionally, the city is asking that the east road be improved as the city's requirement is 2 ft wider than the county requirement. He noted that Pintail St will provide a secondary access as well as stubbing out streets. He noted that the impact to the lift station will be a contribution of 25% of the cost of the construction to address the growth and improve the lift station by the developer. Lastly, it was mentioned that included in the development agreement is a conceptual plan for green spaces such a neighborhood park which would be maintained by the HOA. Staff are also working with the developer on a trail and sidewalk plan as another level of improvements.

Mayor Pro-Tem Kirchner asked staff to keep on the radar items for development agreements such as waterwise landscaping, low impact development as a water report will be provided later on the agenda.

iii. Hold Public Hearing

Mayor Hoover declared the public hearing open and called on Mr. Hugo Preciado to speak. Mr. Preciado voiced his protest for said development due to several reasons, one of which would affect their Bed and Breakfast with the increased noise levels and construction and would discourage future guests from booking their stay as it is described as a tranquil and quiet place that will no longer be the same. He mentioned that his family has been contacted to use their property as a storm drain water runoff for the subdivision.

Mr. David Maurer spoke against the development and provided a few statistics on water and the number of gallons utilized. He added that Fredericksburg is in an extreme water shortage and soon to be in Stage 5. He asked what would happen with this proposed subdivision at that point. He asked the Council to slow down on the development and think about water.

Dr. Eric Hammersen addressed the Council with the need to balance the need for housing and managing growth with the impact that it has on our natural resources. Lastly, he added this is the only opportunity to manage growth.

iv. No Action

Mayor Hoover declared the public hearing closed noting that no action would be taken.

C. Hold a Public Hearing for Request Z-2427 by Mark Cornett for Clint and Amy Beicker requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) and to Establish a Zoning of R1, Single Family Residential for approximately 39.345 acres located at 612 Hollmig Lane. (Evan Williamson, Interim Development Services Director)

i. Presentation by the applicant

Mr. Cornett addressed the Council and stated they have stats of homebuyers indicating that over 50% of the buyers are under 40 years of age and working. He noted that this development is a middle level of single-family housing that is missing in Fredericksburg. This project addresses growth with the workforce; for R-1, and R-2 and STRs are not permitted.

ii. Presentation by staff

Mr. Williamson noted that this is the second public hearing for the zoning request. He added that the Planning and Zoning Commission heard the request, and they requested a change in the landuse plan from rural to low density residential. P& Z approved a mixed use for the landuse plan and recommended R-2 mixed

residential for the property. He added no action will be taken as this is the second public hearing.

iii. Hold Public Hearing

Mayor Hoover declared the public hearing open and called upon the following who registered to speak.

Gina Schnider Enderlin represented her parents of 557 Hollmig Lane noting that is their family farm. She asked Council to step back and slow down and assess this annexation and zoning change. She asked if the current infrastructure could support the development. She asked that the current traffic studies in place be reviewed and that a new commissioned traffic study be reviewed after the new development comes online of 52 new homes, and a new school is in place.

iv. No action

Mayor Hoover thanked everyone for their comments and declared the public hearing closed noting no action would be taken today.

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

City Attorney McKamie explained the process for a $\frac{3}{4}$ vote that would be needed to override the decision of the Planning and Zoning Commission. He explained that in this case, the 3 Councilmembers can consider the item and vote (due to the two recusals). He added that the item would require 3 affirmative votes to override the recommendation from P&Z. He added the item can be considered and take a vote.

Councilmember Klein and Mayor Pro-Tem Kirchner stated that they would be abstaining from voting. Mayor Hoover called upon Mr. Sasser to speak.

i Presentation by the Applicant

Ford Sasser, President of Rio Bank stated that they had 16 branch locations. He added that all but one of those branches is in McAllen. He stated that they expanded to San Antonio and their next expansion was Fredericksburg. With regards to the building that was acquired, he noted that their plans do not change the architecture, just the name on the monument sign and lighting. He mentioned that the property is about 1 block within the Historic District.

Josh Collins with Rio Bank addressed the Council and stated that we were very confused by the meetings as there is a CUP allowed within the Ordinance. He stated that Development Services found that they did meet everything as set out in Section 5.461.

ii Presentation by the Staff

Mr. Williamson noted that the Council had a request for a conditional use permit to operate a standardized business in the Historic Shopping District. Because the applicant does operate 10 or more locations, they do not meet the definition of a standardized business. The site is the former home of Hill Country Credit Union and First Mark Credit Union and operated as a drive-thru bank. He stated that an opportunity is available for a conditional use permit process. Staff had recommended approval based on the uses which were similar, however, the P&Z Commission denied the conditional use permit.

iii Hold Public Hearing

Mayor Hoover declared the public hearing open and called upon Mr. John Schrock, Sr to speak.

Mr. Schrock stated that the fact that the bank has more than 10 branches should be irrelevant in this case. He added the bank will employ residents and operate a quality business in a part of the city where there are not many.

Ms. Belinda McDonnell addressed the Council stating that she is the one member of P&Z that voted in favor of the conditional use permit. She stated that Rio Bank reported that they will have a Trust Department and that their longevity in staff retention is 12 years. She felt it was a good fit for the west side of Main Street.

iv Take Action on the Conditional Use Permit

Councilmember Briley moved to deny the conditional use permit per Planning and Zoning's recommendation. Councilmember Watson seconded the motion. The motion carried unanimously by:

AYE: Councilmembers Briley, Watson, and Mayor Hoover

NAY: None

ASTAINED: Councilmember Klein and Mayor Pro-Tem Kirchner

Mayor Hoover announced a seven-minute recess at this time. Mayor Hoover reconvened the meeting and addressed item 8A.

8. OTHER ACTION ITEMS AND UPDATES

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

Mr. Williamson stated there is no public hearing or action required on said item. He added this this is simply a discussion of a proposed voluntary annexation that will be presented.

Mr. Caleb Mccrea thanked the Council for this setting stating that they are trying to do something with this land of about 20 acres in which they have owned for 30 years.

At this time, Mr. Mcree presented the possibility of developing a 5-acre with walking corridors. He noted that they want to be mindful of the water by utilizing native plants with drought tolerant landscape/zero scape. With regards to the lot sizes, 58 lots would provide for sizes between 10,000-13,000 sq ft.

A lengthy discussion ensued with regards to the total number of lots, the cost of the lot, and the request to waive the city's impact fees as well as ingress/egress.

Councilmembers inquired about the price of the lots, maintaining what the city currently has and noted that this development would not solve any housing issue with the lot cost and total build-out.

Discussion was also held on the water issue and Mayor Hoover noted that 70% of pumping of water from April – August is for lawns and tree watering. He stated that it should be a critical matter as the Council will hear a Water Update at the April 15th Council Meeting.

Mr. Martin Simon addressed the Council stating that one side of the home faces this proposed development, and the city limit sign is in his backyard. He questioned the one ingress/egress for the development. Lastly, he noted that 500 vehicles per day should meet any traffic concern.

Based on the discussion, Mayor Hoover stated that at this time, he would find it difficult waiving impact fees and figuring out the water piece later although he stated that he would like to keep the conversation open. Mr. Bonn stated that staff will set up another meeting with the developer.

9. CITY MANAGER'S REPORT

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

City Manager Bailey provided an abbreviated presentation touching on the sense of water consumption and conservation. He reported that leakage of water is very minimal at 2% which is extremely low from the past at 13% leakage.

Kris Kneese provided a report on the Old San Antonio Water Well and the Knauth Water Well.

Manager Bailey noted that 1,000 water customers are watering on the weekends and that is not allowed. He noted that a courtesy letter will be sent out prior to fines being imposed. He also reminded everyone of early voting starting on April 22nd – April 29th and Election Day on May 3, 2025.

Evan Williamson presented a Development Services report on lots proposed, recorded, built, and status.

Mayor Pro-Tem Kirchner provided a Legislative Update on various Bills related to Density, Zoning Changes, ETJ and Disannexation, Planning, and Permitting. Additionally, she noted bills filed relative to Short Term Rentals and Investment Homes.

Garret Bonn provided an update on the new City Hall award for improvements.

Reagan Rabke provided an update on the Crabapple Fire and thanked the community for their support.

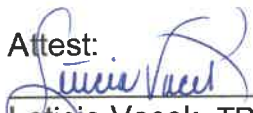
10. ITEMS FOR FUTURE AGENDA

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

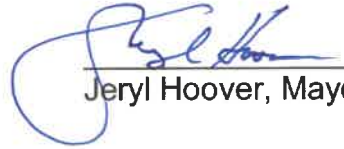
ADJOURN

Mayor Hoover adjourned the meeting at 12:05 pm.

Attest:



Leticia Vacek, TRMC, CMC, MMC
City Secretary



Jeryl Hoover, Mayor