



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, July 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
Todd Eidson, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, July 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.

1. **CALL TO ORDER - Mayor Jeryl Hoover**
2. **INVOCATION - Ed Jones, City of Fredericksburg Resident will deliver the Invocation**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges**
4. **CEREMONIAL ITEMS/RECOGNITIONS**
 - A. Citizen Awards by Fire Department (Lynn Bizzell, Fire/EMS Chief)
Introduction of Cliff Cross, Development Services Director (Leticia Vacek, City Secretary)
Promotion of Evan Williamson, Assistant Director of Public Works/Utilities (Kris Kneese, Director of Public Works/Utilities)
5. **COUNCIL COMMENTS**
6. **CONSENT**

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

 - A. Consider approval of City Council Minutes for the Council Work Session held May 22, 2025, and Regular Meeting held June 17, 2025. (Leticia Vacek, City Secretary)
7. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**
 - A. Ordinance 2025-19 providing for a Certification Fee be authorized on all Official City Documents. (Leticia Vacek, City Secretary)
 - B. **Consider Request Z-2512:** By The City of Fredericksburg to Consider the following: (Clifford Cross, Director of Development Services)
 - A A Land Use Change from Medium Density Residential to Public/Semi-Public for Approximately 8.91 Acres of Land Located 780 ft East of the Friendship Lane Hwy 87 South Intersection. Also referred to as G.E. CO #27. *The Planning & Zoning Commission recommended Approval with a vote of 8-0 with one abstention.*
 - B A Zoning Change from R1, Single Family Residential to PF, Public Facilities for Approximately 8.91 Acres of Land Located 780 ft East of the Friendship Lane Hwy 87 South Intersection. Also referred to as G.E. CO #27. *The Planning & Zoning Commission recommended Approval with a vote of 8-0 with one abstention.*
 - i Presentation by the Applicant
 - ii Presentation by the Staff

- iii Hold Public Hearing
 - iv Take Action on Ordinance 20-2025 for the Land Use Change
 - v Take Action on Ordinance 21-2025 for the Zoning Change
- C. **Consider Request Z-2508:** By Lynn Development LLC, to Consider a Conditional Use Permit (CUP) per Sec. 3.310 for Permission to Operate as a Light Manufacturing (Micro-Brewery) Use for Property Located on the South-East Corner of South Creek and Hwy 87 South, Also Referred to as ABS A0735 S R Wilson 338, 2.362 Acres Including Pt of Lot 2, Friendship Oaks. *The Planning & Zoning Commission recommended unanimous Approval of the CUP with a vote of 9-0 subject to conditions identified in the memo and further recommended Approval of the entry corridor design by a unanimous 9-0 vote.* (Clifford Cross, Director of Development Services)
- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit
- D. **Consider Request Z-2511:** By Karla B Lawrence to Consider the Following: (Clifford Cross, Director of Development Services)
- A A Land Use Change from Medium Density Residential to Commercial for Property Located at 1106 South Adams Street. *The Planning & Zoning Commission recommended Approval with a vote of 8-0.*
- B A Zoning Change from R2, Mixed Residential to C1, Neighborhood Commercial for Property Located at 1106 South Adams Street. *The Planning & Zoning Commission recommended Approval with a vote of 8-0.*
- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on Ordinance 22-2025 for the Land Use Change
 - v Take Action on Ordinance 23-2025 for the Zoning Change
- E. **Request Z-2513:** By P.V. McMinn with Nuvista Development LLC, to Consider a Site Plan and Conditional Use Permit per Sec. 3.200 for a Condominium and Townhome Use for Property Located at 1032 South Milam Street. *The Planning & Zoning Commission recommended Denial with a vote of 8-0.* (Clifford Cross, Director of Development Services)
- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit
- F. Resolution 2025-06 authorizes membership in the ATMOS Cities Steering Committee that provides intervention in Atmos Rate Proceedings and natural

gas utility-related rulemaking to protect the interests of the City of Fredericksburg and its natural gas customers. (Evan Williamson, Asst. Director of Public Works)

- G. Resolution 2025-07 Authorizing the Texas Housing Foundation to Exercise its Power to Operate in the Territorial Jurisdiction of the City of Fredericksburg and Authorizing a Cooperation Agreement. (Evan Williamson, Asst. Director of Public Works)
 - I. Presentation by Texas Housing Foundation
 - II. Take action on Resolution 2025-07
 - III. Take action on Approval of the Cooperation Agreement

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider and take action on appeal of Director of Development Services denial of a STR-Facility permit for Phillip and Jennifer Ciulla at 210 E Schubert Street (2 Units). (Tyler Debish, STR Specialist)

9. CITY MANAGER'S REPORT

- A. Update on Flood Recovery Efforts - Lynn Bizzell & Frank Stead, Fire Department

10. ITEMS FOR FUTURE AGENDA

- A. Review the Items for Future Agendas and Upcoming Meetings with the City Council. (Leticia Vacek, City Secretary)

11. EXECUTIVE SESSION

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

- A. Consider and discuss the appointment, reappointment, or reassignment of City Board/Commission members to fill vacancies on the Historic Review Board, Planning & Zoning Commission, and Zoning Board of Adjustment - Texas Government Code Section 551.074. (Leticia Vacek, City Secretary)
- B. Legal Matters Update - Texas Government Code Section 551.071 (Alicia Kreh - TOASE)

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 on July 10, 2025 at 4:30pm, 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/RMO