City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, July 15, 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
Todd Eidson, Councilmember

City Staff
Krista Wareham, Acting City Manager
Leticia Vacek, City Secretary
Alicia Kegou, Acting City Attorney (virtual)
Brian Vorauer, Police Chief
Kris Kneese, Public Works/Utilities Director
Cliff Cross, Development Services Director
Aaron Anderegg, IT Director
Sean Doerre, Public Information Officer
Evan Williamson, Asst Public Works Director
Derek Seelig, Police Lt.
Amy Burrier, Fire/EMS
Brandon Gold, Assistant IT Director
Sibyl Deckard, Staff Engineer
Cody Otis, IT Specialist
Tyler Debish, STR Coordinator
Alyssa Rivera, PD Outreach Specialist
Leslie Ball-Embrey, Asst to City Secretary

1. **CALL TO ORDER**
   Mayor Jeryl Hoover called the meeting to order.

2. **INVOCATION**
   Ed Jones, City of Fredericksburg Resident delivered the Invocation.

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

4. **CEREMONIAL ITEMS/RECOGNITIONS**
   A. **Citizen Awards by Fire Department**

Mrs. Amy Burrier presented Citizens Lifesaving Plaques to HEB Employees: Micki Williams, Aisha Yurkanin, Casandra Luycx, Desiree Gaitan, and Shane Turkett. Said employees assisted with saving a life by administering CPR and using a defibrillator on a man that was suffering from a heart attack at the Fredericksburg HEB Store.

Introduction of Cliff Cross, Development Services Director

Mrs. Krista Wareham introduced Cliff Cross, the city's new Development Services Director.

Promotion of Evan Williamson, Assistant Director of Public Works/Utilities

Mr. Kris Kneese announced the promotion of Evan Williamson to the position of Assistant Director of Public Works/Utilities.

5. COUNCIL COMMENTS

Mayor Hoover announced that City Manager Clinton Bailey's Father had passed away and thus, the reason he was not present. He noted that Krista Wareham would handle the Council Meeting in his stead. Mayor Hoover reflected on the ongoing community recovery efforts from the devastating flood in Kerr County and expressed his deep appreciation of our community commitment and resilience to assist with the rescue and recovery efforts.

Councilmember Eidson reported on his first Convention and Visitors Bureau (CVB) board meeting, noting that the CVB has added a new filter to its events page to highlight the flood relief efforts. He also shared that a new CVB website is expected to launch in October. He also reported on the well-attended Town Hall in Stone Ridge thanking Emily Kirchner for providing her home as the location for the town hall. He added that he will be attending the Texas Municipal League Training for newly elected officials. He concluded with the following heartfelt thanks: My heart goes out to everybody affected by the flood. Thank you Chief Bizzell, Regan, Frank, David, and all our FIRE/EMS staff that are helping now.

Councilmember Klein emphasized the importance of improving emergency alert systems in the wake of the flooding. He shared that the Commissioners Court is already working on a solution and forming a group to address the issue. He also highlighted the Glockenspiel at Marktplatz and encouraged donations to be made in memory of Mr. Johnny Bailey (City Manager Bailey's Father) by denoting the same in the memo line that it is for the Glockenspiel or Marktplatz. He praised Fredericksburg's FIRE/EMS mutual aid efforts, noting that the City of Fredericksburg is not sitting still. He reported that we have a lot of people going to Kerr County and helping.

Mayor Pro-Tem Kirchner offered a personal reflection on the community's response to the flood:

As a mom of young children, trying to explain such an atrocity to little ones has been difficult. Mr. Rogers said that when he was a boy and he was scared about things, his mother would say, 'Look for the helpers.' She added that we are so very fortunate to have a whole lot of helpers in our community. She praised the many residents who have organized benefits, delivered meals, and volunteered their time and efforts. Mayor Pro-Tem Kirchner promoted the organizations and resources for those wishing to help, including Ingram VFD.com.

She highlighted several upcoming community events such as "Friday Flicks at the Fort" and The Hive Collective's "What's the Buzz" town hall, where she will be speaking. She also noted that the Community Foundation of the Texas Hill Country continues to accept donations for flood relief efforts.

Councilmember Watson reported that the Airport's T-Hangars are at full capacity with 44 people on the waitlist, up from 35 the previous year. He also shared that the EDC is seeing strong interest from businesses looking to relocate to Fredericksburg. He reported that the Chamber celebrated the launch of the Culinary Institute of America (CIA) Hospitality Academy, which welcomed 18 students to its first of a three-day class. It was noted that this program was in collaboration with the San Antonio CIA and was a pilot program as this was the first of its kind. He added that it is a unique opportunity for the people involved in the hospitality industry in Fredericksburg. He thanked the many local groups and individuals who have traveled to the Kerrville area to assist with flood cleanup efforts.

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)

Councilmember Eidson moved to approve the minutes for the City Council Work Session held May 22, 2025, and the Regular Meeting held June 17, 2025, as presented. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

A. Ordinance 2025-19 providing for a Certification Fee be authorized for all Official City Documents. (Leticia Vacek, City Secretary)

City Secretary Vacek presented Ordinance 2025-19 providing for a $10 certification fee for all official City of Fredericksburg documents.

Councilmember Klein moved to adopt Ordinance 2025-19. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

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 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 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

Mr. Cross noted that the applicant was not present and reported that the Planning and Zoning Commission recommended approval of the Land Use Change and the Zoning Change.

He noted that the City of Fredericksburg is a co-applicant on said request and the site plan includes a public park and a trail around a regional stormwater detention pond. Mayor Hoover declared the public hearing open and announced that he had received two citizen comments in favor of the project. He called upon Tim Dooley to speak. Mr. Dooley applauded the project but raised concerns about ensuring free public access to residents that may use the facilities. It was stated that the agreement prohibits unconscionable or exorbitant fees which is similar to the language used in the city's soccer facility agreement. Mayor Hoover declared the public hearing closed.

Councilmember Klein moved to adopt Ordinance 2025-20 for the Land Use change. Councilmember Watson seconded the motion. The motion carried unanimously.

Mayor Pro-Tem Kirchner moved to adopt Ordinance 2025-21 for the Zoning change. Councilmember Watson seconded the motion. The motion carried unanimously.

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

Mr. Rick LaPlante presented the CUP request for a light-manufactured microbrewery and taproom named Pour Choices Brewing Company to be located on Highway 87 South. He added that the development includes an open-space design with 109-110 parking spaces (well above the required 65) with low-impact development features including: 18,000 gallons of water retention for landscaping, native and drought tolerant plants, and minimal impervious cover.

Mr. Cross referenced the unanimous vote for approval by the Planning & Zoning Commission. Mayor Hoover declared the public hearing open and announced that he received one comment in favor of the CUP. There being no one to speak, Mayor Hoover declared the public hearing closed.

Councilmember Watson moved to approve the CUP as recommended by the Planning and Zoning Commission subject to the 3 conditions. Councilmember Klein seconded the motion. The motion carried unanimously with the 3 conditions recommended by P&Z. The motion carried unanimously.

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

Romney Kowert spoke on behalf of the applicant, Karla Lawrence. He requested the granting of the Land Use and Zoning Changes. Mr. Cross noted that the recommendation of the Planning & Zoning Commission was to approve the request for the Land Use and the Zoning Change.

Mayor Hoover declared the public hearing open. There being no one to speak, Mayor Hoover declared the public hearing closed. Mayor Pro-Tem Kirchner asked for a courtesy notification of the change. Mr. Cross stated that he would do so.

Mayor Pro-Tem Kirchner moved to adopt Ordinance 2025-22 for the Land Use change. Councilmember Eidson seconded the motion. The motion carried unanimously.

Mayor Pro-Tem Kirchner moved to adopt Ordinance 2025-23 for the Land Use change. Councilmember Eidson seconded the motion. The motion carried unanimously.

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

Mr. P.V. McMinn requested approval of the conditional use permit. Mr. Cross stated that the Planning and Zoning Commission unanimously recommended denial of the CUP. He added that they had a CUP but did not build within the timeframe.

Mayor Hoover declared the public hearing open and called upon the registered speakers. Ron Woellhof spoke against the CUP due to more traffic and vehicles in the area from the development. Marlene Pylate, HOA President of the Patio Homes stated that the developer bulldozed oak trees and vegetation; and have lost trust in the developer. She spoke against the CUP. Molly Spencer stated she lives in Windcrest and reported that she recently had her house leveled due to the retaining wall. She added that Mr. Dennis Kusenberger went to her home and showed her the development plan. She stated she was intimidated as he mentioned to her their Plan B was three stories of low-income housing.

Tom Musselman stated he was on the Council when they presented their initial plan for development, and it was approved. He added that the permit time limit had run out and that their plans have now changed.

Dennis Kusenberger addressed Mrs. Spencer's comments and apologized to her. He stated that he took the drawing to share it with her. He asked why a CUP was necessary when there are townhouses across the street from their proposed beautiful townhome development. Mr. Cross replied that a CUP for the development is required because it is new. Mr. McMinn stated that he is paying $40,000 in property taxes for undisturbed parkland for the Windcrest neighbors. Dr. Hammersen stated that this would open the door to high-end STRs. Mr. McMinn stated that their deed restrictions will not allow STRs. Mayor Hoover declared the public hearing closed.

Councilmember Eidson referred to a letter of comments and asked if those comments were addressed. Mr. Williamson stated that they have not been addressed.

Mayor Pro-Tem Kirchner mentioned the need for a UDC but added that she was not confident that this development is ready to go. Councilmember Klein stated he agreed and expressed concern with threats to the neighbors. He asked the developer to reach out to the neighbors. Mayor Hoover mentioned sending the item back to P&Z. Councilmember Watson stated that he liked the project but would prefer it go back to P&Z. Councilmember Eidson stated that he liked the plan in general and listened to the P&Z meeting twice and heard deficiencies.

Councilmember Klein moved to send the item back to the Planning and Zoning Commission to allow time for the developer to work with the neighbors in Windcrest. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

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)

Mr. Williamson presented Resolution 2025-06 for inclusion in the Cities Steering Committee, which is a coalition of municipalities. Collectively they represent their interests in rate cases and regulatory proceedings involving ATMOS Energy, the city's natural gas provider. It was stated that the cost was $300 for 2025 which was a pro-rated fee based on population. Mayor Hoover recognized Mayor Pro-Tem Kirchner for initiating the discussion for the item. Mayor Pro-Tem Kirchner stated that after receiving complaints from residents about ATMOS street construction, returning areas to their original state, and their rate increases, she inquired about joining the coalition.

Councilmember Klein moved to approve Resolution 2025-06. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

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

Mr. Williamson recommended approval of Resolution 2025-07 subject to the review of the agreement by our legal counsel.

Allison Smith, President of the Texas Housing Foundation reported that this development would be a Class A Property while utilizing bonds with federal tax credits. She added that they would provide for 50%, 60%, and 70% AMI income requirements. Mr. Jonathon Larson of Lone Star Development addressed the Council. The Council asked about the approval process and if they had reached out to the other taxing entities. Ms. Smith stated they are not required to obtain approval from all taxing entities and typically seek approval from the city only. Mayor Pro-Tem Kirchner suggested an Economic Benefit Study which would be helpful.

Mayor Hoover recognized Charlie Kiehne followed by Tim Dooley to speak on said item. Mr. Kiehne asked why this issue always falls on the city and how long the tax abatements last. He wanted to know if the other taxing entities have any input as the taxpayers will be affected by the abatements.

Tim Dooley addressed the Council providing a handout and asked how is it that the city cannot reach out to the School or County. He added this will be up to all of us to subsidize the project because in 2025, the loss of tax revenue is $51,000.

After a lengthy discussion related to the 2020 site plan, the cooperation agreement, the cost of a one-bedroom apartment, and the need to reach out to other taxing entities; the Council suggested tabling the item. Mayor Hoover stated that he would like buy-in from the County. Councilmembers emphasized the importance of affordable housing but also the need for collaboration with the County and School District.

Councilmember Klein moved to table said item. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

A. Consider and take action on appeal of the 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)

Mr. Cross provided background information on the property at 210 E. Schubert (2 Units) noting that staff recommended denial of the STR permit.

Mr. and Mrs. Cuilla addressed the council and noted they acquired the property in 2018. The issue was caused by several factors as they were notified in November that their STR Permit had expired. He stated he logged in to renew it and the system showed that Unit A was filed but Unit B was not filed. He added that he wanted to make sure that they were dark sky compliant in May and logged in and saw the denial of the permits. He mentioned this was new technology they were dealing with and have always done their best to pay all fees and taxes timely.

Ms. Debish stated that historically they did have permits for the units. She indicated an email was sent to the property owner, and it was determined that the inspection was not performed. It was noted that the inspection was to be scheduled by the property owner.

After due consideration, Councilmember Eidson moved to deny the STR Appeal at 210 E. Schubert (2 Units). Councilmember Watson seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT

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

Frank Stead, Emergency Management Coordinator, presented a power point on the city's involvement in the regional flood recovery efforts following the devastating July 4th flooding event. He reported that flood advisories remain active with saturated soil conditions to pose risks for flash flooding and low water crossing hazards. The City of Fredericksburg has been actively supporting mutual aid operations in Ingram and surrounding cities. Fire Chief Lynn

Bizzell has served as the Incident Commander for an 8-mile search zone along the river, which remains ongoing due to weather delays. He reported that Fredericksburg has deployed approximately twenty-five personnel including EMS, swift water rescue teams, and support staff while maintaining full operational readiness for local needs. City Departments including Electric, Police, and Water have contributed to the response, with Fredericksburg serving as a staging area for out-of-town fire crews. The City's Emergency Operations Center was activated early on July 4th, and coordination with regional partners has been continuous since then. Mr. Stead emphasized the importance of preparedness and risk assessment noting that the county is reviewing other vulnerable areas, including developments in floodplains and major drainage corridors. He also highlighted the need for long-term recovery planning including cleanup, and infrastructure restoration, and encouraged continued community support through donations and volunteerism. Councilmembers expressed their appreciation for the city's leadership and coordination. Mayor Pro-Tem Kirchner added the importance of training and preparedness as budget discussions continue.

10. ITEMS FOR FUTURE AGENDA

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

City Secretary Vacek reviewed the upcoming items and meetings with the City Council. No additions were made.

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): 12:02

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)

Mayor Hoover recessed the meeting into executive session at 12:02 pm to consider Items 11A and 11B.

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.

Mayor Hoover reconvened the meeting at 12:57 pm and stated that no action would be taken on Item 11B. He added that action would be necessary on Item 11A.

Councilmember Eidson moved to appoint David Bullion, Amy Slaughter, Gilbert Gonzalez, Emily Basse, and Anne Eppright to the Historic Review Board. Councilmember Klein seconded the motion. The motion carried as follows:

Aye: Councilmembers Eidson, Klein, Watson and Mayor Hoover
Abstain: Mayor Pro-Tem Kirchner

Councilmember Watson moved to appoint Tom Musselman, Sondra Sultemeier, George Hager, and Tyler Pansing to the Planning and Zoning Commission. Councilmember Eidson seconded the motion. The motion carried unanimously.

Councilmember Eidson moved to re-appoint Clay Sears to the Zoning Board of Adjustment. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

13. ADJOURN

There being no further business, Mayor Hoover adjourned the meeting at 12:59 pm.

Jeryl Hoover, Mayor

Attest:

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