



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, September 16, 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, September 16, 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 Form online at FBGTX.org;
- ii. Make sure to check the appropriate box (verbal or written);
- iii. Only one agenda item per Comment Form.

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 Form;
- 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 - Michael Burdick of Victory Fellowship Church will deliver the Invocation**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges**
4. **COUNCIL COMMENTS**
5. **CONSENT AGENDA ITEMS**
 - A. Consider and approve the Regular Meeting Minutes of August 5, 2025, Joint City Council and County Commissioners Meeting of August 7, 2025. (Leticia Vacek, City Secretary)
 - B. Confirmation of FBG-CVB Board Members: Susan Johnson, Natalie Vogel, and Travis Neal. (Brady Closson, CVB President)
6. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**
 - A. Consider and approve Ordinance 2025-27 adopting the Annual Budget for the City of Fredericksburg, Texas for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, in accordance with Chapter 102, Local Government Code; and appropriating the various amounts thereof. (Krista Wareham, Finance Director)
 - i. Presentation by Staff.
 - ii. Action Required — Motion to adopt Ordinance 2025-27 for the City of Fredericksburg's Annual Budget for Fiscal Year 2026 beginning October 1, 2025 and ending on September 30, 2026.
 - B. Ratify the property tax revenue increase reflected in the Fiscal Year 2025-26 Budget. (Krista Wareham, Finance Director)
 - i. Action Required — Motion to Ratify the property tax revenue increase reflected in the City of Fredericksburg's Fiscal Year 2025-26 Budget.
 - C. Consider and approve Ordinance 2025-28 setting the Ad Valorem Property Tax Rate for the 2025 Tax Year at \$0.227427 cents per each \$100 of taxable value. (Krista Wareham, Finance Director)
 - D. Consider and approve the Public Works Utility Fees amendments, including Water/Wastewater, Drainage, and Sanitation Department Fees (Kris Kneese, Director of Public Works and Utilities):
 - i. Ordinance 2025-29 amending Article 16.000 - Water and Sewer Rates and Fees, of Appendix A - Fee Schedule, of the Code of Ordinances, to update and amend the Fees for Water and Sewer Utility Services provided by the City

- ii. Ordinance 2025-30 amending Article 18.000 - Fees for Sanitary Landfill Service provided by the City
 - iii. Ordinance 2025-31 amending Article 14.100 - Fees for Garbage Collection Rates provided by the City
 - iv. Ordinance 2025-32 amending Article 21.000 - Drainage Utility Fee provided by the City
- E. **Request Z-2517:** By Itz Family, L.P. to Consider the Following:
 - A. A Land Use Change from Low Density Residential (LDR) to Commercial (C) (General Commercial Place Type) for property at 104 North Olive. *(No Action Needed on Item A)*
 - B. A Zoning Change from R1, Single Family Residential to C2, Commercial for property at 104 North Olive.
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Conduct Public Hearing
 - iv No Action on the Land Use Change
 - v Take Action - Approve Ordinance 2025-33 for the Zoning Change
- F. **Request Z-2516:** By Create Healthy, to Consider a Conditional Use Permit (CUP), Per Section 6.110 (Continuance of a Nonconforming Use) and further consideration of a Site Plan and Entry Corridor Application to accommodate a proposed 49,471 square foot addition/renovation to the existing legal nonconforming Personal Improvement Services and Indoor Sports and Recreation Center for property at 1006 South State Highway 16.
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action - Approve Ordinance 2025-34 for the Conditional Use Permit (CUP)
- G. **Request Z-2513 (Old Business):** By P.V. McMinn of Nuvista Development LLC to reconsider a Site Plan and Conditional Use Permit per Sec. 3.200 for a Condominium and Townhome Use for property at 1032 South Milam Street.
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Conduct the Public Hearing
 - iv Take Action - Approve Ordinance 2025-35 for the Conditional Use Permit
- H. 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 City's 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.

- I. Approval of Resolution 2025-25 notifying the Attorney General's Office of the City of Fredericksburg's designated web-address, current mailing address, and email address to submit a Public Information Request per HB 4214 effective October 1, 2025. (Leticia Vacek, City Secretary)

7. CITY MANAGER'S REPORT

8. ITEMS FOR FUTURE AGENDA

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

9. EXECUTIVE SESSION

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

- A. Legal Matters Update - Texas Government Code Section 551.071 (Mick McKamie - City Attorney)

10. ADJOURN

CERTIFICATION

This is to certify that I, Leticia Vacek, posted this Agenda at 5:30 pm on September 10, 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