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

City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, August 5, 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
Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Leticia Vacek, City Secretary
Mick McKamie, City Attorney
Krista Wareham, Finance Director
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 Dir
Derek Seelig, Police Lt.
Frank Stead, Fire/EMS
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
Dave White, Elder at Hill Country Church was unable to attend.

3. PLEDGES OF ALLEGIANCE
Mayor Jeryl Hoover led the Pledges to the US Flag and Texas Flag.

4. CEREMONIAL MATTERS/EMPLOYEE RECOGNITION

A. Service recognition of Marty Kaderli who served 20+ years on the Market Square Redevelopment Commission and Food & Wine Fest Committee (Andrea Schmidt, Parks & Recreation Director)

Mrs. Marty Kaderli was recognized for her 20 years of service on the Market Square Redevelopment Commission and the Food & Wine Committee. Mrs. Schmidt recognized her for her dedication and tenure with an appreciation plaque and added that it has been an honor to work alongside Marty. Tim Crenwelge also thanked Marty stating that he enjoyed working by Marty's side on this long journey. Marty complimented Andrea as a stellar Parks Director. Marty introduced Claire, her granddaughter who accompanied her.

B. Recognition of City of Fredericksburg Departments that assisted Kerr County with the Flooding Disaster. (City Manager Clinton Bailey and Lynn Bizzell, Fire Chief)

City Manager Bailey reported on a series of events that occurred during the weekend of the July 4, 2025 flooding. He stated that the following departments of Water, Electric, Police, and Fire/EMS spent many hours assisting with the various needs.

Fire Chief Bizzell served as the Incident Commander in Ingram. Clinton thanked all city employees, including Lynn's wife, Janet Bizzell, and his wife, LeeAnn Bailey, and the City Council who made sandwiches for the volunteers. Chief Bizzell reported that he realized the huge task ahead and decided they would need more assistance. He formed a rescue team with a goal to reunite those missing with their loved ones. He stated that Mayor Pro-Tem Kirchner and other volunteers from her church made some of the best sandwiches ever. Lastly, he thanked the crew and every individual who had come out to assist.

5. COUNCIL COMMENTS

Councilmember Eidson reported on having attended the CVB Board Meeting, attended the TML Training for Newly Elected Officers in San Antonio and tonight will attend the LGC Alumni announcement of the newest class.

Councilmember Klein said he attended the Commissioners Court Meeting where they discussed the July 4th flooding and the battery storage project. He added that the County appointed Steve Olfers as the Fire Marshal. He also made mention of the upcoming Joint Meeting which is scheduled for Thursday.

Mayor Pro-Tem Kirchner announced school is back in session beginning next week and reported all start dates for all area schools. She also shared that the Special Session is ongoing in Austin. She added that Democrats have broken quorum, and they are in a waiting period now. She indicated she has been in touch with the School Board about the bills passed in the regular session. On the flood relief efforts; she reported the State and Feds are doing work with their contractors. She recited the following statement, "Do for one person what you wish you could do for everyone." She stated that helping with one more meal or helping wash windows would mean much. Lastly, she stated that she was grateful to be part of this community assisting Kerrville.

Councilmember Watson reported on the Airport Board Meeting that he attended announcing that this year's Santa Fly-In will take place on December 20. He added that the Hangar is at 100% and the wait list is up to 46. Additionally, the FBO continues to be remarkably busy. Crosswind Aviation has hired two more instructors for a total of 5 and added 2 additional aircraft. He added that the Texas Forest Service has allocated $200 Million to their aviation budget this year and hopes that some of the money will be used to build a permanent site in Fredericksburg. He also reported that TacAero now has 8 instructors. He stated that for the Food and Wine Preview Week 877 tickets sold compared to 394 last year. The Preview Week gross revenue was $43,970,00 of which $40,000k was donated to the Kerr County Relief Fund. A match of 40k was made by Happy State Bank for a total donation of $80k. He reported that he toured the 8-mile flood site with the Clinton, Garret and Reagan and stated that it was incredibly devastating. Lastly, he stated that the manpower, volunteers, and amount of equipment there was overwhelming.

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 Special Budget Meeting of July 9, 2025, and July 15, 2025, Regular City Council Meeting. (Leticia Vacek, City Secretary)

B. Consider approval of renewing the Interlocal Agreement with FISD for the 2025-2026 School Year of the Juvenile Case Manager Program with the Fredericksburg ISD for prevention and intervention in truancy and fine-only juvenile-related offenses. (Shelley Becker, Municipal Court Judge)

Councilmember Eidson moved to approve the consent agenda items consisting of Items 6A and 6B. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

A. Consideration and adoption of Ordinance 2025-24 establishing the School Speed Zone of 30 mph during peak School Times on Friendship Lane. (Evan Williamson, Asst. Director of Public Works/Utilities)

Mr. Williamson presented Ordinance 2025-24 establishing the School Speed Zone of 30 mph during peak School Times on Friendship Lane.

Councilmember Klein moved to adopt Ordinance 2025-24 establishing the School Speed Zone of 30 mph during peak School Times on Friendship Lane. Mayor Pro-Tem Kirchner seconded the motion. Mayor Hoover stated that a comment in favor was received from Mike Cornett. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

A. Presentation of Proposed Tax Rates for Fiscal Year 2026. (Krista Wareham, Finance Director)

Krista presented the Tax Rates for 2026. She covered the Truth in Taxation powerpoint. She read the definitions for the No New Tax Rate and the Voter-Approval Tax Rate. She referred to the current rate, no-new revenue rate, voter-approval rate and the de-minimus rate. She also showed the tax value example. tax value. Councilmember Klein asked if the assessments had increased. Krista replied that they had.

Lastly, Krista showed a slide depicting the "where do my tax dollars go" and added that a Joint Meeting with the County would follow on Thursday at 9am at the Elections Office. Another Budget Workshop was reported to be scheduled for August 19th in lieu of the Regular Council Meeting.

9. CITY MANAGER'S REPORT

A. Various Department Directors provided Updates.

Chris Cross reviewed a slide of the Development Services Department showing the Department Activity from April to June 2025. He covered the Short-Term Rental activity showing activity. He referenced a slide showing the status of Subdivisions. He also reported on the RFQ for the Unified Development Code, and possible grant same. Lastly, he stated he would be bringing the 2021 Trade Codes before Council and that the new Assistant Development Services Director begins in September.

Evan Williamson reported on Public Works and the following Wells: Knauth which is a few feet higher than last year and Old San Antonio Well which is the same level as last year.

Andrea Schmidt provided an update on their ongoing projects. She stated that on the Tourism Fund, all decorative light poles are compliant now. She covered the Special Events for the month of August and noted their open positions. She shared that the pools would remain open through August 10, 2025.

Garret Bonn provided an update for the New City Hall and its scheduled completion and move-in which is anticipated in December.

Krista Wareham provided an update on revenues vs expenditures for the month of June 2025. A comparison by city of sales tax was reviewed. She also covered the electric and water consumption.

Police Chief Vorauer reported on incidents and arrests with a 21% increase from 198 to 239 arrests. He noted the increase accounts for DWIs, PIs and Possession of. He stated it was the same offense, just more frequent. He noted that accidents also increased by 19%. On Ordinance violations water has been at 321 and noise at 94. He noted that the Animal Shelter cost to operate is $210,000 which is estimated to run up to $250,000.

Frank Stead reported on the year-to-year comparison related to responses, incidents, and calls for responses for January 2025.

10. ITEMS FOR FUTURE AGENDA

A. City Manager Bailey reviewed the Future Agenda Items and Meetings List with the Council focusing on the upcoming meetings.

11. EXECUTIVE SESSION

Mayor Hoover announced that the Council would recess into executive session at 10:46 am to discuss the following items pursuant to Texas Government Code Sections 551.071 and 551.074.

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

B. Consider and discuss the appointment, reappointment, or reassignment of City Board/Commission members to fill a vacancy on the Historic Review Board - Texas Government Code Section 551.074. (Leticia Vacek, City Secretary)

C. Consider and discuss the appointment of a temporary Deputy Fire Marshal to assist the Gillespie County Fire Marshal.

12. BUSINESS ITEM

Mayor Hoover announced that the City Council reconvened into Regular Session at 11:49 am and indicated that the Council may act on any item posted in Executive Session.

A. No action taken.

B. Councilmember Eidson moved to appoint Shawn Vinclerek to fill a vacancy on the Historic Review Board. Councilmember Klein seconded the motion. The motion carried unanimously.

C. No action taken.

13. ADJOURN

There being no further items to discuss, Mayor Hoover adjourned the meeting at 11:49am.

_____
Jeryl Hoover, Mayor

Attest:

_____
Leticia Vacek, TRMC, CMC, MMC
City Secretary

City of Fredericksburg

City Council Special Joint Meeting with Gillespie County Commissioners
Minutes
Thursday, August 7, 2025 ~ 9:00 AM
95 Frederick Road, Suite 100
Gillespie County Elections Office
Fredericksburg, Texas 78624

City Members Present:
Jeryl Hoover, Mayor
Emily Kirchner, Mayor Pro-Tem
Bobby Watson, Councilmember
Tony Klein, Councilmember
Todd Eidson, Councilmember

County Commissioners Present:
Judge Daniel Jones
Charles Olfers, Commissioner Pct. 1
Keith Kramer, Commissioner Pct. 2
Chuck Jenschke, Commissioner Pct. 3
Don Weinheimer, Commissioner Pct. 4
Lindsey Brown, County Clerk

City Staff Present:
Clinton Bailey, City Manager
Garret Bonn, Assistant City Manager
Leticia Vacek, City Secretary
Krista Wareham, Director, Finance
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Frank Stead, Fire Department
Les Metzler, Dispatch
Kelli Olfers, Health Services
Sheriff Ayala

Also Present:
Tim Lehmberg, Economic Development Commission
Matt Seidenberger, School Board President
Taylor Ward, School Board Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover and County Judge Daniel Jones called the joint meeting to order.

2. OTHER ACTION ITEMS AND UPDATES

A. Receive opening comments from Daniel Jones, Gillespie County Judge, Jeryl Hoover, City of Fredericksburg Mayor, and Clinton Bailey, City Manager

Judge Jones and Mayor Hoover thanked everyone for coming out and thanked Jim Riley for the space today. Judge Jones stated that the reason for the meeting today is to discuss the joint budget items shared between the City and the County. Mayor Hoover stated there are nine funds to be discussed. Krista noted for the city, a 1.5% merit increase, 1% COLA, and the Step Plan of 2.5% for Police Officers is built in.

B. Consider and discuss the following mutual Services and Funds:

i. Economic Development Commission Funding
ii. Gillespie County Health Services
iii. Emergency Management Services
iv. Fire Department Services
v. County Rural Fire Services
vi. EMS Department Services
vii. Law Enforcement Center (LEC)
viii. Emergency Dispatch Center
ix. Animal Shelter

Rural Fire Services

Commissioner Weinheimer presented the item on the Rural Fire Department and VFD Calls. They are proposing to stay within last year's budget of $235,000 plus maintenance of the tower for a total of $258,000. Don added they might want to discuss the significant increase in calls. Chief Bizzell stated that the whole county is 50,000 that they are having to serve, which affects response times. Mayor Hoover asked how much of an increase should be considered. The Council and Commissioners discussed and noted that 10% would be a good start for a total of $50,000 ($25,000 each entity)

Law Enforcement Center (LEC)

It was reported that maintenance and operations portion of the budget is down roughly 5.6% at $373,000 this year compared to $390,000 last year. This is due to only one out of two AC units being replaced. The second one will need to be replaced this coming year. Don also noted the 9-1-1 Dispatch is under budget due to open positions in this department. They will continue to try and fill these positions. Les Metzler gave an update on the new radios which went live in July 2025, adding the contract was signed in December last year. It was reported that hardware and Radio Dispatch Monitor equipment which was 10-25 years old has been replaced. Commissioner Olfers added that the reason they are leaving the open positions in the budget is to keep the overtime down. Les noted their training program is 6-8 months. Councilmember Klein asked about an off-site back-up. Les said there are some mechanisms in place for backups.

Economic Development Commission Funding
Tim Lehmberg presented the EDC budget and reported that he adjusted the budget due to TMRS and Insurance. Total expenses are up 4.8% from last year's budget. The EDC Budget is simple and most of the funds go to pay his salary. He noted only a few items are projected to increase more than 5% including health insurance, retirement, payroll taxes, and some website expenses. He added this will be the third year that they will operate at the same level and added they do not need additional funds. He added that he has seven months of operating funds. Mayor Pro-Tem Kirchner informed Tim that the Governor's Office has an Economic Development Fund to provide cities with incentivized projects. Mayor Hoover confirmed the EDC budget request is for $264,500.

Gillespie County Health Services
Kelli Olfers noted the revenue is an unknown this year due to the new legislative changes. SB 1008 - Statewide food standards are capping what can be charged for permits. We are well below that cap so our fee schedule should not be affected but the State is pushing to go to one permitting system. If this occurs, we may lose out on revenue due to this.

Regarding the second Bill, HB 2844 - Mobile Food Permitting, the state is taking that over issuing every mobile unit a permit effective July 1, 2026. Kelli added that they are pro-rating the fee to July 1st. She will keep the Council and Commissioners updated as she is attending a webinar. Mayor Hoover confirmed the health budget request of $467,989 with revenue projection of $317,000. Mayor Hoover extended his appreciation for the work that Kelli and her staff have done.

Emergency Management Services
Frank Stead reported that the call volume has increased 18%. He noted the four major events: Crabapple Fire, Reverse Fire, Brush Fire, and Flood. He also showed the incident type of calls stating the biggest is the EMS calls at 80%. He reported on the annual number of transfers which were reduced due to the Crabapple Fire and the Flood. The transfers were done by the hospital. It was stated that we can charge whatever amount, although most utilize Medicare/Medicaid, and we will only receive a set reimbursement amount. Issuance of citations for starting a fire was also discussed. Sheriff Ayala stated that they are issuing citations. Don said he will look into the ATMOS charge for gas leak(s).

Frank showed the average response times on a map and noted that it was total calls to the areas. He showed a chart of the Mutual Aid Calls for Fire and EMS and the total call volume.

Mayor Pro-Tem Kirchner stated that the city will not be able to continue with 50/50 funding as city residents are paying twice. City Manager Bailey stated that he would like the opportunity to talk about the 5-year plan later in the year. Don shared that the Volunteer Departments are not equipped with EMTs, and we need to look at this now. He added that Stonewall's Budget is $189,000. Mayor Hoover noted a need for an increase in rural departments and council was in

agreement to consider what is needed. Don added that a 20% increase sounded reasonable.

Fire Department Services

Lynn Bizzell reported that last year, the positions granted have been filled and should see the full effect next year as hires were staggered. He stated from the capital perspective he would like to add funds for capital items. The purchase of the Brush Truck is not complete but will encumber those funds for the following fiscal year. He added that they must replace all breathing apparatus and that it is a $500,000 project in 2027. David Young stated that they have put in for an 80/20 grant and will not know until September if it is being funded.

Krista Wareham reported that the city is in the process of making changes to its personnel policy that will affect how the overtime for Fire, EMS, and Police is calculated. The upfront payment of capital for purchase of the Fire Truck was discussed and noted that inflation was not calculated in the upfront costs.

Judge Jones asked of the uncollectable amounts and what revenue offsets that amount. Krista stated that they are in the process of changing over to another collection firm.

Animal Shelter

Chief Vorauer reported the cost of running the shelter has increased. He added that it cost $211,000 per year and did not include mandatory training, etc. He requested a funding increase from the County to offset the cost of the increase. Mayor Pro-Tem Kirchner asked where the calls originated. Chief Vorauer explained it is about 50% City and 50% County. After hour calls come in to a Deputy. Currently, the county is contributing $15,000. The temporary holding facility was discussed by Chief Vorauer to deal with the influx of cats and dogs which was paid for by the special donation which will be coming to an end. Two Animal Control Officers work in the office and in the field. Another handles the incoming calls. Fees collected were $14,000 last year while $11,000 has been collected and that will be accounted for in the 50/50 shared expense. Total expenses are $211,000 plus 30% benefits. Commissioner Olfers mentioned receiving help to address the Jail detainees.

C. Consider and Discuss Outstanding FY2025-26 Budget Items.

D. Discussion on the Texas Housing Foundation's Multi-Family proposed Development (Reserve at Vineyard Oaks) at Friendship Lane and South Eagle Street.

Mayor Hoover noted that two School Board Members (Taylor and Matt) were present. He wanted to get a pulse check with the Commissioners on the proposed Texas Housing Foundation multi-family property. He stated that if the city approves their agreement, it abates the county and school tax, not just the city abatement.

School Board Member Taylor addressed the Council and Commissioners. He mentioned the group that approached the school two years ago was the Texas Workforce Housing Foundation. A discussion ensued with regards to the cost of

affordable housing and monthly cost of the apartments. The Judge stated he serves on the Alamo Council of Housing Finance Corporation and provided his input on the funds that are generated through the corporation which are dispersed into various projects such as community centers. He stated that he was hesitant due to the fact that monies are provided to other communities. Mr. Ward stated that overall, the school board had the same thoughts as the City and County. Mayor Pro-Tem Kirchner stated that there were many missing pieces but wanted to ensure that the school and county be included. She asked that letters of support be obtained from the various taxing entities. It was the consensus of the Council that the Texas Housing Foundation obtain said letters of support.

3. ADJOURN

There being no further discussion, Mayor Hoover adjourned the Joint Meeting at 12:07 pm.

_____
Jeryl Hoover, Mayor

Attest:

_____
Leticia Vacek, TRMC, CMC, MMC
City Secretary

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: September 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: 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.

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
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 of the Local Government Code; and appropriating the various amounts thereof.

BACKGROUND:
The Fiscal Year 2025-2026 Proposed Budget was presented to the City Council at a Special meeting held in the John W. Klein room on July 9, 2025. On August 7, 2025, a Joint Meeting of the Fredericksburg City Council and the Gillespie County Commissioners was held at 95 Frederick Road to review and discuss the City/County Fiscal Year 2025-2026 shared expense budgets. The proposed budget was filed with the City Secretary's office on August 15, 2025. The proposed budget was posted on our website, and a hard copy was made available at City Hall. The tax rate for the 2025 tax year was discussed at the August 5, 2025, Regular City Council meeting, and on August 19, 2025, at a City Council Special meeting, the City Council set the not-to-exceed tax rate for the Voter Approval tax rate at $0.227427 per $100 valuation. To ensure a thorough and transparent budget process, we held an additional City Council Special meeting to discuss the proposed budget in greater detail in the John W. Klein room on September 3, 2025. A public hearing for the proposed budget was held at the New City Hall, East Campus, during a City Council Special meeting on September 9, 2025. The link to the proposed budget published on August 15, 2025, is **available on FBGTX.org or directly at https://www.fbgtx.org/DocumentCenter/View/8128/FY-2026-Proposed-Budget_final-with-time-stamp?bidId=**

FUNDING SOURCE:

FINANCIAL IMPACT:
The adoption of the Fiscal Year 2025-2026 Budget will fund existing and new programs as recommended by the City Manager.

STAFF RECOMMENDATION:
Staff recommends that Council approve Ordinance 2025-27 adopting the Fiscal Year 2025-2026 Budget for the City of Fredericksburg, Texas commencing October 1, 2025, and ending on September 30, 2026; providing appropriations for each department and fund; establishing a department-level budget with line-items as supporting data rather than being a line-item budget; providing for severability; and providing for an effective date.

This action item requires a roll call vote.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Governance

ATTACHMENTS:
1. 2026 City of Fredericksburg Budget Summary 9-16-25
2. 2026 CIP-9-16-25
3. Fredericksburg_FY 2026 Proposed Budget Changes-9-16-25
4. Fredericksburg_FY 2026 Proposed Budget-9-16-25
5. New Personnel FY 2026
6. Budget Ordinance 2025-27

APPROVAL/REVIEW:

Date: September 11, 2025
David Kellam, Senior City Accountant

Date: September 11, 2025
Krista Wareham, Director of Finance

Date: September 11, 2025
Leticia Vacek, City Secretary

Date: September 11, 2025
William McKamie, City Attorney

Date: September 11, 2025

Clinton Bailey, City Manager

City of Fredericksburg

2026 Budget Summary

FY 2026 Budgeted Revenues vs Budgeted Expenditures	FY 2026 Budgeted Revenues	FY 2026 Budgeted Expenditures	Revenues in Excess (Deficiency) of Expenditures
Governmental Funds			
Administrative	21,868,491	4,964,701	16,903,790
Police	299,111	9,243,084	(8,943,973)
Fire	1,501,702	3,488,872	(1,987,170)
Street	563,700	2,854,710	(2,291,010)
Park	795,450	3,454,163	(2,658,713)
Development Services	1,290,250	1,600,830	(310,580)
Health	317,745	467,989	(150,244)
Municipal Court	186,600	859,834	(673,234)
Engineering	-	306,453	(306,453)
Sub-total	**26,823,049**	**27,240,636**	**(417,587)**
Market Square/Food & Wine Fest	-	-	-
Total Governmental Funds	**26,823,049**	**27,240,636**	**(417,587)**
Special Revenue Funds			
Tourism	6,166,500	6,206,604	(40,104)
Police Forfeiture	2,000	3,500	(1,500)
Emergency Management	304,651	304,651	-
Animal Shelter	7,000	135,205	(128,205)
Parks & Recreation	35,030	35,000	30
Total Special Revenue Funds	**6,515,181**	**6,684,960**	**(169,779)**
Enterprise Funds			
Electric	15,922,114	16,518,510	(596,396)
Water & Sewer	10,217,350	12,896,216	(2,678,866)
Golf	144,806	144,806	-
Sanitation	4,234,600	4,531,629	(297,029)
EMS	6,392,016	6,392,016	-
Stormwater / Vegetation Mgt	1,040,970	1,195,150	(154,180)
Total Enterprise Funds	**37,951,856**	**41,678,327**	**(3,726,471)**
Capital Project Fund			
Water & Wastewater	-	-	-
Total Capital Project Fund		-	-
Internal Service Funds			
Health Insurance	**2,823,631**	**2,644,730**	**178,901**
Total Internal Service Funds			
Debt Service	**908,962**	**901,817**	**7,145**
Total All Funds	**75,022,679**	**79,150,470**	**(4,127,791)**

*** Animal Shelter funded with prior year donations**

*** Funds with deficiencies utilizing prior fiscal year fund balance**

Proposed FY 2026 Capital	Departments Name	Account Code	FY26 CIP	Total Capital
Admin-New City Hall - East Campus Prof Fees	Admin	01-20-5161	14,500	
Admin-CH-East Campus Construction	Admin	01-20-5161	376,386	
Admin-CH-East Campus Furnishings	Admin	01-20-5163	122,446	
Admin-CH-East Campus Signage	Admin	01-20-5654	9,180	
Admin-CH-East Campus HVAC - Chapel	Admin	01-20-5655	4,156	
	Total Admin			**526,668**
Police Dept-Police Equipment	Police	01-22-5230	134,396	
Police Dept-Police Vehicles	Police	01-22-5240	433,650	
Police Dept-Animal Control Truck Mount	Police	01-22-5480	34,000	
Police Dept-CH Main Campus Roof Repair	Police	01-22-5650	75,000	
	Total Police			**677,046**
Fire - Brush Bed 2025	Fire	01-23-5402	93,713	
Fire - CH Main Campus Roof Repair		01-23-5650	75,000	
Fire - Engine 2026	Fire - Lease Purchase 8 Years	01-23-6242	187,500	
	Total Fire			**356,213**
Street-Street Equipment	Street	01-24-5110	5,592	
Street-Sidewalks	Street	01-24-5465	100,000	
Street-Tennis Club Parking Lot	Street	01-24-5494	35,000	
Street-Truck and Trailer	Street - Lease Purchase 3 Years	01-24-6438	66,667	
Street-Crack Sealing Milam & Friendship	Street	01-24-5492	150,000	
	Total Street			**357,259**
Parks-LBJMP Sewer Connections (Carry over from 2025)	Park	01-25-5585	95,000	
Parks-Tatsch House Renovations/AC Replacement	Park	01-25-5590	30,000	
Parks-Park Leisure Pool Plaster	Park	01-25-5592	80,000	
Parks-Park Pool Cover	Park	01-25-5593	21,520	
Parks-Town Pool Ramp	Park	01-25-5594	12,600	
Parks-Pioneer Stage	Park	01-25-5595	15,000	
Parks-Groundmaster 3300/JD 2026	Park	01-25-5596	44,517	
	Total Park			**298,637**
Development Services-Unified Development Code	Development Services	01-27-5015	175,000	
	Total Development Services			**175,000**
Engineering-Update Aerial Photos	Engineering	01-30-5100	11,000	
	Total Engineering			**11,000**
	Total 01 - General Fund			**2,401,823**
Electric-Inventory	Electric	02-21-5210 +	699,393	
Electric-Reconductor Main/Cherry	Electric	02-21-5490	230,000	
Electric-Reconductor San Antonio/Llano/Miliam	Electric	02-21-5491	350,000	
Electric-Tennis Club	Electric	02-21-5494	85,000	
Electric-Meter Testing Equipment	Electric	02-21-5493	37,000	
Electric-CH-East Campus Furnishings	Electric	02-21-5163	36,320	
Electric-CH-East Campus Signage	Electric	02-21-5654	2,720	
Electric-CH-East Campus HVAC - Chapel	Electric	02-21-5655	1,232	
	Total 02 - Electric Fund			**1,441,665**
Water Dept-Inventory	Water	03-21-5210 +	352,000	
Water-CH-East Campus Construction	Water	03-21-5161	320,625	
Water-CH-East Campus Furnishings	Water	03-21-5163	38,548	
Water Dept-Replace WWTP Bar Screens	Water	03-21-5267	325,000	
Water Dept-Water Pump Station Pumps	Water	03-21-5307	45,000	
Water Dept-Lift Station Pumps	Water	03-21-5308	20,000	
Water Dept-Aeration Pump-WW Plant	Water	03-21-5309	10,000	
Water Dept-SCADA	Water	03-21-5313	20,000	
Water Dept-Water Main Rehab Proj 2022-2"	Water	03-21-5452	250,000	

Proposed FY 2026 Capital	Departments Name	Account Code	FY26 CIP	Total Capital
Water Dept-Water Main Rehab Proj 2022-4"	Water	03-21-5453	250,000	
Water Dept-Maintenance for New Generators	Water	03-21-5457	40,000	
Water Dept-Water Well Field Exploration	Water	03-21-5459	225,000	
Water Dept-North Llano Water Line Rehab	Water	03-21-5464	300,000	
Water Dept-Windcrest Water Pressure Improvements	Water	03-21-5483	450,000	
Water Dept-Water/WW Master Plan Update	Water	03-21-5486	150,000	
Water Dept-Rainwater Harvester Tanks	Water	03-21-5583	80,000	
Water Dept-Hollmig Lane Lift Station (Impact Fees)	Water	03-21-5589	500,000	
Water Dept-Float Brush Aerators WRF	Water	03-21-5590	245,000	
Water Dept-Professional Services Contract for New WRF	Water	03-21-5591	100,000	
Water Dept-Sanitary Sewer Pipe Material Storage	Water	03-21-5592	50,000	
Water Dept-Water and Sewer Extension - Tennis Club	Water	03-21-5593	250,000	
Water Dept-Two Crew Worker Trucks	Water	03-21-5594	150,000	
Water Dept-Dump Truck 2026	Water	03-21-5595	165,000	
Water Dept-Skid Steer 2026	Water	03-21-5596	95,000	
Water Dept-Skytrak Forklift 2026	Water	03-21-5597	140,000	
Water Dept-Warehouse Improvement	Water	03-21-5601	200,000	
Water-CH-East Campus Signage	Water	03-21-5654	2,890	
Water-CH-East Campus HVAC - Chapel	Water	03-21-5655	1,308	
	Total 03 - Water Fund			**4,775,371**
Sanitation-Other Capital	Sanitation	05-21-5272	9,440	
Sanitation-Cell 12 & 13 Construction	Sanitation	05-21-5563	444,420	
Sanitation-Fiber to Scale House	Sanitation	05-21-5565	105,000	
Sanitation-CH-East Campus Furnishings	Sanitation	05-21-5163	29,478	
Sanitation-CH-East Campus Signage	Sanitation	05-21-5654	2,210	
Sanitation-CH-East Campus HVAC - Chapel	Sanitation	05-21-5655	1,001	
	Total 05 - Sanitation Fund			**591,549**
EMS - South Station Roof (Carry over from 2025)	EMS	06-21-5306	95,000	
Tactical Medic Gear	EMS	06-21-5481	30,000	
EMS - Ambulance 2026	EMS - Lease Purchase 3 Years	06-21-6716	150,000	
	Total 06 - EMS Fund			**275,000**
Tourism-Parade Traffic Route (Carry over from 2025)	Tourism	07-21-5722	17,000	
Tourism-Main St Benches (Carry over from 2025)	Tourism	07-21-5723	45,000	
Tourism-Decorative Light Replacements at MP	Tourism	07-21-5718	100,000	
Tourism-John Deere Ztrak 2026	Tourism	07-21-5500	20,810	
Tourism-MP Fiber Project	Tourism	07-21-5501	100,000	
Tourism-Repaint Adelsverein Halle	Tourism	07-21-5502	49,550	
Tourism-Substation Prof Fees	Tourism	07-21-5504	75,000	
Tourism-Glockenspiel	Tourism	07-21-5505	400,000	
Tourism-Garden Border	Tourism	07-21-5506	20,000	
Tourism-Substation Renovation	Tourism	07-21-5507	320,000	
	Total 07 - Tourism Fund			**1,147,360**
Stormwater/Veg Mgmt-Warehouse Improvement	Stormwater/Veg Mgmt	10-21-5601	50,000	
Stormwater/Veg Mgmt-Mower	Stormwater/Veg Mgmt	10-21-5602	12,000	
Stormwater/Veg Mgmt-Sweeper	Stormwater/Veg Mgmt-Lease Purchase 3 Years	10-21-6102	121,667	
	Total 10 - Stormwater/Veg Mgmt Fund			**183,667**
Police Forfeiture-Police Dept Equipment	Police Forfeiture	17-22-5005	2,500	
	Total 17 - Police Forfeiture			**2,500**
Animal Shelter-Temporary Holding Facility	Animal Shelter	42-22-5211	85,000	
	Total 42 - Animal Shelter			**85,000**
	Capital Grand Total			**10,903,935**

City of Fredericksburg
City Wide Budget Summary FY 2026
As of 9-16-25

	FY 2025 AMENDED BUDGET	FY 2025 YTD		FY 2026 PROPOSED BUDGET 8-15	FY 2026 PROPOSED BUDGET 9-16	
	FY2025	FY2025	VAR %	No New Hires/1%-1.5%+2.5% STEP	New Hires/1%-1.5%+2.5% STEP	8-15 vs 9-16 $ Variance
Revenues	$74,332,924	$68,941,456	93%	$73,495,275	$75,022,679	$1,527,404
Expenses						
Personnel	$26,395,760	$22,391,093	85%	$27,155,068	$27,008,046	-$147,022
Administration Fees	$87,489	$85,950	98%	$87,489	$87,489	$0
Hotel Tax Distributions	$5,039,890	$5,055,889	100%	$4,334,915	$4,034,915	-$300,000
Maintenance & Operations	$23,126,271	$19,297,974	83%	$23,825,285	$23,699,442	-$125,843
Intercompany Transfer Out	$5,056,848	$4,296,703	85%	$6,007,728	$5,459,755	-$547,973
Intergovernmental Transfer Out	$1,684,554	$1,421,530	84%	$1,786,195	$1,786,195	$0
Food & Wine Fest Expenses	$0	–	–	$0	$0	$0
Capital	$11,513,110	$5,746,057	50%	$11,254,956	$10,378,101	-$876,855
Debt Requirement	$6,645,316	$5,273,601	79%	$6,696,527	$6,696,527	$0
EXPENSES TOTAL	**$79,549,238**	**$63,568,797**	**80%**	**$81,148,163**	**$79,150,470**	**-$1,997,693**

Significant Changes from 8-15-25

Additional Revenues +$1.5M:
-Property Tax +$759k - based on Voter Approval Rate
-Development Services +$389k for building permits and short-term rental permit fees
-Street Department +$531k for leaf and brush services
-Reductions in Intercompany and Intergovernmental - $100k for decreases in Fire/EMS expenses

Decreased Expenses -$2.0M:
-Personnel -$147k net change for adding new employees and reducing overtime, part-time wages, and correcting Stormwater insurance expense
-Hotel Tax Distributions -$300k reduction in Hotel Tax Distributions
-Maintenance & Operations - $126k reduction for Fleet Lease-Street Department, and reduced Utilities-Parks
-Intercompany Transfer Out -$548k removed transfer for Public Safety-Tourism
-Capital -$877k for removal of equipment and projects -Old Fair Park Lighting, -$402k, Reconductor project in Electric, -$225k, Entrance gate at Landfill, -$100k, Bollards in Tourism, -$100k, Smokehouse Road project, -$120k, and added costs for current city hall roof repairs, +$150k

City of Fredericksburg

City Wide Budget Summary FY 2026

Fiscal Year 2026 Proposed As of 9/16/2025

	FY 2025 AMENDED BUDGET	FY 2025 YTD		FY 2026 PROPOSED BUDGET 9-16	
	FY2025	FY2025	VAR %	New Hires/1%-1.5%+2.5% STEP	Variance % 2025/2026
Revenues	$74,332,924	$68,941,456	93%	$75,022,679	1%
Expenses					
Personnel	$26,395,760	$22,391,093	85%	$27,008,046	2%
Administration Fees	$87,489	$85,950	98%	$87,489	0%
Hotel Tax Distributions	$5,039,890	$5,055,889	100%	$4,034,915	-20%
Maintenance & Operations	$23,126,271	$19,297,974	83%	$23,699,442	2%
Intercompany Transfer Out	$5,056,848	$4,296,703	85%	$5,459,755	8%
Intergovernmental Transfer Out	$1,684,554	$1,421,530	84%	$1,786,195	6%
Food & Wine Fest Expenses	$0	–	–	$0	–
Capital	$11,513,110	$5,746,057	50%	$10,378,101	-10%
Debt Requirement	$6,645,316	$5,273,601	79%	$6,696,527	1%
EXPENSES TOTAL	**$79,549,238**	**$63,568,797**	**80%**	**$79,150,470**	**0%**

Key Takeaways

-Revenues Increased 1% over the FY 2025 Amended Budget
*Additional revenues generated by property tax, permit fees, leaf and brush services, sales tax, and increased utility fees
**Note - FY 2025 includes $2.6M in Stormwater-Misc Revenue; project did not carry over in the 2026 Proposed Budget

-Expenses flat year over year
*Personnel costs increased by 2%; added five new positions and included a 1% Cost of living adjustment, a 1.5% Merit adjustment, and a 2.5% adjustment for step plan employees (Fire/EMS, and Police); reduced overtime expenses, part-time expenses, and corrected the holiday pay line item in the police department
*Hotel Tax Distributions decreased by 20%, -$1M, with a reduction in distribution to the Convention Visitors' Bureau
*Maintenance & Operations increased 2%
*Intercompany Transfer Out increased by 2%, In Lieu of Taxes (utility revenues-rate increases)
*Capital decreased by 10%. A capital item list is included in the agenda packet.
**Note - FY 2025 Capital includes a $3.2M in Stormwater-N. Llano Storm Sewer project; did not carry over in the 2026 Proposed Budget

City of Fredericksburg
New Personnel Requests
Fiscal Year 2026
As of September 8, 2025

General Fund					Allocations				New Equipment Costs				
					0.0765	0.2332	10,813.08						
Position	**Headcount Increase**	**Department**	**GL Account**	**2026 Wage**	**Social Security**	**TMRS**	**Health Insurance**	**%**	**IT**	**Police**	**Fire/EMS**	**Other**	**Total New Personnel Cost**
Court Administrator	1.00	Municipal Court	01-29-1020-00	80,000	6,120	18,656	10,813	100%	2,000	-	-	1,375	118,964
Deputy Clerk (PT to FT)	1.00	Municipal Court	01-29-1020-00	49,920	3,819	11,641	10,813	100%				1,150	77,343
Records Analyst	1.00	Police	01-22-1030-00	58,240	4,455	13,582	10,813	100%					87,090
Public Works Outreach	0.10	Street	01-24-1030-00	5,888	450	1,373	1,081	10%					8,793
													-
	3.10		**General Fund Total**	**194,048**	**14,845**	**45,252**	**33,521**		**2,000**	**-**	**-**	**2,525**	**292,191**
	3.10	**Total FY 2026 Requested General Fund Impact**		**194,048**	**14,845**	**45,252**	**33,521**		**2,000**	**-**	**-**	**2,525**	**292,191**

Enterprise Funds					Allocations				New Equipment Costs				
Position		**Department**	**GL Account**	**2026 Wage**	**Social Security**	**TMRS**	**Health Insurance**	**%**	**IT**	**Police**	**Fire/EMS**	**Other**	**Total New Personnel Cost**
Public Works Outreach	0.40	Electric	02-21-1030-00	23,554	1,802	5,493	4,325	40%					35,174
Public Works Outreach	0.30	Water	03-21-1030-00	17,665	1,351	2,746	3,244	30%					25,007
Public Works Outreach	0.20	Sanitation	05-21-1030-00	11,777	901	2,746	2,163	20%					17,587
Sanitation Driver	1.00	Sanitation	05-21-1030-00	48,152	3,684	11,229	10,813	100%					73,878
	1.90		**Enterprise Funds Total**	**101,148**	**7,738**	**22,215**	**20,545**		**-**	**-**	**-**	**-**	**151,646**
	1.90	**Total FY 2026 Requested Enterprise Funds Impact**		**101,148**	**7,738**	**22,215**	**20,545**		**-**	**-**	**-**	**-**	**151,646**
	5.00	**Total FY 2026 Requested General & Enterprise Funds Impact**		**295,197**	**22,583**	**67,467**	**54,065**		**2,000**	**-**	**-**	**2,525**	**443,836**

Records Analyst
Sanitation Driver
PW Outreach
**start dates Jan 2026

Muni Ct positions Oct 1

ORDINANCE NO. 2025-27

AN ORDINANCE 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 OF THE LOCAL GOVERNMENT CODE; AND APPROPRIATING THE VARIOUS AMOUNTS THEREOF

WHEREAS, in accordance with Section 10.07 of the City Charter and Section 102.005 of the Texas Local Government Code, the City Manager, on August 15, 2025, prepared and filed with the City Secretary and had placed on the City's website for at least thirty (30) days available for inspection by any taxpayer, a proposed budget for the City of Fredericksburg, Texas, for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

WHEREAS, in accordance with the City Charter and the Texas Local Government Code, and after providing the required public notice in the City's official newspaper not less than ten days prior to the date of the public hearing, a public hearing was duly held on September 9, 2025, at the time and place set forth in the public notice, at which time all interested persons were given an opportunity to be heard for or against any item within the proposed budget; and

WHEREAS, after due deliberation, study, and consideration of the proposed budget, to include the opportunity of making any amendments to the budget proposed by the City Manager that City Council has determined are (1) warranted by law or (2) in the best interest of the taxpayers of the City, City Council is of the opinion that the Official Budget for the Fiscal Year 2025-2026, with any such amendments described and discussed, should be approved and adopted, in accordance with the City Charter and the Texas Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

SECTION 1. The Official Budget of the City of Fredericksburg, Texas, a copy of which is on file in the office of the City Secretary, on the City's website, and incorporated herein by reference as if fully set out herein, is adopted, in accordance with Article X of the City Charter and Chapter 102 of the Texas Local Government Code.

SECTION 2. The appropriations by department, fund, or other organization unit and the authorization and allocation for each program or activity are hereby deemed to provide a complete financial plan of City funds and activities for the Fiscal Year 2025-2026, in accordance with the City Charter and the Texas Local Government Code.

SECTION 3. The provisions of this Ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Fredericksburg, Texas,

hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

PASSED, APPROVED, AND ADOPTED on the 16th day of September, 2025.

APPROVED:

_____
Mayor

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: September 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: 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 (if the adopted tax rate exceeds the no-new-revenue rate).

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: If the adopted tax rate exceeds the No-New-Revenue Rate, the Council must take action to ratify the adoption of the tax rate.

This action item requires a roll call vote.

Proposed motion:

“I move to ratify the property tax revenue increase reflected in the Fiscal Year 2025-2026 Budget.”

Tax Code 26.05(d)

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Governance

ATTACHMENTS:
None

APPROVAL/REVIEW:

Date: September 11, 2025

David Kellam, Senior City Accountant

Date: September 11, 2025

Krista Wareham, Director of Finance

Date: September 11, 2025

William McKamie, City Attorney

Date: September 11, 2025

Leticia Vacek, City Secretary

Date: September 11, 2025

Clinton Bailey, City Manager

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: September 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: 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)
i. Action Required - Motion to adopt Ordinance 2025-28 setting the Ad Valorem Property Tax Rate for the Fiscal Year 2025-2026 Budget

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PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
Consideration and approval of Ordinance 2025-28 adopting the tax rate and levying taxes for the use and support of the municipal government of the City of Fredericksburg, Texas, and providing for the interest and sinking fund for the Fiscal Year 2025-2026; apportioning each levy for the specific purpose; providing for severability; and providing for an effective date.

BACKGROUND:
On July 31, 2025, the Gillespie Central Appraisal District (GCAD) submitted the No-New-Revenue and the Voter Approval tax rates for the City's Fiscal Year 2025-2026 Budget. The tax rate for the 2025 Tax Year was discussed at the August 19th Special City Council Meeting, and the Council set the not-to-exceed tax rate at $0.227427 per $100 valuation. The tax rate of $0.227427 is the Voter-Approval Tax Rate. The Voter-Approval Tax Rate is the maximum tax rate a local government, such as a city or county, can set without needing approval from voters through an election. On Tuesday, September 9, 2025, the City Council held a special meeting to conduct a public hearing on the proposed tax increase. The Truth in Taxation calculation worksheet is attached to this agenda and is summarized below:

No-New-Revenue	$0.200022/$100
De minimus	$0.217681/$100
Voter Approval	$0.227427/$100

FUNDING SOURCE: The tax rate of $0.227427 funds the General Fund and Debt Service Fund budgets as presented during the budget

FINANCIAL IMPACT:
Adoption of the Fiscal Year 2025-2026 proposed tax rate of $0.227427 will generate an estimated

workshops. The proposed maintenance and operations (M&O) rate is $0.201161, and the proposed interest and sinking (I&S) rate is $0.026266.

$1 million in additional revenue for the General Fund, helping fund essential services such as public safety (fire, EMS, and police departments), and public safety improvements.

STAFF RECOMMENDATION: Staff recommends Council to adopt Ordinance 2025-28, levying taxes for the use and support of the municipal government of the City of Fredericksburg, Texas and providing for the interest and sinking fund for the Fiscal Year 2025-2026; apportioning each levy for the specific purpose; providing for severability; and providing for an effective date.

All motions require a roll call vote.

i. A separate vote for the Maintenance and Operations component of the approved tax rate:
"I move to adopt a tax rate of $0.201161 per one hundred dollars ($100) of assessed valuation for the General Fund Maintenance and Operations."

ii. A separate vote for the Interest and Sinking Fund component of the approved tax rate:
"I move to adopt a tax rate of $0.026266 per one hundred dollars ($100) of assessed valuation for the retirement of debt service through the Interest and Sinking Fund."

iii. A separate vote to adopt the total tax rate that exceeds the no-new-revenue rate:
"I move that the property tax rate be increased by the adoption of a tax rate of $0.227427, which is effectively a 13.70 percent increase in the tax rate."

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Governance

ATTACHMENTS:
1. Tax Payer Impact Statement - COFBG
2. CFB Notice of Tax Rates 50-212 2025-final
3. CFB 2025 Tax Rate Calculation Worksheet 50-856
4. CFB Notice of Hearing on Tax Increase 50-876
5. Tax Rate Ordinance-9-16-25

APPROVAL/REVIEW:

_____ Date: September 11, 2025
David Kellam, Senior City Accountant

Krista Wareham

_____ Date: September 11, 2025
Krista Wareham, Director of Finance

Date: September 11, 2025

William McKamie, City Attorney

Date: September 11, 2025

Leticia Vacek, City Secretary

Date: September 11, 2025

Clinton Bailey, City Manager

City of Fredericksburg, Texas
Taxpayer Impact Statement For
Median-Valued Homestead Property
Section 551.043(c), Texas Government Code

The following comparison is provided for the Median-Valued Homestead Property:

Median-Value of Homestead Properties: $ 473,057

1. Current Fiscal Year Taxes: $ ___928.04_____

2. Estimated Taxes under Proposal Budget: $ __1,075.86_____

3. Estimated Taxes under No-New Revenue Rate: $ ____$946.22_____

Notice About 2025 Tax Rates

Property Tax Rates in City of Fredericksburg.

This notice concerns the 2025 property tax rates for City of Fredericksburg.

This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would Impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per $100 of property value.

This year's no-new-revenue tax rate ..... $0.200022/$100.

This year's voter-approval tax rate ..... $0.227427/$100.

To see the full calculations, please visit gillespie.countytaxrates.com for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balances.

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
General Fund	$ 12,213,000

Current Year Debt Service.

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment To be Paid From Property Taxes	Interest to be Paid From Property Taxes	Other Amounts To be Paid	Total Payment
2012 GO Bond - Swimming Pools	$175,000	$35,892	$	$210,892
2017 TX Limited Tax & Revenue CO's-Park Land	$175,000	$76,600	$0	$251,600
Series 2024, CO's	$404,325	$35,000	$0	$439,325

Total required for 2025 debt service	$ 901,817
- Amount (if any) paid from funds listed in unencumbered funds	$ 0
- Amount (if any) paid from other resources	$ 0
- Excess collections last year	$ 0
= Total to be paid from taxes in 2025	$ 901,817
+ Amount added in anticipation that the taxing unit will collect only 100.000000% of its taxes in 2025	$ 0
= Total Debt Levy	$ 901,817

This notice contains a summary of the no-new-revenue and voter-approval calculations as certified by Scott Fair, Chief Appraiser, 07/31/2025.

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

2025 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Fredericksburg
Taxing Unit Name

(830) 997-7521
Phone *(area code and number)*

126 W Main St, Fredericksburg, TX, 78624-3708
Taxing Unit's Address, City, State, ZIP Code

https://www.fbgtx.org/
Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]	$ 3,985,380,679
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[2]	$ 842,496,109
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 3,142,884,570
4.	**Prior year total adopted tax rate.**	$ 0.205326 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.** **A. Original prior year ARB values:** ..... $ 14,005,930 **B. Prior year values resulting from final court decisions:** ..... - $ 13,500,000 **C. Prior year value loss.** Subtract B from A.[3]	$ 505,930
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** ..... $ 42,532,278 **B. Prior year disputed value:** ..... - $ 38,454,616 **C. Prior year undisputed value.** Subtract B from A.[4]	$ 4,077,662
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ 4,583,592

[1] Tex. Tax Code §26.012(14)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(13)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 3,147,468,162
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.** Enter the prior year value of property in deannexed territory.[5]	$ 44,590
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: ..... $ 943,330 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: ..... + $ 3,718,115 **C. Value loss.** Add A and B.[6]	$ 4,661,445
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** ..... $ 0 **B. Current year productivity or special appraised value:** ..... - $ 0 **C. Value loss.** Subtract B from A.[7]	$ 0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 4,706,035
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund.[8] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 3,142,762,127
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 6,452,907
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year.[9]	$ 5,629
17.	**Adjusted prior year levy with refunds and TIF adjustment.** Add Lines 15 and 16.[10]	$ 6,458,536
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.[11] **A. Certified values:** ..... $ 4,280,848,039 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: ..... + $ 0 **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: ..... - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.[12] ..... - $ 0 **E. Total current year value.** Add A and B, then subtract C and D.	$ 4,280,848,039

[5] Tex. Tax Code §26.012(15)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.03(c)
[9] Tex. Tax Code §26.012(13)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012, 26.04(c-2)
[12] Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	**Total value of properties under protest or not included on certified appraisal roll.** [13] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [14] ..... $ 54,947,719 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [15] ..... + $ 0 **C. Total value under protest or not certified.** Add A and B.	$ 54,947,719
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[16]	$ 902,453,350
21.	**Current year total taxable value.** Add Lines 18E and 19C. Subtract Line 20. [17]	$ 3,433,342,408
22.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [18]	$ 0
23.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [19]	$ 204,436,567
24.	**Total adjustments to the current year taxable value.** Add Lines 22 and 23.	$ 204,436,567
25.	**Adjusted current year taxable value.** Subtract Line 24 from Line 21.	$ 3,228,905,841
26.	**Current year NNR tax rate.** Divide Line 17 by Line 25 and multiply by $100. [20]	$ 0.200022 /$100
27.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [21]	$ 0.000000 /$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.181264 /$100
29.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,147,468,162

[13] Tex. Tax Code §26.01(c) and (d)
[14] Tex. Tax Code §26.01(c)
[15] Tex. Tax Code §26.01(d)
[16] Tex. Tax Code §26.012(6)(B)
[17] Tex. Tax Code §26.012(6)
[18] Tex. Tax Code §26.012(17)
[19] Tex. Tax Code §26.012(17)
[20] Tex. Tax Code §26.04(c)
[21] Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	**Total prior year M&O levy.** Multiply Line 28 by Line 29 and divide by $100	$ 5,705,226
31.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. **M&O taxes refunded for years preceding the prior tax year.** Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year..... + $ 5,169	
	B. **Prior year taxes in TIF.** Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... – $ 0	
	C. **Prior year transferred function.** If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. ..... +/- $ 0	
	D. **Prior year M&O levy adjustments.** Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function..... $ 5,169	
	E. Add Line 30 to 31D.	$ 5,710,395
32.	**Adjusted current year taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,228,905,841
33.	**Current year NNR M&O rate (unadjusted).** Divide Line 31E by Line 32 and multiply by $100.	$ 0.176852 /$100
34.	**Rate adjustment for state criminal justice mandate.** [23]	
	A. **Current year state criminal justice mandate.** Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. $ 0	
	B. **Prior year state criminal justice mandate.** Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies..... – $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100..... $ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
35.	**Rate adjustment for indigent health care expenditures.** [24]	
	A. **Current year indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. $ 0	
	B. **Prior year indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose..... – $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100..... $ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100

[22] [Reserved for expansion]
[23] Tex. Tax Code §26.044
[24] Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	**Rate adjustment for county indigent defense compensation.** [25] **A.** **Current year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose..... $ 0 **B.** **Prior year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose..... $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100..... $ 0.000000 /$100 **D.** Multiply B by 0.05 and divide by Line 32 and multiply by $100..... $ 0.000000 /$100 **E.** Enter the lesser of C and D. If not applicable, enter 0.	$ 0.000000 /$100
37.	**Rate adjustment for county hospital expenditures.** [26] **A.** **Current year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year..... $ 0 **B.** **Prior year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023..... $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100..... $ 0.000000 /$100 **D.** Multiply B by 0.08 and divide by Line 32 and multiply by $100..... $ 0.000000 /$100 **E.** Enter the lesser of C and D, if applicable. If not applicable, enter 0.	$ 0.000000 /$100
38.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. **A.** **Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year..... $ 0 **B.** **Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year..... $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100 ..... $ 0.000000 /$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
39.	**Adjusted current year NNR M&O rate.** Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	$ 0.176852 /$100
40.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. **A.** Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent..... $ 3,171,938 **B.** Divide Line 40A by Line 32 and multiply by $100 ..... $ 0.098235 /$100 **C.** Add Line 40B to Line 39.	$ 0.275087 /$100
41.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	$ 0.284715 /$100

[25] Tex. Tax Code §26.0442
[26] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	***Disaster Line 41 (D41):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. [27] If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	$ _____ /$100
42.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes, **(2)** are secured by property taxes, **(3)** are scheduled for payment over a period longer than one year, and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [28] Enter debt amount ..... $ 901,817 **B.** Subtract **unencumbered fund amount** used to reduce total debt. ..... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) ..... – $ 0 **D.** Subtract **amount paid** from other resources ..... – $ 0 **E. Adjusted debt.** Subtract B, C and D from A.	$ 901,817
43.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [29]	$ 0
44.	**Adjusted current year debt.** Subtract Line 43 from Line 42E.	$ 901,817
45.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [30] ..... 100.00 % **B.** Enter the prior year actual collection rate. ..... 98.28 % **C.** Enter the 2023 actual collection rate. ..... 99.07 % **D.** Enter the 2022 actual collection rate. ..... 99.15 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [31]	100.00 %
46.	**Current year debt adjusted for collections.** Divide Line 44 by Line 45E.	$ 901,817
47.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,433,342,408
48.	**Current year debt rate.** Divide Line 46 by Line 47 and multiply by $100.	$ 0.026266 /$100
49.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 41 and 48.	$ 0.310981 /$100
D49.	***Disaster Line 49 (D49):* Current year voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	$ _____ /$100

[27] Tex. Tax Code §26.042(a)
[28] Tex. Tax Code §26.012(7)
[29] Tex. Tax Code §26.012(10) and 26.04(b)
[30] Tex. Tax Code §26.04(b)
[31] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	$ 0.000000 /$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. [32] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
52.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [33] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [34] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 3,171,938
53.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet*.	$ 3,433,342,408
54.	**Sales tax adjustment rate.** Divide Line 52 by Line 53 and multiply by $100.	$ 0.092386 /$100
55.	**Current year NNR tax rate, unadjusted for sales tax.**[35] Enter the rate from Line 26 or 27, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.200022 /$100
56.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	$ _____ /$100
57.	**Current year voter-approval tax rate, unadjusted for sales tax.**[36] Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet*.	$ 0.310981 /$100
58.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 54 from Line 57.	$ 0.218595 /$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [37] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [38]	$ _____
60.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet*.	$ _____
61.	**Additional rate for pollution control.** Divide Line 59 by Line 60 and multiply by $100.	$ _____ /$100

[32] Tex. Tax Code §26.041(d)
[33] Tex. Tax Code §26.041(i)
[34] Tex. Tax Code §26.041(d)
[35] Tex. Tax Code §26.04(c)
[36] Tex. Tax Code §26.04(c)
[37] Tex. Tax Code §26.045(d)
[38] Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	$ _____/$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [39] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [40] I

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [41]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [42] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [43]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [44]

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	**Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.205326 /$100
	B. Unused increment rate (Line 67)	$ 0.000000 /$100
	C. Subtract B from A	$ 0.205326 /$100
	D. Adopted Tax Rate	$ 0.205326 /$100
	E. Subtract D from C	$ 0.000000 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 3,233,568,772
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 0
64.	**Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.181386 /$100
	B. Unused increment rate (Line 66)	$ 0.006408 /$100
	C. Subtract B from A	$ 0.174978 /$100
	D. Adopted Tax Rate	$ 0.165180 /$100
	E. Subtract D from C	$ 0.009798 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 3,095,126,871
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 303,260
65.	**Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.221641 /$100
	B. Unused increment rate (Line 66)	$ 0.036556 /$100
	C. Subtract B from A	$ 0.185085 /$100
	D. Adopted Tax Rate	$ 0.195823 /$100
	E. Subtract D from C	$ -0.010738 /$100
	F. 2022 Total Taxable Value (Line 60)	$ 2,540,257,656
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 0
66.	**Total Foregone Revenue Amount.** Add Lines 63G, 64G and 65G	$ 303,260.00000(
67.	**2025 Unused Increment Rate.** Divide Line 66 by Line 21 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.008832 /$100
68.	**Total 2025 voter-approval tax rate, including the unused increment rate.** Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	$ 0.227427 /$100

[39] Tex. Tax Code §26.013(b)
[40] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[41] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[42] Tex. Tax Code §§26.0501(a) and (c)
[43] Tex. Local Gov't Code §120.007(d)
[44] Tex. Local Gov't Code §120.007(d)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [44]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [45]

Line	De Minimis Rate Worksheet	Amount/Rate
69.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 39 of the *Voter-Approval Tax Rate Worksheet*.	0.176852
70.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet*.	$ 3,433,342,408
71.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 70 and multiply by $100.	$ 0.014563 /$100
72.	**Current year debt rate.** Enter the rate from Line 48 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.026266 /$100
73.	**De minimis rate.** Add Lines 69, 71 and 72.	$ 0.217681 /$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[48]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. [49]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	**2024 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____ /$100
75.	**Adjusted 2024 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [50] Enter the final adjusted 2024 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	$ _____ /$100
76.	**Increase in 2024 tax rate due to disaster.** Subtract Line 75 from Line 74.	$ _____ /$100
77.	**Adjusted 2024 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
78.	**Emergency revenue.** Multiply Line 76 by Line 77 and divide by $100.	$ _____
79.	**Adjusted 2024 taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
80.	**Emergency revenue rate.** Divide Line 78 by Line 79 and multiply by $100. [51]	$ _____ /$100

[45] Tex. Tax Code §26.04(c)(2)(B)
[46] Tex. Tax Code §26.012(8-a)
[47] Tex. Tax Code §26.063(a)(1)
[48] Tex. Tax Code §26.042(b)
[49] Tex. Tax Code §26.042(f)
[50] Tex. Tax Code §§26.42(c)
[51] Tex. Tax Code §§26.42(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	$ _____/$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. ..... $ 0.200022 /$100
As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
Indicate the line number used: 26

Voter-approval tax rate ..... $ 0.227427 /$100
As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).
Indicate the line number used: 68

De minimis rate. ..... $ 0.217681 /$100
If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [52]

print here Scott Fair
Printed Name of Taxing Unit Representative

sign here Scott Fair
Taxing Unit Representative

07/31/2025
Date

[52] Tex. Tax Code §§26.04(c-2) and (d-2)

Date submitted: 07/31/02025

Statements required in notice if the proposed tax rate exceeds the no-new-revenue tax rate but does not exceed the voter-approval tax rate, as prescribed by Tax Code §26.06(b-2).

NOTICE OF PUBLIC HEARING ON TAX INCREASE

This notice only applies to a taxing unit other than a special taxing unit or municipality with a population of less than 30,000,regardless of whether it is a special taxing unit.

PROPOSED TAX RATE	$ 0.227427	per $100
NO-NEW-REVENUE TAX RATE	$ 0.200022	per $100
VOTER-APPROVAL TAX RATE	$ 0.227427	per $100

The no-new-revenue tax rate is the tax rate for the 2025 *(current tax year)* tax year that will raise the same amount of property tax revenue for City of Fredericksburg *(name of taxing unit)* from the same properties in both the 2024 *(preceding tax year)* tax year and the 2025 *(current tax year)* tax year.

The voter-approval tax rate is the highest tax rate that City of Fredericksburg *(name of taxing unit)* may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Fredericksburg *(name of taxing unit)* is proposing to increase property taxes for the 2025 *(current tax year)* tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON 09/09/2025 09:00 AM *(date and time)* at New City Hall - East Campus, 2818 E US Hwy 290, Fredericksburg, TX *(meeting place)*.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Fredericksburg *(name of taxing unit)* is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council *(name of office responsible for administering the election)* of City of Fredericksburg *(name of taxing unit)* at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount = (tax rate) x (taxable value of your property) / 100

(List names of all members of the governing body below, showing how each voted on the proposal to consider the tax increase or, if one or more were absent, indicating absences.)

FOR the proposal: Jeryl Hoover, Todd Eidson, Emily Kirchner, Tony Klein, Bobby Watson

AGAINST the proposal: none

PRESENT and not voting: none

ABSENT: none

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Fredericksburg (name of taxing unit) last year to the taxes proposed to the be imposed on the average residence homestead by City of Fredericksburg (name of taxing unit) this year.

	2024	2025	Change
Total tax rate (per $100 of value)	$0.205326	$0.227427	10.76% increase
Average homestead taxable value	$511,112	$536,267	4.92% increase
Tax on average homestead	$1,049	$1,219	16.2% increase
Total tax levy on all properties	$6,458,536	$7,808,347	20.89% increase

(Include the following text if these no-new-revenue maintenance and operations rate adjustments apply for the taxing unit)

No-New-Revenue Maintenance and Operations Rate Adjustments

State Criminal Justice Mandate (counties)

The _____ County Auditor certifies that _____ County has
(county name) *(county name)*
spent $_____ in the previous 12 months for the maintenance and operations cost
(amount minus any amount received from state revenue for such costs)
of keeping inmates sentenced to the Texas Department of Criminal Justice. _____ County
(county name)
Sheriff has provided _____ County information on these costs, minus the state
(county name)
revenues received for the reimbursement of such costs.

This increased the no-new-revenue maintenance and operations rate by _____ /$100.

Indigent Health Care Compensation Expenditures (counties)

The _____ spent $ _____ from July 1 _____to June 30 _____
(name of taxing unit) *(amount)* *(prior year)* *(current year)*
on indigent health care compensation procedures at the increased minimum eligibility standards, less the amount of state assistance.

For current tax year, the amount of increase above last year's enhanced indigent health care expenditures is $ _____.
(amount of increase)

This increased the no-new-revenue maintenance and operations rate by _____ /$100.

Indigent Defense Compensation Expenditures (counties)

The _____ spent $ _____ from July 1 _____to June 30 _____
(name of taxing unit) *(amount)* *(prior year)* *(current year)*
to provide appointed counsel for indigent individuals in criminal or civil proceedings in accordance with the schedule of fees adopted under Article 26.05, Code of Criminal Procedure, and to fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure, less the amount of any state grants received. For current tax year, the amount of increase above last year's enhanced indigent defense compensation expenditures is $ _____.
(amount of increase)

This increased the no-new-revenue maintenance and operations rate by _____ /$100.

Eligible County Hospital Expenditures (cities and counties)

The _____ spent $ _____ from July 1 _____to June 30 _____
(name of taxing unit) *(amount)* *(prior year)* *(current year)*
on expenditures to maintain and operate an eligible county hospital.

For current tax year, the amount of increase above last year's eligible county hospital expenditures is $ _____.
(amount of increase)

This increased the no-new revenue maintenance and operations rate by _____ /$100.

(If the tax assessor for the taxing unit maintains an internet website)

For assistance with tax calculations, please contact the tax assessor for City of Fredericksburg
(name of taxing unit)
at (830) 997-9809 or tax@gillcad.org, or visit https://gillespiecad.org
(telephone number) *(email address)* *(internet website address)*
for more information.

(If the tax assessor for the taxing unit does not maintain an internet website)

For assistance with tax calculations, please contact the tax assessor for _____
(name of taxing unit)
at _____ or _____.
(telephone number) *(email address)*

ORDINANCE NO. 2025-28

AN ORDINANCE SETTING THE AD VALOREM PROPERTY TAX RATE FOR THE 2025 TAX YEAR AT $0.227427 CENTS PER EACH $100 OF TAXABLE VALUE

WHEREAS, Texas Local Government Code gives the City of Fredericksburg City Council the authority to levy an ad valorem tax on real property within the territorial limits of the City; and

WHEREAS, all notices of public meeting held on September 16, 2025, as required by law as a prerequisite to the passage, approval, and adoption of said tax rate ordinance have been timely and properly given;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

Section 1. The City Council levies, approves, and orders to be assessed and collected for Fiscal Year 2025-2026 on all property in the corporate limits of the City of Fredericksburg that is not exempt from taxation, a property (ad valorem) tax at the rate of $0.227427 cents per $100 of taxable value and shall be apportioned and distributed as follows:

a. For the payment of current expenses to be deposited in the general fund for the purposes of paying maintenance and operation expenditures of the City for the coming year of $0.201161 cents per $100 of taxable value.
   AND
b. To provide for a sinking fund for the payment of the principal and interest and the retirement of the bonded debt of the City as it becomes due $0.026266 cents per $100 of taxable value.

Section 2. **THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 15.77 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $27.40.**

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED, APPROVED, AND ADOPTED on the 16th day of September, 2025.

APPROVED:

_____
Mayor

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

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: September 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: 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

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PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
Consider adopting revised Public Works fees in the Sanitation, Drainage and Water/Wastewater Departments; including solid waste dumping fees, solid waste collection fees, drainage utility fees and water/wastewater utility rate classes.

BACKGROUND:
The solid waste dumping fee of $85.00 per ton was approved in October 2023. Over the last couple of years, city staff has been working with Biggs and Mathews Environmental to compare landfill dumping rates to surrounding landfills, as well as evaluate a rate study for the City. On average, surrounding landfills have a solid waste dumping fee of around $100.00 per ton. With the conclusion of the rate study, city staff recommends increasing the solid waste dumping fee to $100 per ton. Additionally, city staff has reviewed operating expenses for solid waste collection and is recommending a rate adjustment, as shown in the attachment. The last solid waste collection rate adjustment was approved in 2015.

The drainage utility fee was developed in August 1995. In 2019, the city created a Stormwater

Department to maintain drainage ways, stormwater and vegetation within these areas. Additionally, this department develops, funds and constructs drainage improvement and capital projects. The drainage utility fee is set for a property, residential and non-residential, based on the amount of impervious coverage for said property. After review of operational expenses and capital projects, city staff recommends a rate adjustment, as shown in the attachment.

As mentioned during the budget meeting September 3rd, city staff recommends a rate adjustment for water and wastewater rates, as shown in the attachment.

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:
City Staff recommends approving the Public Works Utility Fees as mentioned in this Council Memo.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Business Visioning
Government Vision

ATTACHMENTS:
1. Draft ARTICLE_16.000.___WATER_AND_SEWER_RATES_AND_FEES adjustment
2. Draft Sec._14.100._Garbage_Collection_Rates
3. Draft_ARTICLE_18.000._FEES_FOR_SANITARY_LANDFILL
4. Draft_ARTICLE_21.000._DRAINAGE_UTILITY_FEES
5. Ordinance.Sanitary Landfill Fees
6. Ordinance.Garbage Collection Rates
7. Ordinance.Drainage Utility Fees
8. Ordinance.Water & Sewer Rates & Fees

APPROVAL/REVIEW:

Date: September 11, 2025
Kris Kneese, Director of Public Works, Utilities, and Engineer

Date: September 11, 2025
Garret Bonn, Assistant City Manager

Date: September 11, 2025
William McKamie, City Attorney

Leticia Vacek, City Secretary

Date: September 11, 2025

Clinton Bailey, City Manager

Date: September 11, 2025

ARTICLE 16.000. WATER AND SEWER RATES AND FEES[1]

Sec. 16.100. Charge for water and/or sewer connections and reconnections.

(a) Connection fees for properties intended for residential use, or which are otherwise installed by the City for residential use properties, utilizing a three-fourths inch meter are $~~1,500.00~~2,500.00 for a maximum of 40 feet. Additional feet will be $~~37~~62.50 per foot.

(b) Connection fees for properties intended for residential use, or which are otherwise installed by the City for residential use properties, utilizing a one inch meter are $~~1,550.00~~2,500.00 for a maximum of 40 feet. Additional feet will be $~~38.75~~62.50 per foot.

(c) Connection fees for properties intended for residential use, or which are otherwise installed by the City for residential use properties, utilizing a two-inch meter are $~~1,750.00~~3,000.00 for a maximum of 40 feet. Additional feet will be $~~43.75~~75.00 per foot.

(d) Connection fees for properties utilizing a four-inch sewer connection, typically for residential use properties, are $~~1,025.00~~2,250.00 for a maximum of 40 feet. Additional feet will be $~~25.60~~56.25 per foot.

(e) In addition to connection fees, a per meter charge of $30.00 shall be made for connections and reconnections to the City water system made during posted City business hours, and $50.00 at all other times including holidays. Such connection fee shall be payable at the time of application for service, or prior to reconnection as applicable.

(f) The rates provided for in this Section shall become effective on ~~July 15, 2015~~October 1, 2025.

(Ord. No. 23-015, 9-16-2013; Ord. No. 25-010, 6-1-2015)

Sec. 16.200. Deposit for Water and Sewer Service.

The deposit for water and sewer service is a combined deposit and is applicable whether the customer applies for one or both services.

A deposit of a sum of money equal to two average monthly bills, and in no instance less than $75.00, shall be deposited with the City by each customer for each meter/service, at the time of making application for connection to the City's distribution system, with the express understanding that said deposit shall be held by the City as security for the payment of amounts owing or to become owing for water and sewer or other utility service furnished by the City to the customer. The City shall have the right to increase the amount of deposit if the customer's bills for any two consecutive monthly billing periods of normal operation actually prove to exceed the amount of the original deposit by more than 125 percent. For the purposes hereof, two average monthly bills shall mean the City's estimate of a similar class service with average usage for the type of property applied for.

(Ord. No. 23-015, 9-16-2013)

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[1]Editor's note(s)—Ord. No. 23-015, adopted Sept. 16, 2013, amended Art. 16.000 in its entirety to read as herein set out. Former Art. 16.000, pertained to similar subject matter. See Code Comparative Table for a detailed history of derivation.

Sec. 16.300. Water Department Utility Rates.

(Effective November 1st, 2019)

Class	Unit Measure	Gallon Usage	Rate per thousand
Residential	Minimum	0	$~~11.60~~ 12.18
⅝" meter*	PLUS		
	Per 1,000	1—6,000	$~~2.45~~2.57
		6,001—12,000	$~~3.92~~4.12
		12,001—18,000	$~~6.37~~6.69
		18,001—25,000	$~~9.31~~9.78
		25,001—50,000	$~~10.42~~10.94
		Over 50,000	$~~14.09~~14.79
Residential	Minimum	0	$~~19.34~~20.31
1" meter	PLUS		
	Per 1,000	1—6,000	$~~2.45~~2.57
		6,001—12,000	$~~3.92~~4.12
		12,001—18,000	$~~6.37~~6.69
		18,001—25,000	$~~9.31~~9.78
		25,001—50,000	$~~10.42~~10.94
		Over 50,000	$~~14.09~~14.79
Residential	Minimum	0	$~~61.87~~64.96
2" meter	PLUS		
	Per 1,000	1—6,000	$~~2.45~~2.57
		6,001—12,000	$~~3.92~~4.12
		12,001—18,000	$~~6.37~~6.69
		18,001—25,000	$~~9.31~~9.78
		25,001—50,000	$~~10.42~~10.94
		Over 50,000	$~~14.09~~14.79
Residential	Minimum	0	$~~193.34~~203.01
4" meter	PLUS		
	Per 1,000	1—6,000	$~~2.45~~2.57
		6,001—12,000	$~~3.92~~4.12
		12,001—18,000	$~~6.37~~6.69
		18,001—25,000	$~~9.31~~9.78
		25,001—50,000	$~~10.42~~10.94
		Over 50,000	$~~14.09~~14.79
Residential	Minimum	0	$~~386.67~~406.00
6" meter	PLUS		
	Per 1,000	1—6,000	$~~2.45~~2.57
		6,001—12,000	$~~3.92~~4.12
		12,001—18,000	$~~6.37~~6.69
		18,001—25,000	$~~9.31~~9.78
		25,001—50,000	$~~10.42~~10.94

		Over 50,000	$~~14.09~~14.79
Commercial	Minimum	0	$~~11.60~~12.18
⅝" meter	PLUS		
	Per 1,000	1—10,000	$~~2.40~~2.52
		Over 10,000	$~~3.81~~4.00
Commercial	Minimum	0	$~~19.34~~20.31
1" meter	PLUS		
	Per 1,000	1—10,000	$~~2.40~~2.52
		Over 10,000	$~~3.81~~4.00
Commercial	Minimum	0	$~~61.87~~64.96
2" meter	PLUS		
	Per 1,000	1—10,000	$~~2.40~~2.52
		Over 10,000	$~~3.81~~4.00
Commercial	Minimum	0	$~~193.34~~203.01
4" meter	PLUS		
	Per 1,000	1—10,000	$~~2.40~~2.52
		Over 10,000	$~~3.81~~4.00
Commercial	Minimum	0	$~~386.67~~406.00
6" meter	PLUS		
	Per 1,000	1—10,000	$~~2.40~~2.52
		Over 10,000	$~~3.81~~4.00
Multi-family **	Minimum	0	$~~11.60~~12.18
⅝" meter	PLUS		
	Per 1,000	1—10,000	$~~2.40~~2.52
		Over 10,000	$~~3.81~~4.00
Multi-family **	Minimum	0	$~~19.34~~20.31
1 " meter	PLUS		
	Per 1,000	1—10,000	$~~2.40~~2.52
		Over 10,000	$~~3.81~~4.00
Multi-family **	Minimum	0	$~~61.87~~64.96
2" meter	PLUS		
	Per 1,000	1—10,000	$~~2.40~~2.52
		Over 10,000	$~~3.81~~4.00
Multi-family **	Minimum	0	$~~193.34~~203.01
4" meter	PLUS		
	Per 1,000	1—10,000	$~~2.40~~2.52
		Over 10,000	$~~3.81~~4.00

Multi-family **	Minimum	0	$~~386.67~~406.00
6" meter	PLUS		
	Per 1,000	1—10,000	$~~2.40~~2.52
		Over 10,000	$~~3.81~~4.00
Industrial	Minimum	0—2,000	$~~294.40~~309.12
	Per 1,000	2,001—2,000,000	$~~2.12~~2.23
		2,001,001—6,500,000	$~~2.43~~2.55
		Over 6,500,000	$~~3.29~~3.45

* This category shall include Manufactured Home Parks wherein one or more common meter(s) serves the entire development. The amount of the bill shall be determined as follows: The total number of gallons used for all meters divided by the total number of homes in the development each month shall be used to calculate the usage and this shall be added to the number of minimum fees times the said number of homes. Example for 20 homes with 200,000 gallons of usage: results in 10,000 gallons attributable to each home at $2.~~45~~57 per thousand up to 6,000 ($~~14.70~~15.42) and $~~3.92~~4.12 for 6,001 to 10,000 ($~~15.68~~16.48) or $~~30.38~~31.90 per home plus the $~~11.60~~12.18 minimum times 20 units, or $~~232.00~~243.60 for a total bill of $~~839.60~~881.60. The rates for Manufactured Home Parks in this category are effective ~~November 1,2019~~October 1, 2025.

** Multi-family—Four or more dwelling units on one property or four or more dwelling units on one meter.

Rates for all Categories of services for all properties lying outside the City limits shall be double those rates listed above, including minimum charges.

(Ord. No. 23-015, 9-16-2013; Ord. No. 24-013, 7-21-2014; Ord. No. 2019-08, § 1, 2-4-2019; Ord. No. 2019-30, § 1, 10-21-2019; Ord. No. 2023-15, § 1, 9-19-2023)

Sec. 16.301. Charge for Reclaimed and Bulk Potable Water Sales.

(a) *Reclaimed water:* A minimum rate of $20.00 for each customer for each calendar month in which reclaimed water is purchased plus $1.50 per 1,000 gallons for unlimited amounts, as available.

(b) *Bulk potable water:* A minimum rate of $~~61.87~~64.96 for each customer for each calendar month in which potable water is purchased plus $~~2.40~~2.52 per 1,000 gallons for one to 10,000 gallons per month and $~~3.81~~4.00 per 1,000 gallons for over 10,000 gallons.

(Ord. No. 24-009, 7-7-2014; Ord. No. 2019-08, § 2, 2-4-2019; Ord. No. 2019-30, § 2, 10-21-2019; Ord. No. 2023-15, § 2, 9-19-2023)

Sec. 16.400. Sewer Department Utility Rates.

Class	Unit Measure	Rate
Residential		
⅝" meter	Minimum PLUS	$~~11.55~~12.13 $~~3.84~~4.03 per Gallon usage, per 1,000
1" meter	Minimum PLUS	$~~19.25~~20.21 $~~3.84~~4.03 per Gallon usage, per 1,000
2" meter	Minimum PLUS	$~~61.60~~64.68 $~~3.84~~4.03 per Gallon usage, per 1,000

4" meter	Minimum PLUS	$~~192.50~~202.12 $~~3.84~~4.03 per Gallon usage, per 1,000
6" meter	Minimum PLUS	$~~385.00~~404.25 $~~3.84~~4.03 per Gallon usage, per 1,000
Commercial		
⅝" meter	Minimum PLUS	$~~11.55~~12.13 $~~4.69~~4.92 per Gallon usage, per 1,000
1" meter	Minimum PLUS	$~~19.25~~20.21 $~~4.69~~4.92 per Gallon usage, per 1,000
2" meter	Minimum PLUS	$~~61.60~~64.68 $~~4.69~~4.92 per Gallon usage, per 1,000
4" meter	Minimum PLUS	$~~192.50~~202.12 $~~4.69~~4.92 per Gallon usage, per 1,000
6" meter	Minimum PLUS	$~~385.00~~404.25 $~~4.69~~4.92 per Gallon usage, per 1,000
Multi-family*		
⅝" meter	Minimum PLUS	$~~11.55~~12.13 $~~4.69~~4.92 per Gallon usage, per 1,000
1" meter	Minimum PLUS	$~~19.25~~20.21 $~~4.69~~4.92 per Gallon usage, per 1,000
2" meter	Minimum PLUS	$~~61.60~~64.68 $~~4.69~~4.92 per Gallon usage, per 1,000
4" meter	Minimum PLUS	$~~192.50~~202.12 $~~4.69~~4.92 per Gallon usage, per 1,000
6" meter	Minimum PLUS	$~~385.00~~404.25 $~~4.69~~4.92 per Gallon usage, per 1,000

Rates for all Categories of services lying outside the City limits shall be double those rates listed above, including minimum charges.

* Multi-family—Four or more dwelling units on one property or four or more dwelling units on one meter.

FLAT RATES FOR SEWER
ONLY CUSTOMERS

Residential customers inside limits$~~27.65~~29.03

This sewer charge shall be applied to a utility customer that does not have "winterized average" calculated sewer charge.

Residential customers outside limits$~~41.49~~43.56

Commercial customers inside limits$~~37.34~~39.21

Commercial customers outside limits$~~74.68~~78.41

Sec. 14.100. Garbage Collection Rates.

(a) Each commercial customer participating in the automated garbage collection, and each owner or occupant of each residence within the city limits, shall be charged the following sum per month for each automated bulk garbage container:

(1) Thirty-two gallon bulk container shall be $~~11.00~~12.10 per container.

(2) Sixty-four gallon bulk container shall be $~~12.50~~13.75 per container.

(3) Ninety-six gallon bulk container shall be $~~14.00~~15.40 per container.

(b) Occupants of apartment or multi-tenant complexes within the city limits whose individual units are billed for any other city utilities shall be charged $~~12.50~~13.75 per individual dwelling unit per month.

(c) Apartments or multi-tenant complexes within the city limits whose individual units are not billed for any other city utilities and, at the discretion of the Director of Public Works or his designee, require the use of a City of Fredericksburg dumpster, shall be charged the following sum per dumpster per month, based upon collection service of four times per month:

(1) Ninety-six-gallon bulk container shall be $~~28.00~~30.80 per container.

(2) Three-yard dumpster shall be $~~72.30~~79.50 per container.

(3) Four-yard dumpster shall be $~~85.50~~94.05 per container.

Any additional collection shall be charged at the rate of $~~28.00~~30.80 for a ninety-six-gallon bulk container, $~~72.30~~79.50 for a three-yard dumpster, and $~~85.50~~94.05 for a four-yard dumpster for each container for each pick-up.

(d) Businesses within the city limits that require the use of a City of Fredericksburg container, shall be charged the following sum per container per month, based upon collection service of four times per month:

(1) Ninety-six-gallon bulk container shall be $~~28.00~~30.80 per container.

(2) Three-yard dumpster shall be $~~72.30~~79.50 per container.

(3) Four-yard dumpster shall be $~~85.50~~94.05 per container.

Any additional collection shall be charged at the rate of $~~28.00~~30.80 for a ninety-six-gallon bulk container, $~~72.30~~79.50 for a three-yard dumpster, and $~~85.50~~94.05 for a four-yard dumpster for each container for each pick-up.

(e) Each owner or occupant of each residence or business lying outside the corporation limits of the city receiving the automated garbage collection service shall be charged double the amount of the above rates.

(f) Each customer is provided one (1) bulk container, or a combination of bulk containers (as specified in section 6.206b) free of charge, and shall be replaced free of charge, when in the discretion of the Director of Public Works or his designee, the above container(s) is/(are) no longer serviceable. In cases of abuse or neglect, the customer will be charged a replacement fee which will be equal to the city's cost of the container. In the discretion of the Director of Public Works or his designee, the replacement fee may be waived in the case of theft, an accident or vandalism following a police report.

(g) Rates for brush clipping, leaf collection, drop-off and special yard-waste removal services.

(1) There shall be no charge for brush chipping, leaf collection or drop-off of material which complies with the terms of Section 32-9 of the Code of Ordinances of the City of Fredericksburg.

(2) Charges for brush chipping, leaf collection or drop-off of material which is placed for collection and non-compliant with the terms of Section 32-9 of the Code of Ordinances of the City of Fredericksburg shall be $100.00 for each dump truck size[d] load of part thereof.

(3) Charges for special plant and tree pick-up service shall be based on a cost of $50.00 per man-hour or part thereof charged in 30-minute increments, and the City may require a deposit or prepayment of the same.

(Code 1992, app. A, § 14.100; Ord. No. 6-017, 10-19-1993; Ord. No. 8-065, § 14.100, 7-20-1998; Ord. No. 15-011, § 14.100(a)(1)—(3), 10-3-2005; Ord. No. 22-001, 1-16-2012; Ord. No. 24-020, 9-2-2014; Ord. No. 25-025, 9-21-2015)

ARTICLE 18.000. FEES FOR SANITARY LANDFILL

(Effective October 1, 2014)

Each individual, corporation or other entity, or member of a partnership using the public dumping grounds belonging to the City shall be assessed and shall pay to the attendant at such public dumping grounds, for the privilege of dumping or depositing garbage or other material at the said public dumping grounds, the following charges or fees for each load which shall be applied alternatively as applicable:

(a) Minimum fee	$~~10.00~~15.00
(b) Per ton	$~~85.00~~100.00
(c) Appliances with compressors	$30.00 each
(d) No large animals (calf or larger) shall be accepted	
(e) Oil filters and batteries	$1.00 each
(f) Passenger tires (20 inches or less)	$2.00 each
(g) Tires (greater than 20 inches)	In accordance with the fee schedule posted at the landfill
(h) Paint shall not be accepted	~~$1.00 per gallon can~~
(i) No hazardous waste shall be accepted	
(j) Grass and leaves (not branches or brush)	No charge
(k) Purchase of compost from landfill	$20.00 per pickup load
(l) Metal, appliances without compressors	No charge
(m) No vacuum trucks allowed without first obtaining permit from the City of Fredericksburg	

(Code 1992, app. A, art. 18.000; Ord. No. 6-018, 10-19-1993; Ord. No. 15-011, art. 18.000(b), (e)—(m), 10-3-2005; Ord. No. 22-001, 1-16-2012; Ord. No. 24-020, 9-2-2014; Ord. No. 2023-16, § 1, 9-19-2023)

ARTICLE 21.000. DRAINAGE UTILITY FEES

(a) The following drainage utility fees are hereby established and shall be collected pursuant to Sec. 47-273 of this Code of Ordinances.

(b) The owner or occupant of any residential lot or tract within the drainage utility service area, that receives any type of utility service (electricity, water and/or sewer) from the City of Fredericksburg, shall be assessed a monthly drainage utility fee as follows, based on the Main Building Area upon the lot or tract:

Residential Tier	Main Building Area (sq. ft.)	Monthly Fee
1	≤ 1,000	$~~3.00~~4.50
2	>1,000 but ≤1,300	$~~4.00~~6.00
3	>1,300 but ≤1,600	$~~5.00~~7.50
4	>1,600 but ≤2,000	$~~6.00~~9.00
5	>2,000 but ≤3,000	$~~7.00~~10.50
6	>3,000	$~~9.00~~13.50

(c) The owner or occupant of any non-residential lot or tract within the drainage utility service area, that receives any type of utility service (electricity, water and/or sewer) from the City of Fredericksburg, shall be assessed a monthly drainage utility fee as follows, based on the Total Impervious Area of the lot or tract:

Non-Residential Tier	Total Impervious Area (sq. ft.)	Monthly Fee
1	≤1,800	$~~3.00~~4.50
2	>1,800 but ≤2,800	$~~5.00~~7.50
3	>2,800 but ≤5,500	$~~9.00~~13.50
4	>5,500 but ≤12,000	$~~18.00~~27.00
5	>12,000 but ≤50,000	$~~50.00~~75.00
6	>50,000	$~~200.00~~300.00

(d) Property owned by a religious organization that is exempt from taxation pursuant to V.T.C.A., Tax Code § 11.20 shall be exempt from any monthly drainage utility fee.

(e) Property used for cemetery purposes, if the cemetery is closed to new interments and does not accept new burials, shall be exempt from any monthly drainage utility fee.

(f) The Director of Public Works and Utilities, or his/her designee, shall be responsible for determining the Main Building Area and/or Total Impervious Area for all lots or tracts, based on reliable data, including but not limited to, Gillespie County Appraisal District data, GIS database data, aerial photography, information received by the City through the building permit process, or other reliable means for determining Main Building Area and/or Total Impervious Area. The Director of Public Works and Utilities, or his/her designee, may request additional information from a property owner or occupant as reasonably necessary to determine each property's impact to the drainage utility of the City.

(Code 1992, app. A, art. 21.000; Ord. No. 7-006, 8-14-1995; Ord. No. 8-037, 10-21-1996; Ord. No. 23-015, 9-16-2013; Ord. No. 2019-01, § 2, 1-21-2019)

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING ARTICLE 18.000 FEES FOR SANITARY LANDFILL, OF APPENDIX A - FEE SCHEDULE, OF THE CODE OF ORDINANCES, TO UPDATE AND AMEND THE FEES FOR SANITARY LANDFILL SERVICES PROVIDED BY THE CITY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas ("City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Fredericksburg has determined that an amendment to Article 18.000 – Fees for Sanitary Landfill of Appendix A – Fee Schedule, of the Code of Ordinances, is necessary to update and amend such fees for sanitary landfill services provided by the City is necessary.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, THAT:

SECTION 1.
FEES FOR SANITARY LANDFILL

Article 18.000, entitled "Fees for Sanitary Landfill" of Appendix A "Fee Schedule", of the Code of Ordinances, is amended by deletion of Article 18.000 in its entirety, and the following substituted therefore:

(Effective October 1, 2025)

Each individual, corporation or other entity, or member of a partnership using the public dumping grounds belonging to the City shall be assessed and shall pay to the attendant at such public dumping grounds, for the privilege of dumping or depositing garbage or other material at the said public dumping grounds, the following charges or fees for each load which shall be applied alternatively as applicable:

(a) Minimum fee	$15.00
(b) Per ton	$100.00
(c) Appliances with compressors	$30.00 each
(d) No large animals (calf or larger) shall be accepted	
(e) Oil filters and batteries	$1.00 each

(f) Passenger tires (20 inches or less)	$2.00 each
(g) Tires (greater than 20 inches)	In accordance with the fee schedule posted at the landfill
(h) Paint shall not be accepted	
(i) No hazardous waste shall be accepted	
(j) Grass and leaves (not branches or brush)	No charge
(k) Purchase of compost from landfill	$20.00 per pickup load
(l) Metal, appliances without compressors	No charge
(m) No vacuum trucks allowed without first obtaining permit from the City of Fredericksburg	

SECTION 2.
SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 3.
EFFECTIVE DATE

This Ordinance shall be effective on and after the 1st day of October, 2025.

PASSED, APPROVED, AND ADOPTED ON this ____ day of September, 2025.

_____
Jeryl Hoover, Mayor

ATTEST:

_____
Leticia Vacek, TRMC, CMC, MMC,
City Secretary

APPROVED AS TO FORM:

_____
William M. McKamie, City Attorney

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING ARTICLE 14.000 – GARBAGE AND TRASH FEES, SECTION 14.100 - GARBAGE COLLECTION RATES, OF APPENDIX A - FEE SCHEDULE, OF THE CODE OF ORDINANCES, TO UPDATE AND AMEND THE RATES FOR GARBAGE COLLECTION SERVICES PROVIDED BY THE CITY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas ("City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Fredericksburg has determined that an amendment to Article 14.000 – Garbage and Trash Fees, Section 14.100 – Garbage Collection Rates of Appendix A – Fee Schedule, of the Code of Ordinances, is necessary to update and amend such fees for drainage utility services provided by the City is necessary.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, THAT:

SECTION 1.
GARBAGE COLLECTION RATES

Article 14.000 – Garbage and Trash Fees, Section 14.100, entitled "Garbage Collection Rates" of Appendix A "Fee Schedule", of the Coe of Ordinances, is amended by deletion of Section 14.100 in its entirety, and the following substitute thereof:

Sec. 14.100. Garbage Collection Rates.

(a) Each commercial customer participating in the automated garbage collection, and each owner or occupant of each residence within the city limits, shall be charged the following sum per month for each automated bulk garbage container:

(1) Thirty-two gallon bulk container shall be $12.10per container.

(2) Sixty-four gallon bulk container shall be $13.75 per container.

(3) Ninety-six gallon bulk container shall be $15.40 per container.

(b) Occupants of apartment or multi-tenant complexes within the city limits whose individual units are billed for any other city utilities shall be charged $13.75 per individual dwelling unit per month.

(c) Apartments or multi-tenant complexes within the city limits whose individual units are not billed for any other city utilities and, at the discretion of the Director of Public Works or his designee, require the use of a City of Fredericksburg dumpster, shall be charged the following sum per dumpster per month, based upon collection service of four times per month:

(1) Ninety-six-gallon bulk container shall be $30.80 per container.

(2) Three-yard dumpster shall be $79.50 per container.

(3) Four-yard dumpster shall be $94.05 per container.

Any additional collection shall be charged at the rate of $30.80 for a ninety-six-gallon bulk container, $79.50 for a three-yard dumpster, and $94.05 for a four-yard dumpster for each container for each pick-up.

(d) Businesses within the city limits that require the use of a City of Fredericksburg container, shall be charged the following sum per container per month, based upon collection service of four times per month:

(1) Ninety-six-gallon bulk container shall be $30.80 per container.

(2) Three-yard dumpster shall be $79.50 per container.

(3) Four-yard dumpster shall be $94.05 per container.

Any additional collection shall be charged at the rate of $30.80 for a ninety-six-gallon bulk container, $79.50 for a three-yard dumpster, and $94.05 for a four-yard dumpster for each container for each pick-up.

(e) Each owner or occupant of each residence or business lying outside the corporation limits of the city receiving the automated garbage collection service shall be charged double the amount of the above rates.

(f) Each customer is provided one (1) bulk container, or a combination of bulk containers (as specified in section 6.206b) free of charge, and shall be replaced free of charge, when in the discretion of the Director of Public Works or his designee, the above container(s) is/(are) no longer serviceable. In cases of abuse or neglect, the customer will be charged a replacement fee which will be equal to the city's cost of the container. In the discretion of the Director of Public Works or his designee, the replacement fee may be waived in the case of theft, an accident or vandalism following a police report.

(g) Rates for brush clipping, leaf collection, drop-off and special yard-waste removal services.

(1) There shall be no charge for brush chipping, leaf collection or drop-off of material which complies with the terms of Section 32-9 of the Code of Ordinances of the City of Fredericksburg.

(2) Charges for brush chipping, leaf collection or drop-off of material which is placed for collection and non-compliant with the terms of Section 32-9 of the Code of Ordinances of the City of Fredericksburg shall be $100.00 for each dump truck size[d] load of part thereof.

(3) Charges for special plant and tree pick-up service shall be based on a cost of $50.00 per man-hour or part thereof charged in 30-minute increments, and the City may require a deposit or prepayment of the same.

SECTION 2.
SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 3.
EFFECTIVE DATE

This Ordinance shall be effective on and after the 1st day of October, 2025.

PASSED, APPROVED, AND ADOPTED ON this ____ day of September, 2025.

_____
Jeryl Hoover, Mayor

ATTEST:

_____
Leticia Vacek, TRMC, CMC, MMC,
City Secretary

APPROVED AS TO FORM:

_____
William M. McKamie, City Attorney

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING ARTICLE 21.000 DRAINAGE UTILITY FEES, OF APPENDIX A - FEE SCHEDULE, OF THE CODE OF ORDINANCES, TO UPDATE AND AMEND THE FEES FOR DRAINAGE UTILITY SERVICES PROVIDED BY THE CITY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas ("City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Fredericksburg has determined that an amendment to Article 21.000 – Drainage Utility Fees of Appendix A – Fee Schedule, of the Code of Ordinances, is necessary to update and amend such fees for drainage utility services provided by the City is necessary.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, THAT:

SECTION 1.

Article 21.000, entitled "Drainage Utility Fees" of Appendix A "Fee Schedule", of the Code of Ordinances, is amended by deletion of Article 21.000 in its entirety, and the following substituted therefore:

ARTICLE 21.000. DRAINAGE UTILITY FEES

(a) The following drainage utility fees are hereby established and shall be collected pursuant to Sec. 47-273 of this Code of Ordinances.

(b) The owner or occupant of any residential lot or tract within the drainage utility service area, that receives any type of utility service (electricity, water and/or sewer) from the City of Fredericksburg, shall be assessed a monthly drainage utility fee as follows, based on the Main Building Area upon the lot or tract:

Residential Tier	Main Building Area (sq. ft.)	Monthly Fee
1	≤ 1,000	$4.50
2	>1,000 but ≤1,300	$6.00
3	>1,300 but ≤1,600	$7.50
4	>1,600 but ≤2,000	$9.00
5	>2,000 but ≤3,000	$10.50
6	>3,000	$13.50

(c) The owner or occupant of any non-residential lot or tract within the drainage utility service area, that receives any type of utility service (electricity, water and/or sewer) from the City of Fredericksburg, shall be assessed a monthly drainage utility fee as follows, based on the Total Impervious Area of the lot or tract:

Non-Residential Tier	Total Impervious Area (sq. ft.)	Monthly Fee
1	≤1,800	$4.50
2	>1,800 but ≤2,800	$7.50
3	>2,800 but ≤5,500	$13.50
4	>5,500 but ≤12,000	$27.00
5	>12,000 but ≤50,000	$75.00
6	>50,000	$300.00

(d) Property owned by a religious organization that is exempt from taxation pursuant to V.T.C.A., Tax Code § 11.20 shall be exempt from any monthly drainage utility fee.

(e) Property used for cemetery purposes, if the cemetery is closed to new interments and does not accept new burials, shall be exempt from any monthly drainage utility fee.

(f) The Director of Public Works and Utilities, or his/her designee, shall be responsible for determining the Main Building Area and/or Total Impervious Area for all lots or tracts, based on reliable data, including but not limited to, Gillespie County Appraisal District data, GIS database data, aerial photography, information received by the City through the building permit process, or other reliable means for determining Main Building Area and/or Total Impervious Area. The Director of Public Works and Utilities, or his/her designee, may request additional information from a property owner or occupant as reasonably necessary to determine each property's impact to the drainage utility of the City.

SECTION 2.
SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 3.
EFFECTIVE DATE

This Ordinance shall be effective on and after the 1st day of October, 2025.

PASSED, APPROVED, AND ADOPTED ON this ____ day of September, 2025.

_____
Jeryl Hoover, Mayor

ATTEST:

_____
Leticia Vacek, TRMC, CMC, MMC,
City Secretary

APPROVED AS TO FORM:

_____
William M. McKamie, City Attorney

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, 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 SERVICE PROVIDED BY THE CITY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas ("City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Fredericksburg has determined that an amendment to Article 16.000 – Water and Sewer Rates and Fees of Appendix A – Fee Schedule, of the Code of Ordinances, is necessary to update and amend such fees for water and sewer utility services provided by the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, THAT:

SECTION 1.

Section 16.100, entitled "Charge for Water and/or Sewer Connections and Reconnections of Appendix A "Fee Schedule", of the Code of Ordinances, is amended by deletion of Section 16.100 in its entirety, and the following substituted therefore:

Sec. 16.100. Charge for Water and/or Sewer Connections and Reconnections.

(a) Connection fees for properties intended for residential use, or which are otherwise installed by the City for residential use properties, utilizing a three-fourths inch meter are $2,500.00 for a maximum of 40 feet. Additional feet will be $62.50 per foot.

(b) Connection fees for properties intended for residential use, or which are otherwise installed by the City for residential use properties, utilizing a one-inch meter are $2,500.00 for a maximum of 40 feet. Additional feet will be $62.50 per foot.

(c) Connection fees for properties intended for residential use, or which are otherwise installed by the City for residential use properties, utilizing a two-inch meter are $3,000.00 for a maximum of 40 feet. Additional feet will be $75.00 per foot.

(d) Connection fees for properties utilizing a four-inch sewer connection, typically for residential use properties, are $2,250.00 for a maximum of 40 feet. Additional feet will be $56.25 per foot.

(e) In addition to connection fees, a per meter charge of $30.00 shall be made for connections and reconnections to the City water system made during posted City business hours, and $50.00 at all other times including holidays. Such connection fee shall be payable at the time of application for service, or prior to reconnection as applicable.

(f) The rates provided for in this Section shall become effective on October 1, 2025.

SECTION 2.

Section 16.200, entitled "Deposit for Water and Sewer Service of Appendix A “Fee Schedule", of the Code of Ordinances, is amended by deletion of Section 16.200 in its entirety, and the following substituted therefore:

Sec. 16.200. Deposit for Water and Sewer Service.

The deposit for water and sewer service is a combined deposit and is applicable whether the customer applies for one or both services.

A deposit of a sum of money equal to two average monthly bills, and in no instance less than $75.00, shall be deposited with the City by each customer for each meter/service, at the time of making application for connection to the City's distribution system, with the express understanding that said deposit shall be held by the City as security for the payment of amounts owing or to become owing for water and sewer or other utility service furnished by the City to the customer. The City shall have the right to increase the amount of deposit if the customer's bills for any two consecutive monthly billing periods of normal operation actually prove to exceed the amount of the original deposit by more than 125 percent. For the purposes hereof, two average monthly bills shall mean the City's estimate of a similar class service with average usage for the type of property applied for.

SECTION 3.

Section 16.300, entitled "Water Department Utility Rates", of Appendix A "Fee Schedule", of the Code of Ordinances, is amended by deletion of Section 16.300 in its entirety, and the following substituted therefore:

Sec. 16.300. - Water Department Utility Rates.

Class	Unit Measure	Gallon Usage	Rate per thousand
Residential	Minimum	0	$12.18
⅝" meter*	PLUS		
	Per 1,000	1—6,000	$2.57
		6,001—12,000	$4.12
		12,001—18,000	$6.69
		18,001—25,000	$9.78
		25,001—50,000	$10.94
		Over 50,000	$14.79
Residential	Minimum	0	$20.31
1" meter	PLUS		
	Per 1,000	1—6,000	$2.57
		6,001—12,000	$4.12
		12,001—18,000	$6.69
		18,001—25,000	$9.78
		25,001—50,000	$10.94
		Over 50,000	$14.79
Residential	Minimum	0	$64.96

2" meter	PLUS		
	Per 1,000	1—6,000	$2.57
		6,001—12,000	$4.12
		12,001—18,000	$6.69
		18,001—25,000	$9.78
		25,001—50,000	$10.94
		Over 50,000	$14.79
Residential	Minimum	0	$203.01
4" meter	PLUS		
	Per 1,000	1—6,000	$2.57
		6,001—12,000	$4.12
		12,001—18,000	$6.69
		18,001—25,000	$9.78
		25,001—50,000	$10.94
		Over 50,000	$14.79
Residential	Minimum	0	$406.00
6" meter	PLUS		
	Per 1,000	1—6,000	$2.57
		6,001—12,000	$4.12
		12,001—18,000	$6.69
		18,001—25,000	$9.78
		25,001—50,000	$10.94
		Over 50,000	$14.79
Commercial	Minimum	0	$12.18
⅝" meter	PLUS		
	Per 1,000	1—10,000	$2.52
		Over 10,000	$4.00
Commercial	Minimum	0	$20.31
1" meter	PLUS		
	Per 1,000	1—10,000	$2.52
		Over 10,000	$4.00
Commercial	Minimum	0	$64.96
2" meter	PLUS		
	Per 1,000	1—10,000	$2.52
		Over 10,000	$4.00
Commercial	Minimum	0	$203.01
4" meter	PLUS		
	Per 1,000	1—10,000	$2.52
		Over 10,000	$4.00
Commercial	Minimum	0	$406.00
6" meter	PLUS		
	Per 1,000	1—10,000	$2.52
		Over 10,000	$4.00

Multi-family **	Minimum	0	$12.18
⅝" meter	PLUS		
	Per 1,000	1—10,000	$2.52
		Over 10,000	$4.00
Multi-family **	Minimum	0	$20.31
1 " meter	PLUS		
	Per 1,000	1—10,000	$2.52
		Over 10,000	$4.00
Multi-family **	Minimum	0	$64.96
2" meter	PLUS		
	Per 1,000	1—10,000	$2.52
		Over 10,000	$4.00
Multi-family **	Minimum	0	$203.01
4" meter	PLUS		
	Per 1,000	1—10,000	$2.52
		Over 10,000	$4.00
Multi-family **	Minimum	0	$406.00
6" meter	PLUS		
	Per 1,000	1—10,000	$2.52
		Over 10,000	$4.00
Industrial	Minimum	0—2,000	$309.12
	Per 1,000	2,001—2,000,000	$2.23
		2,001,001—6,500,000	$2.55
		Over 6,500,000	$3.45

* This category shall include Manufactured Home Parks wherein one or more common meter(s) serves the entire development. The amount of the bill shall be determined as follows: The total number of gallons used for all meters divided by the total number of homes in the development each month shall be used to calculate the usage and this shall be added to the number of minimum fees times the said number of homes. Example for 20 homes with 200,000 gallons of usage: results in 10,000 gallons attributable to each home at $2.57 per thousand up to 6,000 ($15.42) and $4.12 for 6,001 to 10,000 ($16.48) or $31.90 per home plus the $12.18 minimum times 20 units, or $243.60 for a total bill of $881.60. The rates for Manufactured Home Parks in this category are effective October 1, 2025.

** Multi-family—Four or more dwelling units on one property or four or more dwelling units on one meter.

Rates for all Categories of services for all properties lying outside the City limits shall be double those rates listed above, including minimum charges.

SECTION 4.

Section 16.301, entitled "Charge for Reclaimed and Bulk Potable Water Sales", of Appendix A "Fee Schedule", of the Code of Ordinances, is amended by deletion of Section 16.301 in its entirety, and the following substituted therefore:

Sec. 16.301. -Charge for Reclaimed and Bulk Potable Water Sales.

(a) *Reclaimed water:* A minimum rate of $20.00 for each customer for each calendar month in which reclaimed water is purchased plus $1.50 per 1,000 gallons for unlimited amounts, as available.

(b) *Bulk potable water:* A minimum rate of $64.96 for each customer for each calendar month in which potable water is purchased plus $2.52 per 1,000 gallons for one to 10,000 gallons per month and $4.00 per 1,000 gallons for over 10,000 gallons.

SECTION 5.

Section 16.400, entitled "Sewer Department Utility Rates", of Appendix A "Fee Schedule", of the Code of Ordinances, is amended by deletion of Section 16.400 in its entirety, and the following substituted therefore:

Sec. 16.400. Sewer Department Utility Rates.

Class	Unit Measure	Rate
Residential		
⅝" meter	Minimum PLUS	$12.13 $4.03 per Gallon usage, per 1,000
1" meter	Minimum PLUS	$20.21 $4.03 per Gallon usage, per 1,000
2" meter	Minimum PLUS	$64.68 $4.03 per Gallon usage, per 1,000
4" meter	Minimum PLUS	$202.12 $4.03 per Gallon usage, per 1,000
6" meter	Minimum PLUS	$404.25 $4.03 per Gallon usage, per 1,000
Commercial		
⅝" meter	Minimum PLUS	$12.13 $4.92 per Gallon usage, per 1,000
1" meter	Minimum PLUS	$20.21 $4.92 per Gallon usage, per 1,000
2" meter	Minimum PLUS	$64.68 $4.92 per Gallon usage, per 1,000
4" meter	Minimum PLUS	$202.12 $4.92 per Gallon usage, per 1,000
6" meter	Minimum PLUS	$404.25 $4.92 per Gallon usage, per 1,000
Multi-family*		
⅝" meter	Minimum PLUS	$12.13 $4.92 per Gallon usage, per 1,000

1" meter	Minimum PLUS	$20.21 $4.92 per Gallon usage, per 1,000
2" meter	Minimum PLUS	$64.68 $4.92 per Gallon usage, per 1,000
4" meter	Minimum PLUS	$202.12 $4.92 per Gallon usage, per 1,000
6" meter	Minimum PLUS	$404.25 $4.92 per Gallon usage, per 1,000

Rates for all Categories of services lying outside the City limits shall be double those rates listed above, including minimum charges.

* Multi-family—Four or more dwelling units on one property or four or more dwelling units on one meter.

FLAT RATES FOR SEWER ONLY CUSTOMERS

Residential customers inside limits: $29.03

This sewer charge shall be applied to a utility customer that does not have "winterized average" calculated sewer charge.

Residential customers outside limits: $43.56

Commercial customers inside limits: $39.21

Commercial customers outside limits: $78.41

SECTION 6.
SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7.
EFFECTIVE DATE

This Ordinance shall be effective on and after the 1st day of October, 2025.

PASSED, APPROVED, AND ADOPTED ON this ____ day of September, 2025.

_____
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: Development Services
TO: Mayor & City Council Members
FROM: Cliff Cross, Director of Development Services
MEETING DATE: September 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: **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

---

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
The applicant has submitted a Land Use and Zoning Change request for approximately .21 acres (9,000 sq. ft) of land located at 104 North Olive. The applicant is requesting a Land Use Change from Low Density Residential (LDR) to Commercial (C) and a Zoning Change from R1, Single Family Residential to C2, Commercial.

The 2024 Comprehensive Plan identifies this area with a Mixed Density Residential District Place Type that recommends a variety of zoning categories such as R1-A, R2, R3, R5, and NC. This Future Place Type is intended to accommodate development envisioned to provide a greater level of residential density in a variety of forms. Commercial retail, office, restaurant, and personal service uses may be considered if supporting the residential intent of the category.

BACKGROUND: The surrounding properties include C2, Commercial to the South and R2, Mixed Residential to the East. There is R1, Single Family Residential to the North and West.

The property is currently zoned R1, Single-Family Residential and permits several uses by right, some of the mixture and intensity of use types include the following:

Single Family Residential (Detached)	Local Utility Services
Short-term Rental, Accessory (With a STR permit and adherence to Chapter 20, Article VII)	Short-term Rental, B & B (With a STR permit and adherence to Chapter 20, Article VII)

It is the desire of the applicant to obtain a C2, Commercial Zoning classification and Sec. 3.210 - C2, Commercial speaks to the development standards allowed below:

Sec. 3.210 - C2: Commercial speaks to the development standards allowed in C2 and includes the following uses permitted by right:

Administrative and Business Office
Agricultural Sales and Services
Arts and Crafts
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School
Business Support Services
Club or Lodge
Cocktail Lounge

Commercial Off-Street Parking
Communication Services
Construction Sales and Services
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Convenience Store/Self Serve Gas
Cultural Services
Custom Manufacturing
Day Care Services
Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Sales
Funeral Services
Group Residential
Single Family Residential (detached) if structure was not used as other than residential in its most r

General Retail Sales
Guidance Services
Hotel/Motel
Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Maintenance and Service Facilities
Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement
Multiple Family Residential
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services

Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Research Services
Restaurant - Drive-In/Fast Food
Restaurant
Service Station
Veterinary Services
Short-term Rental, Unoccupied: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Facility: (With a STR permit and adherence to Chapter 20, Article VII)
Corporate Housing (Chapter 20, Article VII)

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

Camp Grounds
Condominiums (Section 7.610)
Convenience Storage
Drive through facilities associated with any use
Single Family Residential (detached)- new construction or after cessation of use other than residen
Duplex Residential Condominium Residential(section 7.610)
Single Family Residential (Detached)
Townhouse Residential (section 7.610)
Transportation Terminals

The 2024 Comprehensive Plan identifies the subject property as a future place type of Mixed Density Residential which is envisioned to provide a greater level of residential density and promote a pedestrian environment. Buildings are intended to be street-oriented, with on-street parking or rear parking. This place type is found in both greenfield and infill situations, with a seamless transition to nearby conventual residential neighborhoods. Commercial uses can be considered in limited circumstances if supporting the residential intent of the category.

Appropriate existing zoning districts would include R1-A, R2, R3, R5, and NC.

Notice of Public Hearing Response: As part of the Public Hearing process, staff must notify property owners that own property within 200 ft of the subject property. As of September 11, 2025, no responses have been received.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:
Staff reviewed the request and the proposed application requesting the land use and zoning change. In reviewing the request, the Comprehensive Plan has classified the subject property as a Mixed

Density Residential place type. Per the "Guidance and Interpretation" section of the plan, new development should be built with a more urban and semi-urban character. The assigned land use is intended to provide for transitional uses from lower-density residential to higher-density residential or nonresidential uses. The proposed C2 (Commercial) underlying zoning classification is more intense than the NC (Neighborhood Commercial) classification that is identified as an appropriate zoning district per the place type designation and Comprehensive Plan Development Code Considerations. Based upon the Commercial classification not being identified as an appropriate use, staff could not recommend approval of the application as presented but did recommend approval of a Neighborhood Commercial C1 (Neighborhood Commercial) classification.

Based upon staff's recommendation, and the applicant's understanding of the recommendation of the proposed alternative rezoning to C1 (Neighbhorhood Commercial), the Planning and Zoning Commission recommended approval of the requested zoning change from R1, Single-Family Residential to C1, Neighborhood Commercial. *(The amended rezoning would need to be a motion to C1, Neighborhood Commercial)*

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Visioning
Small-Town Sensitive Growth
Quality of Life Vision

ATTACHMENTS:
1. Location Map
2. Zoning Map (3)
3. Land Use Map (2)
4. Land Use Map - Place Type (1)
5. z-2517_104 N Olive Street, Fredericksburg LTS-PLAT
6. Z-2517 _Review Comments_Redacted
7. Ordinance 2025-33 Zoning for 104 N Olive

APPROVAL/REVIEW:

Date: September 11, 2025

Cliff Cross, Director of Development Services

Date: September 11, 2025

Garret Bonn, Assistant City Manager

Date: September 11, 2025

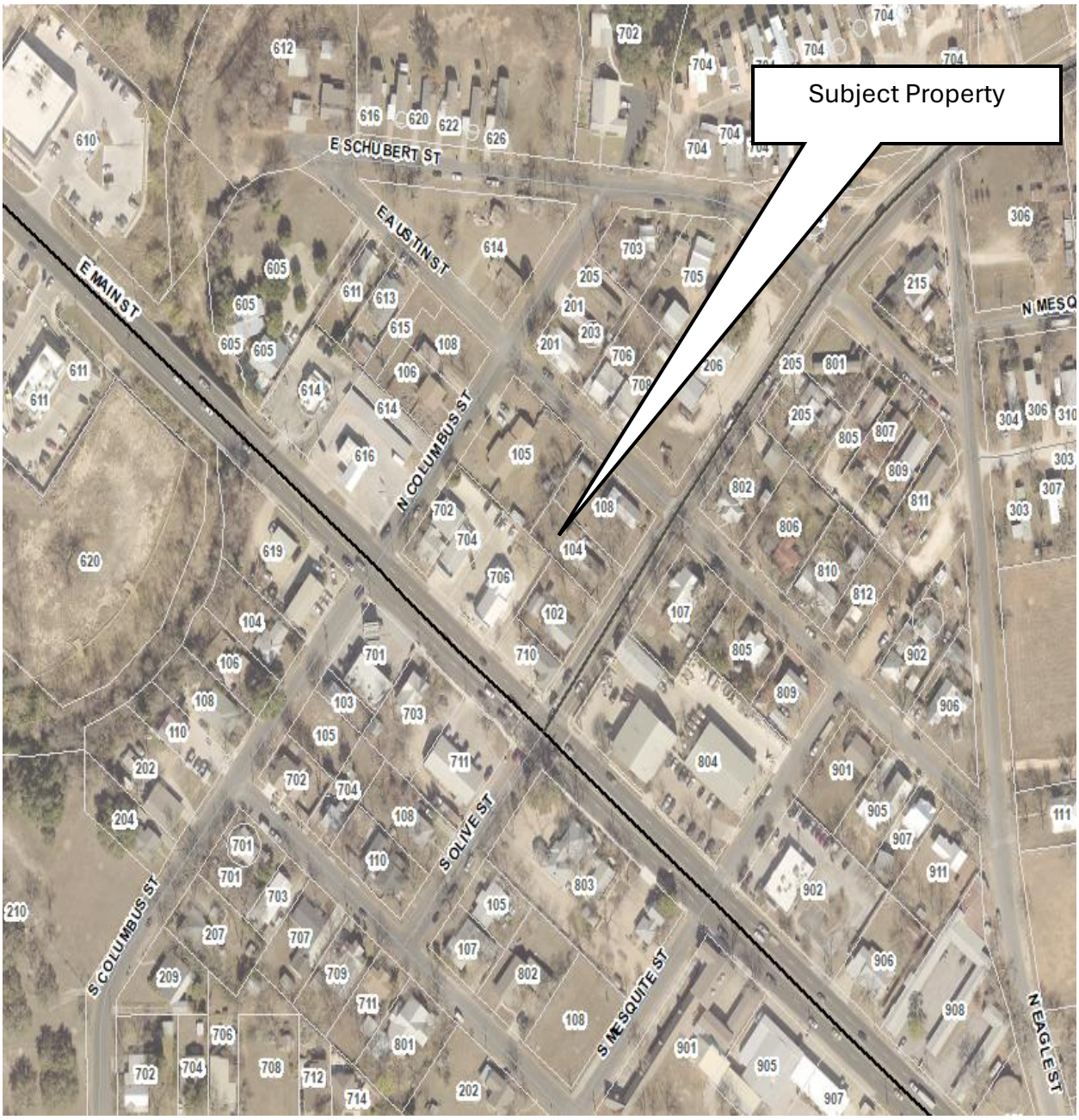
William McKamie, City Attorney

Leticia Vacek, City Secretary

Date: September 11, 2025

Clinton Bailey, City Manager

Date: September 11, 2025


Subject Property
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E MAIN ST
N COLUMBUS ST
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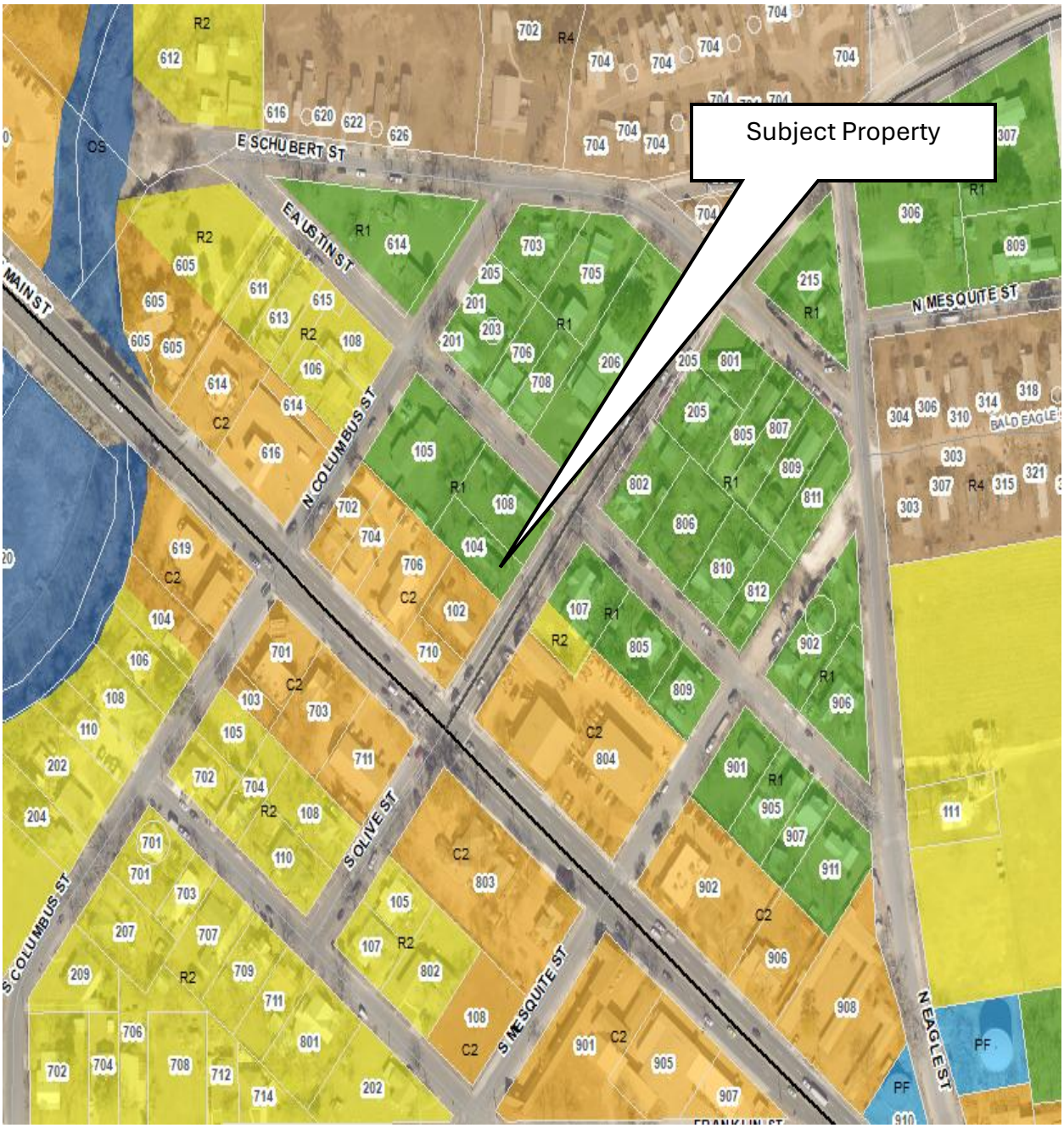
Subject Property
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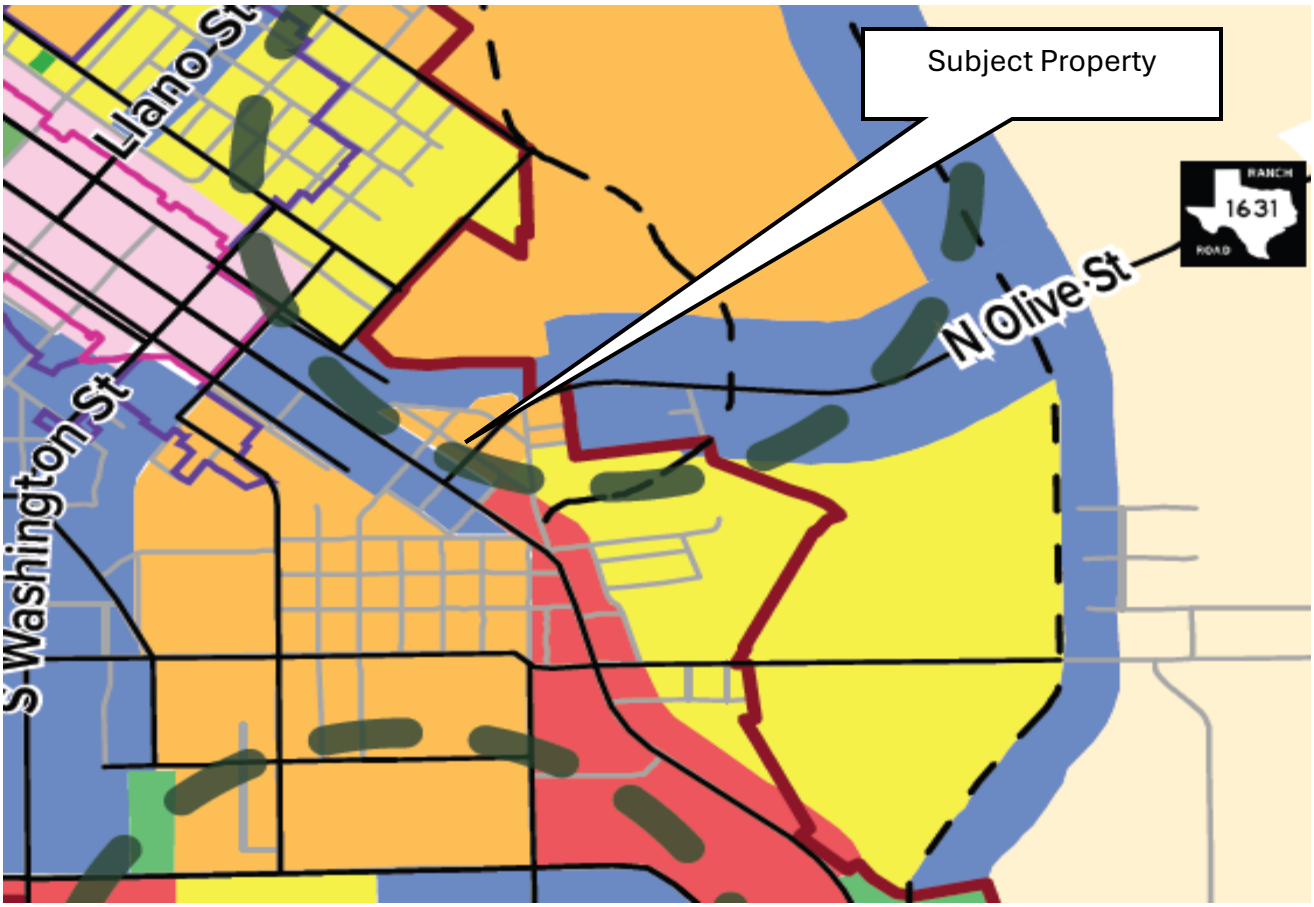
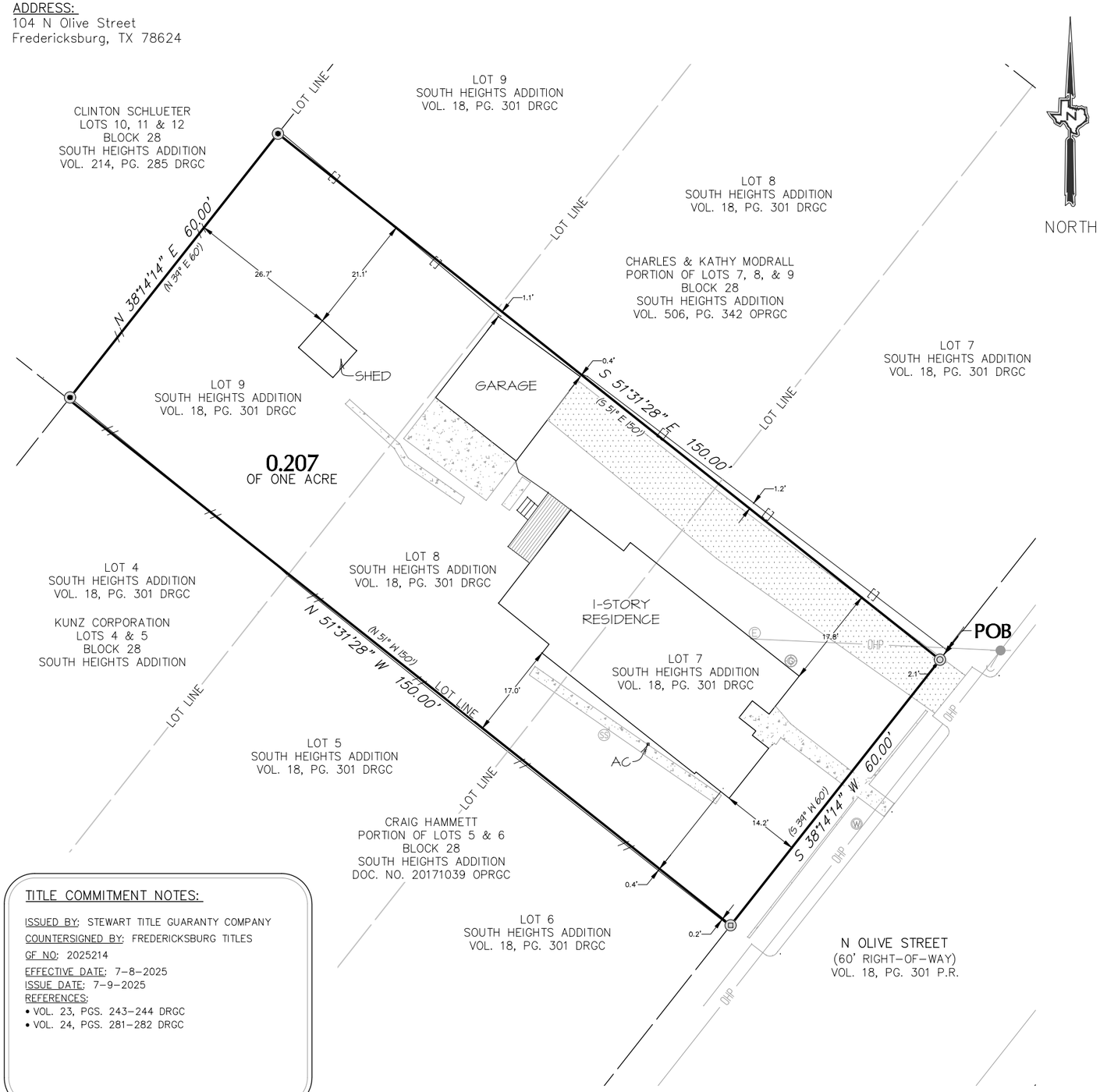
N EAGLE ST
BALD EAGLE
FRANKLIN ST

- Landuse
  - LANDUSE
  - Downtown Central Business District
  - Uptown Central Business District
  - Commercial Center
  - Commercial
  - Employment Center
  - FUTURE ROW
  - High Density Residential
  - Industrial
  - Low Density Residential
  - Medium Density Residential
  - Mixed Use Corridor
  - Parks _Open Space
  - Public / Semi-Public
  - Rural


Subject Property
Llano St
S Washington St
N Olive St
RANCH
1631
ROAD

Legend
City Limits
Historic Shopping District
Historic District
Existing Thoroughfare Plan Roads
Proposed Thoroughfare Plan Roads
Park Opportunity Zones
Place Type Categories
Parks and Open Space
Neighborhood Residential
Mixed Density Residential
Historic Shopping District
General Commercial
Mixed-Use Community / Corridor
Light Industrial
Rural
Note: A comprehensive plan shall not consittue zoning regulations or establish zoning district boundaries.

ADDRESS:
104 N Olive Street
Fredericksburg, TX 78624



LEGEND

( )	RECORD BEARING & DISTANCE
BSL	BUILDING SETBACK LINE
DOC.	DOCUMENT
DRGC	DEED RECORDS OF GILLESPIE COUNTY
OPRGC	OFFICIAL PUBLIC RECORDS OF GILLESPIE
PG	PAGE
P.R.	PLAT RECORDS OF GILLESPIE COUNTY
VOL	VOLUME
G	GAS METER
E	ELECTRIC METER
W	WATER METER
SS	SEWER CLEANOUT

MONUMENT SYMBOLS

- SET ½" IRON ROD CAPPED "MDS"
- FOUND WOOD FENCE POST
- FOUND METAL FENCE POST
- GRAVEL
- CONCRETE
- ADJOINER LINE
- BOUNDARY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- OHP — OVERHEAD POWER
- WIRE FENCE
- WOOD FENCE

SCALE: 1" = 20'
0' 20' 40'

STATE OF TEXAS §
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THIS 11th DAY OF JULY, 2025, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

JEFF BOERNER
TX R.P.L.S. NO. 4939

STATE OF TEXAS REGISTERED JEFF BOERNER 4939 PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. FIELD SURVEY COMPLETED 07-10-2025.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. ACCORDING TO COMMUNITY PANEL NO. 48171C0288 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR GILLESPIE COUNTY, TEXAS, HAVING A MAP REVISED DATE OF OCTOBER 19, 2001, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

PLAT SHOWING: A 0.207 OF ONE ACRE TRACT OUT OF THE MANUEL CABAZOS SURVEY NO. 127, ABSTRACT NO. 117, GILLESPIE COPUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO CAMERON F. AND LISA S. BAIRD BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 216, PAGE 489, DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

LAND TITLE SURVEY
OF A PORTION OF
LOTS 7, 8, AND 9
BLOCK 28
SOUTH HEIGHTS ADDITION
OUT OF THE
MANUEL CABAZOS SURVEY, A-117
GILLESPIE COUNTY, TEXAS
JULY 2025

TITLE COMMITMENT NOTES:

ISSUED BY: STEWART TITLE GUARANTY COMPANY
COUNTERSIGNED BY: FREDERICKSBURG TITLES
GF NO: 2025214
EFFECTIVE DATE: 7-8-2025
ISSUE DATE: 7-9-2025
REFERENCES:
- VOL. 23, PGS. 243-244 DRGC
- VOL. 24, PGS. 281-282 DRGC

MDS LAND SURVEYING COMPANY, INC.
TBPLS FIRM No. 10019600
874 HARPER ROAD
SUITE 104
KERRVILLE, TX 78028
830-816-1818
MDS-SURVEYING.COM

JOB #: 25-125-00	SURVEYORS: JB/XX
DATE: 07-11-2025	SHEET 1 OF 1

K:\Projects\25-128-00 104 N Olive Street, Fredericksburg LTS\Survey\1-Drawing Files\2-Master Boundary\25-125-00 104 N Olive Street, Fredericksburg LTS.dwg Jul 11,2025 - 4:39pm jboer

August 11, 2025

Itz Family L.P.
[redacted]

RE: Z-2517, Review Comments for the Itz Family, L.P. at 104 North Olive Street, Fredericksburg, Texas, 78624

Dear Mr. Itz,

Project will require Planning and Zoning approval scheduled for **Wednesday, September 3, 2025**, at New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624 at 5:30pm.

Engineering Comments – for applican'ts information only – when a change of use occurs

1. Ensure applicant can park whatever is required based on desired use
2. Applicant will be responsible for any utility/service upgrades needed.
3. May require site plan if any utility service modifications are proposed.

For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org

Please feel free to contact me with any comments or questions, and I will be happy to assist you.

Jan Musgrove

Jan Musgrove, Planner 1
Development Review Committee (DRC)

ORDINANCE NO. 2 0 2 5 - 33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND CHANGING THE ZONING DISTRICT AS TO .207 ACRES LOCATED AT 104 NORTH OLIVE AND MORE FULLY DESCRIBED AS BEING LOTS 7, 8, AND 9, BLK 28 SOUTH HEIGHT ADDITION OUT OF THE MANUEL CABAZOS SURVEY, A-117 OF LAND OF THE REAL PROPERTY RECORDS GILLESPIE COUNTY, TEXAS; CHANGING SAID PROPERTY FROM SINGLE FAMILY RESIDENTIAL (R1) TO NEIGHBORHOOD COMMERCIAL (C1); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas (the "City"), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City heretofore adopted the Zoning Ordinance of the City, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with the Zoning Ordinance an application for rezoning has been submitted for the lots REFERRED TO AS LOTS 7, 8, AND 9, BLK 28 SOUTH HEIGHT ADDITION OUT OF THE MANUEL CABAZOS SURVEY, A-117, .207 ACRES OF THE REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS;, to change the zoning district of said lots from SINGLE FAMILY RESIDENTIAL (R1) to NEIGHBORHOOD COMMERCIAL (C1); and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has determined that such zoning change is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the rezoning be enacted; and

WHEREAS, the City Council has specifically found, following public hearing, that such change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending two hundred feet (200') therefrom.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT:

Section 1.

Appendix B, "Zoning Ordinance," of the City of Fredericksburg Code of Ordinances is hereby amended on the hereinafter described property and area to incorporate the certain change in zoning district as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, said lots being described AS BEING LOTS 7, 8, AND 9, BLK 28 SOUTH HEIGHT ADDITION OUT OF THE MANUEL CABAZOS SURVEY, A-117, .207 ACRES OF THE REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS;, and as additionally described by the legal description attached hereto as Exhibit A, to be and are hereby zoned and designated NEIGHBORHOOD COMMERCIAL (C1).

Section 2.

All references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

Section 3.

The City Secretary is hereby directed to amend the official zoning map of the to reflect the changes in use approved herein.

Section 4.

This Ordinance shall be cumulative of all other ordinances of the City of Fredericksburg affecting zoning and land use, as amended, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

Section 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

Section 6.

All rights or remedies of the City are expressly saved as to any and all violations of Appendix B of the Fredericksburg Municipal Code, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

Section 7.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 8.

The City Secretary of the City of Fredericksburg is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law.

Section 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this the 16th day of September, 2025.

_____

Jeryl Hoover, Mayor

ATTEST:

_____

Letty Vacek, City Secretary

APPROVED AS TO FORM:

_____

Mick McKamie, City Attorney

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services
TO: Mayor & City Council Members
FROM: Cliff Cross, Director of Development Services
MEETING DATE: September 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: **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)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
A Site Plan, Conditional Use Permit (CUP) and Entry Corridor application has been submitted to accommodate the proposed renovation and addition to the existing legal nonconforming personal improvement services and sports and recreation center at 1006 South State Highway 16.

The proposed development would include an approximate 49,471 sq ft addition/renovation that will be completed in two phases and distributed over three stories. The key features will include the replacement of the existing natatorium, restrooms and dressing rooms. The project will also include a new sports court, exercise studios, and indoor jogging /walking track. The proposed development will be serviced by151 parking spaces (a combination of on-site and dedicated off-site) to accommodate the proposed development. The applicant was granted a variance, at the July 16, 2025 Zoning Board of Adjustment meeting, approving the 151 parking spaces contingent upon documentation of parking agreements/covenants ensuring parking off site.

BACKGROUND: The application was reviewed for conformity with all applicable regulations, including Sec. 7.131, Sec. 5.460, Sec. 3.210 and Sec. 3.600 and after review by the Development Review Committee (DRC), Staff has the following recommendations:

Site Area: Approximately 2.46 Acres OR 245,377 sq ft

Zoning: C2, Commercial **Sec. 3.210**, PF, Public Facilities **Sec. 3.600** - Entry Corridor

Building Coverage: 46% (49,770 sq ft) (75% Maximum) **Sec. 3.210 & Sec. 3.600**

Impervious Coverage: 80% (75-85% Maximum) **Sec. 3.210 & Sec. 3.600**

Heights: 3 Stories (38 Ft Maximum) **Sec. 3.210** - 4 Stories (50 Ft Maximum) **Sec. 3.600**

Sidewalk: A sidewalk is already present along State Route 16. An approved Sidewalk along Windcrest will need to be verified.

Access: The access egress and egress points are via existing cuts on State Route 16 and Windcrest.

Parking: 1 parking space per 300 - 400 sq ft is required for a total range of 124-165. In evaluating the proposal a parking variance was granted by the Zoning Board of Adjustment to accommodate the proposed 151 spaces. This approval was contingent upon recording of a parking agreement/covenant to ensure an off-site parking lot is dedicated to the facility. The medium parking ratio would require approximately 142 spaces based on a 1-350 ratio.

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 with approved screening will need to be verified. 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 08/25/2025 no responses have been received

Entry Corridor Design Guidelines and Standards Review

Staff has reviewed the renderings and provided the application feedback regarding the design on July 15, 2025. Please see Staffs review of the proposed design.

1.1 - 1.4 Architectural Style: The architectural style of the entry corridor should be reflective of the 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 primarily associated with the rear addition and should not alter the current visibility from the front.

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 38-50 ft.

8.1 - 8.4 Setbacks & Frontage: Doors and entryways shall be constructed facing the entry corridor and any side streets. The design as proposed is appropriate. (8.1)

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 wand should be situated behind buildings and screened from street view. (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.

Sec. 5.471 - Conditions - The Planning and Zoning Commission, in considering and determining its recommendation on any request for a Conditional Use Permit, may require from the applicant's plans, information, operation data, and expert evaluation concerning the location, function and characteristics of any buildings or uses proposed. The Commission may recommend reasonable conditions which will ensure the intent and purposes of the Zoning Regulations and avoid the creation or detrimental effects upon abutting properties which may include, but not limited to, the following:

Duration of Use	Time Period in which the proposed use shall be developed or constructed	Fences, hedges and walls
Surfacing of parking areas	Regulation of noise, vibration, odors, etc	Regulation of use or uses
Special yards, spaces and buffers	Requiring street, service road or alley dedications and improvements or appropriate bonds	Regulation of locations of vehicular ingress and egress

Including such other conditions that will make possible that the development occurs in an orderly and efficient manner, and in conformity with the intent and purposes of applicable ordinances.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION: Staff recommended approval of the Site Plan, Conditional Use Permit and Entry Corridor application. The proposed development was granted a parking variance and the approval will guarantee off-site parking is available to serve the current and proposed facility. Staff recommended approval of the Site Plan and Conditional Use Permit (CUP) conditioned upon the following:

- Project will require submission of civil construction plans.
- Future location of the proposed detention pond will need to be identified on site plan.

- Location of proposed sidewalk along W. Windcrest will need to be identified.
- Identified existing and proposed utility connections shown.
- Confirmation of setback requirements along west property line.
- Recorded parking covenant/agreement for off site dedicated parking.

The Planning and Zoning Committee considered the request on September 3, 2025 and recommended approval of the Conditional Use Permit and further granted Site Plan approval as presented and subject to the staff conditions.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
City Center
Mobility
Small Town Sensitive Growth

ATTACHMENTS:

1. Location Map (1)
2. Landuse Map
3. Z-2516_1006 ST HWY 16 S Map
4. Zoning Map (4)
5. Application_Redacted
6. Printed Material For Packet
7. Ordinance 2025-34 CUP For Create Healthy

APPROVAL/REVIEW:

Date: September 11, 2025

Cliff Cross, Director of Development Services

Date: September 11, 2025

Garret Bonn, Assistant City Manager

Date: September 11, 2025

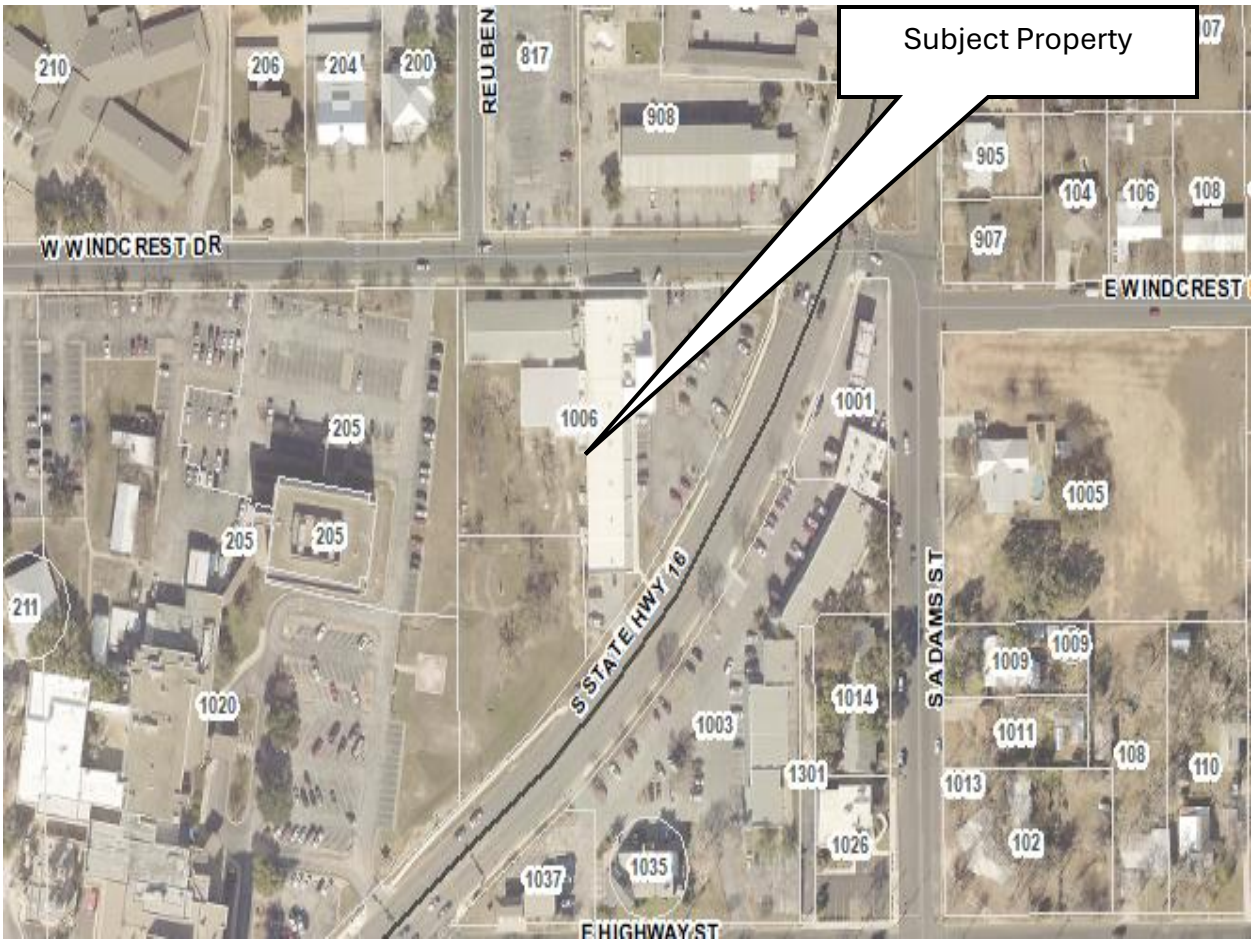
William McKamie, City Attorney

Date: September 11, 2025

Leticia Vacek, City Secretary

Clinton Bailey, City Manager

Date: September 11, 2025


Subject Property
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E WINDCREST
S STATE HWY 16
S ADAMS ST
E HIGHWAY ST
REUBEN
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206
204
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905
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106
108
1006
1001
205
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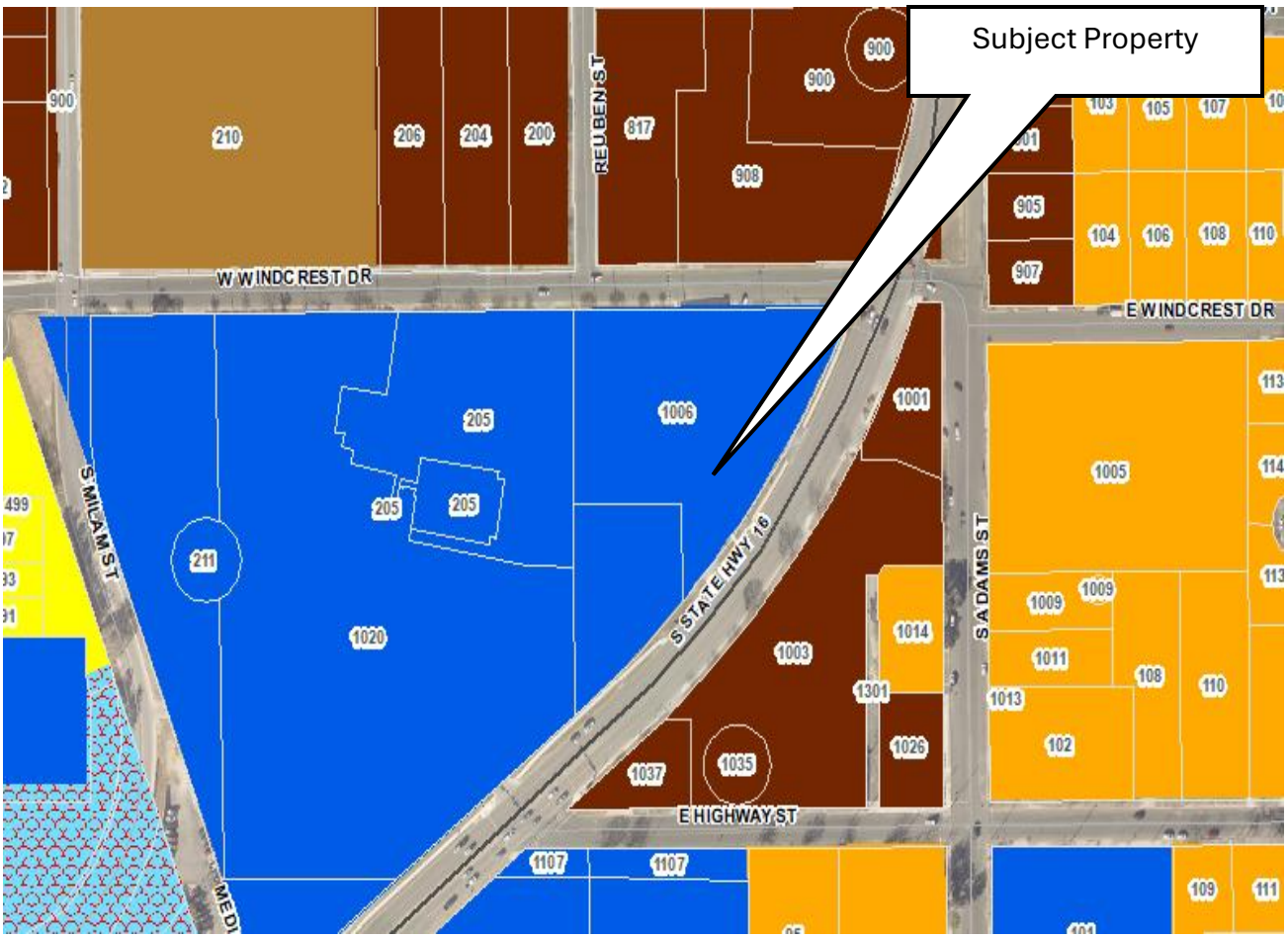
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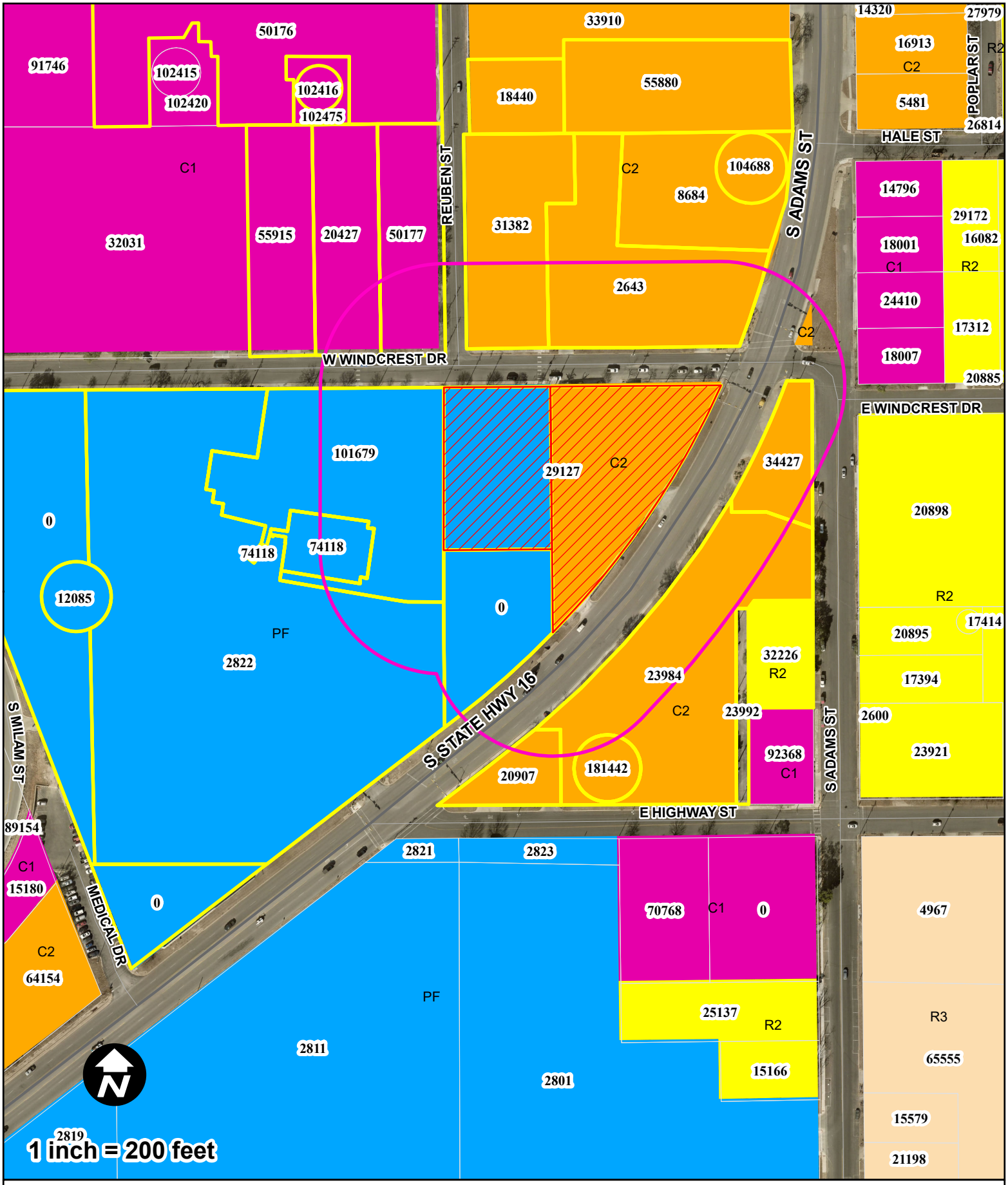


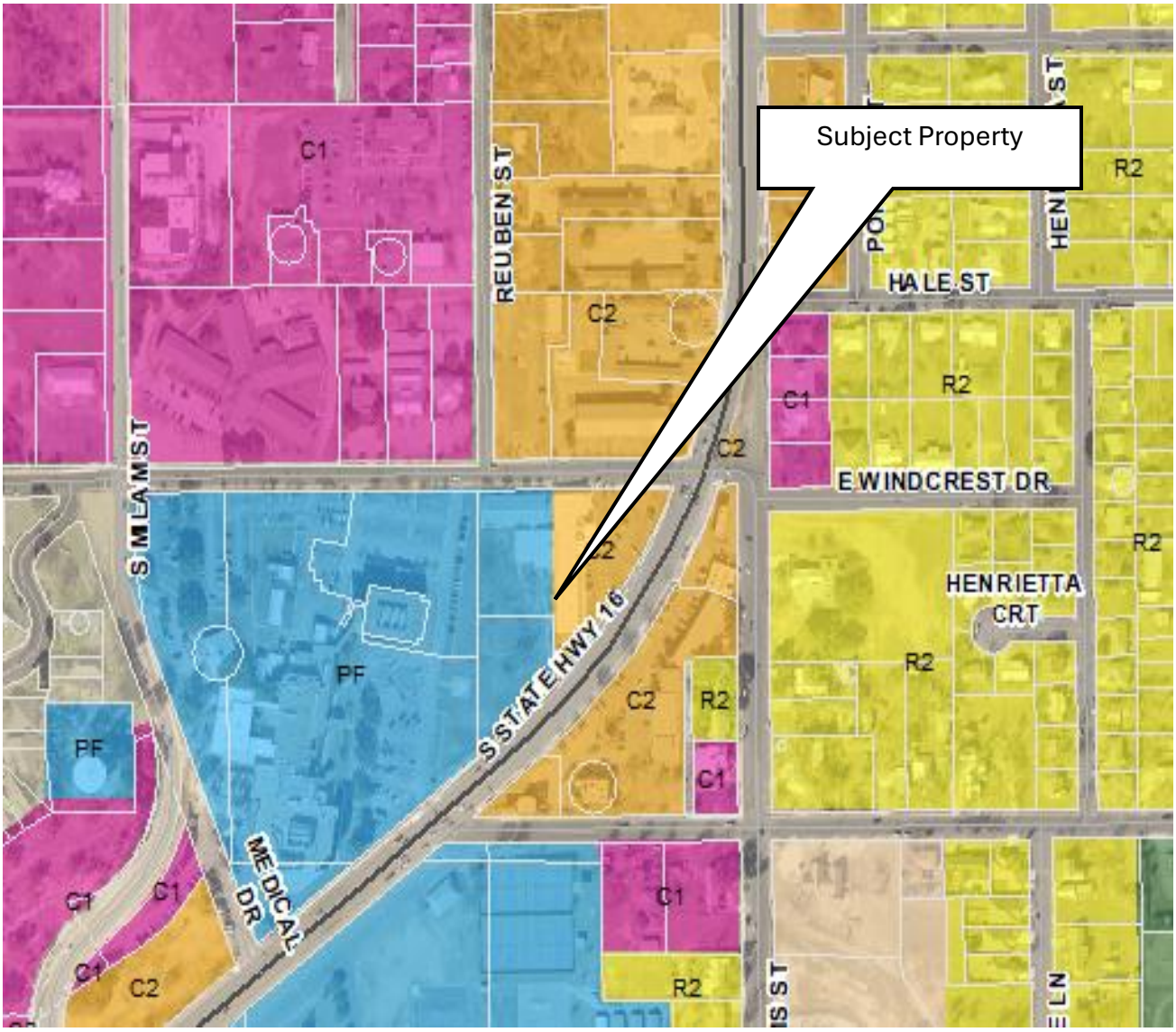
FIGURE 1

City of Fredericksburg
1006 ST HWY 16 S

LEGEND

Notice Areas

- Subject Property
- 200' Notification Area
- Notified Property
- City Limit Boundary
- GCAD Parcels


Subject Property
C1
REUBEN ST
C2
HALE ST
R2
C1
C2
E WINDCREST DR
S MLA ST
PF
S STATE HWY 16
HENRIETTA CRT
R2
C2
R2
C1
PF
MEDICAL DR
C1
C1
C1
C2
R2

July 22, 2025

Jan Musgrove
Planner 1
City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas
jmusgrove@fbgtx.org

Re: Conditional Use Permit (CUP) Request
Create Healthy Wellness Center – Additions & Renovations
1006 S. State Hwy 16, Fredericksburg, TX 78624

Dear Ms. Musgrove,
We respectfully submit this letter in support of a Conditional Use Permit (CUP) for the proposed Expansion and Renovation of the existing Create Healthy Wellness Center located at 1006 S. State Hwy 16.

The current facility is a single-story building encompassing approximately 31,330 square feet. Our proposed project includes the renovation of approximately 3,600 square feet of existing space and the addition of approximately 49,471 square feet across three floors. To ensure uninterrupted service to the community, construction will be completed in two phases, allowing the Wellness Center to remain operational throughout the process.

Key features of the project include:

- Replacement of the existing natatorium, restrooms, and dressing rooms
- Addition of a new sports court, exercise studios, and an indoor jogging/walking track
- Landscape enhancements on both the north and south sides of the building

Create Healthy is a non-profit organization that has proudly served the Fredericksburg community for many years. We are excited to share this vision for an expanded and enhanced facility that will continue to promote health and wellness for all.

Our leadership team is available to meet and provide any additional information needed to support this request.

Thank you for your consideration.

Gerardo Noriega, AIA
President

[redacted]

Welcome and thank you for your interest in developing in Fredericksburg, Texas

The City of Fredericksburg's Development Services department's goal is to make the process clearer and easier to navigate, to provide answers to commonly asked questions, and to explain how these various steps and requirements are related to your project.

City staff can provide guidance and answer any additional questions should they arise. Contact information for key departments is also included in the package provided.

We look forward to working with you.

Development Services Department

Evan Williamson

Evan Williamson, Interim Director of Development Services

June 27, 2025

Jan Musgrove
Planner 1
City of Fredericksburg
126 W. Main Street, Fredericksburg, Texas
jmusgrove@fbgtx.org

Reference: **Project Summary Site Plan/Entry Corridor Application**
Create Healthy Wellness Center Additions & Renovations
1006 S State Hwy 16, Fredericksburg, Texas 78624

This letter introduces the **Site Plan/Entry Corridor Application** for the expansion and renovation of the existing Create Healthy Wellness Center located at 1006 S. State Hwy. 16. The Site Plan and supporting documents are attached to this application for review and approval.

The existing wellness center is a single-story 31,330 square foot building. Approximately 3,600 square feet of the existing space will be renovated. New construction will consist of two phases, approximately 49,471 square foot addition distributed over three stories. This project is being proposed to better serve and enhance the services Create Healthy currently provides to the community. The project will be constructed in two phases to allow the Wellness Center to remain operational and continue to serve the community throughout construction. The key programming features will include replacement of the existing **natatorium, restrooms, and dressing rooms,** a new **sports court**, **exercise studios**, and an **indoor jogging/walking track**.

The project will include landscaping improvements in the south (S. State Hwy 16) and the north side of the building (W. Windcrest St.), which will positively impact the surrounding area and the community of Fredericksburg.

Create Healthy is a non-profit that has served the Fredericksburg Community for many years and is very excited to share this future vision and space with the community.

The Design and Leadership Team of Create Healthy are happy to meet and provide any additional information regarding this request.

Sincerely,

Gerardo Noriega, AIA
President

Entry Corridor Design Standards Narrative

Brief Description of the proposed use per Section 7.131

1. Architectural Style: Texas Modern Vernacular

The architectural language for the proposed expansion and renovation of the existing Wellness Center is to provide the building with a sense of belonging and contextualism. The current building is mostly a 1980s commercial storefront building that lines highway 16, with a modern single sloped entry vestibule. Currently made up of metal panel, stucco and stone. The new addition and renovation areas will provide a more appropriate architectural forms that are in keeping with historic Fredericksburg, Texas. The Wellness Center is in keeping with Texas Regional Architectural style as identified in the Entry Corridor Design Standards.

2. Architectural Materials

- Pigmented Stucco (Sand Finish)
- Limestone Masonry
- Accent Stone Masonry
- Coated Architectural Steel
- Standing Seam Metal Roof (pre-weathered Galvalume)
- Stained Wood Accent and Louvers
- Corten/Weathered Steel Screens
- Prefinished Brake Metal Accents
- Natural Terracotta Masonry (Breeze Blocks)

3. Architectural Color

The majority of the proposed addition will be composed of natural gray/green pigmented stucco finish, with a secondary material of prefinished gray metal panel that matches the existing metal panel system currently on the building. There will be white limestone veneer accenting specific locations along with a warmer accent stone banding. Exterior fixtures, architectural steel and railing are proposed to be a dull natural bronze color. The wood accents will patina over time graying and aging seamlessly with the pigmented stucco. See Exhibit for existing and proposed color pallet.

4. Architectural Features

The existing building is fairly stripped of architectural features. This project aims to bring that warmth and scale to the project. While this is a larger structure given its programming and services its providing to the community, the massing is pushed and pulled in areas aiming to bring

a welcoming pedestrian scale to the site for its users. Hipped awnings mixed with louvered awnings, are provided not only to break up the architectural mass, but to provide and diffuse direct light into the building. Linear punched openings line the buildings facade in direct relation to the programming on the interior. Steel roof bracketing is not only functional but provides the common architectural theme of typical Texas porch roof. Where larger spans of glass do occur they are veiled by perforated Corten shad screens to shield the interior of direct sunlight. Egress required exterior stairs will be wrapped in terracotta breeze block masonry to provide an accent of natural material and complement the cooler colors in the project. See exterior elevations exhibits.

5. Massing and Scale

As previously stated, the project is currently under review for a requested height variance. The majority of the project meets the required 38 foot building height but given the necessary project needs and site restrictions the building does require a 3rd level. The volume/massing provides a step down from 50 foot to the 38 foot as well as maintains the existing single-story building that fronts Highway 16. Given the context, natural tree lines and existing infrastructure the larger massing will not be highly visible from the main entry corridor thoroughfare. See exterior perspectives. Also, note in regards to context the existing Medical Office Building still sits roughly ten feet higher than the proposed building.

6. Signage

The Wellness Center currently has existing signage on the East façade of the building facing Texas Highway 16. There are currently no plans to expand upon this signage in any way. The project is still in early stages of design and if deemed by the owners to add signage, then a separate submittal will be provided to Developmental Services.

7. Building Height

While the building scale is larger than typical entry corridor structures, it is a mirror of its programming. The need of an upgraded Natatorium, and Sports Court require larger spans and higher ceilings. The building does provide accented building facades in order to mediate and balance out the larger volumes needed on the interior. Building sections show how the volumes on the interior are accented on the exterior in order to maintain as much pedestrian scale as possible. The use of different materials and architectural accents assist in making the buildings massing appear smaller in scale. Also note that all high volumes are maintained off the main entry corridor thoroughfare.

8. Site Design

All setbacks required are met, and R.O.W. sidewalks along the north elevation will be upgraded and pulled away from the street curb and accented with low landscaping and trees. The main frontage off Texas Highway 16 is being maintained and no change occurring. See site plan and landscape exhibit.

9. Landscaping

Refer to landscape narratives and exhibits.

10. Lighting

Architectural, dimmable, area lights with dark sky selected option to be set at 3000 K to decrease glare and light pollution. Cylinder type wall sconces with daylight responsive controls will assist in energy consumption and control. See attached product sheets and renderings.

11. Service Areas

The proposed mechanical systems will all be screened via perforated mechanical screening systems and a expanded mesh weathered steel screen. The existing mechanical yard on the north side of the building is currently screened via a wooden fence. The new addition will also propose to upgraded that fencing to be a perforated weathered steel expanded mesh screen wall system. The existing dumpster, is located at the parking lot north of the site. It is currently out of sight of any pedestrian right of ways and will not be getting modified as part of this project. See elevations for screening locations and types.

12. Parking and Access

The intent of the project is to maintain its existing parking arrangement and access. There are no existing functionality issues or needs the owners has noted. The team has evaluated any potential future parking needs or enhancements as part of the addition and renovation. There is currently a parking variance application under review that describes and provide backup information on existing and future parking needs. Existing access will remain as existing.

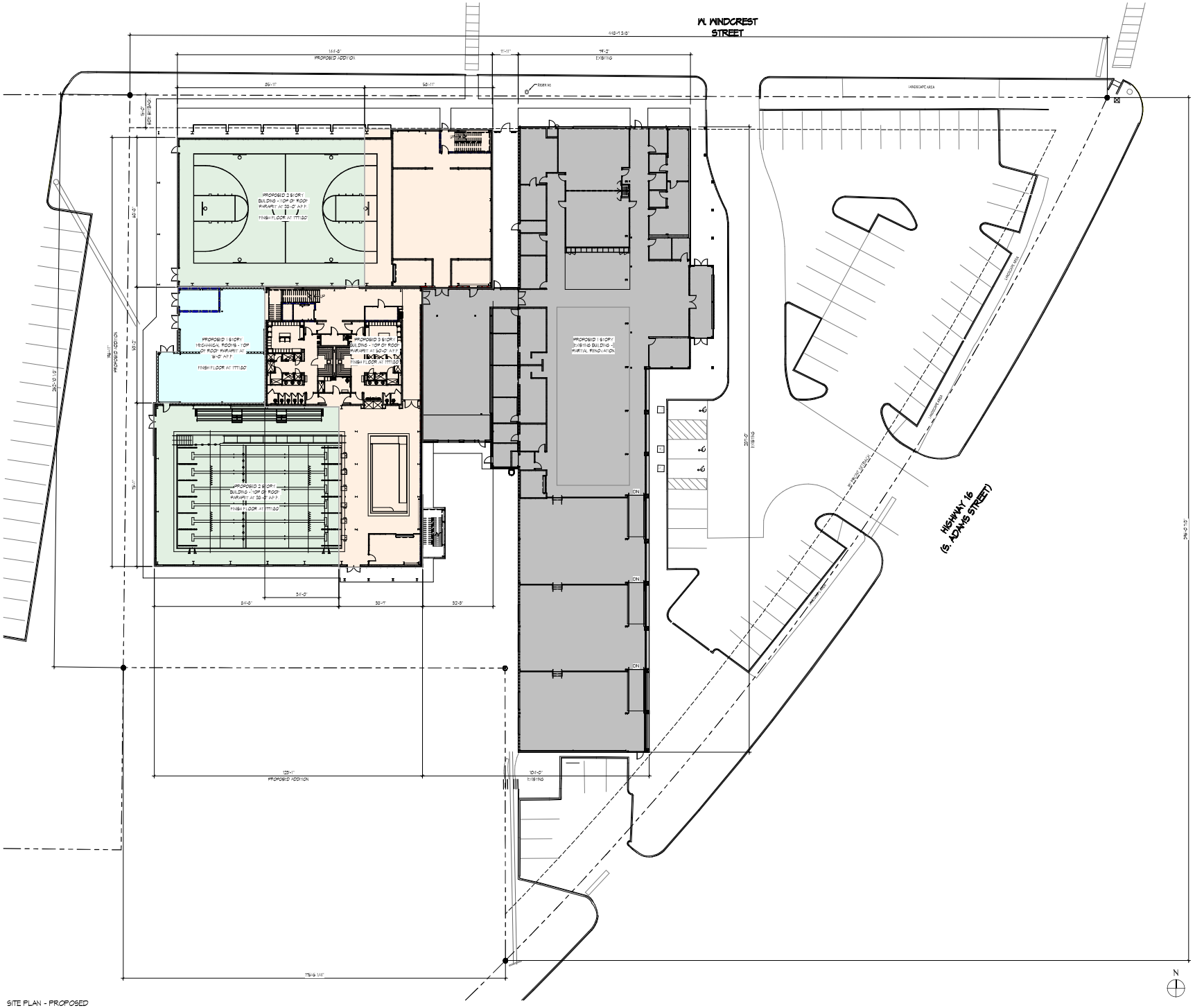
13. Drainage and Stormwater

The existing roofs all daylight directly onto the site. It is the goal of the project to capture all the new addition impervious coverage and take it underground to a proposed “wet” detention pond located on the southwest corner of the property. This pond will also saddle the adjacent property to the south. The Create Healthy Owners are currently in negotiations with the owners of that adjacent property for a shared drainage easement, as the hospitals parking lot drainage currently

passes along the west side of the Create Healthy project and the proposed wet detention pond will be a shared attribute for both the Hospital and Wellness Center. See stormwater plans, landscape plans and Civil Scope Narrative.

14. Streetscape

The right of way along Windcrest will be modified to be more pedestrian friendly. Trees, landscaping and drainage rocks will help in creating a pleasant cool walkway. The main elevation along Texas Highway 16 will remain as is but the proposed wet detention pond on the south will be accessible from that sidewalk. Existing tree canopies will remain on the south side of the lot along with new proposed oaks closer to the new addition.



1 SITE PLAN - PROPOSED
1/16" = 1'-0"

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ISSUANCE		
NO.	DESCRIPTION	DATE
-	-	-

REVISION		
NO.	DESCRIPTION	DATE

CreateHealthy

CREATE HEALTHY WELLNESS CENTER
ADDITION AND RENOVATION - PHASE I
1006 S STATE HWY. 16
FREDERICKSBURG, TX 78624

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DESCRIPTION

PROPOSED SITE PLAN

SHEET NO.
HT-0A

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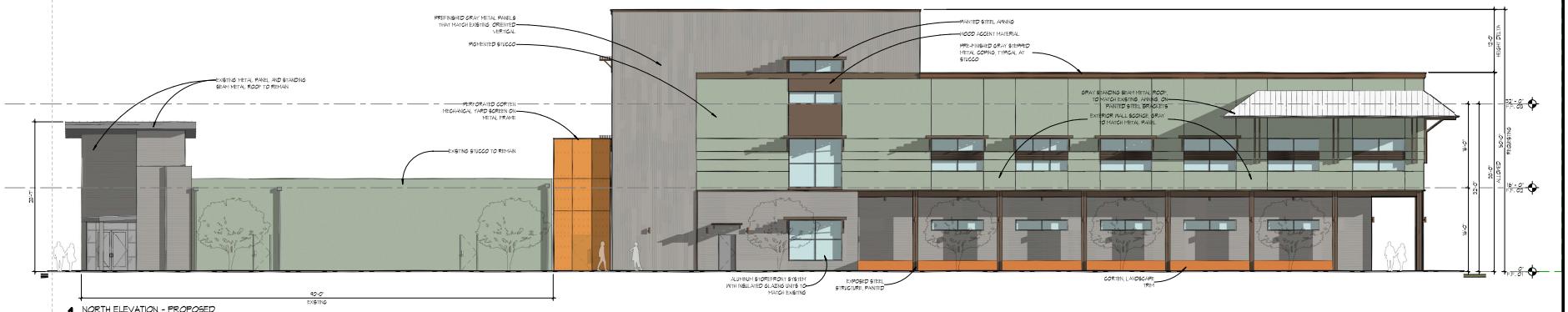
ARCHITECTURAL DRAWINGS AND DOCUMENTS



1 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"

2 3D PERSPECTIVE - NORTH ELEVATION FROM HIGHWAY 16

3 EXISTING STREET VIEW

4 3D PERSPECTIVE - NORTH ELEVATION

5 3D PERSPECTIVE - NORTH ELEVATION - NIGHT

6/26/2025 3:19:51 PM

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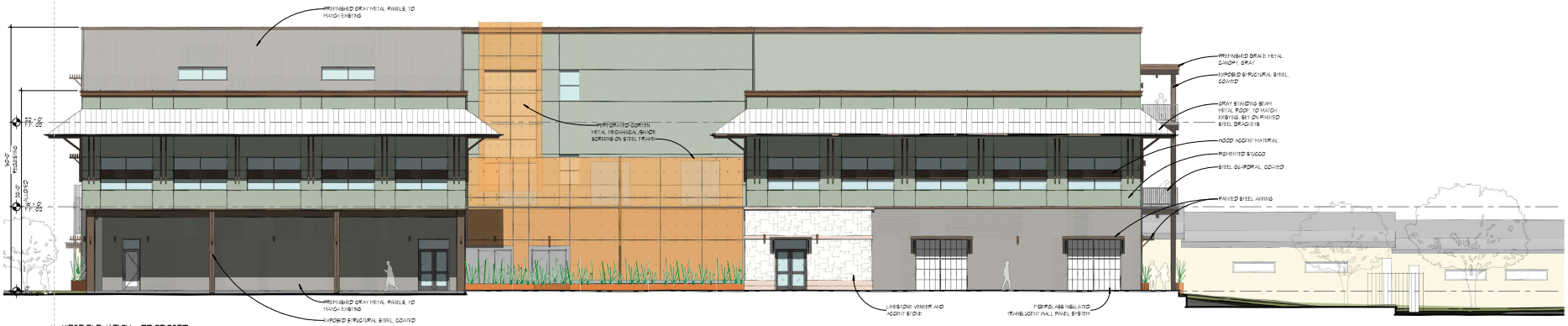
DESCRIPTION

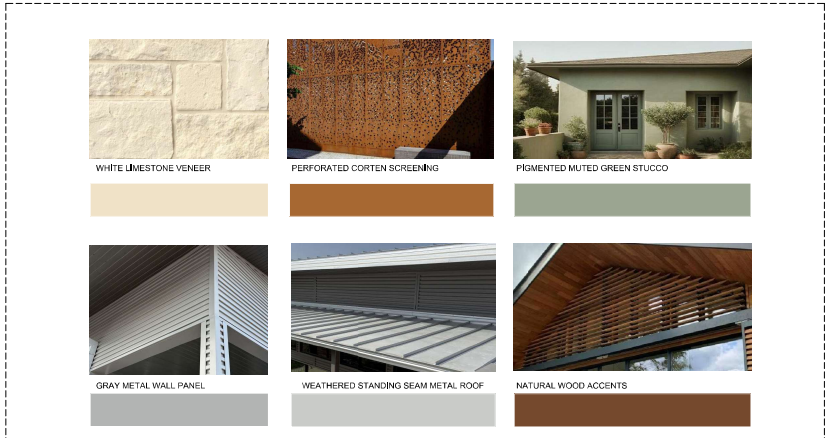
PROPOSED EXTERIOR ELEVATION

SHEET NO.
SK - 01



1 WEST ELEVATION - PROPOSED
1"=0" • 1'-0"

2 3D PERSPECTIVE - WEST ELEVATION 02



3 ELEVATION COLORS

4 3D PERSPECTIVE - WEST ELEVATION 01

5 3D PERSPECTIVE - WEST ELEVATION - NIGHT

6/26/2025 3:26:28 PM

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ISSUANCE

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NO.	DESCRIPTION	DATE

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ADDITION AND RENOVATION - PHASE I
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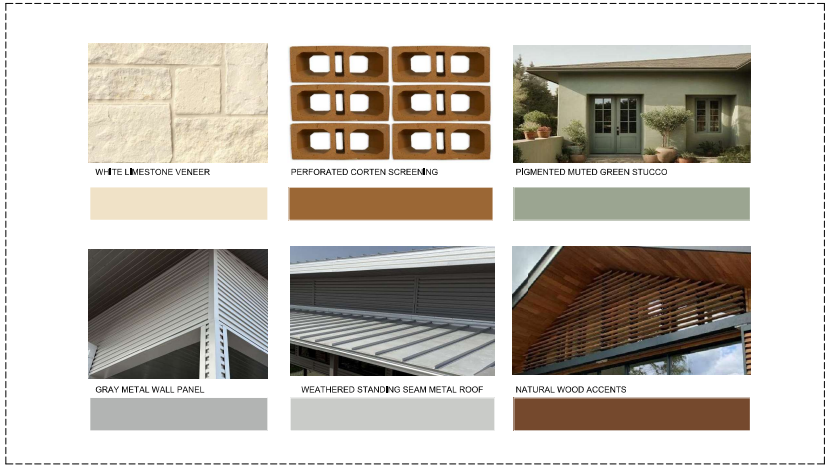
DESCRIPTION
EXTERIOR ELEVATION

SHEET NO.
SK - 02

1 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

2 3D PERSPECTIVE - SOUTH ELEVATION 2



3 SOUTH ELEVATION COLORS

4 3D PERSPECTIVE - SOUTH ELEVATION

5 3D PERSPECTIVE - SOUTH ELEVATION - NIGHT

6/26/2025 3:40:13 PM

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DESCRIPTION

EXTERIOR ELEVATIONS

SHEET NO.
SK - 03

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SITE PLAN-CIVIL ENGINEER DRAWINGS AND DOCUMENTS

June 19, 2025

City of Fredericksburg Texas
126 W. Main Street
Fredericksburg, TX 78624-3708

Re: Entry Corridor & Site Plan Application Narrative – Civil Engineer
For Healthy Stevens Wellness Center Redevelopment
MHE Project No. 3483.01

To whom it may concern:

Civil Scope Narrative:

Matkin-Hoover Engineering will be preparing civil construction drawings to support the development of a new building for the Healthy Stevens Wellness Center (HSWC). Our focus will be on routing new water, sewer and storm utility lines to the new building, control the on-site storm sewer sheet flow and provide a new detention pond on-site for stormwater management.

A drainage analysis will be performed per city requirements to compare existing storm sheet flow to proposed, and a detention pond will be designed to limit the post-construction flows to pre-construction flows. The hospital currently has drainage from their site entering the HSWC property, and due to limited space on the west side of the property, this stormwater will be re-routed south to keep it separate from our new scope of work.

An existing building will be removed, and a new larger facility will be built in its place. The existing building remaining will connect to the new facility.

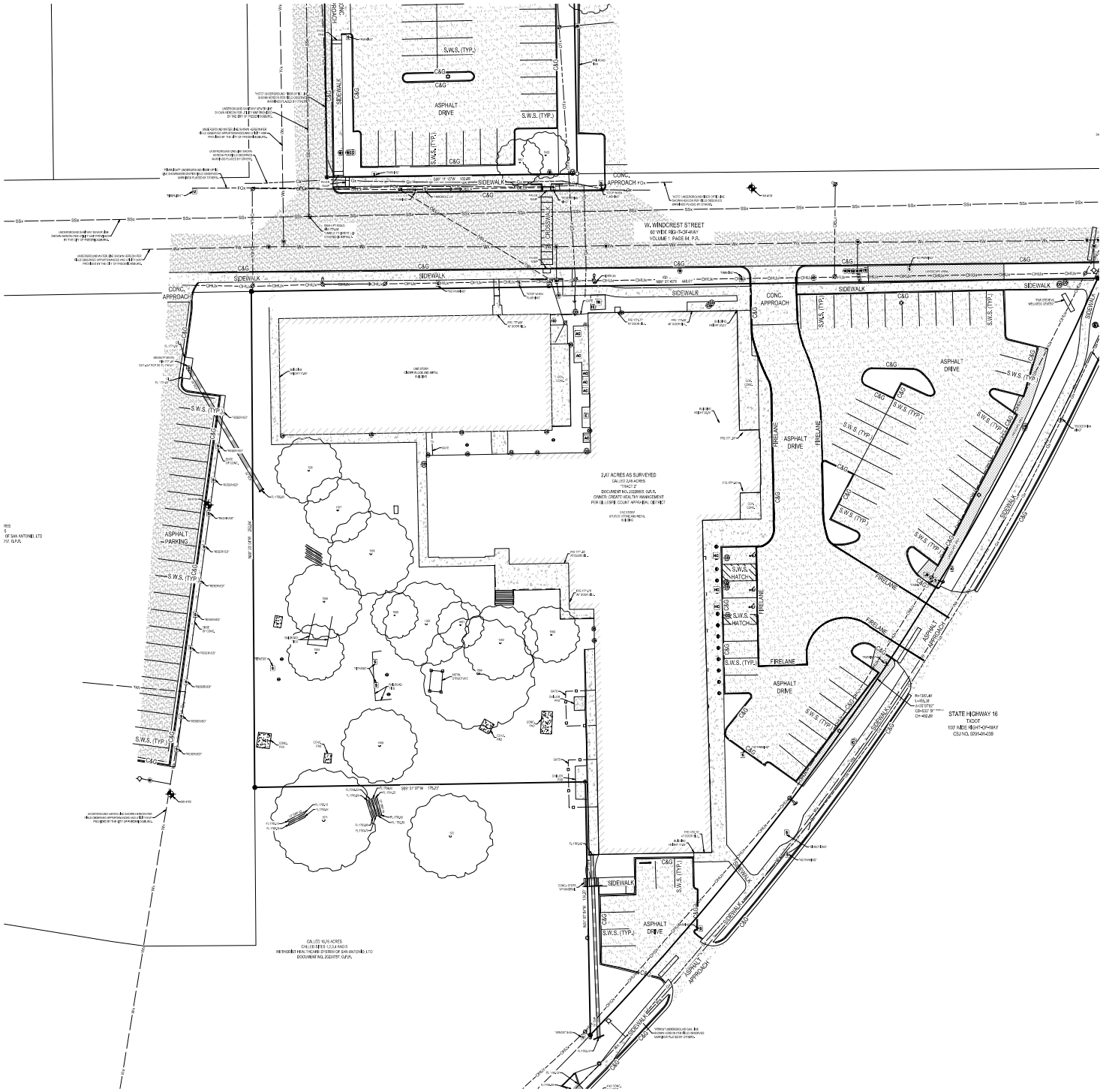
Fire access will be analyzed to ensure that the existing and new buildings will have the required fire access and hydrants necessary to meet the city's requirements.

The property currently is not platted, and Matkin-Hoover will be preparing a plat submittal to combine the property into a one lot plat.

Should you have any further questions, please feel free to contact me directly.

Sincerely,

Spencer Rivers, P.E.
srivers@matkinhoover.com
832-314-5269



LEGEND

- PROPERTY BOUNDARY
- EXISTING PROPERTY ADJOINER
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- EXISTING SILT FENCE
- HORIZONTAL CONTROL POINT
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "IDS"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BCT"
- EXISTING STORM DRAIN MANHOLE
- EXISTING TRAFFIC SIGN
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING UTILITY POLE WITH TRANSFORMER
- EXISTING COMMUNICATIONS BOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING UTILITY MARKER POST
- EXISTING GAS VALVE
- EXISTING TRAFFIC SIGNAL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING CROSSWALK POLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC METER
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING UTILITY STUBOUT
- EXISTING STORM DRAIN PIPE
- EXISTING CONCRETE PAVING
- EXISTING ASPHALTIC PAVING
- EXISTING WOOD FENCE
- EXISTING IRON FENCE
- EXISTING CHAIN-LINK FENCE
- GA — EXISTING UNDERGROUND GAS MAIN
- FOA — EXISTING UNDERGROUND FIBER OPTIC LINE
- OHUA — OHUA — EXISTING GENERAL OVERHEAD UTILITY
- OELA — EXISTING OVERHEAD ELECTRIC
- OTA — EXISTING UNDERGROUND TELEPHONE
- EXISTING TREE

TREE TABLE

TREE NUMBER	SPECIES	TRUNK DIA. (IN)	SPREAD (FT)	HEALTH/CONDITION
1137	PECAN	16	30	N/A
1146	PECAN	16	40	N/A
1158	POST OAK	15	20	N/A
1167	MESQUITE	16	16	N/A
1168	MESQUITE	21	40	FAIR/SP
1169	MESQUITE	22	25	FAIR
1180	MESQUITE	22	35	N/A
1181	MESQUITE	14	25	N/A
1182	POST OAK	28	40	N/A
1183	MESQUITE	17	30	SP/HC
1184	MESQUITE	19	40	N/A
1189	MESQUITE	28	40	N/A
1191	HACKBERRY	21	40	N/A
1197	HACKBERRY	22	35	N/A
5000	POST OAK	8	25	N/A
5001	CHINESE PISTACHE	10	25	FAIR/SP
5002	MESQUITE	N/A	30	N/A
5003	MESQUITE	25/4	30	TRUNK
5004	ANACHUA ELM	8	30	N/A
5005	CEDAR ELM	8	30	N/A

HORIZONTAL CONTROL

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	13555.9ft.U.S.	2700.1ft.U.S.	1775.4ft	5/8" IRON ROD W/ CAP STAMPED "IDS" ON TOP OF CONC. BLOCK
101	13555.9ft.U.S.	2700.1ft.U.S.	1775.4ft	5/8" IRON ROD W/ CAP STAMPED "IDS" ON TOP OF CONC. BLOCK
102	13555.9ft.U.S.	2700.1ft.U.S.	1775.4ft	5/8" IRON ROD W/ CAP STAMPED "IDS" ON TOP OF CONC. BLOCK
103	13555.9ft.U.S.	2700.1ft.U.S.	1775.4ft	5/8" IRON ROD W/ CAP STAMPED "IDS" ON TOP OF CONC. BLOCK

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ARCHITECT: GERARDO G. NORIEGA
REGISTRATION NUMBER: 18918
NOT FOR REGULATORY APPROVAL, PERMITTING , OR CONSTRUCTION; SEAL LOCATION

MATKIN HOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CITIZ CACTUS SANTA CLARITA DR. 7 LLC
7800 SHOAL CREEK BLVD, STE 1
AUSTIN, TEXAS 78757
OFFICE: 512.206.1740
TEXAS REGISTERED ENGINEERING FIRM F-14439 / TEXAS REGISTERED SURVEYING FIRM 10194000

ISSUANCE

NO.	DESCRIPTION	DATE
-	-	-

REVISION

NO.	DESCRIPTION	DATE
-	-	-

CreateHealthy

CREATE HEALTHY WELLNESS CENTER
ADDITIONS & RENOVATIONS
1006 S. STATE HWY. 16
FREDERICKSBURG, TEXAS 78624

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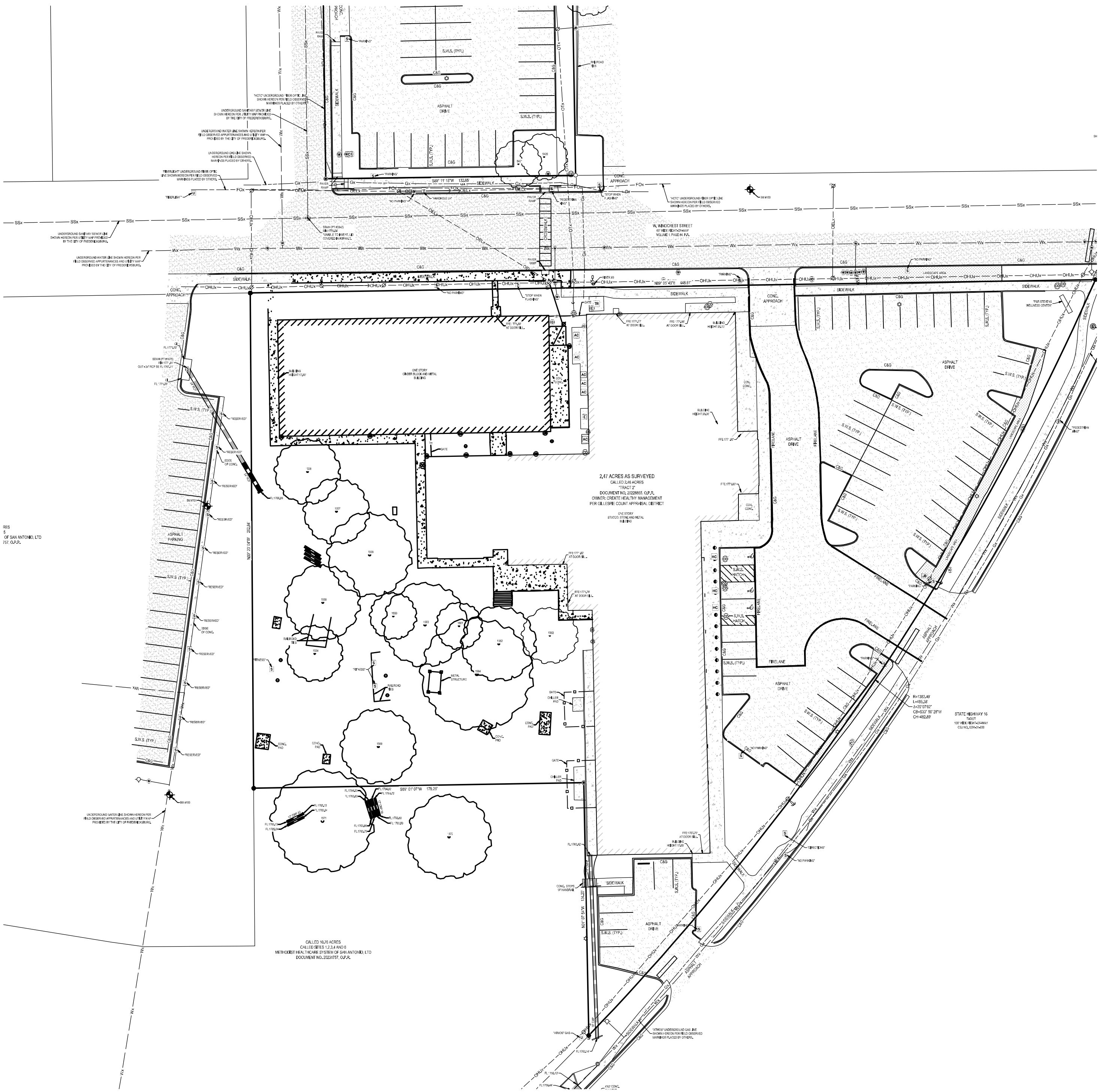
DESCRIPTION

EXISTING CONDITIONS PLAN

SHEET NO.
VF101



DEMOLITION NOTES:
1. ALL ITEMS IN BOLD ARE TO BE DEMOLISHED

LEGEND

- PROPERTY BOUNDARY
- EXISTING PROPERTY ADJOINER
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- SFx — EXISTING SILT FENCE
- HORIZONTAL CONTROL POINT
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "IDS"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BCT"
- EXISTING STORM DRAIN MANHOLE
- EXISTING TRAFFIC SIGN
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING UTILITY POLE WITH TRANSFORMER
- EXISTING COMMUNICATIONS BOX
- EXISTING TELEPHONE PEDESTAL
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- EXISTING GAS VALVE
- EXISTING TRAFFIC SIGNAL BOX
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- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC METER
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING UTILITY STUBOUT
- EXISTING STORM DRAIN PIPE
- EXISTING CONCRETE PAVING
- EXISTING ASPHALTIC PAVING
- EXISTING WOOD FENCE
- EXISTING IRON FENCE
- EXISTING CHAIN-LINK FENCE
- Gx — EXISTING UNDERGROUND GAS MAIN
- FOx — EXISTING UNDERGROUND FIBER OPIC LINE
- OHUx — EXISTING GENERAL OVERHEAD UTILITY
- OELx — EXISTING OVERHEAD ELECTRIC
- OTx — EXISTING UNDERGROUND TELEPHONE
- EXISTING TREE

TREE TABLE

POINT NUMBER	SPECIES	TRUNK DIA (IN)	SPREAD (FT)	MULTI-TRUNK DIA (IN)
1554	PECAN	16	30	N / A
1555	PECAN	18	40	N / A
1556	POST OAK	15	35	N / A
1557	MESQUITE	18	35	N / A
1558	MESQUITE	31	45	17 x 15 x 13
1559	MESQUITE	23.5	25	17 x 13
1560	MESQUITE	22	45	N / A
1561	MESQUITE	14	25	N / A
1562	POST OAK	23	40	N / A
1563	MESQUITE	17	30	12 x 10
1564	MESQUITE	19	60	N / A
1569	MESQUITE	20	40	N / A
1570	HACKBERRY	21	45	N / A
1571	HACKBERRY	23	55	N / A
5420	POST OAK	6	25	N / A
5421	CHINESE PISTACHE	10	25	6 x 4 x 4
5422	MESQUITE	N / A	30	N / A
5423	MESQUITE	22.5	30	19 x 7
5424	AMERICAN ELM	6	30	N / A
5425	CEDAR ELM	8	30	N / A

VERTICAL SITE CONTROL

PT. NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	10062446.57'	2755199.85'	1775.79'	SET MAG NAIL IN ASPHALT WITH WASHER STAMPED "MATKIN HOOVER ENG & SVY"
101	10062598.73'	2755219.86'	1774.18'	SET MAG NAIL IN ASPHALT WITH WASHER STAMPED "MATKIN HOOVER ENG & SVY"
102	10063119.65'	2755242.33'	1779.03'	SET MAG NAIL IN ASPHALT WITH WASHER STAMPED "MATKIN HOOVER ENG & SVY"
103	10062767.74'	2755508.00'	1769.53'	SET MAG NAIL IN ASPHALT WITH WASHER STAMPED "MATKIN HOOVER ENG & SVY"

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ARCHITECT: GERARDO G. NORIEGA
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MATKIN HOOVER ENGINEERING & SURVEYING

ISSUANCE

NO.	DESCRIPTION	DATE

REVISION

NO.	DESCRIPTION	DATE

CreateHealthy

CREATE HEALTHY WELLNESS CENTER
ADDITIONS & RENOVATIONS
1006 S. STATE HWY. 16
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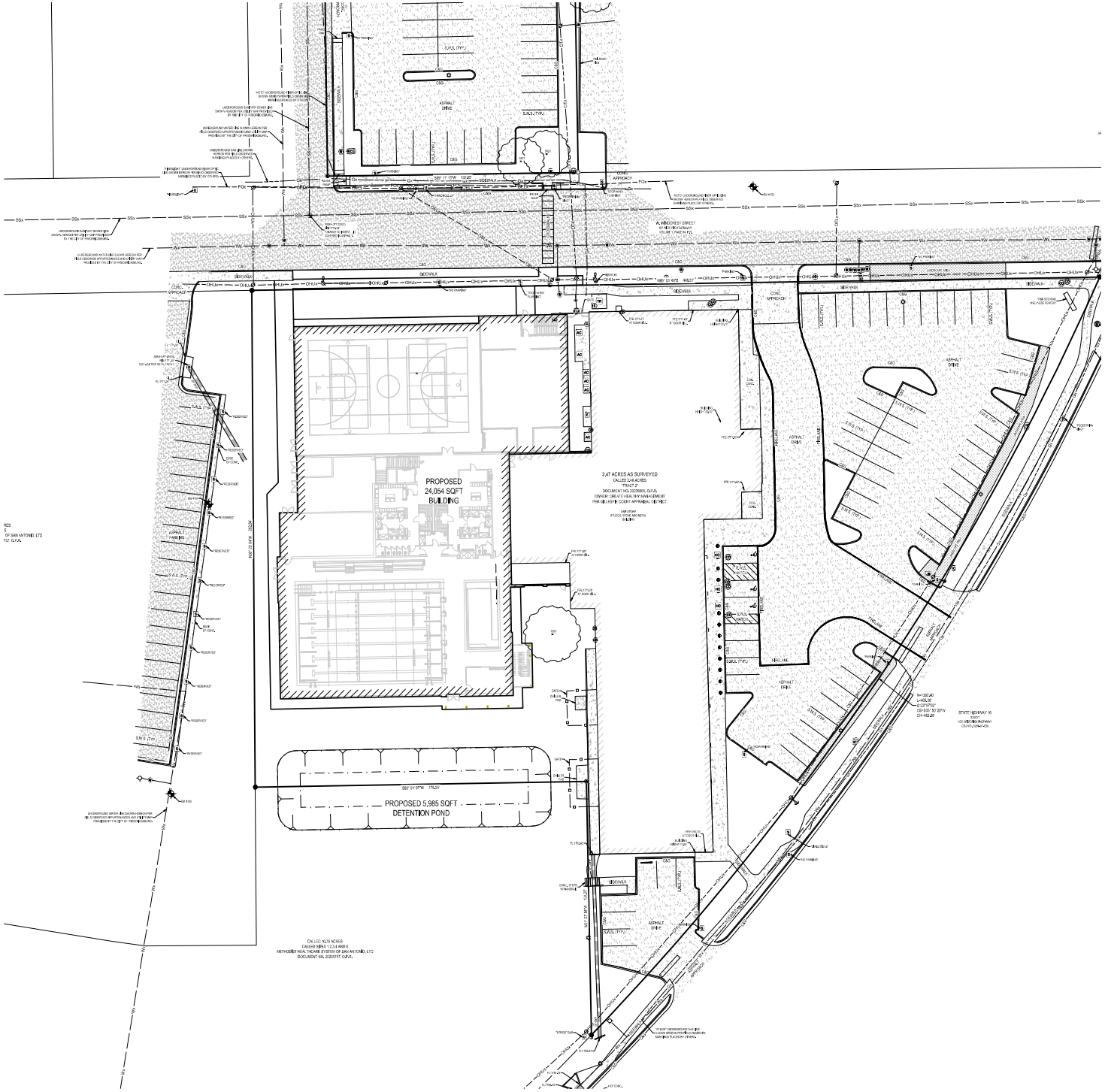
CHECKED BY SR
DESCRIPTION
DEMOLITION PLAN
SHEET NO.
CD101



LEGEND

- PROPERTY BOUNDARY
- EXISTING PROPERTY ADJOINER
- EXISTING SILT FENCE
- HORIZONTAL CONTROL POINT
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ISB"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BCT"
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- EXISTING IRON FENCE
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- GAS — EXISTING UNDERGROUND GAS MAIN
- FOC — EXISTING UNDERGROUND FIBER OPIC LINE
- OHLW — EXISTING GENERAL OVERHEAD UTILITY
- OEL — EXISTING OVERHEAD ELECTRIC
- OTL — EXISTING UNDERGROUND TELEPHONE
- EXISTING TREE

ZONING SUMMARY

LOT AREA: 107,158 SF / 2.46 ACRES
ZONING: C2 COMMERCIAL

ZONING REQUIREMENTS

MINIMUM LOT AREA:	5,000 SF
MINIMUM LOT WIDTH:	50 FEET
MAXIMUM BUILDING HEIGHT:	3 STORIES, 38 FEET
MINIMUM FRONT YARD SETBACK:	15 FEET
MINIMUM STREET SIDE YARD SETBACK:	15 FEET
MINIMUM INTERIOR SIDE YARD SETBACK:	0 FEET
MINIMUM REAR YARD SETBACK:	0 FEET

MAXIMUM IMPERVIOUS COVERAGE: 80%
EXISTING IMPERVIOUS COVERAGE: (+/-) 70,910 SF = 66%
BUILDING COVERAGE: ~33,740 SF
HARDSCAPE COVERAGE: ~37,170 SF

PROPOSED IMPERVIOUS COVERAGE: (+/-) 86,350 SF = ~80%
BUILDING COVERAGE: ~49,770 SF
HARDSCAPE COVERAGE: ~36,580 SF

MAXIMUM BUILDING COVERAGE: 75% OF LOT AREA
EXISTING IMPERVIOUS COVERAGE: (+/-) 33,740 SF = ~31%

PROPOSED IMPERVIOUS COVERAGE: (+/-) 49,770 SF = ~46%

LANDSCAPE SUMMARY

ALL LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG CODE OR ORDINANCES APPENDIX B SEC 7.920 "LANDSCAPING REQUIREMENTS". REFER TO LANDSCAPE NARRATIVE, AND CONCEPTUAL LANDSCAPE PLANS AS PART OF THIS APPLICATION.

ABUTTING SITES

THERE ARE NO EXISTING ADJACENT SITES WITHIN 50 FEET OF PROPERTY. THE NEAREST BUILDING IS APPROXIMATELY 120 FEET NORTH OF THE PROPERTY ACROSS WINDCREST STREET. THE NEXT NEAREST BUILDING IS THE MEDICAL OFFICE BUILDING APPROXIMATELY 126 FEET TO THE WEST.

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ARCHITECT: GERARDO G. NORIEGA
REGISTRATION NUMBER: 18918
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MATKIN HOOVER ENGINEERING & SURVEYING

ISSUANCE		
NO.	DESCRIPTION	DATE
-	-	-

REVISION		
NO.	DESCRIPTION	DATE

CreateHealthy

CREATE HEALTHY WELLNESS CENTER
ADDITIONS & RENOVATIONS
1006 S. STATE HWY. 16
FREDERICKSBURG, TEXAS 78624

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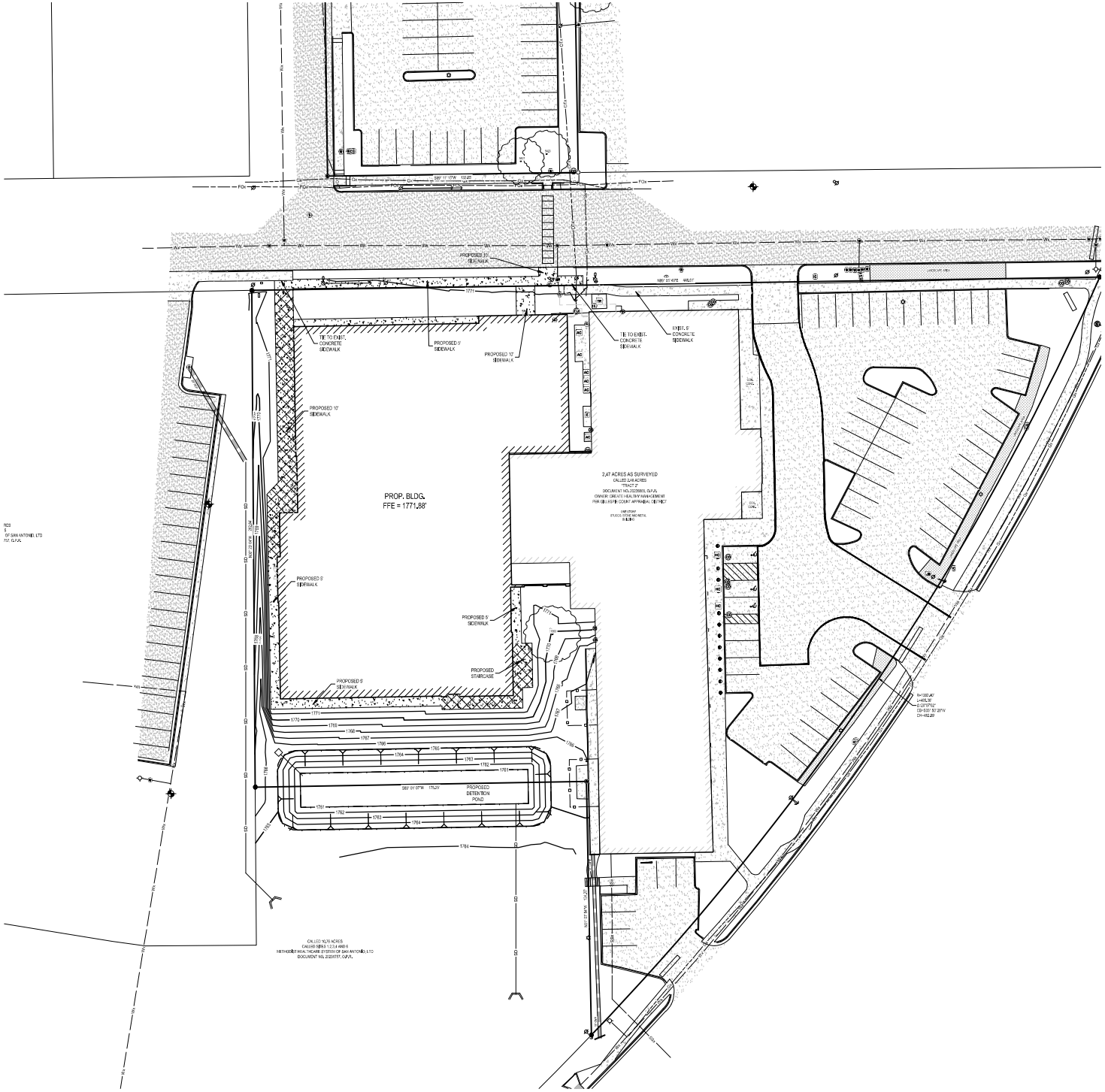
GNA PROJECT NO. 25-004
DRAWN BY GSC
CHECKED BY SR
DESCRIPTION

SITE PLAN

SHEET NO.
CS101



N

SCALE: 1"=20'

0 10' 20' 30' 40'

LEGEND

	PROPERTY BOUNDARY
	EXISTING PROPERTY / ADJOINER
234	EXISTING 1' CONTOURS
230	EXISTING 5' CONTOURS
234	PROPOSED 1' CONTOURS
235	PROPOSED 5' CONTOURS
SFx	EXISTING SILT FENCE
	PROPOSED CURB
	PROPOSED CMU WALL
	HORIZONTAL CONTROL POINT
	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EIS"
	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "SCT"
	EXISTING STORM DRAIN MANHOLE
	EXISTING TRAFFIC SIGN
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING UTILITY POLE WITH TRANSFORMER
	EXISTING COMMUNICATIONS BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING UTILITY MARKER POST
	EXISTING GAS VALVE
	EXISTING TRAFFIC SIGNAL BOX
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING CROSSWALK POLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING ELECTRIC BOX
	EXISTING ELECTRIC METER
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING UTILITY STUBOUT
	EXISTING STORM DRAIN PIPE
	EXISTING CONCRETE
	PROPOSED PERMEABLE SIDEWALK
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ADA PARKING STALL
HP	PROPOSED HIGH POINT LINE
	PROPOSED FLOWPATH
3.0%	PROPOSED SLOPE
	FLOW ARROW
PG 742.30	PROPOSED SPOT ELEVATION
ME 742.30	MATCH EXISTING ELEVATION
TC:	TOP OF CURB
G:	GUTTER
C&G	CURB & GUTTER
E.C.	EDGE OF CONCRETE
S.W.S.	SOLID WHITE STRIPE
D.W.S.	DASHED WHITE STRIPE
C/L	CENTER LINE
CONC.	CONCRETE

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MATKIN HOOVER ENGINEERING & SURVEYING
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BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT: MATT KAPHAMEYER, P.E.
1300 SOUTH I-35
GEORGETOWN, TEXAS 78626
OFFICE: 512.868.2244
TEXAS REGISTERED ENGINEERING FIRM F-8672 & SURVEYING FIRM F-10194002

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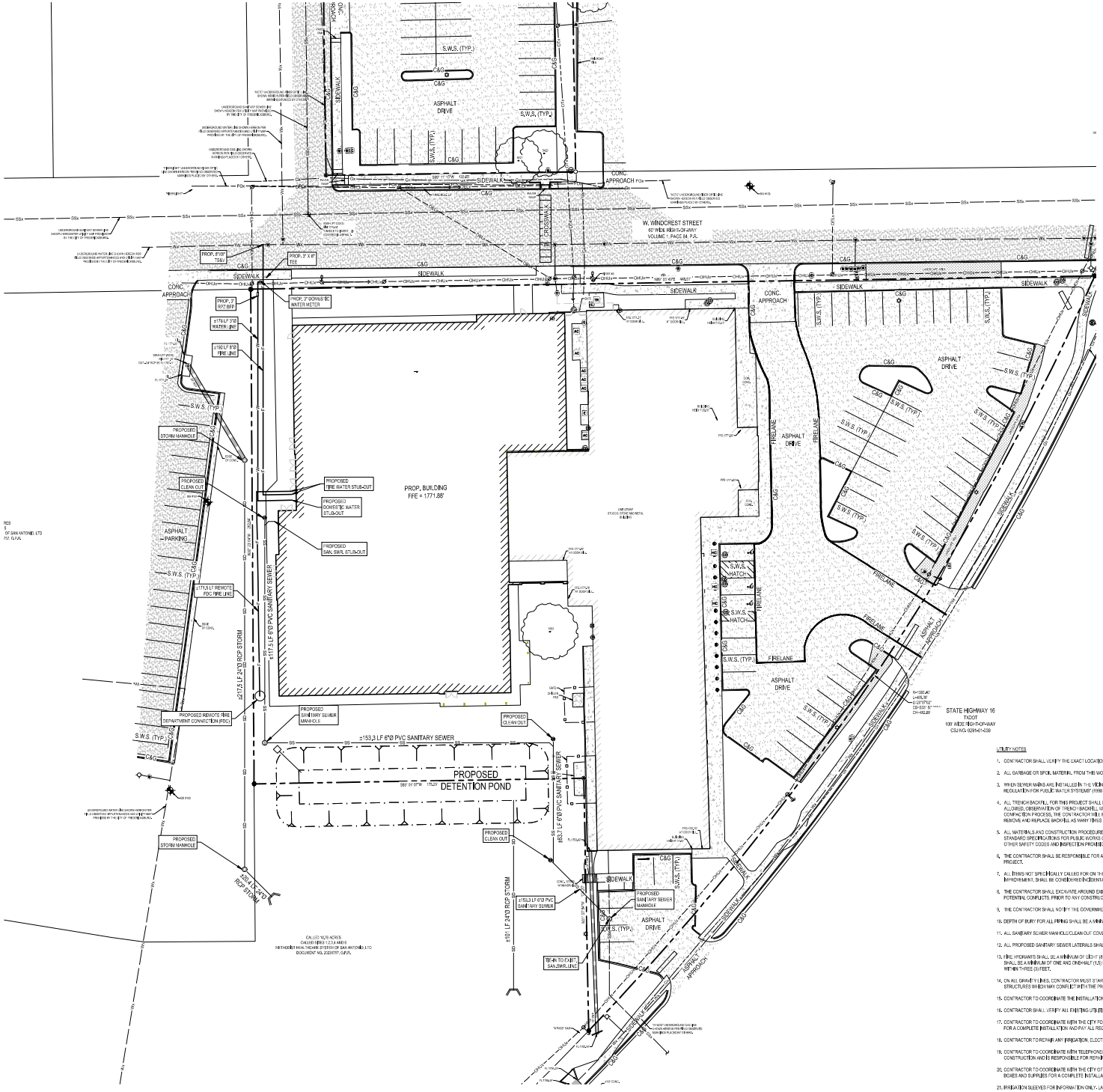
PAVING & GRADING PLAN

SHEET NO.
CG101



N

SCALE: 1"=20'

0 10' 20' 30' 40'

LEGEND

- PROPERTY BOUNDARY
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- EXISTING STORM CULVERT
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEAN OUT

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT.
2. ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
3. WHEN SEWER MAINS ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TCEQ "RULES AND REGULATION FOR PUBLIC WATER SYSTEMS" (RRR) OR ANY REVISIONS THERETO.
4. ALL TRENCH BACKFILL FOR THIS PROJECT SHALL BE ACCOMPLISHED ACCORDING TO THE TRENCH DETAIL ON THE UTILITY DETAIL SHEET. NO WATER JETTING WILL BE ALLOWED. OBSERVATION OF TRENCH BACKFILL WILL BE SUPPLEMENTED BY MOISTURE-DENSITY TESTING CONDUCTED AT PERIODIC INTERVALS DURING THE COMPACTION PROCESS. THE CONTRACTOR WILL BE REQUIRED TO MAKE SUFFICIENT EXCAVATION TO ALLOW ACCESS FOR SUCH TESTING AND WILL BE REQUIRED TO REMOVE AND REPLACE BACKFILL AS MANY TIMES AS NECESSARY TO ACHIEVE 95% COMPACTION.
5. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO THE APPLICABLE CITY OF FREDERICKSBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), CITY OF FREDERICKSBURG BUILDING CODE AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE CITY OF FREDERICKSBURG FIRE DEPARTMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
7. ALL ITEMS NOT SPECIFICALLY CALLED FOR ON THE PLANS, OR IN THE SPECIFICATIONS, BUT NECESSARY TO REASONABLY CONSTRUCT THE FACILITY OR IMPROVEMENT, SHALL BE CONSIDERED INCIDENTAL TO THE OVERALL PROJECT AND NO SEPARATE PAYMENTS WILL BE MADE FOR THESE ITEMS.
8. THE CONTRACTOR SHALL EXCAVATE AROUND EXISTING UTILITIES WHICH INTERSECT THE PROPOSED ALIGNMENT OF THE SERVICES AND NOTIFY THE ENGINEER OF POTENTIAL CONFLICTS, PRIOR TO ANY CONSTRUCTION IN THE AREA.
9. THE CONTRACTOR SHALL NOTIFY THE GOVERNMENTAL AND/OR UTILITY COMPANIES REGARDING THE LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.
10. DEPTH OF BURY FOR ALL PIPING SHALL BE A MINIMUM OF 4' UNLESS OTHERWISE NOTED.
11. ALL SANITARY SEWER MANHOLE/CLEAN OUT COVERS SHALL BE ADJUSTED TO BE FLUSH WITH PROPOSED PAVEMENT AND TRAFFIC RATED
12. ALL PROPOSED SANITARY SEWER LATERALS SHALL MEET PLUMBING CODE.
13. FIRE HYDRANTS SHALL BE A MINIMUM OF EIGHT (8) INCHES AND A MAXIMUM OF SEVEN (7) FEET TO THE GUTTER FACE OF THE CURB. THE STEAMER CONNECTION SHALL BE A MINIMUM OF ONE AND ONE-HALF (1.5) FEET AND A MAXIMUM OF TWO (2) FEET ABOVE GRADE. HYDRANTS SHALL BE KEPT CLEAR OF ALL OBSTACLES WITHIN THREE (3) FEET.
14. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
15. CONTRACTOR TO COORDINATE THE INSTALLATION OF TELEPHONE & CABLE T.V. SERVICE WITH LOCAL PURVEYOR.
16. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (LOCATION, DEPTH & SIZE) AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO COORDINATE WITH THE CITY FOR TAP LOCATIONS AND METER INSTALLATION AND SUPPLY ALL REQUIRED FITTINGS, VALVES, BOXES AND SUPPLIES FOR A COMPLETE INSTALLATION AND PAY ALL REQUIRED PERMITTING AND INSPECTION FEES.
18. CONTRACTOR TO REPAIR ANY IRRIGATION, ELECTRIC, OR UTILITY LINES, ETC. DAMAGED DURING CONSTRUCTION.
19. CONTRACTOR TO COORDINATE WITH TELEPHONE/CABLE COMPANY FOR THE LOCATIONS OF ANY AND ALL TELEPHONE/CABLE CONNECTIONS ON THE SITE PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR REPAIRS TO ANY DISTURBED LINES.
20. CONTRACTOR TO COORDINATE WITH THE CITY OF FREDERICKSBURG FOR TAP LOCATIONS AND METER INSTALLATION AND SUPPLY ALL REQUIRED FITTINGS, VALVES, BOXES AND SUPPLIES FOR A COMPLETE INSTALLATION AND PAY ALL REQUIRED PERMITTING AND INSPECTION FEES.
21. IRRIGATION SLEEVES FOR INFORMATION ONLY - LANDSCAPE PLANS TO ACCOMPANY ARCHITECTURAL DESIGNS.

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NO.	DESCRIPTION	DATE
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REVISION		
NO.	DESCRIPTION	DATE

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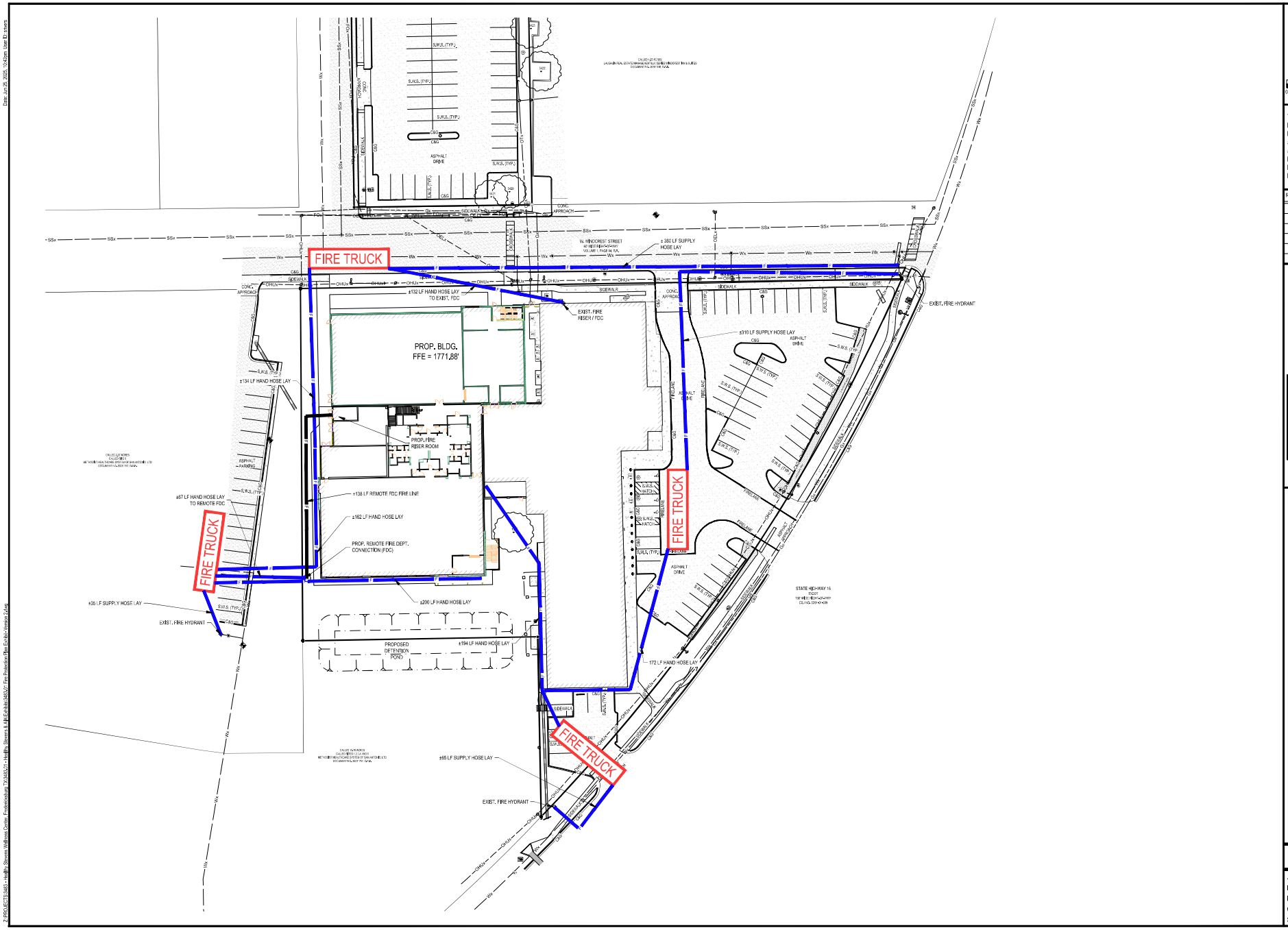
DESCRIPTION

UTILITY PLAN

SHEET NO.

CU101



N

SCALE: 1"=30'

0 15' 30' 45' 60'

SHEET SIZE: 24" x 36"

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REVISIONS:

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TEXAS REGISTERED ENGINEERING FIRM F-2165 • SURVEYING FIRM LS-10124100

FIRE PROTECTION PLAN EXHIBIT
FOR
HEALTHY WELLNESS CENTER
FREDRICKSBURG, TX 78624

JOB NO.	3483.01
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SHEET #	OF

Date: Jan 20, 2026, 10:43am User ID: smers

Z:\PROJECTS\3483 - Healthy Stones Wellness Center - Fredericksburg TX\3483.01 - Healthy Stones & MK Exhibits\3483.01 Fire Protection Plan Exhibit - Version 2.dwg

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LANDSCAPE DRAWINGS AND DOCUMENTS

Coltrane Design

Landscape Architecture @ Planning
4403 Black Hickory Woods
San Antonio, Texas

CHWC-ADDITIONS AND RESTORATION

I. LANDSCAPE NARRATIVE

A. W. Windcrest Street Landscaping:
The current streetscape consists of a combination of crape myrtles and pecan trees located underneath powerlines. The crape myrtles are in good condition. However, the pecan trees have been damaged caused by pruning to avoid conflicts with the powerlines and others are in decline. Therefore, the landscape concept is to replace damaged and dead pecan trees with crape myrtles to provide a unified tree planting underneath the powerlines.

B. Park Landscaping: The open space south of the buildings is approximately 33,500 square feet that will be redeveloped into a park. Improvements will include re-grading the site to an on-site storm detention pond, a six-foot-wide concrete walking path, foot bridge, shade structures with tables, and live oak tree plantings to supplement the existing tree canopy. The on-site storm water detention will be organic in shape with Bermuda grass edges and bottom, include dry stack walls to protect existing trees, small waterfall stone weirs and ornamental grass plantings.

June 15, 2025
Date

Narrative prepared by:
By: Cullen Coltrane
CDI Landscape Architect

1 SITE PLAN - PROPOSED
1/16" = 1'-0"

6/16/2025 1:49:24 PM

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DESCRIPTION

PROPOSED SITE PLAN

SHEET NO.
HT-0A

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LIGHTING DRAWINGS AND DOCUMENTS

M Series Cylinder

TO BE USED ON BUILDING FACAED IN HIGH VISIBLE AREAS AND SUFACE MOUNT AT PATIOS AND PORCHES

Project:	Type:
Product Code:	Date:

V010725

4" Wall Mount

- Integrated Drivers allow for down to 0.1% dimming options within the cylinder
- Customize your cylinder with over one million configurations, allowing for easy maintenance and on-site modifications
- Wet location configurations available for exterior locations
- Die-cast aluminum trims with no visible hardware for a sleek, symmetrical design

CYLINDER

Mount
Wall Mount

Size
Diameter: 4"
Height: Medium (8"), Large (12")

Trims
Standard, Snoot, Decorative, Hyperbolic

Finish
White, Black, Brushed Aluminum, Bronze, Custom Color

EMERGENCY LIGHTING

Optional Remote Inverter or Emergency LED Driver for lighting up to 90 minutes in event of power failure

LIGHT OUTPUT & DISTRIBUTION

Lumens (Power)
750 lm (5.5W), 1000 lm (12.5W), 1250 lm (14.5W), 1500 lm (14.5W), 2000 lm (24.5W), 2500 lm (27.5W), 3000 lm (34W)

Color Quality
93 CRI, 2-step SDCM

Color Temperature
2700K, 3000K, 3500K, 4000K, Warm Dim (3000K–1800K), Tunable White (4000K–1800K), Tunable White (5000K–2700K)

Beam Spread
Narrow Spot (15°), Spot (25°), Flood (40°), Wide Flood (60°), General (90°+)

Lighting Type
Downlight, Up and downlight, Adjustable

POWER & CONTROLS

Input Voltage
120 / 277V

Dimming
0-10V (120/277V): 1%
TRIAC/ELV (120V): 1%
DALI/0-10V(277V): 0.1%

SPECIALTY LENS

Hexcell Louver

RATINGS

Wet Location / IP65 Rated Configurations Available

NSF Listed White and Black Finish Only

DarkSky Approved Downlight with non-decorative trims only. DOC lens must be installed in order to be DarkSky Approved

WARRANTY

5 year limited warranty; 50,000 hours

Declare, NSF, DARKSKY APPROVED

DMF LIGHTING 1111 N. 20th Ave Phoenix, Arizona 85009 | 855.362.2719 | sales@dmflighting.com | dmflighting.com

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dmf

Catalog # _____ Name _____ Type _____
Prepared by _____ Date _____

Slim Wall Pack (WPSLL)

Large LED Slim Wall Pack

TO BE USED ON BUILDING FACAED IN LOW VISIBLE AREAS SUCH AS MECHANICAL YARDS AND BACK OF HOUSE

OVERVIEW	
Lumen Package (lm)	4,000 - 8,000
Wattage Range (W)	41 - 72
5th Easy Range (LPW)	106 - 97
Weight lbs (kgs)	8.9 (4.0)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rigid Precision Die cast-aluminum housing for durability and consistency.
- Vertical fins serve as a heat sink and resist accumulation of dust and debris.
- Thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and integral components.
- Luminaire hinges open from the bottom to prevent leakage.
- Luminaire is proudly manufactured and tested in the U.S.
- Fixtures are finished with polyester powder coat finishing process to withstand extreme weather changes without cracking or peeling.

Optical System
- High-performance LEDs behind clear tempered glass for maximum light output and durability.
- Available in 3000K, 4500K, 4000K, and 5000K color temperatures per ANSI C78.377
- Minimum CRI of 80 for 4000K, 4500K, 5000K. Minimum CRI of 70 for 3000K.
- Zero uplight.

Electrical
- High-performance driver features overvoltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz.
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver 0°<State Power is 0 watts.
- LEDs with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating
- Operating temperature: -40°C to +50°C (-40°F to +122°F).

Controls
- Optional 120-277V electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.

Installation
- Surface mounts direct to J-box or wall.
- Features a bubble level and removable hinged face frame for ease of installation.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsi-corp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on optional Button Photocell.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky Approved with 3000K color temperature selection.
- CSA Listed.
- RoHS Compliant.
- State of California Title 24.
- Suitable For Wet Locations.
- DesignLights Consortium® (DLC) Premium qualified product. No all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

LSI Industries Inc. 10000 Alliance Rd, Cincinnati, OH 45242 • (513) 372-9200 • www.lsicorp.com
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Page 3 of 4 Rev. 03/05/20
SPEC-2015-A2-0424

PROPOSED FACADE/BUILDING LIGHT FIXTURES

BLACK DIAMOND DIRECTIONAL DOWNLIGHT

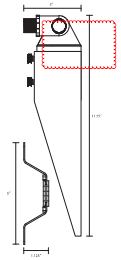
DESCRIPTION

The Black Diamond Directional Down Light works with MR16 lamps or MR16 Chameleon lamps.
Fully peened body and threaded cap with convex lens. Can be used for up and downlighting applications.
It features a 9.5" adjustable glare shield.
Tree Mount accessory, with specialized course and machine thread standoff bolt and nut package included.
When using in a tree, consult with an arborist for the best way to mount for the particular tree species

BLACK DIAMOND DIRECTIONAL DOWNLIGHT

Use	Downlighting, Grazing, Backlighting, and Wall Washing (When Used with 120 Degree Lamps Only)	
Finish	Bronze	
Includes	Mounting Plate	
Warranty	10 Year Warranty on Black Diamond Fixtures	
Order Without Lamp	Fits MR16	BD-DDLE-ECO-MR16-BZ-NL

TO BE USED IN TREES TO PROVIDE AMBIENT LIGHT ON PATHS AND TABLES.



Bronze Baked Enamel (BZ)

61 Brilliance Metal Works

PROPOSED EXTERIOR LANDSCAPE LIGHT FIXTURES

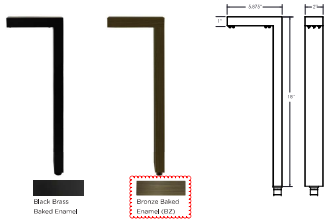
BLACK DIAMOND MODERN PATH LIGHT

DESCRIPTION

The Black Diamond Modern Path Light is available without a lamp or with a G4 Wafer lamp (3W 2700K 120° beam spread 300 Lumens) to be installed, simply install the lamp and screw on the glass lens. This modern fixture is a downward facing path light perfected for path, area, and garden accent lighting. This fixture comes in a black or bronze (BZ) baked enamel finish.

BLACK DIAMOND MODERN PATH LIGHT

Use	Path, Area, and Garden Accent Lighting	
Finish	Black or Bronze	
Includes	ABS Mounting Stake	
Warranty	10 Year Warranty on Black Diamond Fixtures	
Order With Lamp	G4 Wafer, 3W, 2700K	BD-MPL-G4-WAFER BD-MPL-G4-WAFER-BZ
Order Without Lamp	Fits G4 BiPin	BD-MPL-G4-WAFER-NL BD-MPL-G4-WAFER-BZ-NL



Black Brass Baked Enamel

Bronze Baked Enamel (BZ)

TO BE USED ALONG LANDSCAPED DENTENTION POND PATH AND FOR EXTERIOR EGRESS PATHS AS NEEDED

Brilliance Metal Works 56

(TO BE USED AT LANDSCAPED DETENTION POND AND WALKWAYS AS NEEDED)

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REVISION NO.	DESCRIPTION	DATE

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GNA PROJECT NO. 25-004
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DESCRIPTION

PROPOSED SITE PLAN

SHEET NO.
HT-0A

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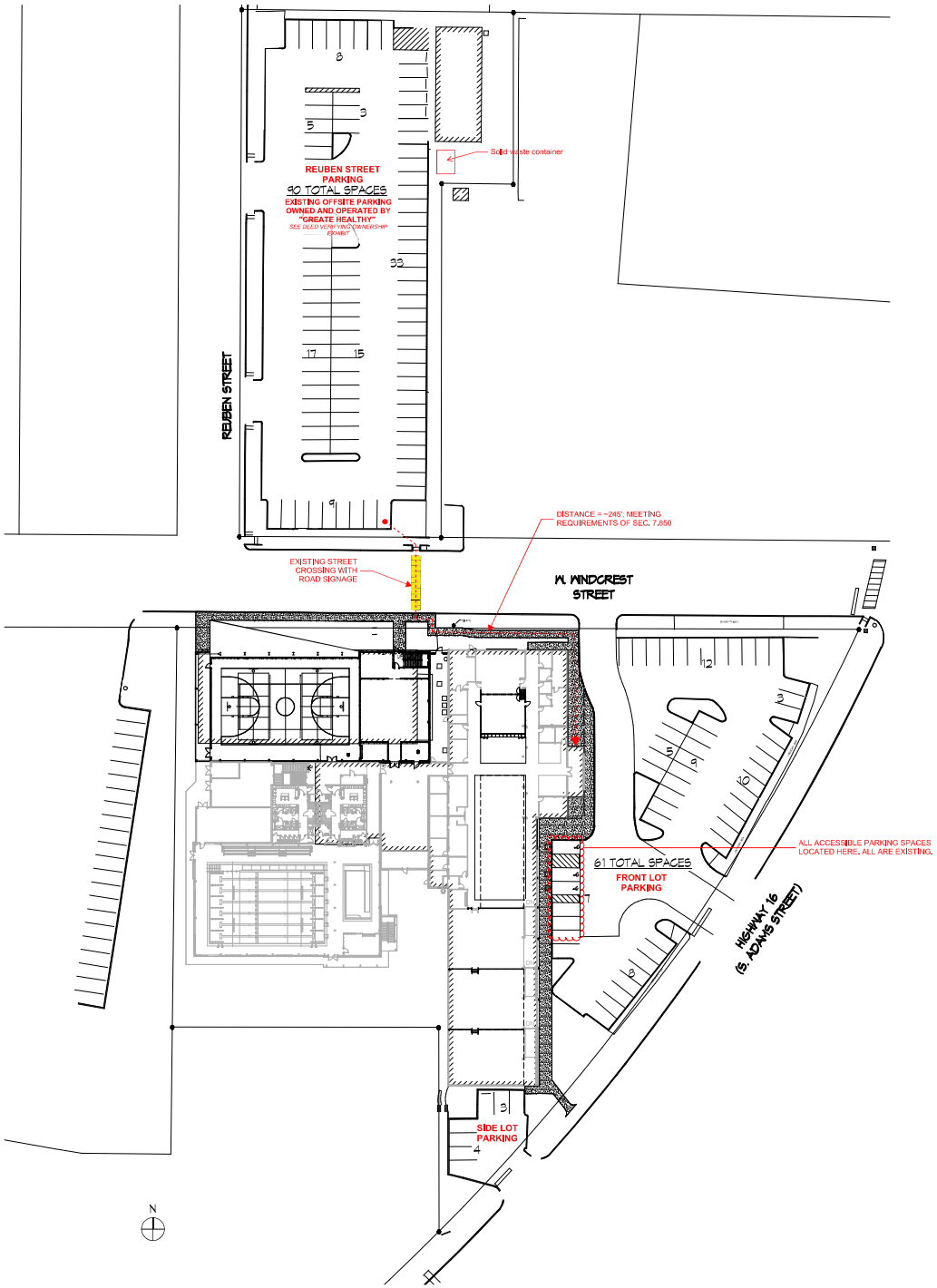
PARKING DRAWINGS AND DOCUMENTS



01 REQUIRED PARKING CALCULATION
1" = 30'-0"

FIRST FLOOR

1/300	18,916 SQFT
1/400	22,902 SQFT
1/50	2,043 SQFT
1/1,000	1,414 SQFT
1 1/2 / OCC.	2 DAY CARE PROVIDERS

SECOND FLOOR

1/300	14,010 SQFT
1/400	-
1/50	-
1/1,000	295 SQFT
1 1/2 / OCC.	-

THIRD FLOOR

1/300	3,596 SQFT
1/400	-
1/50	-
1/1,000	451 SQFT
1 1/2 / OCC.	-

BUILDING TOTAL

1/300	36,524 SQFT	/ 300	=	122 PARKING SPACES
1/400	22,902 SQFT	/ 400	=	58 PARKING SPACES
1/50	2,043 SQFT	/ 50	=	2 PARKING SPACES
1/1,000	3,136 SQFT	/ 1,000	=	3 PARKING SPACES
1 1/2 / OCC.	2	x 1 1/2	=	3 PARKING SPACES

TOTAL REQUIRED PARKING SPACES: 191 PARKING SPACES

PARKING REQUIRED = 191
PARKING PROVIDED = 151
DIFERENCE = 46

NEED A VARIANCE FOR 46 SPACES 23%

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SAN ANTONIO, TEXAS 78208
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ADDITION AND RENOVATION - PHASE I
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CHECKED BY GNA
DESCRIPTION

REQUIRED PARKING CALCULATION

SHEET NO. 04

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GILLESPIE §

THAT CREATE HEALTHY MANAGEMENT, a Texas nonprofit corporation, formerly known as HILL COUNTRY MEMORIAL HOSPITAL ("Grantor"), for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto CREATE HEALTHY FOUNDATION, a Texas nonprofit corporation ("Grantee"), whose address is P.O. Box 1339, Fredericksburg, TX 78624, all of the following described real property ("Property") in Gillespie County, Texas, to-wit:

TRACT I:
BEING 2.46 acres of land, more or less, situated in the City of Fredericksburg, Gillespie County, Texas, part of Outlot No. 82, as said Outlot is shown on the map of Fredericksburg, Texas, and Environs by the German Emigration Company; said 2.46 acre tract of land is described by metes and bounds on Exhibit "A", attached hereto and made a part hereof.

TRACT II:
BEING 1.17 acres of land, more or less, situated in the City of Fredericksburg, Gillespie County, Texas, part of Outlot No. 83, as said Outlot is shown on the map of Fredericksburg, Texas, and Environs by the German Emigration Company; said 1.17 acre tract of land is described by metes and bounds on Exhibit "B", attached hereto and made a part hereof.

TRACT III:
BEING all that certain lot, tract, or parcel of land, situated in the City of Fredericksburg, Gillespie County, Texas, being all of Lot Nos. 2R-1a and 2R-1b, of a Resubdivision of Lot Nos. 2R-1, KELLER SUBDIVISION, as said lot is shown, designated, and delineated on the

map or plat of said Resubdivision recorded in Volume 7, Page 37, Plat Records of Gillespie County, Texas, here referred to and made a part hereof.

Together with all and singular the tenements, hereditaments, easements, rights, privileges and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right and interest in and to the Property, as well in law as in equity, including, without limitation, all Grantor's right, title and interest in and to any minerals (except as may be herein reserved unto Grantor), utilities, adjacent streets, alleys, strips, gores and rights of way and Grantor's rights in all license and permits relating to the Property (individually and collectively, the "Appurtenances").

Property taxes for the current year have been prorated and are assumed by Grantee.

This conveyance is made and accepted subject to all and singular, the restrictions, prescriptive rights, reservations, including mineral reservations, conditions, rights, rights-of-way, claims, easements and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the County Clerk of Gillespie County, Texas.

Notwithstanding anything in this Deed to the contrary, the Exceptions shall only affect the Property to the extent that such Exceptions are valid and effective as of the date of this Deed and the mere reference to such Exceptions in this Deed shall not be deemed to impose, reimpose, or reinstate such Exceptions if such Exceptions are not valid and effective as of the date of this Deed, but only to the extent any such Exceptions are valid and subsisting and affects the Property, and without waiving rights or defenses relating to any such exception and without ratifying, creating or reviving any such Exceptions.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND

FOREVER DEFEND, subject to the foregoing exceptions, all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 29th day of APRIL, 2025.

[END OF PAGE]

GRANTOR:

CREATE HEALTHY MANAGEMENT,
a Texas nonprofit corporation, formerly known as
HILL COUNTRY MEMORIAL HOSPITAL

By: _____
JAYNE POPE, President

This instrument was prepared based on information furnished by the Grantor, and no independent title search has been made, and no responsibility for validity of real estate title is assumed by the attorney preparing this instrument.

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 29th day of APRIL, 2025, by JAYNE POPE, President of CREATE HEALTHY MANAGEMENT, a Texas nonprofit corporation, formerly known as HILL COUNTRY MEMORIAL HOSPITAL.

ELFIDA ROBLES
Notary Public, State of Texas
Comm. Expires 01-29-2029
Notary ID 135400746

_____
Notary Public in and for
the State of Texas

Agreed to and accepted by:

CREATE HEALTHY FOUNDATION,
a Texas nonprofit corporation

By: _____
JAYNE POPE, Authorized Person

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 29th day of APRIL, 2025, by JAYNE POPE, Authorized Person of CREATE HEALTHY FOUNDATION, a Texas nonprofit corporation.

ELFIDA ROBLES
Notary Public, State of Texas
Comm. Expires 01-29-2029
Notary ID 135400746

_____
Notary Public in and for
the State of Texas

c:\hct.wd.create healthy management
Warranty Deed - Page 5

SULTEMEIER
SURVEYING & ENGINEERING

805 North Llano
Fredericksburg, TX 78624
Tel.: (830) 990-1221 Fax: (830) 990-1222

EXHIBIT "A"

2.46 ACRES
GILLESPIE COUNTY, TEXAS

FN-12-5462
NOVEMBER 5, 2012

A DESCRIPTION OF A 2.46 ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS; BEING PART OF OUTLOT NO. 82 AS SAID OUTLOT IS DESIGNATED ON THE MAP OR PLAT OF THE SAID CITY OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, COMPRISING ALL OR A PORTION OF THE FOLLOWING TRACTS OF LAND DESCRIBED IN THE GILLESPIE COUNTY DEED RECORDS:

- ***PART OF THAT CERTAIN 1.52 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM OLIVER KOWERT TO HILL COUNTRY MEMORIAL HOSPITAL, FOUND OF RECORD IN A CORRECTION DEED DATED JULY 30TH, 1970, RECORDED IN VOLUME 98, PAGE 226 ET SEQ. OF THE DEED RECORDS OF SAID COUNTY, AND***

- ***ALL OF THAT CERTAIN 1.4208 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM RESOLUTION TRUST CORPORATION, ET AL TO THE SAID HILL COUNTRY MEMORIAL HOSPITAL, FOUND OF RECORD IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 219, PAGE 600 ET SEQ. OF THE REAL PROPERTY RECORDS OF SAID COUNTY;***

SAID 2.46 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***BEGINNING** at a 3/8 inch iron rod set at the point of intersection of the west R.O.W. (Right-of-Way) line of State Highway No. 16 with the south line of Windcrest Drive, being at the east corner of the said 1.4208 acre tract, for the east corner hereof;*

***THENCE** with said west R.O.W. line, a distance of 485.38 feet along the arc of a curve to the right having a radius of 1382.40 feet and a chord bearing of S 34° 34' 52" W, a distance of 482.89 feet to a ½ inch iron rod found at the common south corner of the said 1.4208 acre tract and the said 1.52 acre tract, for the south corner hereof;*

***THENCE** departing said R.O.W. line with the common line of the said 1.4208 acre tract and the said 1.52 acre tract, N 00° 23' 26" W, a distance of 134.21 feet to a ½ inch iron rod found, for a reentrant corner hereof;*

***THENCE** departing said common line and passing over and across the said 1.52 acre tract, S 89° 45' 31" W, a distance of 175.25 feet to a ½ inch iron rod found on the west line thereof, being at the southeast corner of a 1.67 acre (deed/called acreage) tract of land described in Volume 195, Page 42 et seq. of the said Deed Records and at the northeast corner of that certain 1.00 acre (deed/called acreage) tract of land described in said Volume 98, at Page 224 et seq., for the southwest corner hereof;*

***THENCE** with the common line of the said 1.52 acre tract and the said 1.67 acre tract, N 00° 21' 20" E, a distance of 262.84 feet to a ½ inch iron rod found on the said south line of Windcrest Drive at the common north corner of said 1.52 acre tract and said 1.67 acre tract, for the northwest corner hereof;*

***THENCE** with the said south line of Windcrest Drive, being the north line of the said 1.52 acre tract and continuing with the north line of the said 1.4208 acre tract, N 89° 50' 13" E, at a distance of 171.91 feet an "X" found cut in concrete at the common north corner of said 1.52 acre tract and said 1.4208 acre tract, continuing for a total distance of 448.61 feet to the POINT OF BEGINNING, containing 2.46 acres of land, more or less.*

EXHIBIT "B"

1.17 acre tract

STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes and accompanying plat of a survey of 1.17 acres of land, more or less, made at the request of the Hill Country Memorial Hospital. Said land is situated in the City of Fredericksburg, Gillespie County, Texas, being part of Outlot No. 83 as said Outlot is shown on the map of Fredericksburg, Texas, and Environs, by the German Emigration Company, and being part of that 44,968 square foot tract of land described in a conveyance to David Edelman Motels, Ltd., by Robert B. Carter found of record in Volume 157, pages 524-526 of the Deed Records of Gillespie County, Texas, and being part of that 40,944 square foot tract of land described in a conveyance to David Edelman Motels, Ltd., by W.T. Carter, III, found of record in Volume 151, pages 791-795 of said Deed Records.

Said 1.17 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a 1/2 inch steel bar found set at the intersection of the North line of W. Windcrest Street and the East line of Reuben Street, for the S.W. corner of said 44,968 square foot tract, for the S.W. corner of this tract of land;

THENCE with the E. line of Reuben Street, being the West line of said 44,968 square foot tract, N. 0 deg. 03 min. 05 sec. W. 346.69 feet to a 1/2 inch steel bar set, for the N.W. corner of said 44,968 square foot tract, for the N.W. corner of this tract of land;

THENCE with the North line of said 44,968 square foot tract, S. 89 deg. 40 min. 15 sec. E., at 10.0 feet passing a 1/2 inch steel bar found monumented in concrete for the S.W. corner of Lot No. 3, Roberts-Bradshaw Subdivision, plat found of record in Volume 1, page 163 of the Plat Records of Gillespie County, Texas, at 130 feet passing the N.E. corner of said 44,968 square foot tract and the N.W. corner of said 40,944 square foot tract, at 162.9 feet passing a 1/2 inch steel bar found set for the S.E. corner of said Lot No. 3 and for the S.W. corner of Lot No. 4, of said Roberts-Bradshaw Subdivision, 178.74 feet in all to a 1/2 inch steel bar found set, for the N.N.W. corner of that 1.62 acre tract of land described in a conveyance to Das Hotel Management, Inc., found of record in Volume 565, page 257 of the Official Public Records of Gillespie County, Texas, for the N.E. corner of this tract of land;

THENCE with the westerly lines of said 1.62 acre tract, as follows:

S. 0 deg. 15 min. 35 sec. E. 112.91 feet to a 1/2 inch steel bar found set;

N. 89 deg. 40 min. 15 sec. W. 47.12 feet to a 1/2 inch steel bar (capped: C. DIGGES 4061) found set;

S. 0 deg. 12 min. 20 sec. E. 232.88 feet to a 1/2 inch steel bar found set in the North line of W. Windcrest Street and in the South line of said 40,944 square foot tract, for the S.W. corner of said 1.62 acre tract, for the S.E. corner of this tract of land;

THENCE with the North line of W. Windcrest Street, being the South lines of said 40,944 and 44,968 square foot tracts, S. 89 deg. 56 min. 20 sec. W. 132.65 feet to the PLACE OF BEGINNING.

VG-554-2025-20251984

Gillespie County
LINDSEY BROWN
Gillespie County Clerk

Instrument Number: 20251984

Recorded On: April 29, 2025 01:02 PM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: $49.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	20251984
Receipt Number:	20250429000018
Recorded Date/Time:	April 29, 2025 01:02 PM
User:	Josh C
Station:	DELLGVKBHQ2

Record and Return To:
KENDRA PESEK

STATE OF TEXAS
Gillespie County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Gillespie County, Texas

LINDSEY BROWN
Gillespie County Clerk
Gillespie County, TX

Lindsey Brown

ORDINANCE NO. 2 0 2 5 - 34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B, "ZONING ORDINANCE" OF THE FREDERICKSBURG MUNICIPAL CODE, AS AMENDED, BY GRANTING A CONDITIONAL USE PERMIT TO ENLARGE AN EXISTING NON-CONFORMING USE WITHIN A PROPERTY BOUNDARY ON CERTAIN PROPERTY LOCATED AT 1006 S STATE HWY 16, FREDERICKSBURG, TEXAS; PROVIDING THAT THIS ORDIANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas (the "City"), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance, certified as Appendix B of the Fredericksburg Municipal Code, and a comprehensive zoning map, regulating the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting public health, safety, morals, and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, in accordance with the Comprehensive Zoning Ordinance, the owner of the property referenced below has filed an application for a Conditional Use Permit to "Enlarge an Existing Legal Non-Conforming Use Within a Property Boundary"; and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication, and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to grant such conditional use permit on the terms and conditions described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT:

Section 1.

The findings above are found to be true and correct and are incorporated herein.

Section 2.

Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, is hereby amendment to grant a Conditional Use Permit as shown and described below:

Applicant: Create Healthy Wellness Center

Property Owner: Create Healthy Management, Domestic Nonprofit Corporation

Property Address: 1006 S. State Hwy, 16, Fredericksburg, TX 78624

Legal Description:

Tract 1: BEING 2.46 acres of land, more or less, situated in the City of Fredericksburg, Gillespie County, Texas, part of Outlot No. 82, as said Outlot is shown on the map of Fredericksburg, Texas, and Environs by the German Emigration Company.

Tract II: BEING 1.17 acres of land, more or less, situated in the City of Fredericksburg, Gillespie County, Texas, part of Outlot N. 83, as said Outlot is shown on the map of Fredericksburg, Texas, and Environs by the German Emigration Company.

Tract III: BEING all that certain lot tract, or parcel of land, situated in the City of Fredericksburg, Gillespie County, Texas, being all of Lot Nos. 2R-1a and 2R-1b of a Resubdivision of Lot Nos. 2R1, KELLER SUBDIVISION, as said lot is shown, designated, and delineated on the map or plat of said Resubdivision recorded in Volume 7, Page 37, Plat Records of Gillespie County, Texas, here referred to and made a part thereof.

Zoning Change: The property shall remain located in the C2: Commercial and PF: Public Facilities zoning districts, and a Conditional Use Permit to "Enlarge and Existing Non-Conforming Use within a Property Boundary" is hereby granted subject to the terms and conditions provided herein

Section 3.

The zoning districts, boundaries, and uses as herein established have been made in accordance with the comprehensive plan for the purposes of promoting health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, flood, and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewerage, parks, and other public requirements. They have been made after a full and complete hearing with reasonable

consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

Section 4.

The use of the property described herein shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City for the zoning district into which they have been assigned.

Section 5.

This Ordinance shall be cumulative of all other provisions of ordinances of the City of Fredericksburg Municipal Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinance and such code are hereby repealed.

Section 6.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine in Section 1-6 of the Fredericksburg Municipal Code. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

Section 7.

All rights or remedies of the City are expressly saved as to any and all violations of Appendix B of the Fredericksburg Municipal Code, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

Section 8.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 9.

The City Secretary of the City of Fredericksburg is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law.

Section 10.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this the 16th day of September, 2025.

_____

Jeryl Hoover, Mayor

ATTEST:

_____

Letty Vacek, City Secretary

APPROVED AS TO FORM:

_____

Mick McKamie, City Attorney

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services
TO: Mayor & City Council Members
FROM: Cliff Cross, Director of Development Services
MEETING DATE: September 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: **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

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PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
This development previously obtained a Conditional Use Permit for Condominiums and Townhomes in 2021 with conditions that included the requirement to obtain a Subdivision Waiver for the length of Crestview Circle, approval of a Site Plan and Plat, and the addition of sidewalks to connect the residential uses to commercial uses as well as review of the existing residence to determine historical significance. As the development did not start construction within 2 years as required by **Sec. 5.481**, the Conditional Use Permit has expired. The applicant has since returned and submitted a Site Plan and Conditional Use Permit application requesting permission to construct a mixed-use development that would include Condominiums and Townhomes. The P&Z Committee recommended denial during their July 2, 2025 meeting and the request appeared before City Council on July 15, 2025. The City Council reviewed the application and took action to send the item back to P&Z for further review and consideration during the August 6, 2025 P&Z meeting.

The proposed development would include two lots, Lot 1R-2 which focuses on the development of Condominiums to include 32 units in 4, 2-story buildings totaling 32,000 sq ft. The Residential Condominium would provide amenities such as a tennis court, community center and pool as well as covered parking. In addition, a Professional Office building is proposed on the eastern portion of the lot.

Lot 1R-1 focuses on the development of Townhomes to include 21 lots as well as a 11,600 sq ft, 2-story, Professional Office Building as well as the existing residence, which appears to have a square

footage of 4,989 but the height of the structure is unknown. Staff pulled the square footage from Gillespie County CAD.

BACKGROUND:

Note: *New Staff Comments presented to the P&Z Committee during the September 6, 2025 meeting are in Italics*

Lot 1R-2 Development Review

Site Area: 8.135 Acres - 354,361 sq ft

Zoning: **C1, Neighborhood Commercial**

Building Coverage: 13% Proposed (45,370 sq ft) 50% (Maximum)

Impervious Coverage: 62% Proposed (218,238 sq ft) 70% (Maximum)

Heights: 3-Stories Proposed - 3-Story Maximum (the plans state a maximum of 2-stories, but reference 32 ft, resulting in 3-stories, not 2)

Access: 2 access points are proposed onto Keller Crossing Drive. 1 will be a shared access point for Lot 1R-1 and is 46 ft wide road called Highland Boulevard. The other is a 36 ft wide drive-isle.

Parking: 1 space per unit plus 1 per guest is required for the Condominium use, resulting in 64 required spaces plus Community Recreation, which requires 1 space per 5 persons capacity. The applicant proposes a capacity of 50 persons, resulting in the need for 10 parking spaces. In addition, Professional Office use requires 1 parking space per 400 sq ft. The applicant chose to park at 1 per 300 sq ft resulting in the need for 63 spaces for the 19,000 sq ft building. The total required parking for Lot 1R-2 is **77** spaces and the applicant is proposing **206** spaces.

In further reviewing the siteplan staff has identified that the parking requirements for the Keller Place Professional office Building is required to be at a 1 Per 400 ratio to accommodate the professional office use (Table 7.863). Future parking ratios would be considered upon any individual use that would occupy the office building. However, in reviewing the permitted uses, within the C-1 underlying district, the most restrictive ratio appears to be at a 1-300 ratio resulting in a potential minimum requirement of 1 per 300 at 19,000 sq ft equaling the need for 64 spaces. The applicant is proposing 71 spaces which exceeds the potential minimum of 64 by 7 spaces and if the 1 per 400 is utilized it exceeds the minimum required by approximately 23 spaces.

In reviewing the parking, associated with the condominium development, the siteplan shows 4 buildings with 8 dwelling units per building. The total number of units identified is 32 units and based upon staff's understanding each unit consists of a two-bedroom unit the required parking ratio would be 1 space per bedroom plus 1 space per guest per unit totaling a required number of 96 spaces. The applicant has identified 116 spaces which exceeds the minimum required by 20 spaces. However, the applicant has further indicated the additional 20 spaces are intended to accommodate the 1 space per 5 occupants required for the community center, totaling a need for 10 spaces. Based upon that assumption, the proposal exceeds the required parking by 10 spaces and if the professional office use is the only permitted use occupying the office building, it exceeds the minimum required by approximately 33 spaces (Table 7.863).

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per

75 LF required. Off-street parking should have ten (10) sq ft of 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 required per Sec. 7.940 (property line to the West) and screening of the dumpster is required per Sec. 7.980

Refuse: 4 dumpsters are proposed for the Condominium development and 1 dumpster is proposed for the Professional Office

Lot 1R-1 Development Review

Site Area: 6.113 Acres - 266,282 sq ft

Zoning: **C1, Neighborhood Commercial**

Building Coverage: 23% Proposed (60,315 sq ft) 50% (Maximum)

Impervious Coverage: 56% Proposed (147,657 sq ft) 70% (Maximum)

Heights: 3 Stories (32 ft) - 3-Story Maximum (the plans state a maximum of 2-stories, but reference 32 ft, resulting in 3-stories, not 2)

Access: Lot 1R-1 does not have its own acces, rather it shares 2 access points that are proposed onto Keller Crossing Drive. 1 is 46 ft-wide road called Highland Boulevard. The other is a 36 ft-wide drive-isle.

Parking: 2 spaces per unit is required for the Townhome use (plus 2 spaces per unit if insufficient R.O.W exists to allow on-street parking), resulting in 84 required spaces. 0 are provided. In addition, Professional Office use requires 1 parking space per 400 sq ft. The applicant chose to park at 1 per 300 sq ft resulting in the need for 40 spaces for the 12,000 sq ft building. There is no use identified for the existing residence or a sq footage of the building. This would need to be parked as well. The total required parking for Lot 1R-1 is **124** spaces and the applicant is proposing **70** spaces.

In reviewing Lot 1R-1 staff has reviewed the siteplan and for The Terraces professional office building the ratio is calculated in a similar manner to that of the Lot 1R2 professional office building. Specifically, the office building is proposed to be a 1 story 11,600 square foot structure. Based upon a 1 per 300 ratio the required number of spaces is 39 and if the ratio is 1 per 400 the required number is 29. The permitted uses are similar to those identified within the Lot 1R-2 professional office building. The applicant has identified 109 spaces for the site which greatly exceeds the minimum required by approximately 70-80 spaces.

In reviewing the required number of spaces for the 21 townhomes staff verified the required parking ratio is 2 spaces per dwelling unit plus 2 spaces per insufficient ROW if it exists. As a result, the total townhome development would require 4 spaces per unit, totaling 84 spaces. It is staffs understanding that each unit provides 4 onsite spaces meeting that requirement. As a result, no on-street (ROW) parking would be required to meet this requirement. The applicant has identified 107 spaces to serve the townhome development, which includes 84 onsite spaces and an additional 23 parallel offsite spaces.

In reviewing the parking ratios associated with lot 1R-1 the combination of office and townhome

parking exceeds the minimum requirements by approximately 93-103 spaces.

Parking Totals: *In summary, in reviewing the total combined parking for the development associated with Lots 1R-1 and 1R-2 the proposed parking appears to exceed the minimum requirements within a range of 116-136 spaces.*

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per 75 LF required. Off-street parking should have ten (10) sq ft of 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 required per Sec. 7.940 (property line to the West) and screening of the dumpster is required per Sec. 7.980

Refuse: 1 dumpster is provided for the Professional Office. No refuse information has been provided for the existing residence or the Townhomes.

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 June 24, 2025 two letters of protest were received.

Sec. 5.460 - Review and Evaluation Criteria for Conditional Use Permits. Contains 13 items that must be considered when reviewing a Conditional Use Permit. please see the following:

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.

In review of the 13 items outlined in the Review Criteria, Staff has concerns that the development as proposed does not provide for the safety and convenience of pedestrian and vehicular traffic. Crestview Circle has a length greater than 500 ft and provides a cul-de-sac rather than extending connectivity. These issues would require a Subdivision Waiver and approval by the Planning and Zoning Commission. If approved, the development may not have more than 15 residential lots created along this street. The Comprehensive Plan is clear that safer mobility for all users (vehicular, pedestrian and bicycle) is important and the streets and drive-isles as proposed do not provide mobility for all pedestrians as the development lacks sidewalks and there is no consideration for bicyclists. As this is a mixed-use development, these items should be taken into consideration. In addition, to mitigate potentially unfavorable impacts of the development, the applicant should provide additional screening in the form of a landscape buffer for the residential subdivision to the west.

In reviewing the layout of the townhomes staff concurs that pedestrian safety and vehicular traffic flow should be considered as part of the site plan approval. In reviewing the proposed layout, of the townhome lots, the applicant has indicated that prior staff has advised that per 6.12 (Streets), Subsection G (Cul-de-Sacs) the 500 hundred feet / 15 foot requirement is not applicable. Specifically, the applicant has indicated that previous staff members have indicated this provision is only applicable to single-family residential detached developments requiring larger lot sizes. In reviewing the code the subdivision regulations define both a dwelling, single-family detached and dwelling, single-family (attached - townhouse). The two uses are specifically defined as the following per the subdivision regulations:

50.

Dwelling, Single Family (attached - townhouse)

A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall, and which is designed for occupancy by one family and is located on a separate lot delineated by front, side and rear lot lines.

51.

Dwelling, Single Family (detached)

A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract and occupied by one family.

Furthermore, in reviewing the zoning ordinance the code defines a townhouse lot, townhouse residential, single-family residential, site area, etc. Specifically, the definitions are as follows:

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.

SINGLE FAMILY (DETACHED)

The use of a site for only one dwelling unit, other than a manufactured home. This use also includes Short-term Rental, Accessory and Short-term Rental, B&B.

SITE

A tract or parcel of land, subdivided lot or lots, or parts thereof, or land acreage intended and suitable for development, which is a genuine part of the development; or the ground or area on which a building or buildings or a townhouse has been proposed to be built or has been built.

SITE AREA

The calculated area within the site.

Base Site Area. A calculated area defined as the Gross Site Area minus 25-year floodplain.

Gross Site Plan. An area defined as the total site area including easements, flood plains, waterways, ponds and any other area for preservation.

TOWNHOUSE GROUP

Two or more contiguous townhouses having common or abutting walls.

TOWNHOUSE LOT

That portion of the total development site or a townhouse residential use is intended for separate ownership as the location of a single townhouse and associated

private yard area.

TOWNHOUSE RESIDENTIAL

The use of a site for two or more townhouse dwelling units, constructed with common or abutting walls and each located on a separate ground parcel within the total development site, together with common area serving all dwelling units.

In reviewing the proposal if the applicant were to construct permitted single-family detached dwelling units based upon the permitted lot frontages of 70 feet the maximum number of homes and lots created could be 7 dwelling units. If developed within the R2 District the minimum lot frontages of 50 feet the maximum number would be two per buildable lot. In summary, the permitted number of townhomes, within a traditional 500 foot cul-de-sac, could be approximately 25 units.

2024 Comprehensive Plan

In 2024 the City of Fredericksburg adopted a new Comprehensive Plan that provides direction for requested development. This document speaks specifically to 7 items including Mobility and Small-Town Sensitive Growth.

In reviewing Mobility, guiding principles and strategies are provided to ensure the safety of vehicular, bicycle and pedestrian connectivity. Recommendations include complete streets (sidewalks, bicycle lanes and typical roadway) to promote safer mobility for all users, as well as transportation improvements which prioritize the safety, comfort, and connectivity of pedestrians and cyclists and ensure ADA accessibility for the entire community.

In reviewing Small-Town Sensitive Growth, new framework is provided which aids the City of Fredericksburg in considering placemaking more holistically and on a larger scale, using place types which incorporate guidance for land use, transportation, site planning and design. Action G.1.A.5 states: e*stablish 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.A1.7 states: *Establish good neighbor nuisance regulations to address higher density and mixed-use issues, reserving separated land use for a limited number of uses.*

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:
During the prublic hearing, on September 6, 2025, the applicant requested to amend the proposed CUP and remove Lot 1R-2 from the proposal and seek the CUP approval only for Lot 1R-1 to accommodate the proposed professional office building and 21 Townhomes. In further considering this request, the P&Z Committee moved to consider the request as originally presented and recommended denial of the application as presented.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality
City Center
Mobility
Small Town Sensitive Growth

ATTACHMENTS:
1. Z-2513 Public Hearing Map
2. 2021 City Council Memo (2) (1)
3. Z-2513_ SITE PLAN_cup - addressed.- 8 - 06162025 (1) (1)
4. Z-2513_ Review Comments_July Meetings (1) (2)_Redacted
5. Combined Protest Letters_Redacted
6. Z-2513 - Approval letter received 8_6_25_Redacted
7. Z-2513 - late arrival letters of support - received July 1 and2_Redacted
8. Ordinance 2025-35 CUP Keller Oaks

APPROVAL/REVIEW:

Date: September 11, 2025

Cliff Cross, Director of Development Services

Date: September 11, 2025

Garret Bonn, Assistant City Manager

Date: September 11, 2025

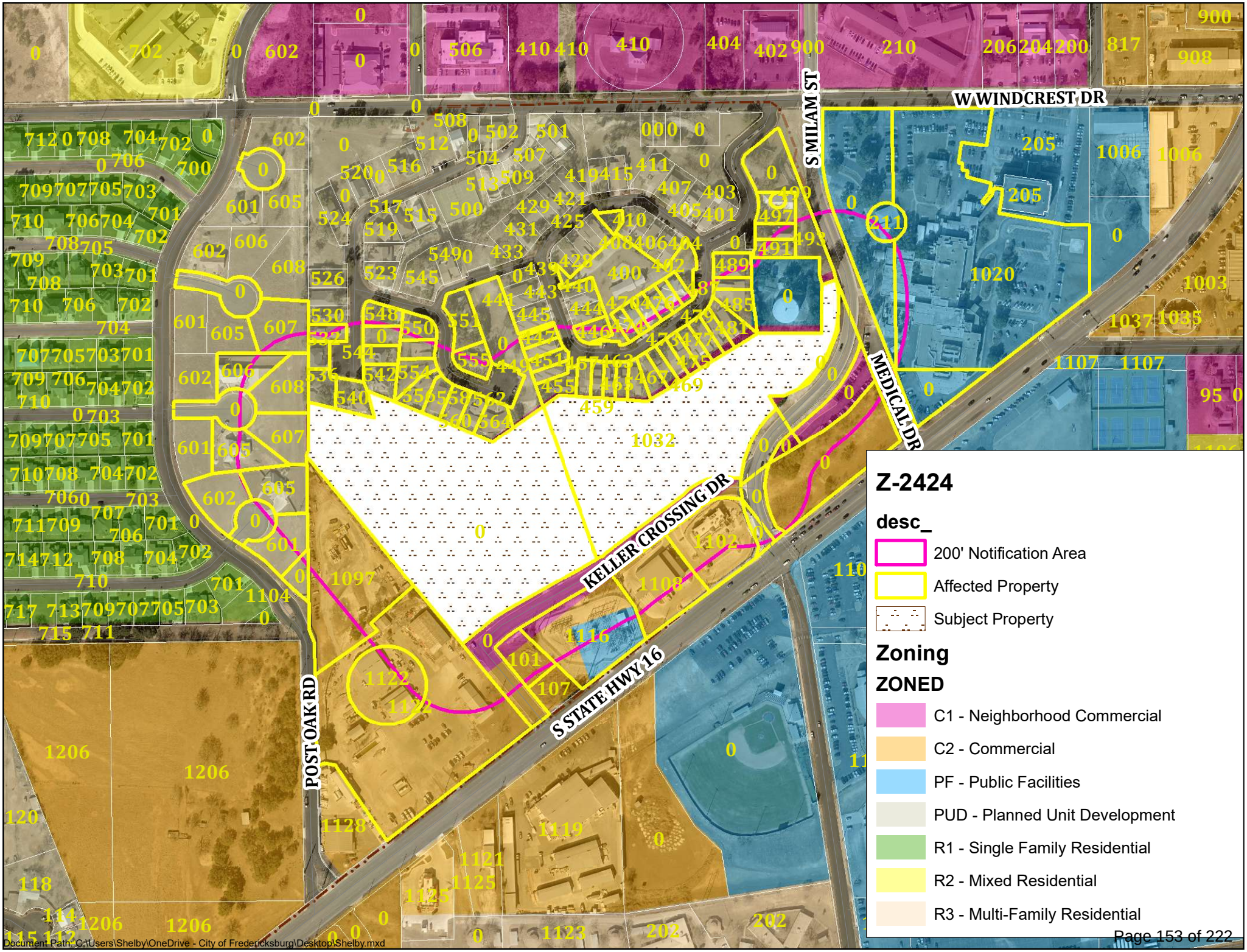
William McKamie, City Attorney

Date: September 11, 2025

Leticia Vacek, City Secretary

Date: September 11, 2025

Clinton Bailey, City Manager


W WINDCREST DR
S MILAM ST
MEDICAL DR
KELLER CROSSING DR
S STATE HWY 16
POST OAK RD
Z-2424
desc_
200' Notification Area
Affected Property
Subject Property
Zoning
ZONED
C1 - Neighborhood Commercial
C2 - Commercial
PF - Public Facilities
PUD - Planned Unit Development
R1 - Single Family Residential
R2 - Mixed Residential
R3 - Multi-Family Residential
Document Path: C:\Users\Shelby\OneDrive - City of Fredericksburg\Desktop\Shelby.mxd

CITY COUNCIL MEMO

DATE: February 15, 2021

TO: Mayor and City Council

FROM: Jason Lutz

SUBJECT: Z-2019 – Conditional Use Permit for Condominiums & Townhomes at the northwest intersection of Keller Crossing & S. Milam St.

Summary:

The applicant is proposing a multi-phased mixed use development to be constructed on approximately 14.6 acres of land located to the north of Keller Crossing, between Burger King and the Windcrest Townhome subdivision. The Keller Oaks Development is proposed to consist of 22 Townhomes and 32 Condominiums (Phase I & II). The project will include a Community Center as well as Professional Offices fronting on Keller Crossing. The proposed Professional Office Space will consist of 8 Office Buildings. Total building area is approximately 45,559 square feet.

The property is currently zoned Neighborhood Commercial (C-1) and medical offices are allowed, by right in the zoning district. The C-1 zoning district does allow Townhomes & Condominiums, with the approval of a Conditional Use Permit (CUP). The property is bounded to the north by the Windcrest residential development (PUD), Commercial (C-2) zoning to the south & west, and Public Facilities (PF) zoning districts to the south & east (Hospital).

The project will need to go through additional City processes before any permits can be issued. The next step will be to plat the property for the townhomes and condominiums. As part of the platting process, a variance to City regulations regarding the maximum lengths of streets that end in cul-de-sacs will need to be approved. The proposed street, Crestwood Circle, is 733' in length and the maximum for this type of street is 500'. Staff can support this variance request due to the associated topographic and safety issues. No sidewalks are proposed along the residential areas and staff is recommending that the development provide additional sidewalks to provide pedestrian access to other phases of the development. In addition to the platting process, the applicant will need to have the official site plan reviewed and approved based on conformance to City regulations. Before the site plan may be approved,

staff will need to work with the applicant regarding an existing home located on the property. This home is not listed on the City's inventory of Historical Structures, but due to its age, may qualify for historic protections.

Recommendation:

The Planning and Zoning Commission voted 7-0 to approve the CUP for Townhomes & Condominiums with the condition that the project provide additional sidewalks in the development.

Staff received 13 protests for the original request of multiple CUP land uses and received 5 protests on the updated CUP request for Condominiums and Townhouses.

Staff recommends Approval of the Conditional Use Permit for Condominium Residential and Townhouse Residential, for Phase I & II, with the condition that additional sidewalks be constructed along the residential areas in order to provide pedestrian access to other phases of the development.

Background / Analysis:

See the attached Conditional Use Permit Brief for a summary of the existing and proposed land uses and zoning.

Attachments:

Conditional Use Permit Brief, property owner list, project plans, project summary, maps, and opposition letters.

Department Approval

City Manager Approval

City Attorney Approval

PRELIMINARY SITE PLAN FOR CONDITIONAL USE PERMIT: LOT 1R-1 & LOT 1R-2 IN THE KELLER SUBDIVISION, A PLAT OF RECORD IN VOLUME 6, PAGE 88 OF THE GILLESPIE COUNTY PLAT RECORDS.

Property Address:
1032 S. Milam
Fredericksburg, TX 78624

Owner:
NuVista Development, LLC

Representative/Applicant:
On Behalf of:
NuVista Development, LLC
P. V. McMinn, Jr.
Director of Operations
805 North Llano
Fredericksburg, TX 78624 (Fredericksburg Office)
(325) 234-9424

PROPERTY DEVELOPMENT DATA -- LOT 1R-2
KELLER SUBDIVISION ~ *A MIXED USE DEVELOPMENT*

HILLSIDE CONDOMINIUMS

PROJECT DESCRIPTION:

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF CONDOMINIUMS ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL.
THIRTY-TWO (32) TW0 (2) BEDROOM CONDOMINIUM UNITS IN FOUR (4) EIGHT (8) UNIT BUILDINGS ("HILLSIDE CONDOMINIUMS") ARE TO BE SITED ON THE NORTHWEST PORTION OF LOT 1R-2, EAST OF AND ADJACENT TO ALLEN KELLER COMPANY. THE BUILDINGS WILL BE 2 STORY SINGLE FAMILY DWELLING UNITS. CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS.

ADDRESS: .... 1032 SOUTH MILAM

LEGAL DESCRIPTION: .... LOT NO. 1R-2, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: .... C - 1: NEIGHBORHOOD COMMERCIAL.

REQUEST FOR CONDITIONAL USE:.. "APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD CONDOMINIUMS.

LOT SIZE: .... **7.23 AC .... (314,939 SF)**

MINIMUM SETBACKS: .... **FRONT YARD** - 25 FEET ... . **PROPOSED:** 300 FEET TO EXISTING PROPERTY LINE
SIDE YARD -- 5 FEET ....**PROPOSED:** 10 FEET
REAR YARD -- 15 FEET ....**PROPOSED:** 40 FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610. :

MAX BUILDING HEIGHT : .... **3 STORIES**, 38 FEET ....**PROPOSED:** 2 STORIES, 25 FEET

PARKING: .... **REQUIRED:** 1 SPACE PER BR + 1 GUEST PER UNIT (3 x 32 = 96 SPACES) .... **PROPOSED:** 116 SPACES – (20 SPACES AVAILABLE FOR COMMUNITY CANTER.`
ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860

LIGHTING: ....STREET LIGHTING SHALL BE FICTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

DENSITY SUMMARY ***(by Bedrooms Per Unit):***

TOTAL LAND AREA - LOT 1R-2 ....**314,939 SQ. FT.**

TYPE UNIT	# UNITS	REQ'D. SQ. FT. PER 2 UNIT	TOTAL REQ'D. AREA	% OF TOTAL LAND AREA
2 BEDROOM CONDO.....	32	3,500 =	2.57 AC. (112,000 SF)	35.56%

MAXIMUM DENSITY ***(Sec.7.610.B.3):*** ...**REQUIRED:** 3,500 SF PER DWELLING UNIT x 32 UNITS = 112,000 SQ.FT......**33.56% Density**

BUILDING COVER: .... **MAXIMUM 50%** (177,180 SF) .... **PROPOSED:** 28,800 SF - **9.14%** of Total Land Area
CARPORRTS ....4 EA. @ 3,200 SF .... **PROPOSED:** 12,800 SF - **4.06%** " " " "
TOTAL BUILDING COVER **41,600 SF - 13.21%** " " " "
PAVING & SIDEWALKS .... **PROPOSED:** 60,568 SF - **19.23%** " " " "
TOTAL COVER : 102,168 SF - 32.44% of Total Land Area

IMPERVIOUS COVER: .... **MAXIMUM 70%** (220,457.3 SF) .. **PROPOSED:** 102,168 SF - **32.44%**
Includes buildings, Carports & All Paving

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

SEE: COMPILATION BELOW
ALL USES LOT 1R-2:..........BUILDING COVER; IMPERVIOUS COVER; PERVIOUS COVER; AND, LANDSCAPE.

PRIVATE COMMUNITY CENTER

PROJECT DESCRIPTION:

A PRIVATE COMMUNITY CENTER W/ SWIMMING POOL & TENNIS COURT TO BE AVAILBLE EXCLUSIVELY TO RESIDENTS OF KELLER OAKS AND THEIR INVIED GUESTS. CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL.
THE COMMUNITY CENTER IS TO BE SITED NEAR THE CENTER OF LOT 1R-1 JUST SOUTH OF AND ADJACENT TO HILLCREST CONDOMINIUMS.
THE BUILDING IS TO BE A ONE (1) STORY STRUCTURE CONSTRUCTED OF CONVENTIONAL WOOD FRAME OR STRUCTURAL STEEL. EXTERIOR FINISHES MAY INCLUDE BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND/OR SINGLE PLY (TPO) ROOF. . .

ADDRESS: .... 1032 SOUTH MILAM

LEGAL DESCRIPTION: .... LOT NO. 1R-2, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: .... C - 1: NEIGHBORHOOD COMMERCIAL.

LOT SIZE: .... **7.23 AC.... (314,939 SF)**

MINIMUM SETBACKS: .... **FRONT YARD** -- 25 FEET.......... **PROPOSED:** 280 FEET TO EXISTING PROPERTY LINE
SIDE YARD -- 5 FEET .... **PROPOSED:** 210 FEET
REAR YARD -- 15 FEET .... **PROPOSED:** 300 FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610. . :

MAX BUILDING HEIGHT : .... **3 STORIES**, 38 FEET .... **PROPOSED:** 1 STORY - 20 FEET MAXIMUM

PARKING / COMMUNITY RECREATION: .... **REQUIRED:** 10 SPACES (1 SPACE PER 5 PERSON CAPACITY)......... **PROPOSED:** 20 SPACES
Per: 2015 IBC – CHAPTER 3 – USE & OCCUPANCY CLASSIFICATION SEC. 303.1.1 – ASSEMBLY GROUP "B" – SMALL BLDG'S USED FOR ASS'Y PURPOSES – OCCUPANT LOAD OF LESS THAN 50 PERSONS CLASSIFIED AS "GROUP "B"" OCCUPANCY..........
20 CONVENIENT SURPLUS CONDOMINIUM PARKING SPACES AVAILABLE FOR COMMUNITY CENTER "GUEST PARKING PER SEC. ____. ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860

LIGHTING: .... STREET LIGHTING SHALL BE FICTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS

DENSITY SUMMARY:

TOTAL LAND AREA - LOT 1R-1 ....**314,939 SQ. FT. / 7.23 AC**

BUILDING COVER: .... **MAXIMUM 50%** (157,469 SQ. FT.) ....**PROPOSED:** 3,620 SQ. FT - **1.15%** of Total Land Area

IMPERVIOUS COVER:
Total All Impervious Cover Including Building, Pool, Deck, Tennis Court, & Sidewalks .... **MAXIMUM 70%** (220,457 SQ. FT.) .... **PROPOSED:** 10,253 SQ. FT - **3.26%** of Total Land Area

PERVIOUS COVER: .... **PROPOSED:** 301,066 SQ. FT - **95.6%** of Total Land Area

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE.
A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

SEE: COMPILATION BELOW
ALL USES LOT 1R-2 :.......... TOTAL BUILDING COVER; IMPERVIOUS COVER; PERVIOUS COVER; AND, LANDSCAPE.

THE COLLONADE ~ A PROFESSIONAL OFFICE BUILDING

PROJECT DESCRIPTION:
THE COLLONADE IS TO BE A CLASS "A", TWO-STORY, INDOOR GARDEN ATRIUM, OFFICE BUILDING WITH CUSTOM OFFICE SPACES TO BE DESIGNED PRIMARILY FOR MEDICAL PROFFESSIONALS AND RELATED TENNANTS.
THE COLLONADE IS TO BE SITED ON THE SOUTH PORTION OF LOT 1R-2 W/ FRONTAGE ON KELLER CROSSING . .
THE BUILDING IS TO BE A TWO (2) STORY STRUCTURE CONSTRUCTED OF STRUCTURAL STEEL. EXTERIOR FINISHES MAY INCLUD BUT NOT LIMITED TO TILT UP AND OR PRE-CAST CONCRETE AND/OR STEEL FRAMED CURTAIN WALLS WITH EXTERIOR FINISHES THAT MAY INCLUDE STUCCO & LIMESTONE, ARCHITECTURAL PANELING, GLASS, AND A STANDING SEAM METAL AND/OR SINGLE PLY (TPO) ROOF SYSTEM. . .

ADDRESS: .... 1032 SOUTH MILAM

LEGAL DESCRIPTION: .... LOT NO. 1R-2, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: .... C - 1: NEIGHBORHOOD COMMERCIAL.

LOT SIZE: .... **7.23 AC.... (314,939 SF)**

MINIMUM SETBACKS: .... **FRONT YARD** -- 25 FEET .... **PROPOSED:** 85 FEET TO EXISTING PROPERTY LINE
SIDE YARD -- 5 FEET .... **PROPOSED:** 140 FEET
REAR YARD -- 15 FEET .... **PROPOSED:** 500 + FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.

MAX BUILDING HEIGHT : .... **3 STORIES**, 38 FEET .... **PROPOSED:** 2 STORIES, 36 FEET MAXIMUM

PARKING: (1 SPACE PER 300 SQ. FT.). **REQUIRED:** 19,000 SF = 63 SPACES...... **PROPOSED:** 71 SPACES
ALL STANDARD & HANDICAP PARKING SPACES & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860.

LIGHTING: .... STREET LIGHTING SHALL BE FICTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS

MAX BUILDING COVER: .... **50%** (157,470 SQ. FT.) .... **PROPOSED: 3.095%** (9,750 SQ. FT.)

MAX IMPERVIOUS COVER:.......... **70%** (220457 SQ. FT.) .... **PROPOSED: 13.9%** (43,833 SQ. FT.)

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

SEE: COMPILATION BELOW
ALL USES LOT 1R-2:.......... ALL TOTALS FOR BUILDING COVER; IMPERVIOUS COVER (Including paved infrastructure), PERVIOUS COVER; AND, LANDSCAPE.

COMPILATION & GENERAL INFORMATION ~ LOT 1R-2

LOT SIZE - **LOT 1R-1 - TOTAL ACREAGE** .... 7.23 AC (314,939 SF)

TOTAL BUILDING COVER (MAXIMUM 50%):
CONDOMINIUMS - 32,000 SF / COMMUNITY CENTER - 3,600 SF / THE COLLONADE – 9,750 SF..........1.04 AC (45,370 SF) - **14.52 %**

TOTAL COMBINED DENSITY
CONDOMINIUMS - 112,OOO SF (BY Bedrooms)
COMMUNITY CENTER. - 11,600 SF (By Footprint)
OFFICE BLD'G - - 19,500 SF (By Total Floor Area -2 Story)
Total Density ....3.29 AC (143,100 SF) - **45.44 %**

IMPERVIOUS COVER – PARKING LOTS & LANES, SIDEWALKS & PAVING: .
PARKING LOTS, LANES & SIDEWALKS - 28,568 SF
COMMUNITY POOL, POOL DECK & TENNIS COURT – 4,013 SF
PARKING LOTS, LANES & SIDEWALKS - 24,333 SF
STREETS – HIGHLAND BLVD, & HIGHLAND TERRACE - 36,247 SF .... 2.14 AC (93,161 SF) - **29.58 %**

TOTAL IMPERVIOUS COVER INCLUDING BUILDING COVER & CARPORTS: (MAXIMUM 70%) .... 3.18 AC (138,531 SF) - **43.99 %**

TOTAL PERVIOUS COVER: .... 2.46 AC (176,408 SF) - **56.01 %**

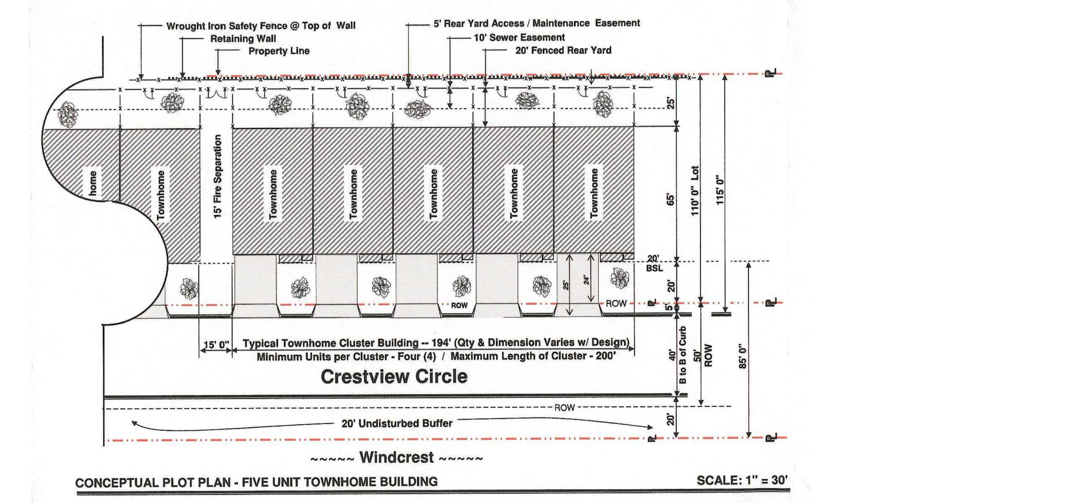
TOTAL LANDSCAPE AREA: .... 2.46 AC (176,408 SF) - **56.01 %**

GENERAL INFORMATION:

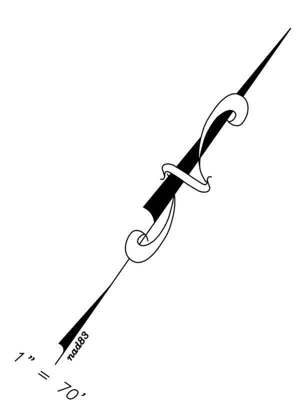
STREETS, PARKING LOTS, LANES & SIDEWALKS: ALL STREETS, LANES & PARKING AREAS WILL BE HOT MIX ASPHALT. SIDEWALKS TO BE CONCRETE.

STORM SEWER SYSTEM & DETENTION PONDS: STORM SEWER SYSTEM & DETENTION PONDS ARE AS DESIGNED AND ENGINEERED BY JOHN HEWITT, P.E., HEWITT ENGINEERING, INC.

FLOOD PLAIN: THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD SHOWN AS ZONE "X" BY FEMA MAP NO 48171C0288C DATED OCTOBER 19, 2001, CITY OF FREDERICKSBURG, TEXAS.

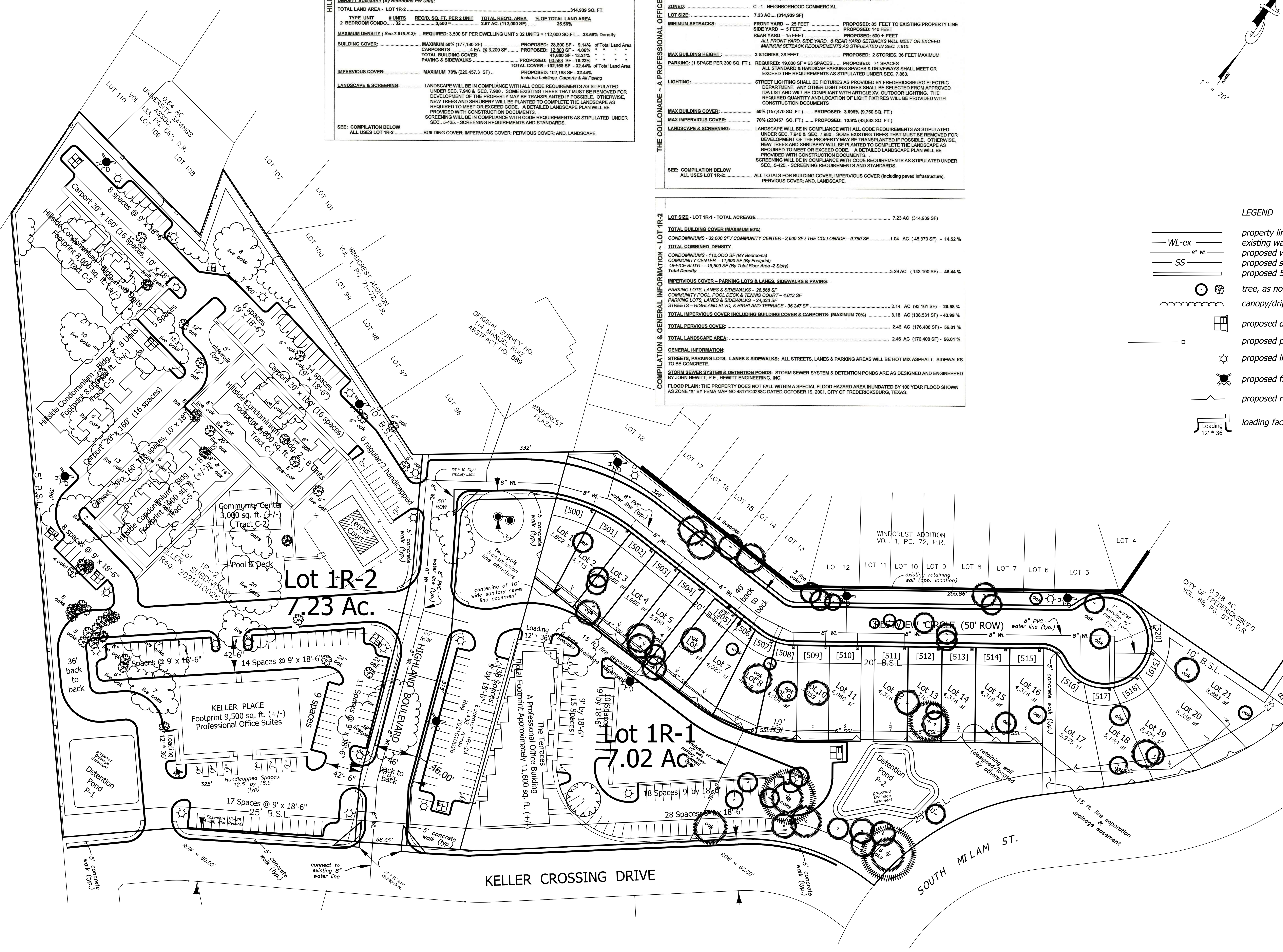


CONCEPTUAL PLOT PLAN - FIVE UNIT TOWNHOME BUILDING SCALE: 1" = 30'



LEGEND

- *property line*
- *existing water line* (WL-ex)
- *proposed water line* (8" WL)
- *proposed sanitary sewer line* (SS)
- *proposed 5' concrete side walk*
- *tree, as noted*
- *canopy/drip line*
- *proposed dumpster with fence/screening per COF code*
- *proposed privacy fence/screening per COF code*
- *proposed light pole, lighting to be compliant with Art. XV, Outdoor Lighting*
- *proposed fire hydrant*
- *proposed retaining wall*
- *loading facility* (Loading 12' * 36')



PROPERTY DEVELOPMENT DATA LOT 1R-1
KELLER SUBDIVISION ~ *A MIXED USE DEVELOPMENT*

CRESTVIEW TOWNHOMES

PROJECT DESCRIPTION:

- REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF TOWNHOMES ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL.
- TWENTY-ONE (21) TOWNHOMES ("CRESTVIEW TOWNHOMES") ARE TO BE SITED ON THE NORTHERN PORTION OF LOT 1R-1 ALONG A NEW PROPOSED CUL-D-SAC STREET ("CRESTVIEW CIRCLE").
- CRESTVIEW TOWNHOMES WILL BE ARRANGED IN FOUR (4) SEPARATE, STAND-ALONE, CLUSTER BUILDINGS EACH NOT TO EXCEED 200' IN LENGTH OR COMPRISE LESS THAN FOUR (4) DWELLING UNITS EACH. (Sec. 7.610. - Townhouse and Condominium Standards. .
- THE INDIVIDUAL UNITS IN EACH SEPERATE CLUSTER BUILDING WILL BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS AND SEPERATED FROM ADJOINING UNITS WITH 2 HR FIRE WALLS PER CURRRENT BUILDING & FIRE SAFETY CODES.
- THE TOWNHOMES WILL BE A SPLIT LEVEL DESIGN WITH 1 STORY FRONT ELEVATIONS FACING WINCREST AND 2 STORY ELEVATIONS FACING SOUTHWARD.
- CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO LIMESTONE VENEER, STUCCO, ARCHITECTURAL PANELING, TRADITIONAL, WOOD SIDING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS.
- IT IS ANTICIPATED THAT A PORTION OF THE TOWNHOMES WILL BE PRE-SOLD AND THEREFORE CUSTOM DESIGNS WILL PERHAPS REQUIRE MINOR REPLATS TO REVISE LOT WIDTHS. .

ADDRESS: .... 1032 SOUTH MILAM

LEGAL DESCRIPTION: .... LOT NO. 1R-1, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: .... C - 1: NEIGHBORHOOD COMMERCIAL.

REQUEST FOR CONDITIONAL USE:......... "APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD TOWNHOMES.

LOT SIZE: .... **7.02AC .... (305,791 SF)**

MINIMUM SETBACKS: .... **FRONT YARD** -- 25 FEET ... . **PROPOSED:** 85 FEET TO EXISTING PROPERTY LINE
INTERIOR SIDE YARD -- 7½ FEET ... **PROPOSED:** 7½ FEET x 2 = 15' FIRE SEPERATION BETWEEN SEPERATE CLUSTER BUILDINGS
REAR YARD -- 10 FEET .... **PROPOSED:** VARIES - 320' TO 80' TO 15'
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL ULTIMATELY MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.

MAX BUILDING HEIGHT : .... **3 STORIES**, 38 FEET .... **PROPOSED:** 1 STORY NORTH ELEVATION 16' MAX
2 STORY SOUTH ELEVATION 26' MAX

BUILDING LENGTH:.......... THE TOTAL LENGTH OF EACH OF FOUR (4) SEPERATE CLUSTER BUILDINGS SHALL NOT EXCEED THE 200' MAXIMUN BLDG LENGTH. :

PARKING .... **REQUIRED** -- 4 SPACES PER UNIT **PROPOSED:** 21 UNITS X 4 + 23 PARALLEL = 107+ SPCS
.ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.863 - TOWNHOMES - 4 SPACES PER DWELLING UNIT --
** SUFFICIENT ROW EXISTS TO ALLOW 23+ ADDITIONAL ON-STREET PARKING SPACES.

LIGHTING: .... STREET LIGHTING SHALL BE FIXTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

DENSITY SUMMARY ***(by Type of Unit - Sec. 7.610. - Townhouse and Condominium Standards)***

TOTAL LAND AREA - LOT 1R-1 ....**305,791 SQ. FT.**

TYPE UNIT	# UNITS	REQ'D. SQ. FT. LAND PER UNIT	TOTAL REQ'D. AREA
3 BEDROOM	16	3,500 SF =	56,000 SQ. FT
4 BEDROOM	5 (?)	4,000 SF =	20,000 SQ. FT

TOTAL REQUIRED LAND AREA .... **76,000 SQ. FT** .... **24.85%** of Total Land Area

PROPOSED DENSITY ***(by Type of Unit - % OF Total Land Area)*** .... **24.13 % Density**

BUILDING COVER ***(Sec. 7.610:*** .... **MAXIMUM 55 %** (173,216 SF).......... **PROPOSED:** 48,720 SF - **14.84 %** of Total Land Area

IMPERVIOUS COVER ***(Sec. 7.61:***

Total All Impervious Cover
Including Buildings, Driveways & Street: ... **MAXIMUM 70 %** (220,457 SF).......... **PROPOSED:** 94,673 SF - **33.06 %** of Total Land Area

PERVIOUS COVER .... **PROPOSED:** 211, 118 SF - **67.04%** of Total Land Area

LANDSCAPED AREA .... **PROPOSED:** 211, 118 SF - **67.04%** of Total Land Area

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS..

ALL USES LOT 1R-1:.......... BUILDING COVER; IMPERVIOUS COVER; PERVIOUS COVER; AND, LANDSCAPE.

THE TERRACES – PROFESSIONAL OFFICE BUILDING

PROJECT DESCRIPTION:

A 12,000 SQ. FT. ONE STORY PROFESSIONAL OFFICE BUILDING (THE "TERRACES") IS PLANNED FOR THE WESTERN PORTION OF LOT 1R-1. CONSTRUCTION WILL BE STRUCTURAL STEEL AND/OR CONVENTIONAL WOOD FRAME, WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND/OR SINGLE-PLY (TPO) ROOFS.

ADDRESS: .... 1032 SOUTH MILAM

LEGAL DESCRIPTION: .... LOT NO. 1R-1, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: .... C1: NEIGHBORHOOD COMMERCIAL.

LOT SIZE: .... **7.02 AC .... (305,791 SF)**

MINIMUM SETBACKS: .... **FRONT YARD** -- 25 FEET .... **PROPOSED:** 25 FEET TO EXISTING PROPERTY LINE
INTERIOR SIDE YARD -- 5 FEET .... **PROPOSED:** 600 + FEET EAST / 80+ FEET WEST
REAR YARD -- 25FEET .... **PROPOSED:** 230 FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS EXCEED MINIMUM SETBACK REQUIREMENTS

PARKING: ***(1 Space per 300 Sf)***
Per Sc. 7.860 .... **REQUIRED:** 12,000 SF / 300 = 40 SPACES ...**PROPOSED:** 109 SPACES INCLUDING HC SPACES
ALL STANDARD & HANDICAP PARKING SPACES & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860.

LIGHTING: .... STREET LIGHTING SHALL BE FIXCTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY ADDITIONAL FIXTURES FOR GROUNDS AND BUILDING LIGHTINH SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY, SPECIFICATIONS, AND LOCATION OFALL LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

MAX BUILDING HEIGHT : .... **3 STORIES, 38 FEET** .... **PROPOSED:** 1 STORY, 20 FEET MAXIMUM

BUILDING COVER ***(Sec. 7.610:*** .... **MAXIMUM 70 %** (214,053.7 SF) .... **PROPOSED: 12,000 SF - 3.81 %** of Total Land Area

IMPERVIOUS COVER ***(Sec. 7.61:***

Total All Impervious Cover Including Buildings,
Parking Lots, Drive Lanes & Sidewalks ....**MAXIMUM 70 %** (214,053.7 SF) ....**PROPOSED:** 75,880 SF - **24,09%** of Total Land Area

PERVIOUS COVER :.......... **PROPOSED:** 239,059 SF - **75.91%** of Total Land Area

LANDSCAPE AREA: .... **PROPOSED:** 239,059 SF - **75.91%** of Total Land Area

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

SEE: COMPILATION BELOW
ALL USES LOT 1R-1:.......... All BUILDING COVER; IMPERVIOUS COVER; PERVIOUS COVER; AND, LANDSCAPE.

COMPILATION & GENERAL INFORMATION ~ LOT 1R-1

LOT SIZE - **LOT 1R-1 - TOTAL ACREAGE** .... **7.02 AC (305,791 SF)**

TOTAL BUILDING COVER (MAXIMUM 50%):
TOWNHOMES - 48,715 SF (Estimated) / OFFICE BLD'G. - 12,000 SF.......... 1.39 AC (60,720 SF) - **19.86 %**

TOTAL COMBINED DENSITY
TOWNHOMES - 76,OOO SF (BY Bedrooms) / OFFICE BLD'G. - 12,000 SF (By Footprint) .... 2.02 AC (88,000 SF) - **28.78 %**

IMPERVIOUS COVER - DRIVEWAYS, SIDEWALKS & PAVING:
CRESTVIEW CIR.-31,956 SF; TOWNHOME DRIVEWAYS - 10,000 SF
COMMERCIAL PARKING LOTS "A", "B", "C", DRIVE LANES - 47,880 SF & SIDEWALKS - 4,400SF.......... 2.16 AC (94,236 SF) - **30.82 %**

TOTAL IMPERVIOUS COVER INCLUDING BUILDING COVER: (MAXIMUM 70%) .... 3.57 AC (154,956 SF) - **50.67 %**

TOTAL PERVIOUS COVER: .... 3.46AC (150,835 SF) - **49.33%**

TOTAL LANDSCAPE AREA: .... 3.46AC (150,835 SF) - **49.33%**

GENERAL INFORMATION:

DRIVEWAYS, STREETS, LANES & PARKING: TOWNHOME DRIVEWAYS WILL BE CONCRETE. ALL STREETS, LANES & PARKING AREAS WILL BE HOT MIX ASPHALT.

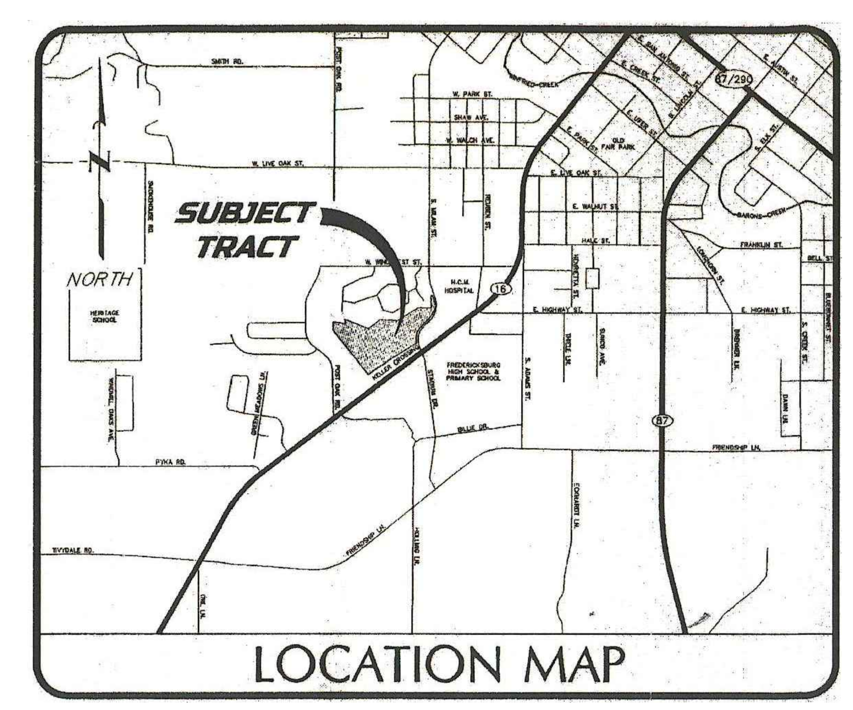
STORM SEWER SYSTEM & DETENTION PONDS: STORM SEWER SYSTEM & DETENTION PONDS ARE AS DESIGNED AND ENGINEERED BY JOHN HEWITT, P.E., HEWITT ENGINEERING, INC.

FLOOD PLAIN: THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD SHOWN AS ZONE "X" BY FEMA MAP NO 48171C0288C DATED OCTOBER 19, 2001, CITY OF FREDERICKSBURG, TEXAS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR PERMITTING, BIDDING OR CONSTRUCTION.

Dale Allen Sultemeier, PE, RPLS
PE Registration No. 77092
RPLS Registration No. 4542
April, 2025

PRELIMINARY – THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



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SURVEYING & ENGINEERING
Boundary–Title–Topographic–Construction Surveys
Engineering – Land Development Services
501 West Main, Suite 102
Fredericksburg, Texas 78624
(830) 990-1221

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sultemeiersurveying.com

Site Plan
for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

NOT PUBLISHED. ALL RIGHTS RESERVED BY ENGINEER. DRAWINGS AND SPECIFICATIONS ARE DOCUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. DOCUMENTS SHALL NOT BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOB SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT.

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for: Conditional Use Permit

SHEET NUMBER
1

June 9, 2025

P.V. McMinn, Jr.
[redacted]

RE: Z-2513, Review Comments for the Conditional Use Permit request for 1032 S Milam, Keller Oaks.

Dear Applicant,

Project will require Planning and Zoning approval scheduled for **Wednesday, July 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, July 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 in addition to the revised Site plan by **Monday, June 16, 2025**.

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

- Correct the Lot Sizes for Lot 1R-1 and 1R-2. They both read as 7.23 Acres (314,939 sq ft)
- Correct the Development Calculations for both lots given the need to update the lot size
    - Building Cover
    - Impervious Cover
    - ETC
- Provide density calculations based on bedroom counts by lot. **Per Sec. 3.200**
    - Example = 35, 1-bedroom units @ 3,000 sq ft per unit = 105,000 sq ft

- Please provide parking calculations and appropriate dimensions **Per Sec. 7.863**
- Add appropriate handicapped parking spaces in required locations and provide dimensions **Per Sec. 7.863**
- Location of loading facilities for both lots per Sec. 7.131
- Parking Lot lighting needs to be shown on the plan. Sec. 7.131
- Provide a note that all lighting will be compliant with Article XV – Outdoor Lighting. This includes parking lot lighting.
- Landscaping required Per. **Sec. 7.920** and should include One (1) tree per 75 LF is required. Off-street parking should have ten (10) sq ft of 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) ft in height, shall be placed along the perimeter.
- Screening required per Sec. 7.940 & Sec. 7.980 to include a solid wood and/or masonry fence or wall at least 6 ft in height but not greater than 8 ft between the subject property and residentially zoned property to the East. All refuse collection must be screened.
- There is an existing residence on the site that is not shown on the plan. Staff has not approved its demolition and suspect it might possess historical significance. Staff will need to perform a site visit to determine the properties condition and value. This home is not listed on the City's inventory of Historical Structures, but due to its age, it may qualify for historic protection.
- The 2024 Comprehensive Plan identifies this property with a future place type of Mixed Use Community Corridor which is envisioned to be a well-planned walkable mixed-use area with a strong sense of place. These highly activated areas should include integrated residential, retail and small-scale employment uses.
    - Important characteristics include building relationship with the street, pedestrian movement, signage, street design and public gathering spaces.
    - Middle housing types such as townhomes, patio homes, cottage courts, urban lofts and apartments in walkable environments near commercial and open space.
    - High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian.
    - Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.

- Create mechanisms to properly consider infrastructure, community character, and economic impact of all new development (Small Town Sensitive Growth)
- Encourage neighborhood placemaking elements that add community character and support pride of ownership (pocket parks, street trees, art in public spaces, sidewalks, etc.) (N.1.A.6)
- Apply transportation improvements which prioritize safety, comfort, and connectivity of pedestrians and cyclists and ensure ADA accessibility for the entire community (Mobility)
- Invest in bike parking, street furniture and other elements that encourage walking and biking. Begin investments at key points of interest and community facilities (i.e, libraires, schools, parks, museums, shopping districts) (M.2.B.6)
- Subdivision Waiver (Major) required for block lengths exceeding 500 ft or 1,200 ft in length per **Subdivision Ordinance 6.06 D & E.**
    - Where no existing subdivision controls, the blocks should not be less than 500 feet in length. However, in cases where physical barriers, property ownership, or individual usage creates conditions where it is appropriate that these standards be varied then, upon approval by the Director of Development Services, the length may be increased or decreased to meet existing conditions, having due regard for connecting streets, circulation of traffic and public safety.
- As part of the previously approved CUP The Planning and Zoning Commission voted 7-0 to approve the CUP for Townhomes & Condominiums with the condition that the project provides additional sidewalks in the development. **Sec. 7.131**

Please return the revised plans along with your written response as to how the comments have been addressed by Monday, June 16, 2025. Please feel free to contact me with any comments or questions, and I will be happy to assist you.

For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org

Jan Musgrove

Jan Musgrove
Development Review Committee (DRC)

[redacted]

and all adjacent homes are protected by a 40 plus year old retaining wall along the rear of our properties. Construction below that wall could very well compromise its soundness. A collapse of or damage to this wall because of the proposed development would be devastating to all adjacent homes on Summit Circle.

There has been no study or report from an independent registered professional engineer concerning the development of this site, including any rock blasting and its effect on the existing retaining wall. From the information we have this would be a 21 unit townhouse development with each unit selling for approximately one million dollars. If that be the case, the cost of an engineering study would be insignificant given the total cost of the project.

We and our neighbors do not wish to have the noise and exhaust pollution at our back door that will result from this project.

Traffic would become a problem on this section of Milam which is frequented by emergency ambulance traffic into the hospital emergency room. Fire engine traffic regularly uses this same section of Milam Street as do school buses in the morning and afternoon.

For our community as a whole we are faced with a very uncertain future as to our water supply. Further development would put an even greater strain on our ability to meet our needs.

The City Council has very wisely paused another development project. It would make no sense to approve this one.

As an interested property owner, we PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

Charles Quindry, President
Windcrest Townhomes Assoc

[redacted]

Kenneth H. Sulzemeier
320 Winding Way CT
Fredericksburg, Texas 78624
Family: kenthomsulz@gmail.com
830-990-0174 cell: 210-813-2545

June 11, 2025

Planning and Zoning
City of Fredericksburg
[illegible] W Main
Fredericksburg, TX 78624

Re: Zoning Request Z-2513 1083 S Milam

The owner is requesting that this property be rezoned to allow townhomes or condominium from its present zoning.

Isn't this the property with the historic Keller home that should been restored? I can see cutting the property into three single family home lots since it is on the side of the hill but I would have a difficult time seeing how more townhomes and condominiums would blend in with the rest of the Townhomes in the area. Enough already.

If any zoning change is made it should be conditional on prohibiting STR and insist that the developer provide 50 ft wide streets with sidewalks. Current road easements now require 50

Seems all of the new developments want narrow streets without sidewalks. Streets wide enough to have street parking on both sides of the street without impeding traffic should be a requirement in any new subdivision. All one has to do is drive 1 mile or 1 or 2 blocks off Creek street to understand the problem.

Sincerely,

Kenneth Sulzemeier

KHS/km

Kermit H. Sultemeier
[redacted]

June 11, 2025

Planning and Zoning
City of Fredericksburg
126 W Main
Fredericksburg, TX 78624

Re: Zoning Request Z-2513. 1032 S Milam

The owner is requesting that this property be rezoned to allow townhome or condominium from its present zoning.

Isn't this the property with the historic Keller home that should been restored? I can see cutting the property into large single family home lots since it is on the side of the hill but I would have a difficult time seeing how more townhomes and condominiums would blend in with the rest of the Townhomes in the area, Enough already.

If any zoning change is made it should be conditional on prohibiting STR and insist that the developer provide 60 ft wide streets with sidewalks. County road easements now require 60'.

Seems all of the new developments want narrow streets without sidewalks. Streets wide enough to have street parking on both sides of the street without impeding traffic should be a requirement in any new subdivision. All one has to do is drive Hale St or 100 block of Creek street to understand the problem.

Sincerely,

Kermit Sultemeier

KHS/bm

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

REQUEST NO. Z-2513

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

not enough info
construction noise & dust
concerns - retaining wall damage + loss
fire hazzard of back rooms.

Grace Wallace
Signature

6/17/25
Date

[redacted]

Luxury town home (1 story high) OK.
condos or appartments - NO

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

ATTN JAN MUSGROVE

REQUEST NO. Z-2513

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

NEED ENGINEERING STUDY THAT GUARANTEES EXISTING RETAINING WALL WILL NOT BE IMPACTED. TO EXISTING WINDCREST HOMES ABOVE PROPOSED DEVELOPMENT.

IF THIS EXISTING RETAINING WALL HAS FUTURE STRUCTURAL FAILURE, COST FOR ALL REPAIR/REMEDIATION SHOULD GO TO THIS DEVELOPER. (WITH GUARANTEES OF MONEY AVAILABLE FOREVER)

Signature Steve Hopkins Carol Hopkins 6-18-25

Printed Name [redacted]

especially high density (townhomes, condominiums and business offices) development. The City has acknowledged these concerns and has delayed or rejected other development proposals as a result. This proposal should also be rejected.

4. Methodist Hospital Hill Country and other medical facilities are located across South Milam Street from the Subject Property. Any increased traffic resulting from development of the Subject Property will cause issues with access to and from those facilities, including access by emergency vehicles.

5. Fredericksburg High School is located just across State Hwy 16 from the hospital. Increased traffic may create safety issues for those attending and working at the high school and anyone attending events at the high school.

For the reasons expressed above, we urge the city to DENY the requested CUP. If the project goes any further and we are provided with plans showing what the proposed development is, we likely will have further comments.

Patty Soule

Patty Soule

John Soule

[redacted]

June 15, 2025

Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624

Request No. Z-2513
P.V. McMinn with Nuvista Development
1032 South Milam – Keller Oaks

As an interested property owner, we PROTEST the above-requested CONDITIONAL USE PERMIT (CUP). We will be unable to attend the Planning and Zoning Commission meeting on July 2, 2025, or the City Council meeting on July 15, 2025. Please make our concerns and objections a part of the record.

[redacted]

above the land covered by the CUP ("Subject Property"). We have been provided with **NO PLANS** for what is proposed. **Please provide us with more information about what is planned, including a plat reflecting proposed streets, location, size and planned use for each lot and proposed heights for each structure.** Subject to knowing more about what is proposed, our objections are listed below.

1. The Subject Property was earlier proposed for development in 2021. The plan for that development at least included certain provisions that MAY address some of the concerns expressed below. Specifically, the previous proposal provided for a green belt between the retaining wall behind our property and any development on the Subject Property. Beyond the green belt, there was to be a road providing access to only a limited number of homes, i.e., not high volume through traffic. The proposed homes immediately behind the existing homes on Summit Circle also had specific height restrictions to ensure that the view from existing Summit Circle homes was not blocked.

2. As noted above, there is a retaining wall behind the homes on Summit Circle, along the northwestern boundary of the Subject Property. That retaining wall has been in place since the first homes were constructed on Summit Circle approximately 50 years ago. We are very concerned that any construction activity, particularly blasting or impact drilling, is likely to affect adversely the integrity of that retaining wall.

3. Fredericksburg is experiencing incredible growth, coupled with a severe water shortage. Now is not a good time to be permitting any additional development,

REQUEST NO. Z-2513

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

See attached letter

Signature

Date 6/15/25

[redacted]

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

REQUEST NO. Z-2513

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

_____

_____

_____

_____

_____

Barbara Cole — Signature

6-30-2025 — Date

[redacted]

[redacted]

and all adjacent homes are protected by a 40 plus year old retaining wall along the rear of our properties. Construction below that wall could very well compromise its soundness. A collapse of or damage to this wall because of the proposed development would be devastating to all adjacent homes on Summit Circle.

There has been no study or report from an independent registered professional engineer concerning the development of this site, including any rock blasting and its effect on the existing retaining wall. From the information we have this would be a 21 unit townhouse development with each unit selling for approximately one million dollars. If that be the case, the cost of an engineering study would be insignificant given the total cost of the project.

My neighbors and I do not wish to have the noise and exhaust pollution at our back doors that will result from this project.

Traffic would become a problem on this section of Milam which is frequented by emergency ambulance traffic into the hospital emergency room. Fire engine traffic regularly uses this same section of Milam Street as do school buses in the morning and afternoon.

For our community as a whole we are faced with a very uncertain future as to our water supply. Further development would put an even greater strain on our ability to meet our needs.

The City Council has very wisely paused another development project. It would make no sense to approve this one.

As an interested property owner, I PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

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

REQUEST NO. Z-2513

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

Please see attached

Donna Stanley 06/25/25

Signature Date

[redacted]

Printed Name Address

be any fencing or other means of separation between our homes and the proposed condominiums, P. V. McMinn responded that 'the fencing would not be up to the standards of the Windcrest community, so Nuvista would not provide that'.

3. **The mountains of mulch left when Nuvista and P. V. McMinn cleared trees in 2021 still remains and is a potential fire hazard**.
There remains concern over the mountains of mulch (measuring approximately 15 ft high and stretching from the Allen Keller Co. facility to approximately 40 ft from my property) left by Nuvista and P. V. McMinn in 2021 when Nuvista and P. V. McMinn had some of the land cleared of trees. It has remain untouched since, continues to pose a real potential fire hazard in dry weather conditions, and must be addressed.

In conclusion, although there has been ample time to bring the proposal on Lots 1R-1 and 1R-2 into compliance with city requirements and take into account the concerns of neighboring communities, Nuvista and P. V. McMinn have specifically failed to refine and finalize the proposal on the Lot R1-2 development. Instead, Nuvista and P. V. McMinn have presented the same proposal that was submitted for the May 7, 2025, Zoning and Planning Commission hearing. Specifically, plans for Lot R1-2 are, by P. V. McMinn's admission, speculative at the present time. Therefore, this protest is being submitted since there is no sound basis for:

- a determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the one in which the site is located;
- a determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations;
- a determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted used in the vicinity;
- a 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**; and
- a 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.**

Respectfully submitted,

Kevin P. Montgomery
[redacted]

June 27, 2025

Planning and Zoning Commission
Development Services - Zoning
126 W Main Street
Fredericksburg, TX 78624

RE: Protest to Request Number Z-2513

Dear Members of the Planning and Zoning Commission:

This letter is respectfully being submitted to protest the above-referenced Conditional Use Permit (CUP) Request by P. V. McMinn with Nuvista Development, LLC for the building of town homes and condominiums on property located at 1032 South Milam Street and referred to as Lots 1R-1 and 1R-2 of the Keller Subdivision. Although I fully understand and agree with the concerns expressed in regard to the potential impact of the proposed Phase 1 development of Lot 1R-1, my protest will focus on the proposed Phase 2 development of Lot 1R-2, since it abuts my property. A few of the reasons for this protest are as follows:

1.**Plans for Lot 1-R2 are speculative and a start date for construction is not known at this time**.
According to the most recent site plans for Lot 1R-2, the high density condominiums that Nuvista proposes to build, those structures would be abutting, intruding and adversely impacting the value of the established single family households of Windcrest Patio Homes, Windcrest Townhomes, and the Oaks of Windcrest. Some of the old plans from 2021 showed townhomes on Lot 1R-2, but when asked, P. V. McMinn responded during the June 6, 2025, meeting with the Windcrest Townhomes HOA (Marlene Pylate, HOA President of the Windcrest Patio Homes, and Robert Kennedy, HOA Vice President, asked me to attend) that the site plans for Lot 1R-2 are speculative and were provided because the city required Nuvista and P. V. McMinn to apply now for the expired permits for both phases simultaneously. When asked when Nuvista intended to start work on Phase 2, P. V. McMinn said that could not be determined at this time.

2. **Additional screening between the established Windcrest Patio Homes, Town Homes, and the affected properties in The Oaks of Windcrest, although required by the city, would not be provided by Nuvista**.
The speculative site plans and plats as provided contain some notable contradictions, such as no notations on elevations, the heights of the condominiums (according to the Nuvista plans, 2 stories, but there is reference to 36 ft in height, which indicates 3 stories), a 20 ft buffer between the development on Lots 1R-1 and 1R-2 and Windcrest Patio Homes (there is no 20 ft buffer behind the property located at 540 Winding Way Court), and screening along the perimeter of the property which is required by the city. When specifically asked if there would

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

REQUEST NO. Z-2513

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

– PLEASE SEE THE ATTACHED LETTER –

Signature

27 JUNE 2025
Date

[redacted]

Marlene J. Pylate, Patrick W. Pylate
[redacted]

RE: Z-2513, Request for Conditional Use Permit

Due to Mr. McMinn's total lack of consideration for the neighborhood, questionable promises, and disregard for the area, we cannot approve this request.

This is the second time we are being asked to consider his request for a conditional use permit. The first time around, he promised to maintain a barrier/greenbelt between our HOA and his development. Bulldozing that barrier/greenbelt was the first thing he did. Then to add insult to injury, the remaining debris was left pushed against our property line causing a fire hazard. This is only 1 indication he could care less about our neighborhood and he will proceed in any way he can so as to profit himself! We simply can't trust him. The cedar mulch "mountain" remains cause for concern with our extremely dry weather. We found it necessary to involve the fire marshal to get some of the debris removed. The cedar mulch mountain remains today.

Parking spaces for the community he is developing are situated facing homes in our HOA. Headlights will shine directly into some of our homes when residents arrive after dark. Lighting of those parking areas are a concern as well.

He has lied about meeting with me (Marlene), our HOA president, stating we were in approval of the plan he presented 2+ years ago. He and his realtor had not met with me until we called a membership meeting expressing our concerns.

He has threatened to put in something that we will "really not like" if we don't approve this plan. A second threat was made that alluded to low-income housing. Apparently, the fencing he plans to use in this development is chain link? What protection and privacy does that provide?

We know that something will eventually be built on that property, no idea what since the land appears not suitable for very much.

Mr. McMinn's philosophy is "Profit before People."

Thank you for the opportunity to express our concerns.

Patrick Pylate Marlene J. Pylate
[redacted]

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

REQUEST NO. Z-2513

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

SEE ATTACHED

Signature

6/20/25
Date

[redacted]

Charles & Loretta Schmidt

[redacted]

June 16, 2025

We are writing to formally express our concerns and objections regarding the development of the Keller Property. The issue at hand has raised significant concerns for us and those of us living in the WindCrest Subdivision.

Our primary concern is the 40 plus year- old retaining wall along the rear of many of our homes. Construction below that wall could very well compromise its soundness. Collapse of or damage to this wall because of the development would be devastating to all adjacent homes on Summit Circle.

In addition, we and our neighbors don't wish to have to deal with the noise and pollution at our back yard that will result from this project.

A major concern also is the traffic increase at this section of Milam where emergency ambulance traffic into the hospital emergency room. Also fire engine traffic use this same section as well as school buses.

As interested and concerned property owners, we PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

Please carefully evaluate the impact of this development on our subdivision, traffic concerns and on the entire area.

Thank you - Loretta Schmidt Charles Schmidt

REQUEST NO. Z-2513

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

The value of the homes on the outer circle of Summit Circle would decline if there were any obstruction of the view of our city if town homes or any buildings were constructed in Keller Sub-division. The view is definitely of monetary value to each home

Pat Weinheimer

Signature

6-17-25

Date

[redacted]

REQUEST NO. Z-2513

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

Our townhome backs up to the property in review. We have a 15-20 ft concrete retaining wall in the back. I am very concerned about the stability of this wall being affected by development. We recently had to have our home leveled in the back, and don't want to have to do that again. This developer did previous work on the property - dirt moved around and clearing done without proper authorization to do so. We want the trees behind our house to stay - They provide privacy + act as a sound buffer from Hwy 16 noise. Another development in Fbg is questionable because of drought concerns as well.

Kelly Spencer

Signature

6/23/2025

Date

[redacted]

1. The construction process could seriously affect the 40 years old large retaining wall behind several homes in a devastating situation for those homeowners.

2. More living spaces built within city limits will only increase water usage. Think of how many toilets will flush, showers & baths, dishwashing, wash machines in daily living situations. Also outdoor usage. Water restrictions are currently in Stage 4. Do we all want to go into Stage 5. I doubt it. Weather is changing & its just not feasible to build more housing to overuse the water resource we already have.

3. The traffic it would create would take away from a currently peaceful area that includes wild life passing through the area. Create walking paths with native vegetation & keep the area a pleasant place & buffer from traffic.

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

REQUEST NO. Z-2513

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

See attached

Cathy & Ben Gerd

Signature

6/14/25

Date

[redacted]

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

REQUEST NO. Z-2513

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

We fear that by disturbing the existing terrain, a definite danger of any movement of affected terrain could result in costly (detrimental) damage to our existing community.
Increased traffic around hospital is dangerous!
Increased water usage unwelcomed, and safety of children getting to and from school endangered!
We STRONGLY protest any type of change to the existing (present) landscape.

Kind Regards

Signature: Jutta D. Lindsay

Date: 22 June 2025

[redacted]

FROM THE DESK OF

Terri Patton & Gary Metcalf

June 28, 2025

City of Fredericksburg, Texas
126 W. Main Street
Fredericksburg, TX 78624

RE: Z-2513

We are writing to PROTEST the proposed Keller Oaks development by P.V. McMinn with NuVista Development LLC adjacent to the Windcrest homes at the corner of Windcrest and Milam Streets. The Windcrest homes were constructed 40 years ago. Our property at 461 Summit Circle and all adjacent homes are set above the proposed development.

One major concern is the long term impact on the 40-year-old retaining wall which supports our home and others above the proposed development. Construction below this wall could compromise its soundness. Damage or collapse of this wall would be devastating to all the adjacent homes on Summit Circle.

We chose to live in Windcrest for two main reasons: the proximity to everything in Fredericksburg and the tranquility of the neighborhood. We and the other residents adjacent to the proposed development do not wish to have the noise and exhaust pollution resulting from the construction at our back door. The proposed property currently provides a home to wildlife, including deer, foxes, squirrels, armadillos, and birds. So the environmental impact is considerable.

We are also concerned about the impact this proposed development would have on traffic. At the intersection of Milam and Windcrest is a 4-way stop with heavy traffic during the week. Emergency vehicles frequent this route to access the Methodist Hill Country Hospital. Fredericksburg High School and Middle School are also in the vicinity, impacting traffic at certain times of the day.

The community of Fredericksburg is faced with an uncertain future of the water supply for all homes and businesses. Further development will only exacerbate the strain on our water supply. The City Council has wisely paused other development projects. It makes no sense to approve this one.

As interested property owners, we PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

Terri Patton Gary Metcalf

Terri Patton & Gary Metcalf

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

REQUEST NO. Z-2513

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

Please See Attached

Jerri Patton

Signature

7/1/2025

Date

[redacted]

REQUEST NO. Z-2513

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

I protest this proposed development.

I am in agreement with the reasons outlined in Charles and Susan Gundry's (3469 Summit circle) protest notes.

R. A. Rausch
Signature

June 19, 2025
Date

[redacted]

REQUEST NO. Z-2513

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

We at 481 Summit Circle do not approve the Conditional Use Permit number Z-2513. We need to be able to spend our Senior years in peace not turmoil. We are sorry you think it necessary to approve this one. Our resources are being depleted. We have paid taxes and supported this County for many, many years. It would be nice for you to respect our request.

Jay & Shirley Rutledge

Jay Rutledge

Shirley Rutledge &

Signature

6-17-25

Date

[redacted]

REQUEST NO. Z-2513

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

Our townhome backs up to the property in review. We have a 15-20 ft concrete retaining wall in the back. I am very concerned about the stability of this wall being affected by development. We recently had to have our home leveled in the back, and don't want to have to do that again. This developer did previous work on the property - dirt moved around and clearing done without proper authorization to do so. We want the trees behind our house to stay - They provide privacy & act as a sound buffer from Hwy 16 noise. Another development in Fbg is questionable because of drought concerns as well.

Kelly Spencer

Signature

6/23/2025

Date

[redacted]

REQUEST NO. Z-2513 As interested property owners, we PROTEST this permit #Z-2513

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

1. Compromise of retaining wall protecting homes on Summit Circle
2. No study or report from an independent engineer concerning the development of the site.
3. Noise and exhaust pollution at our front door due to the development of this site
4. Traffic / Safety:
   Milam is an emergency route to our hospital emergency room
   School buses use this route to/from school morning and afternoon
5. Water supply
   Our community is being faced with an uncertain future to our water supply

Signature [redacted] Date 6/17/25

James Burton | General Manager | Hitchin' Post Steakhouse

[redacted]

Jan Musgrove

From: Cliff Cross
Sent: Wednesday, August 6, 2025 3:10 PM
To: Jan Musgrove
Subject: FW: NuVista

Jan,

Please see the following support email for the NuVista CUP.

Thanks,
Cliff

Clifford Cross, AICP
Director of Development Services

126 W. Main Street
Fredericksburg, TX 78624
Office: (830) 997-7521 | Direct: (830) 990-2026 | ccross@fbgtx.org

City Mission: We're leading with integrity while providing the best customer services to our community.

[redacted]
Sent: Wednesday, August 6, 2025 1:18 PM
To: Cliff Cross <ccross@fbgtx.org>
[redacted]
Subject: NuVista

To Whom It May Concern,

I am writing to express my strong support for the conditional use permit for NuVista. As a local resident and current homeowner in Windcrest, I believe this development would bring many positive benefits to our community and the city of Fredericksburg.

Sincerely,
James Burton

Subject: Request Z-2424 - Keller Oaks
Date: July 1, 2025 at 9:24 PM CDT
[redacted]
To: scollier@fbgtx.org

Although we do not live on the border of the property subject to Request Z-2424, we do live on Summit Circle and have been residents of WindCrest Townhomes Association subdivision for 31 years. I also served a president of the Association from 1994 through 2022 and am thoroughly familiar with the history of the development and the condition of the structures and the grounds.

I realize there have been a number of negative comments regarding the proposed Keller Oaks development. The same was true of an earlier proposal a few years ago. Many of those objecting also complained over the years about the potential negative health effects originating from the cedar growth on the property.

The only concern which may have merit is that concerning the stability of the concrete retaining wall on the WindCrest/Keller property line. The potential effects of construction below the wall may be addressed by a review by a competent structural and geotechnical engineer. That would benefit both parties and should aliviate any concerns.

The appearance and quality of the construction proposed for Keller Oaks can only enhance the values of the WindCrest properties and the adjoining areas as well. We support the proposal an urge approval of the Request.

LARRY AND ISABEL WERTS
[redacted]

July 11; 2025

Dennis:

I sent this email to Ms. Collier on the 1st but couldn't include you as a recipient because I didn't have your email address. Don't know how much impression it made on P and Z but I hope mine wasn't the only "pro" comment.

Regards.

[redacted]

From: [redacted]
Sent: Wednesday, July 2, 2025 4:20 PM
To: Dennis Kuzenberger
Subject: Fwd: Keller Crossing

Dennis,

Here is the email I sent to Shelby .

Let me know if need to do anything else.

Get Outlook for iOS

From: Brad Hardin [redacted]
Sent: Wednesday, July 2, 2025 2:13 PM
To: scollier@fbgtx.org <scollier@fbgtx.org>
Cc: [redacted]
Subject: Keller Crossing

This email is written in support of the Keller Crossing project being presented to Planning and Zoning. It is my understanding this is the same or similar project that was previously approved.

First United Bank has no financial interest in the project and its support is from the standpoint of an adjacent landowner.

Please do not hesitate to contact me if you have any questions.

Thank you,

Brad Hardin
[redacted]

ORDINANCE NO. 2 0 2 5 - 35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B, "ZONING ORDINANCE" OF THE FREDERICKSBURG MUNICIPAL CODE, AS AMENDED, BY GRANTING A CONDITIONAL USE PERMIT PERMITTING A CONDOMINIUM/TOWNHOME USE ON CERTAIN PROPERTY LOCATED AT 1032 MILAM STREET , FREDERICKSBURG, TEXAS; PROVIDING THAT THIS ORDIANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas (the "City"), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance, certified as Appendix B of the Fredericksburg Municipal Code, and a comprehensive zoning map, regulating the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting public health, safety, morals, and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, in accordance with the Comprehensive Zoning Ordinance, the owner of the property referenced below has filed an application for a Conditional Use Permit for a "Condominium / Townhome Use" within a C1, Neighborhood Commercial zoning district; and

WHEREAS, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication, and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to grant such conditional use permit on the terms and conditions described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT:

Section 1.

The findings above are found to be true and correct and are incorporated herein.

Section 2.

Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, is hereby amendment to grant a Conditional Use Permit as shown and described below:

Applicant:	NuVista Development, LLC
Property Owner:	NuVista Development, LLC
Property Address:	1032 South Milam, Fredericksburg, TX 78624
Legal Description:	Lot 1R-1 & Lot 1R-2 IN THE KELLER SUBDIVISION, A PLAT OF RECORD IN VOLUME 6, PAGE 88 OF THE GILLESPIE COUNTY PLAT OF RECORDS.
Zoning Change:	The property shall remain located in the C1 Neighborhood Commercial zoning district, and a Conditional Use Permit for a "Condominium / Townhome Use" is hereby granted subject to the terms and conditions provided herein

Section 3.

The zoning districts, boundaries, and uses as herein established have been made in accordance with the comprehensive plan for the purposes of promoting health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, flood, and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewerage, parks, and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

Section 4.

The use of the property described herein shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City for the zoning district into which they have been assigned.

Section 5.

This Ordinance shall be cumulative of all other provisions of ordinances of the City of Fredericksburg Municipal Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinance and such code are hereby repealed.

Section 6.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine in Section 1-6 of the Fredericksburg Municipal Code. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

Section 7.

All rights or remedies of the City are expressly saved as to any and all violations of Appendix B of the Fredericksburg Municipal Code, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

Section 8.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 9.

The City Secretary of the City of Fredericksburg is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law.

Section 10.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on this the 16th day of September, 2025.

_____

Jeryl Hoover, Mayor

ATTEST:

_____

Letty Vacek, City Secretary

APPROVED AS TO FORM:

_____

Mick McKamie, City Attorney

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services
TO: Mayor & City Council Members
FROM: Cliff Cross, Director of Development Services
MEETING DATE: September 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: 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.

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 Commisioner's Court has submitted a request that a portion of Hollmig Lane be annexed by the City of Fredericksburg. Two public hearings are required for annexation of the ROW. The annexation schedule for this project is as follows.

September 16, 2025
Hold Public Hearing for ROW Annexation

October 1, 2025
Hold Public Hearing for Subject Property Zoning Request

October 7th, 2025
Hold Second Public Hearing for ROW Annexation
Hold Public Hearing for Subject Property Annexation
Hold Public Hearing for Subject Property Zoning Request

October 21st, 2025
Ordinance Adoption for ROW Annexation
Ordinance Adoption for Subject Property Annexation
Ordinance Adoption for Subject Property Zoning

BACKGROUND:
Property at 612 Hollmig Lane is in the process of annexation. The property is currently contiguous to

the City Limit, however, 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 in conjunction with the property. Hollmig Lane is identified on the City's Thoroughfare Master Plan as a Collector class road. By annexing the ROW, development of the properly would be required to included improving their side of Hollmig Lane to City standards for a Collector class road.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
Maintenance for approximately 1,500 linear feet of road or 3,600 square yards of pavement.

STAFF RECOMMENDATION:
No Action

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality
Workforce
Mobility
Small Town Sensitive Growth

ATTACHMENTS:
1. Z-2515_Gillespie County ROW
2. Annexation_612Hollmig_PortA

APPROVAL/REVIEW:

Cliff Cross, Director of Development Services — Date: September 11, 2025

Garret Bonn, Assistant City Manager — Date: September 11, 2025

William McKamie, City Attorney — Date: September 11, 2025

Leticia Vacek, City Secretary — Date: September 11, 2025

Date: September 11, 2025

Clinton Bailey, City Manager

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:

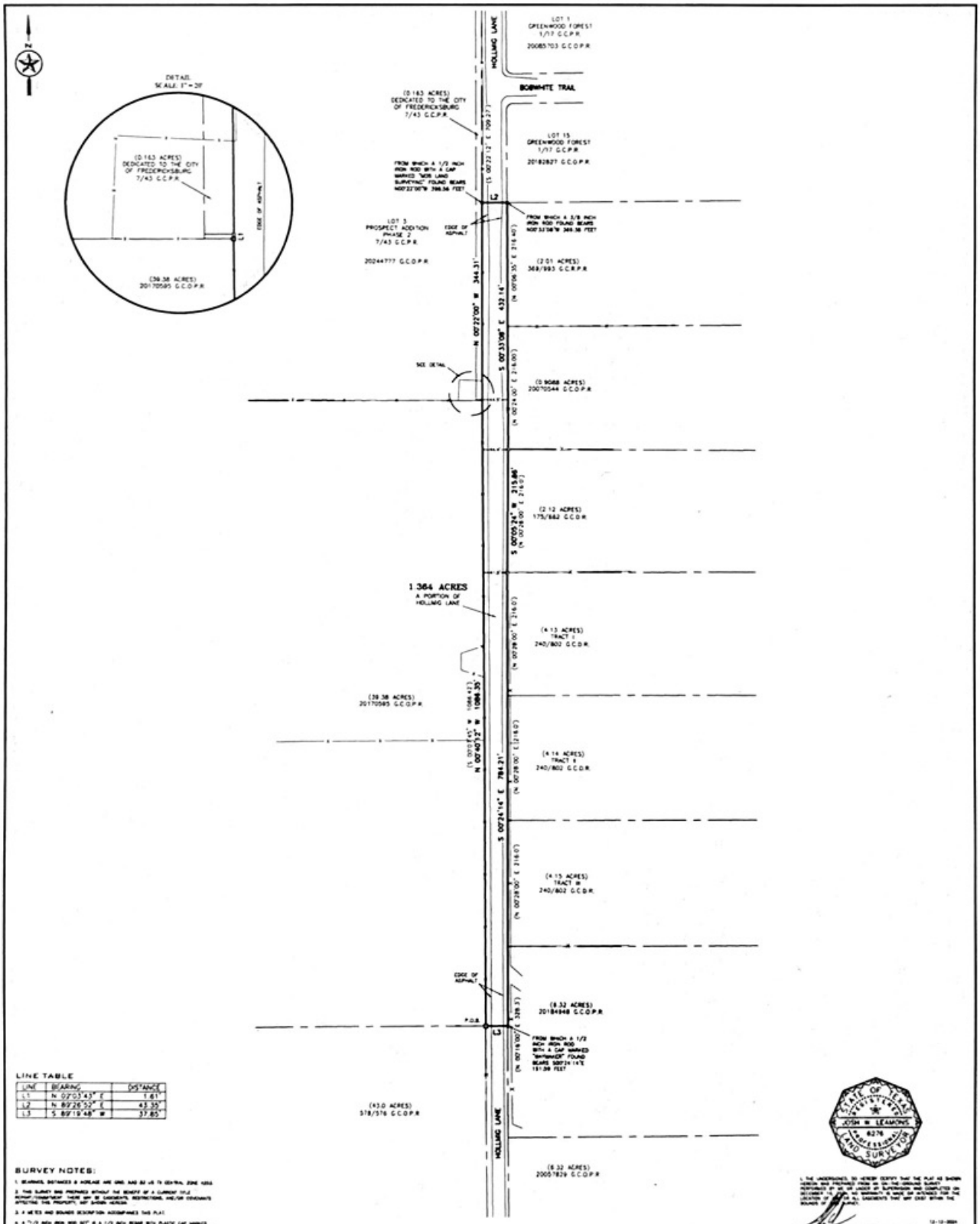
1. South 00°33'08" East a distance of 432.14 feet along the west line of said 2.01 acre tract and the west line of that certain 0.9088 acre tract described in Instrument No. 20070544 of said Official Public Records to a 1/2 inch iron rod found for the southwest corner of said 0.9088 acre tract and the 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


DETAIL
SCALE: 1" = 20'
(0.163 ACRES) DEDICATED TO THE CITY OF FREDERICKSBURG 7/43 G.C.P.R.
EDGE OF ASPHALT
(39.38 ACRES) 20170595 G.C.O.P.R.
HOLLMIG LANE
LOT 1 GREENWOOD FOREST 1/17 G.C.P.R. 20085703 G.C.O.P.R.
BORNITE TRAIL
LOT 15 GREENWOOD FOREST 1/17 G.C.P.R. 20182827 G.C.O.P.R.
LOT 3 PROSPECT ADDITION PHASE 2 7/43 G.C.P.R. 20244777 G.C.O.P.R.
(2.01 ACRES) 368/993 G.C.R.P.R.
(0.9088 ACRES) 20070544 G.C.O.P.R.
(2.12 ACRES) 175/582 G.C.O.R.
1.364 ACRES
A PORTION OF HOLLMIG LANE
(4.13 ACRES) TRACT 1 240/602 G.C.O.R.
(4.14 ACRES) TRACT II 240/602 G.C.O.R.
(4.13 ACRES) TRACT III 240/602 G.C.O.R.
(8.32 ACRES) 20184948 G.C.O.P.R.
(43.0 ACRES) 578/576 G.C.O.R.
(8.32 ACRES) 20057829 G.C.O.P.R.
P.O.B.
LINE TABLE
LINE | BEARING | DISTANCE
L1 | N 02°03'43" E | 1.61'
L2 | N 89°26'52" E | 43.35'
L3 | S 89°19'48" W | 37.85'
SURVEY NOTES:
LEGEND:
SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
BOUNDARY SURVEY
1.364 ACRES BEING A PORTION OF HOLLMIG LANE OUT OF GEORGE DEBRIANT SURVEY NO. 42, ABSTRACT NO. 180 IN GILLESPIE COUNTY, TEXAS.
SCALE: 1" = 100'

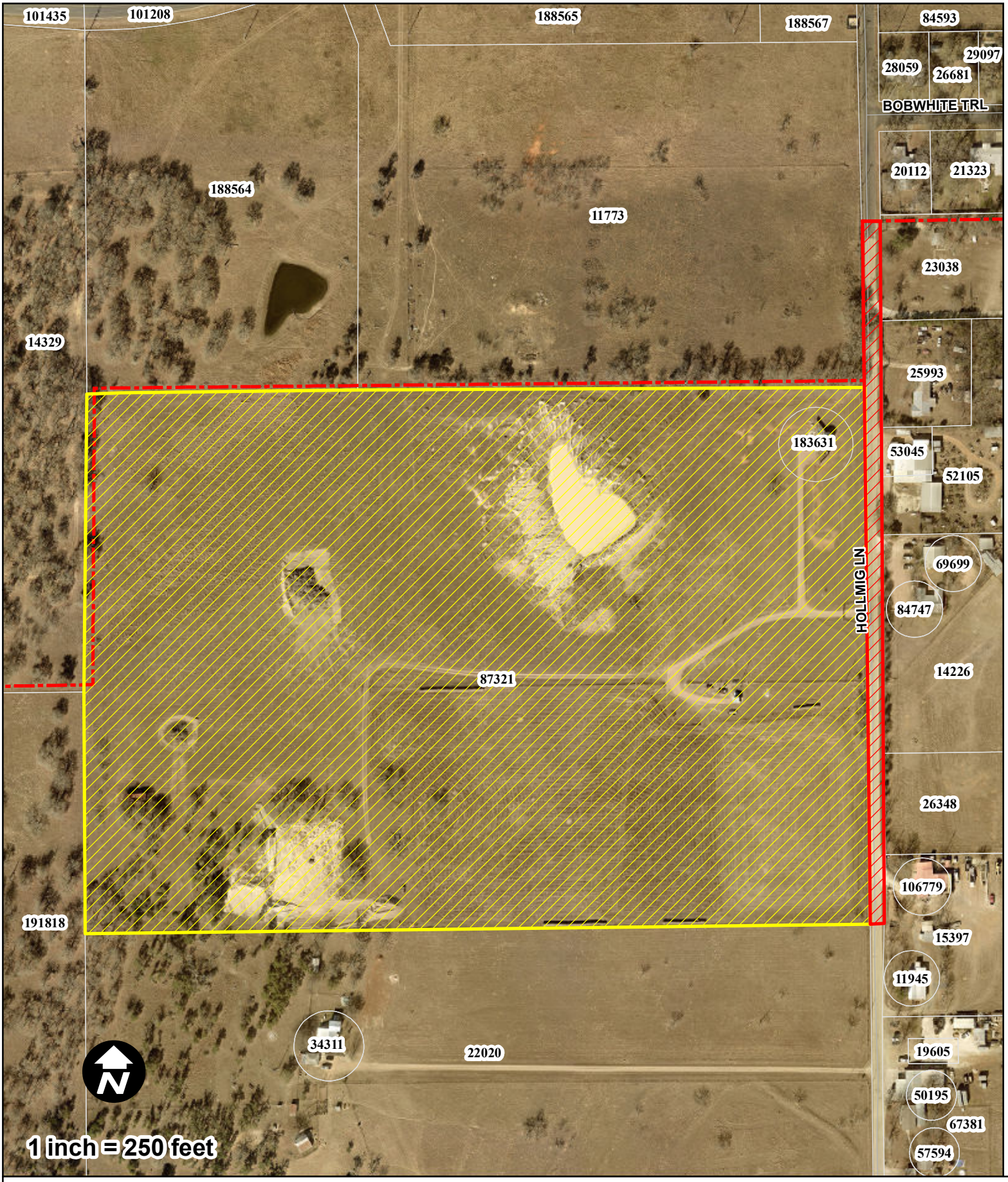


FIGURE 1

City of Fredericksburg
612 Hollmig Annexation

LEGEND

Annexation

- Right of Way
- Subject Tract
- City Limit Boundary
- GCAD Parcels

Document Path: M:\ArcMap\Development_Services\Annexation_Maps\Annexation_612Hollmig_PortA.mxd

RESOLUTION 2025-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, ESTABLISHING DESIGNATED CONTACT ADDRESSES FOR PUBLIC INFORMATION ACT REQUESTS; AUTHORIZING ANNUAL NOTICE TO THE TEXAS ATTORNEY GENERAL PURSUANT TO HOUSE BILL 4214 (89TH LEGISLATURE); PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Texas Legislature enacted House Bill 4214 during the 89th Regular Session, amending Texas Government Code Section 552.234 to require each governmental body to notify the Attorney General not later than October 1st of each year of the current mailing address and electronic mail address designated to receive written requests under the Public Information Act; and

WHEREAS, House Bill 4214 requires the Attorney General to maintain a publicly accessible database of such designated addresses; and

WHEREAS, the City Council finds it necessary and in the public interest to designate official addresses for receiving Public Information Act requests, publish them for public use, and ensure timely annual notices to the Attorney General; and

WHEREAS, clear designation of contact addresses will improve public access to government information and ensure efficient processing of requests.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS:

SECTION 1.
ADOPTION AND AUTHORITY

This Resolution is adopted pursuant to House Bill 4214 (89th Legislature, Regular Session) and Texas Government Code Chapter 552, including Sections 552.234(e)–(f), and the City's authority as a home rule municipality acting under its charter adopted by the electorate under the Texas Constitution and Local Government Code.

SECTION 2.
PUBLIC INFORMATION OFFICER

The City Manager designates the Public Information Officer pursuant to Texas Government Code Section 552.201 and shares some of the responsibilities with the City Secretary who manages the intake, processing, and coordination of Public Information Act requests.

SECTION 3.
DESIGNATED ADDRESSES FOR PUBLIC INFORMATION ACT REQUESTS

Pursuant to Texas Government Code Section 552.234(c), the City hereby designates the following addresses to receive written requests under the Public Information Act:

a. **Designated Electronic Mail (E-Mail) Address:** lvacek@fbgtx.org

b. **Designated Mailing Address:**
City Secretary
City of Fredericksburg
126 W. Main Street
Fredericksburg, Texas 78624

The City Manager or City Secretary may establish additional publicly listed methods of submission that are forwarded to the designated email address, provided the designated addresses specified above remain continuously active and monitored during regular business hours.

SECTION 4.
WEBSITE PUBLICATION AND PHYSICAL POSTING

The Public Information Officer shall ensure that the designated email and mailing addresses are:

a. Conspicuously displayed on the City's official website, specifically on any webpage dedicated to Public Information Act requests or open records;

b. Posted on an information notice at City Hall in an area readily accessible to the public during normal business hours; and,

c. Included in any City publication or document that references how to contact the City for public information.

SECTION 5.
ANNUAL NOTICE TO THE ATTORNEY GENERAL

a. **Annual Submission.** The City Secretary shall notify the Texas Attorney General on or before October 1st of each year of the City's current designated mailing address and electronic mail address for Public Information Act requests, using the method prescribed by the Attorney General's office, whether through an online portal, prescribed form, or other designated method;

b. **Verification.** The City Secretary shall retain proof of submission and shall verify that the City's information appears correctly in the Attorney General's public database once published or updated each year; and,

c. **Calendar Reminder.** The City Secretary shall establish an annual calendar task for this requirement to ensure timely compliance.

SECTION 6.
MID-YEAR ADDRESS CHANGES

In the event a designated address must be changed before the next annual reporting deadline, the City Secretary shall:

a. Immediately update the City website and all posted notices;

b. Update internal procedures and notify all relevant staff; and

c. Submit an updated notice to the Attorney General within thirty (30) days of the change, using the same submission method as the annual notice.

SECTION 7.
TRAINING AND INTERNAL PROCEDURES

The City Secretary shall be responsible for maintaining the following:

a. Written internal procedures for routing, logging, acknowledging, and tracking all Public Information Act requests received at the designated addresses or PIR System;

b. Provide PIR System training to relevant staff annually on proper intake and processing procedures;

c. Ensure that any web form, alternate intake mechanism, or secondary email address automatically forwards a request to the designated email address; and,

d. Implement a system to acknowledge receipt of requests within one (1) business day as a best practice.

SECTION 8.
RECORDS MANAGEMENT

All documentation related to this Resolution, including proof of annual submittals to the Attorney General, interim updates, and acknowledgments, shall be retained in accordance with the City's records retention schedule and the requirements of the Local Government Records Act.

SECTION 9.
COMPLIANCE REVIEW

The City Secretary shall review compliance with this Resolution annually and report any issues or recommended changes to the City Manager and City Council as appropriate.

SECTION 10.
EFFECTIVE DATE

This Resolution shall take effect immediately upon adoption by the City Council.

PASSED AND APPROVED this 16th day of September 2025.

_____
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:
MEETING DATE: September 16, 2025 **CATEGORY:** ITEMS FOR FUTURE AGENDA

CAPTION: City Manager Bailey will review the Future Agenda Items list with the City Council.

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. Future Agenda Items List 9-16-2025

APPROVAL/REVIEW:

Date: September 11, 2025

Leticia Vacek, City Secretary

Clinton Bailey, City Manager

Date: September 11, 2025

City Council Future Agenda Items/Meetings

October 7, 2025 City Council Regular Meeting

Oct. 7th – Texas Housing Foundation Multi-Family Development — Evan Williamson, Asst PW Director
Oct. 7th – 2nd PH Sonoma Annexation Land Use/Zoning/R-O-W — Cliff Cross, Dvlpmt Services Director
Oct. 7th – MSRC Appointment to fill the vacancy by Marty — Andrea Schmidt, Parks Director

Future Agenda Items/Future Council Meetings

Oct. 21st – Ordinances for Sonoma Land Use/Zoning/R-O-W — Cliff Cross, Dvlmpt Services Director
Oct. 21st – Ordinance Amendments-Horse Drawn Carriage/Pedicabs/Vehicles for Hire — City Secretary Vacek/Police Chief Vorauer
Oct. 21st – Ordinance Amendments to Solicitor's Permits/Animal Control Fees — Police Chief Vorauer
Oct. 21st - EDC Quarterly Update — Tim Lehmberg, EDC Director
Future date – Prof Serv Contract for N. Llano Waterline Design/Engineering — Kris Kneese, Public Works/Utilities Director

Upcoming Meetings/Events

Sept. 23rd – Citizen University – 6pm @ CVB Auditorium, Presentation by EDC/Chamber/CVB
Sept. 30th – Neighborhood Town Hall Meeting – 6pm @ Hill Country Herb Garden
Oct. 15th – Coffee with the City Manager – 8am @ LBJ Golf Clubhouse
October – Schedule Special Meeting to Discuss Updates for amendments to various Ordinances

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM: Garret Bonn, Assistant City Manager
MEETING DATE: September 16, 2025 **CATEGORY:** EXECUTIVE SESSION

CAPTION: Legal Matters Update - Texas Government Code Section 551.071 (Mick McKamie - City Attorney)

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: September 11, 2025

Clinton Bailey, City Manager

Date: September 11, 2025

William McKamie, City Attorney

Date: September 11, 2025

Garret Bonn, Assistant City Manager