



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, October 7, 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, October 7, 2025, at 9:00 AM. The meeting will be live-streamed & available for re-watch on the City's website: fredericksburgtx.portal.civicclerk.com.

The City Council welcomes citizen participation and comments at all City Council Meetings on Agenda Items.

Comment Card for Written or Verbal Comments-submitted by 4 p.m. the day before the meeting.

- i. Complete the Comment Card online at FBGTX.org;
- ii. Make sure to check the appropriate box (verbal or written);
- iii. Only one agenda item per Comment Card.

Sign up in person between 8:30 a.m. and 9:00 a.m. at the meeting location.

- i. Only one agenda item per Comment Card;
- ii. Speakers will be limited to three minutes to speak. **Please Note:** The Mayor can reduce the number of minutes for any speaker during Public Comment on a single agenda item depending on the number of people who sign up for it.
- iii. Any citizen with handouts should provide them to the City Secretary before speaking. If you wish the City Council to receive your handouts for the meeting, please provide 10 copies; if not, the City Council will receive your handouts the following day.

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made on the basis of the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for the Executive Session.

Attendance By Other Elected or Appointed Officials: It is anticipated that the Planning & Zoning Commission, Historic Review Board, and Zoning Board of Adjustment members may attend the City Council Meeting at the date and time above in numbers that may constitute a quorum. Notice is hereby given that at the City Council Meeting at the date and time above, no Board or Commission action will be taken by such in attendance unless such item and action are specifically provided on a separate agenda posted subject to the Texas Open Meeting Act.

1. **CALL TO ORDER - Mayor Jeryl Hoover.**

2. **INVOCATION - Kate Walker, Fredericksburg Resident and Retired Methodist Minister will deliver the Invocation.**

3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges.**

4. **COUNCIL COMMENTS**

5. **CONSENT**

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

- A. Consider approval of City Council Minutes for the following meetings: August 19, 2025 Budget Meeting, September 3, 2025 Special Meeting, and September 9, 2025 Special Meeting. (Leticia Vacek, City Secretary)
- B. Consider confirming J. Gordon Browning to fill the vacancy on the Market Square Redevelopment Commission left by Marty Kaderli. (Andrea Schmidt, Parks & Recreation Director)
- C. Consider the approval of street/lane closure requests on both Friday, December 12, 2025, and Saturday, December 13, 2025, for the Christmas Journey event hosted by Bethany Lutheran Church (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator).

6. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**

- A. Consider and approve Resolution 2025-26 submitting nominations for the Gillespie Central Appraisal District Board of Directors Ballot to be selected by the City Council. (Leticia Vacek, City Secretary)
- B. Hold a Public Hearing for Annexation of a portion of Right of Way of approximately 1.364 acres consisting of a portion of Hollmig Lane currently in the ETJ and maintained by Gillespie County. The request is for Right of Way only. This Annexation will not increase or extend the City's Extraterritorial Jurisdiction. (Cliff Cross, Development Services Director)
 - i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Hold Public Hearing
 - iv. No Action
- C. Hold a Public Hearing for Annexation request by Mark Cornett for Clint and Amy Beicker for the Property located at 612 Hollmig Lane, also described as approximately 39.345 acres out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, TX. (Cliff Cross, Development Services Director)

- i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Hold Public Hearing
 - iv. No Action
- D. Hold a Public Hearing for Request Z-2515 by Mark Cornett with Cornett Engineering requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) and to Establish a Zoning of R1, Single Family Residential for approximately 39.345 Acres of Land Located at 612 Hollmig Lane. (Cliff Cross, Development Services Director)
 - i. Presentation by the applicant
 - ii. Presentation by staff
 - iii. Hold Public Hearing
 - iv. No Action

7. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey will review the Future Agenda Items and Upcoming Meetings List with the Council.

8. EXECUTIVE SESSION

Mayor Hoover will recess its open meeting and convene in Executive Session pursuant to Texas Government Code Sections - 551.071.

- A. Legal Matters Update - Texas Government Code Section 551.071 (Maria Garcia - TOASE)
- B. Discuss Nominees to the Gillespie Central Appraisal District Board of Directors per Texas Government Code Section 551.074. (Leticia Vacek, City Secretary)

9. ADJOURN

CERTIFICATION

This is to certify that I, Leticia Vacek, posted this Agenda at 11:15 am on October 1, 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 Special Budget Meeting Minutes

Tuesday, August 19, 2025, ~ 9:00 AM

John Wm Klein Room

115 N. Crockett

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

Shelley Becker, Municipal Court Judge

Krista Wareham, Finance Director

Kris Kneese, Public Works/Utilities Director

Brian Vorauer, Police Chief

Lynn Bizzell, Fire Chief

Cliff Cross, Development Services Director

Andrea Schmidt, Parks/Recreation Director

Aaron Anderegg, IT Director

Kelli Olfers, Health Director

Tammie Loth, Human Resources Director

Sean Doerre, Public Information Officer

David Kellam, Finance Manager

David Jung, Fire/EMS

Derek Seelig, Police Lt.

Frank Stead, Fire/EMS

Alyssa Rivera, Outreach Specialist

Leslie Embrey Ball, Asst. to City Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order and noted a quorum was present.

2. ACTION ITEMS AND UPDATES

- A. Overview and Discussion of the City of Fredericksburg's Fiscal Year 2026 Proposed Budget. (Clinton Bailey, City Manager)

City Manager Bailey stated that the budget has been updated from the last presentation on July 9, 2025. He reported that staff plugged into the budget the Voter Approval Rate which would be presented today showing the impact to the budget. He also stated that this meeting would be an open discussion with the Council and city staff were in attendance today to answer any questions.

Krista Wareham referenced the citywide budget summary chart. She reported that the proposed budget was filed with the City Secretary on August 15, 2025, and copies were available at City Hall and that it was also published on the city's website. Mayor Pro-Tem Kirchner asked about the funds to be received from the County for the shared expenses. A brief discussion ensued. Mayor Hoover asked about comparable cities and their budget, personnel, and debt, etc... for comparison. Councilmember Watson asked if the newly requested employees were included in the budget. George Studor asked why only an amount of \$100,000 was budgeted for sidewalks. City Manager Bailey stated that the amount budgeted for sidewalks is an ongoing annual expense. Mayor Pro-Tem Kirchner asked about street crack sealing. City Manager Bailey explained that street crack sealing is routine maintenance.

The Council discussed the Dark Skies Compliance. Andrea Schmidt said that many lights are still working well. City Manager Bailey stated that the lights do not have to be replaced all at once. He added that the city is following the ordinance but will not be able to replace all the lights at the rate prescribed. Krista Wareham showed the General Fund Revenue and Expenditures Trends Graph depicting that personnel is the largest expense with Police and Fire at the top. The Police Officers Step Plan was discussed. Mayor Hoover stated that the Council had two choices: 1) raise taxes, or 2) cut expenses. Councilmember Watson felt that if we lower the cost of living and merit pay, we may lose employees and be back in the same place that we were a few years ago. Councilmember Eidson agreed, stating that the number one asset is the Staff. Mayor Pro-Tem Kirchner voiced that she was not in agreement with providing \$400,000 for the Glockenspiel. Andrea Schmidt stated that it is a three-way split (between PCAA, Market Square Redevelopment Commission, and the City) and the agreement cannot be signed until the \$400,000 is budgeted.

Krista Wareham covered the calculated revenues and tax rates. Mayor Hoover stated his long-time impression with the tax rate in Fredericksburg adding that it has served the city beautifully with a very low tax rate for years. He added that we are low in the range compared to other cities. He asked, as the expenses continue to grow, if the Council wanted to explore raising taxes, and if so, by what amount. Mayor Hoover asked the Council if they were leaning towards the Voter Approval Rate at this point. Councilmember Klein said that in the private sector, there are times when employees were lucky to keep their jobs without receiving an increase. Tim Crenwelge expressed his concern about the economy, referencing the financial crisis in the eighties, and having to reduce staff. The Council discussed the current staff and the addition of five new staff being requested. They noted the services that the city staff provides to the residents at no additional cost such as leaf pickup. If taxes were to be lowered, services would also need to be reduced.

The Council also discussed fees in addition to sales tax and touched on paid parking. Krista Wareham reported that based on a \$400,000 taxable value, the increase would equate to \$88.00 up from last year calculated with Voter Approval Rate. The Council discussed holding another special budget meeting in September to further review the proposed Budget.

- B. Consideration and action on the Fiscal Year 2026 Proposed Tax Rate. (Krista Wareham, Finance Director)

Councilmember Watson moved to set the Tax Rate for Fiscal Year 2026 at the Voter Approval Rate of \$0.227427. Councilmember Klein seconded the motion. The motion carried unanimously.

- C. Consideration and action Setting the Public Hearing Date on the Fiscal Year 2026 Tax Rate. (Krista Wareham, Finance Director)

It was the consensus of the Council to hold the Public Hearing on the Fiscal Year 2026 Tax Rate and Budget on September 9, 2025, at 9:00 am at the new City Hall, East Campus Community Room.

13. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 10:24 am.

Jeryl Hoover, Mayor

Attest:

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



City of Fredericksburg

City Council Special Meeting Minutes
Wednesday, September 3, 2025 ~ 2:00 PM
John Wm Klein Room
115 N. Crockett
Fredericksburg, Texas 78624

City Council:

Jeryl Hoover, Mayor (Absent)
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
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Krista Wareham, Finance Director
Cliff Cross, Director, Development Services
Susana Huerta, Asst. Director, Development Services
Kris Kneese, P.E., Director of Public Works & Utilities
Evan Williamson, Asst. Director of Public Works & Utilities
Andrea Schmidt, Parks/Rec Director
Shelley Becker, Municipal Court Judge
Kelli Olfers, Director Health Department
Aaron Anderegg, IT Director
Sean Doerre, Public Information Officer
Leslie Embrey, Asst. to City Secretary
Alyssa Rivera, Outreach Specialist

1. CALL TO ORDER

In the absence of Mayor Hoover, Mayor Pro-Tem Kirchner called the meeting to order noting a quorum was present.

2. ACTION ITEMS AND UPDATES

- A. Review and update of the City's Proposed FY2026 Budget. (Clinton Bailey, City Manager)

Mayor Pro-Tem Kirchner announced that the Public Hearings for the Proposed FY2026 Budget and Tax Rate would be held on September 9, 2025.

City Manager Bailey stated this is a follow-up from the August 19th Budget Meeting and there have been a number of adjustments made, including just

under one million in reductions in the General Fund with some added revenue. He stated that each department director would present and share information on upcoming projects and any additional new employees. He introduced Susana Huerta, the city's new Assistant Director of Development Services.

Krista Wareham reported that the amended budget shows \$1.7 million in revenue has been added, and expenses have been reduced by \$1.8 million. General Fund revenues year to date through August are at 97 percent and (\$23.5 million) and year to date expenditures are at 82 percent (\$21.6 million). She referenced the General Fund Chart showing revenues and expenditures, stating that the City maintains no less than three months of operating in the Reserve Fund. Regarding the General Fund, the required reserve balance is around two million per month. Krista also reported that built into the budget was a COLA (1%), Merit (1.5%), and Police Officer and Firefighters Step Plan (2.5%). She also explained the city dollar breakdown "Where do my Tax Dollars go?", Police 44%, Fire/EMS 16%, Streets 13%, Parks 12%, Debt Services 4.5%, Municipal Court 4%, Development Services 3.5%, Engineering 1%, Golf 1%, and Health 1%.

Krista reported on the Enterprise Fund revenues which have decreased. She added that year to date revenues are down four percent and expenses are down two percent.

Chief Vorauer presented an overview of the Police Department budget stating his budget represents a reduction of \$104,000 to Personnel (from the previously proposed budget in August). He stated the Court Security Officer position has been removed. The School Resource Officer (SRO) position was discussed. There is currently one SRO, but an additional one was requested by the School Board and has been added to the proposed FY2026 budget. He discussed the need for a new position (Records Analyst/Case Manager) to assist with transfer of cases, and their uploading of all digital media to the County, as well as to assist with public information requests.

Cliff Cross presented the Development Services budget noting their department is application driven and the services provide a funding source. Cliff predicted additional revenue of \$389,000 (due to increased short-term rental fees, building permits, and credit card fees) and additional expenses of \$89,000 (increased computer software maintenance). He also discussed the Unified Development Code (UDC) expense of \$175,000, a carryover from last year, to be split between fiscal year 2026 and 2027. He added, the department will be looking for grants to subsidize costs.

Kris Kneese provided budget updates for the following departments under his direction.

He stated that the Engineering Department is part of the General Fund and the Public Works Department. Kris discussed the proposed years' expenses regarding aerial photos (shared expense with the Appraisal District) and stated there are no new personnel added to this budget year.

The Street Department overview included the new revenue from brush/leaf pick-up and the reduction in expenses due to street sweeper being moved to Stormwater. Professional fees-transportation project was removed, and fleet lease adjustment was made. Capital Projects and Equipment were also discussed. Brush and Leaf Collection services were shared in more detail.

The Electric Department budget was reviewed and discussed. Kris reported the Reconstructor project has been removed, and expenses have been reduced by \$164,000. Capital Projects discussed included Inventory replacement at \$700,000, as well as the Racquet Center project. He stated no new equipment is being proposed. He added that LCRA will have a rate increase passed through to our customers and there is no proposed City rate increase. He did mention the proposed city rate study to be completed in fiscal year 2026, a \$25,000 professional services contract. He added the last rate study was completed in 2021.

Kris noted the Water/Wastewater Department has a minor capital expense for equipment at the wastewater treatment plant (\$50,000). Capital Projects discussed included inventory replacement, water main rehab, WWTP Bar Screens, Windcrest water pressure improvements, water well field exploration, North Llano water line rehab, wastewater master plan update, Hollmig Lane lift station (funded with impact fees), float brush aerators, rainwater harvesting, Racquet Center water and wastewater extension, and warehouse improvements. He noted equipment to be replaced includes a dump truck, a skid steer, and two new crew worker trucks. New equipment included a hydro-excavation trailer to be used daily by multiple departments.

The Sanitation Department has a reduced budget of \$84,000 (new sanitation driver added and the entrance gate has been removed from the budget). Projects include Cell 12 and 13, Fiber to Scale House, and Transfer Station. He stated that a grant was submitted for the Transfer Station and should hear back in December. The proposed rate of \$1.40/month was discussed. The last rate adjustment was approved in October 2015. The Tipping Fee at the Landfill will increase by \$15.00/ton. The last adjustment was made in October 2023.

He reported that the Stormwater/Vegetation Management Department is proposing reduced expenses of \$48,000. Annual Projects include warehouse improvements. The Smokehouse Road drainage project was removed from the budget, and the Street Sweeper equipment was moved to the Stormwater Department from the Streets Department Budget. Kris noted the rate structure is broken into tiers, residential range and non-residential. He stated that the last rate adjustment was made in October 2019. The proposed rate adjustments include residential range, lowest tier, increase of \$1.50/month (new rate \$4.50/month) and highest tier, increase of \$4.50/month (new rate \$13.50/month). Non-residential, lowest tier, increase of \$1.50/month (new rate \$4.50/month), and highest tier, increase of \$100/month (new rate \$300.00/month). Kris made note of the new Public Works Personnel request for a Public Works Outreach position at a cost of \$87,000 and a Sanitation Driver at a cost of \$74,000.

Andrea Schmidt provided an update on revisions that have been made to the budget since the last meeting. Capital Projects and Equipment from General

Fund include Tatsch House renovations (expense rolled over from fiscal year 2025), Pool plaster, Pool cover, Town Pool ramp, Pioneer Pavilion stage renovations, and grounds-master mower. Capital Projects and Equipment from Tourism Fund include the annual Christmas light replacements, JD Mower, Marktplatz Fiber extension, Adelsverein Halle repainting, Bollards (discussed removing the item or replacing with mobile barricades), Substation professional services for renovations, garden border extension, and the Glockenspiel. No new personnel are being requested this fiscal year but do see a need to add staff in the future.

Krista noted the reduction of expenses in the amount of \$827,000 to the Tourism budget. The Council requested that the CVB provide a budget presentation at the next Council Meeting.

Judge Shelley Becker presented an overview of the Municipal Court budget noting the need for the addition of two full-time employees (to reduce part-time and overtime wages) and to meet the needs of increased case filings.

Lynn Bizzell discussed the Fire/EMS personnel need stating that last year it was approved to hire six additional personnel, and one position has not been filled to date. He added that the revenue and expenses are shared with Gillespie County. Krista reported that revisions are being made to the Fire/EMS work policy which will cut some of the overtime. There has been an 18% increase in the call volume. The Council discussed possible grants to help fund expenses for the Fire Department. Capital Projects includes a new fire engine (approximate four-year delivery). He noted the firefighting bed for brush truck (previously budgeted). Lastly, Chief discussed the need for a new ambulance and tactical medical equipment. City Manager Bailey added the Fire/EMS Department has drafted a new five-year Capital Plan to be discussed in January.

Kelli Olfers reported there have been no changes to the proposed Health Budget since the last meeting and no personnel requests. She explained the new legislative updates which may influence revenues next fiscal year. Specifically, SB 1008 which took effect on September 1, 2025 regulating food permits statewide. Also, HB 2844, effective July 1, 2026, is the Mobile Food Vendor Permitting, which the state will take over inspections.

Krista provided an overview of the City/County shared expenses. The City expenses which are split with the County include Emergency Management, Fire Department, Health Department, and EMS expenses. The County expenses which are split with the City include Rural Fire Department, Law Enforcement Center, and Communications/Dispatch. Regarding the Animal Shelter expenses, it was stated that personnel are being paid through the Police Department Budget.

Other General Fund expenses include City shared GCAD Property Tax collection and City shared GCAD expenses.

Mayor Pro-Tem Kirchner thanked all city staff for their budget presentations.

13. ADJOURN

There being no further discussion, Mayor Pro-Tem Kirchner adjourned the meeting at 5:02 pm.

Emily Kirchner, Mayor Pro-Tem

Attest:

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



City of Fredericksburg

City Council Special Meeting Minutes
Tuesday, September 9, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. US 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
Mick McKamie, City Attorney
Leticia Vacek, City Secretary
Kris Kneese, Public Works/Utilities Director
Krista Wareham, Finance Director
Cliff Cross, Development Services Director
Brian Vorauer, Police Chief
Lynn Bizzell, Fire Chief
Aaron Anderegg, IT Director
Andrea Schmidt, Parks/ Recreation Director
Sean Doerre, PIO
Derek Seelig, Police Lt
Evan Williamson, PW/Utilities Asst Director
Susana Huerta, Dvlpmt Serv. Asst Director
Laurie Cassidy, Deputy City Secretary
Michael Pressler, Fire Captain
Alyssa Rivera, Outreach Specialist
Tyler Debish, STR Coordinator
Leslie Ball-Embrey, Asst to City Secretary

1. CALL TO ORDER

Mayor Jeryl Hoover called the meeting to order announcing a quorum of the Council.

2. INVOCATION

Captain Michael Pressler of the Fredericksburg Fire Department delivered the Invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledges.

4. CEREMONIAL MATTERS/NEW EMPLOYEE INTRODUCTIONS

- A. Introduction of Susana Huerta, Assistant Director of Development Services. (Cliff Cross, Development Services Director)

Mr. Cross introduced Susana Huerta as the new Assistant Director of Development Services. He mentioned that Susana was previously serving as the Director of Development Services for the City of Leon Valley. He added that she has also served the cities of Boerne, Bulverde, and McAllen. He noted that she holds a bachelor's and master's degrees and is a Certified Planner.

- B. Introduction of Laurie Cassidy, Deputy City Secretary. (Leticia Vacek, City Secretary)

Mrs. Vacek introduced Laurie Cassidy as the new Deputy City Secretary and mentioned that she previously served as the City Secretary in Blanco. She also noted that Laurie is a Texas Registered Municipal Clerk and a Certified Municipal Clerk.

5. COUNCIL COMMENTS

Councilmember Eidson reported that there are 24 days until Oktoberfest which is a wonderful cultural festival for us, and an economic boom to our community. He reported that he met with Judge Becker at municipal court and the following day, he stopped by the Police Department booth at Marktplatz where they gave treats to children. On August 13th he attended Coffee with the City Manager and on August 15th, he attended the EDC Meeting in Bobby's absence. On August 18th he attended the Chamber Board Meeting and on August 14th and 27th he attended the Friends of the Fredericksburg Nature Center Meetings. Lastly, on August 26th he attended the CVB Meeting and had lunch on September 3rd with the Leadership Gillespie Class.

Councilmember Klein reported that he drove to New Mexico over the weekend and mentioned the number of the wind turbines he saw and how they disturb the beautiful skyline. He stated that he also attended the Leadership Gillespie Class luncheon. He also attended the County Commissioner's Court Meeting where they filed a cease-and-desist order on the Battery Storage. He also reported that the Gillespie Central Appraisal District presented their budget to the Commission, and it was approved.

Councilmember Watson reported that he attended the Airport Board Meeting on August 19th and the Hangars are 100% occupied with 48 on the waiting list. He noted that business at the FBO slowed a bit but that it is still ahead of last year. He added that their next meeting is on September 16, 2025, which he plans to attend. He also stated that he attended the Leadership Gillespie County meeting, and they had a good session.

Mayor Pro-Tem Kirchner reported that on September 18th the Movie Coco will be showing at Marktplatz at sunset. Also, the Alamo Area Council of Governments is holding

their Road Show on September 26th starting at 10 am at the extension office on Business Court. Lastly, she noted that the next Neighborhood Town Hall Meeting is on September 30th at the Hill Country Herb Garden beginning at 6 pm.

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 the approval of a street closure request to close one southbound traffic lane and the parking lane adjacent to Marktplatz on North Adams from Austin to Main Street beginning Friday, October 17, 2025, at 7:00 a.m. until Sunday, October 19, 2025, by 12:00 p.m. for Bestfest (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
- B. Consider the approval of a street closure request to close the intersection of N. Llano at E. Travis Street in front of Phyllis Browning Company for no westbound traffic beginning on Saturday, November 22, 2025, at 10:30 a.m. until 5:00 p.m. for the Fredericksburg Historic Home Tour. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
- C. Consider the approval of a street closure request to close E. Austin Street, between Lincoln and Washington streets, beginning on Friday, December 5, 2025, at 10:00 p.m. until noon on Saturday, December 6, 2025, for the reopening of the Bush Gallery at the National Museum of the Pacific War. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

Mayor Pro-Tem Kirchner moved to approve consent items 6A, 6B, and 6C. Councilmember Watson seconded the motion. The motion carried unanimously.

Mayor Hoover recognized County Commissioner Kramer who stated that the County did not take any action on the Battery Facility Project and added that a private group has filed a Temporary Restraining Order on the Battery Project.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Conduct a Public Hearing on the City of Fredericksburg's Proposed Tax Increase as it relates to the Tax Rate for the 2025 Tax Year (Fiscal Year 2026 Budget).
 - i. Presentation by Staff. (Krista Wareham, Finance Director)
 - ii. Conduct a Public Hearing. (Mayor Hoover)
 - iii. Action Required-Motion to postpone the final tax rate vote until Tuesday, September 16, 2025.

Krista Wareham noted the required Public Hearing related to the proposed Tax Increase and provided background on the tax rate. She added that the Voter Approval Tax Rate (VAR) is the highest that can be approved without an election at \$0.227427/\$100 valuation. In response to Mayor Pro-Tem Kirchner, Krista said that the VAR is split into 2 components being the Maintenance & Operations and Interest & Sinking Fund. Mayor Hoover declared the public hearing open and called on the following individuals to speak.

Annette Bennett stated that having watched the Council Meetings; staff is trying to keep the expenses down. She mentioned the Glockenspiel and the Tennis Center which will have ongoing maintenance. She asked how these projects and future projects will continue to be funded.

Randy Briley spoke of the proposed leaf collection fee stating that it has been paid for by city residents with the property tax collection. He asked that Council look at other means of increasing revenues such as parking.

George Studor mentioned tax credits and mentioned they will be going away and as the Council to take that into account.

Charles Schmidt asked if the city was looking at contracting services out to help reduce costs. He said that cutting services are needed but encouraged the city to look at contracting.

City Manager Bailey replied that the city has looked at contracting out street and sanitation services and added that the cost would be greater. Councilmember Klein mentioned that the city contracted out the operation and maintenance of the golf course. City Manager Bailey noted that was a positive example of contracting out. He mentioned that for other services, the mobilization costs would increase. He added that privatization of some of those services works to a certain extent using the trash collection service as an example. The proposed low-rate increase would end up being greater if a contractor took over that service. Kris Kneese added that that there was value in not just picking up trash, but the staff interaction and relationships built with our residents that has value. Councilmember Eidson added a contractor would also not work through the holidays as currently is provided.

City Manager Bailey expressed appreciation of Mr. Schmidt's comments made. Mr. Schmitz stated that he primarily dealt with mowing contracts not these other major services. Mayor Pro-Tem Kirchner mentioned that she requested a list of all contracted city services for review. She also mentioned that the city is not adding more staff for same.

Mayor Hoover declared the public hearing closed noting the action that would be required today. Councilmember Watson moved to postpone the final tax rate vote until Tuesday, September 16, 2025. Councilmember Eidson seconded the motion. The motion carried unanimously.

- B. Conduct a Public Hearing to receive comments on the City of Fredericksburg's Proposed Budget for Fiscal Year 2026 commencing on October 1, 2025, and ending on September 30, 2026. (Krista Wareham, Finance Director)
 - i. Presentation by Staff. (Krista Wareham, Finance Director)
 - ii. Conduct Public Hearing. (Mayor Hoover)
 - iii. Action Required - Motion to postpone the final budget vote until Tuesday, September 16, 2025.

Krista noted that the Proposed Budget also required a Public Hearing be conducted. She added that the Council has attended four Special Budget Meetings and several Regular Meetings with the proposed budget discussed. She pointed out that staff is trying to control costs and felt the city was doing a great job in keeping costs down.

Mayor Hoover declared the public hearing open and asked if there was anyone to speak on said item. There being none, Mayor Hoover declared the public hearing closed.

Councilmember Klein moved to postpone the final budget vote until Tuesday, September 16, 20125. Councilmember Eidson seconded the motion. The motion carried unanimously.

C. Consider Request Z-2514: By Stuart Barron to Consider the Following:

A. A Land Use Change from High Density Residential/Commercial Center to Commercial for Property Located at 514 Friendship Lane & Property Identification Numbers 183782 & 30276.

B. A Zoning Change from C1.5, Medium Commercial to C2, Commercial for Property Located at 514 Friendship Lane and a Zoning Change from C1 Neighborhood Commercial to C2 Commercial for Property Identification Numbers 183782 & 30276.

- i. Presentation by the Applicant
- ii. Presentation by the Staff
- iii. Hold Public Hearing
- iv. Take Action on Ordinance 2025-25 related to the Land Use Change
- v. Take Action on Ordinance 2025-26 related to the Zoning Change

A. Cliff presented said item noting the parcels ID Numbers of 183782 and 302076 where the applicant is requesting a land use change from C1 to C2. Mayor Hoover asked of the allowed uses for C2. After Cliff replied with the uses, Mayor Hoover declared the public hearing open. There being no citizens to speak, Mayor Hoover declared the public hearing closed.

B. Cliff presented said item noting that it would provide for the zoning change from C1.5 to C2 for the same parcels.

Mayor declared the public hearing open. There being no citizens to speak, Mayor Hoover declared the public hearing closed.

Councilmember Klein moved to adopt Ordinance 2025-25 for the land use change for parcels numbered 183782 and 30276. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

Councilmember Eidson moved to adopt Ordinance 2025-26 for the zoning change for parcels numbered 183782 and 30276. Councilmember Klein seconded the motion. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider and approve a Lease Agreement (Fourth Amendment) requested by the Fredericksburg Art Guild for use of a city-owned building located at 308 E. Austin Street. (Leticia Vacek, City Secretary)

City Secretary Vacek presented the Fourth Amendment to the original lease, adding that all terms remain the same specifically the 3 year extension at \$600 per month.

Councilmember Klein moved to approve the Fourth Amendment as presented. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

- B. Award of bid for a Ladder Truck for the Fire Department. (Lynn Bizzell, Fire Chief)

Fire Chief Bizzell presented said item. He stated that the apparatus and all other equipment that must be placed on the truck adds \$300k to the ladder truck of \$2,011,000. Mayor Pro-Tem Kirchner verified that said item was budgeted in 2025 adding that the increase was \$11k. It was noted that said costs will be shared with the County.

Councilmember Watson moved to approve the bid of the ladder truck as presented by staff. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

- C. Consider and take action on appeal of Director of Development Services denial of a STR-Unoccupied permit for Russell Carvin at 322 W Nimitz. (Cliff Cross, Director of Development Services)

Russell Carvin, applicant, presented the STR appeal. He noted that he received an email but did not receive the invoice. He noted that he did not follow up and requested a bit of grace due to all that they had going on personally. He stated that he was willing to pay all associated fees. Tyler Debish presented the item on behalf of the city.

Councilmember Eidson moved to deny the appeal. Councilmember Klein seconded the motion. The motion carried unanimously.

- D. Presentation and Review of the CVB Budget for FY2026. (Brady Closson, CVB President)

Mr. Closson presented the CVB Budget for FY2026. He thanked Dr. Shields, Chairman of the CVB Board who was present. He reported that they are trying to maximize the percentages allowed by the state. Gillespie County is down approximately 4 percent year to date in visitation. Travel is still very high and there is 90 percent with plans to travel. He noted that the CVB's current website has not been performing well but will be updated. He added that the CVB has just over a year of financial reserves. He added that they do not need that amount in reserves. He mentioned that in order to deploy the reserve funds the CVB must be consistent with their non-profit status. He noted that the CVB restroom is in dire need of repair and will present architectural plan expenses in that will exceed

\$500k. Lastly, he spoke about several programs that the CVB is bringing to fruition.

9. ITEMS FOR FUTURE AGENDA

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

City Manager Bailey highlighted the future items and the list of upcoming meetings highlighting the Tax Rate and Budget adoption at the next meeting. He also noted the upcoming Leader's Breakfast and Neighborhood Town Hall Meeting.

10. EXECUTIVE SESSION

Mayor Hoover recessed the regular meeting to go into executive session at 10:47 am to discuss the following Executive Session items pursuant to Texas Government Code Sections 551.071 & 551.074.

Mayor Hoover reconvened the meeting at 11:37 am and noted that action was in order.

- A. Consider and discuss the appointment, reappointment, or reassignment of City Board/Commission members to fill a vacancy on the Planning & Zoning Commission - Texas Government Code Section 551.074. (Leticia Vacek, City Secretary)
- B. Consider and discuss the Civil Action No. 1:24-CV-00701-D11 Joseph Brillhart, Laura Brillhart, and Sally Clark, Plaintiffs, v. City of Fredericksburg, Texas, pending United States District Court for the Western District of Texas, Austin Division - Texas Government Code Section 551.071. (Mick McKamie, City Attorney)
- C. Legal Matters Update - Texas Government Code Section 551.071 (Mick McKamie - City Attorney)

Mayor Hoover reconvened the executive session at 11:37 am and announced that action was in order. The following action was taken:

10A. Councilmember Eidson moved to appoint Todd Peters to fill the remaining unexpired term vacated by Jeff Lawrence. Councilmember Watson seconded the motion. The motion carried unanimously.

10B. Mayor Pro-Tem Kirchner moved to settle the Brillhart and Clark suit within the settlement negotiations presented by the City Attorney. Councilmember Klein seconded the motion. The motion carried unanimously.

10C. No action.

11. ADJOURN

Mayor Hoover adjourned the meeting at 11:38 am.

Jeryl Hoover, Mayor

Attest:

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



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Andrea Schmidt, Parks and Recreation
Director
MEETING DATE: October 7, 2025

CATEGORY: CONSENT

CAPTION: Consider confirming J. Gordon Browning to fill the vacancy on the Market Square Redevelopment Commission left by Marty Kaderli. (Andrea Schmidt, Parks & Recreation Director)

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:
Marty Kaderli resigned from the Market Square Redevelopment Commission (MSRC) earlier this year. The MSRC met on September 11, 2025, and unanimously recommended J. Gordon Browning to fill this vacancy. Mr. Browning has agreed to fill the opening if approved by City Council.

BACKGROUND:
The MSRC was created in 1987 to serve as an advisory commission. They make recommendations to City Council regarding the preservation of the heritage, policies for use, plans for future development and planning, and other matters related to Marktplatz.

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:
Recommends confirming J. Gordon Browning to fill the vacancy on the Market Square Redevelopment Commission.

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

ATTACHMENTS:

None

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: September 16, 2025

William McKamie

William McKamie, City Attorney

Date: September 16, 2025

Leticia Vacek

Leticia Vacek, City Secretary

Date: September 17, 2025

Clinton Bailey

Clinton Bailey, City Manager

Date: September 17, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/
Special Events
MEETING DATE: October 7, 2025

CATEGORY: CONSENT

CAPTION: Consider the approval of street/lane closure requests on both Friday, December 12, 2025, and Saturday, December 13, 2025, for the Christmas Journey event hosted by Bethany Lutheran Church (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator).

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY: Bethany Lutheran Church hosts an annual Christmas Journey Drive-Thru experience each December. The church, in consultation with the police department, streets division, and special events coordinator, are asking City Council to approve the following street closures on Friday and Saturday, December 12 & 13, 2025, from 5:30 p.m. until 8:45 p.m.:

- Designate W. Schubert Street (south side/eastbound lane only) between Crockett and Adams Streets as a drive-thru lane. Westbound traffic is open.
- Close N. Adams Street (west side/one southbound lane only) between W. Schubert and W. Austin Streets
- Close N. Crockett Street between W. Austin Street and W. Schubert Street

Emergency access will remain open on all streets during the closures.

BACKGROUND:

The streets division will deliver the equipment needed to close the streets on Friday, December 12, 2025. The church will be responsible for closing the streets/lanes and removing the equipment both days, and then placing the equipment on the side of each street for pick-up by the streets division on Monday, December 15, 2025.

Chapter 44, Article II, Section 44-24, of the City's Code of Ordinances states:
Sec. 44-24. - Authority of chief of police to enforce traffic regulations.

(a)
The chief of police is hereby empowered to take all actions as may be necessary or advisable to enforce traffic regulations to make effective the provisions of this chapter and other traffic laws or

ordinances and to make and enforce temporary or experimental regulations to cover emergencies or special events or conditions. No such temporary or experimental regulation shall remain in effect for more than 90 days, nor shall it be effective until approved by the City Manager.

(b)

The chief of police is hereby empowered, in addition to the traffic engineer, to close streets for emergencies, special events or other conditions. Street closures which are expected to be for periods in excess of two hours, except for emergencies, shall require approval by the City Council.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Recommend City Council consider the adoption of a motion to approve the closure of N. Crockett Street from W. Austin to W. Schubert; designate W. Schubert (eastbound lane only) from Crockett to Adams Streets as a drive-thru lane, and close one southbound lane on N. Adams Street from W. Schubert to W. Austin Street; from 5:30 p.m. to 8:45 p.m., on both Friday and Saturday, December 12 & 13, 2025, for the Christmas Journey event hosted by Bethany Lutheran Church.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Quality of Life Vision

ATTACHMENTS:

1. BLC Street Closure Request_2025 Christmas Journey
2. BLC Christmas Drive-Thru Map

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: September 19, 2025

William McKamie

William McKamie, City Attorney

Date: September 19, 2025

Leticia Vacek

Leticia Vacek, City Secretary

Date: September 26, 2025

Chris Dwyer

Date: September 26, 2025

Street Closure Request Form

Street Closures

Street closure requests must be made two (2) months in advance to City Council for any closure two (2) hours or more. Street closures less than two hours in length will need police department approval. Please consider this timeline when submitting your request. You must attach the [dated](#) notification letter or email you have sent to abutting property owners (if applicable) with any feedback received. Submit completed form and attachments to the Special Events Coordinator. Once received, your request will be routed to the appropriate departments for review and assigned to a meeting agenda for City Council consideration. The event organizer or representative should be present at the City Council meeting in case there are any questions.

Event Name: **Bethany Lutheran Church: Christmas Journey Drive-Thru**

Event Date(s): **Friday, December 12, 2025 and Saturday, December 13, 2025**

Contact Name: **Layne Petty**

Contact Phone: **830-997-2069 or (830) 456-1817**

Closure Area:

☒ Entire Street ☐ Parking Lane Only ☒ Partial Street ☐ Blocking or Using City-Owned Property

Side of Street (enter N,S,E,W): **S/W** Location:

Additional details; describe details of use below:

(1) Designated drive-thru lane will be eastbound on W. Schubert. Westbound traffic is OK.

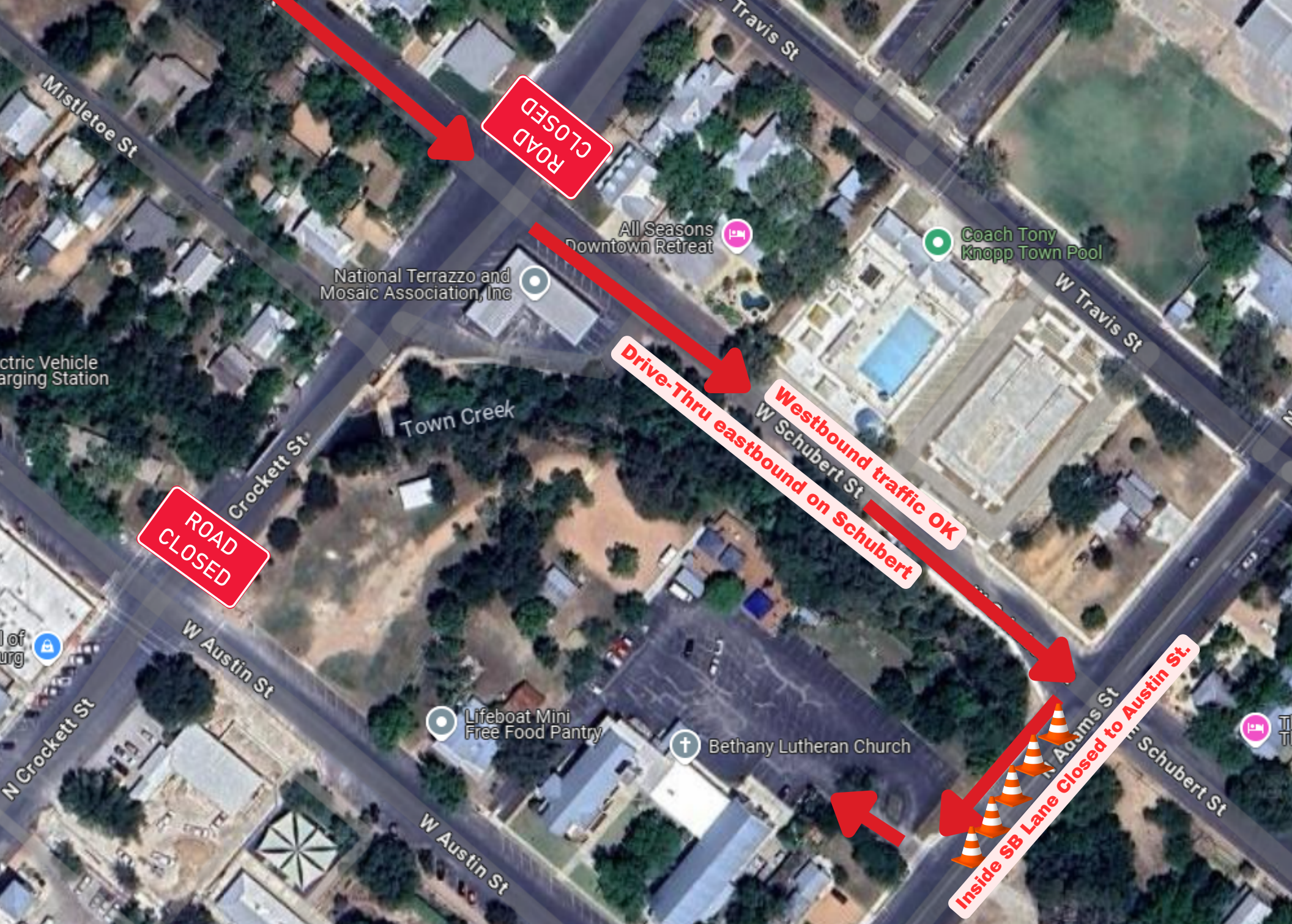
(2) Asking to close the west side of Adams Street (one southbound lane) between Schubert and Austin Street.

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example: W. Austin Street	N. Crockett	N. Adams	Saturday, April 22, 2023	6:00 A.M.	Saturday, April 22, 2023	12:00 P.M.
W. Schubert St. NOT CLOSED Designated drive-thru lane	N. Crockett St.	N. Adams Street	Friday, 12/12/25 & Saturday, 12/13/25	5:30 p.m.	Friday, 12/12/25 & Saturday, 12/13/25	8:45 p.m.
N. Adams Street Westside of street: one SB lane only	W. Schubert St.	W. Austin St.	Friday, 12/12/25 & Saturday, 12/13/25	5:30 p.m.	Friday, 12/12/25 & Saturday, 12/13/25	8:45 p.m.
N. Crockett St. CLOSED	W. Austin St.	W. Schubert St.	Friday, 12/12/25 & Saturday, 12/13/25	5:30 p.m.	Friday, 12/12/25 & Saturday, 12/13/25	8:45 p.m.

CITY USE ONLY:

Police: **Lt. Seelig via email** Date: **9-19-25**
Streets: **Garrett Durst via email** Date: **9-19-25**
Parks: **Jeffery Kuyk** Date: **9-19-25**



Bethany Christmas Journey Drive-Thru



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: October 7, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider and approve Resolution 2025-26 submitting nominations for the Gillespie Central Appraisal District Board of Directors Ballot to be selected by the City Council. (Leticia Vacek, City Secretary)

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. Resolution 2025-26 GCADB

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: September 26, 2025



William McKamie, City Attorney

Date: September 26, 2025



Clinton Bailey, City Manager

Date: September 26, 2025

RESOLUTION 2025-26

**A RESOLUTION NOMINATING ONE CANDIDATE FOR EACH OF
THE POSITIONS – UP TO FIVE NOMINEES PER TAXING UNIT FOR
INCLUSION ON THE BALLOT FOR THE GILLESPIE CENTRAL
APPRAISAL DISTRICT BOARD OF DIRECTORS**

WHEREAS, the Gillespie Central Appraisal District (GCAD) is the appraisal district for the City of Fredericksburg, Texas, and it has a governing board of directors that are selected by participating political subdivisions; and

WHEREAS, the City of Fredericksburg is one of the participating political subdivisions within Gillespie County and the deadline to submit the city's nominations is October 14, 2025; and

WHEREAS, the Chief Appraiser will prepare a ballot of nominees from the taxing entities before October 30, 2025 and the City of Fredericksburg is entitled to cast 409 votes accordingly and must return the ballot to the Chief Appraiser no later than December 14, 2025; and

WHEREAS, the GCAD Board of Directors is made up of a total of 5 Directors. Following are the current members willing to serve another term: Todd Bierschwale, Peter Ganis, James McAfee, and Graham Pearson. Donald Davis does not wish to be nominated. Each voting taxing unit can nominate, by resolution, one candidate for each of the positions - up to five nominees per taxing unit for the 2026-2027 Term.

WHEREAS, the qualifications of a GCAD Board of Director include being a resident of the district (Gillespie County), having resided in the district for a minimum of the prior two years, and not owing delinquent property taxes. An elected official of a taxing unit is eligible to be a board member. An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district.

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

The City Council of the City of Fredericksburg, Texas, hereby nominates the following nominees as set out in Exhibit A. for a term of two-years beginning on January 1, 2026.

PASSED AND APPROVED on the 7th day of October, 2025.

Jeryl Hoover, Mayor

Attest:

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

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: October 7, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

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

- i. Presentation by applicant
- ii. Presentation by staff
- iii. Hold Public Hearing
- iv. No Action

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 Commissioner'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 the 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 property would be required to include improving their side Hollmig Lane to City standards for a collector roadway along the development's frontage.

Additionally, staff is recommending that additional improvements to Hollmig Lane be included in the development agreement for annexation. Currently, Hollmig Lane meets the County's rural road standard. This is a 22-foot-wide pavement section with bar ditches on both sides for drainage. Much of the concern expressed by residents about the development is in regard to traffic and the condition of Hollmig Lane.

Staff recommends that the development agreement includes that Hollmig Lane be improved to the City's collector standard to the west of the centerline on the development's side, and also be improved to the City's ETJ standard on the east side of the 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 (1)

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: September 30, 2025



Garret Bonn, Assistant City Manager

Date: September 30, 2025



William McKamie, City Attorney

Date: September 30, 2025



Leticia Vacek, City Secretary

Date: October 01, 2025



Clinton Bailey, City Manager

Date: October 01, 2025

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



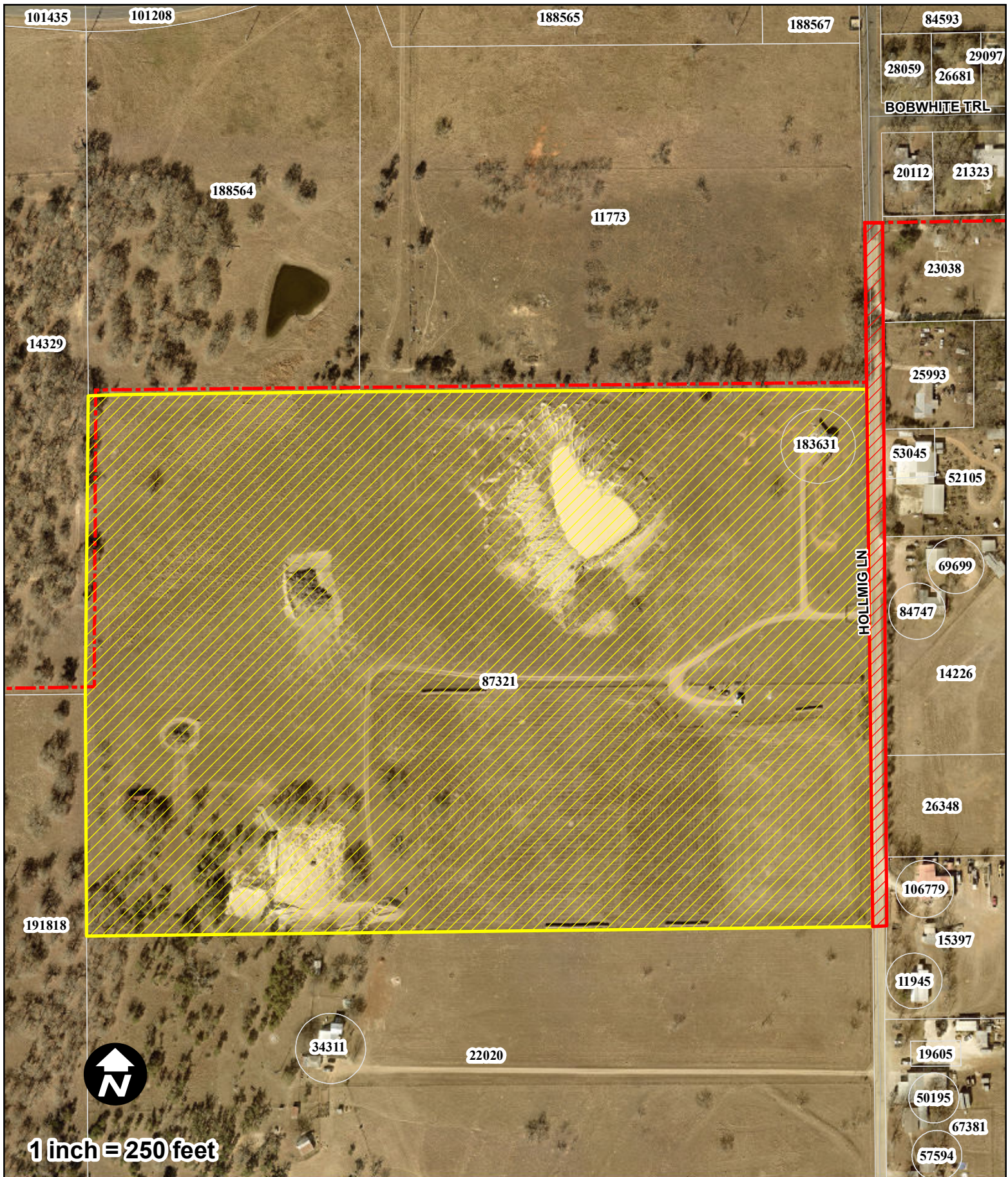


FIGURE 1
City of Fredericksburg
612 Hollmig Annexation

LEGEND

- Annexation**
- City Limit Boundary
 - Right of Way
 - Subject Tract
 - GCAD Parcels



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Cliff Cross, Director of Development Services

MEETING DATE: October 7, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

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

- i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Hold Public Hearing
 - iv. No Action
-

PRESENTATION:

[PRESENTER_NO_BR]

SUMMARY:

The subject property requesting annexation is approximately 39 acres located on the west side of Hollmig Lane a little over a quarter mile south of the Hollmig Lane and Friendship Lane intersection. The proposed annexation is requested for the purpose of developing a single family subdivision. The conceptual land plan for the property proposes 130 lots to be developed over two phases. The plan is attached to this memorandum. These would be considered the second phase of the Sonoma Oaks Subdivision that is currently under construction.

BACKGROUND:

As a part of the annexation process, the developers and the City will execute a development agreement that will be attached to the annexation ordinance. The development agreement will outline the responsibilities and conditions of the annexation. Some of the key considerations in the development agreement are as follows.

The sanitary sewer lift station on Hollmig Lane is currently serving a number of new developments in the area. This development would contribute approximately 25% of the flow in the service area of the lift station. Based on this information, staff has included a stipulation in the development agreement requiring the developer to contribute 25% of the cost for improving the lift station. The City will use impact fees to fund the rest of the project.

Road improvements for Hollmig Lane will also be addressed in the development agreement. With the annexation of Hollmig Lane, improving the west side of Hollmig Lane to the City's collector standard will be necessary. Additionally, staff has included that the east side be improved to the City's ETJ standard. This will provide 2 feet of additional pavement width above the County's rural road standard.

Other improvements in the development agreement address sidewalks, trails, and green spaces. The conceptual land use plan shows the detention areas and mid-block linear green spaces. The detention areas will serve a dual purpose: complying with the storm water control ordinance and provide additional green space for the neighborhood.

FUNDING SOURCE: NA

FINANCIAL IMPACT:

The developer is responsible for the construction of the necessary infrastructure for compliance with City Standards. The City will utilize impact fees with a contribution from the developer to increase the capacity of the sewer lift station currently serving the area.

STAFF RECOMMENDATION:

No Action

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Mobility
Small Town Sensitive Growth

ATTACHMENTS:

1. Sonoma Oaks 2 Draft Conceptual Land Use Plan

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: September 30, 2025



Garret Bonn, Assistant City Manager

Date: September 30, 2025



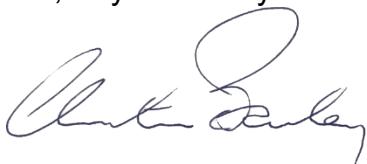
William McKamie, City Attorney

Date: September 30, 2025



Leticia Vacek, City Secretary

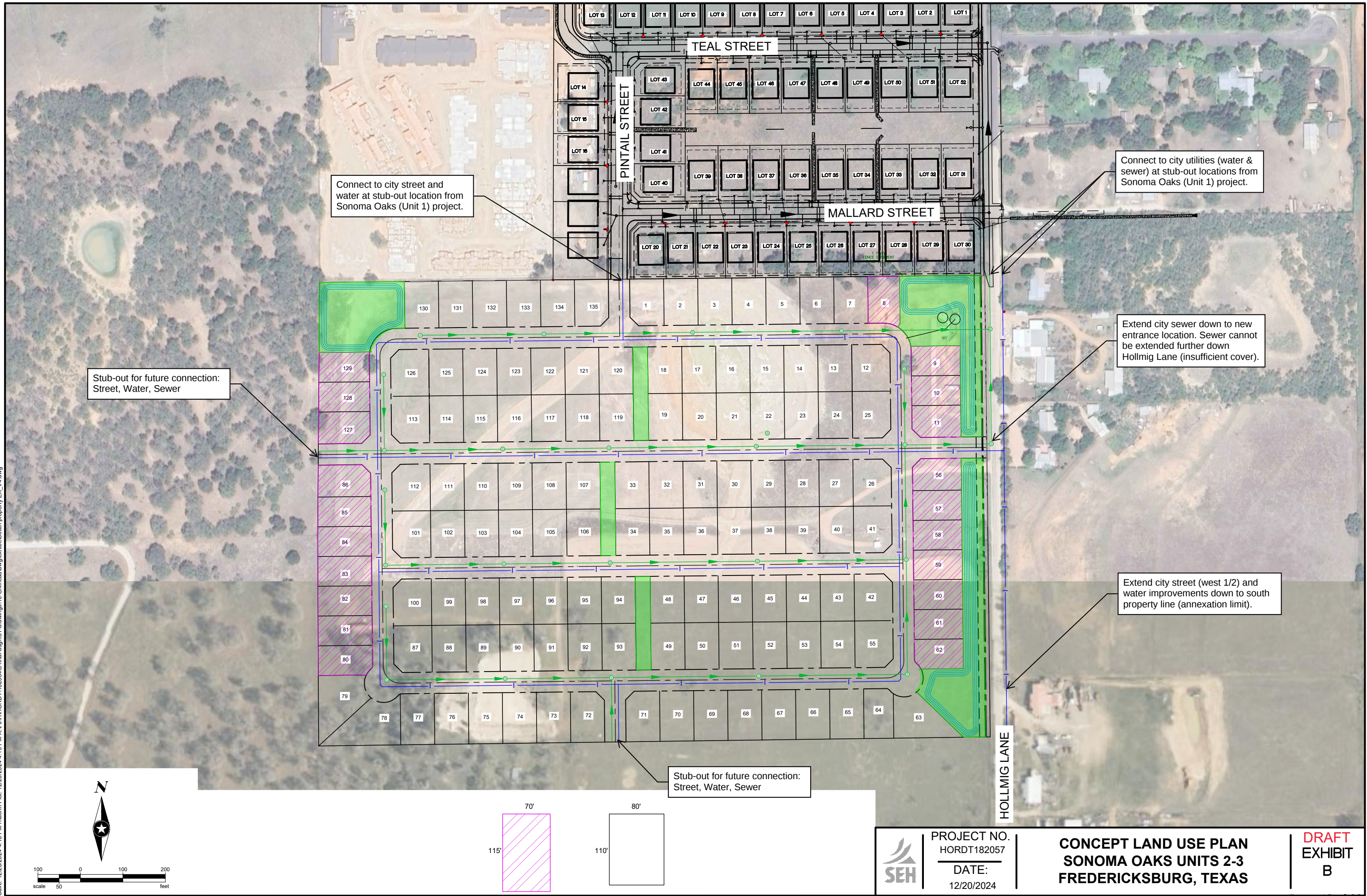
Date: October 01, 2025



Clinton Bailey, City Manager

Date: October 01, 2025

Save: 12/20/2024 4:18 PM rhaehn Plot: 12/20/2024 4:19 PM X:\F\J\H\HORDT\1823345-final-dsgn\51-drawings\10-Civil\cad\dwg\exhibit\South property EX_V4.dwg





CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Cliff Cross, Director of Development Services

MEETING DATE: October 7, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Hold a Public Hearing for Request Z-2515 by Mark Cornett with Cornett Engineering requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) and to Establish a Zoning of R1, Single Family Residential for approximately 39.345 Acres of Land Located at 612 Hollmig Lane. (Cliff Cross, Development Services Director)

- i. Presentation by the applicant
 - ii. Presentation by staff
 - iii. Hold Public Hearing
 - iv. No Action
-

PRESENTATION:
[PRESENTER_NO_BR]

SUMMARY:

The applicant requests to change the Land Use from Rural (R) to Low Density Residential (LDR) and establish a Zoning of R1, Single Family Residential for approximately 39 acres of land located at 612 Hollmig Lane.

BACKGROUND: The subject property is approximately 39 acres on the West side of Hollmig Lane and is currently located outside the City Limits in the Extra Territorial Jurisdiction (ETJ), however, the applicant has submitted a Voluntary Annexation Request that will be considered by City Council on October 21, 2025. As part of that process, the property needs to be zoned, which requires a recommendation by the Planning and Zoning Commission.

The surrounding properties are a mix of R1, Single Family Residential properties (Sonoma Oaks Subdivision) and R3, Multi-Family Residential (Woodland Cottages, 60+ units for 55 and older) to the North and Rural or large acreage tracts of land to the West, East and South. All surrounding properties possess a Land Use, but only properties located within the City Limits possess a designated Zoning.

It is the desire of the applicant to obtain a R1, Single Family Residential zoning to allow for future subdivision into R1, Single Family Residential lots. This requested zoning requires a corresponding

Land Use from Rural (R) to Low Density Residential (LDR).

Sec. 3.100 - R1 Single Family Residential speaks to the development standards allowed in R1 and includes the following uses by right:

- Single Family Residential (Detached)
- Local Utility Services
- Short Term Rental Accessory
- Short Term Rental B&B

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

- Community Recreation
- Day Care Services
- Guidance Services
- Private Primary Education
- Private Secondary Education
- Religious Assembly

The following Property Development Standards would apply to all future lots:

Lot Size	Minimum Lot Area, 7,500 square feet; OR 10,000 square feet for guest house and Short-Term Rental, Accessory Use
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 2 1/2 Stories, 28 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per lot
(Living Area Only)	Minimum Dwelling Areas 750 Square feet
Maximum Building Coverage	Percent of Lot Area, 40 %
Maximum Impervious Cover	Percent of Lot Area, 55%

The Comprehensive Plan identifies the subject property with a future place type of Mixed Density Residential which is envisioned to provide a greater level of residential density in a variety of forms. This category best accommodates residences built to meet the "missing middle" segment of the market, which may include townhomes, attached dwellings, patio homes, and apartments. By integrating these housing types into traditional single-family neighborhoods, communities can enhance affordability, create walkable neighborhoods, and modestly boost density.

Appropriate Existing Zoning Districts would be R1-A, R2, R3, R5 and C1, Neighborhood Commercial.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:

Staff recognizes that the applicant intends for this development to be an extension of Sonoma Oaks Subdivision (A 52 Lot, R1, Single Family Residential subdivision to the North). The Comprehensive Plan identifies this area with a future place type of Mixed Density Residential which is envisioned to provide a greater level of residential density in a variety of forms. Appropriate land use types include single-family detached residential. The recommended underlying R1 Zoning would require a larger lot size than the R1-A district but would still be consistent with the trend of development throughout the area. The Planning and Zoning Commission considered this request during a public hearing on October 1, 2025 and their recommendation will be presented to the City Council as part of the public hearing.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Mobility
Small Town Sensitive Growth

ATTACHMENTS:

1. Z-2515 Public Hearing Map
2. New LandUse Map
3. Z-2427 Land Use Map (1)
4. Z-2427 Zoning Map (1)
5. Z-2515_Sonoma South_Survey_Legal Description
6. Z-2515_Sonoma South Annex Petition
7. Z2515-KASPER - PROTEST_Redacted

APPROVAL/REVIEW:

Cliff Cross, Director of Development Services

Date: September 30, 2025



Garret Bonn, Assistant City Manager

Date: September 30, 2025



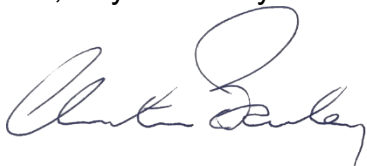
William McKamie, City Attorney

Date: October 01, 2025



Date: October 01, 2025

Leticia Vacek, City Secretary

A handwritten signature in blue ink, appearing to read "Clinton Bailey", is written over a horizontal line.

Clinton Bailey, City Manager

Date: October 01, 2025

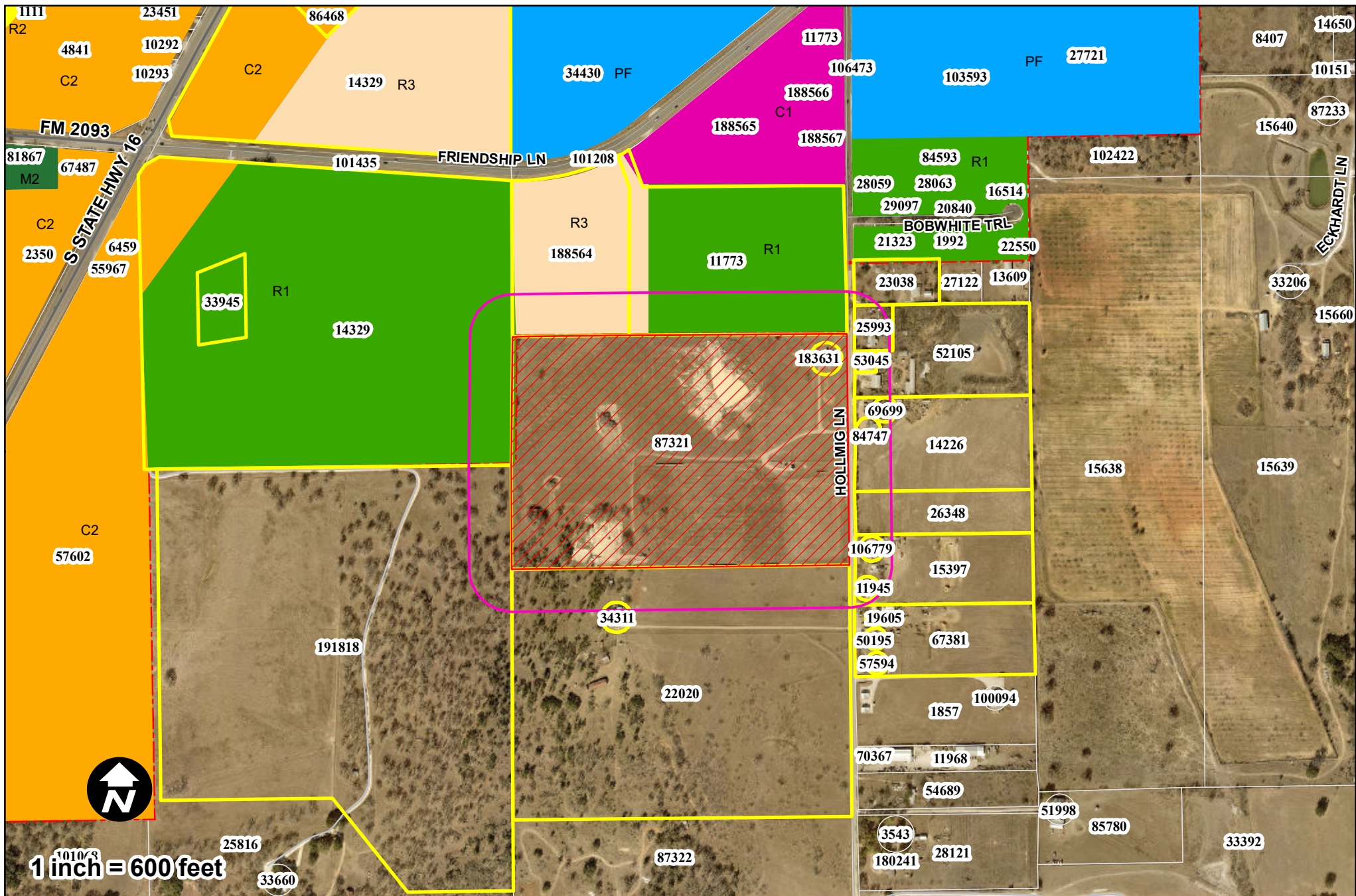


FIGURE 1
City of Fredericksburg
Z-2515 - 612 Hollmig

Notice Areas

Subject Property

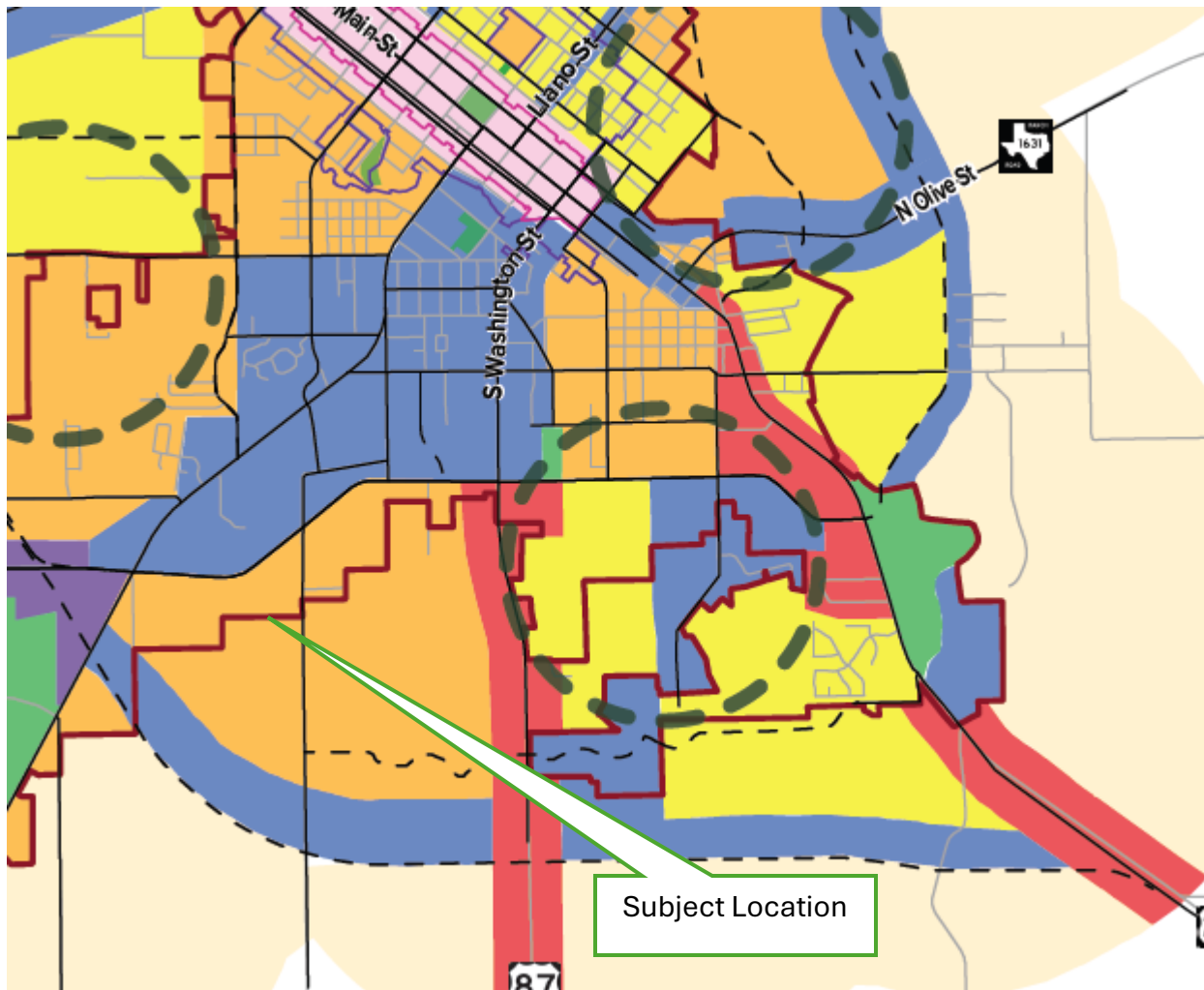
200' Notification Area

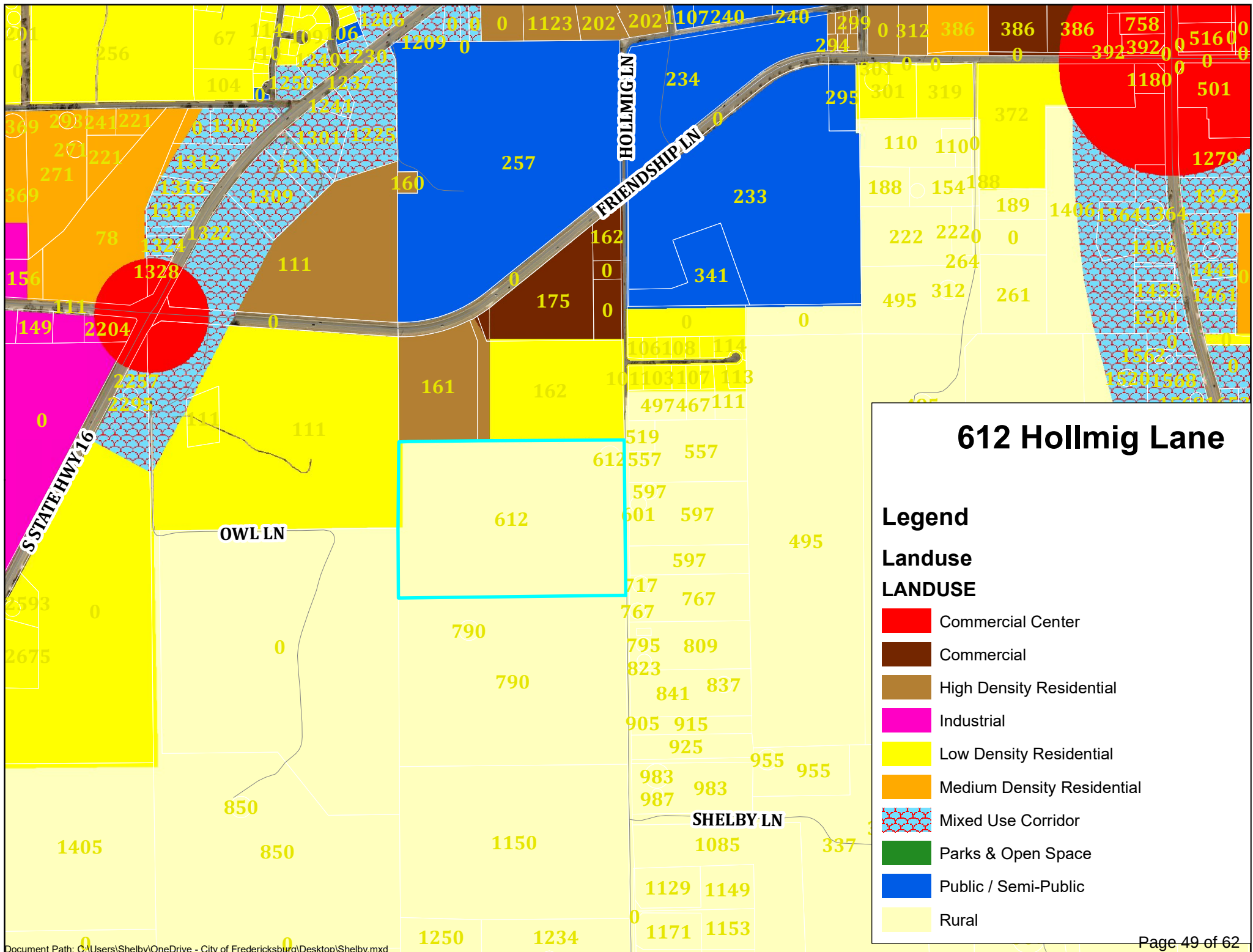
Notified Property

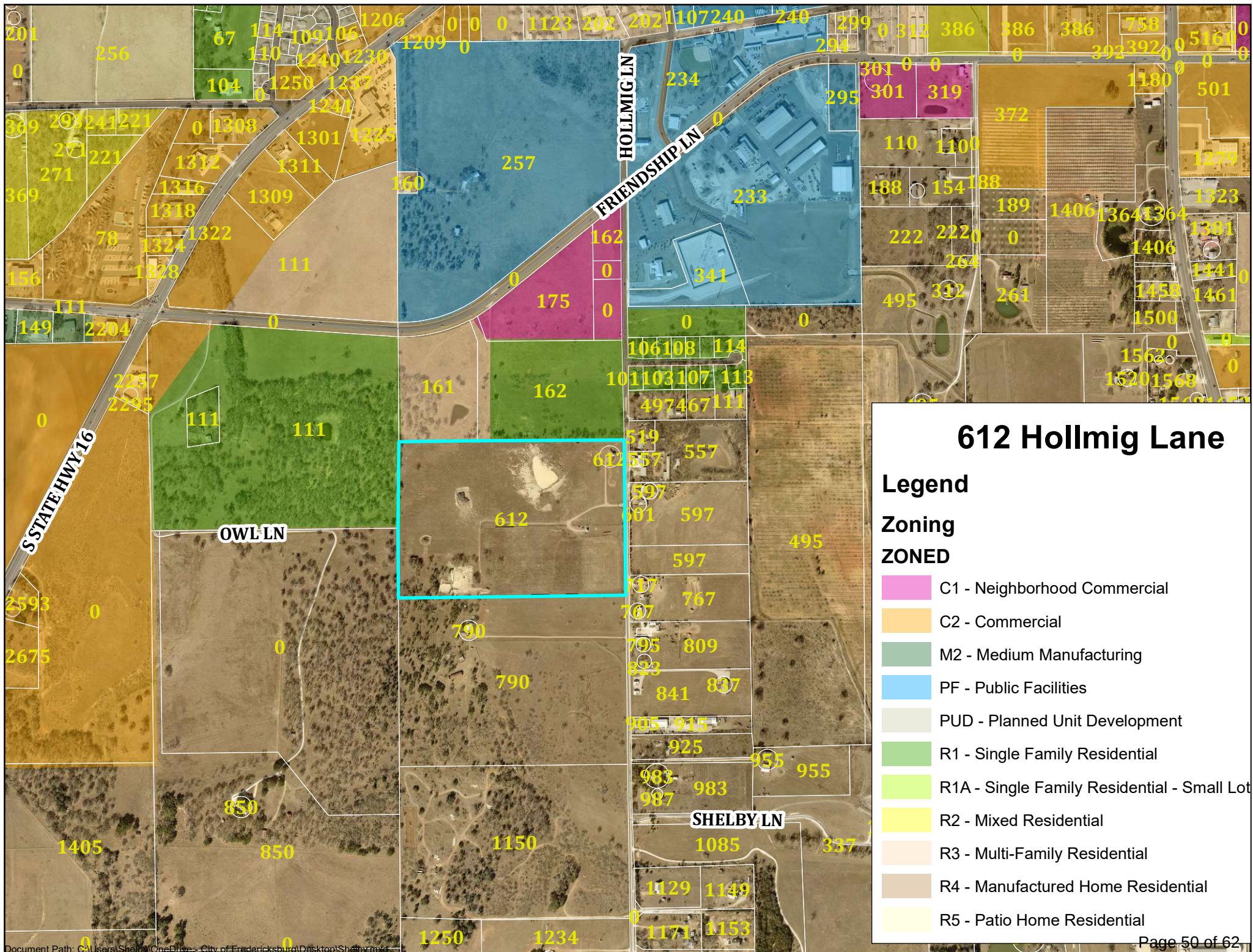
City Limit Boundary

1-Mile ETJ Boundary

GCAD Parcels







612 Hollmig Lane

Legend

Zoning

ZONED

- C1 - Neighborhood Commercial
- C2 - Commercial
- M2 - Medium Manufacturing
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential



4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

LEGAL DESCRIPTION: Being 39.345 acres of land out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, Texas and being all of that certain 39.38 acre tract described in Instrument No. 20170595 of the Official Public Records of Gillespie County, Texas; Said 39.345 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in October 2023 and November 2024:

BEGINNING at a 4 inch by 4 inch metal fence corner post found in the west line of Hollmig Lane for the southeast corner of that certain 100 acre tract described in Volume 83, Page 321 of the Deed Records of Gillespie County, Texas and the northeast corner hereof, and from which a 1/2 inch rod with a cap marked "MDS SURVEYING" found for the southeast corner of that certain 0.163 acre tract dedicated to the City of Fredericksburg for street right-of -way purposes and shown on the plat of the Prospect Addition, Phase 2, recorded in Volume 7, Page 43 of the Plat Records of Gillespie County, Texas bears North 02°03'43" East a distance of 1.61 feet;

THENCE South 00°40'12" East a distance of 1086.35 feet along the west line of said Hollmig Lane to a 4 inch by 4 inch metal fence corner post found for the northeast corner of that certain 43.0 acre tract described in Volume 578, Page 576 of said Official Public Records and the southeast corner hereof;

THENCE South 89°13'38" West a distance of 1580.31 feet along the north line of said 43.0 acre tract to a 1/2 inch iron rod found with a cap marked "Bonn 4447" in the west line of said Abstract No. 180, the east line of the Edward Hodgekin Survey No. 55, Abstract No. 298, and the east line of that certain 66.472 acre tract described in Instrument No. 20237494 of said Official Public Records, for the northwest corner of said 43.0 acre tract and the southwest corner hereof;

THENCE along the west line of said Abstract No. 180 and the east line of said Abstract No. 298, the following 2 courses:

1. North 00°16'22" West a distance of 490.63 feet along the east line of said 66.472 acre tract to a 4 inch by 4 inch metal fence corner post found for the northeast corner of said 66.472 acre tract and the southeast corner of that certain 87.35 acre tract described in Volume 480, Page 609 of the Real Property Records of Gillespie County, Texas;
2. North 00°26'56" East a distance of 600.27 feet along the east line of said 87.35 acre tract to a 1/2 inch iron rod found for the southwest corner of Lot 1 of the Prospect Addition as shown on the plat recorded in Volume 7, Page 42 of said Plat Records, the southwest corner of that certain 9.754 acre tract described in Instrument No. 20226658 of said Official Public Records, the southwest corner of said 100 acre tract, and the northwest corner hereof;

THENCE North 89°23'16" East along the south line of said 100 acre tract, at a distance of 549.54 acre tract pass a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found, continuing in all for a total distance of 1565.19 feet to the POINT OF BEGINNING containing 39.345 acres of land, more or less, and as shown on certified plat herewith.

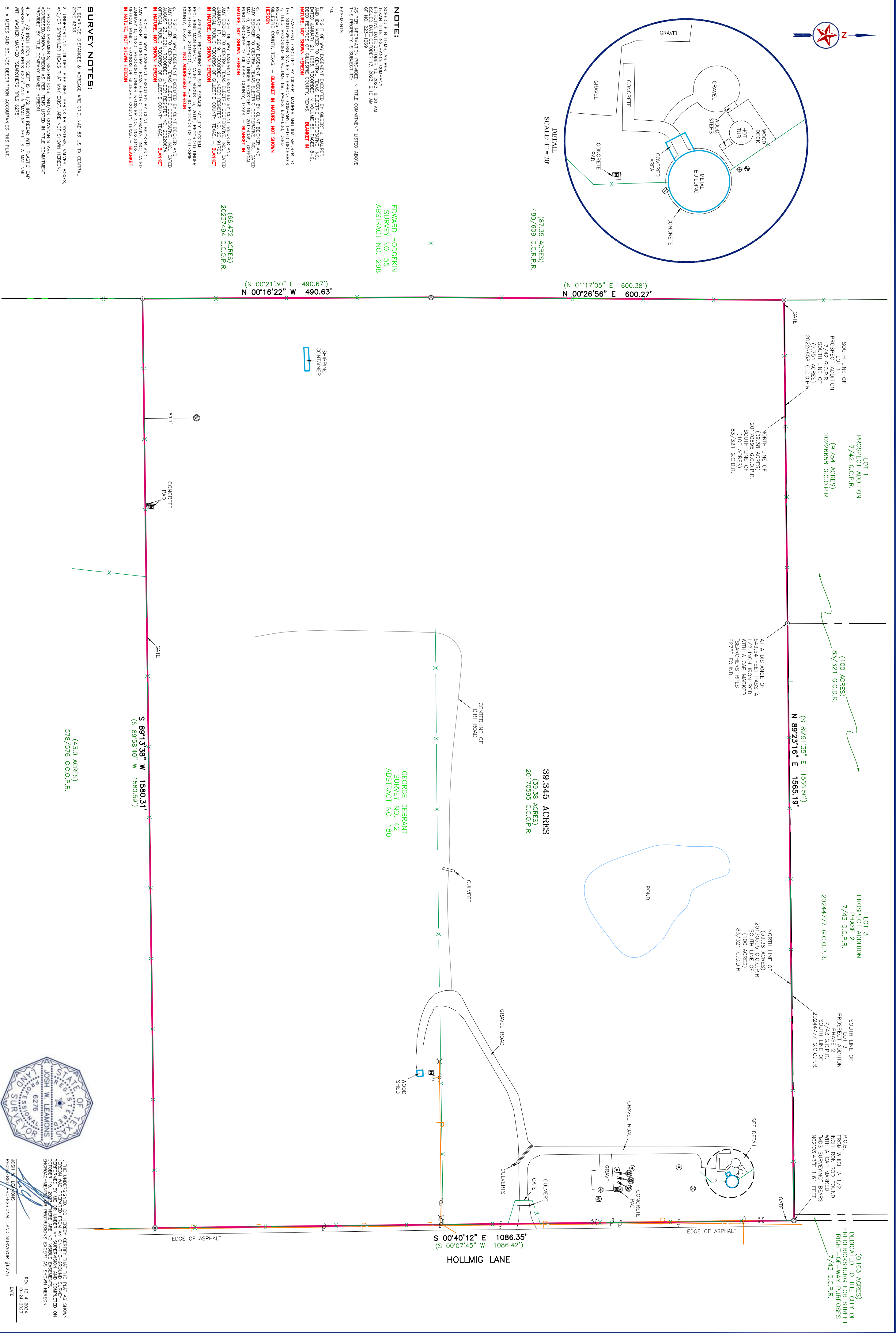
Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;



Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: October 24, 2023, Revised December 4, 2024
Job# 23-6825





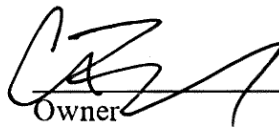
PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

**TO THE MAYOR AND GOVERNING BODY OF THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS:**

The undersigned owner(s) of the hereinafter described tracts of land, being more particularly described by metes and bounds description in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex all parts of the Area into the City of Fredericksburg so that the entire Area shall be included within the incorporated City of Fredericksburg, Texas, and does hereby certify and represent the following:

1. The Area is contiguous to the existing corporate limits of City of Fredericksburg,; and
2. The Area is not included in the extra territorial jurisdiction of any other municipality;
3. The undersigned has the legal authority to make this request; and
4. All persons with ownership interest in the Area have signed below.

 Amy Becker
Owner

STATE OF TEXAS '
 '
COUNTY OF GILLESPIE '

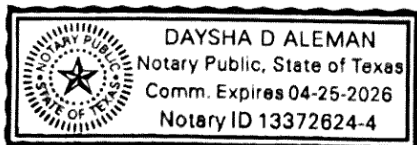
This instrument was acknowledged before me on the 14th day of December,
2024, by Daysha Aleman.



Notary Public in and for the State of Texas
Daysha Aleman
Type or Print Notary's Name

My Commission Expires:

04/25/26

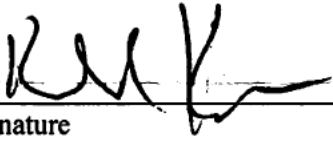


Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521



REQUEST NO. Z-2515

As an interested property owner, I (PROTEST) ~~(APPROVE)~~ the requested LANDUSE CHANGE AND ESTABLISH
ZONING REQUEST, represented by the above file number because:


Signature

Sept 16, 2025
Date

Kendrel Kasper
Printed Name





CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: October 7, 2025

CATEGORY: ITEMS FOR FUTURE AGENDA

CAPTION: City Manager Bailey will review the Future Agenda Items and Upcoming Meetings List with the 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 10-7-2025 (1) (4)

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: September 28, 2025



William McKamie, City Attorney

Date: September 28, 2025



Clinton Bailey, City Manager

Date: September 28, 2025

City Council Future Agenda Items/Meetings

October 21, 2025 City Council Regular Meeting

Oct. 21st – Ordinances for Sonoma Land Use/Zoning/R-O-W	Cliff Cross, Dvlmpt Services Director
Oct. 21st – CUP for Golden Hub	“
Oct. 21st - CUP for Warehouse on Kerr Rd.	“
Oct. 21st – PUD – Winery/Hotel/Mixed Use on Ufer	“
Oct. 21st – Ordinance Amendments-Horse Drawn Carriage/Pedicabs/Vehicles for Hire	City Secretary Vacek/Police Chief Vorauer
Oct. 21st – Resolution 2025-27 approving the City’s Title VI Plan	Leticia Vacek, City Secretary
Oct. 21st– Ordinance Amendments to Solicitor’s Permits/Animal Control Fees	Police Chief Vorauer
Oct. 21st - EDC Quarterly Update	Tim Lehmberg, EDC Director
Oct. 21st – Update- Ft. Martin Scott Ops & Uses for Adjacent Property	Chris Elliott, TX Historic Commission

Future Agenda Items/Future Council Meetings

Nov. 4 th - Brush & Leaf Pickup Ordinance Amendment	Kris Kneese, Public Works/Utilities Director
Future date – Resolution 2025-XX Reserve @ Vineyard Oaks (THF)	Evan Williamson, Asst Dir of PW/Utilities
Future date – Public Works Equipment Purchase for Water Dept.	Kris Kneese, Public Works/Utilities Director
Future date – Prof Serv Contract for N. Llano Waterline Design/Engineering	“

Upcoming Meetings/Events

Oct. 15th – Coffee with the City Manager – 8am @ LBJ Golf Clubhouse, David Shields of Nimitz Foundation
Oct. 28th – Citizen University – 6pm @ Fire Training Room, 126 W. Main Street, Presenter: Krista Wareham
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: October 7, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Legal Matters Update - Texas Government Code Section 551.071 (Maria Garcia - TOASE)

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 17, 2025

Garret Bonn, Assistant City Manager



Leticia Vacek, City Secretary

Date: September 17, 2025



William McKamie, City Attorney

Date: September 17, 2025



Clinton Bailey, City Manager

Date: September 28, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: October 7, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Discuss Nominees to the Gillespie Central Appraisal District Board of Directors per Texas Government Code Section 551.074. (Leticia Vacek, City Secretary)

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 28, 2025

Leticia Vacek, City Secretary



Date: September 29, 2025

William McKamie, City Attorney



Date: September 29, 2025

Clinton Bailey, City Manager