



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, October 21, 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 21, 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 - Tim Bowyer, St. Barnabas Episcopal Church 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 Regular Meetings of September 16, 2025 and October 7, 2025. (Leticia Vacek, City Secretary).
 - B. Consider approval for the purchase of Water Department Equipment included in the Fiscal Year 2026 budget not to exceed \$560,115.57
6. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**
 - A. Consider and approve Resolution 2025-27 approving the City of Fredericksburg's Title VI Plan. (Leticia Vacek, City Secretary & Title VI Coordinator)
 - B. Consider Ordinance 2025-37 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, Director of Development Services)
 - i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Public Comment
 - iv. Take Action - Approve Ordinance 2025-37 for the Annexation
 - C. **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 Acres of Land Located at 612 Hollmig Lane. (Cliff Cross, Director Development Services)
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on Land Use Change - Approve Ordinance 2025-38 for the Land Use Change
 - v Take Action on Zoning Change - Approve Ordinance 2025-39 for the Zoning

Change

- D. Consider Ordinance 2025- 40 Annexing 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, Director of Development Services)
- i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Public Comment
 - iv. Take Action - Approve Ordinance 2025-40 for the ROW Annexation
- E. **Request Z-2518:** By Sitman Wainright to Consider a Conditional Use Permit (CUP) Per Section 3.320 of the Zoning Ordinance to allow for General Warehousing & Distribution, and Light Manufacturing uses for the property legally described as Kerr Rd Comm Ctr II Lot 1, Located at 977 Kerr Road, Fredericksburg, Texas. (Cliff Cross, Director of Development Services)
- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action - Approve Ordinance 2025-41 for the Conditional Use Permit
- F. **Request Z-2519:** By Stan Klein Architect to Consider a Conditional Use Permit (CUP) Per Section 3.200 C1-Neighborhood Commercial for property legally described as Allen Addn Lot 128B-AR, Located at 648 and 652 Post Oak Road, Fredericksburg, Texas. The applicant is requesting to operate a Club or Lodge in a C1-Neighborhood Commercial District.(Cliff Cross, Director of Development Services)
- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit - Approve Ordinance 2025-42 for the Conditional Use Permit
- G. **Request Z-2520:** By Mustard Architects to Consider a Conditional Use Permit (CUP) Per Section 3.220 CBD-Central Business District and Section 3.7000 (PUD) for property legally described as FBG ADDN BLK 40 LOTS 579, 580, 581 AND 582, G E CO UNMBR LOTS LOT GE UNMBR LOT ADJOINS FBG ADD BLK 40 LOTS 579 AND 580 LOCATED AT 108, 110, 112 AND 116 E. UFER ST.; AND 306 & 308 S. LLANO ST., FREDERICKSBURG, TEXAS.
- The applicant is requesting a Land Use Change from Downtown Central Business District (CBD) to Commercial (C) (Mixed Use Community/Corridor Place Type and a Zoning Change from Central Business District (CBD) and Open Space (OS) to a Planned Use Development (PUD) to accommodate the proposed mixed-use development including a hotel, lodging, restaurant and mixed-use retail services. (Cliff Cross, Director of Development Services)
- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit - Approve Ordinance 2025-43 for the Conditional Use Permit

- v Take Action on Land Use Change - Approve Ordinance 2025-44 for the Land Use Change
- vi Take Action on Zoning Change For PUD - Approve Ordinance 2025-45 for the Zoning Change

7. OTHER ACTION ITEMS AND UPDATES

- A. Receive an Update from the Texas Historical Commission regarding operations at Fort Martin Scott and Potential Uses for Adjacent Areas. (Chris Elliott - Texas Historical Commission)

8. CITY MANAGER'S REPORT

- A. Economic Development Quarterly Update by Tim Lehmberg, EDC Director.

9. ITEMS FOR FUTURE AGENDA

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

10. EXECUTIVE SESSION

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

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

11. ADJOURN

CERTIFICATION

This is to certify that I, Leticia Vacek, posted this Agenda at 4 pm on October 15, 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

